

PLAN OF SUBDIVISION	EDITION 1	PS 832982R
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LOCATION OF LAND
 PARISH: TARNEIT
 TOWNSHIP: -
 SECTION: 20
 CROWN ALLOTMENT: -
 CROWN PORTION: B (PART)
 TITLE REFERENCE: C/T VOL FOL ...

LAST PLAN REFERENCE: LOT AB on PS 842441W

POSTAL ADDRESS: 1030 TARNEIT ROAD
 (at time of subdivision) TARNEIT VIC 3029

MGA94 CO-ORDINATES: E: 295 260 ZONE: 55
 (of approx centre of land in plan) N: 5 811 420

NOTATIONS

Lots 1 to 730 (both inclusive) have been omitted from this plan.

Other purpose of this plan

To remove by agreement Easement E-11 (Drainage) created in PS810154F that lies within Legion Avenue and Holstein Crescent in this plan via section 6 (1) (k) (iii) of the Subdivision Act 1988.

To remove by agreement easement E-19 (Sewerage) created in PS842441W that lies within Holstein Crescent in this plan via section 6 (1) (k) (iii) of The Subdivision Act 1988.

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL / BODY / PERSON
ROAD R-1 RESERVE No.1	WYNDHAM CITY COUNCIL 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. -

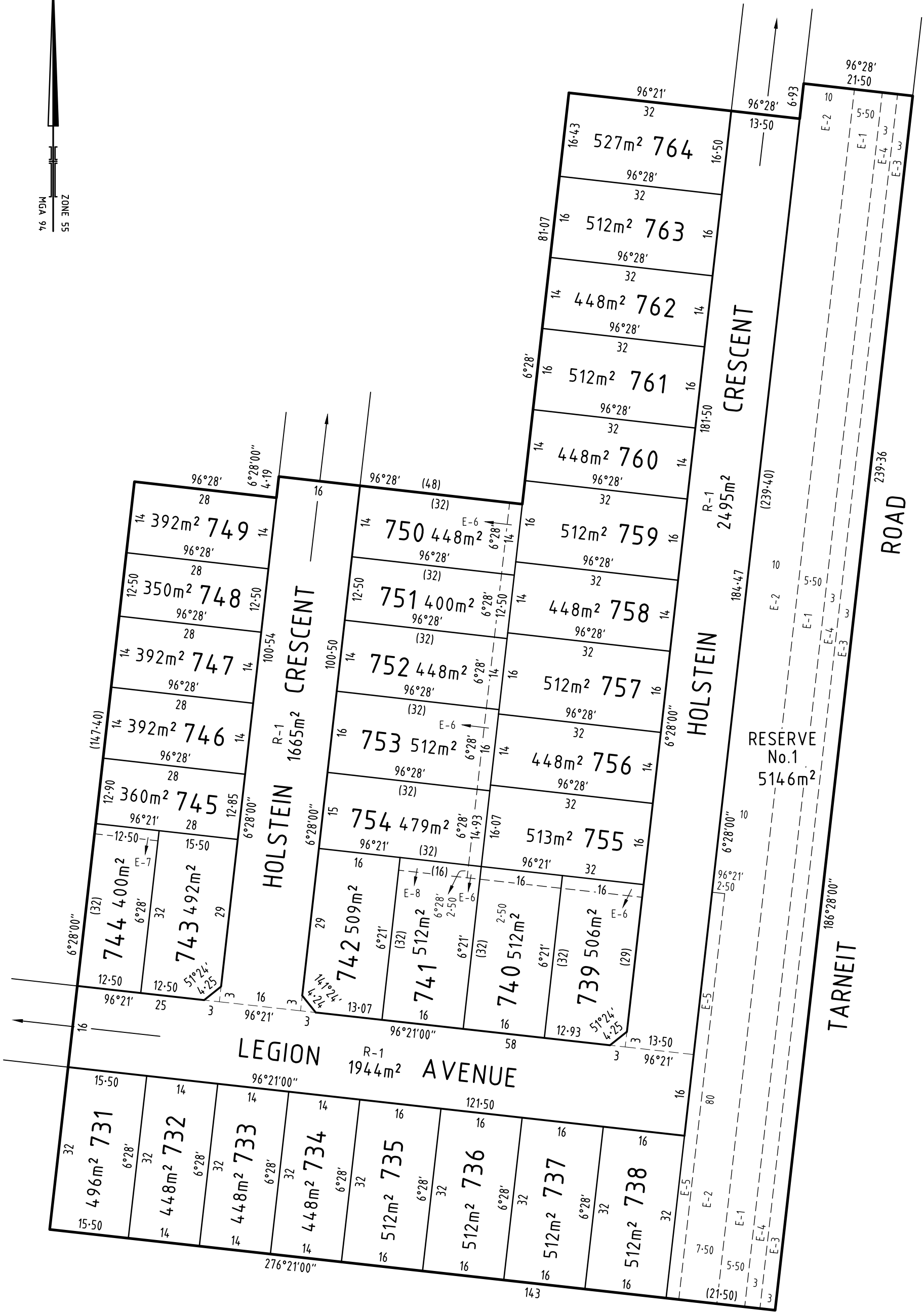
EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-1	Powerline	See diag.	PS810154F - Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited
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-2	Powerline	See diag.	PS 810154F - Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited
E-3	Supply of Water through underground pipes	3	C/E A162815S	City West Water Corporation
E-4	Powerline	3	PS 810154F - Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited
E-4	Supply of Water through underground pipes	3	C/E A162815S	City West Water Corporation
E-5	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-5	Sewerage	2.50	PS 810154F	City West Water Corporation
E-6	Sewerage	2.50	PS 842441W	Greater Western Water Corporation
E-7	Sewerage	2	This Plan	Greater Western Water Corporation
E-8	Sewerage	2.50	This Plan	Greater Western Water Corporation

NEWHAVEN ESTATE - STAGE 7B (34 LOTS) AREA OF STAGE - 2.712ha

 <p>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</p>	SURVEYORS FILE REF: 306342SV00	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
	Licensed Surveyor: Terry J Mawson Version: 4		



SURVEYOR'S FILE REF: 306342SV00

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

ORIGINAL SHEET SIZE: A3

SHEET 2



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CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS 832982R (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
731	732	748	747, 749
732	731, 733	749	748
733	732, 734	750	751, 758, 759
734	733, 735	751	750, 752, 757, 758
735	734, 736	752	751, 753, 757
736	735, 737	753	752, 754, 755, 756, 757
737	736, 738	754	741, 742, 753, 755
738	737	755	739, 740, 741, 753, 754, 756
739	740, 755	756	753, 755, 757
740	739, 741, 755	757	751, 752, 753, 756, 758
741	740, 742, 754, 755	758	750, 751, 757, 759
742	741, 754	759	750, 758, 760
743	744, 745	760	759, 761
744	743, 745	761	760, 762
745	743, 744, 746	762	761, 763
746	745, 747	763	762, 764
747	746, 748	764	763

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 731 to 741 & 744 to 764 (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.