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PLAN OF SUBDIVISION		EDITION 1	PS819155E	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: - CROWN PORTION: B (PART) TITLE REFERENCE: C/T VOL 12381 FOL 123 LAST PLAN REFERENCE: LOT AA on PS842441W POSTAL ADDRESS: 1030 TARNEIT ROAD (at time of subdivision) TARNEIT VIC 3029 MGA94 CO-ORDINATES: E: 295 040 ZONE: 55 (of approx centre of land in plan) N: 5 811 550		Council Name: Wyndham City Council SPEAR Reference Number: S177472P		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Lots 1 to 1400, and A to AA (all inclusive) have been omitted from this plan. <u>Other purpose of this plan</u> To remove by agreement Easements E-17, Sewerage in favour of City West Water Corporation and Drainage in favour of Wyndham City Council in PS814017U that lie within Alderney Street and Slocum Road in this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988. To remove by agreement Easement E-14, Sewerage in favour of City West Water Corporation created in PS814017U that lies within Slocum Road in this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988. To remove by agreement Easement E-20, Sewerage in favour of Greater Western Water Corporation and Drainage in favour of Wyndham City Council created in PS842441W that lies within Ornament Avenue in this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988. To remove by agreement Easement E-18, Sewerage in favour of Greater Western Water Corporation created in PS842441W that lies within Alderney Street and Pratham Street in this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.		
ROAD R-1 RESERVE No.1	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LIMITED			
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
SEE SHEET 2 FOR EASEMENT INFORMATION				
NEWHAVEN ESTATE - STAGE 14 (48 LOTS)			AREA OF STAGE - 2.561ha	
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EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-1	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-2	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-2	Water Supply Pipeline Purposes	See diagram	Sec. 130 Water Act 1989, Sec. 19 Land Acquisition & Compensation Act 1986 Vide Notification AJ284302V	Barwon Region Water Corporation
E-3	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-4	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-4	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-5	Sewerage	2.50	PS814030D	City West Water Corporation
E-5	Drainage	2.50	PS814030D	Wyndham City Council
E-6	Supply of Water through underground pipes	See diagram	C/E AU136793F	City West Water Corporation
E-6	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-7	Supply of Water through underground pipes	See diagram	C/E AU136793F	City West Water Corporation
E-7	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-7	Water Supply Pipeline Purposes	See diagram	Sec. 130 Water Act 1989, Sec. 19 Land Acquisition & Compensation Act 1986 Vide Notification AJ284302V	Barwon Region Water Corporation
E-8	Drainage	2.50	This Plan	Wyndham City Council
E-9	Sewerage	2.50	This Plan	Greater Western Water Corporation
E-10	Drainage	See diagram	This Plan	Wyndham City Council
E-11	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-11	Sewerage	See diagram	PS842441W	Greater Western Water Corporation
E-12	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-12	Water Supply Pipeline Purposes	See diagram	Sec. 130 Water Act 1989, Sec. 19 Land Acquisition & Compensation Act 1986 Vide Notification AJ284302V	Barwon Region Water Corporation
E-12	Sewerage	See diagram	PS842441W	Greater Western Water Corporation
E-13	Sewerage	See diagram	PS842441W	Greater Western Water Corporation
E-14	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-14	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-15	Drainage	See diagram	PS842441W	Wyndham City Council
E-15	Sewerage	See diagram	PS842441W	Greater Western Water Corporation
E-16	Powerline	See diagram	PS842441W - Sect.88 Electricity Industry Act 2000	Powercor Australia Limited
E-17	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-17	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-17	Powerline	See diagram	PS842441W - Sect.88 Electricity Industry Act 2000	Powercor Australia Limited
E-18	Gas Supply	5.50	PS842441W	Ausnet Gas Services Pty Ltd
E-18	Supply of Water through underground pipes	5.50	PS842441W	Greater Western Water Corporation
E-19	Powerline	2.50	PS842441W - Sect.88 Electricity Industry Act 2000	Powercor Australia Limited
E-20	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-20	Powerline	See diagram	PS842441W - Sect.88 Electricity Industry Act 2000	Powercor Australia Limited
E-20	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd

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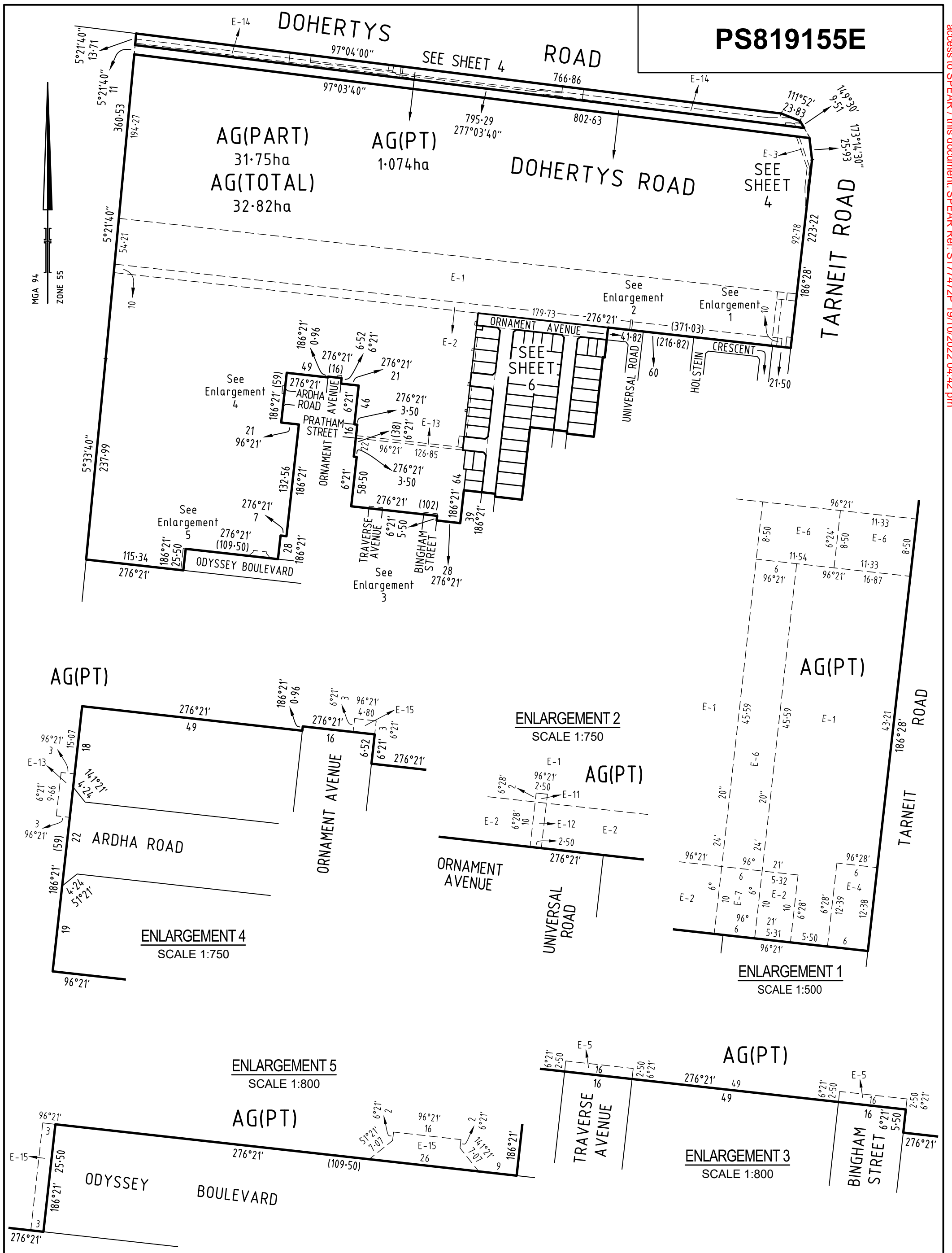
SHEET 2



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PS819155E



MGA 94
ZONE 55

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SCALE 1: 4000

LENGTHS ARE IN METRES

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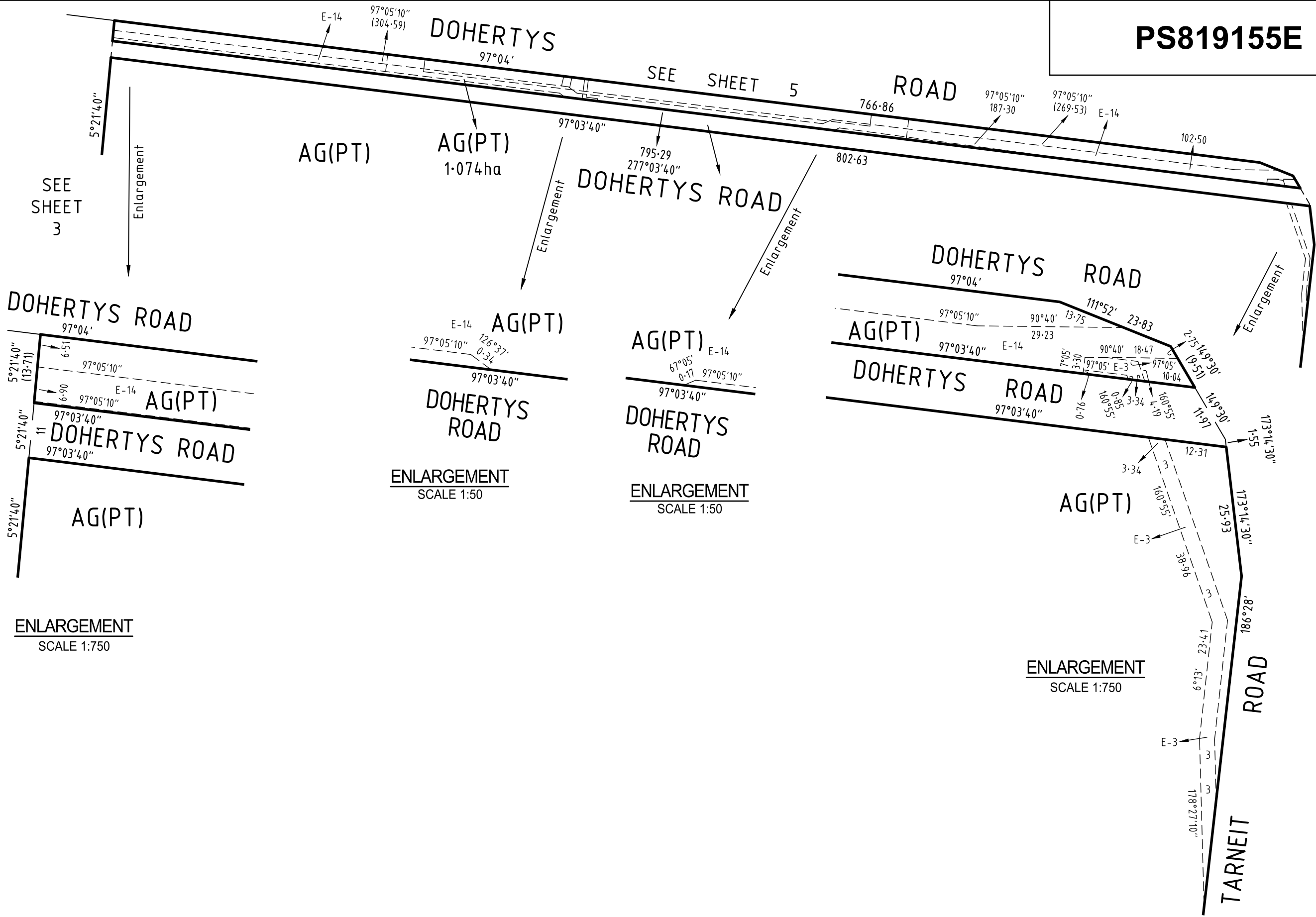
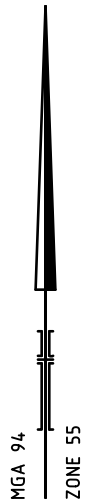
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ENLARGEMENT
SCALE 1:750

ENLARGEMENT
SCALE 1:50

ENLARGEMENT
SCALE 1:50

ENLARGEMENT
SCALE 1:750

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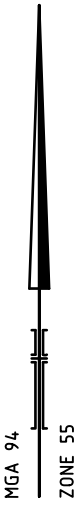
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LENGTHS ARE IN METRES

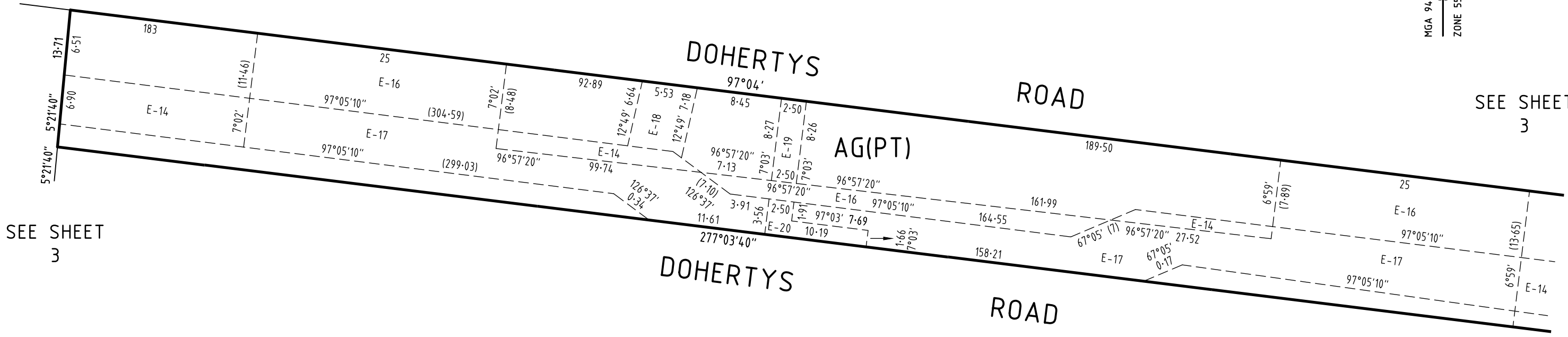
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SHEET 4



SEE SHEET 3



SEE SHEET 3

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SHEET 5

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SHEET 5

MGA 94
ZONE 55



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SCALE 1: 750

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

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CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS819155E (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.	Benefited Lots	Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots
1401	1402	1420	1419, 1421, 1431, 1432	1432	1419, 1420, 1431, 1433
1402	1401, 1403	1422	1421, 1429, 1430	1433	1418, 1419, 1432, 1434
1403	1402, 1404	1423	1424	1434	1417, 1418, 1433, 1435
1404	1403, 1405	1424	1423, 1425	1435	1413, 1414, 1415, 1416, 1417, 1434
1405	1404, 1406	1425	1424, 1426	1436	1437
1406	1405, 1407	1426	1425, 1427	1437	1436, 1438
1407	1406, 1408, 1409, 1410	1427	1426, 1428	1438	1437, 1439
1416	1411, 1412, 1413, 1417, 1435	1428	1427, 1429	1439	1438
1417	1416, 1418, 1434, 1435	1429	1422, 1428, 1430	1440	1441
1418	1417, 1419, 1433, 1434	1430	1421, 1422, 1429, 1431	1444	1443
1419	1418, 1420, 1432, 1433	1431	1420, 1421, 1430, 1432	1446	1445, 1447

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 1436 to 1440 (both inclusive), and 1444 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.

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CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS819155E (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
1408	1407, 1409	1421	1420, 1422, 1430, 1431
1409	1407, 1408, 1410	1441	1440, 1442
1410	1407, 1409	1442	1441, 1443
1411	1412, 1416	1443	1442, 1444
1412	1411, 1413, 1416	1445	1446, 1447
1413	1412, 1414, 1416, 1435	1447	1445, 1446, 1448
1414	1413, 1415, 1435	1448	1447
1415	1414, 1435		

Lots 1408, 1409, 1412 to 1414, 1421, 1441 to 1443, 1445, 1447, and 1448 (all inclusive) are defined as Type A lots under the Small Lot Housing Code and

Lots 1410, 1411 and 1415 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 benefiting 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.
- (5) for lots 1441 to 1443 (both 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.

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.

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