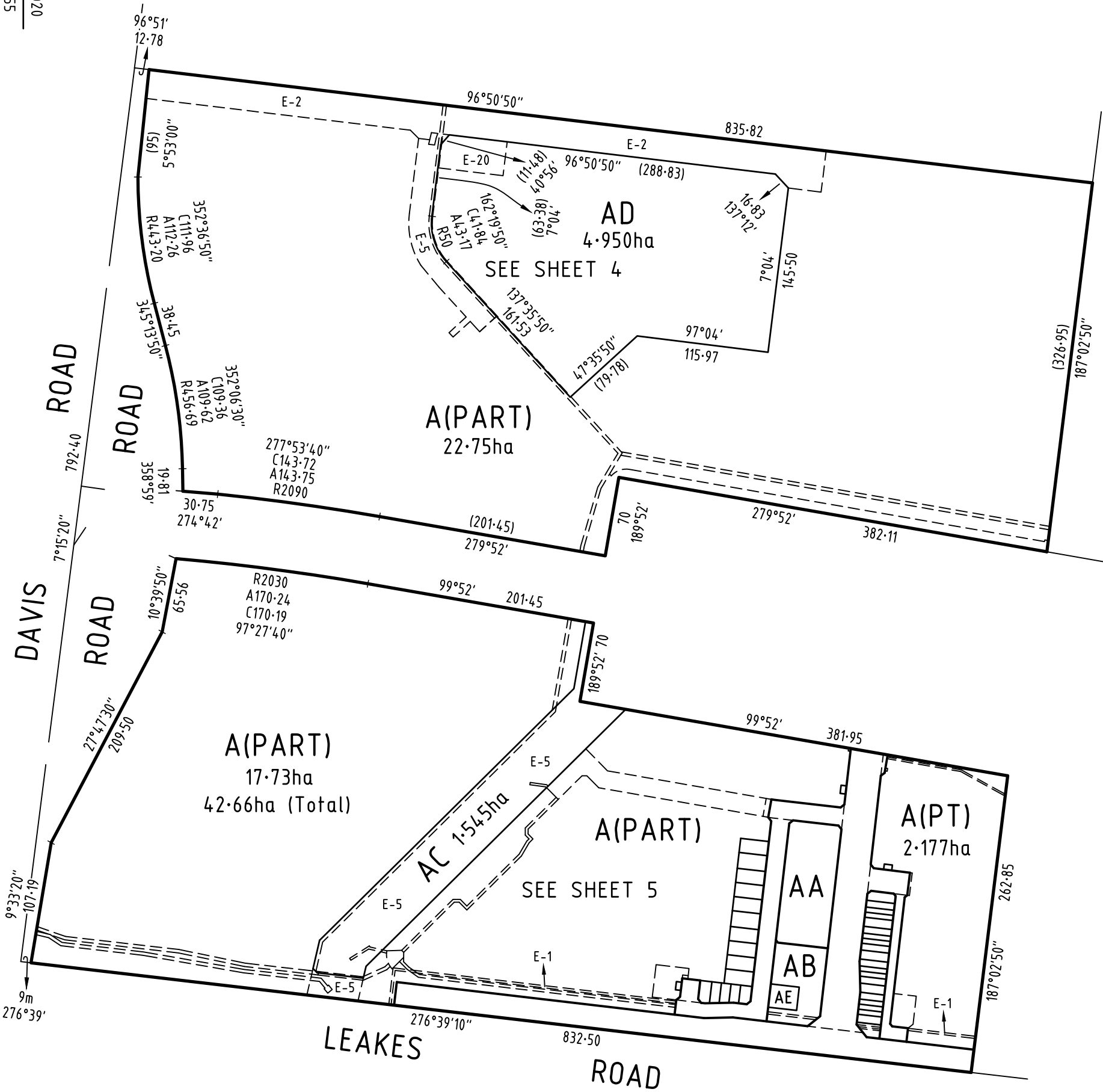


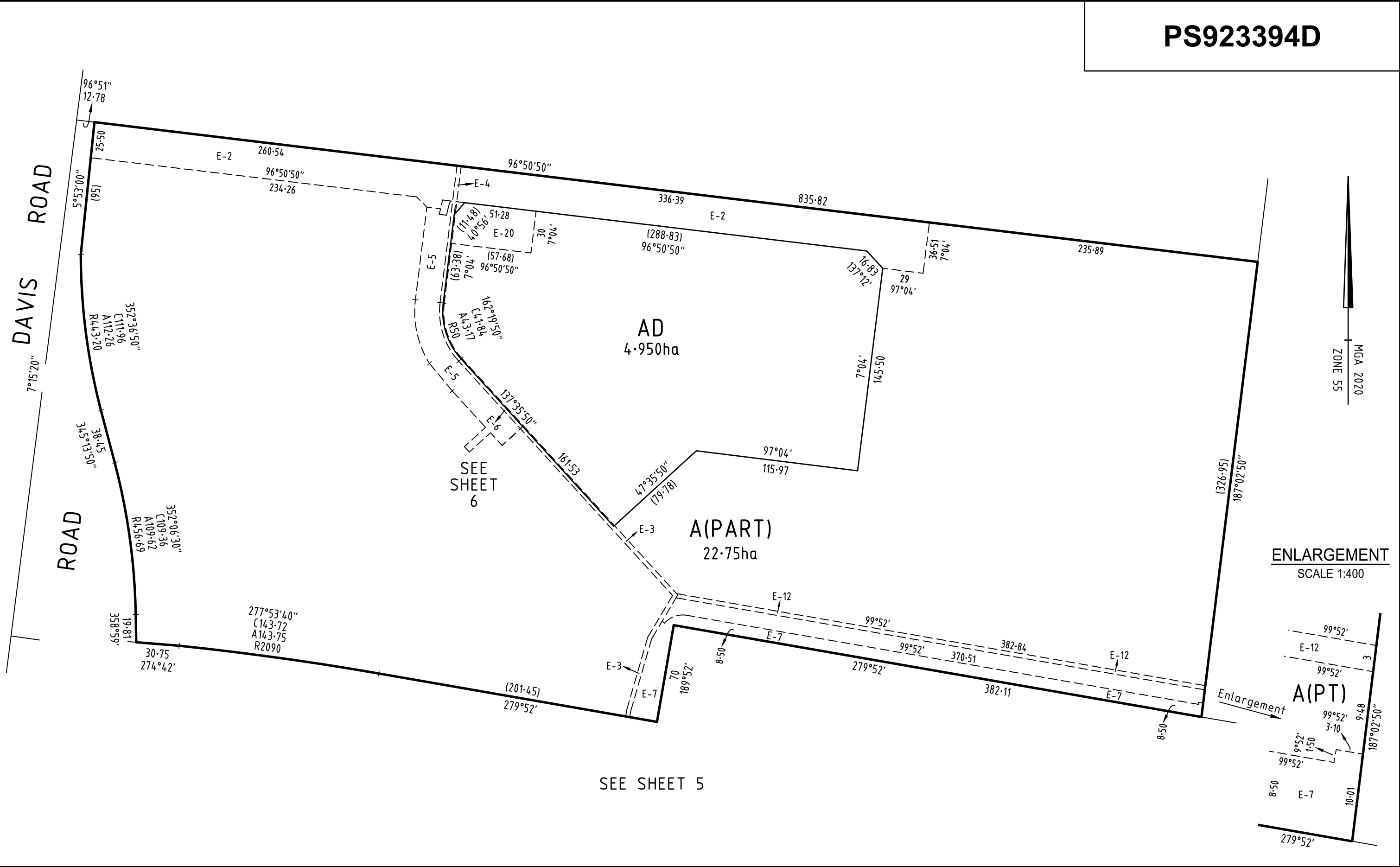
PLAN OF SUBDIVISION			EDITION 1	PS923394D		
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: - CROWN PORTION: C (PART) TITLE REFERENCE: C/T VOL 9793 FOL 942 LAST PLAN REFERENCE: LOT 2 on PS701127S POSTAL ADDRESS: 994 LEAKES ROAD, TARNEIT 3029 (at time of subdivision) MGA 2020 CO-ORDINATES: E: 294 250 ZONE: 55 (of approx centre of land in plan) N: 5 810 520			Council Name: Wyndham City Council Council Reference Number: WYS6398/24 Planning Permit Reference: WYP14435/23 SPEAR Reference Number: S241227M 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 05/08/2026			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines Lots 1 to 100, and B to Z (all inclusive) have been omitted from this plan. Easement Nos. E-9, E-11, E-13, E-15, and E17 have been omitted from this plan. Other purpose of this plan To remove by agreement those parts of Easement E-1 (Sewerage in favour of City West Water Corp) created in AM660637Q that lie within Mainstay Boulevard and Pinecrest Crescent in this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.			
ROAD R-1	WYNDHAM CITY COUNCIL					
RESERVE No. 1	WYNDHAM CITY COUNCIL					
RESERVE Nos. 2, 3, 4	POWERCOR AUSTRALIA LIMITED					
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. WYP14435/23 This survey has been connected to permanent marks Nos. 94, 759, 1168, 1848, 1849, 1321, 1328, 1503, 1167, 1710 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					
994 LEAKES ROAD ESTATE - STAGE 1 (35 LOTS)			AREA OF STAGE - 3.235ha			
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 309793-001-SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 11	
		Digitally signed by: Scott Deas, Licensed Surveyor, Surveyor's Plan Version (15), 20/07/2026, SPEAR Ref: S241227M				

				PS923394D	
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	SEWERAGE	2	AM660637Q	CITY WEST WATER CORPORATION	
E-2	CARRIAGEWAY	SEE DIAG.	THIS PLAN	LOT AD ON THIS PLAN	
E-2	CARRIAGEWAY	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL	
E-2	DRAINAGE	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL	
E-3	SEWERAGE	SEE DIAG.	C/E AW823584S	GREATER WESTERN WATER CORPORATION	
E-4	DRAINAGE	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL	
E-4	CARRIAGEWAY	SEE DIAG.	THIS PLAN	LOT AD ON THIS PLAN	
E-4	CARRIAGEWAY	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL	
E-4	SEWERAGE	SEE DIAG.	C/E AW823584S	GREATER WESTERN WATER CORPORATION	
E-5	CREATION & MAINTENANCE OF WETLANDS, FLOODWAY & DRAINAGE AS SPECIFIED & SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No.AA2741	SEE DIAG.	THIS PLAN	MELBOURNE WATER CORPORATION	
E-6	SEWERAGE	SEE DIAG.	C/E AW823584S	GREATER WESTERN WATER CORPORATION	
E-6	CREATION & MAINTENANCE OF WETLANDS, FLOODWAY & DRAINAGE AS SPECIFIED & SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No.AA2741	SEE DIAG.	THIS PLAN	MELBOURNE WATER CORPORATION	
E-7	DRAINAGE	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL	
E-8	CREATION & MAINTENANCE OF WETLANDS, FLOODWAY & DRAINAGE AS SPECIFIED & SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No.AA2741	SEE DIAG.	THIS PLAN	MELBOURNE WATER CORPORATION	
E-8	DRAINAGE	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL	
E-10	DRAINAGE	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL	
E-12	SEWERAGE	3	THIS PLAN	GREATER WESTERN WATER CORPORATION	
E-14	SEWERAGE	2.5	THIS PLAN	GREATER WESTERN WATER CORPORATION	
E-16	SEWERAGE	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION	
E-16	DRAINAGE	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL	
E-18	SEWERAGE	2	AM660637Q	CITY WEST WATER CORPORATION	
E-18	DRAINAGE	2	THIS PLAN	WYNDHAM CITY COUNCIL	
E-19	CREATION & MAINTENANCE OF WETLANDS, FLOODWAY & DRAINAGE AS SPECIFIED & SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No.AA2741	SEE DIAG.	THIS PLAN	MELBOURNE WATER CORPORATION	
E-19	SEWERAGE	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION	
E-20	CARRIAGEWAY	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL	
E-21	SUPPLY OF WATER THROUGH UNDERGROUND PIPES	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION	
E-21	SUPPLY OF GAS THROUGH UNDERGROUND PIPES	SEE DIAG.	THIS PLAN	AUSNET SERVICES (GAS)	
E-21	DRAINAGE	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION	
E-22	SUPPLY OF WATER THROUGH UNDERGROUND PIPES	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION	
E-22	SUPPLY OF GAS THROUGH UNDERGROUND PIPES	SEE DIAG.	THIS PLAN	AUSNET SERVICES (GAS)	
E-23	SUPPLY OF WATER THROUGH UNDERGROUND PIPES	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION	
E-23	DRAINAGE	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL	
E-23	SEWERAGE	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION	
E-24	SUPPLY OF WATER THROUGH UNDERGROUND PIPES	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION	
E-24	CARRIAGEWAY	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL	
E-25	SUPPLY OF WATER THROUGH UNDERGROUND PIPES	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION	
E-25	SUPPLY OF GAS THROUGH UNDERGROUND PIPES	SEE DIAG.	THIS PLAN	AUSNET SERVICES (GAS)	
E-25	DRAINAGE	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL	
E-25	SEWERAGE	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION	
E-26	POWERLINE	1.50	THIS PLAN - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED	
E-27	SEWERAGE	SEE DIAG.	C/E AW823584S	GREATER WESTERN WATER CORPORATION	
E-27	CARRIAGEWAY	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL	
E-28	SEWERAGE	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION	
E-28	DRAINAGE	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL	
E-28	CARRIAGEWAY	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL	
E-29	SEWERAGE	SEE DIAG.	C/E AW823584S	GREATER WESTERN WATER CORPORATION	
E-29	DRAINAGE	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL	
SURVEYOR'S FILE REF: 309793-001-SV00				ORIGINAL SHEET SIZE: A3	SHEET 2
 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 (15), 20/07/2026, SPEAR Ref: S241227M		Digitally signed by: Wyndham City Council, 05/08/2026, SPEAR Ref: S241227M	



SURVEYOR'S FILE REF: 309793-001-SV00	SCALE 1: 4000 40 0 40 80 120 160 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
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SCALE
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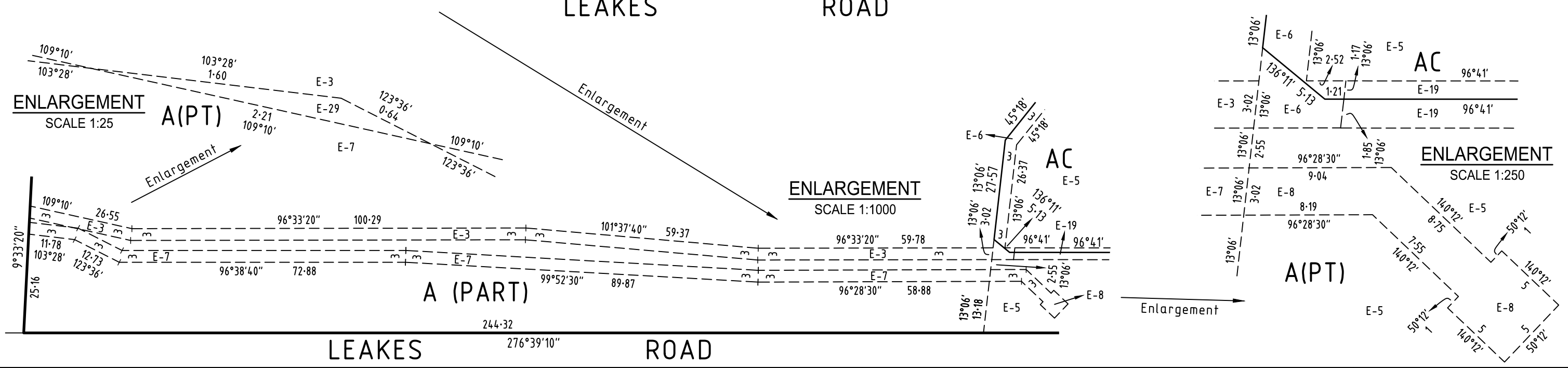
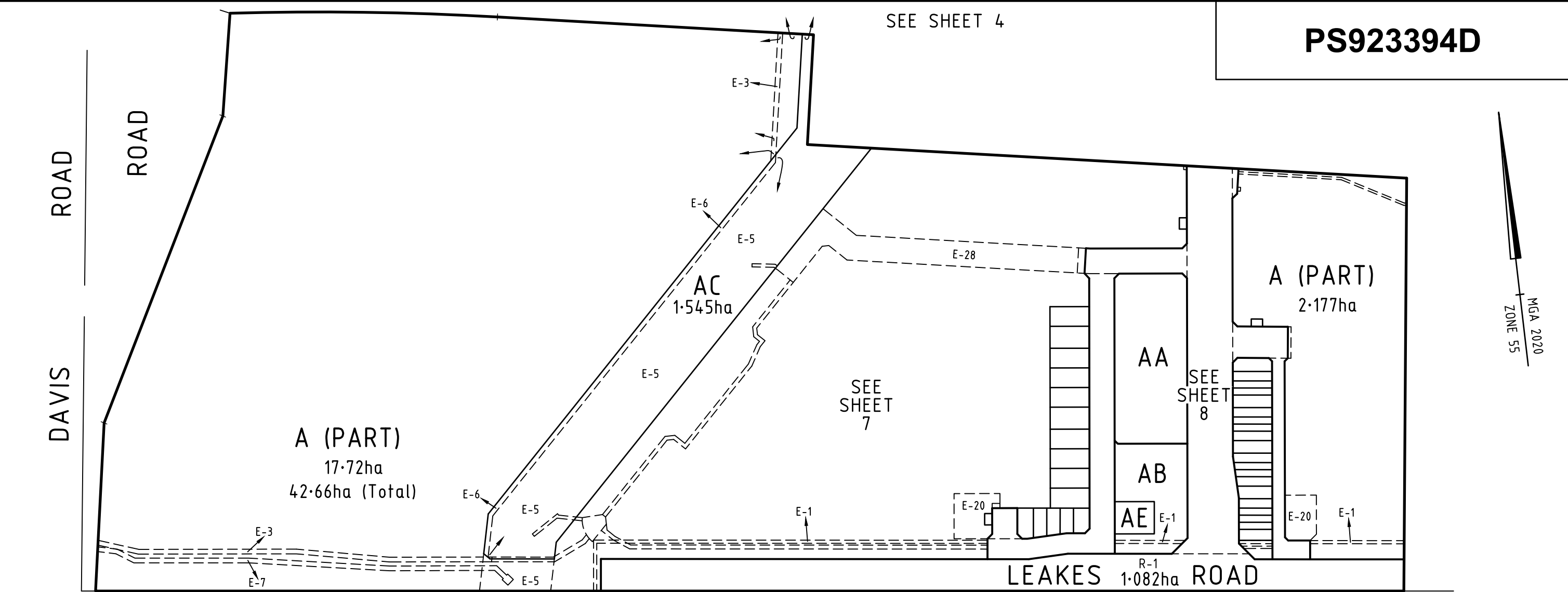
LENGTHS ARE IN METRES

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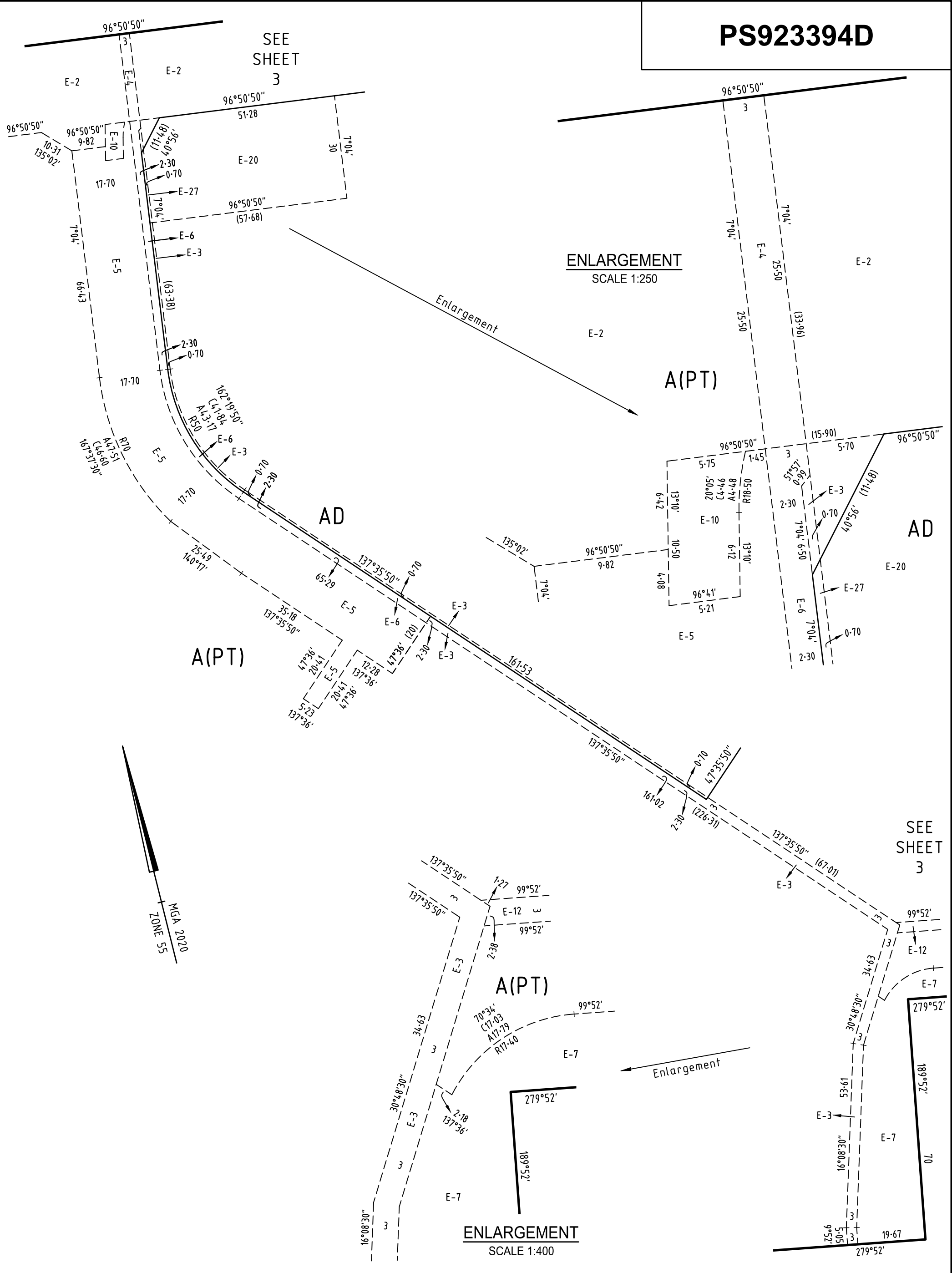
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SHEET 4



SURVEYOR'S FILE REF: 309793-001-SV00		SCALE 1: 2500 </
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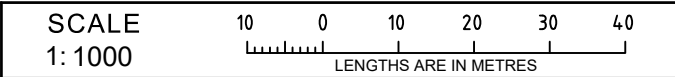
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SCALE
1: 1000

LENGTHS ARE IN METRES



ORIGINAL SHEET
SIZE: A3

SHEET 6



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SPEAR Ref: S241227M

PS923394D

SEE SHEET 5

96°41' (250.69) E-1 0.9

96°41' 246.03 227.70 E-7 2.50 6.40 6°41' 13 26.25

272.28

LEAKES R-1 ROAD 276°39'10"

PINECREST C 88°42'

A(PART)

96°41'

20:44 LEAKES
ROAD

R-1

A(P T)

SEE
SHEET
8

RAYNARD
ROAD

PINECREST CRESCENT

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SCALE
1: 1000

10 0 10 20 30 40

LENGTHS ARE IN METRES

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ORIGINAL SHEET
SIZE: A3

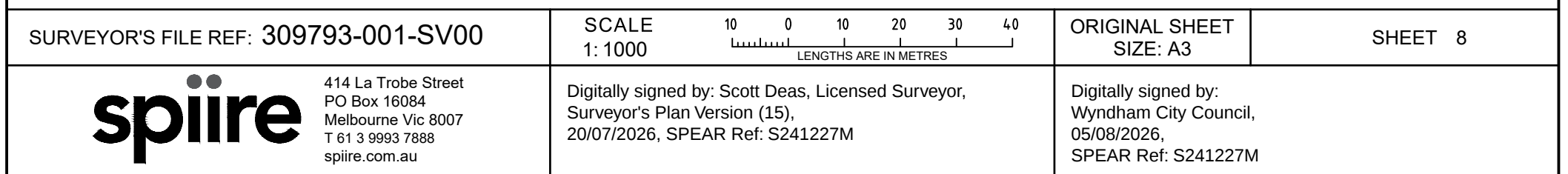
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SHEET 7

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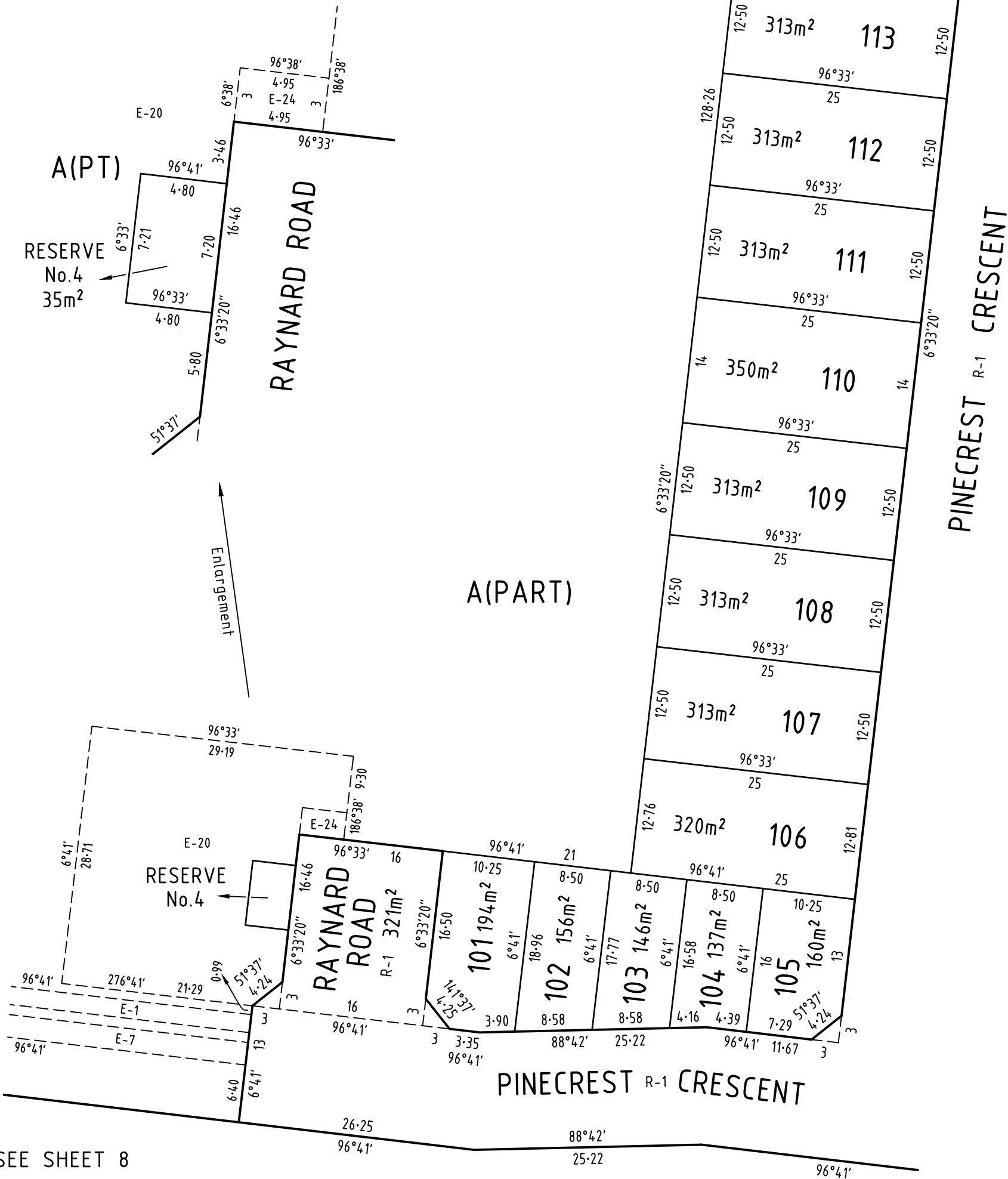
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SEE SHEET 8



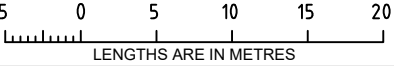
ENLARGEMENT
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SEE SHEET 8

SURVEYOR'S FILE REF: 309793-001-SV00

SCALE 1: 500



ORIGINAL SHEET
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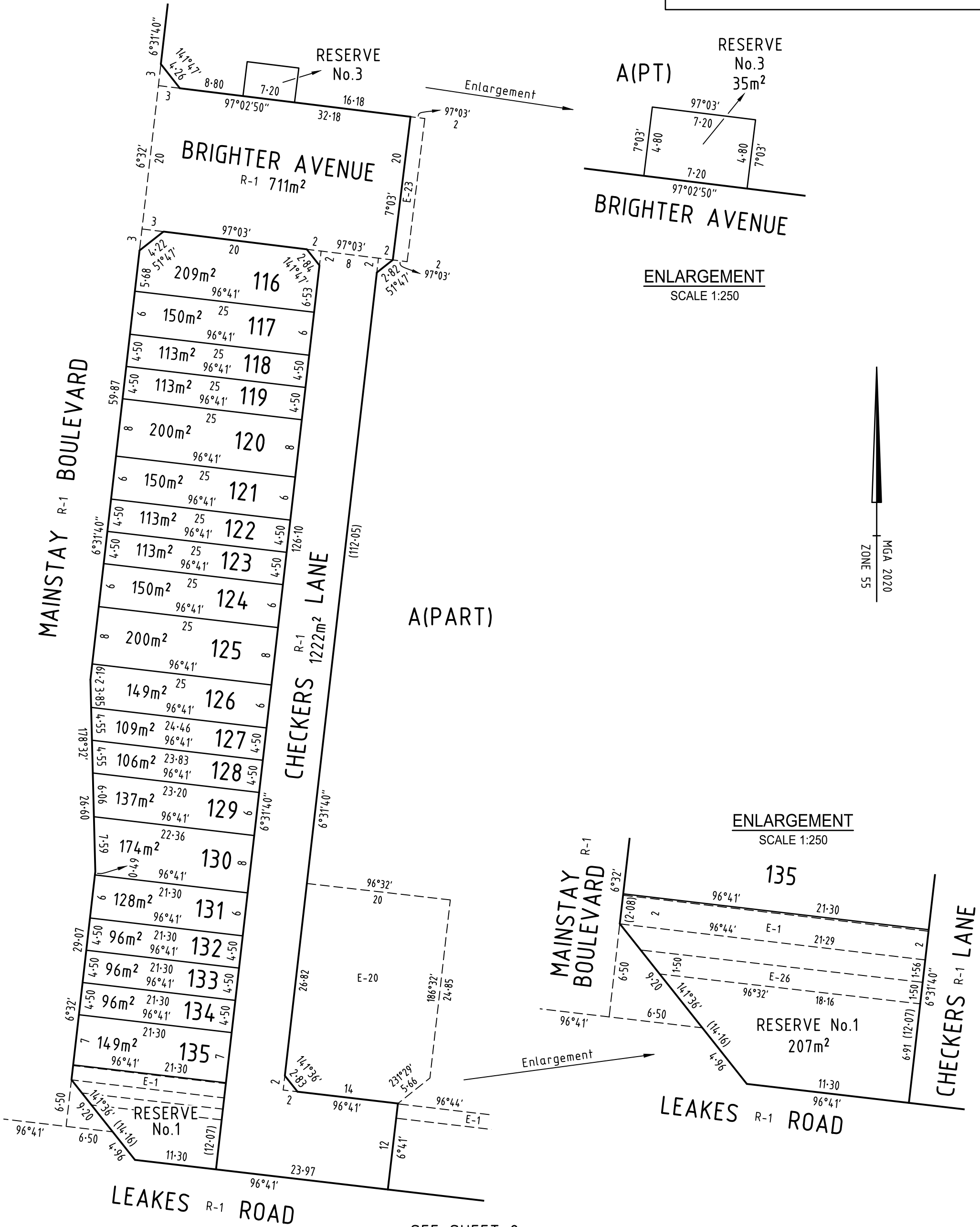
SHEET 9



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SEE SHEET 8

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SCALE 1: 500

5 0 5 10 15 20

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 10

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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 No.1

- 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 101 to 135 (both inclusive) on this Plan of Subdivision.
Land to be burdened: Lots 101 to 135 (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. 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.
- 2. 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.
- 3. 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.

Expiry Date: 31/12/2035

RESTRICTION No. 2

- 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 101 to 105, and 116 to 135 (all inclusive) on this Plan of Subdivision.
Land to be burdened: Lots 101 to 105, and 116 to 135 (all inclusive) on this Plan of Subdivision.

Lots 101 to 105 (all inclusive) on this Plan of Subdivision are defined as Type A Lots under the Small Lot Housing Code (Victorian Planning Authority, Nov 2019).

Lots 116 to 135 (all inclusive) on this Plan of Subdivision 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 No. 3

- 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 116 to 135 (all inclusive) on this Plan of Subdivision.
Land to be burdened: Lots 116 to 135 (all 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 this plan to which the following restriction applies shall not:

- (1) Construct any building on any burdened lot unless that building is constructed in accordance with the approved Newhaven Design Guidelines.

Expiry Date: 31/12/2035

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