


<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS819163F</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 AG on PS819155E  POSTAL ADDRESS: 1030 TARNEIT ROAD (at time of subdivision) TARNEIT VIC 3029 MGA94 CO-ORDINATES: E: 294 900 ZONE: 55 (of approx centre of land in plan) N: 5 811 470		Council Name: Wyndham City Council  Council Reference Number: WYS5778/21 Planning Permit Reference: WYP6865/13 SPEAR Reference Number: S180200E  <b>Certification</b>  This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 15/12/2021  Public Open Space  A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification  Digitally signed by: Carolyn Harriott for Wyndham City Council on 10/11/2022		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL / BODY / PERSON		Lots 1 to 1500, and A to AG (all 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 and Drainage in favour of Wyndham City Council created in PS814030D that lie within Traverse Avenue and Bingham Street in this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.  To remove by agreement Easement E-10, Drainage in favour of Wyndham City Council created in PS819155E that lies within Pratham Street in this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.  To remove by agreement Easement E-18, Sewerage in favour of Greater Western Water Corporation created in PS842441W that lies within Pratham Street in this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.	
ROAD R-1	WYNDHAM CITY COUNCIL			
<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
SEE SHEET 2 FOR EASEMENT INFORMATION				
<b>NEWHAVEN ESTATE - STAGE 15 (37 LOTS)</b>			<b>AREA OF STAGE - 1.683ha</b>	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 303447SV00		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 diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-2	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-2	Water Supply Pipeline Purposes	See diagram	Sec. 130 Water Act 1989, Sec. 19 Land Acquisition & Compensation Act 1986 Vide Notification AJ284302V	Barwon Region Water Corporation
E-3	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-4	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-4	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-5	Supply of Water through underground pipes	See diagram	C/E AU136793F	City West Water Corporation
E-5	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-6	Supply of Water through underground pipes	See diagram	C/E AU136793F	City West Water Corporation
E-6	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-6	Water Supply Pipeline Purposes	See diagram	Sec. 130 Water Act 1989, Sec. 19 Land Acquisition & Compensation Act 1986 Vide Notification AJ284302V	Barwon Region Water Corporation
E-7	Drainage	2.50	PS819155E	Wyndham City Council
E-8	Sewerage	2.50	PS819155E	Greater Western Water Corporation
E-9	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-9	Sewerage	See diagram	PS842441W	Greater Western Water Corporation
E-10	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-10	Water Supply Pipeline Purposes	See diagram	Sec. 130 Water Act 1989, Sec. 19 Land Acquisition & Compensation Act 1986 Vide Notification AJ284302V	Barwon Region Water Corporation
E-10	Sewerage	See diagram	PS842441W	Greater Western Water Corporation
E-11	Sewerage	2.50	This Plan	Greater Western Water Corporation
E-12	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-12	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-13	Sewerage	See diagram	PS842441W	Greater Western Water Corporation
E-14	Drainage	See diagram	PS842441W	Wyndham City Council
E-14	Sewerage	See diagram	PS842441W	Greater Western Water Corporation
E-17	Powerline	See diagram	PS842441W - Sect.88 Electricity Industry Act 2000	Powercor Australia Limited
E-18	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-18	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-18	Powerline	See diagram	PS842441W - Sect.88 Electricity Industry Act 2000	Powercor Australia Limited
E-19	Gas Supply	5.50	PS842441W	Ausnet Gas Services Pty Ltd
E-19	Supply of Water through underground pipes	5.50	PS842441W	Greater Western Water Corporation
E-20	Powerline	2.50	PS842441W - Sect.88 Electricity Industry Act 2000	Powercor Australia Limited
E-21	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-21	Powerline	See diagram	PS842441W - Sect.88 Electricity Industry Act 2000	Powercor Australia Limited
E-21	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-22	Sewerage	See diagram	This Plan	Greater Western Water Corporation
E-22	Drainage	See diagram	This Plan	Wyndham City Council
E-23	Transmission of Electricity	2.50	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-23	Sewerage	2.50	This Plan	Greater Western Water Corporation
E-24	Transmission of Electricity	2.50	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-24	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-24	Sewerage	2.50	This Plan	Greater Western Water Corporation

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SHEET 2



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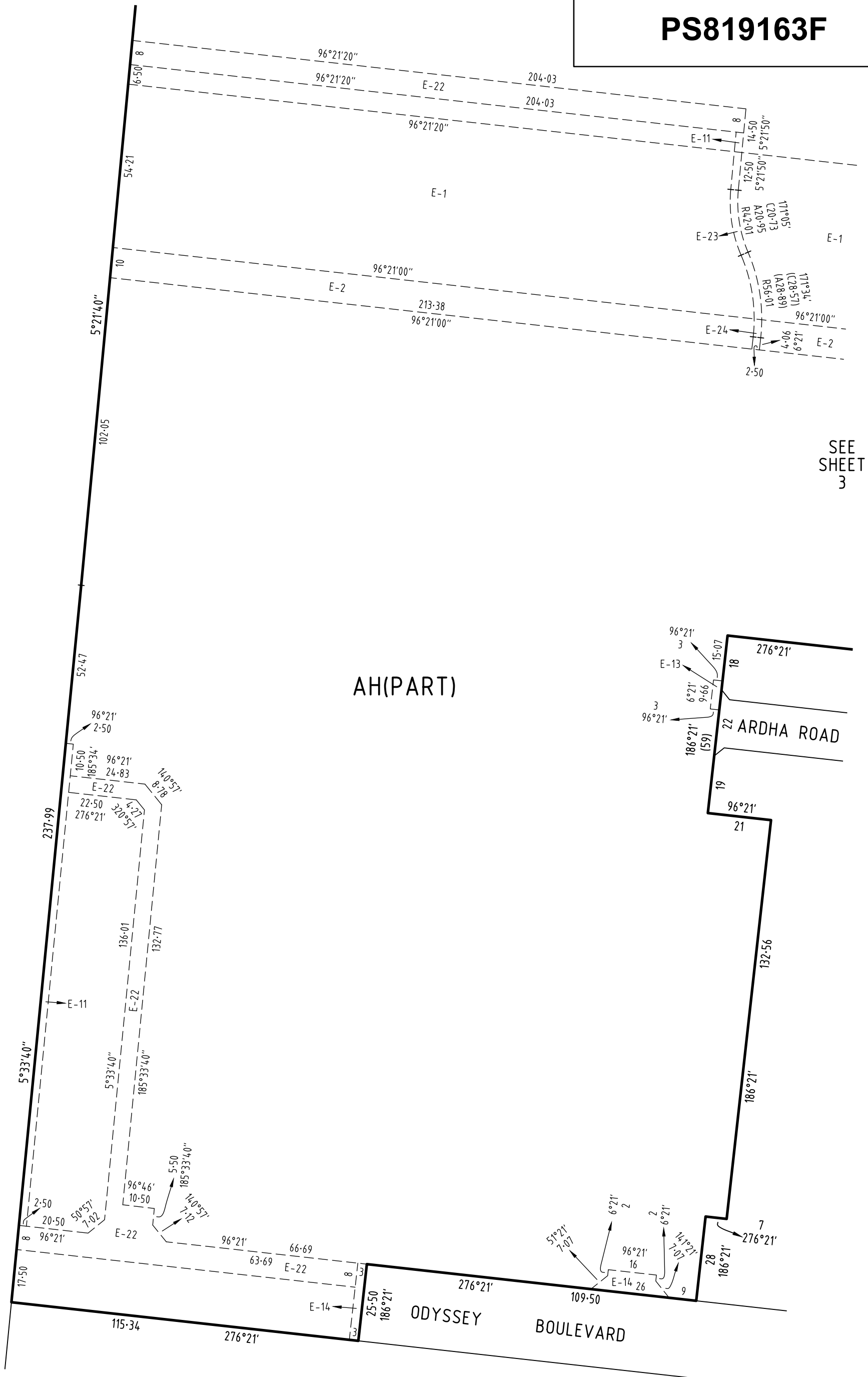
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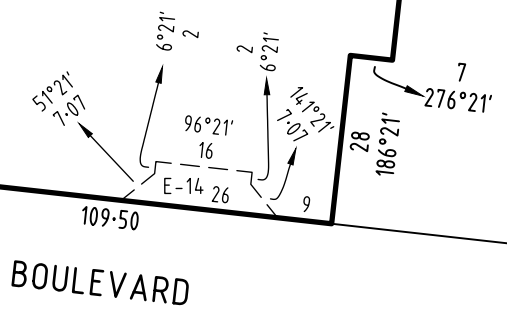
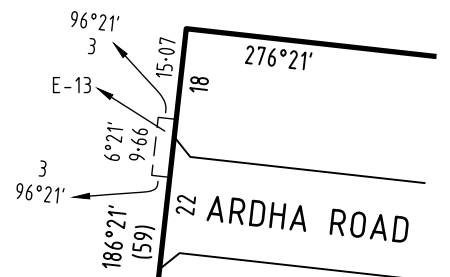
PS819163F

MGA 94  
ZONE 55



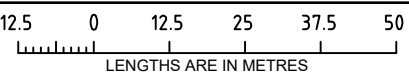
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AH(PART)



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SCALE 1: 1250



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SHEET 4



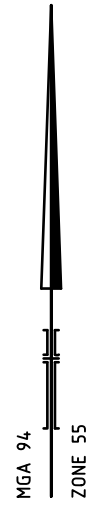
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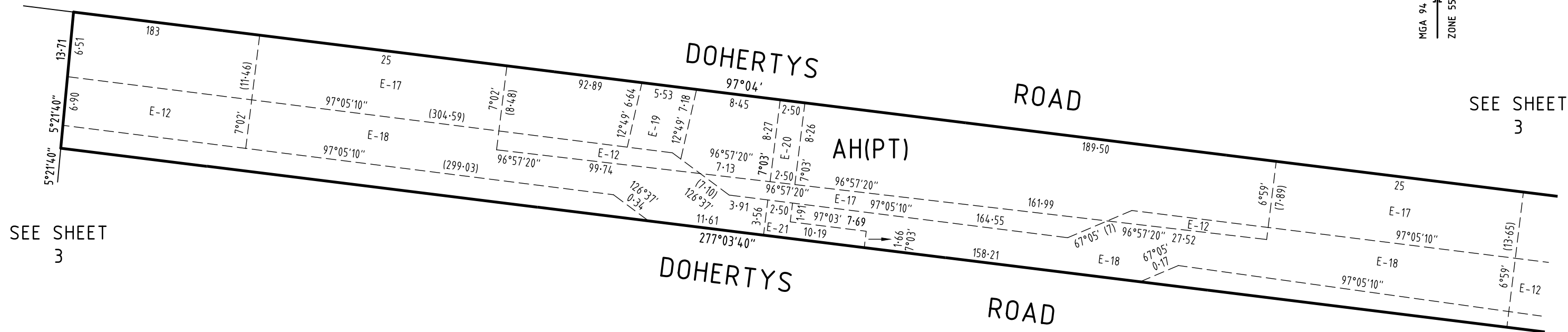
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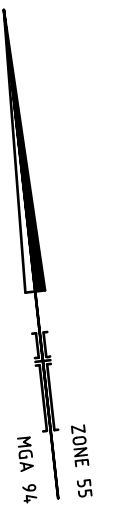
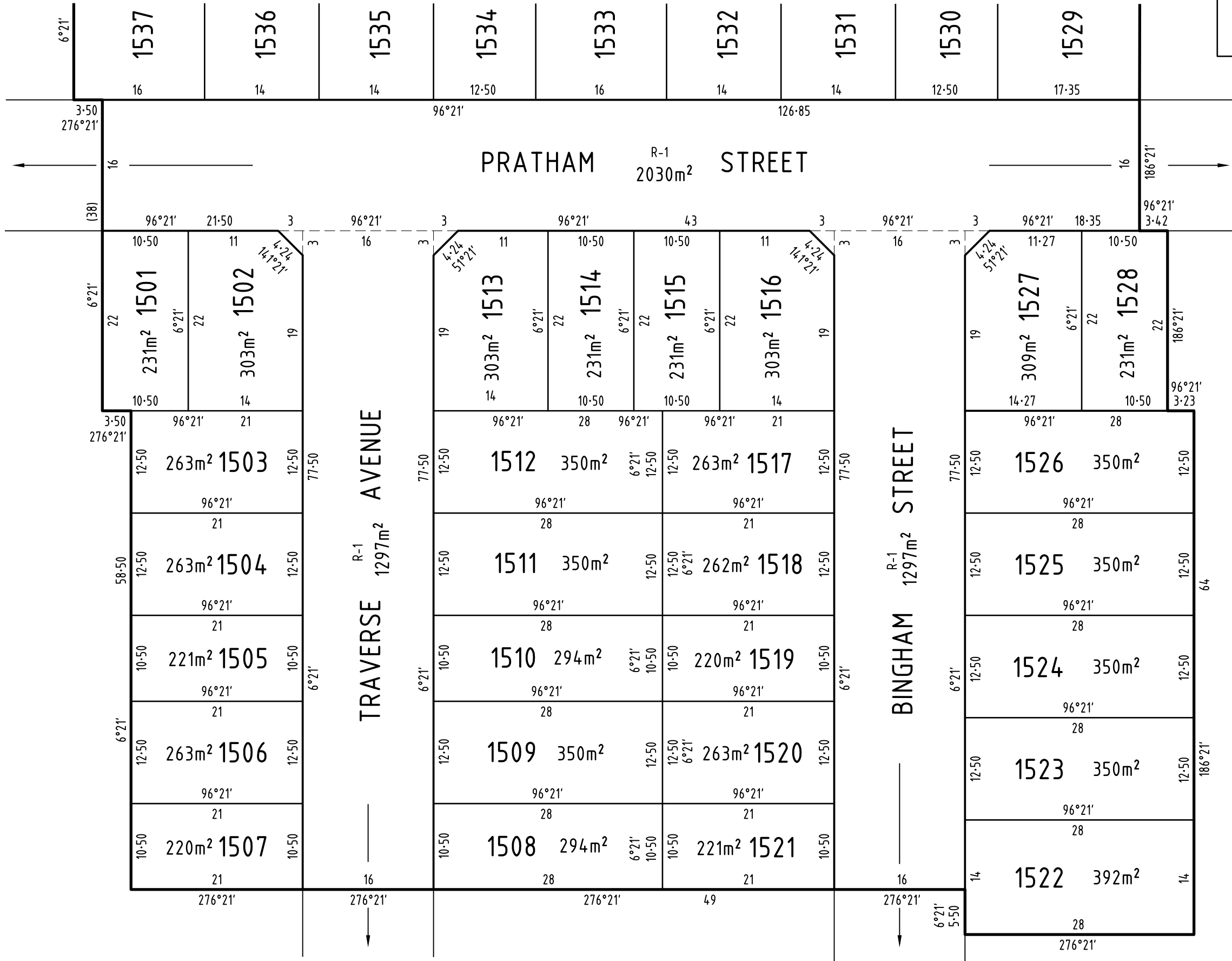
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3

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SCALE 1: 500

LENGTHS ARE IN METRES

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CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS819163F (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
1502	1501, 1503	1523	1522, 1524	1531	1530, 1532
1509	1508, 1510, 1520	1524	1523, 1525	1532	1531, 1533
1511	1510, 1512, 1518	1525	1524, 1526	1533	1532, 1534
1512	1511, 1513, 1514, 1515, 1517	1526	1525, 1527, 1528	1534	1533, 1535
1513	1512, 1514	1527	1526, 1528	1535	1534, 1536
1516	1515, 1517	1529	1530	1536	1535, 1537
1522	1523	1530	1529, 1531	1537	1536

**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:

- for lots 1529 to 1537 (both 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.
- 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.
- 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.
- 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:

- 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. PS819163F (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
1501	1502, 1503	1508	1509, 1521	1518	1511, 1517, 1519
1503	1501, 1502, 1504	1510	1509, 1511, 1519	1519	1510, 1518, 1520
1504	1503, 1505	1514	1512, 1513, 1515	1520	1509, 1519, 1521
1505	1504, 1506	1515	1512, 1514, 1516, 1517	1521	1508, 1520
1506	1505, 1507	1517	1512, 1515, 1516, 1518	1528	1526, 1527
1507	1506				

Lots 1501, 1503 to 1508, 1510, 1514, 1515, 1517 to 1521, and 1528 (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:

- 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.
- 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.
- 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.
- 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:

- Condition (1) of this restriction shall expire after the issue of a certificate of occupancy for the dwelling on the burdened lot.
- Conditions (2) to (4) (both inclusive) of this restriction shall expire 6 years after the date of registration of this plan.

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