

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: S191750B 04/04/2023 11:07 am

<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS 906038Y</b>	
<b>LOCATION OF LAND</b> PARISH: TARNEIT TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: - CROWN PORTION: B (PART) TITLE REFERENCE: C/T VOL .... FOL ...  LAST PLAN REFERENCE: LOT AM on PS906014P  POSTAL ADDRESS: 1030 TARNEIT ROAD (at time of subdivision) TARNEIT VIC 3029 MGA94 CO-ORDINATES: E: 295 260 ZONE: 55 (of approx centre of land in plan) N: 5 811 780		Council Name: Wyndham City Council  Council Reference Number: WYS5957/22 Planning Permit Reference: WYP10730/18 SPEAR Reference Number: S191750B  <b>Certification</b>  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: Mark Tenner for Wyndham City Council on 15/02/2023		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL / BODY / PERSON	Lots 1 to 2200, and A to AM (all inclusive) have been omitted from this plan.  <u>Other purpose of this plan</u>  To remove by agreement the easement E-21 (Sewerage in favour of Greater Western Water Corporation) created in PS 842441W, that lie within Universal Road in this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.  To remove by agreement the easement E-22 (Sewerage in favour of Greater Western Water Corporation) created in PS 842441W, that lie within Universal Road in this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.		
ROAD R-1	WYNDHAM CITY COUNCIL			
RESERVE Nos. 1, 2 & 3	WYNDHAM CITY COUNCIL			
RESERVE No. 4	POWERCOR AUSTRALIA LIMITED			
<b>NOTATIONS</b>				
DEPTH LIMITATION : DOES NOT APPLY				
SURVEY: This plan is based on survey in PS 732577J  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. -				
<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 FOR EASEMENT INFORMATION				
<b>NEWHAVEN ESTATE - STAGE 22 (60 LOTS)</b>			<b>AREA OF STAGE - 4.940ha</b>	
414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 306195SV00		ORIGINAL SHEET SIZE: A3
		Digitally signed by: Scott Deas, Licensed Surveyor, Surveyor's Plan Version (5), 20/12/2022, SPEAR Ref: S191750B		SHEET 1 OF 9

**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	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-4	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-4	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-5	Supply of Water through underground pipes	See diagram	C/E AU136793F	City West Water Corporation
E-5	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-6	Supply of Water through underground pipes	See diagram	C/E AU136793F	City West Water Corporation
E-6	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-6	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-7	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-7	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-8	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-9	Sewerage	See diagram	This Plan	Greater Western Water Corporation
E-10	Drainage	See diagram	This Plan	Wyndham City Council
E-10	Sewerage	See diagram	This Plan	Greater Western Water Corporation
E-11	Powerline	See diagram	PS 842441W - Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited
E-12	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-12	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-12	Powerline	See diagram	PS 842441W - Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited
E-13	Gas Supply	5.50	PS842441W	Ausnet Gas Services Pty Ltd
E-13	Supply of Water through underground pipes	5.50	PS842441W	Greater Western Water Corporation
E-14	Powerline	2.50	PS 842441W - Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited
E-15	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-15	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-15	Powerline	See diagram	PS 842441W - Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited
E-16	Sewerage	2.50	PS819163F	Greater Western Water Corporation
E-17	Sewerage	See diagram	PS819163F	Greater Western Water Corporation
E-17	Drainage	See diagram	PS819163F	Wyndham City Council
E-18	Transmission of Electricity	2.50	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-18	Sewerage	2.50	PS819163F	Greater Western Water Corporation
E-19	Transmission of Electricity	2.50	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-19	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-19	Sewerage	2.50	PS819163F	Greater Western Water Corporation
E-20	Transmission of Electricity	See diagram	This Plan - Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited
E-21	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-21	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-21	Transmission of Electricity	See diagram	This Plan - Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited

SURVEYOR'S FILE REF: 306195SV00

ORIGINAL SHEET  
SIZE: A3

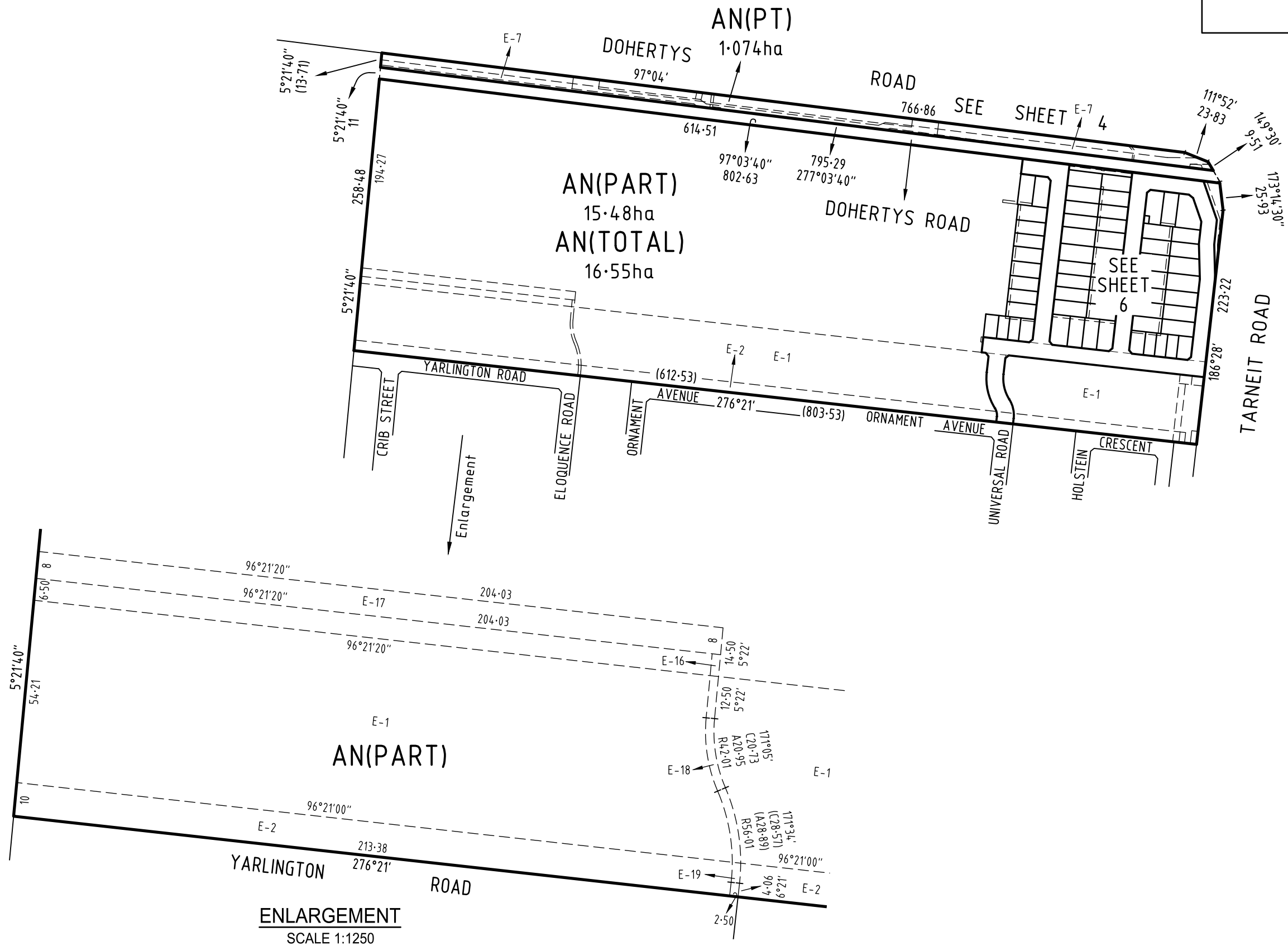
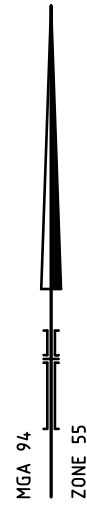
SHEET 2



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 (5),  
20/12/2022, SPEAR Ref: S191750B

Digitally signed by:  
Wyndham City Council,  
15/02/2023,  
SPEAR Ref: S191750B



SURVEYOR'S FILE REF: 306195SV00



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

SCALE 1: 4000

LENGTHS ARE IN METRES

Digitally signed by: Scott Deas, Licensed Surveyor,  
Surveyor's Plan Version (5),  
20/12/2022, SPEAR Ref: S191750B

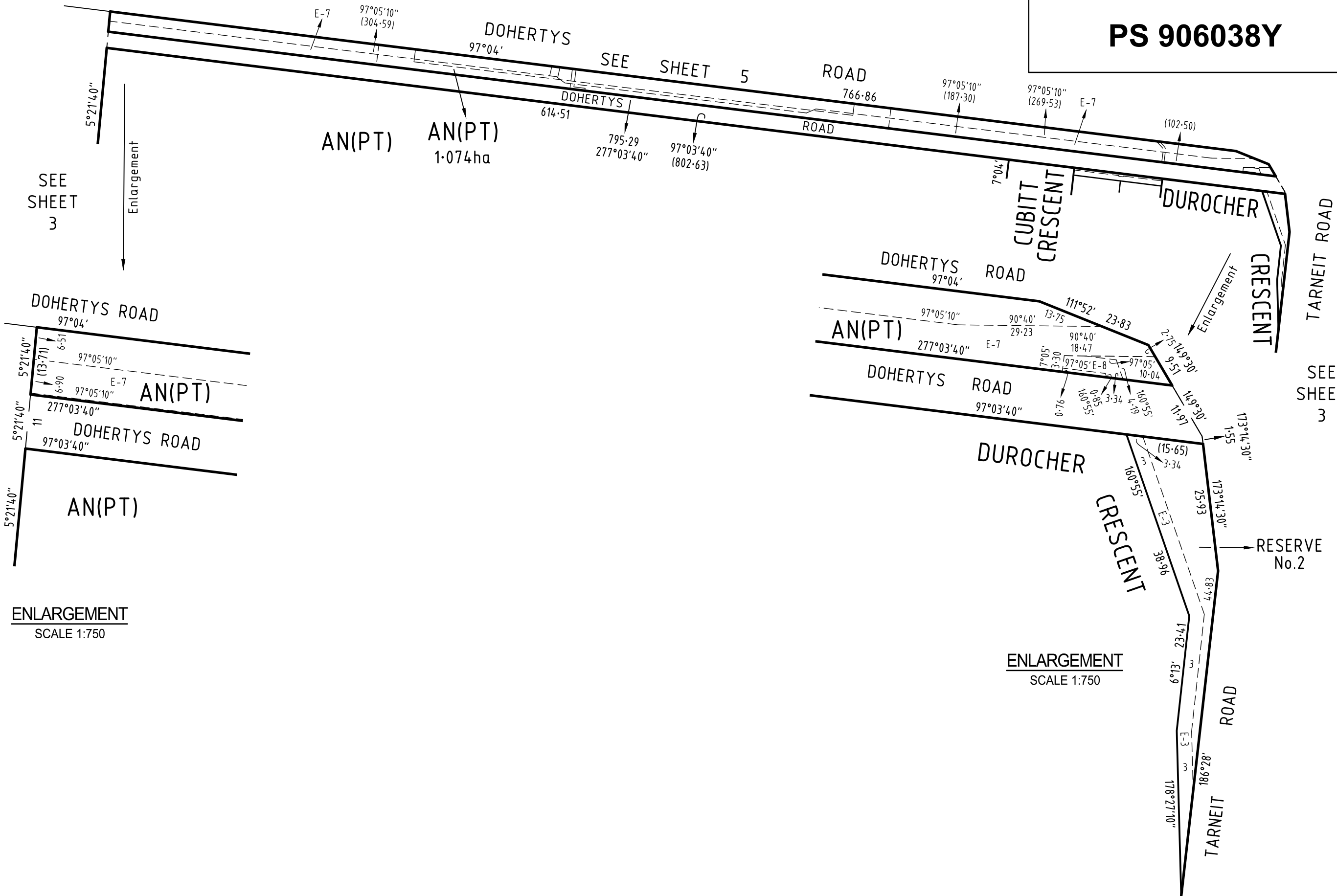
ORIGINAL SHEET  
SIZE: A3

SHEET 3

Digitally signed by:  
Wyndham City Council,  
15/02/2023,  
SPEAR Ref: S191750B

**PS 906038Y**

MGA 94  
ZONE 55



SURVEYOR'S FILE REF: 306195SV00



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

SCALE 1: 2500  
25 0 25 50 75 100  
LENGTHS ARE IN METRES

Digitally signed by: Scott Deas, Licensed Surveyor,  
Surveyor's Plan Version (5),  
20/12/2022, SPEAR Ref: S191750B

ORIGINAL SHEET SIZE: A3

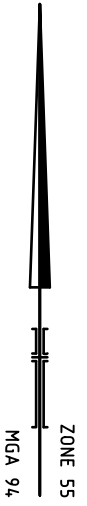
Digitally signed by:  
Wyndham City Council,  
15/02/2023,  
SPEAR Ref: S191750B

SHEET 4

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: S191750B 04/04/2023 11:07 am







DOHERTYS ROAD

RESERVE No.3 300m<sup>2</sup>

AN(P.T)

CUBITT CRESCENT R-1 3176m<sup>2</sup>

DUROCHER CRESCENT R-1

SEE SHEET 8

KEEWONG ROAD R-1

ROAD

RESERVE No.1

UNIVERSAL ROAD R-1 1087m<sup>2</sup>

DOHERTYS ROAD

2224

2225

SEE SHEET 6

ENLARGEMENT SCALE 1:400

Enlargement

SURVEYOR'S FILE REF: 306195SV00

SCALE 1:750

ORIGINAL SHEET SIZE: A3

SHEET 7

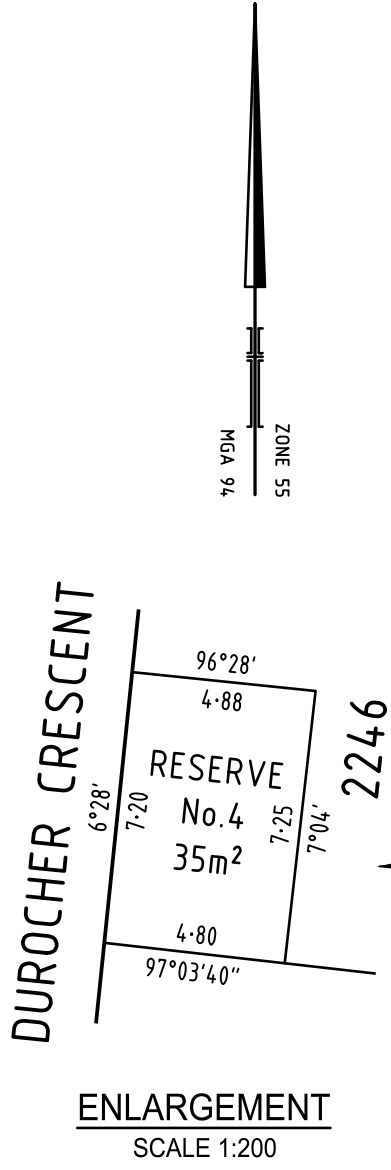


414 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
spiire.com.au

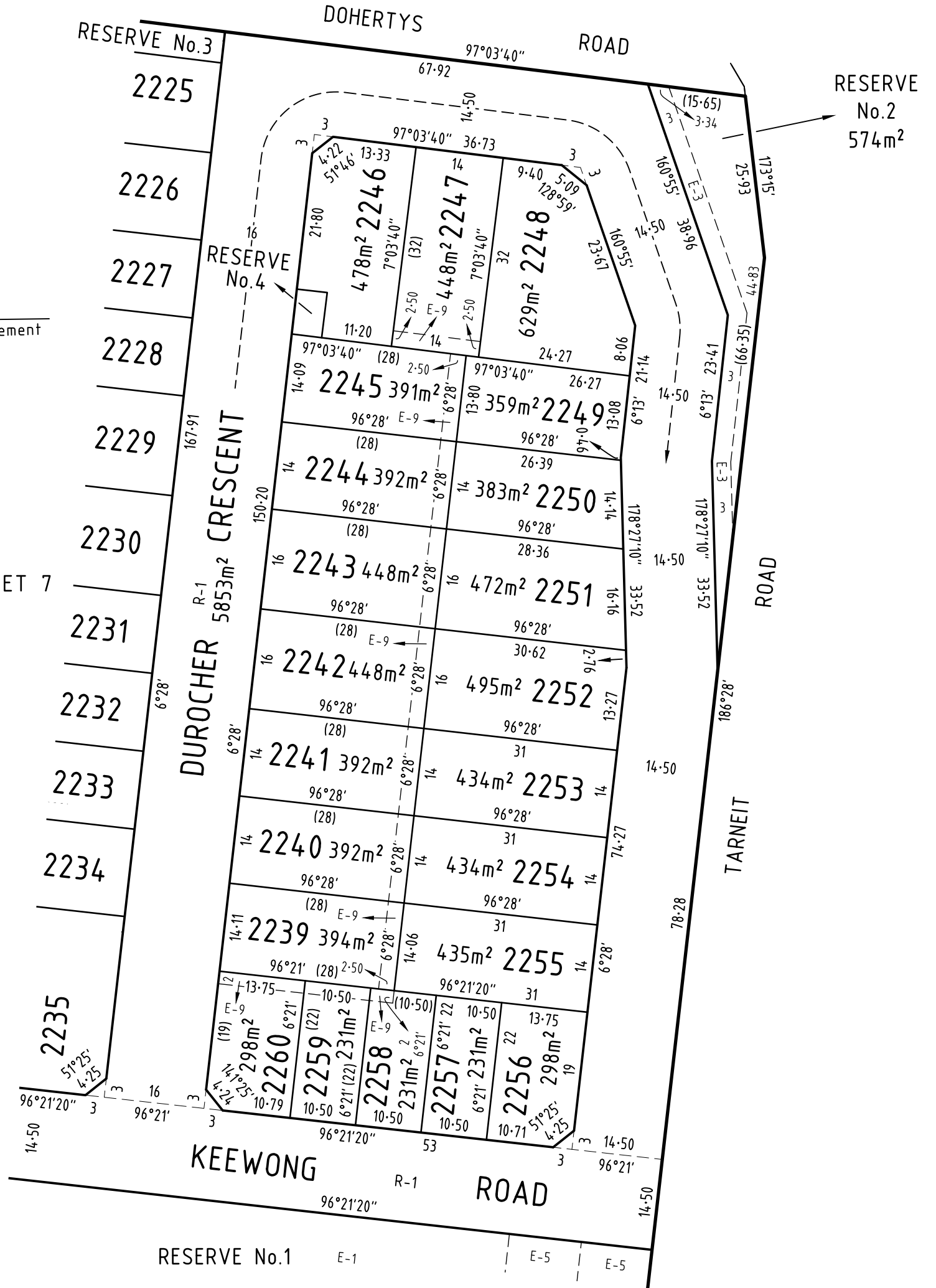
Digitally signed by: Scott Deas, Licensed Surveyor,  
Surveyor's Plan Version (5),  
20/12/2022, SPEAR Ref: S191750B

Digitally signed by:  
Wyndham City Council,  
15/02/2023,  
SPEAR Ref: S191750B

SEE SHEET 6



SEE SHEET 7



SEE SHEET 6

SURVEYOR'S FILE REF: 306195SV00

SCALE 1: 750

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 8



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 (5),  
20/12/2022, SPEAR Ref: S191750B

Digitally signed by:  
Wyndham City Council,  
15/02/2023,  
SPEAR Ref: S191750B



**CREATION OF RESTRICTION A**

The following restriction is to be created upon registration of Plan of Subdivision No. PS 906038Y (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 Benefited :**

Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots
2201	2202, 2203	2222	2221, 2223, 2227	2239	2240, 2255, 2258, 2259, 2260
2202	2201, 2203	2223	2222, 2224, 2226	2240	2239, 2241, 2254
2203	2201, 2202, 2204	2224	2223, 2225	2241	2240, 2242, 2253
2204	2203, 2205	2225	2224, 2226	2242	2241, 2243, 2252
2205	2204, 2206	2226	2223, 2225, 2227	2243	2242, 2244, 2251
2206	2205, 2207	2227	2222, 2226, 2228	2244	2243, 2245, 2250
2207	2206, 2208	2228	2221, 2227, 2229	2245	2244, 2246, 2247, 2249
2208	2207, 2209	2229	2220, 2228, 2230	2246	2245, 2247
2209	2208, 2210	2230	2219, 2229, 2231	2247	2245, 2246, 2248, 2249
2210	2209, 2212, 2213, 2214	2231	2218, 2230, 2232	2248	2247, 2249
2215	2216, 2234, 2236, 2237, 2238	2232	2217, 2231, 2233	2249	2245, 2247, 2248, 2250
2216	2215, 2217, 2233	2233	2216, 2232, 2234	2250	2244, 2249, 2251
2217	2216, 2218, 2232	2234	2215, 2233, 2235, 2236	2251	2243, 2250, 2252
2218	2217, 2219, 2231	2235	2234, 2236	2252	2242, 2251, 2253
2219	2218, 2220, 2230	2236	2215, 2234, 2235, 2237	2253	2241, 2252, 2254
2220	2219, 2221, 2229	2237	2215, 2236, 2238	2254	2240, 2253, 2255
2221	2220, 2222, 2228	2238	2215, 2237	2255	2239, 2254, 2256, 2257, 2258

**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 2201 to 2210, and 2215 to 2255 (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 906038Y (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 Benefited :**

Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots
2211	2212	2214	2210, 2213	2258	2239, 2255, 2257, 2259
2212	2210, 2211, 2213	2256	2255, 2257	2259	2239, 2258, 2260
2213	2210, 2212, 2214	2257	2255, 2256, 2258	2260	2239, 2259

Lots 2211 to 2214, and 2256 to 2260 (all inclusive) are defined as Type A 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.
- (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) Condition (1) of this restriction shall expire after the issue of a certificate of occupancy for the dwelling on the burdened lot.
- 2) Conditions (2) to (4) (both inclusive) of this restriction shall expire 6 years after the date of registration of this plan.

SURVEYOR'S FILE REF: 306195SV00

ORIGINAL SHEET  
SIZE: A3

SHEET 9



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 (5),  
20/12/2022, SPEAR Ref: S191750B

Digitally signed by:  
Wyndham City Council,  
15/02/2023,  
SPEAR Ref: S191750B