


PLAN OF SUBDIVISION		EDITION 1	PS816943T	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: - CROWN PORTION: B (PART) & D (PART) TITLE REFERENCE: C/T VOL 12319 FOL 202 LAST PLAN REFERENCE: LOT Y on PS846574E POSTAL ADDRESS: 1030 TARNEIT ROAD (at time of subdivision) TARNEIT VIC 3029 MGA94 CO-ORDINATES: E: 295 060 ZONE: 55 (of approx centre of land in plan) N: 5 811 160				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Lots 1 to 1100 and Lots A to X (all inclusive) have been omitted from this plan <u>Other Purpose of this plan:</u> To remove by agreement easements E-4 (Drainage) created in PS810123S, E-5 (Sewerage) created in PS814017U, E-11 (Drainage) created in PS810154F and E-12 (Sewerage) created in PS814017U that all lie within Navigation Road in this plan via Section 6 (1) (k) (iv) of the Subdivision Act 1988.		
ROAD R-1	WYNDHAM CITY COUNCIL			
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 11 (54 LOTS)			AREA OF STAGE - 2.735ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 306257SV00		ORIGINAL SHEET SIZE: A3
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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 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	Powerline	See diag.	PS810154F Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited
E-5	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-5	Powerline	See diag.	PS 810154F - Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited
E-6	Supply of Water through underground pipes	See diag.	C/E A162815S	City West Water Corporation
E-6	Gas Supply	See diag.	C/E A165706G	Ausnet Gas Services Pty Ltd
E-7	Gas Supply	See diag.	C/E A165706G	Ausnet Gas Services Pty Ltd
E-8	Supply of Water through underground pipes	3	C/E A162815S	City West Water Corporation
E-9	Powerline	3	PS 810154F - Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited
E-9	Supply of Water through underground pipes	3	C/E A162815S	City West Water Corporation
E-10	Transmission of Electricity	See diag.	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-10	Supply of Water through underground pipes	See diag.	C/E A162815S	City West Water Corporation
E-11	Sewerage	2.50	PS 814017U	City West Water Corporation
E-12	Sewerage	2.50	PS 814030D	City West Water Corporation
E-12	Drainage	2.50	PS 814030D	Wyndham City Council
E-13	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-13	Sewerage	2.50	PS 810154F	City West Water Corporation
E-14	Drainage	See diag.	PS 810154F	Wyndham City Council
E-15	Sewerage	2.50	This Plan	City West Water Corporation
E-16	Sewerage	3.50	PS 814017U	City West Water Corporation
E-16	Drainage	3.50	PS 814017U	Wyndham City Council
E-17	Supply of Water through underground pipes	See diag.	C/E AU136793F	City West Water Corporation
E-17	Transmission of Electricity	See diag.	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-18	Supply of Water through underground pipes	See diag.	C/E AU136793F	City West Water Corporation
E-18	Transmission of Electricity	See diag.	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-18	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

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ORIGINAL SHEET
SIZE: A3

SHEET 2



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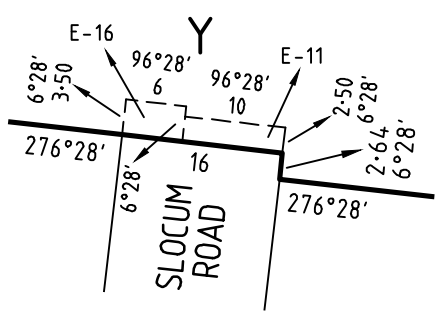
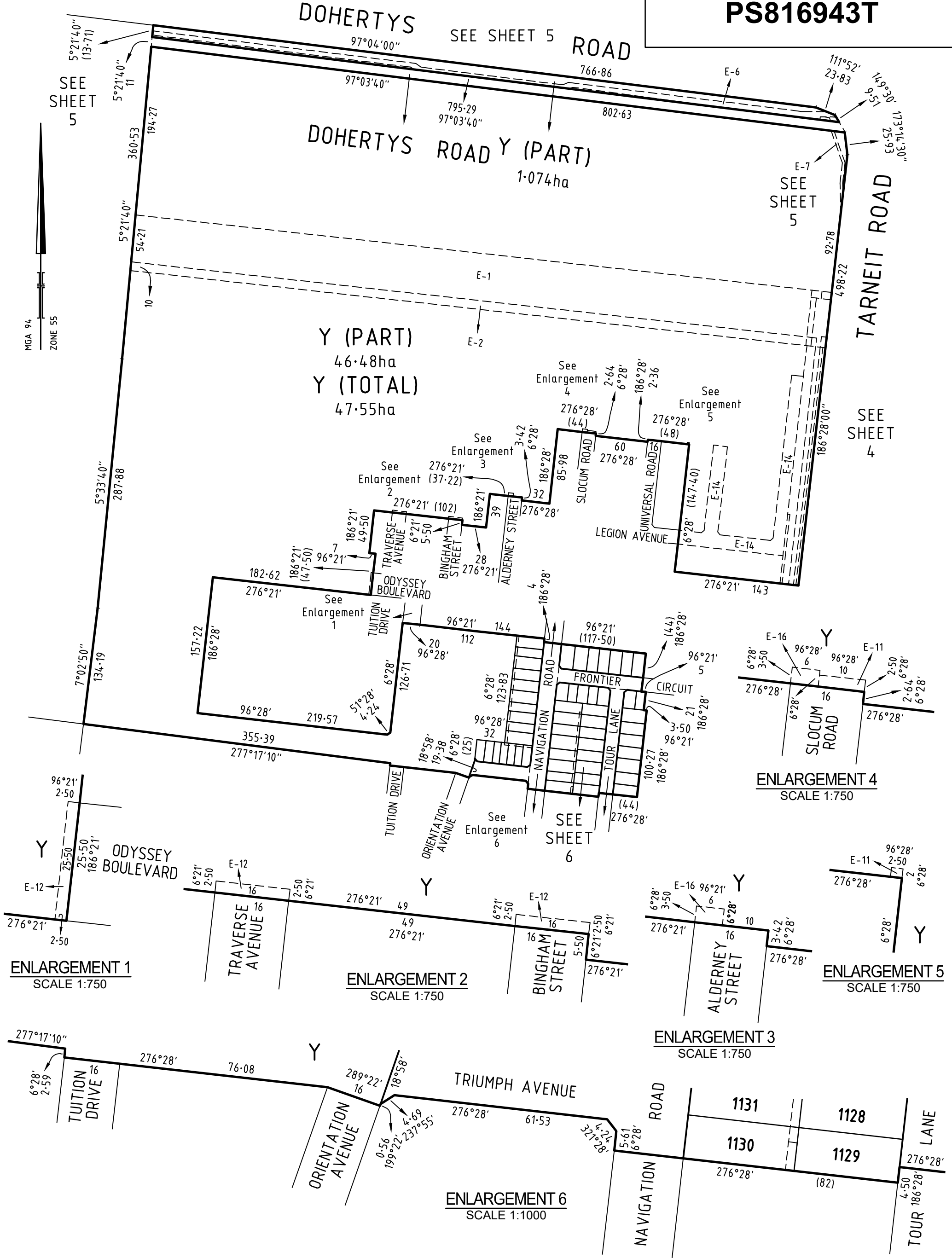
DOHERTYS ROAD SEE SHEET 5

SEE SHEET 5

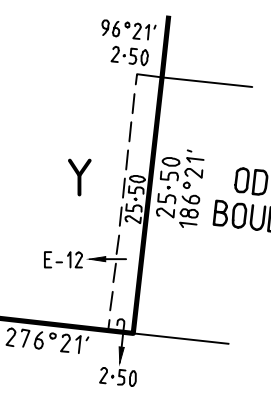
DOHERTYS ROAD Y (PART) 1.074ha

TARNEIT ROAD

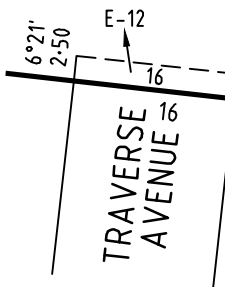
Y (PART) 46.48ha
Y (TOTAL) 47.55ha



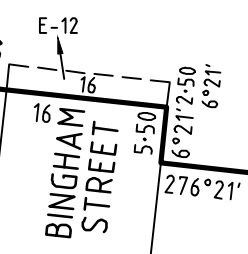
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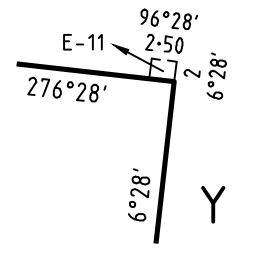
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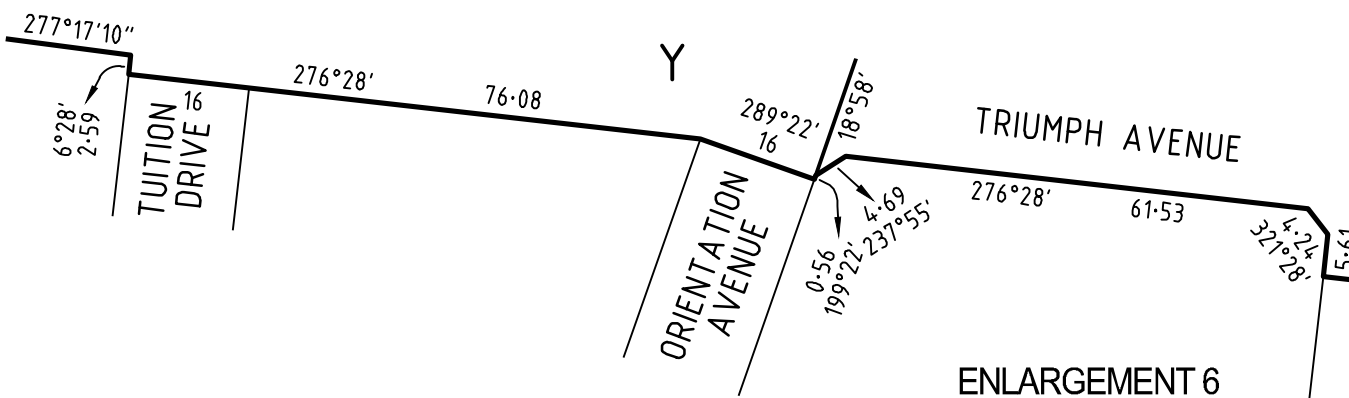
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ENLARGEMENT 3 SCALE 1:750



ENLARGEMENT 5 SCALE 1:750



ENLARGEMENT 6 SCALE 1:1000

SURVEYOR'S FILE REF: 306257SV00

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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

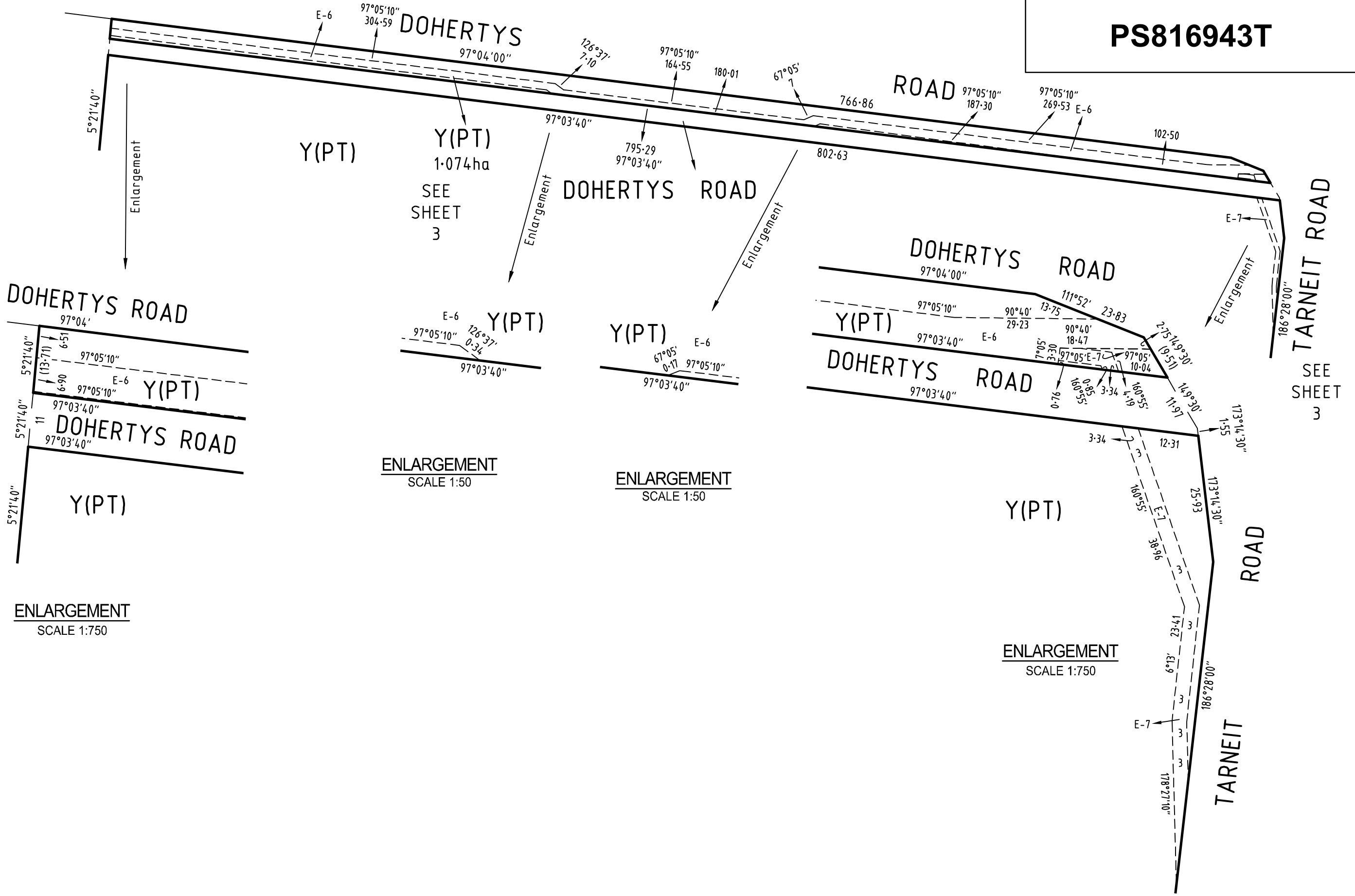
SHEET 3



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MGA 94
ZONE 55



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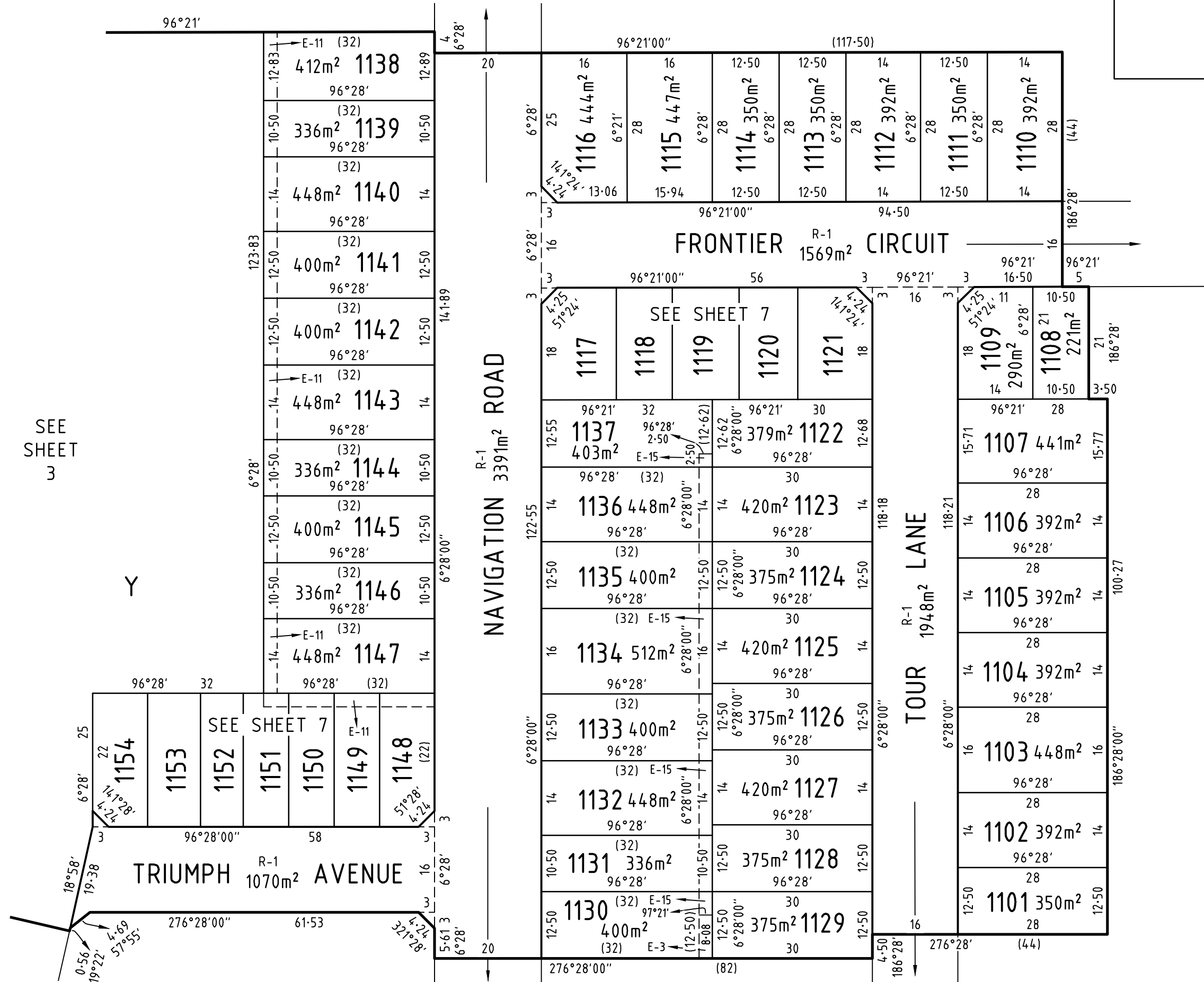
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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

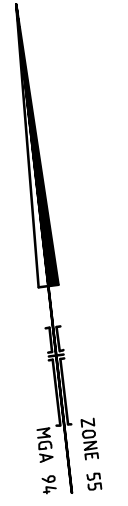
SHEET 5

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SEE SHEET 3

Y



PS816943T

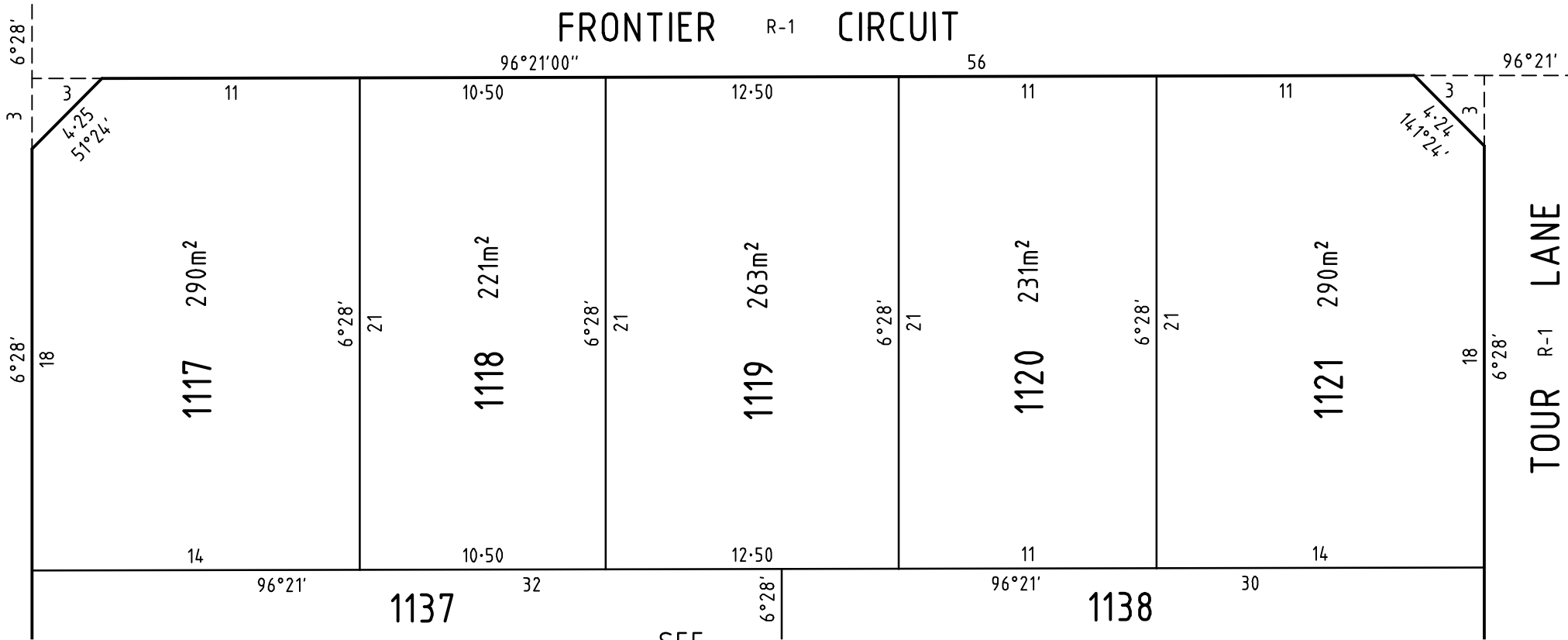
FRONTIER R-1 CIRCUIT

NAVIGATION R-1 ROAD

TOUR R-1 LANE

SEE SHEET 6

SEE SHEET 6



1137

1138

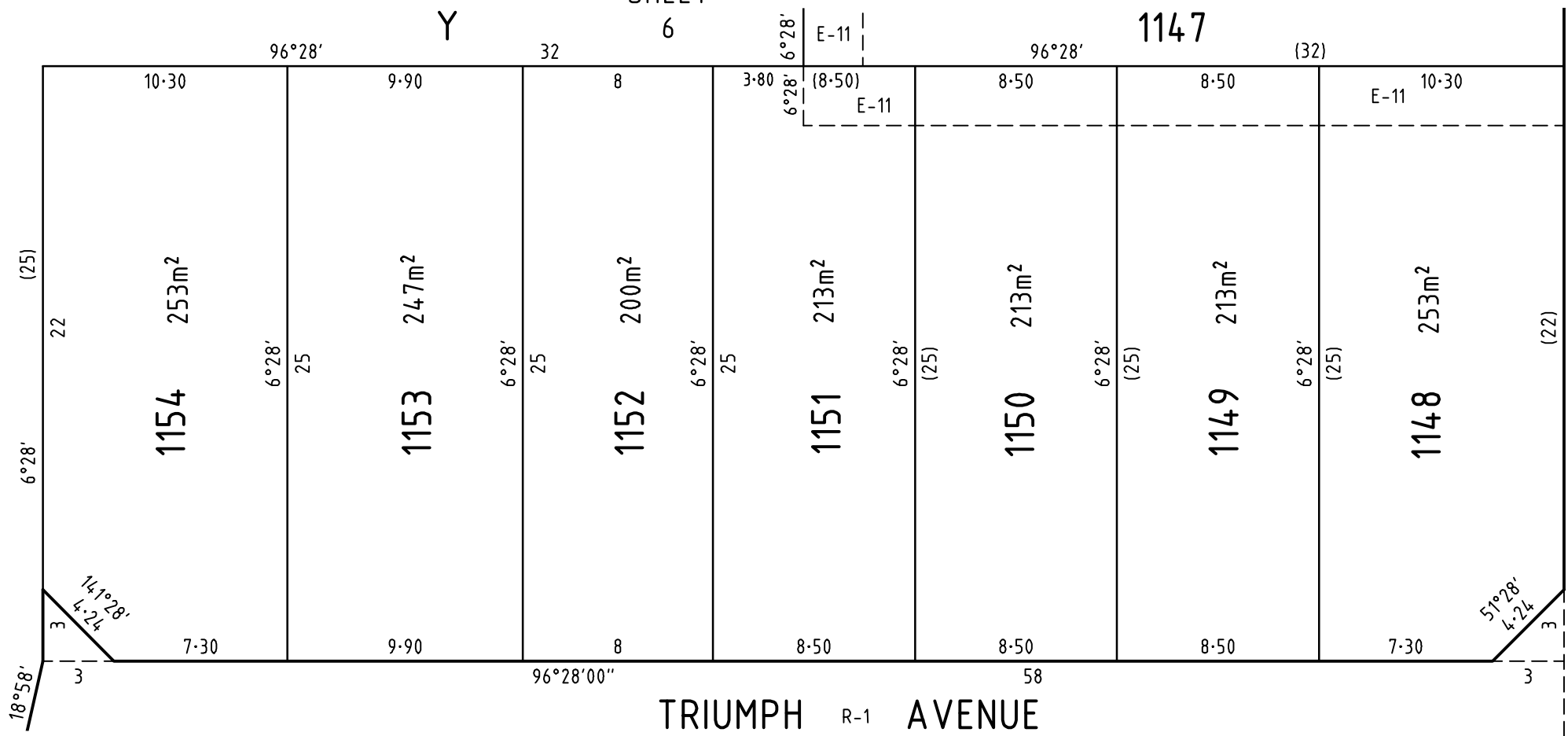
SEE SHEET 6

Y

1147

SEE SHEET 3

SEE SHEET 6



NAVIGATION R-1 ROAD

TRIUMPH R-1 AVENUE

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SCALE 1: 250
2.5 0 2.5 5 7.5 10
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 7



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CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS816943T (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
1101	1102	1128	1127, 1129, 1131, 1132
1102	1101, 1103	1129	1128, 1130
1103	1102, 1104	1130	1129, 1131
1104	1103, 1105	1131	1128, 1130, 1132
1105	1104, 1106	1132	1127, 1128, 1131, 1133
1106	1105, 1107	1133	1126, 1127, 1132, 1134
1107	1106, 1108, 1109	1134	1125, 1126, 1133, 1135
1110	1111	1135	1124, 1134, 1136
1111	1110, 1112	1136	1123, 1135, 1137
1112	1111, 1113	1137	1117, 1118, 1119, 1122, 1136
1113	1112, 1114	1138	1139
1114	1113, 1115	1139	1138, 1140
1115	1114, 1116	1140	1139, 1141
1116	1115	1141	1140, 1142
1122	1119, 1120, 1121, 1123, 1137	1142	1141, 1143
1123	1122, 1124, 1136	1143	1142, 1144
1124	1123, 1125, 1135	1144	1143, 1145
1125	1124, 1126, 1134	1145	1144, 1146
1126	1125, 1127, 1133, 1134	1146	1145, 1147
1127	1126, 1128, 1132, 1133	1147	1146, 1148, 1149, 1150, 1151

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 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.
- (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. PS816943T (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
1108	1107, 1109	1148	1147, 1149
1109	1107, 1108	1149	1147, 1148, 1150
1117	1118, 1137	1150	1147, 1149, 1151
1118	1117, 1119, 1137	1151	1147, 1150, 1152
1119	1118, 1120, 1122, 1137	1152	1151, 1153
1120	1119, 1121, 1122	1153	1152, 1154
1121	1120, 1122	1154	1153

Lots 1108, 1118 to 1120 and 1148 to 1154 (all inclusive) are defined as Type A lots under the Small Lot Housing Code and Lots 1109, 1117 and 1121 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.