

PLAN OF SUBDIVISION		EDITION 1	PS912512M	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: - CROWN PORTION: B (PART) TITLE REFERENCE: C/T VOL 12617 FOL 720 LAST PLAN REFERENCE: LOT AP on PS 909553Q POSTAL ADDRESS: 1030 TARNEIT ROAD (at time of subdivision) TARNEIT VIC 3029 MGA94 CO-ORDINATES: E: 294 830 ZONE: 55 (of approx centre of land in plan) N: 5 811 840				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Lots 1 to 2400, A to Z, and AA to AP (all inclusive) have been omitted from this plan. Easements E-7, E-8, & E-10 to E-12 (both inclusive) have been omitted from this plan. <u>Other purpose of this plan</u> To remove by agreement Easements E-6 (Sewerage), and E-12 (Drainage & Sewerage) created in PS909553Q that lie within Cathcart Avenue on this plan, Easement E-11 (Sewerage) created in PS819163F that lies within Eloquence Road in this plan, Easement E-22 (Sewerage & Drainage) created in PS819163F that lies within Eloquence Road in this plan, Easement E-23 (Sewerage) created in PS819163F, and (Transmission of Electricity) created in Y8739W (Book 645 No.542) that lies within Eloquence Road in this plan, Easement E-24 (Sewerage) created in PS819163F, (Transmission of Electricity) created in Y8739W (Book 645 No.542), and (Water Supply Pipeline Purposes) created in AJ284302V that lies within Eloquence Road in this plan, via section 6 (1) (k) (iv) of the Subdivision Act 1988.		
ROAD R-1 RESERVE Nos.1 to 4	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL			
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. WYP10730/18 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
SEE SHEET 2 FOR EASEMENT INFORMATION				
NEWHAVEN ESTATE - STAGE 24 (74 LOTS)			AREA OF STAGE - 3.410ha	
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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	Drainage	See diagram	This Plan	Wyndham City Council
E-4	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-4	Drainage	See diagram	This Plan	Wyndham City Council
E-4	Powerline	See diagram	This Plan - Sect.88 Electricity Industry Act 2000	Powercor Australia Limited
E-5	Powerline	See diagram	This Plan - Sect.88 Electricity Industry Act 2000	Powercor Australia Limited
E-6	Sewerage	See diagram	PS909553Q	Greater Western Water Corporation
E-9	Drainage	See diagram	This Plan	Wyndham City Council
E-9	Powerline	See diagram	This Plan - Sect.88 Electricity Industry Act 2000	Powercor Australia Limited
E-13	Sewerage	See diagram	This Plan	Greater Western Water Corporation
E-14	Sewerage	See diagram	PS819163F	Greater Western Water Corporation
E-14	Drainage	See diagram	PS819163F	Wyndham City Council

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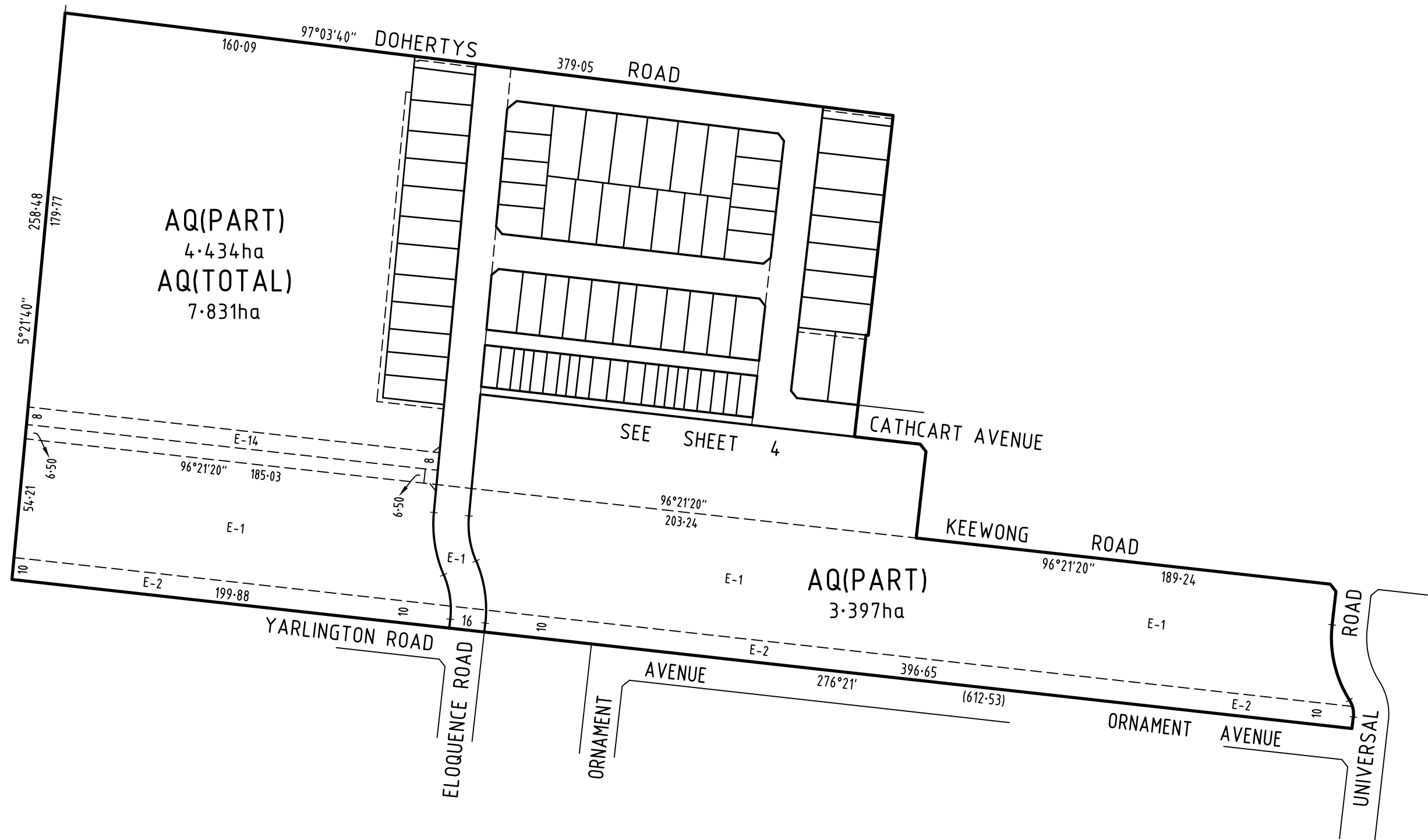
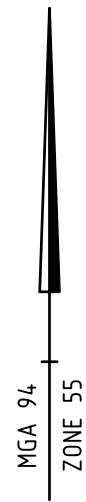
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SHEET 2



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SCALE 1: 2000
 20 0 20 40 60 80
 LENGTHS ARE IN METRES

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SHEET 3

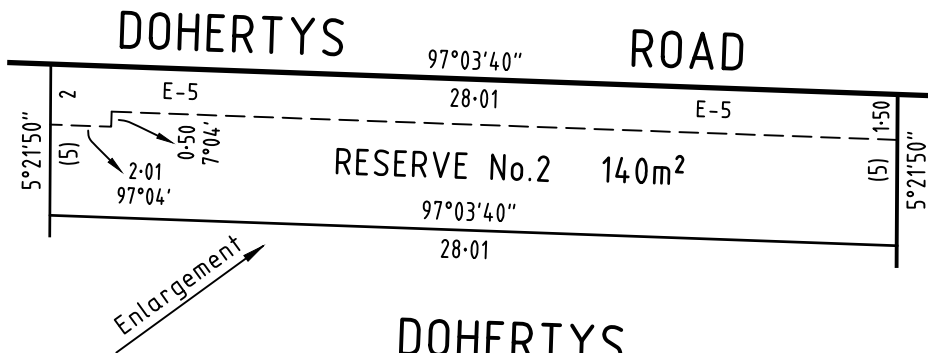


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PS912512M

ENLARGEMENT
SCALE 1:250



DOHERTYS ROAD

CATHCART R-1 AVENUE

ELOQUENCE R-1 ROAD

ASTEROID R-1 STREET

NEUTRON R-1 LANE

OCTANE R-1 WALK

SEE SHEET 6

SS ZONE 55
MGA 94

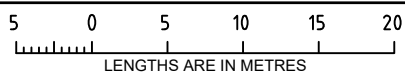
AQ(PT)

AQ(PT)

SEE SHEET 4

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SCALE
1: 500



ORIGINAL SHEET
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SHEET 5



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16-50	14-80	403m ² 2412	13-97
14	14	392m ² 2411	14
12-50	12-50	350m ² 2410	12-50
12-50	12-50	350m ² 2409	12-50
14	14	392m ² 2408	14
12-50	12-50	350m ² 2407	12-50
14	14	392m ² 2406	14
12-50	12-50	350m ² 2405	12-50
12-50	12-50	350m ² 2404	12-50
10-50	10-50	294m ² 2403	10-50
10-50	10-50	294m ² 2402	10-50
10-50	10-99	301m ² 2401	10-99

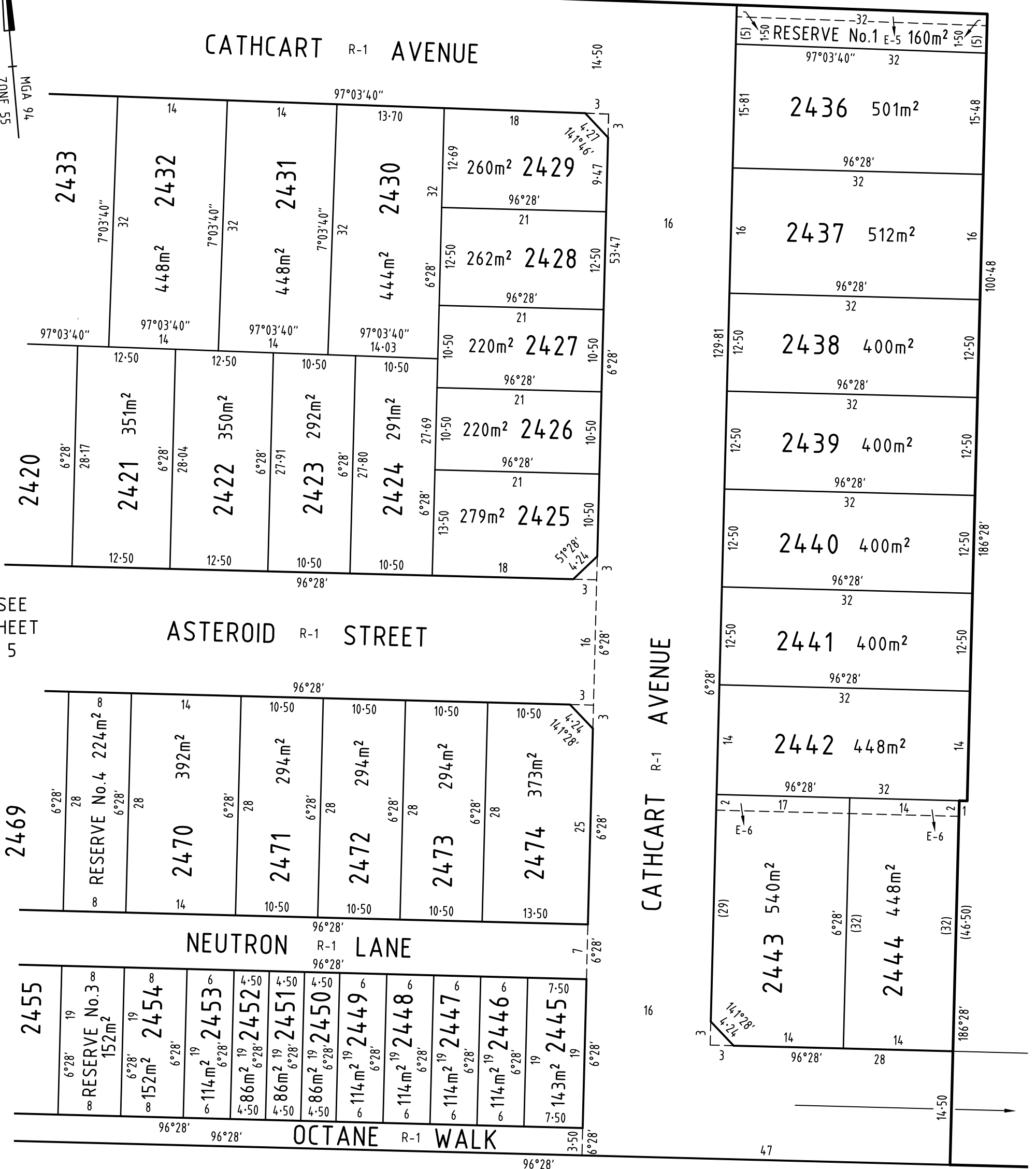
17-01	14-95	14	14	14	2432
10-15	10-15	2413 283m ²	13-53	32-01	2435
12-47	12-47	2414 262m ²	12-47	7°03'40"	2434
10-50	10-50	2415 221m ²	10-50	7°03'40"	2433
10-50	10-50	2416 221m ²	10-50	7°03'40"	2432
10-18	10-18	2417 276m ²	13-58	13-03	2418 363m ²
12-48	12-48	2419 355m ²	12-50	12-50	2419 355m ²
12-50	12-50	2420 353m ²	12-50	12-50	2420 353m ²
12-50	12-50	2421 351m ²	12-50	12-50	2421 351m ²
11-17	10-50	10-50	10-50	12-50	2465 385m ²
13-63	10-50	10-50	10-50	12-50	2466 294m ²
10-50	10-50	10-50	10-50	12-50	2467 294m ²
12-50	12-50	12-50	12-50	12-50	2468 294m ²
12-50	12-50	12-50	12-50	12-50	2469 350m ²
13-63	10-50	10-50	10-50	12-50	RESERVE No.4
7-50	6	4-50	4-50	6	2464 139m ²
6	6	6	6	6	2463 114m ²
4-50	4-50	4-50	4-50	6	2462 86m ²
4-50	4-50	4-50	4-50	6	2461 86m ²
6	6	6	6	6	2460 114m ²
6	6	6	6	6	2459 114m ²
4-50	4-50	4-50	4-50	6	2458 86m ²
4-50	4-50	4-50	4-50	6	2457 86m ²
6	6	6	6	6	2456 114m ²
8	8	19	19	19	2455 152m ²
6°28'	6°28'	6°28'	6°28'	6°28'	RESERVE No.3

DOHERTYS ROAD

CATHCART R-1 AVENUE

ROAD

55
76
MGA 96
ZONE 55



SEE SHEET 5

ASTEROID R-1 STREET

NEUTRON R-1 LANE

OCTANE R-1 WALK

AQ(PT)

SEE SHEET 4

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5 0 5 10 15 20
LENGTHS ARE IN METRES

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SHEET 6



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CREATION OF RESTRICTION

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

RESTRICTION A

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 2401 to 2474 (both inclusive)

Land to be Burdened : Lots 2401 to 2474 (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 lot 2444, 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.
- (5) for lots 2465 to 2474 (all inclusive)
 - a). Build or allow to be built on the lot, any dwelling other than a dwelling
 - b). With pedestrian access from the northern and southern boundaries, consider any other primary dwelling entry or addressing, other than from the northern boundary.
 - c). Exclude the addition of habitable room windows at each storey of the south elevations.

Expiry Date : 31/12/2035

RESTRICTION B

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 2402, 2403, 2413 to 2417, 2423 to 2429, 2445 to 2464, 2466 to 2468 and 2471 to 2473 (all inclusive)

Land to be Burdened : Lots 2402, 2403, 2413 to 2417, 2423 to 2429, 2445 to 2464, 2466 to 2468 and 2471 to 2473 (all inclusive)

Lots 2402, 2403, 2423, 2424, 2466 to 2468 and 2471 to 2473 (All inclusive) are defined as Type A lots under the Small Lot Housing Code (Victorian Planning Authority, Nov 2019).

Lots 2413 to 2417, 2425 to 2429 and 2445 to 2464 (All inclusive) are defined as Type B lots under the Small Lot Housing Code (Victorian Planning Authority, Nov 2019).

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 (Victorian Planning Authority, Nov 2019) incorporated under the Wyndham Planning Scheme, unless in accordance with a planning permit granted to construct a dwelling on that lot.

Expiry Date : 31/12/2035


RESTRICTION C

DESCRIPTION OF RESTRICTION

Except with the written consent of the Responsible Authority and / or the benefiting land 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:

- (a) Build or allow to be built on lots 2454 and 2455 a Dwelling with a setback less than 1 metre to the side boundary with Reserve no 3
- (b) Build or allow to be built on lots 2469 and 2470 a Dwelling with a setback less than 1 metre to the side boundary with Reserve no 4
- (c) Build or allow to be built on lots 2454 and 2455 a fence on the side boundary with Reserve no 3
 - Greater than 1.80 metres in height behind the front wall of the dwelling and
 - Greater than 1.20 metres in height forward of the front wall of the dwelling (if fences are applicable) and
 - With no less than 30% of that length constructed with semi permeable fencing.
- (d) Build or allow to be built on lots 2469 and 2470 a fence on the side boundary with Reserve no 4
 - Greater than 1.80 metres in height behind the front wall of the dwelling, and
 - Greater than 1.20 metres in height forward of the front wall of the dwelling (if fences are applicable), and
 - With no less than 30% of that length constructed with semi permeable fencing.
- (e) Build or allow to be built on lots 2445 to 2464 a fence directly abutting Octane Walk unless it has visual permeability (if fences are applicable).

Expiry Date : Nil

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