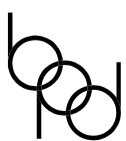
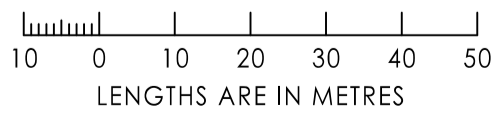


<b>PLAN OF SUBDIVISION</b>		<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 844144S</b>	
<b>LOCATION OF LAND</b> <b>PARISH:</b> TARNEIT  <b>TOWNSHIP:</b> -----  <b>SECTION:</b> 21  <b>CROWN ALLOTMENT:</b> -----  <b>CROWN PORTION:</b> B (PART)  <b>TITLE REFERENCES:</b> VOL FOL  <b>LAST PLAN REFERENCE:</b> LOT A ON PS838473G  <b>POSTAL ADDRESS: (at time of subdivision)</b> BLESS DRIVE TARNEIT 3029  <b>MGA 94 CO-ORDINATES: (of approx. centre of plan)</b> E: 296270      ZONE: 55 N: 5811600      DATUM: GDA94		<b>COUNCIL NAME:</b> WYNDHAM CITY COUNCIL		
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON		TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 2200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA: 1.103 ha</b>   <b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE THE EASEMENT SHOWN AS (E-17) ON PS838473G WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 TO REMOVE THE EASEMENT SHOWN AS (E-12) ON PS838473G WHICH LIES WITHIN THE LAND IN THIS PLAN <b>GROUND FOR REMOVAL:</b> BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988	
ROAD R1	WYNDHAM CITY COUNCIL			
<b>NOTATIONS</b>				
DEPTH LIMITATION DOES NOT APPLY				
<b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY VIDE BP2838S THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS Nos. TARNEIT PM 90, TARNEIT PM 714, TARNEIT PM 758, TARNEIT PM 759 AND TARNEIT PM 790. LAND NOT IN A PROCLAIMED SURVEY AREA. <b>STAGING</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. WYP8490/15				
<b>ESTATE:</b> CREEKSTONE 22		<b>AREA:</b> 3.055 ha	<b>No. OF LOTS:</b> 59	<b>MELWAY:</b> 359:E:10
<b>EASEMENT INFORMATION</b>				
<b>LEGEND:</b> A - APPURTENANT      E - ENCUMBERING EASEMENT      R - ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-1)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
(E-2)	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
(E-15)	DRAINAGE	SEE PLAN	PS838473G	WYNDHAM CITY COUNCIL
(E-15)	SEWERAGE	SEE PLAN	PS838473G	CITY WEST WATER CORPORATION
<b>Breese Pitt Dixon Pty Ltd</b> 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		<b>REF: 8584/22</b> <b>VERSION: 3</b>  <b>LICENSED SURVEYOR: SIMON COX</b>	<b>ORIGINAL SHEET SIZE A3</b>	<b>SHEET 1 OF 6 SHEETS</b>
CHECKED AT	DATE: 04/06/21			



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SCALE  
 1:1000



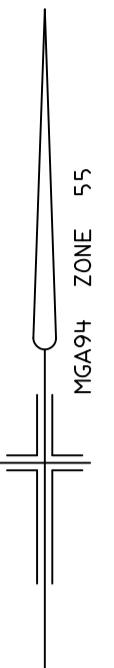
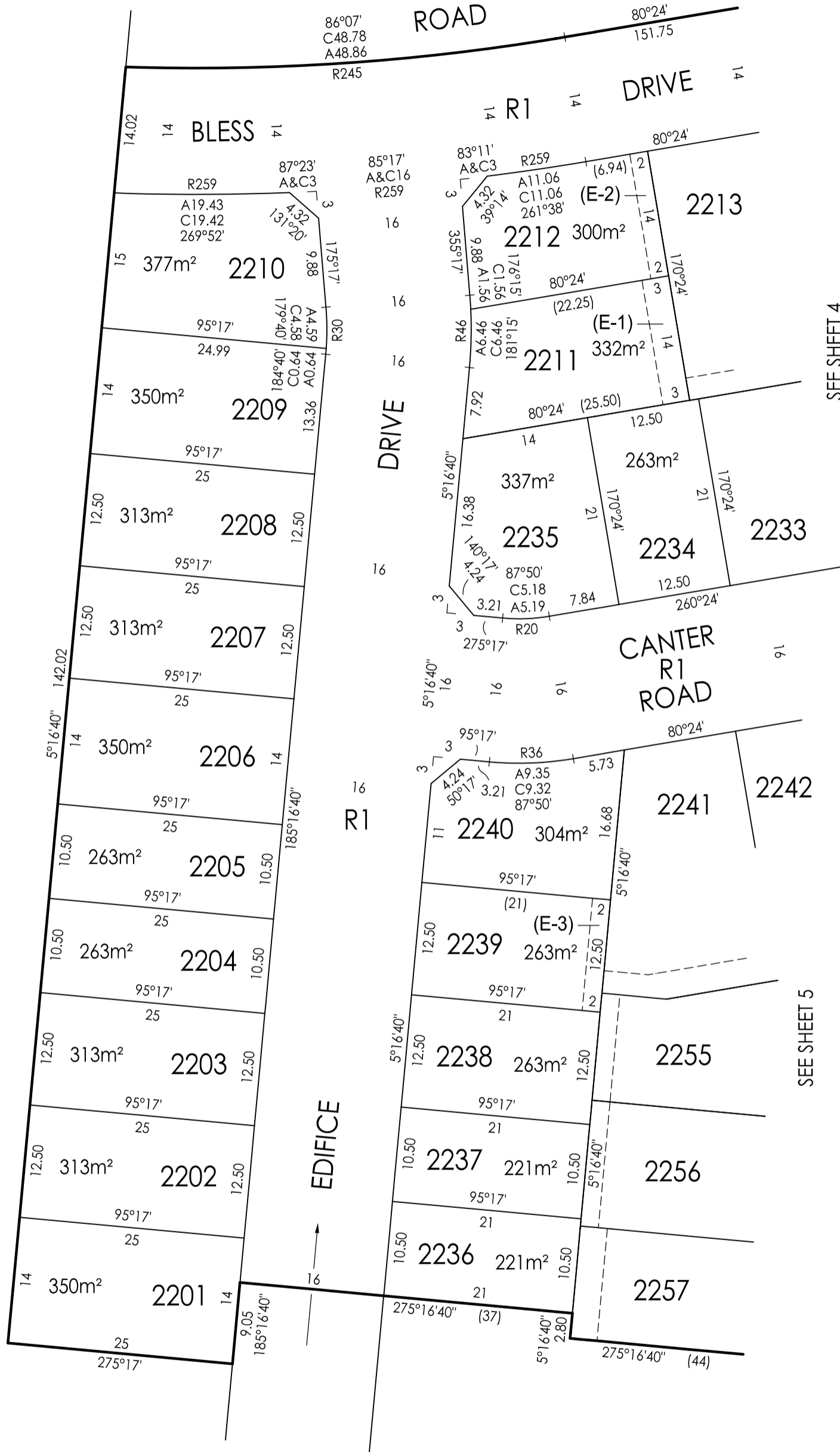
ORIGINAL SHEET SIZE A3  
 REF: 8584/22

SHEET 2  
 VERSION: 3

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 844144S



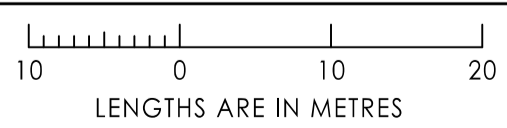
SEE SHEET 4

SEE SHEET 5



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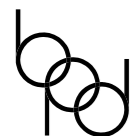
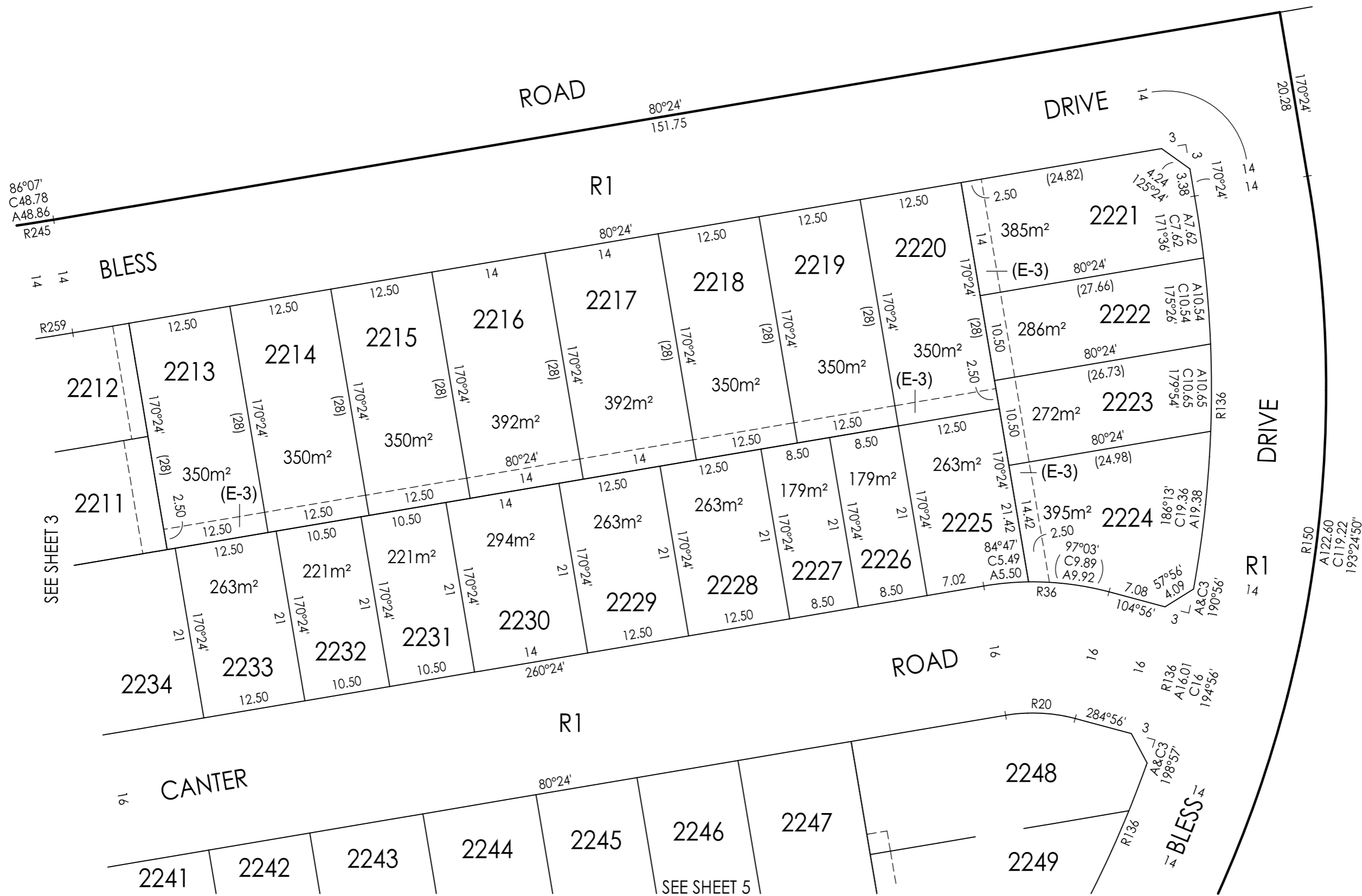


ORIGINAL SHEET SIZE A3 SHEET 3  
REF: 8584/22 VERSION: 3

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 844144S



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1:500



REF: 8584/22

VERSION: 3

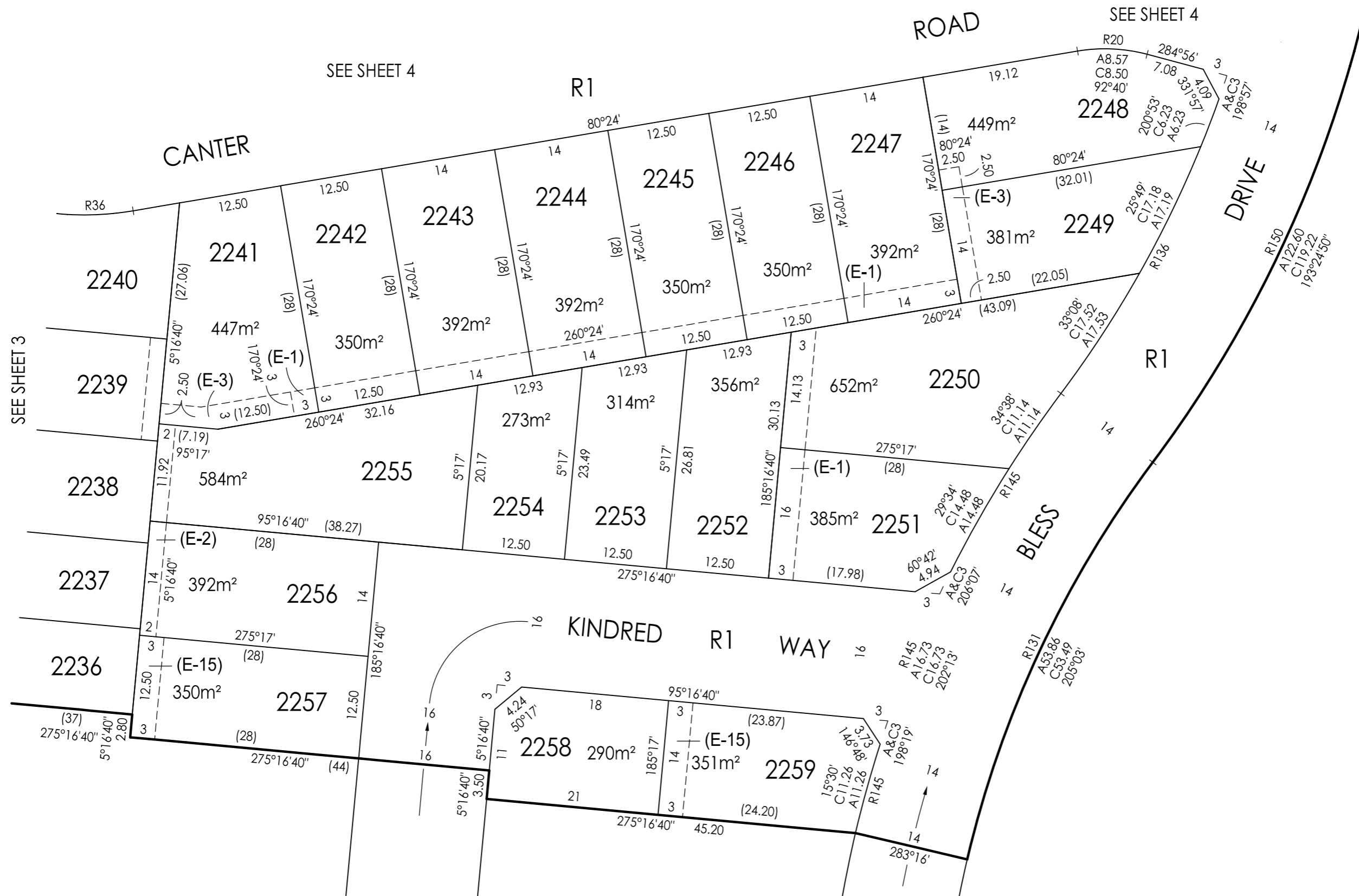
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 4

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 844144S



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1:500



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VERSION: 3

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ORIGINAL SHEET SIZE A3

SHEET 5

SUBDIVISION ACT 1988  
CREATION OF RESTRICTION

Upon registration of the plan, the following restriction is to be created.

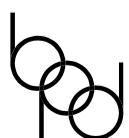
Land to benefit : Lots 2201 to 2259 (both inclusive).

Land to be burdened: Lots 2201 to 2259 (both inclusive).

Description of Restriction :

- (1) The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not, without the permission of the Responsible Authority Build or permit to be built or remain on the lot or any part of it;
  - (a) Any dwelling or commercial building unless the building incorporates dual plumbing for the use or recycled water for toilet flushing and garden watering where recycled water is available to the said lot and;
  - (b) In the case of lots less than 300m<sup>2</sup> any dwelling unless in accordance with the Small Lot Housing Code or unless a planning permit allowing the construction of lots under 300m<sup>2</sup> has been obtained from Wyndham City Council. For the purpose of the Small Lot Housing Code lots 2204, 2205, 2222, 2223, 2225 to 2234 (both inclusive), 2236 to 2239 (both inclusive), 2254 and 2258 are 'Type A' lots.
  
- (2) The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not;
  - (a) Erect any building on a lot unless the plans for such a building are endorsed as being in accordance with the "Creekstone Design Guidelines" as amended from time to time prior to the issue of a building permit. The requirement for such endorsement shall cease to have effect on the lot after an occupancy permit under The Building act 1993 is issued for the whole of the dwelling on the said lot.

These restrictions will cease to affect any of the burdened lots from 31st December 2025.



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ORIGINAL  
SHEET SIZE A3

SHEET 6

REF: 8584/22

VERSION: 3

LICENSED SURVEYOR: SIMON COX