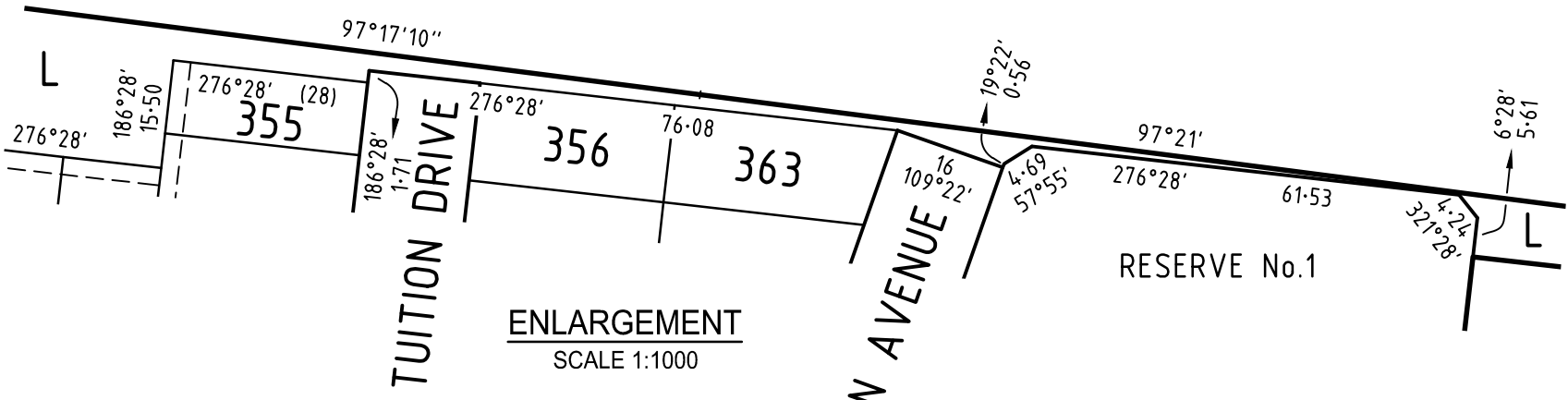
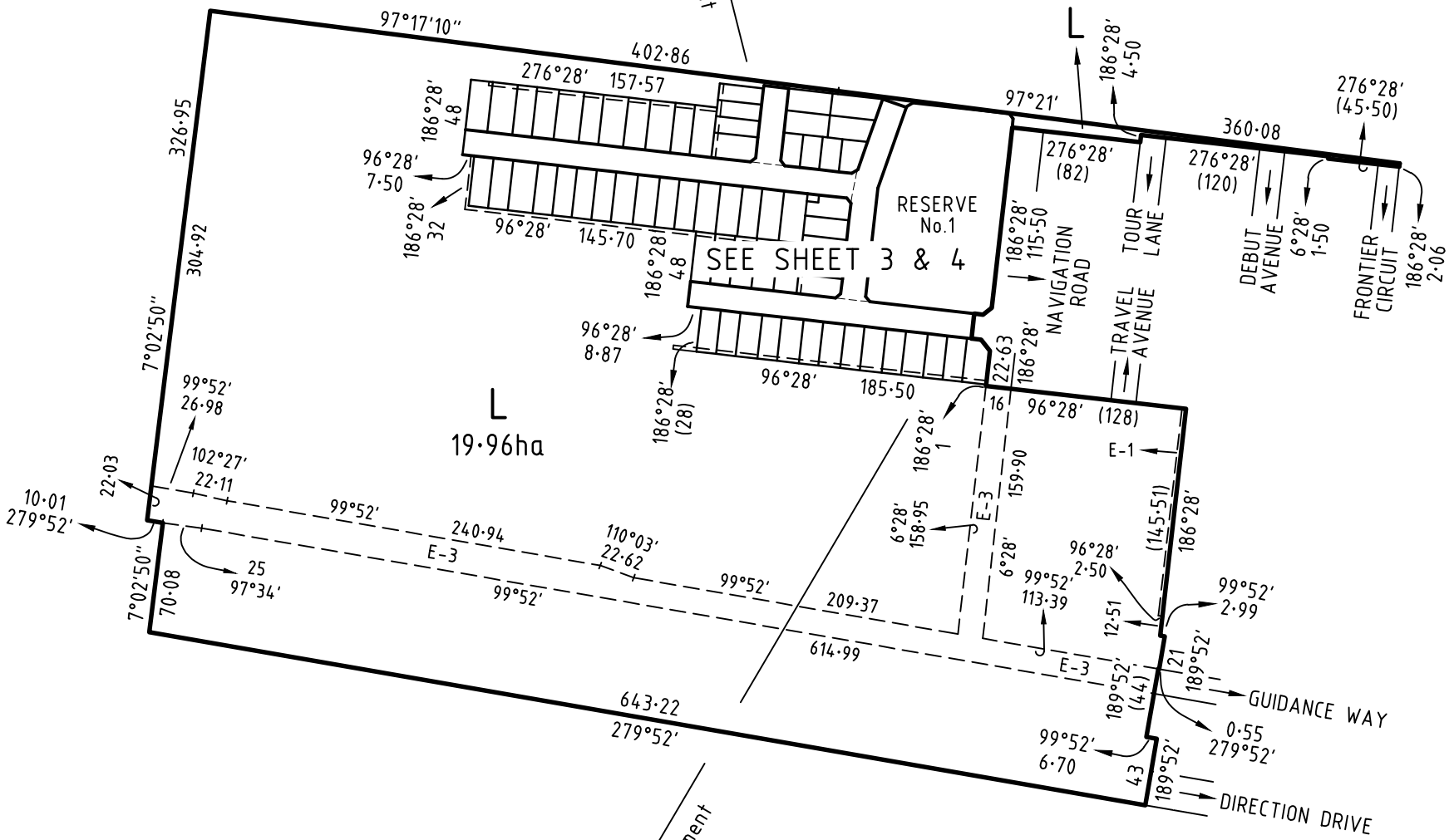
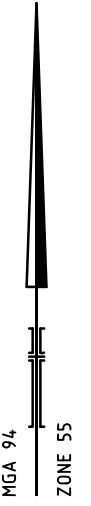


<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS 803935Q</b>	
<b>LOCATION OF LAND</b> PARISH: TARNEIT TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: - CROWN PORTION: D TITLE REFERENCE: C/T VOL .... FOL ...  LAST PLAN REFERENCE: LOT K on PS803967B  POSTAL ADDRESS: TARNEIT & LEAKES ROAD (at time of subdivision) TARNEIT 3029  MGA94 CO-ORDINATES: E: 294 820                      ZONE: 55 (of approx centre of land                      N: 5 811 060 in plan)				
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>Notations</b>		
IDENTIFIER	COUNCIL/BODY/PERSON	Lots A to K and 1 to 300 (all inclusive) have been omitted from this plan.		
ROAD R-1	WYNDHAM CITY COUNCIL			
RESERVE No.1 RESERVE No. 2	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 94 & 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	2.5	PS 803967B	City West Water Corporation
E-2	Sewerage	2.5	This Plan	City West Water Corporation
E-3	Drainage	See Diag.	PS 803967B	Wyndham City Council
<b>NEWHAVEN ESTATE - STAGE 3 (63 LOTS)</b>			<b>AREA OF STAGE - 4.477ha</b>	
469 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 303218SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Keith Robert Jones Version: 8		SHEET 1 OF 6



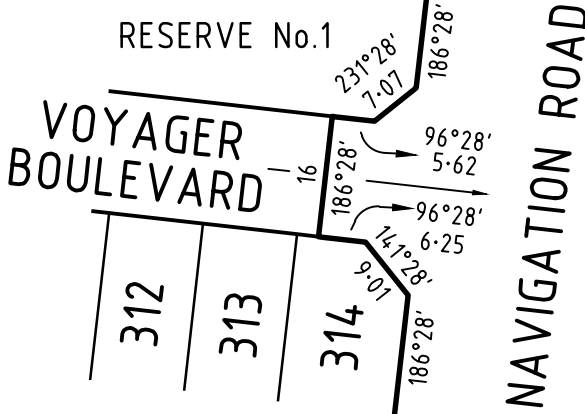
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SEE SHEET 3  
FOR DETAILS



Enlargement

Enlargement

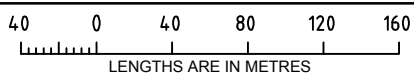


ENLARGEMENT  
SCALE 1:1000



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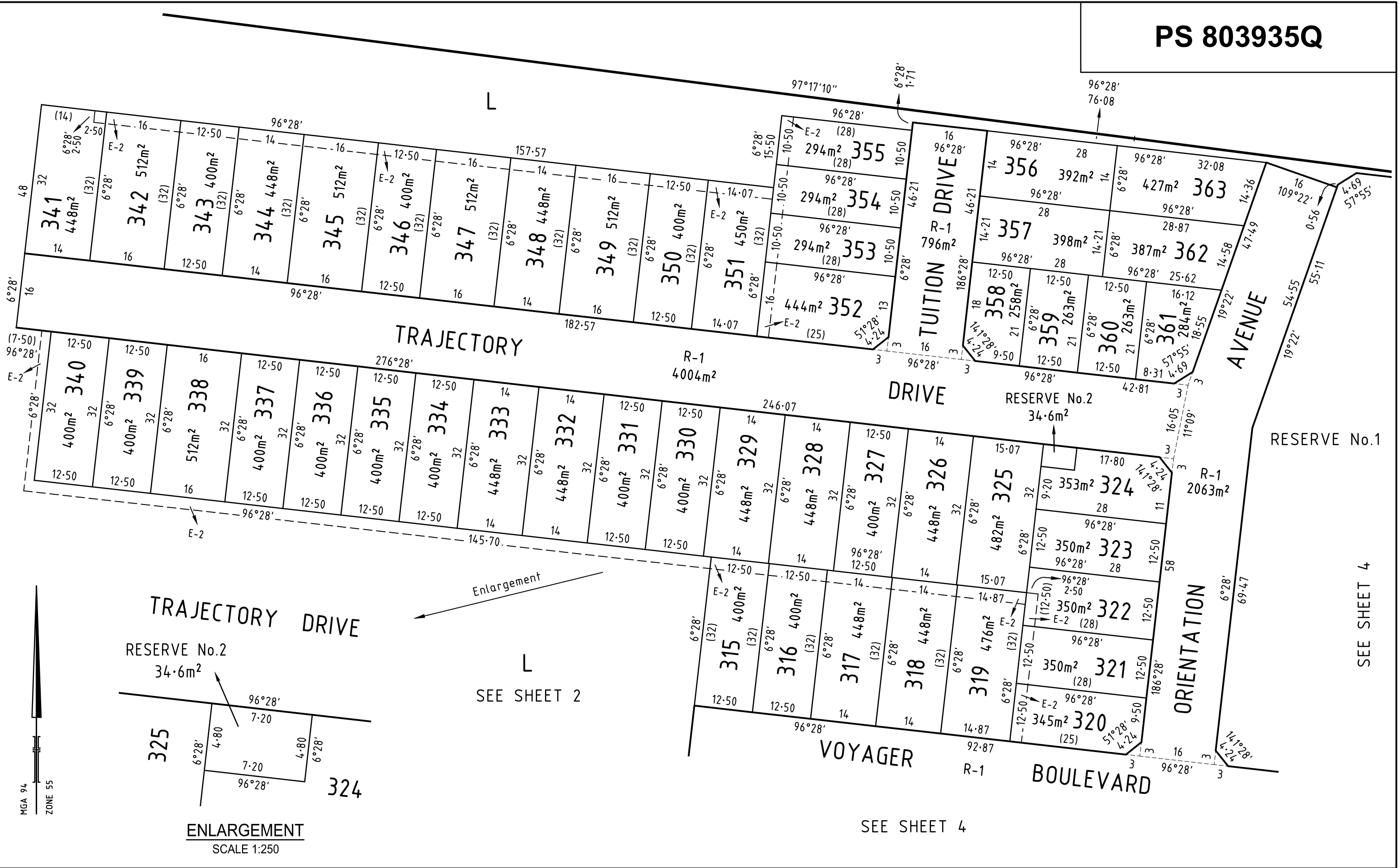
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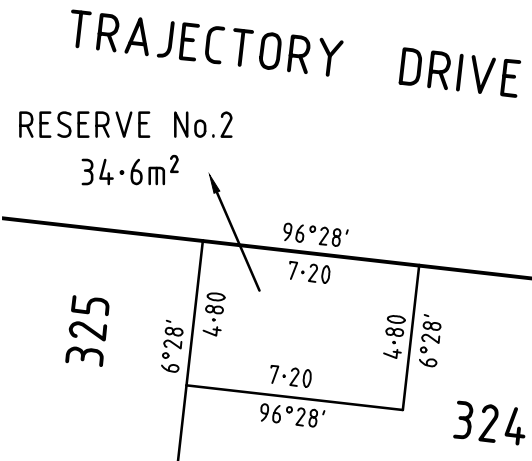
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SIZE: A3

SHEET 2

Licensed Surveyor: Keith Robert Jones  
Ref: 303218SV00  
Version: 8



MGA 94  
ZONE 55



ENLARGEMENT  
SCALE 1:250

SEE SHEET 2

SEE SHEET 4

SEE SHEET 4



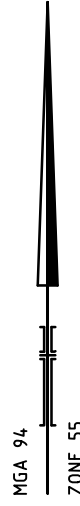
469 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
spiire.com.au

SCALE 1: 750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES
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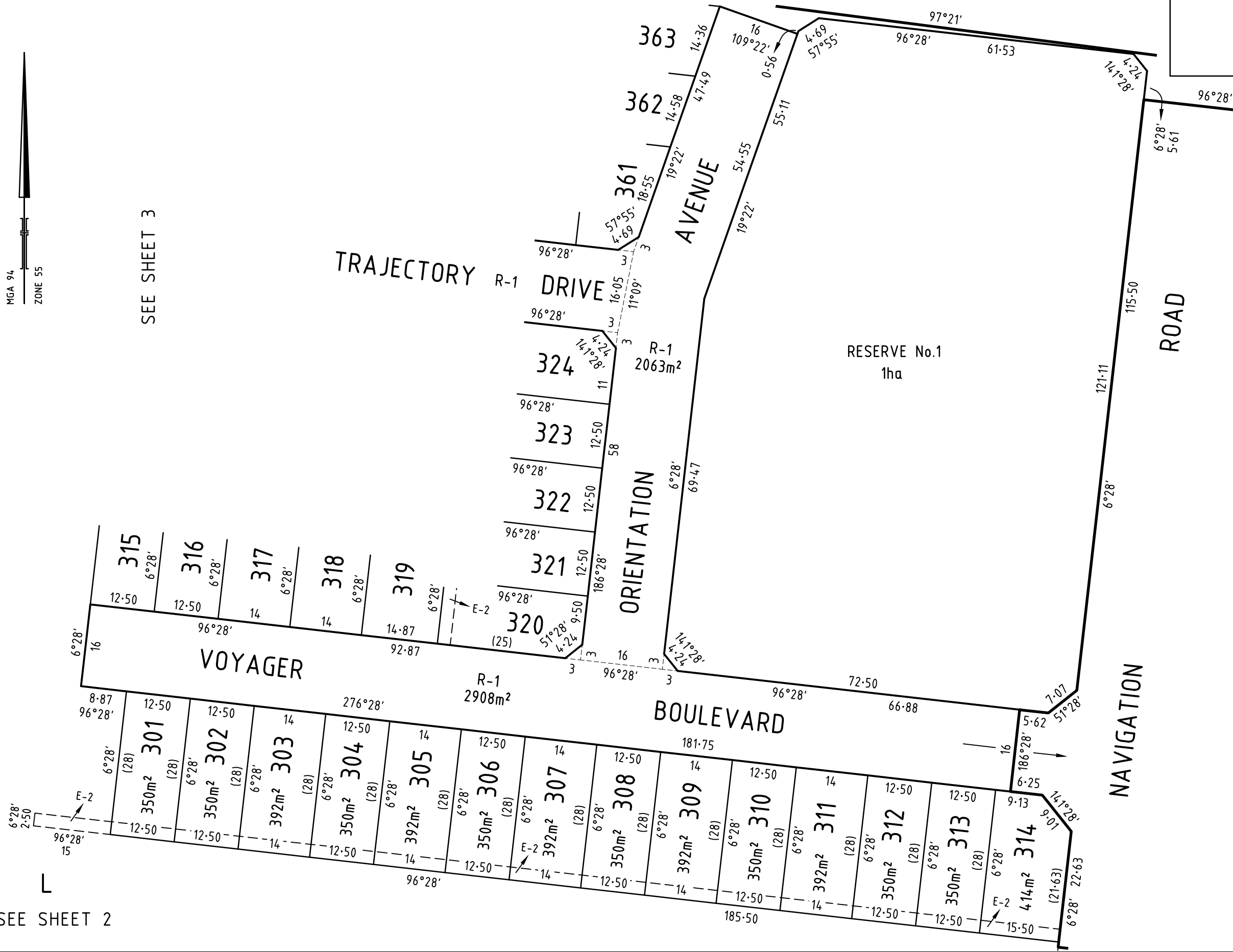
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Ref: 303218SV00  
Version: 8

ORIGINAL SHEET  
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SHEET 3



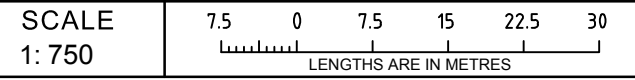
SEE SHEET 3



SEE SHEET 2



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Licensed Surveyor: Keith Robert Jones  
 Ref: 303218SV00  
 Version: 8

ORIGINAL SHEET SIZE: A3

**CREATION OF RESTRICTION A**

The following restriction is to be created upon registration of Plan of Subdivision No. PS803935Q (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
301	302	329	315, 328, 330
302	301, 303	330	329, 331
303	302, 304	331	330, 332
304	303, 305	332	331, 333
305	304, 306	333	332, 334
306	305, 307	334	333, 335
307	306, 308	335	334, 336
308	307, 309	336	335, 337
309	308, 310	337	336, 338
310	309, 311	338	337, 339
311	310, 312	339	338, 340
312	311, 313	340	339
313	312, 314	341	342
314	313	342	341, 343
315	316, 328, 329	343	342, 344
316	315, 317, 328	344	343, 345
317	316, 318, 326, 327, 328	345	344, 346
318	317, 319, 325, 326	346	345, 347
319	318, 320, 321, 322, 325	347	346, 348
320	319, 321	348	347, 349
321	319, 320, 322	349	348, 350
322	319, 321, 323, 325	350	349, 351
323	322, 324, 325	351	350, 352, 353, 354
324	323, 325	352	351, 353
325	318, 319, 322, 323, 324, 326	356	357, 363
326	317, 318, 325, 327	357	356, 358, 359, 360, 362
327	317, 326, 328	362	357, 360, 361, 363
328	315, 316, 317, 327, 329	363	356, 362

**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) subdivide or allow a lot to be subdivided.
- (2) consolidate or allow a lot to be consolidated.
- (3) build more than one dwelling on a lot.
- (4) for those burdened lots with a width greater than 11.50 metres at the frontage 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.
- (5) 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.
- (6) 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.
- (7) 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.
- (8) construct a dwelling on lots 320 to 324 (both inclusive) other than a double storey dwelling.

Note:

- 1) Conditions (1) to (3) and (5) to (8) (all 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. PS803935Q (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
353	351, 352, 354
354	351, 353, 355
355	354
358	357, 359
359	357, 358, 360
360	357, 359, 361, 362
361	360, 362

Lots 353 to 355 and 359 and 360 (all inclusive) are defined as Type A lots under the Small Lot Housing Code and Lots 358 and 361 (both inclusive) 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 benefited 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) subdivide or allow a lot to be subdivided.
- (3) consolidate or allow a lot to be consolidated.
- (4) build more than one dwelling on a lot.
- (5) for lot 354, 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.
- (6) 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.
- (7) 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.
- (8) 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) and (6) to (8) (all inclusive) of this restriction shall expire 6 years after the date of registration of this plan.