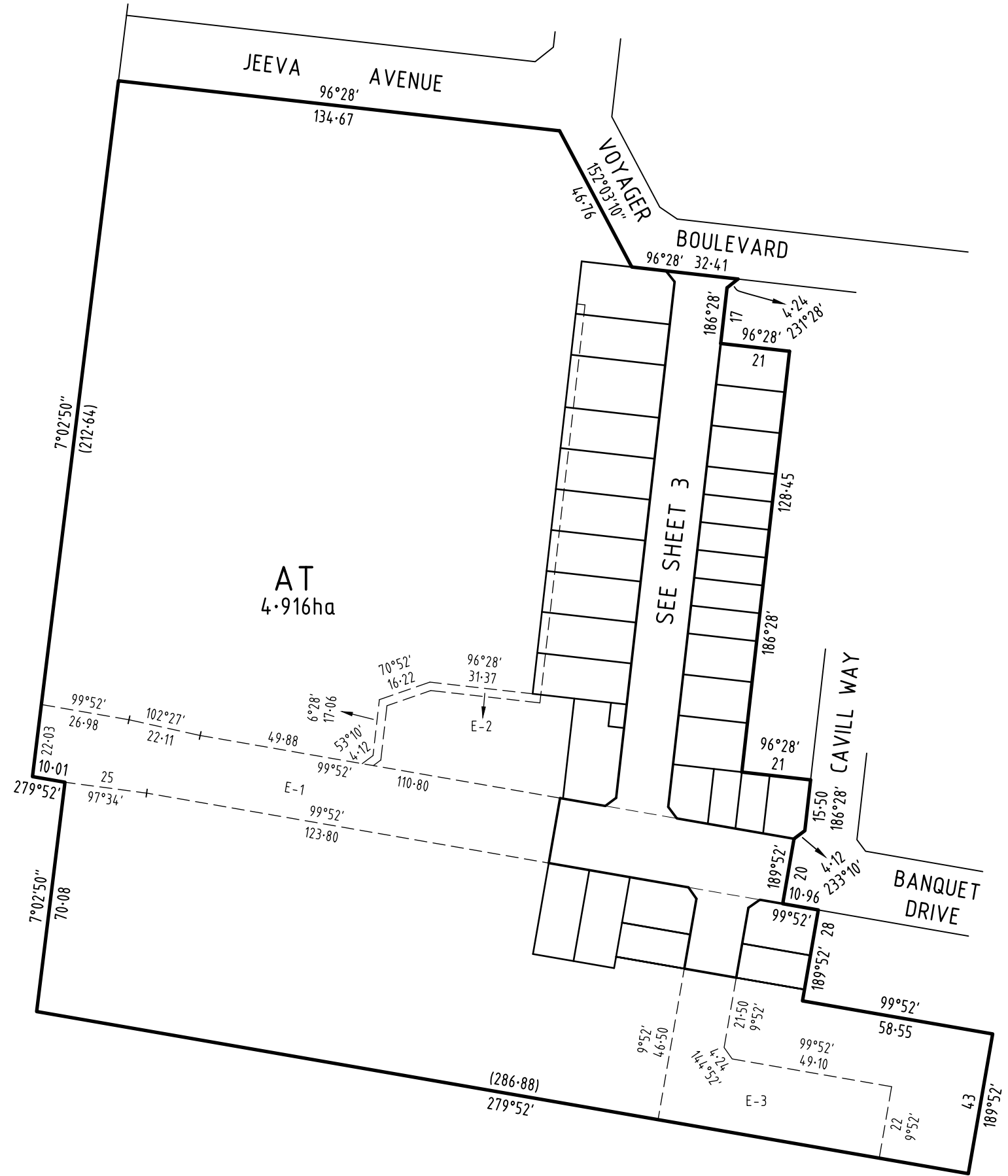
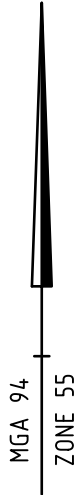


PLAN OF SUBDIVISION			EDITION 1	PS912548P		
LOCATION OF LAND  PARISH: TARNEIT TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: - CROWN PORTION: D (PART) TITLE REFERENCE: C/T VOL . . . . . FOL . . .  LAST PLAN REFERENCE: LOT AS on PS906031P  POSTAL ADDRESS: TARNEIT & LEAKES ROAD (at time of subdivision) TARNEIT, VIC 3029  MGA94 CO-ORDINATES: E: 294 640 ZONE: 55 (of approx centre of land in plan) N: 5 810 890			Council Name: Wyndham City Council  Council Reference Number: WYS6163/22 Planning Permit Reference: WYP11335/18 SPEAR Reference Number: S204349B  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: Maria Pereira for Wyndham City Council on 30/05/2024			
VESTING OF ROADS AND/OR RESERVES			Notations			
IDENTIFIER	COUNCIL/BODY/PERSON		Lots 1 to 2700, and A to AS (all inclusive) have been omitted from this plan.  Other purpose of this plan  To remove by agreement that part of Easement E-6, Drainage in favour of Wyndham City Council, created in PS803967B that lies within Banquet Drive on this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.  To remove by agreement that part of Easement E-2, Sewerage in favour of Greater Western Water Corporation, created in PS906031P that lies within Galvanic Road on this plan 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. WYP11335/18  This survey has been connected to permanent marks No(s). Tarneit PM 94 & 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	Drainage	See Diagram	PS803967B	Wyndham City Council		
E-1	Sewerage	See Diagram	PS906031P	Greater Western Water Corporation		
E-2	Sewerage	2.50	This Plan	Greater Western Water Corporation		
E-3	Drainage	See Diagram	This Plan	Wyndham City Council		
E-3	Sewerage	See Diagram	This Plan	Greater Western Water Corporation		
NEWHAVEN ESTATE - STAGE 27 (33 LOTS)			AREA OF STAGE - 1.390ha			
 <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>		SURVEYORS FILE REF: 306200SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4	
		Digitally signed by: Scott Deas, Licensed Surveyor, Surveyor's Plan Version (2), 06/10/2023, SPEAR Ref: S204349B				

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Spiire Australia Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S204349B 29/04/2025 10:53 am



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

SCALE  
1: 1500

1500 0 15 30 45 60

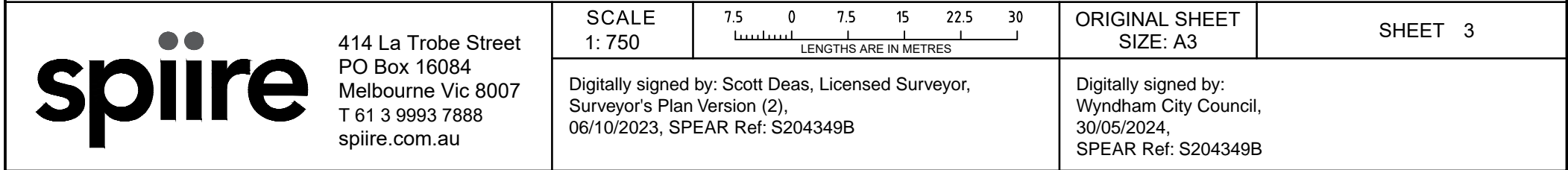
LENGTHS ARE IN METRES

Digitally signed by: Scott Deas, Licensed Surveyor,  
Surveyor's Plan Version (2),  
06/10/2023, SPEAR Ref: S204349B

ORIGINAL SHEET  
SIZE: A3

SHEET 2

Digitally signed by:  
Wyndham City Council,  
30/05/2024,  
SPEAR Ref: S204349B



CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS912548P (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.

Land to benefit: Lots 2701 to 2733 (both inclusive) on this Plan of Subdivision.  
Land to be burdened: Lots 2701 to 2733 (both inclusive) on this Plan of Subdivision.

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 2701 to 2710 (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.
- (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) (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. PS912548P (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.

Land to benefit: Lots 2714 to 2721, and 2723 to 2733 (all inclusive) on this Plan of Subdivision.  
Land to be burdened: Lots 2714 to 2721, and 2723 to 2733 (all inclusive) on this Plan of Subdivision.

Lots 2723 to 2733 (both inclusive) are defined as Type A Lots under the Small Lot Housing Code.  
Lots 2714 to 2721 (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.

Note:

- 1) Condition (1) of this restriction shall expire after the issue of a certificate of occupancy for the dwelling on the burdened lot.

CREATION OF RESTRICTION C

The following restriction is to be created upon registration of Plan of Subdivision No. PS912548P (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to benefit: Lots 2711 to 2722 (both inclusive) on this Plan of Subdivision.  
Land to be burdened: Lots 2711 to 2722 (both inclusive) on this Plan of Subdivision.

Note: The burdened Lots fall within the Design and Development Overlay Schedule 10 (DDO10) under the Wyndham Planning Scheme and are nominated as properties requiring architectural noise attenuation measures by reference to the letter titled Newhaven Estate - Rail Noise dated 11th October 2016 prepared by Marshall Day Acoustics and having Document Reference Number Lt 003 2016356AL Newhaven Estate - Rail Noise.

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being for any Lot on this plan to which the following restrictions applies shall not construct a dwelling on any burdened lot on this plan unless:

- 1. The dwelling is constructed in such a way so that internal bedroom noise levels do not exceed 65dB LAmax and 40 dB LAeq during the 8 hour period between 10pm and 6am and;
- 2. The dwelling proposed to be constructed achieves the minimum acoustic rating and the typical construction requirements set out in table 1 within the memorandum of common provisions registered in dealing number AA9130

(NOTE :- The 2nd storey of any double storey dwelling proposed to be constructed should consider the minimum acoustic rating and the typical construction requirements set out in table 2 within the memorandum of common provisions registered in dealing number AA9130).