
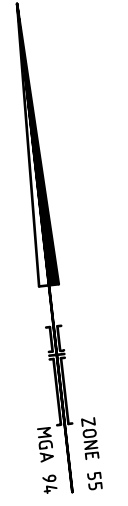
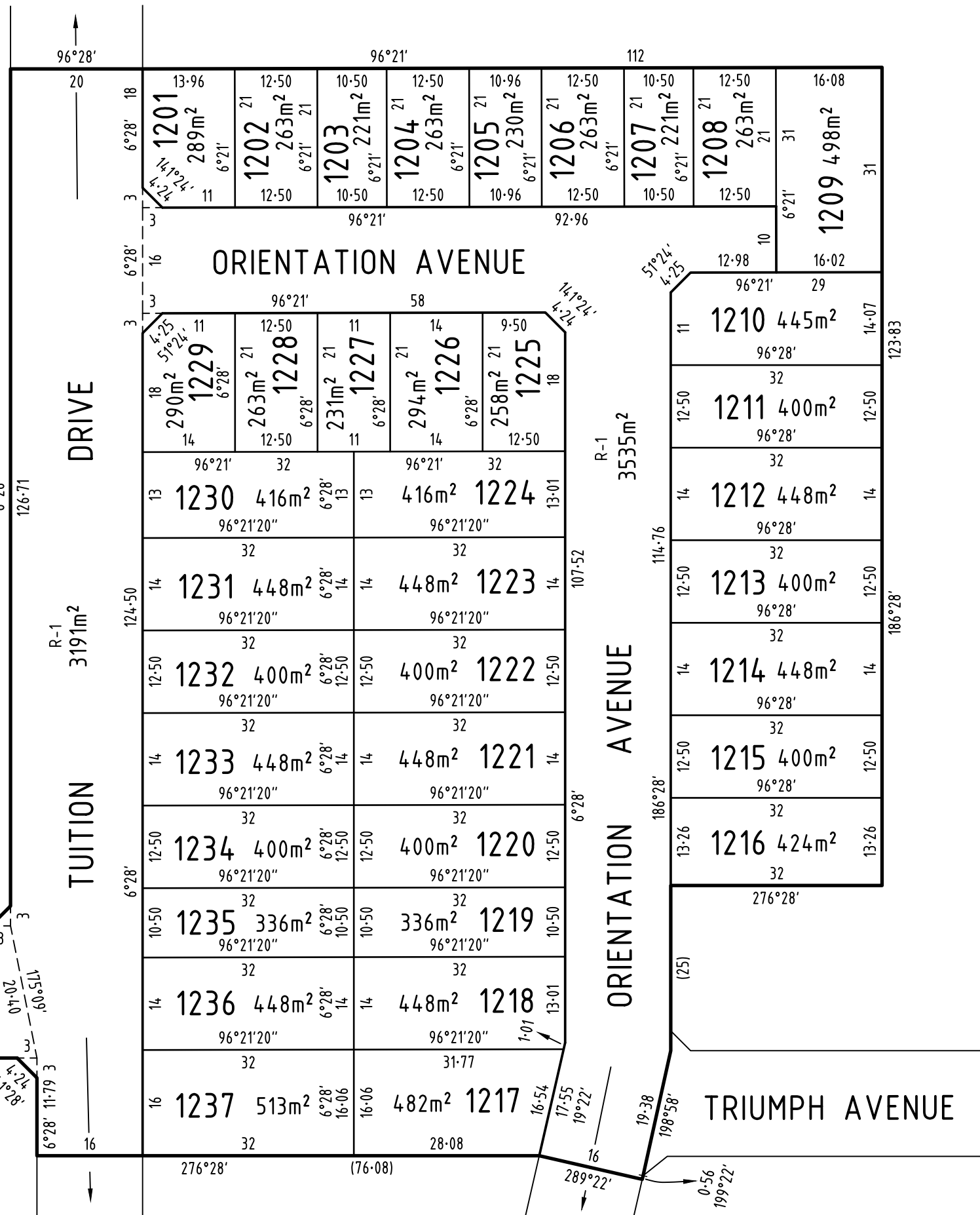
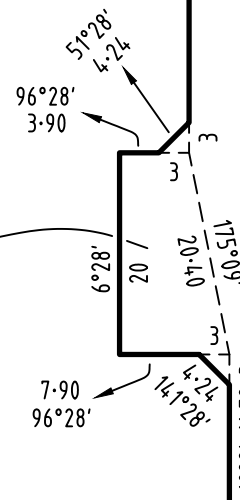


PLAN OF SUBDIVISION			EDITION 1	PS 816946M
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: - CROWN PORTION: B (PART) & D (PART) TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT AC on PS842441W POSTAL ADDRESS: 1030 TARNEIT ROAD (at time of subdivision) TARNEIT VIC 3029 MGA94 CO-ORDINATES: E: 294 920 ZONE: 55 (of approx centre of land in plan) N: 5 811 190				
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Lots 1 to 1200 (both inclusive) have been omitted from this plan.	
ROAD R-1	WYNDHAM CITY COUNCIL			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: This plan is based on survey in PS732577J STAGING: This is not a staged subdivision Planning Permit No. WYP6865/13 This survey has been connected to permanent marks No(s). Tarneit PM 96 & 759 In Proclaimed Survey Area No. -				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
NEWHAVEN ESTATE - STAGE 12 (37 LOTS)			AREA OF STAGE - 2.051ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 306258SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Terry J Mawson Version: 6		SHEET 1 OF 4

VOYAGER BOULEVARD
R-1
187m²



SURVEYOR'S FILE REF: 306258SV00



414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

SCALE 1: 750

LENGTHS ARE IN METRES

Licensed Surveyor: Terry J Mawson
Version: 6

ORIGINAL SHEET
SIZE: A3

SHEET 2

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS 816946M (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

For the purposes of this restriction:

- (a) A dwelling means a house.
- (b) A building means any structure except a fence.

Table of Land Burdened and Land Benefitted :

Burdened Lot No.	Benefitted Lots	Burdened Lot No.	Benefitted Lots
1209	1208, 1210	1221	1220, 1222, 1233
1210	1209, 1211	1222	1221, 1223, 1232
1211	1210, 1212	1223	1222, 1224, 1231
1212	1211, 1213	1224	1223, 1225, 1226, 1227, 1230
1213	1212, 1214	1230	1224, 1227, 1228, 1229, 1231
1214	1213, 1215	1231	1223, 1230, 1232
1215	1214, 1216	1232	1222, 1231, 1233
1216	1215	1233	1221, 1232, 1234
1217	1218, 1237	1234	1220, 1233, 1235
1218	1217, 1219, 1236	1235	1219, 1234, 1236
1219	1218, 1220, 1235	1236	1218, 1235, 1237
1220	1219, 1221, 1234	1237	1217, 1236

DESCRIPTION OF RESTRICTION

Except with the written consent of the Transferor and in all other instances with the written consent of each and every registered proprietor of a benefiting lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened lot on the Plan of Subdivision shall not:

- (1) for lots 1209 to 1216 (all inclusive) construct a building or part of a building unless the building or part of a building is set back a minimum of 1 metre from one side boundary.
- (2) build or allow to be built on the lot any building other than a building that has been approved by Peet or the Peet Design Review Panel in accordance with the Newhaven Design Guidelines.
- (3) enter into any unconditional domestic building contract with a Builder, commence, carry out, erect, construct, permit or alter any development on the lot without the applicable plans and specifications (including floor plans and elevations and finishes schedules) being first prepared and submitted to and approved by Peet No. 1895 Pty Ltd and then only in compliance with any condition (consistent with any restrictions affecting the lot) imposed by Peet No. 1895 Pty Ltd in respect of that approval.
- (4) construct any dwelling or commercial building unless that dwelling or commercial building incorporates plumbing for a recycled water supply for toilet flushing and garden watering use.

Note:

- 1) Conditions (2) to (4) (both inclusive) of this restriction shall expire 6 years after the date of registration of this plan.

CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS 816946M (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

For the purposes of this restriction:

- (a) A dwelling means a house.
- (b) A building means any structure except a fence.

Table of Land Burdened and Land Benefited :

Burdened Lot No.	Benefitted Lots	Burdened Lot No.	Benefitted Lots
1201	1202	1208	1207, 1209
1202	1201, 1203	1225	1224, 1226
1203	1202, 1204	1226	1224, 1225, 1227
1204	1203, 1205	1227	1224, 1226, 1228, 1230
1205	1204, 1206	1228	1227, 1229, 1230
1206	1205, 1207	1229	1228, 1230
1207	1206, 1208		

Lots 1202 to 1208 and 1226 to 1228 (all inclusive) are defined as Type A lots under the Small Lot Housing Code and Lots 1201, 1225 and 1229 are defined as Type B lots under the Small Lot Housing Code.

DESCRIPTION OF RESTRICTION

Except with the written consent of the Transferor and in all other instances with the written consent of each and every registered proprietor of a benefitting lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened lot on this plan to which the following restriction applies shall not:

- (1) Construct any building on any burdened lot unless that building conforms to the Small Lot Housing Code incorporated under the Wyndham Planning Scheme, unless in accordance with a planning permit granted to construct a dwelling on that lot.
- (2) build or allow to be built on the lot any building other than a building that has been approved by Peet or the Peet Design Review Panel in accordance with the Newhaven Design Guidelines.
- (3) enter into any unconditional domestic building contract with a Builder, commence, carry out, erect, construct, permit or alter any development on the lot without the applicable plans and specifications (including floor plans and elevations and finishes schedules) being first prepared and submitted to and approved by Peet No. 1895 Pty Ltd and then only in compliance with any condition (consistent with any restrictions affecting the lot) imposed by Peet No. 1895 Pty Ltd in respect of that approval.
- (4) construct any dwelling or commercial building unless that dwelling or commercial building incorporates plumbing for a recycled water supply for toilet flushing and garden watering use.

Note:

- 1) Condition (1) of this restriction shall expire after the issue of a certificate of occupancy for the dwelling on the burdened lot.
- 2) Conditions (2) to (4) (both inclusive) of this restriction shall expire 6 years after the date of registration of this plan.