


PLAN OF SUBDIVISION		EDITION 1	PS906014P	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: - CROWN PORTION: B (PART) TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT AL on PS906015M POSTAL ADDRESS: 1030 TARNEIT ROAD (at time of subdivision) TARNEIT VIC 3029 MGA94 CO-ORDINATES: E: 294 670 ZONE: 55 (of approx centre of land in plan) N: 5 811 610		Council Name: Wyndham City Council Council Reference Number: WYS5896/21 Planning Permit Reference: WYP6865/13 SPEAR Reference Number: S187592C Certification This plan is certified under section 6 of the Subdivision Act 1988 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: Mark Tenner for Wyndham City Council on 22/05/2023		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Lots 1 to 2100, and A to AL (all inclusive) have been omitted from this plan. <u>Other purpose of this plan</u> To remove by agreement : Easement E-11 (Sewerage in favour of Greater Western Water Corporation) created in PS 901638A that lies within Crib Street and Eloquence Road via section 6 (1) (k) (iv) of the Subdivision Act 1988. Easement E-12 (Sewerage in favour of Greater Western Water Corporation) created in PS 901681Y that lies within Eloquence Road via section 6 (1) (k) (iv) of the Subdivision Act 1988. Easement E-14 (Supply of Electricity through underground cables in favour of Powercor Australia Limited) created in PS 901638A that lies within Eloquence Road via section 6 (1) (k) (iv) of the Subdivision Act 1988. Easement E-23 (Sewerage in favour of Greater Western Water Corporation) created in PS 901681Y, and (Supply of Electricity through underground cables in favour of Powercor Australia Limited) created in PS 901638A that lies within Eloquence Road via section 6 (1) (k) (iv) 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 21 (55 LOTS)			AREA OF STAGE - 2.996ha	
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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	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-7	Sewerage	See diagram	PS842441W	Greater Western Water Corporation
E-8	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-8	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-8	Sewerage	See diagram	PS842441W	Greater Western Water Corporation
E-9	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-9	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-10	Transmission of Electricity	2.50	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-10	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-10	Sewerage	2.50	PS819163F	Greater Western Water Corporation
E-11	Sewerage	See diagram	PS901638A	Greater Western Water Corporation
E-12	Sewerage	2.50	This Plan	Greater Western Water Corporation
E-13	Powerline	See diagram	PS842441W - Sect.88 Electricity Industry Act 2000	Powercor Australia Limited
E-14	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-14	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-14	Powerline	See diagram	PS842441W - Sect.88 Electricity Industry Act 2000	Powercor Australia Limited
E-15	Gas Supply	5.50	PS842441W	Ausnet Gas Services Pty Ltd
E-15	Supply of Water through underground pipes	5.50	PS842441W	Greater Western Water Corporation
E-16	Powerline	2.50	PS842441W - Sect.88 Electricity Industry Act 2000	Powercor Australia Limited
E-17	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-17	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-17	Powerline	See diagram	PS842441W - Sect.88 Electricity Industry Act 2000	Powercor Australia Limited
E-18	Sewerage	2.50	PS819163F	Greater Western Water Corporation
E-19	Sewerage	See diagram	PS819163F	Greater Western Water Corporation
E-19	Drainage	See diagram	PS819163F	Wyndham City Council
E-20	Transmission of Electricity	2.50	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-20	Sewerage	2.50	PS819163F	Greater Western Water Corporation

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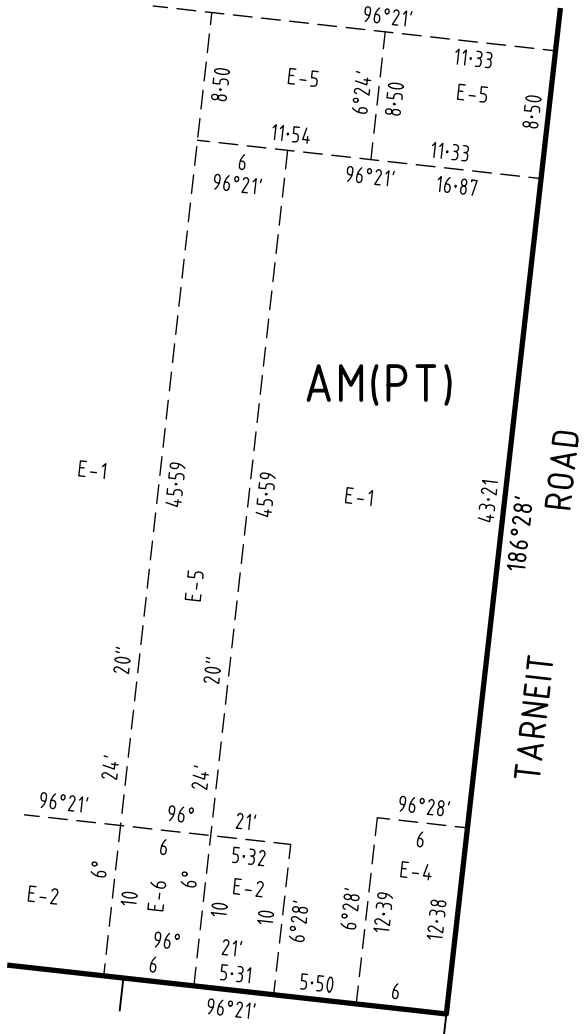
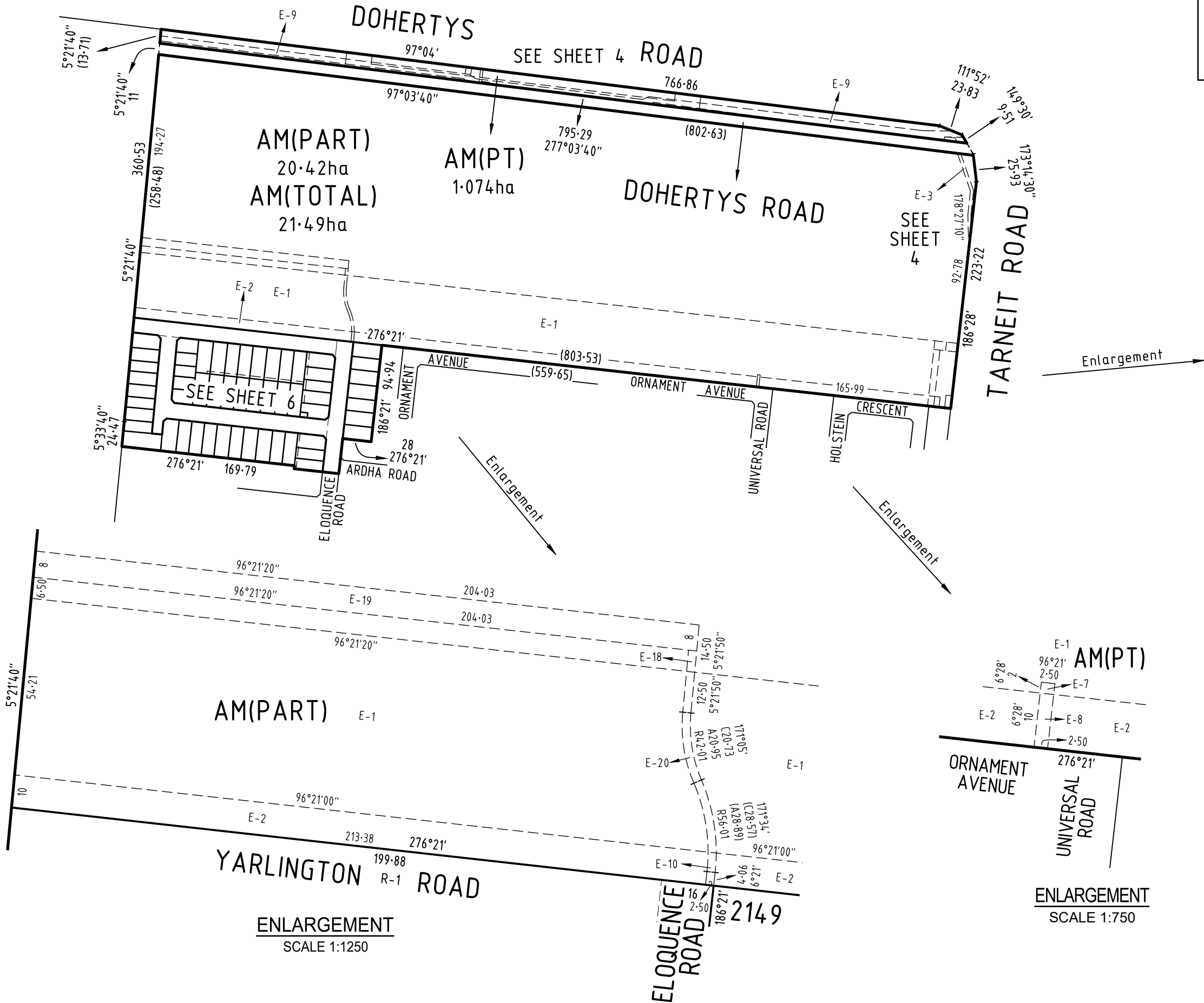
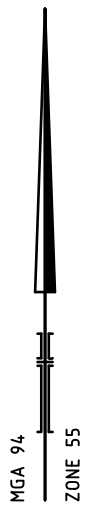
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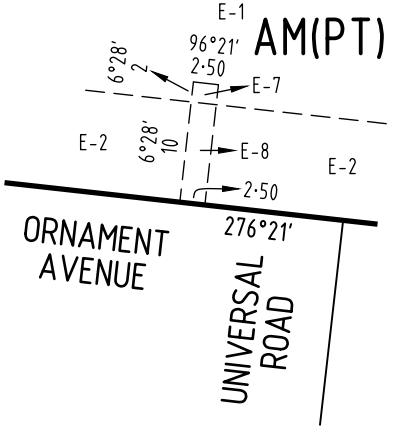
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ENLARGEMENT
SCALE 1:500



ENLARGEMENT
SCALE 1:750

ENLARGEMENT
SCALE 1:1250

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SCALE 1: 4000

LENGTHS ARE IN METRES

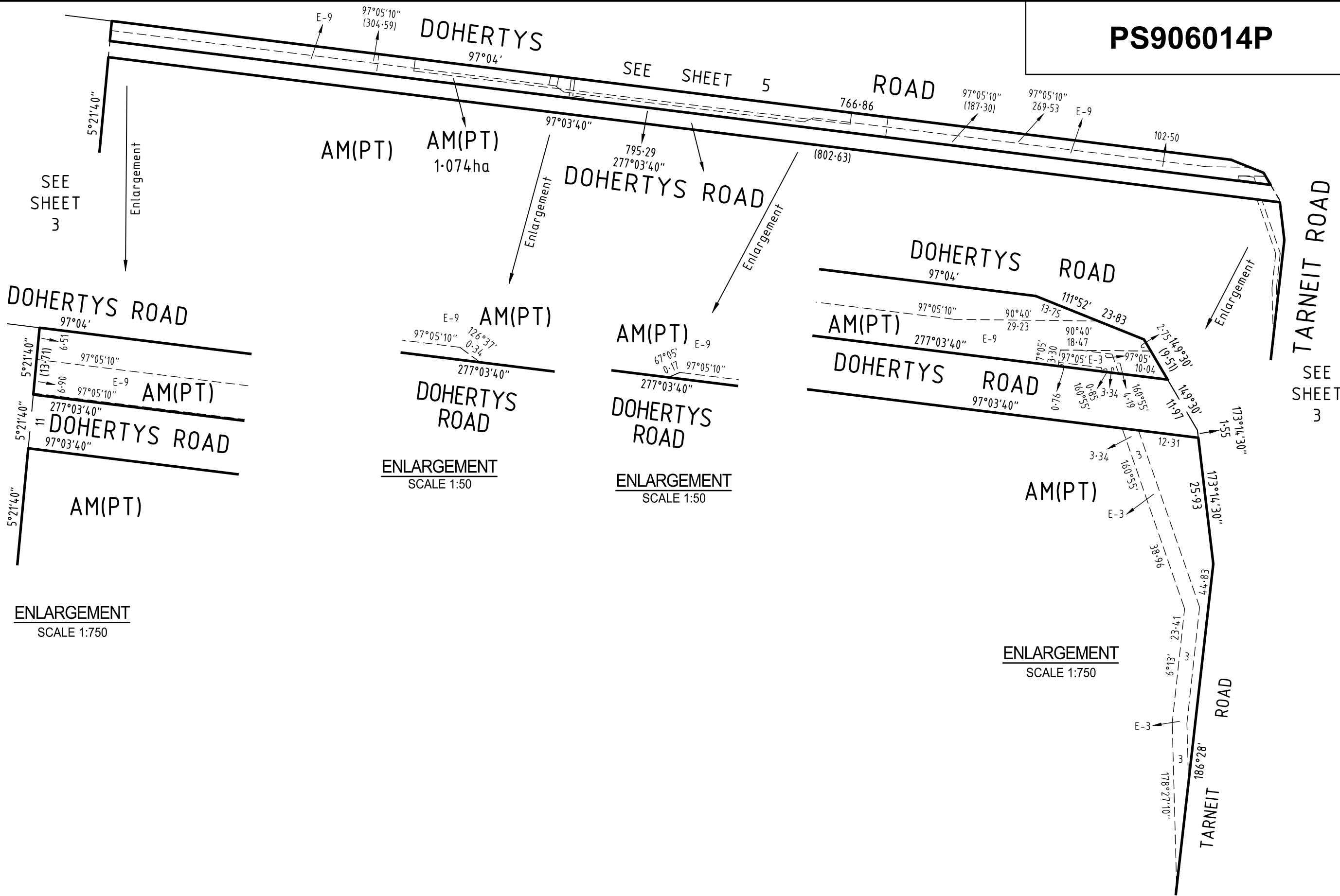
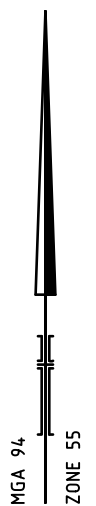
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SCALE 1: 2500

LENGTHS ARE IN METRES

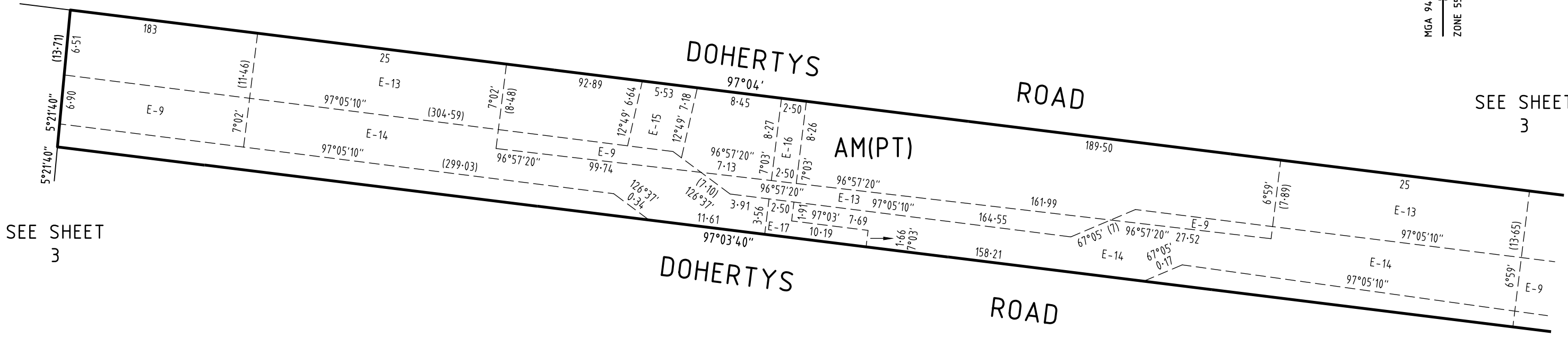
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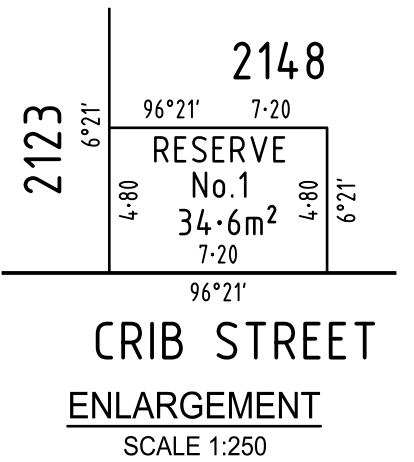
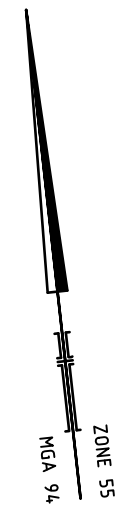
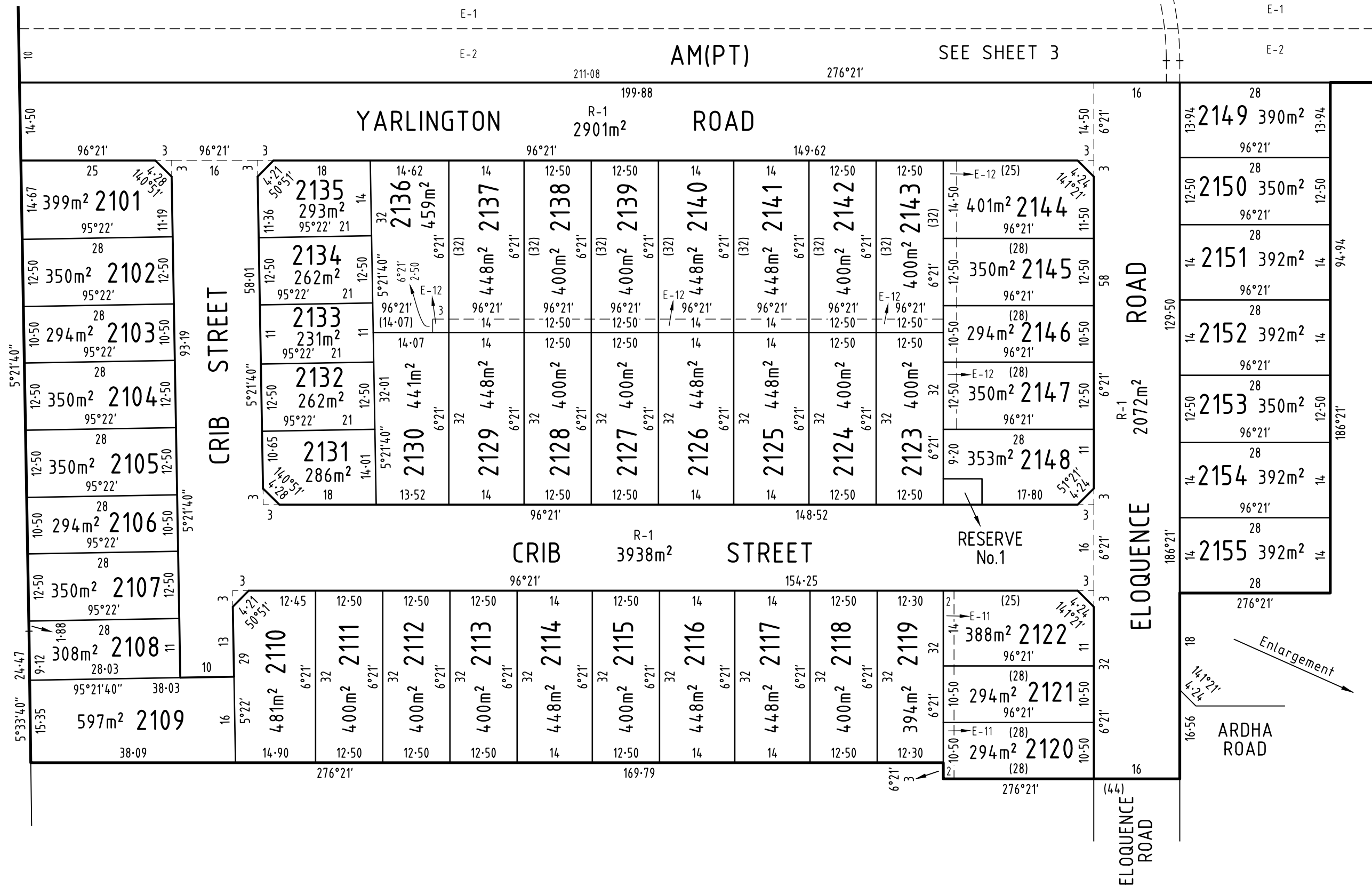


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3

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SCALE 1: 750

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. PS 906014P (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
2101	2102	2118	2117, 2119	2140	2126, 2139, 2141
2102	2101, 2103	2119	2118, 2120, 2121, 2122	2141	2125, 2140, 2142
2104	2103, 2105	2122	2119, 2121	2142	2124, 2141, 2143
2105	2104, 2106	2123	2124, 2143, 2146, 2147, 2148	2143	2123, 2142, 2144, 2145, 2146
2107	2106, 2108	2124	2123, 2125, 2142	2144	2143, 2145
2108	2107, 2109	2125	2124, 2126, 2141	2145	2143, 2144, 2146
2109	2108, 2110	2126	2125, 2127, 2140	2147	2123, 2146, 2148
2110	2109, 2111	2127	2126, 2128, 2139	2148	2123, 2147
2111	2110, 2112	2128	2127, 2129, 2138	2149	2150
2112	2111, 2113	2129	2128, 2130, 2137	2150	2149, 2151
2113	2112, 2114	2130	2129, 2131, 2132, 2133, 2136	2151	2150, 2152
2114	2113, 2115	2136	2130, 2133, 2134, 2135, 2137	2152	2151, 2153
2115	2114, 2116	2137	2129, 2136, 2138	2153	2152, 2154
2116	2115, 2117	2138	2128, 2137, 2139	2154	2153, 2155
2117	2116, 2118	2139	2127, 2138, 2140	2155	2154

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 2110 to 2119, 2122, 2136 to 2145, and 2147 (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. PS 906014P (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
2103	2102, 2104	2132	2130, 2131, 2133
2106	2105, 2107	2133	2130, 2132, 2134, 2136
2120	2119, 2121	2134	2133, 2135, 2136
2121	2119, 2120, 2122	2135	2134, 2136
2131	2130, 2132	2146	2123, 2143, 2145, 2147

Lots 2103, 2106, 2120, 2121, 2131 to 2135 (both inclusive), and 2146 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.
- (5) for lot 2146 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.

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.

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