
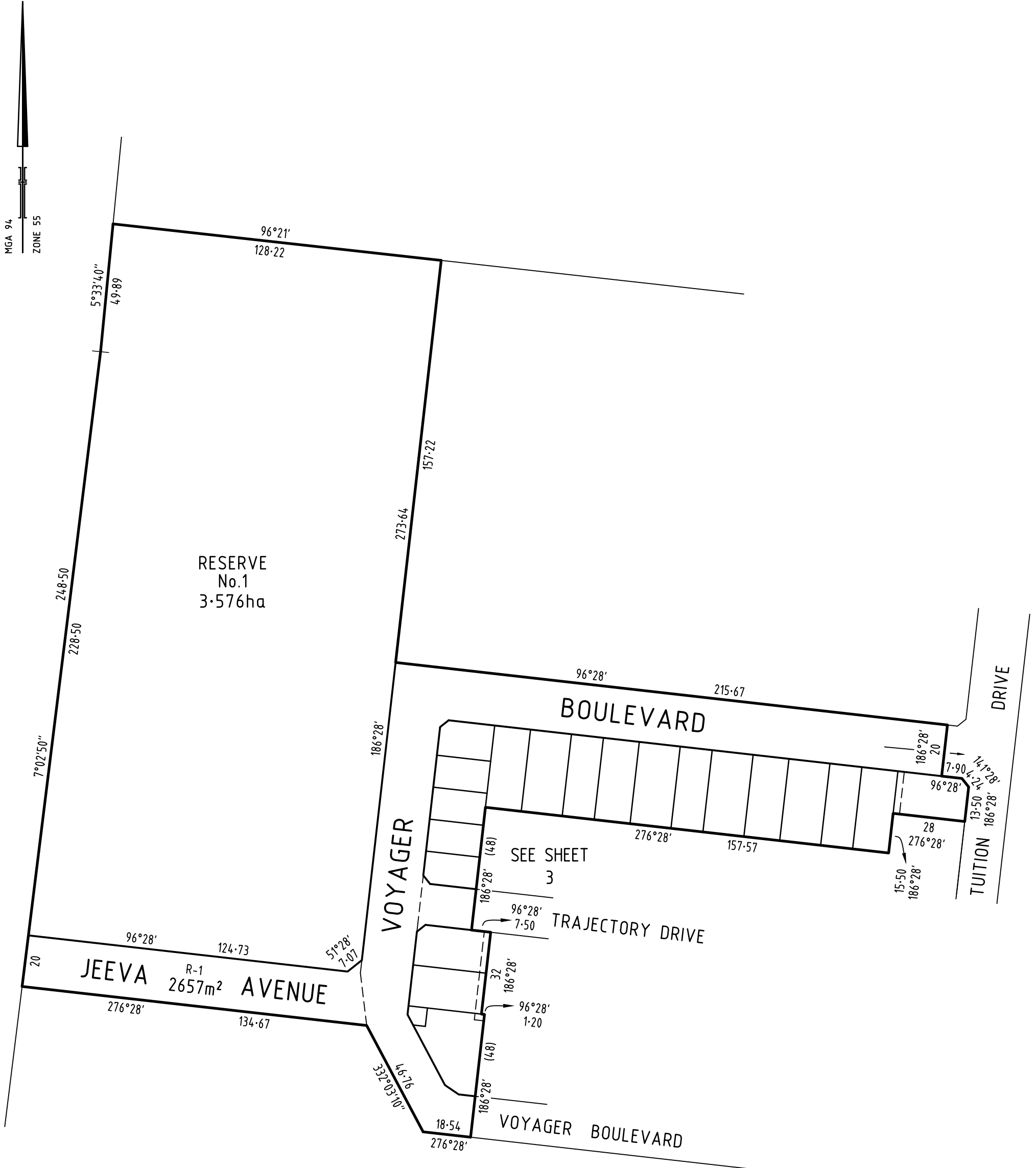
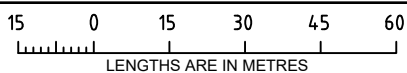


<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS 837858Q</b>	
<b>LOCATION OF LAND</b> PARISH: TARNEIT TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: - CROWN PORTION: B (PART) & D (PART) TITLE REFERENCE: C/T VOL FOL  LAST PLAN REFERENCE: LOT AD on PS842441W  POSTAL ADDRESS: 1030 TARNEIT ROAD, (at time of subdivision) TARNEIT, VIC 3029 MGA94 CO-ORDINATES: E: 294 660 ZONE: 55 (of approx centre of land in plan) N: 5 811 130				
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL / BODY / PERSON	Lots 1 to 1600 (both inclusive) have been omitted from this plan.  <u>Other purpose of this plan</u>  To remove by agreement Easement E-14, Drainage created in favour of Wyndham City Council in PS 816946M that lies within Voyager Boulevard in this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.  To remove by agreement Easement E-14, Supply of Water through underground pipes created in favour of City West Water Corporation in PS 816946M that lies within Voyager Boulevard in this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.		
ROAD R-1	WYNDHAM CITY COUNCIL			
RESERVE No.1	WYNDHAM CITY COUNCIL			
RESERVE No.2	POWERCOR AUSTRALIA LIMITED			
<b>NOTATIONS</b>				
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. -				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-1	Sewerage	2.50	PS 803935Q	City West Water Corporation
E-2	Sewerage	2.50	This Plan	Greater Western Water Corporation
<b>NEWHAVEN ESTATE - STAGE 16 (20 LOTS)</b>			<b>AREA OF STAGE - 5.471ha</b>	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 304669SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Terry J Mawson		SHEET 1 OF 4
		Version: 9		



SURVEYOR'S FILE REF: 304669SV00

SCALE  
1: 1500



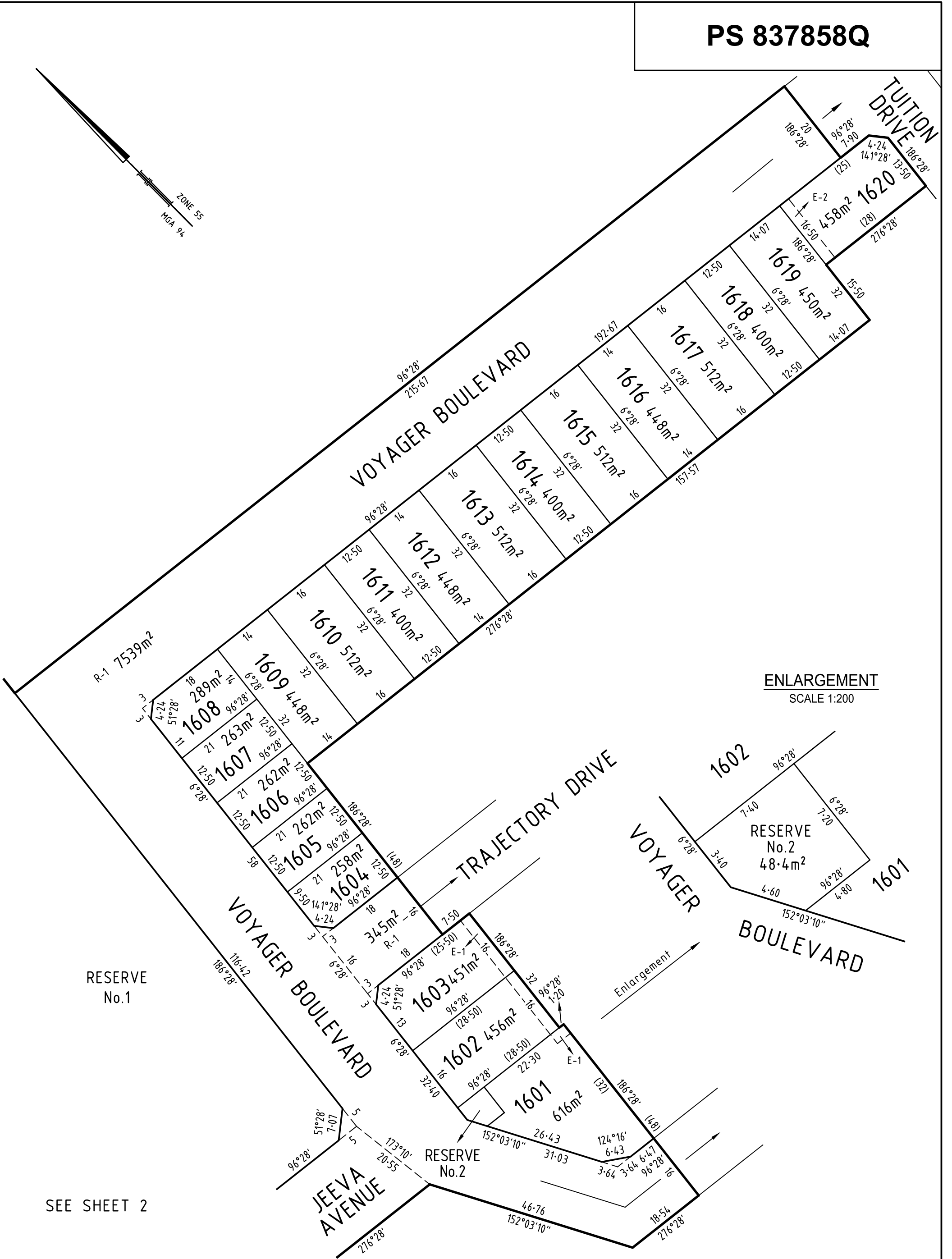
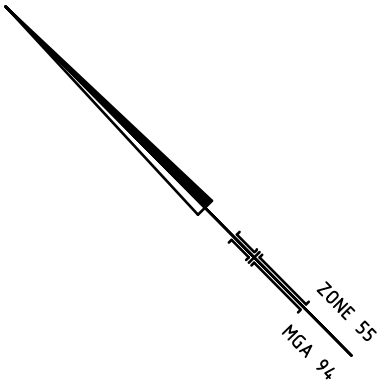
ORIGINAL SHEET  
SIZE: A3

SHEET 2



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

Licensed Surveyor: Terry J Mawson  
Version: 9



ENLARGEMENT  
SCALE 1:200

RESERVE  
No.1

SEE SHEET 2

SURVEYOR'S FILE REF: 304669SV00

SCALE 1: 750  
7.5 0 7.5 15 22.5 30  
LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

SHEET 3



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

Licensed Surveyor: Terry J Mawson  
Version: 9

**CREATION OF RESTRICTION A**

The following restriction is to be created upon registration of Plan of Subdivision No. PS 837858Q (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
1601	1602	1611	1610, 1612	1616	1615, 1617
1602	1601, 1603	1612	1611, 1613	1617	1616, 1618
1603	1602	1613	1612, 1614	1618	1617, 1619
1609	1606, 1607, 1608, 1610	1614	1613, 1615	1619	1618, 1620
1610	1609, 1611	1615	1614, 1616	1620	1619

**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 1601 to 1603 & 1609 to 1620 (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 837858Q (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
1604	1605	1607	1606, 1608, 1609
1605	1604, 1606	1608	1607, 1609
1606	1605, 1607, 1609		

Lots 1605 to 1607 (both inclusive) are defined as Type A lots under the Small Lot Housing Code and Lots 1604 and 1608 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.

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.