


PLAN OF SUBDIVISION		EDITION 1	PS814030D	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: - CROWN PORTION: B (PART) & D (PART) TITLE REFERENCE: C/T VOL 12252 FOL 754 LAST PLAN REFERENCE: LOT V on PS814017U POSTAL ADDRESS: 1030 TARNEIT ROAD (at time of subdivision) TARNEIT VIC 3029 MGA94 CO-ORDINATES: E: 294 890 ZONE: 55 (of approx centre of land in plan) N: 5 811 350				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Lots 1 to 1000 and Lots A to W (all inclusive) have been omitted from this plan. <u>Other Purpose of this plan:</u> To remove by agreement easement E-4 (Carriageway) created in PS806982P that lies within this plan via Section 6 (1) (k) (iii) 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 10 (27 LOTS)			AREA OF STAGE - 1.450ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 306256SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Terry J Mawson Version: 10		SHEET 1 OF 7

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 diag.	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-2	Transmission of Electricity	See diag.	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-2	Water Supply Pipeline Purposes	See diag.	Sec. 130 Water Act 1989 Sec. 19 Land Acquisition & Compensation Act 1986 Vide Notification AJ284302V	Barwon Region Water Corporation
E-3	Sewerage	2.50	PS 810123S	City West Water Corporation
E-4	Drainage	20	PS 810123S	Wyndham City Council
E-4	Sewerage	20	PS814017U	City West Water Corporation
E-5	Powerline	See diag.	PS810154F Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited
E-6	Water Supply Pipeline Purposes	See diag.	Sec. 130 Water Act 1989 Sec. 19 Land Acquisition & Compensation Act 1986 Vide Notification AJ284302V	Barwon Region Water Corporation
E-6	Powerline	See diag.	PS 810154F Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited
E-7	Supply of Water through underground pipes	See diag.	C/E A162815S	City West Water Corporation
E-7	Gas Supply	See diag.	C/E A165706G	Ausnet Gas Services Pty Ltd
E-8	Gas Supply	See diag.	C/E A165706G	Ausnet Gas Services Pty Ltd
E-9	Supply of Water through underground pipes	3	C/E A162815S	City West Water Corporation
E-10	Powerline	3	PS 810154F Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited
E-10	Supply of Water through underground pipes	3	C/E A162815S	City West Water Corporation
E-11	Drainage	20	PS 810154F	Wyndham City Council
E-11	Sewerage	20	PS814017U	City West Water Corporation
E-12	Transmission of Electricity	See diag.	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-12	Supply of Water through underground pipes	See diag.	C/E A162815S	City West Water Corporation
E-13	Sewerage	2.50	PS814017U	City West Water Corporation
E-14	Sewerage	2.50	This Plan	City West Water Corporation
E-14	Drainage	2.50	This Plan	Wyndham City Council
E-15	Water Supply Pipeline Purposes	2.50	Sec. 130 Water Act 1989 Sec. 19 Land Acquisition & Compensation Act 1986 Vide Notification AJ284302V	Barwon Region Water Corporation
E-15	Sewerage	2.50	PS 810154F	City West Water Corporation
E-16	Drainage	See diag.	PS 810154F	Wyndham City Council
E-17	Sewerage	3.50	PS 814017U	City West Water Corporation
E-17	Drainage	3.50	PS 814017U	Wyndham City Council
E-18	Sewerage	2.50	This Plan	City West Water Corporation
E-19	Supply of Water through underground pipes	See diag.	C/E AU136793F	City West Water Corporation
E-19	Transmission of Electricity	See diag.	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-20	Supply of Water through underground pipes	See diag.	C/E AU136793F	City West Water Corporation
E-20	Transmission of Electricity	See diag.	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-20	Water Supply Pipeline Purposes	See diag.	Sec. 130 Water Act 1989 Sec. 19 Land Acquisition & Compensation Act 1986 Vide Notification AJ284302V	Barwon Region Water Corporation

SURVEYOR'S FILE REF: 306256SV00

ORIGINAL SHEET
SIZE: A3

SHEET 2

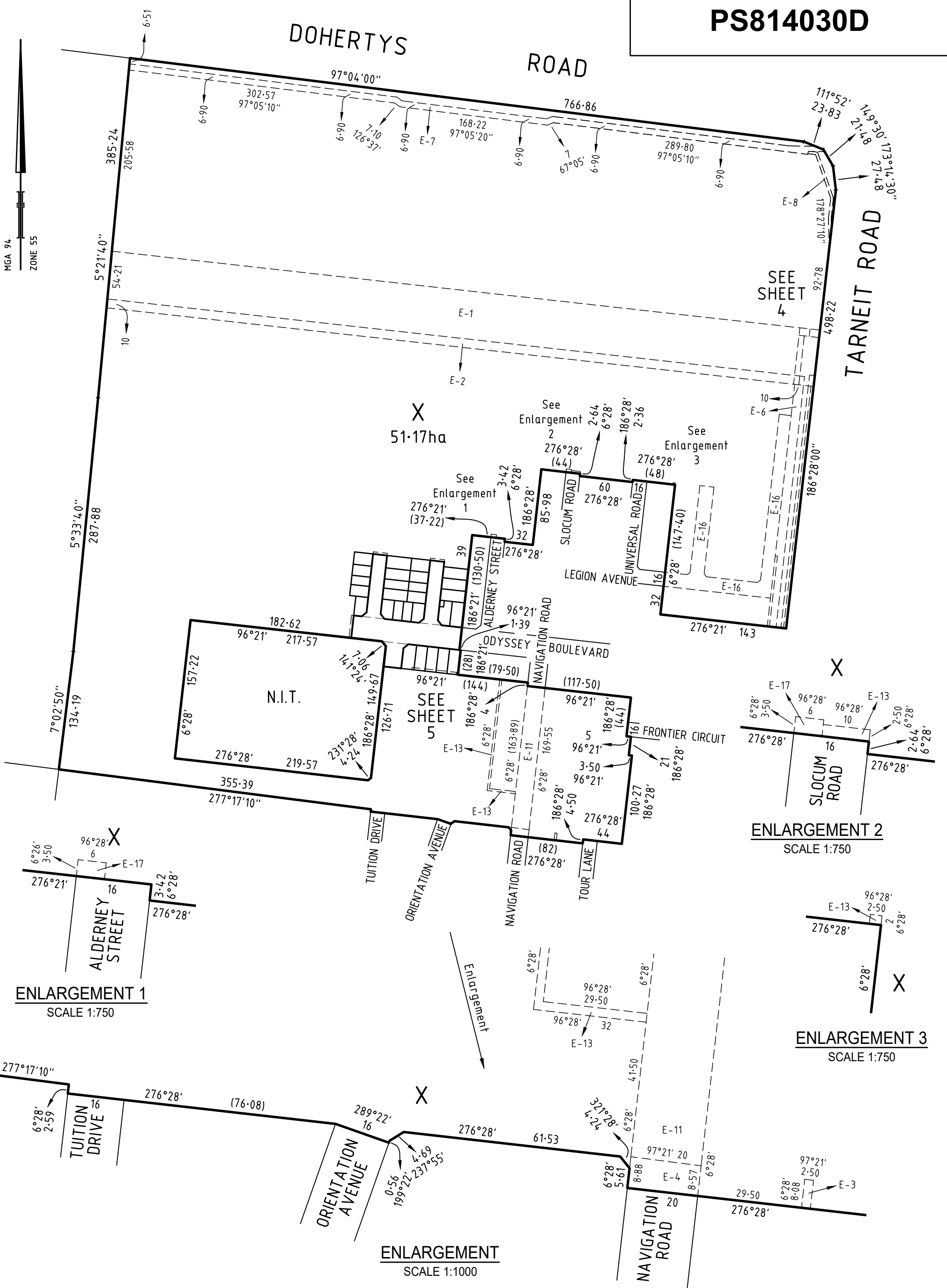
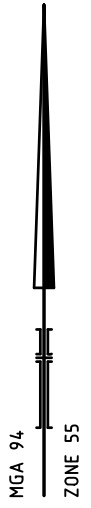


414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

Licensed Surveyor: Terry J Mawson
Version: 10

DOHERTYS ROAD

TARNEIT ROAD



X
51.17ha

N.I.T.

SEE SHEET 5

SEE SHEET 4

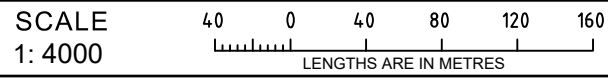
ENLARGEMENT 1
SCALE 1:750

ENLARGEMENT 2
SCALE 1:750

ENLARGEMENT 3
SCALE 1:750

ENLARGEMENT
SCALE 1:1000

SURVEYOR'S FILE REF: 306256SV00



ORIGINAL SHEET SIZE: A3

SHEET 3

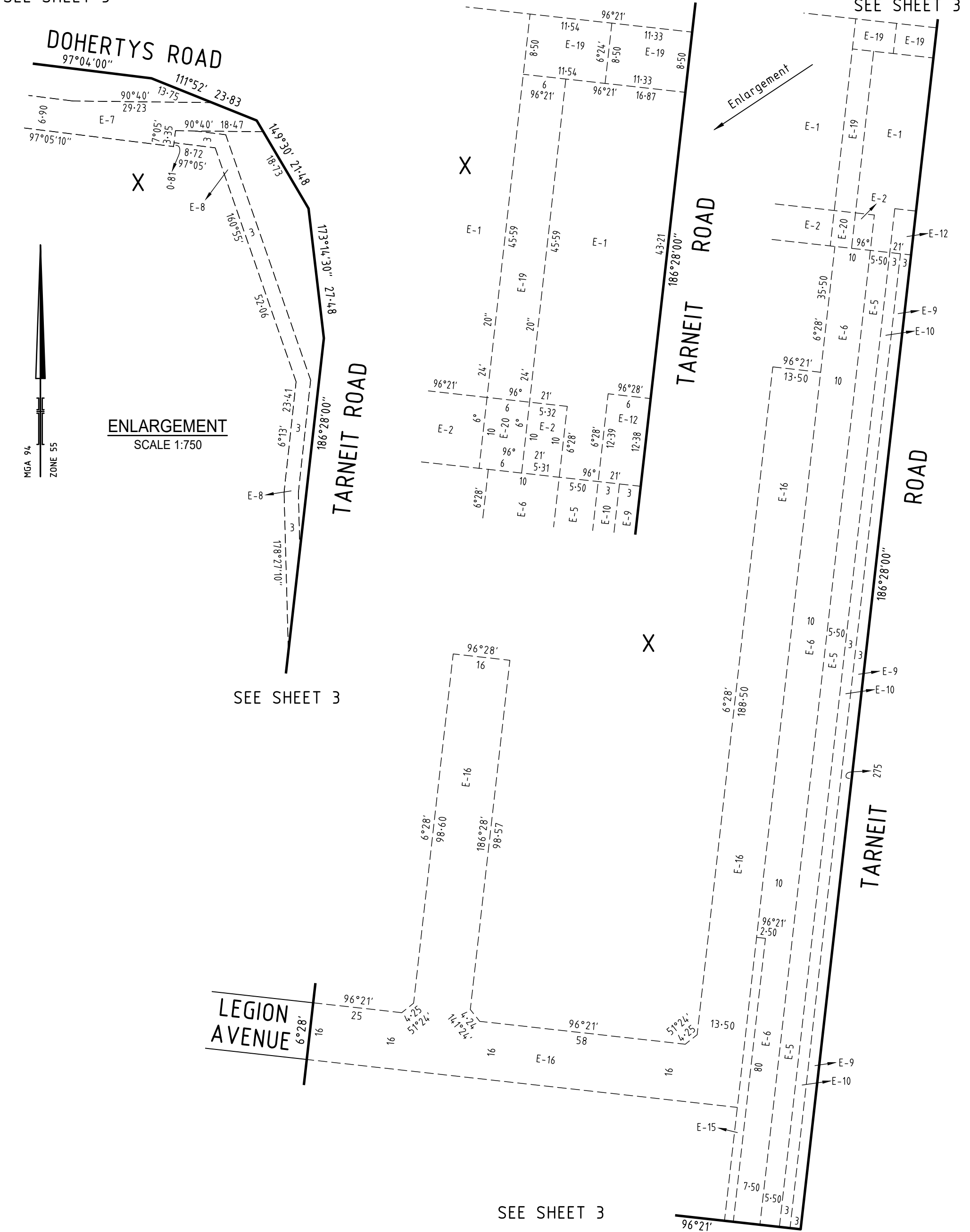


414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

Licensed Surveyor: Terry J Mawson
Version: 10

SEE SHEET 3

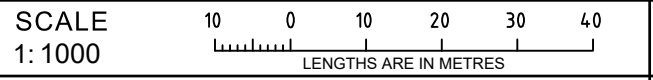
SEE SHEET 3



MGA 94
ZONE 55

ENLARGEMENT
SCALE 1:750

SURVEYOR'S FILE REF: 306256SV00



ORIGINAL SHEET
SIZE: A3

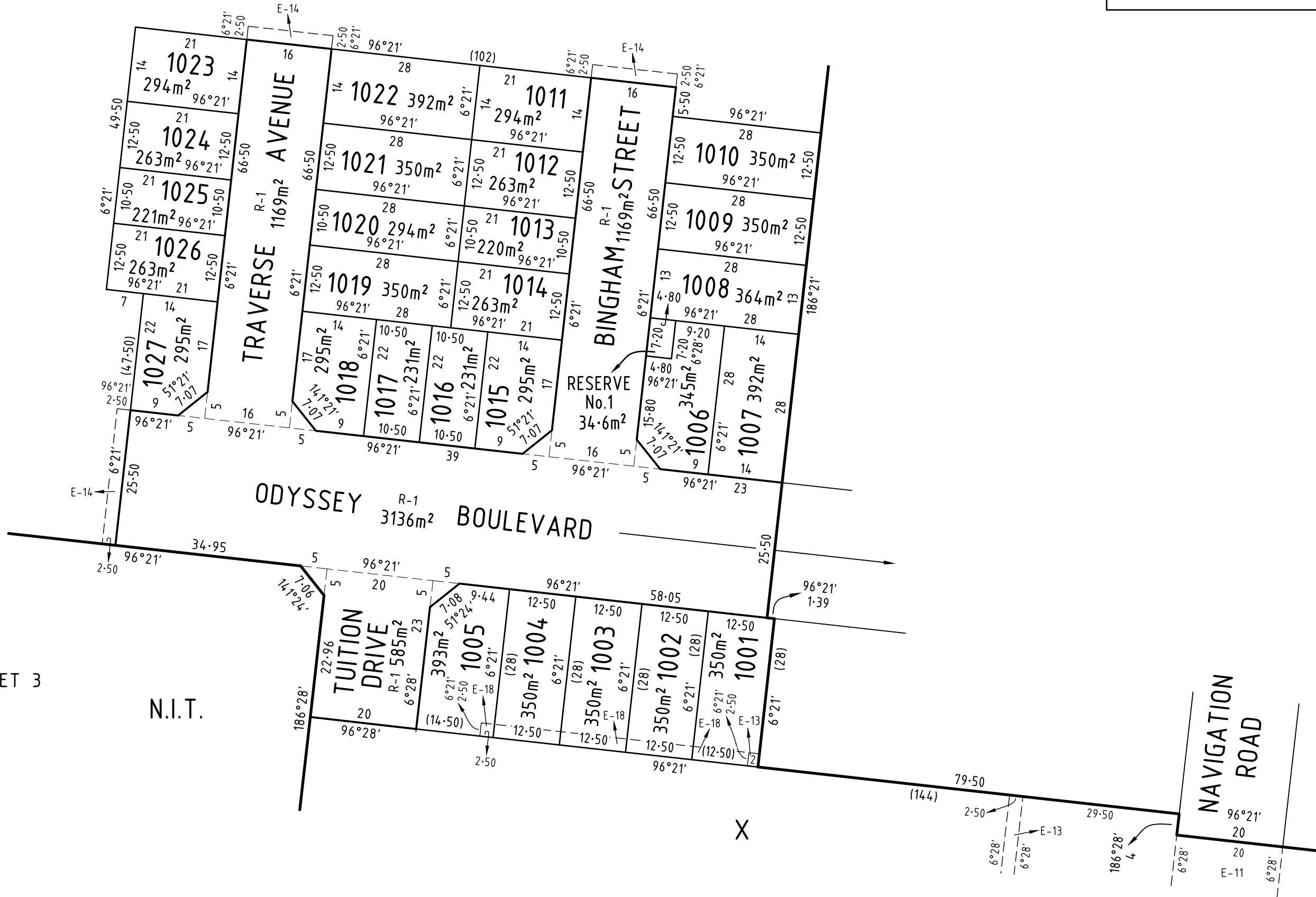
SHEET 4

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

Licensed Surveyor: Terry J Mawson
Version: 10

SEE SHEET 3

X



SEE SHEET 3

N.I.T.

SEE SHEET 3

SURVEYOR'S FILE REF: 306256SV00

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

ORIGINAL SHEET SIZE: A3

SHEET 5



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

Licensed Surveyor: Terry J Mawson
 Version: 10

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS814030D (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
1001	1002	1007	1006, 1008
1002	1001, 1003	1008	1006, 1007, 1009
1003	1002, 1004	1009	1008, 1010
1004	1003, 1005	1010	1009
1005	1004	1019	1014, 1016, 1017, 1018, 1020
1006	1007, 1008	1021	1012, 1020, 1022
		1022	1011, 1021

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 1001 to 1005 (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. PS814030D (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
1011	1012, 1022	1018	1017, 1019
1012	1011, 1013, 1021	1020	1013, 1019, 1021
1013	1012, 1014, 1020	1023	1024
1014	1013, 1015, 1016, 1019	1024	1023, 1025
1015	1014, 1016	1025	1024, 1026
1016	1014, 1015, 1017, 1019	1026	1025, 1027
1017	1016, 1018, 1019	1027	1026

Lots 1011 to 1018, 1020 and 1023 to 1027 (all inclusive) are defined as Type A 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.