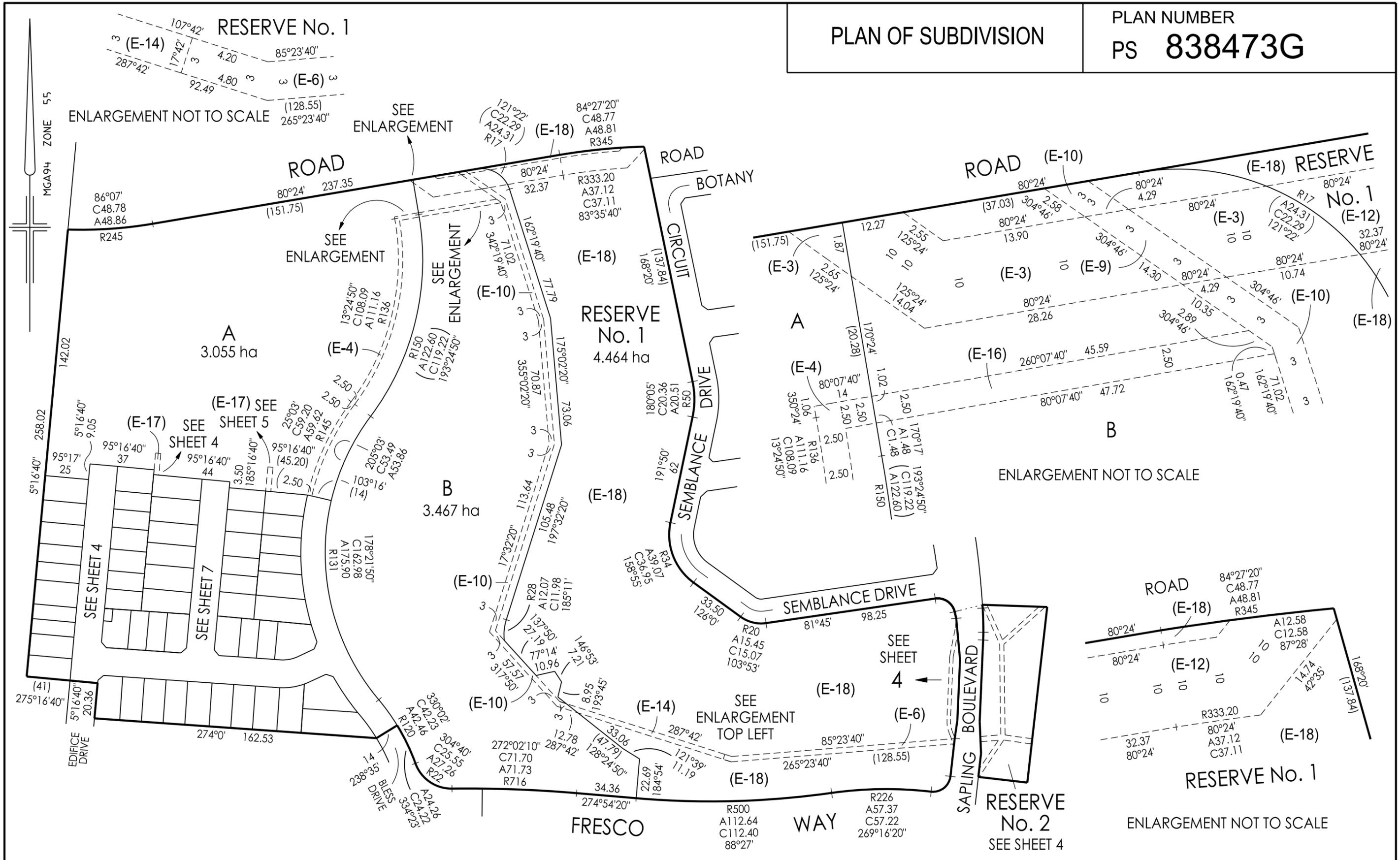


<b>PLAN OF SUBDIVISION</b>		<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 838473G</b>				
<b>LOCATION OF LAND</b> <b>PARISH:</b> TARNEIT  <b>TOWNSHIP:</b> -----  <b>SECTION:</b> 21  <b>CROWN ALLOTMENT:</b> -----  <b>CROWN PORTION:</b> B (PART)  <b>TITLE REFERENCES:</b> VOL FOL VOL 12301 FOL 826  <b>LAST PLAN REFERENCE:</b> LOT A ON PS811205K LOT B ON PS804304X  <b>POSTAL ADDRESS: (at time of subdivision)</b> COBBLEWOOD ROAD TARNEIT 3029  <b>MGA 94 CO-ORDINATES: (of approx. centre of plan)</b> E: 296 220 ZONE: 55 N: 5 811 400 DATUM: GDA94		Council Name: Wyndham City Council  Council Reference Number: WYS5330/20 Planning Permit Reference: WYP8490/15 SPEAR Reference Number: S153799P  <b>Certification</b>  This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 14/10/2021  Public Open Space  A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made  Digitally signed by: Carolyn Harriott for Wyndham City Council on 22/08/2022  <b>Statement of Compliance</b> issued: 05/09/2022					
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>					
IDENTIFIER	COUNCIL/BODY/PERSON	TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 2100 (BOTH INCLUSIVE), EASEMENTS (E-1), (E-2), (E-11), (E-13) AND (E-15) HAVE BEEN OMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA: 7771m<sup>2</sup></b>  <b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE THE EASEMENT SHOWN AS (E-4) ON PS811205K WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1  TO REMOVE THE EASEMENT SHOWN AS (E-2) ON PS804304X WHICH LIES WITHIN THE LAND IN THIS PLAN  TO REMOVE THAT PART OF EASEMENT (E-5) SHOWN ON PS804304X FOR DRAINAGE PURPOSES 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 RESERVE No. 1 RESERVE No. 2 RESERVE No. 3	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD						
<b>NOTATIONS</b>		<b>DEPTH LIMITATION</b> 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>NOTATIONS</b>							
<b>NOTATIONS</b>							
<b>ESTATE:</b> CREEKSTONE 21		<b>AREA:</b> 5.891 ha		<b>No. OF LOTS:</b> 54		<b>MELWAY:</b> 359:E:10	
SEE SHEET 2 FOR EASEMENT INFORMATION							
 Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		<b>REF:</b> 8584/21 <b>VERSION:</b> 12  Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (12), 27/01/2022, SPEAR Ref: S153799P		<b>ORIGINAL SHEET SIZE A3</b>		<b>SHEET 1 OF 7 SHEETS</b>	
<b>CHECKED</b> TT		<b>DATE:</b> 27/01/22					



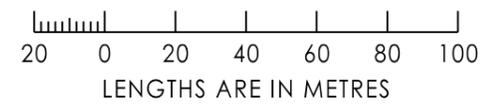
PLAN OF SUBDIVISION

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REF: 8584/21

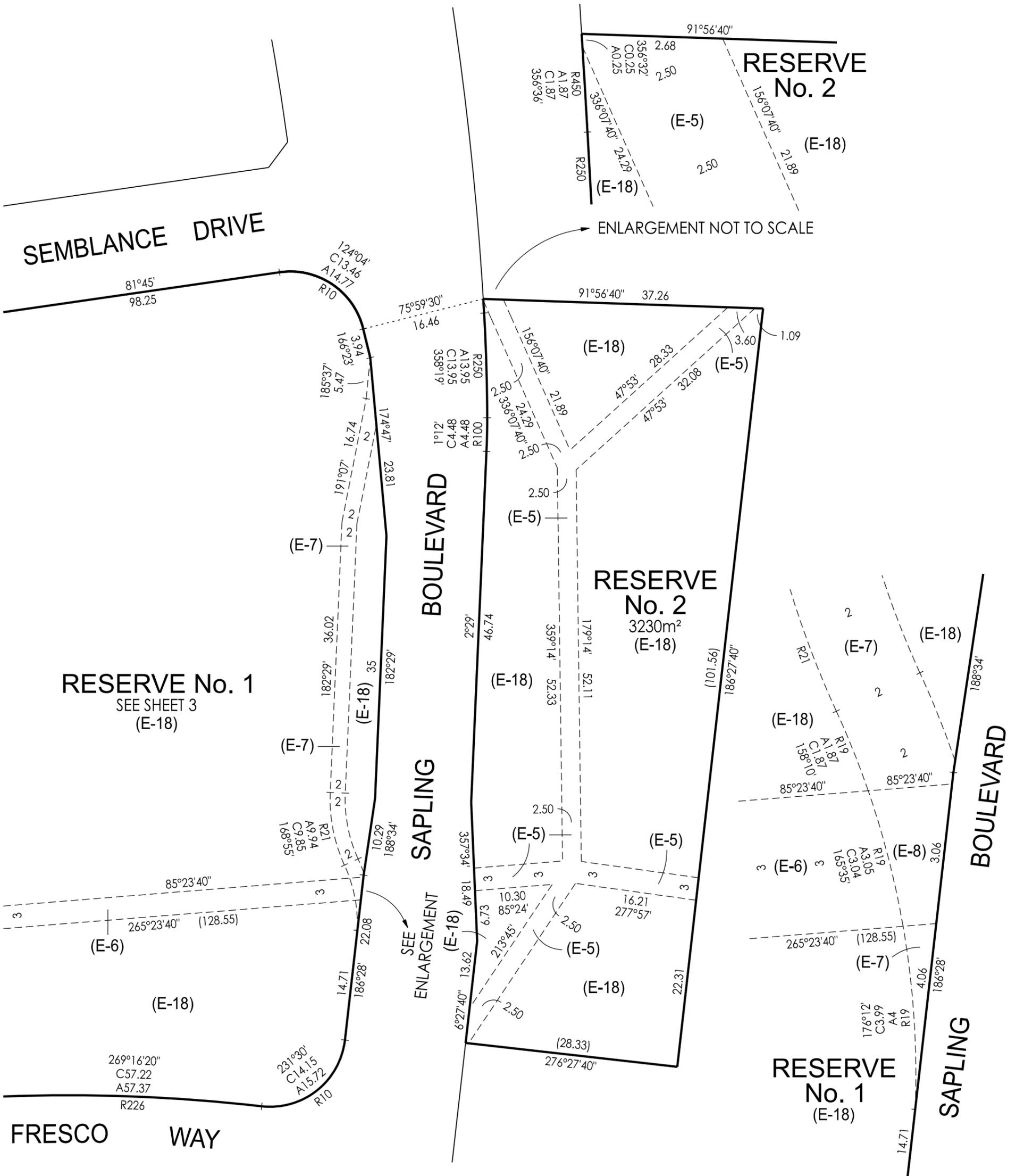
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SHEET 3

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1:500



ORIGINAL SHEET SIZE A3

SHEET 4

REF: 8584/21

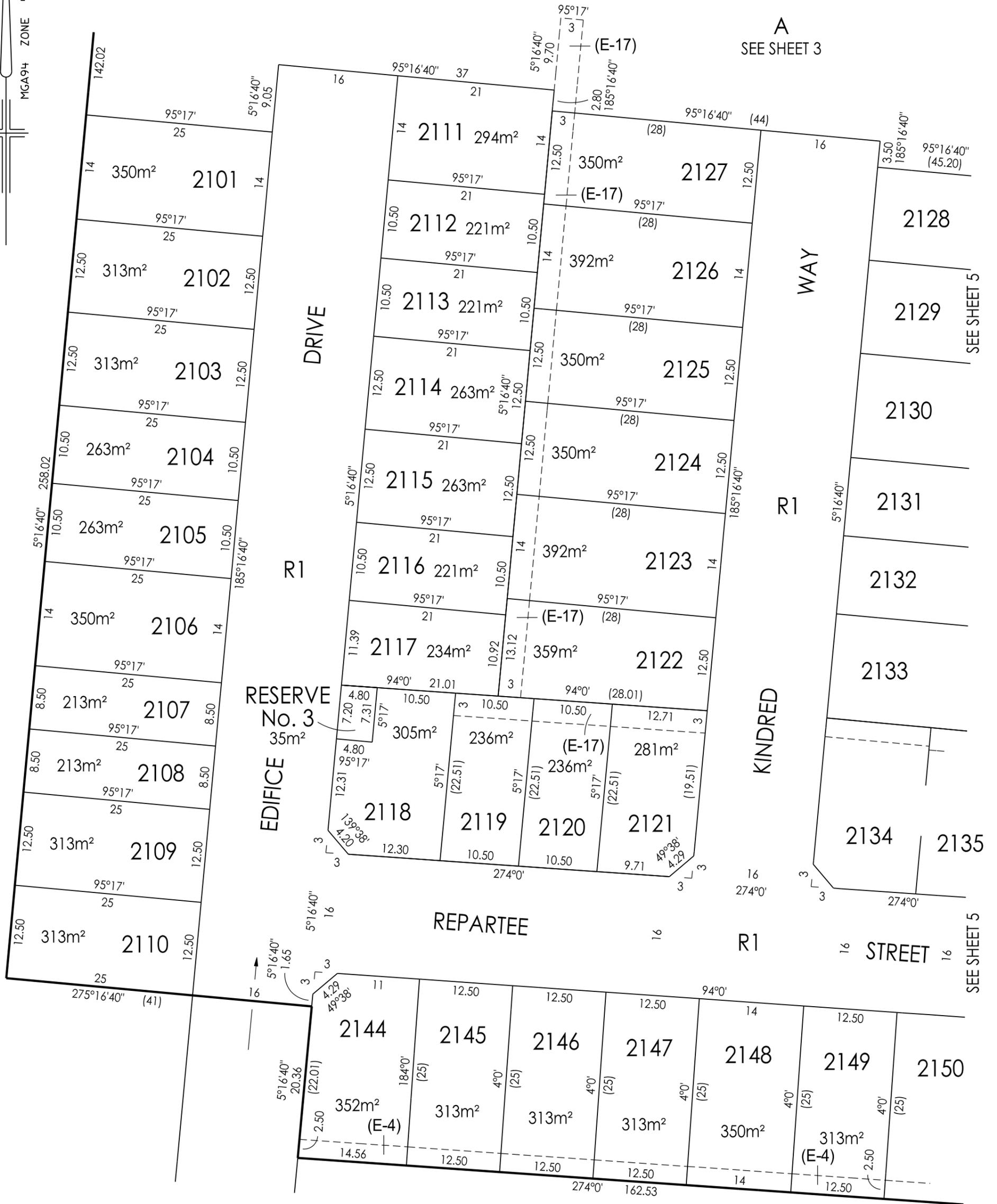
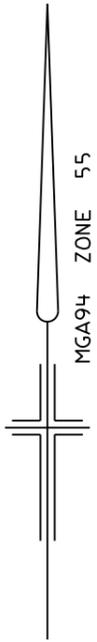
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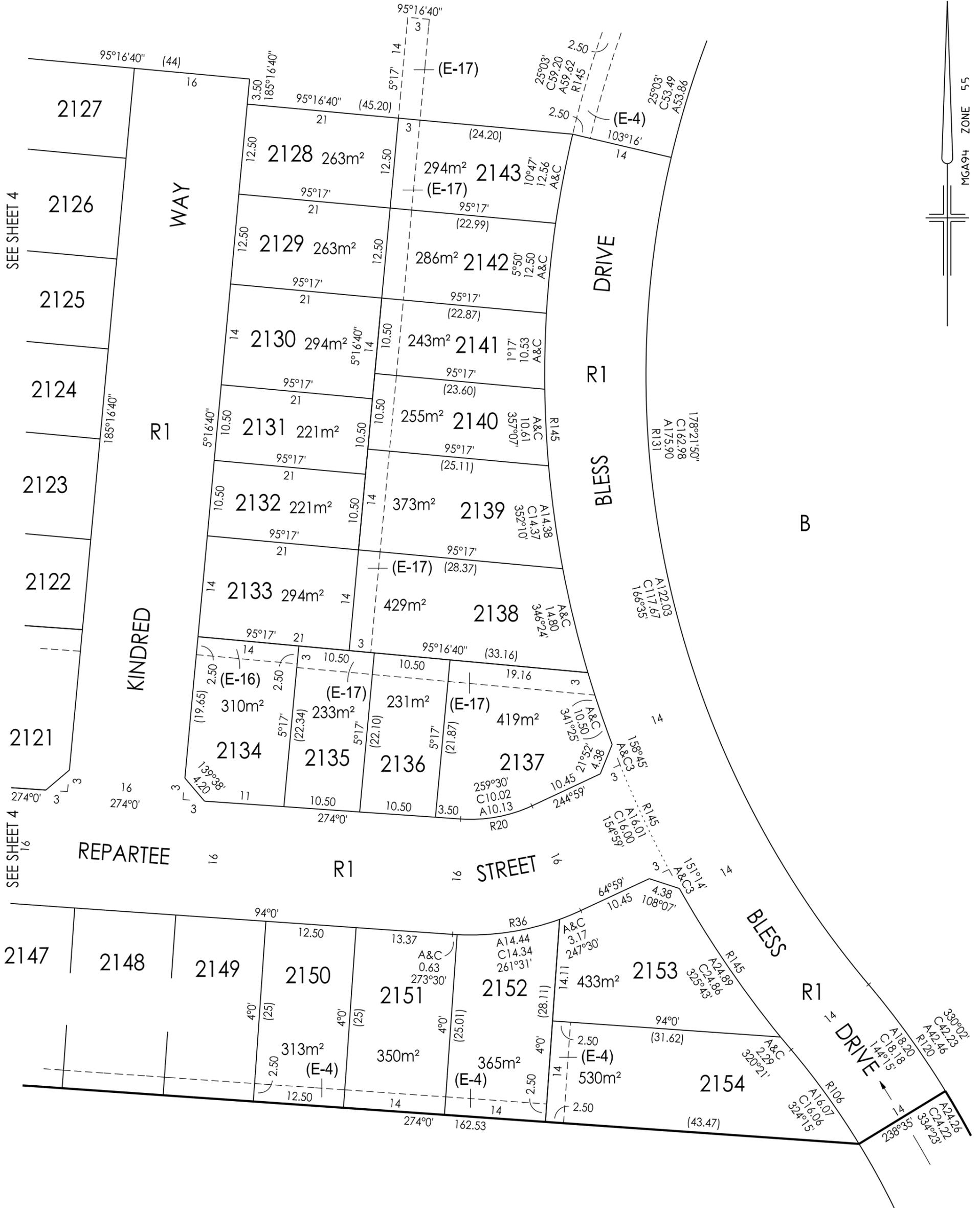
SHEET 5  
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SEE SHEET 4

SEE SHEET 4



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ORIGINAL SHEET SIZE A3	SHEET 6
REF: 8584/21	VERSION: 12

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**SUBDIVISION ACT 1988**  
**CREATION OF RESTRICTION**

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

Land to benefit : Lots 2101 to 2154 (both inclusive).

Land to be burdened: Lots 2101 to 2154 (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 2104, 2105, 2107, 2108, 2111 to 2117 (both inclusive), 2119 to 2121 (both inclusive), 2128 to 2133 (both inclusive), 2135, 2136 and 2140 to 2143 (both inclusive) are 'Type A' lots.
  - (c) Except for Lots 2101 to 2110 (both inclusive), 2112, 2113, 2116, 2119, 2120, 2131, 2132, 2135, 2136, 2140 and 2141 any structure unless the said structure maintains a setback of at least 1m (one metre) from at least one of the side boundaries of the Lot. For this restriction the side boundary is considered the boundary that connects the frontage boundary with the rear boundary and may contain one or more bends.
  
- (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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SHEET 7

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