
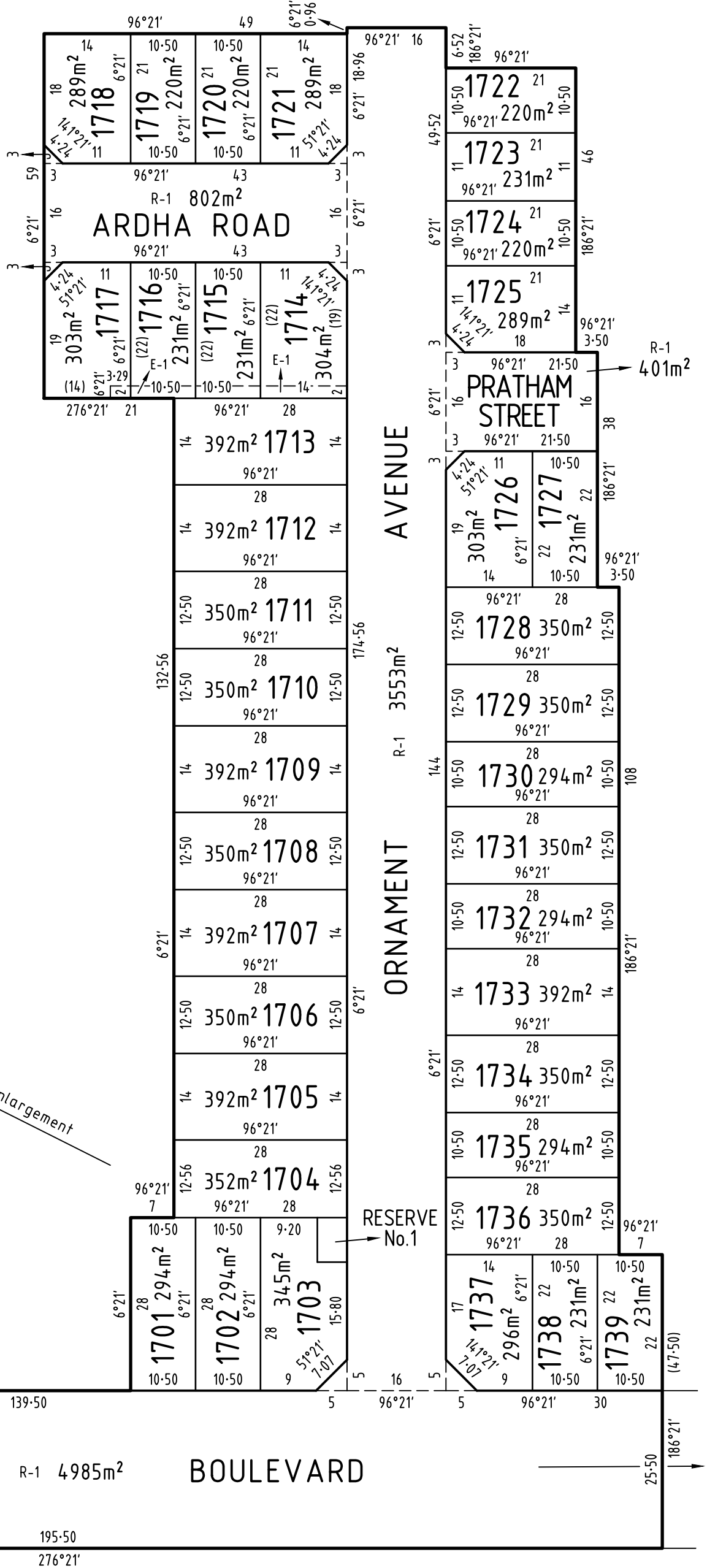
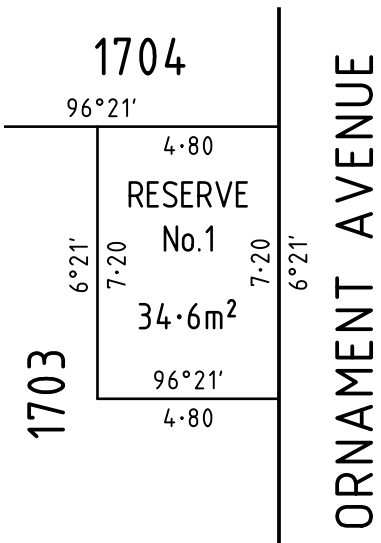


<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS 846566D</b>	
<b>LOCATION OF LAND</b> PARISH: TARNEIT TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: - CROWN PORTION: B (PART) TITLE REFERENCE: C/T VOL .... FOL ...  LAST PLAN REFERENCE: LOT AF on PS 842441W  POSTAL ADDRESS: 1030 TARNEIT ROAD, (at time of subdivision) TARNEIT, VIC 3029 MGA94 CO-ORDINATES: E: 294 790      ZONE: 55 (of approx centre of land in plan)      N: 5 811 450				
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL / BODY / PERSON	Lots 1 to 1701 (both inclusive) have been omitted from this plan.  <u>Other purpose of this plan</u>  To remove by agreement Easement E-14, Sewerage in favour of City West Water Corporation & Drainage in favour of Wyndham City Council created in PS 814030D that lies within Odyssey Boulevard 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			
<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	See diag.	This Plan	Greater Western Water Corporation
<b>NEWHAVEN ESTATE - STAGE 17 (39 LOTS)</b>			<b>AREA OF STAGE - 2.179ha</b>	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 304670SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Terry J Mawson Version: 8		SHEET 1 OF 3



**ENLARGEMENT**  
SCALE 1:200



Enlargement

**CREATION OF RESTRICTION A**

The following restriction is to be created upon registration of Plan of Subdivision No. PS 846566D (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	Burdened Lot No.	Benefited Lots
1703	1702, 1704	1708	1707, 1709	1713	1712, 1714, 1715, 1716	1729	1728, 1730
1704	1701, 1702, 1703, 1705	1709	1708, 1710	1714	1713, 1715	1731	1730, 1732
1705	1704, 1706	1710	1709, 1711	1717	1716	1733	1732, 1734
1706	1705, 1707	1711	1710, 1712	1726	1727, 1728	1734	1733, 1735
1707	1706, 1708	1712	1711, 1713	1728	1726, 1727, 1729	1736	1735, 1737, 1738, 1739

**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 1714 and 1717 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 846566D (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	Burdened Lot No.	Benefited Lots
1701	1702, 1704	1719	1718, 1720	1724	1723, 1725	1735	1734, 1736
1702	1701, 1703, 1704	1720	1719, 1721	1725	1724	1737	1736, 1738
1715	1713, 1714, 1716	1721	1720	1727	1726, 1728	1738	1736, 1737, 1739
1716	1713, 1715, 1717	1722	1723	1730	1729, 1731	1739	1736, 1738
1718	1719	1723	1722, 1724	1732	1731, 1733		

Lots 1701, 1702, 1715, 1716, 1719, 1720, 1722 to 1724, 1727, 1730, 1732, 1735, 1738 and 1739 (all inclusive) are defined as Type A lots under the Small Lot Housing Code and

Lots 1718, 1721, 1725 and 1737 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.

SURVEYOR'S FILE REF: 304670SV00

ORIGINAL SHEET  
SIZE: A3

SHEET 3



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Version: 8