
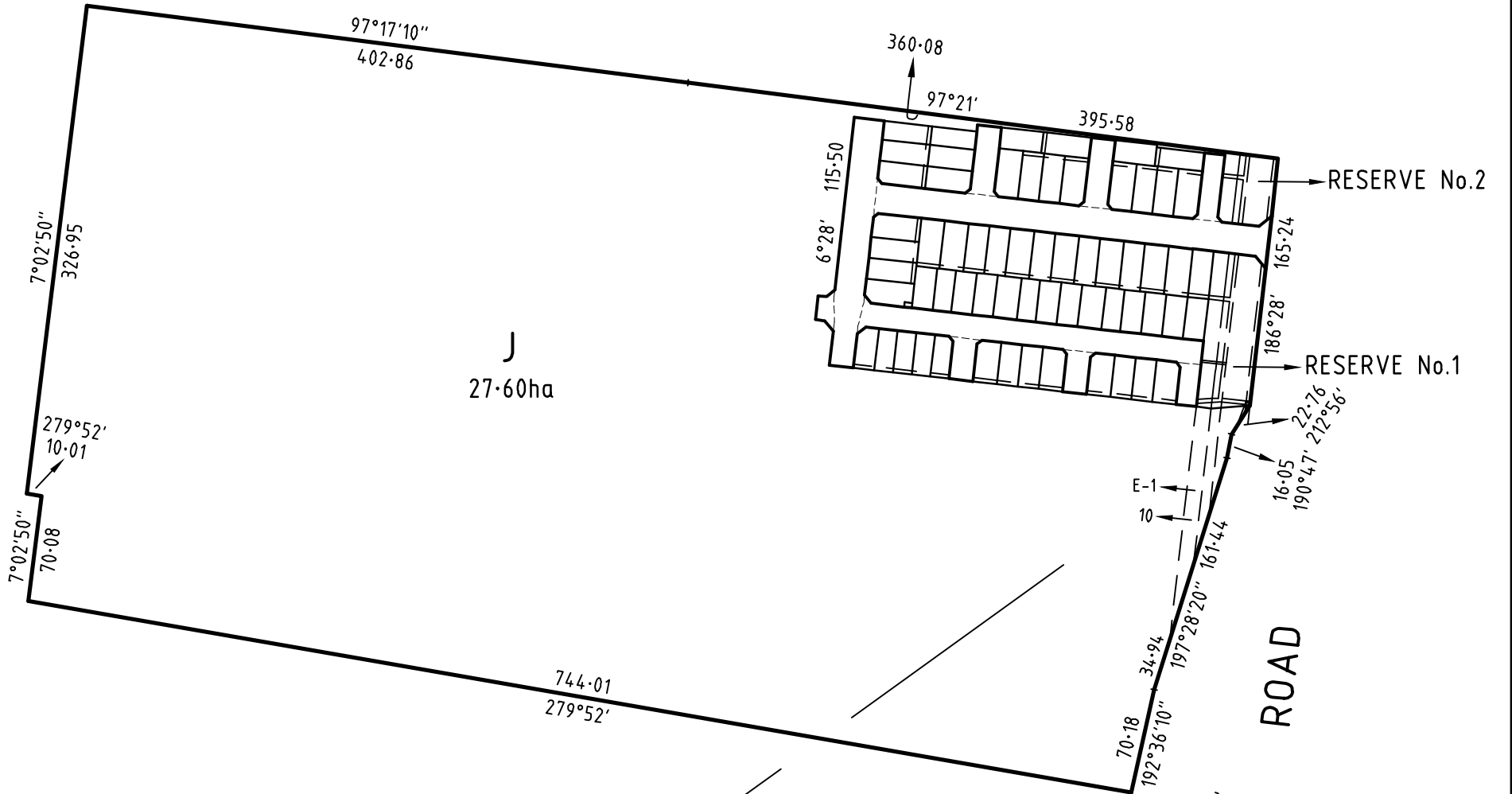
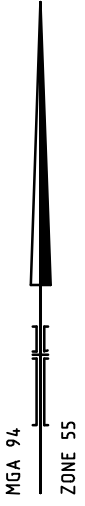


<b>PLAN OF SUBDIVISION</b>			EDITION 1	<b>PS 803923X</b>
<b>LOCATION OF LAND</b> PARISH: TARNEIT TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: - CROWN PORTION: D TITLE REFERENCE: C/T VOL 11874 FOL 561  LAST PLAN REFERENCE: LOT H on PS747873V  POSTAL ADDRESS: TARNEIT & LEAKES ROADS (at time of subdivision) TARNEIT 3029  MGA94 CO-ORDINATES: E: 295 130                      ZONE: 55 (of approx centre of land                      N: 5 810 980 in plan)			Council Name: Wyndham City Council  SPEAR Reference Number: S088841T	
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>Notations</b>	
IDENTIFIER	COUNCIL/BODY/PERSON		Lots A to I and Lots 1 to 100 (all inclusive) have been omitted from this plan.  <u>OTHER PURPOSE OF THIS PLAN:</u>  To remove by agreement those parts of Easement E-1 (Water Supply Pipeline Purposes) created in Instrument AJ284302V and Easement E-1 (Water Supply) created in Instrument AQ781780Y that lie within Journey Drive in this plan via Section 6 (1)(k) of the Subdivision Act 1988.	
ROADS R-1 RESERVE No.1 & 2 RESERVE No.3	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LIMITED			
<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 94 & 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				
<b>NEWHAVEN ESTATE - STAGE 1 (62 LOTS)</b>			<b>AREA OF STAGE - 4.777ha</b>	
 469 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 303216SV00		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	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	Sewerage	2.5	This Plan	City West Water Corporation
E-3	Water Supply Pipeline Purposes	2.5	Sec. 130 Water Act 1989 Sec. 19 Land Acquisition & Compensation Act 1986 Vide Notification AJ284302V	Barwon Region Water Corporation
E-3	Sewerage	2.5	This Plan	City West Water Corporation
E-4	Sewerage	2	This Plan	City West Water Corporation
E-5	Water Supply	See Diag.	AQ781780Y	City West Water Corporation
E-6	Water Supply	See Diag.	AQ781780Y	City West Water Corporation
E-6	Sewerage	See Diag.	This Plan	City West Water Corporation
E-7	Powerline	See Diag.	This Plan Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited
E-8	Water Supply	1.5	Sec. 130 Water Act 1989 Sec. 19 Land Acquisition & Compensation Act 1986 Vide Notification AJ284302V	Barwon Region Water Corporation
E-8	Powerline	1.5	This Plan Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited
E-9	Sewerage	1.5	This Plan	City West Water Corporation
E-9	Powerline	1.5	This Plan Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited
E-10	Sewerage	2.5	This Plan	City West Water Corporation
E-10	Powerline	2.5	This Plan Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited
E-11	Sewerage	See Diag.	This Plan	City West Water Corporation
E-11	Powerline	See Diag.	This Plan Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited
E-11	Water Supply	See Diag.	AQ781780Y	City West Water Corporation
E-12	Water Supply	See Diag.	AQ781780Y	City West Water Corporation
E-12	Powerline	See Diag.	This Plan Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited

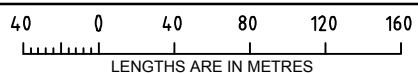


ENLARGEMENT  
SCALE 1:1000



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SCALE  
1: 4000

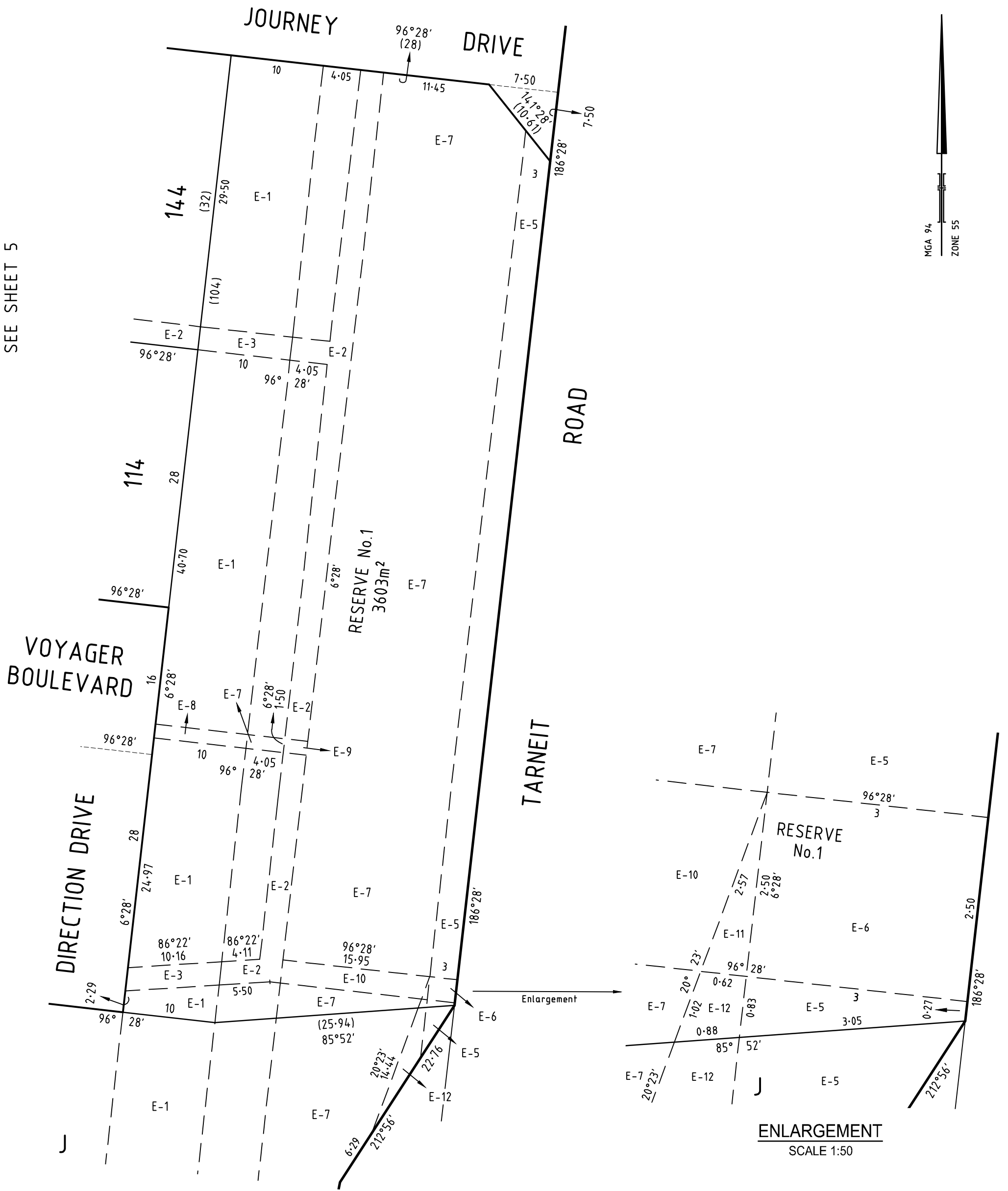
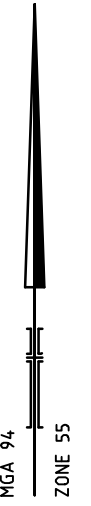


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SHEET 3

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SEE SHEET 5

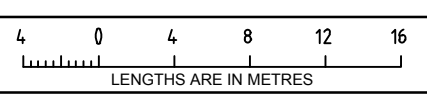


SEE SHEET 3



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SCALE  
 1: 400

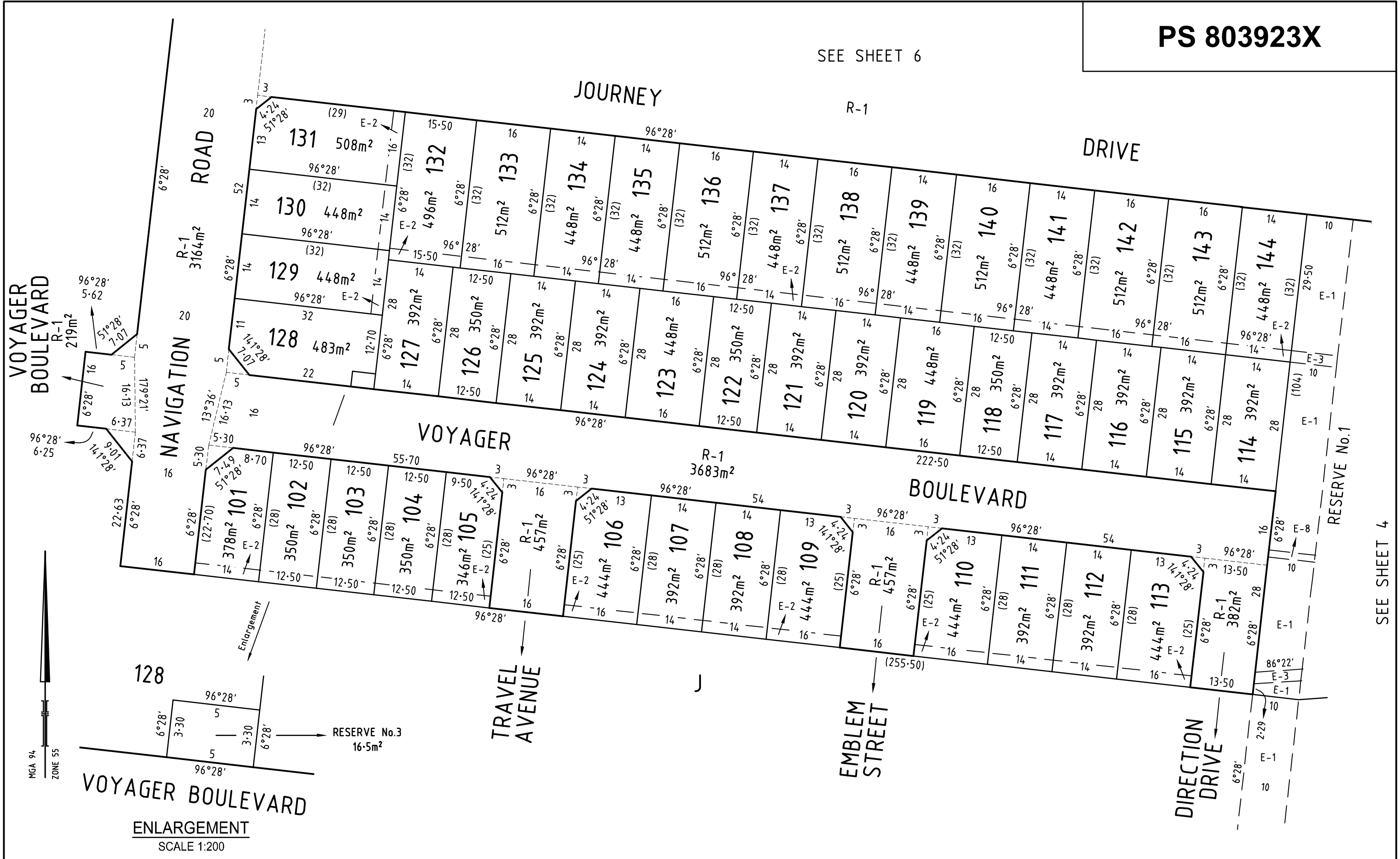


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SHEET 4

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SEE SHEET 6



SEE SHEET 4



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SCALE 1: 750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES
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ORIGINAL SHEET SIZE: A3 SHEET 5

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97°17'10"

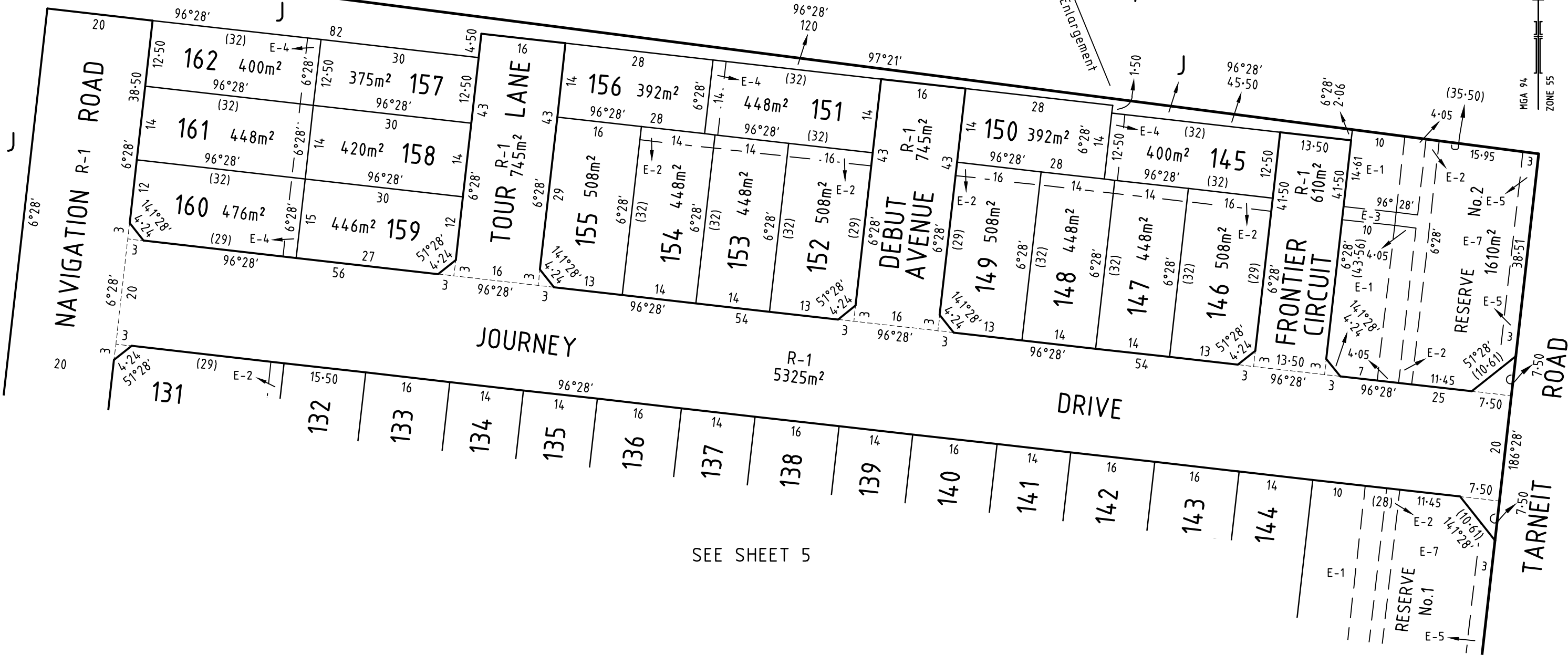
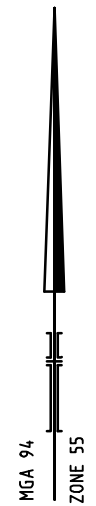
97°21'10"

360.08

395.58

ENLARGEMENT  
SCALE 1:1500

PS 803923X



SEE SHEET 5

SEE SHEET 4



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

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SHEET 6

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**CREATION OF RESTRICTION A**

The following restriction is to be created upon registration of Plan of Subdivision No. PS803923X (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 Benefitted :**

Burdened Lot No.	Benefitted Lots	Burdened Lot No.	Benefitted Lots
101	102	102	101, 103
103	102, 104	104	103, 105
105	104	106	107
107	106, 108	108	107, 109
109	108	110	111
111	110, 112	112	111, 113
113	112	114	115, 144
115	114, 116, 143, 144	116	115, 117, 142, 143
117	116, 118, 141, 142	118	117, 119, 140, 141
119	118, 120, 139, 140	120	119, 121, 138, 139
121	120, 122, 137, 138	122	121, 123, 136, 137
123	122, 124, 135, 136	124	123, 125, 134, 135
125	124, 126, 133, 134	126	125, 127, 132, 133
127	126, 128, 129, 132	128	127, 129
129	127, 128, 130, 132	130	129, 131, 132
131	130, 132	132	126, 127, 129, 130, 131, 133
133	125, 126, 132, 134	134	124, 125, 133, 135
135	123, 124, 134, 136	136	122, 123, 135, 137
137	121, 122, 136, 138	138	120, 121, 137, 139
139	119, 120, 138, 140	140	118, 119, 139, 141
141	117, 118, 140, 142	142	116, 117, 141, 143
143	115, 116, 142, 144	144	114, 115, 143
145	146, 147, 148, 150	146	145, 147
147	145, 146, 148	148	145, 147, 149, 150
149	148, 150	150	145, 148, 149
151	152, 153, 154, 156	152	151, 153
153	151, 152, 154	154	151, 153, 155, 156
155	154, 156	156	151, 154, 155
157	158, 162	158	157, 159, 161
159	158, 160	160	159, 161
161	158, 160, 162	162	157, 161

**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. subdivide or allow a lot to be subdivided.
2. consolidate or allow a lot to be consolidated.
3. build more than one dwelling on a lot.
4. 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.
5. 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.
6. 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.
7. 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 (1) to (3) and (5) to (7) (all inclusive) of this restriction shall expire 8 years after the date of registration of this plan.



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SHEET 7