

| | | | | | | |
|--|---------|--|---|---|--------------|--|
| PLAN OF SUBDIVISION | | | EDITION 1 | | PS 909553Q | |
| <div>LOCATION OF LAND</div> <div>PARISH: TARNEIT</div> <div>TOWNSHIP: -</div> <div>SECTION: 20</div> <div>CROWN ALLOTMENT: -</div> <div>CROWN PORTION: B (PART)</div> <div>TITLE REFERENCE: C/T VOL 12548 FOL 571</div> <div>LAST PLAN REFERENCE: LOT AN on PS 906038Y</div> <div>POSTAL ADDRESS: 1030 TARNEIT ROAD</div> <div>(at time of subdivision) TARNEIT VIC 3029</div> <div>MGA94 CO-ORDINATES: E: 295 070 ZONE: 55</div> <div>(of approx centre of land in plan) N: 5 811 790</div> | | | <div>Council Name: Wyndham City Council</div> <div>Council Reference Number: WYS6047/22</div> <div>Planning Permit Reference: WYP10730/18</div> <div>SPEAR Reference Number: S196668J</div> <div>Certification</div> <div>This plan is certified under section 11 (7) of the Subdivision Act 1988</div> <div>Date of original certification under section 6 of the Subdivision Act 1988: 22/05/2024</div> <div>Statement of Compliance</div> <div>This is a statement of compliance issued under section 21 of the Subdivision Act 1988</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied</div> <div>Digitally signed by: Mark Tenner for Wyndham City Council on 03/06/2025</div> | | | |
| VESTING OF ROADS AND/OR RESERVES | | | NOTATIONS | | | |
| IDENTIFIER | | COUNCIL / BODY / PERSON | | <div>Lots 1 to 2300, A to Z, and AA to AO (all inclusive) have been omitted from this plan.</div> <div>Other purpose of this plan</div> <div>To remove by agreement the easement E-10 (Drainage in favour of Wyndham City Council, & Sewerage in favour of Greater Western Water Corporation) created in PS 906038Y that lie within Keewong Road on this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.</div> | | |
| ROAD R-1 | | WYNDHAM CITY COUNCIL | | | | |
| RESERVE Nos.1 & 2 | | WYNDHAM CITY COUNCIL | | | | |
| RESERVE No.3 | | POWERCOR AUSTRALIA LIMITED | | | | |
| NOTATIONS | | | | | | |
| DEPTH LIMITATION : DOES NOT APPLY | | | | | | |
| <div>SURVEY:</div> <div>This plan is based on survey in PS 732577J</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. WYP10730/18</div> <div>This survey has been connected to permanent marks No(s). Tarneit PM 94 & 753</div> <div>In Proclaimed Survey Area No. -</div> | | | | | | |
| 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 23 (70 LOTS) | | | AREA OF STAGE - 4.237ha | | | |
| <div>spiire</div> <div>414 La Trobe Street</div> <div>PO Box 16084</div> <div>Melbourne Vic 8007</div> <div>T 61 3 9993 7888</div> <div>spiire.com.au</div> | | SURVEYORS FILE REF: 306196SV00 | | ORIGINAL SHEET SIZE: A3 | SHEET 1 OF 8 | |
| | | Digitally signed by: Scott Deas, Licensed Surveyor, Surveyor's Plan Version (8), 02/06/2025, SPEAR Ref: S196668J | | Land Use Victoria Plan Registered 08:49 PM 11/06/2025 Assistant Registrar of Titles | | |

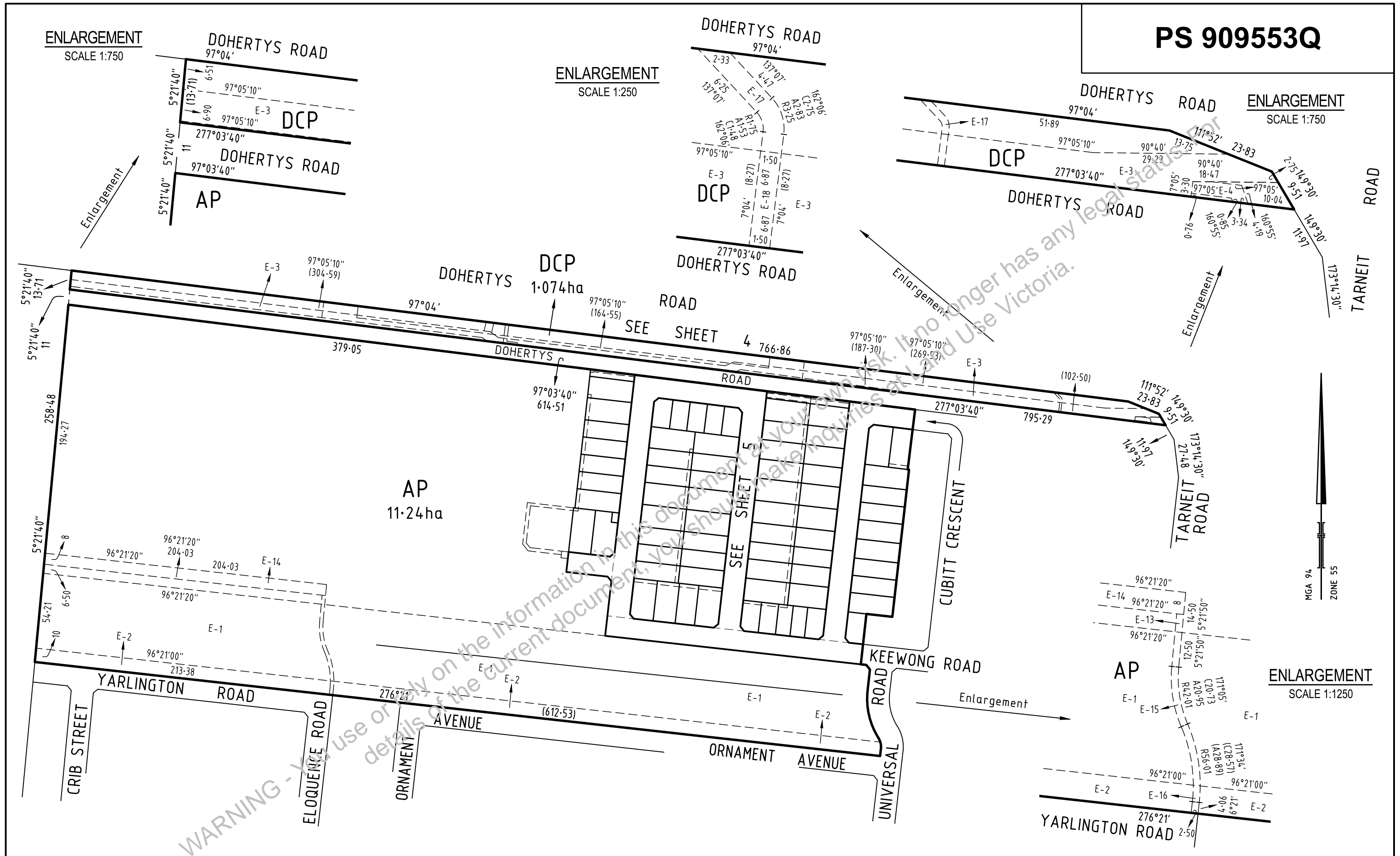
| | | | PS 909553Q | |
|---|---|--|---|---|
| EASEMENT INFORMATION | | | | |
| LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road) | | | | |
| Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited / In Favour of |
| E-1 | Transmission of Electricity | 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 | Supply of Water through underground pipes | See diagram | C/E AS162815S | City West Water Corporation |
| E-3 | Gas Supply | See diagram | C/E AS165706G | Ausnet Gas Services Pty Ltd |
| E-4 | Gas Supply | See diagram | C/E AS165706G | Ausnet Gas Services Pty Ltd |
| E-5 | Sewerage | See diagram | PS 906038Y | Greater Western Water Corporation |
| E-6 | Sewerage | See diagram | This Plan | Greater Western Water Corporation |
| E-7 | Powerline | See diagram | PS 842441W - Sect. 88 Electricity Industry Act 2000 | Powercor Australia Limited |
| E-8 | Gas Supply | See diagram | C/E AS165706G | Ausnet Gas Services Pty Ltd |
| E-8 | Supply of Water through underground pipes | See diagram | C/E AS162815S | City West Water Corporation |
| E-8 | Powerline | See diagram | PS 842441W - Sect. 88 Electricity Industry Act 2000 | Powercor Australia Limited |
| E-9 | Gas Supply | 5.50 | PS 842441W | Ausnet Gas Services Pty Ltd |
| E-9 | Supply of Water through underground pipes | 5.50 | PS 842441W | Greater Western Water Corporation |
| E-10 | Powerline | 2.50 | PS 842441W - Sect. 88 Electricity Industry Act 2000 | Powercor Australia Limited |
| E-11 | Gas Supply | See diagram | C/E AS165706G | Ausnet Gas Services Pty Ltd |
| E-11 | Supply of Water through underground pipes | See diagram | C/E AS162815S | City West Water Corporation |
| E-11 | Powerline | See diagram | PS 842441W - Sect. 88 Electricity Industry Act 2000 | Powercor Australia Limited |
| E-12 | Sewerage | See diagram | This Plan | Greater Western Water Corporation |
| E-12 | Drainage | See diagram | This Plan | Wyndham City Council |
| E-13 | Sewerage | 2.50 | PS819163F | Greater Western Water Corporation |
| E-14 | Sewerage | See diagram | PS819163F | Greater Western Water Corporation |
| E-14 | Drainage | See diagram | PS819163F | Wyndham City Council |
| E-15 | Transmission of Electricity | 2.50 | Y8739W (Book 645 No. 542) | State Electricity Commission of Victoria |
| E-15 | Sewerage | 2.50 | PS819163F | Greater Western Water Corporation |
| E-16 | Transmission of Electricity | 2.50 | Y8739W (Book 645 No. 542) | State Electricity Commission of Victoria |
| E-16 | 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-16 | Sewerage | 2.50 | PS819163F | Greater Western Water Corporation |
| E-17 | Powerline | See diagram | PS906038Y - Sect.88 Electricity Industry Act 2000 | Powercor Australia Limited |
| E-18 | Supply of Water through underground pipes | See diagram | C/E AS162815S | City West Water Corporation |
| E-18 | Gas Supply | See diagram | C/E AS165706G | Ausnet Gas Services Pty Ltd |
| E-18 | Powerline | See diagram | PS906038Y - Sect.88 Electricity Industry Act 2000 | Powercor Australia Limited |
| E-19 | Powerline | See diagram | This Plan - Sect.88 Electricity Industry Act 2000 | Powercor Australia Limited |
| SURVEYOR'S FILE REF: 306196SV00 | | | | ORIGINAL SHEET SIZE: A3 |
| | | | | SHEET 2 |
| <div><div><div></div><div></div><div></div></div><div><div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div></div></div> | | Digitally signed by: Scott Deas, Licensed Surveyor, Surveyor's Plan Version (8), 02/06/2025, SPEAR Ref: S196668J | | Digitally signed by: Wyndham City Council, 03/06/2025, SPEAR Ref: S196668J |

PS 909553Q

ENLARGEMENT
SCALE 1:750

ENLARGEMENT
SCALE 1:250

ENLARGEMENT
SCALE 1:750



SURVEYOR'S FILE REF: 306196SV00

SCALE
1: 2500

ORIGINAL SHEET
SIZE: A3

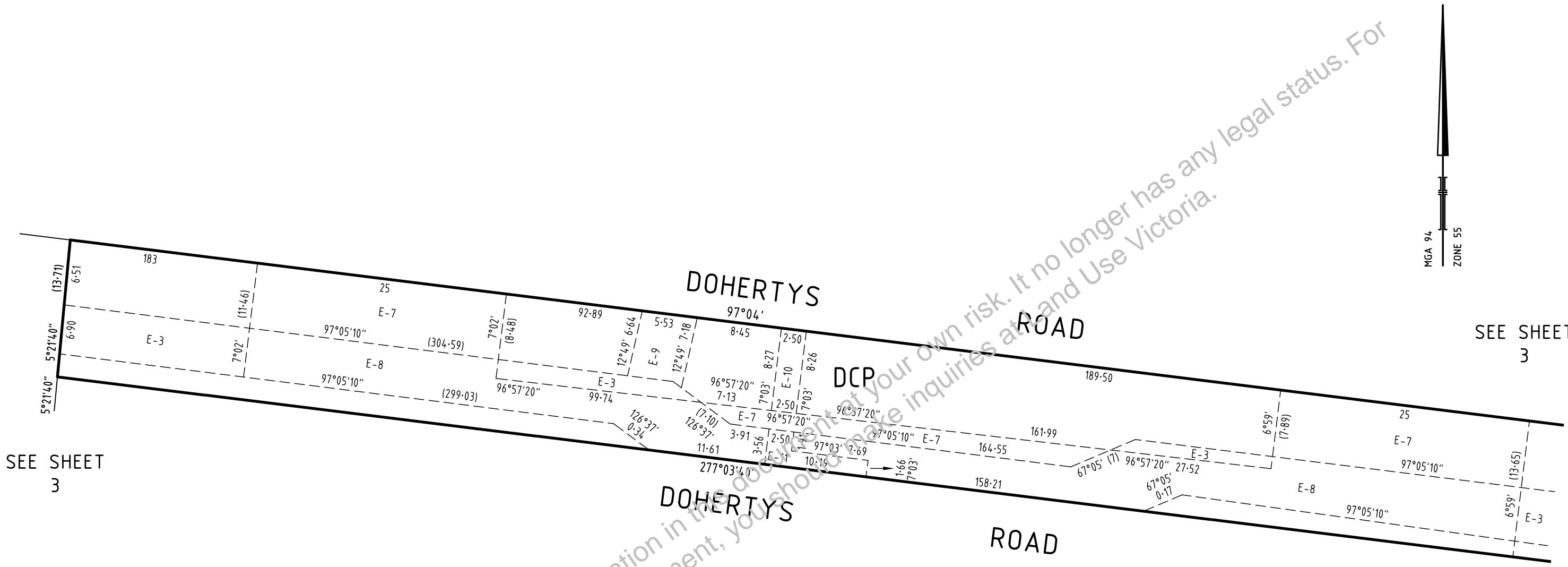
SHEET 3

spiire

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

Digitally signed by: Scott Deas, Licensed Surveyor,
Surveyor's Plan Version (8),
02/06/2025, SPEAR Ref: S196668J

Digitally signed by:
Wyndham City Council,
03/06/2025,
SPEAR Ref: S196668J



SEE SHEET
3

SEE SHEET
3

SURVEYOR'S FILE REF: 306196SV00



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

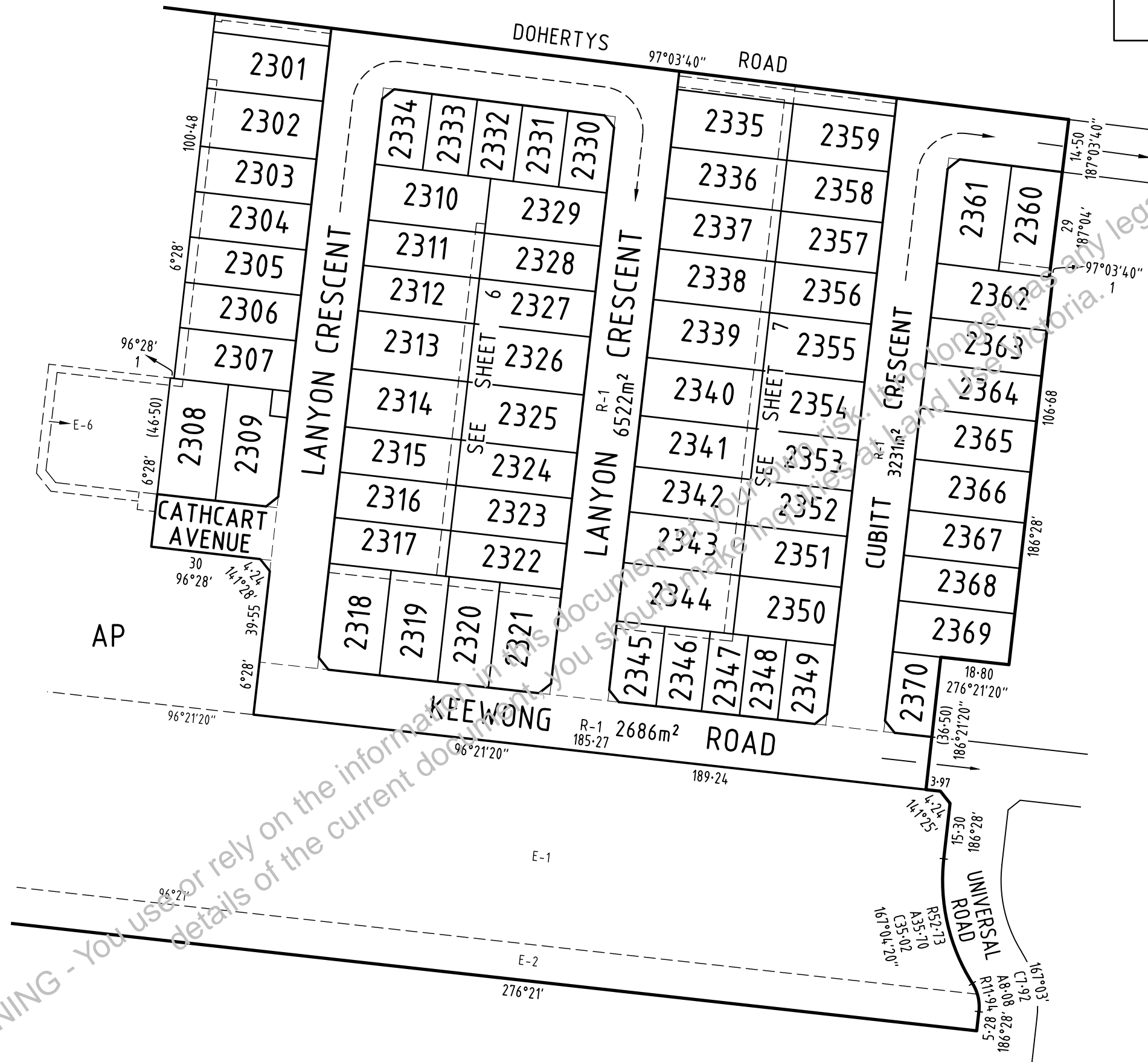
NOT TO SCALE

Digitally signed by: Scott Deas, Licensed Surveyor,
Surveyor's Plan Version (8),
02/06/2025, SPEAR Ref: S196668J

ORIGINAL SHEET
SIZE: A3

SHEET 4

Digitally signed by:
Wyndham City Council,
03/06/2025,
SPEAR Ref: S196668J



AP

SURVEYOR'S FILE REF: 306196SV00



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

SCALE
1: 1250

12.5 0 12.5 25 37.5 50

LENGTHS ARE IN METRES

Digitally signed by: Scott Deas, Licensed Surveyor,
Surveyor's Plan Version (8),
02/06/2025, SPEAR Ref: S196668J

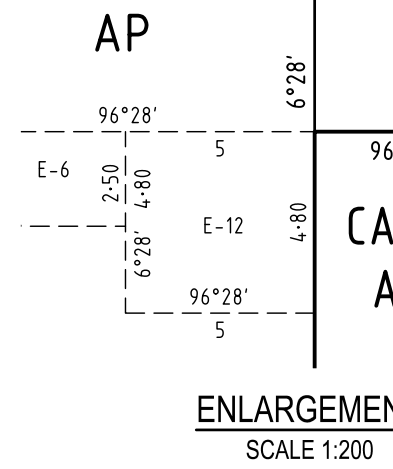
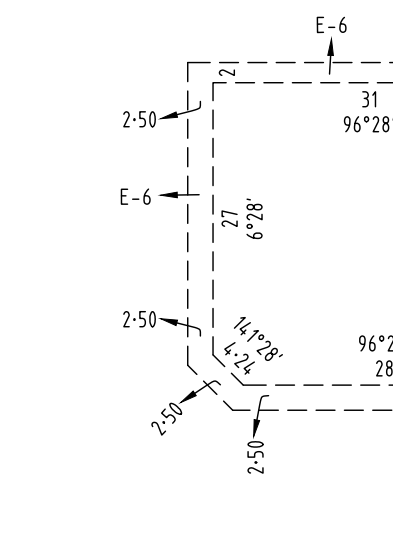
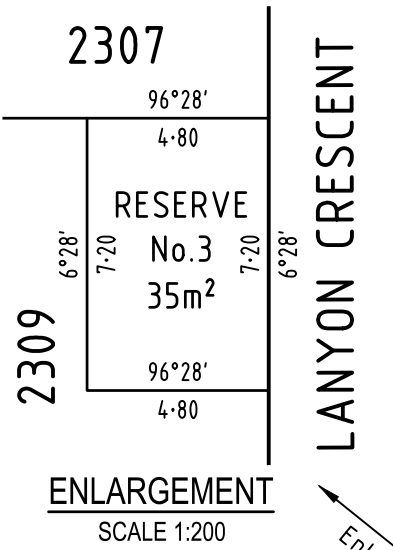
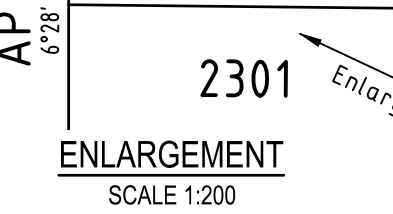
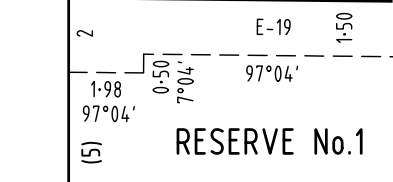
ORIGINAL SHEET
SIZE: A3

Digitally signed by:
Wyndham City Council,
03/06/2025,
SPEAR Ref: S196668J

SHEET 5

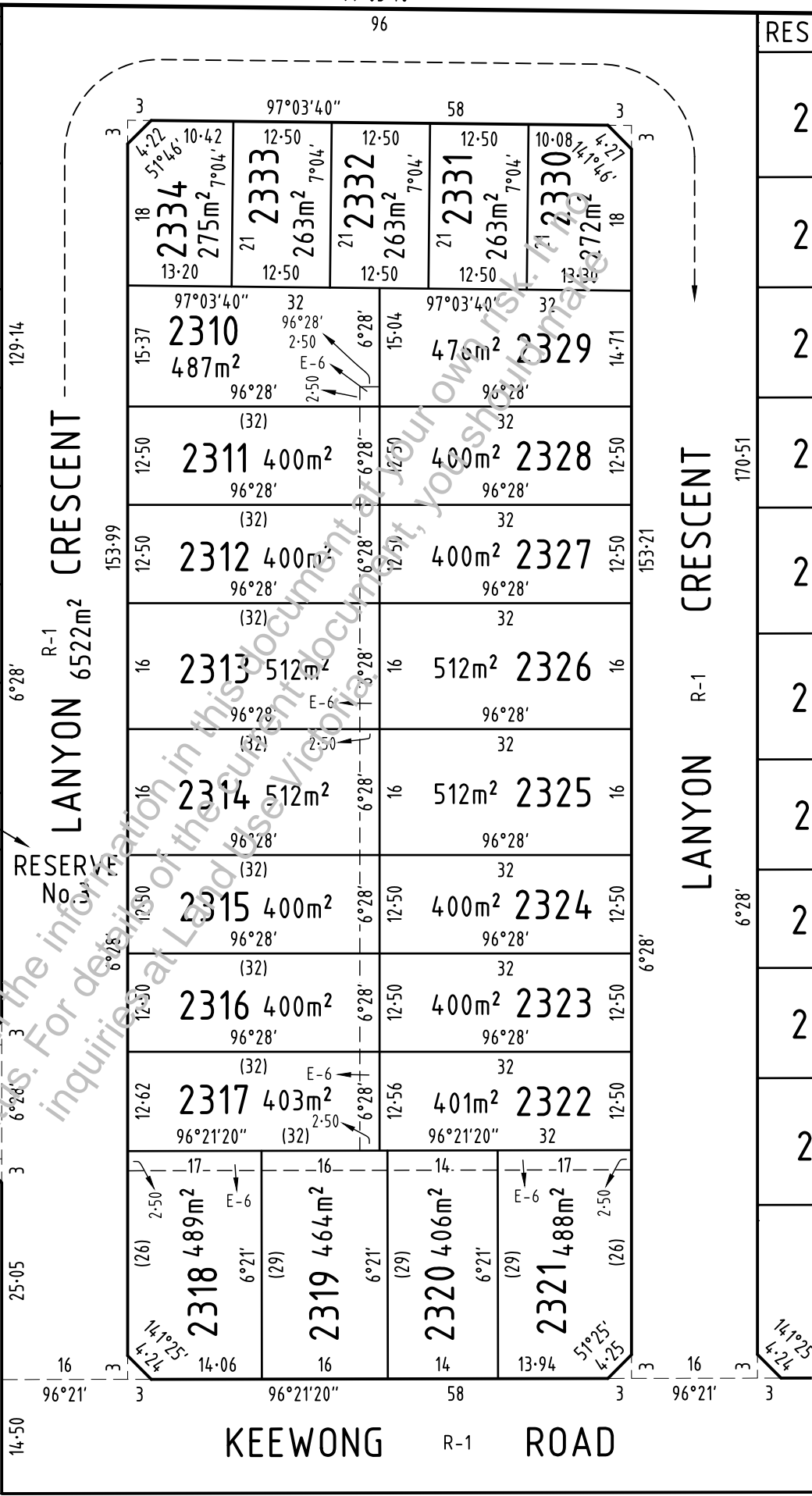
DOHERTYS ROAD

PS 909553Q



SEE SHEET 3

DOHERTYS ROAD



RESERVE No.2

2335

2336

2337

2338

2339

2340

2341

2342

2343

2344

2345

SEE SHEET 7

SEE SHEET 3

SURVEYOR'S FILE REF: 306196SV00

SCALE 1: 750

ORIGINAL SHEET SIZE: A3

SHEET 6



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

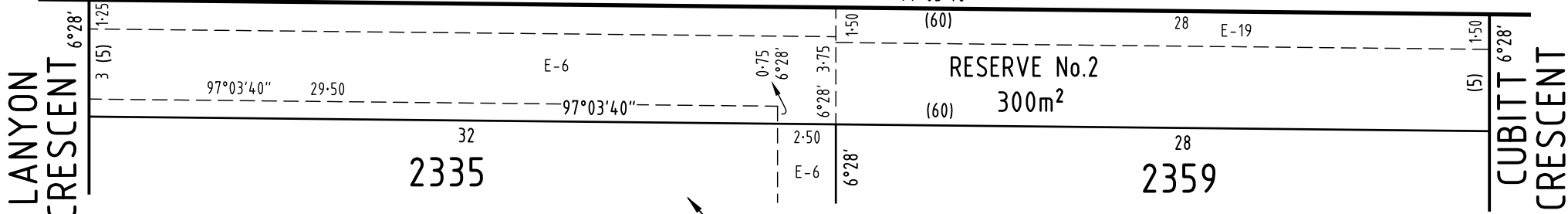
Digitally signed by: Scott Deas, Licensed Surveyor,
Surveyor's Plan Version (8),
02/06/2025, SPEAR Ref: S196668J

Digitally signed by:
Wyndham City Council,
03/06/2025,
SPEAR Ref: S196668J

Amended by: Scott Deas, Licensed Surveyor 11/06/2025.

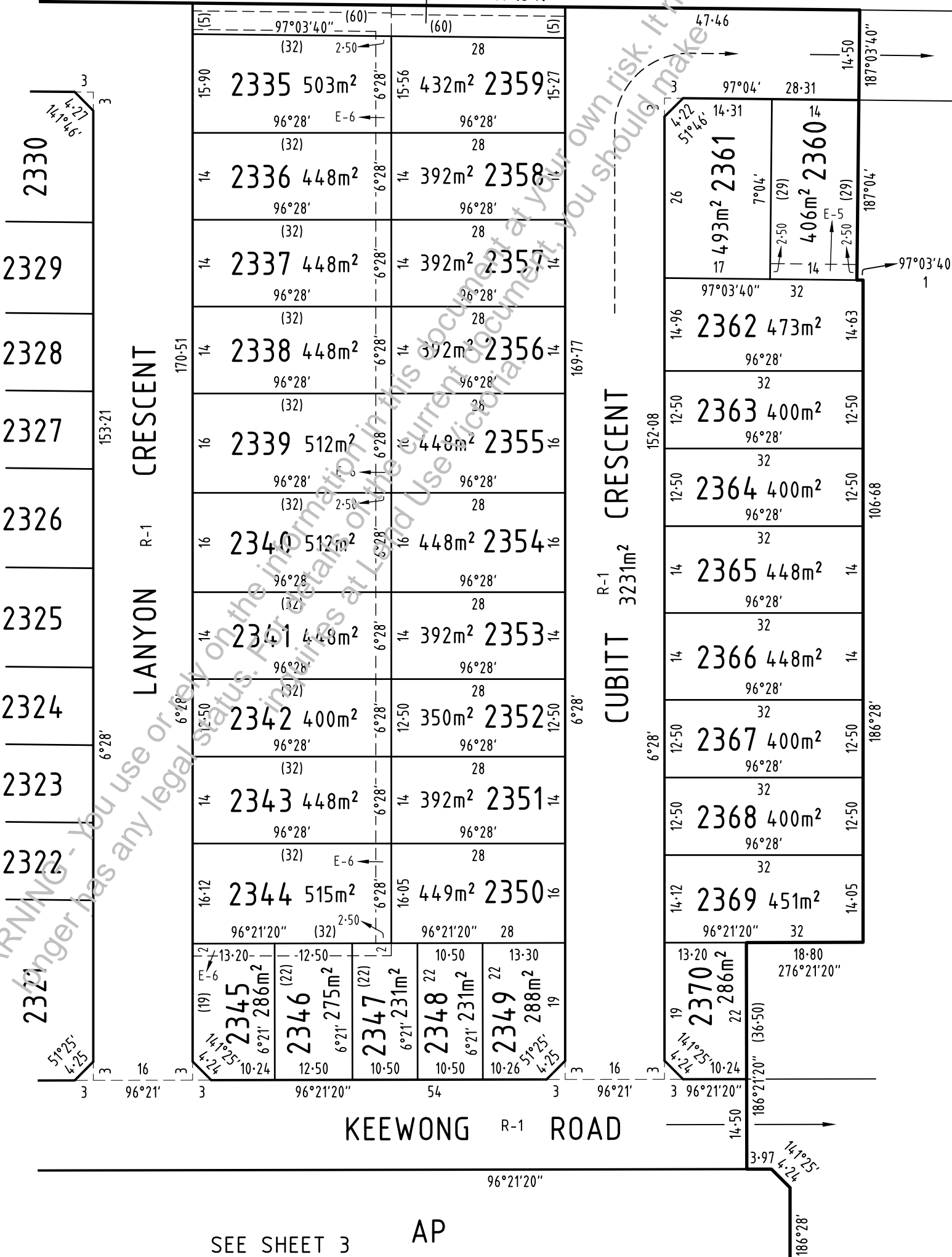
ENLARGEMENT
SCALE 1:250

DOHERTYS ROAD

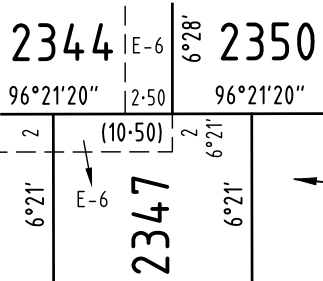


SEE SHEET 3


DOHERTYS RESERVE No.2 ROAD



ENLARGEMENT
SCALE 1:400



SEE SHEET 3 AP

| | | | |
|---|--|---|---------|
| SURVEYOR'S FILE REF: 306196SV00 | SCALE 1: 750 7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES | ORIGINAL SHEET SIZE: A3 | SHEET 7 |
|  414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au | Digitally signed by: Scott Deas, Licensed Surveyor, Surveyor's Plan Version (8), 02/06/2025, SPEAR Ref: S196668J | Digitally signed by: Wyndham City Council, 03/06/2025, SPEAR Ref: S196668J | |

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS 909553Q (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 2301 to 2370 (both inclusive)
Land to be burdened : Lots 2301 to 2370 (both inclusive)

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 2301 to 2308, 2310 to 2329, 2335 to 2344, and 2350 to 2369 (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 909553Q (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 2330 to 2334, 2345 to 2349, and 2370 (all inclusive)
Land to be burdened : Lots 2330 to 2334, 2345 to 2349, and 2370 (all inclusive)


Lots 2331 to 2333, and 2346 to 2348, (all inclusive) are defined as Type A lots under the Small Lot Housing Code.
Lots 2330, 2334, 2345, 2349, and 2370 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 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.

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

| | | | |
|---|--|---|---------|
| SURVEYOR'S FILE REF: 306196SV00 | | ORIGINAL SHEET SIZE: A3 | SHEET 8 |
|  <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div> | Digitally signed by: Scott Deas, Licensed Surveyor, Surveyor's Plan Version (8), 02/06/2025, SPEAR Ref: S196668J | Digitally signed by: Wyndham City Council, 03/06/2025, SPEAR Ref: S196668J | |