


PLAN OF SUBDIVISION		EDITION 1	PS901638A	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: - CROWN PORTION: B (PART) TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT AJ on PS901681Y POSTAL ADDRESS: 1030 TARNEIT ROAD (at time of subdivision) TARNEIT VIC 3029 MGA94 CO-ORDINATES: E: 294 700 ZONE: 55 (of approx centre of land in plan) N: 5 811 450		Council Name: Wyndham City Council Council Reference Number: WYS5834/21 Planning Permit Reference: WYP6865/13 SPEAR Reference Number: S184693A Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 21/09/2022 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 21/03/2023		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Lots 1 to 1900, and A to AJ (all inclusive) have been omitted from this plan. <u>Other purpose of this plan</u> To remove by agreement Easement E-20 (Drainage in favour of Wyndham City Council & Sewerage in favour of Greater Western Water Corporation) created in PS842441W that lies within Eloquence Road in this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.		
ROAD R-1	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. WYP6865/13 This survey has been connected to permanent marks No(s). Tarneit PM 96 & 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 19 (43 LOTS)			AREA OF STAGE - 2.105ha	
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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	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	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-7	Sewerage	See diagram	PS842441W	Greater Western Water Corporation
E-8	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-8	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-8	Sewerage	See diagram	PS842441W	Greater Western Water Corporation
E-9	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-9	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-10	Sewerage	2.50	PS819163F	Greater Western Water Corporation
E-11	Sewerage	See diagram	This Plan	Greater Western Water Corporation
E-12	Sewerage	See diagram	PS901681Y	Greater Western Water Corporation
E-13	Drainage	See diagram	PS842441W	Wyndham City Council
E-13	Sewerage	See diagram	PS842441W	Greater Western Water Corporation
E-14	Supply of Electricity through underground cables	1.50	This Plan	Powercor Australia Limited
E-15	Powerline	See diagram	PS842441W - Sect.88 Electricity Industry Act 2000	Powercor Australia Limited
E-16	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-16	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-16	Powerline	See diagram	PS842441W - Sect.88 Electricity Industry Act 2000	Powercor Australia Limited
E-17	Gas Supply	5.50	PS842441W	Ausnet Gas Services Pty Ltd
E-17	Supply of Water through underground pipes	5.50	PS842441W	Greater Western Water Corporation
E-18	Powerline	2.50	PS842441W - Sect.88 Electricity Industry Act 2000	Powercor Australia Limited
E-19	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-19	Powerline	See diagram	PS842441W - Sect.88 Electricity Industry Act 2000	Powercor Australia Limited
E-19	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-20	Sewerage	See diagram	PS819163F	Greater Western Water Corporation
E-20	Drainage	See diagram	PS819163F	Wyndham City Council
E-21	Transmission of Electricity	2.50	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-21	Sewerage	2.50	PS819163F	Greater Western Water Corporation
E-22	Transmission of Electricity	2.50	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-22	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-22	Sewerage	2.50	PS819163F	Greater Western Water Corporation
E-23	Sewerage	See diagram	PS901681Y	Greater Western Water Corporation
E-23	Supply of Electricity through underground cables	1.50	This Plan	Powercor Australia Limited

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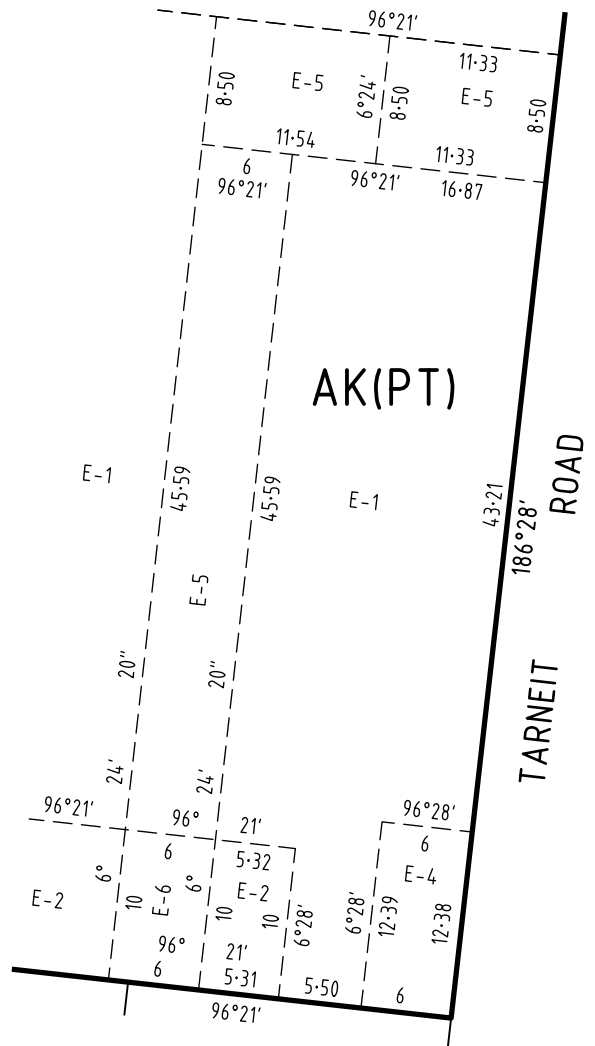
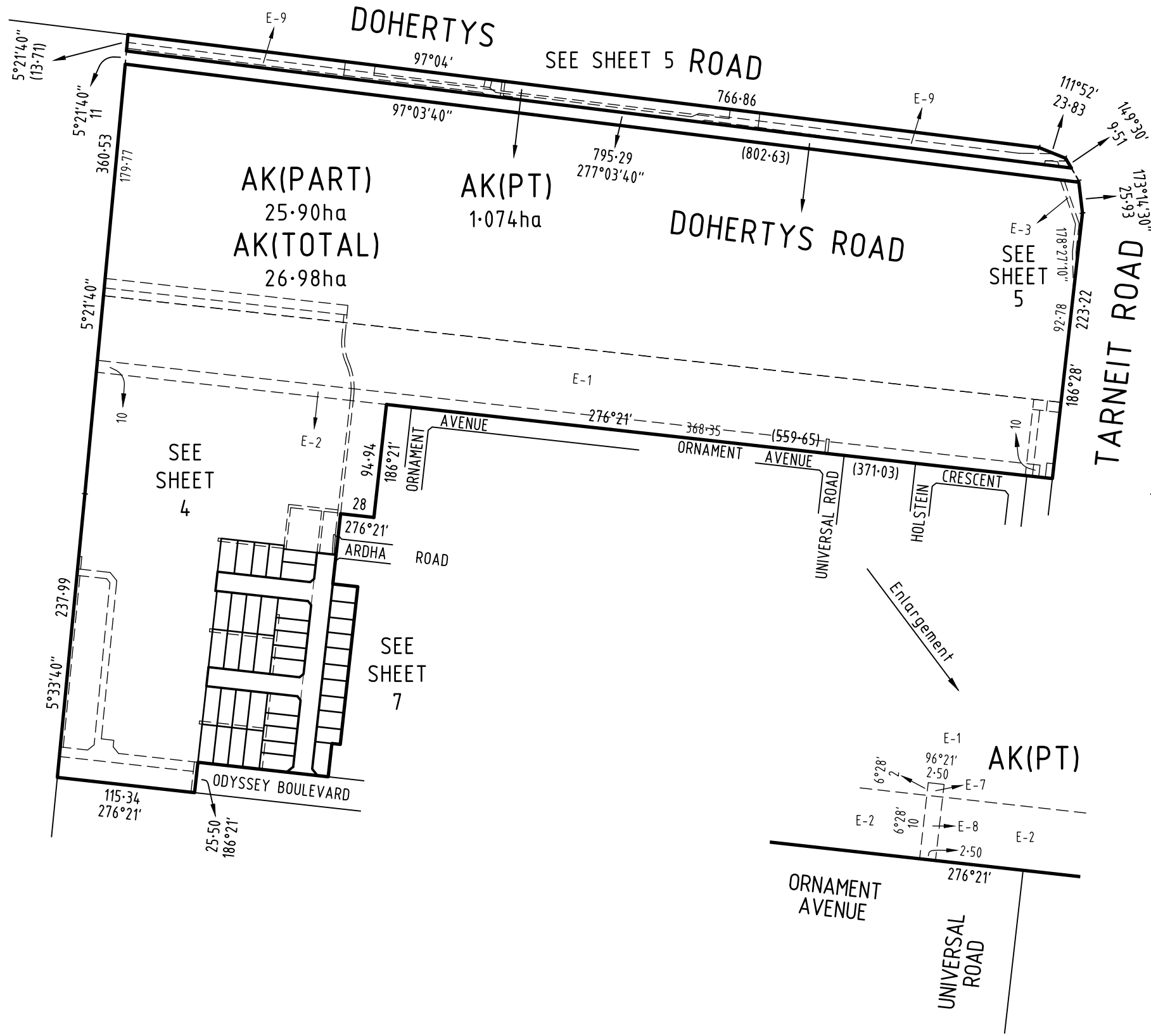
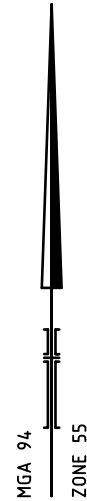
SHEET 2



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ENLARGEMENT
SCALE 1:750

ENLARGEMENT
SCALE 1:500

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SCALE 1: 4000

LENGTHS ARE IN METRES

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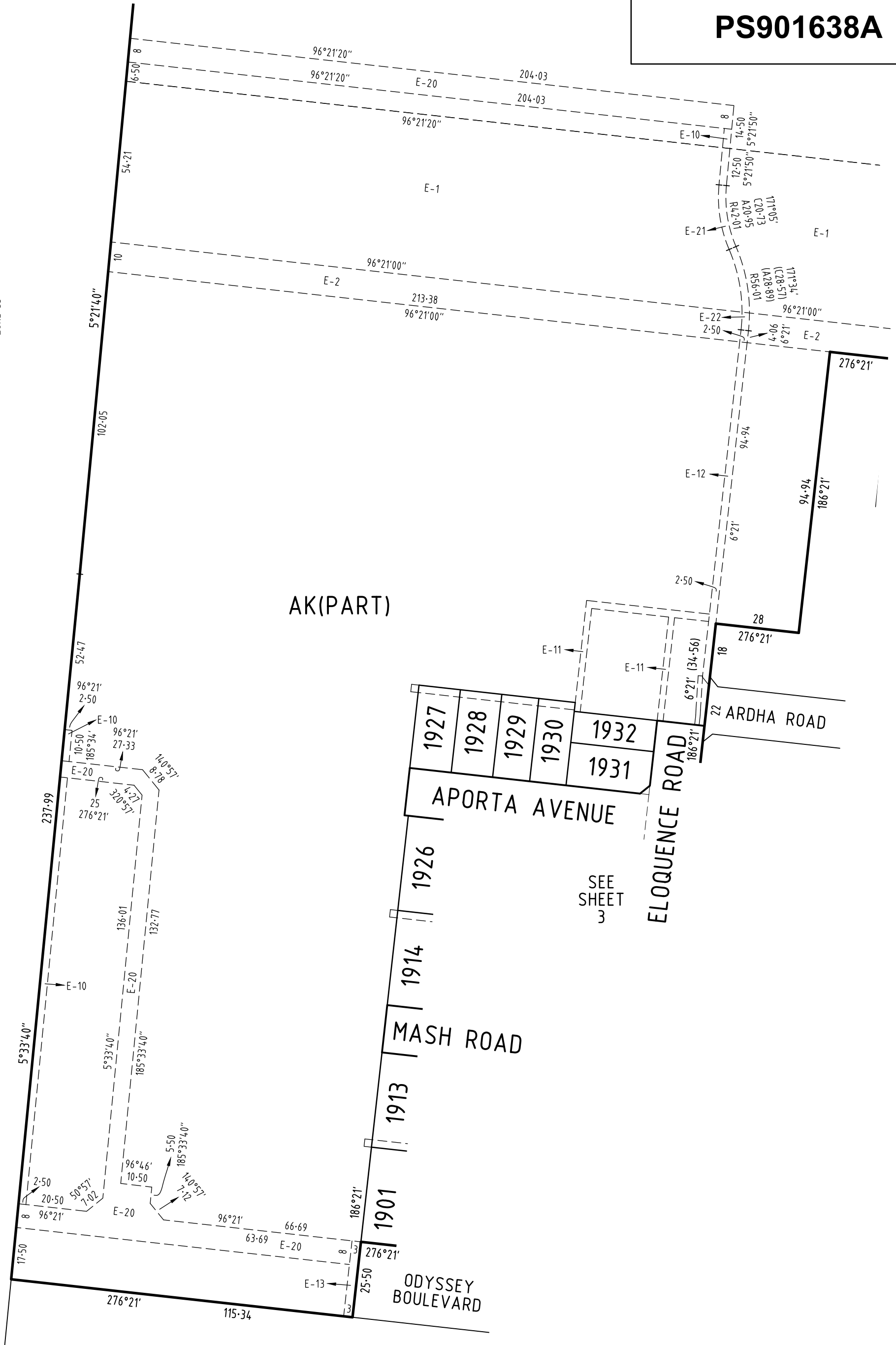
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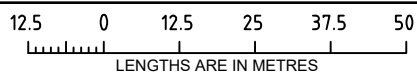
MGA 94
ZONE 55

AK(PART)



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SCALE 1: 1250



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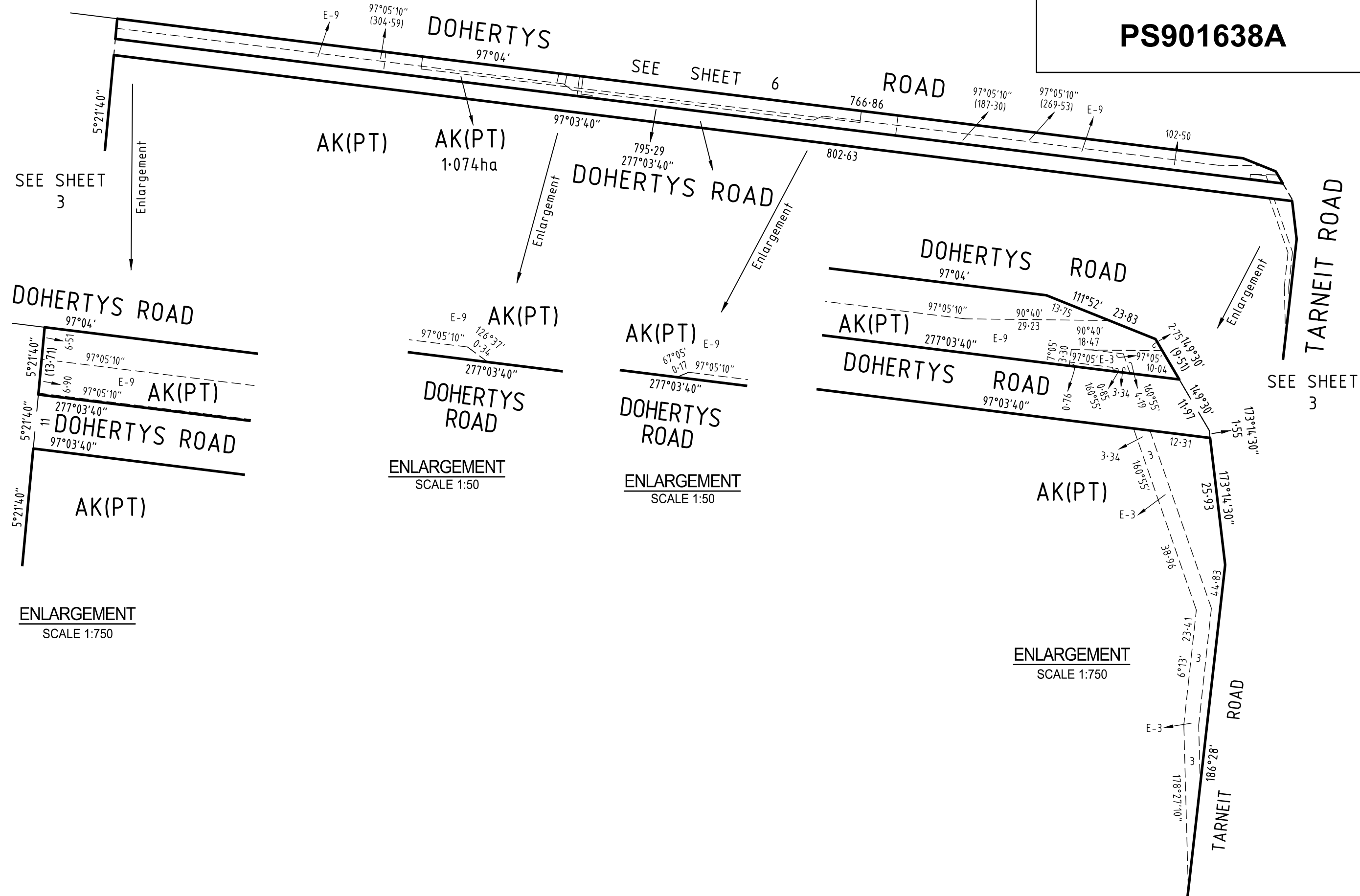
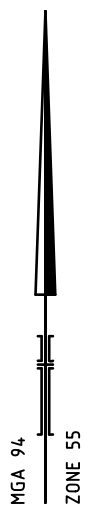
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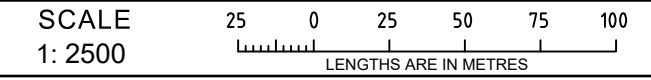
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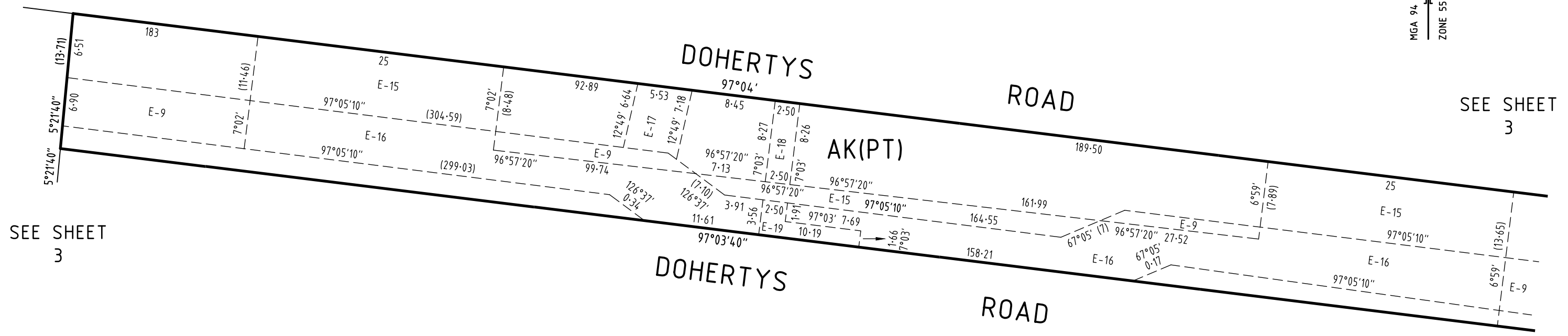
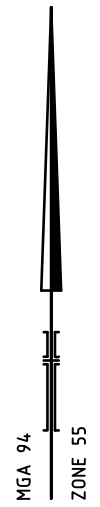
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SEE SHEET 3

SEE SHEET 3

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NOT TO SCALE

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ENLARGEMENT
SCALE 1:5

SEE SHEET 3

AK(P.T)

ARDHA ROAD

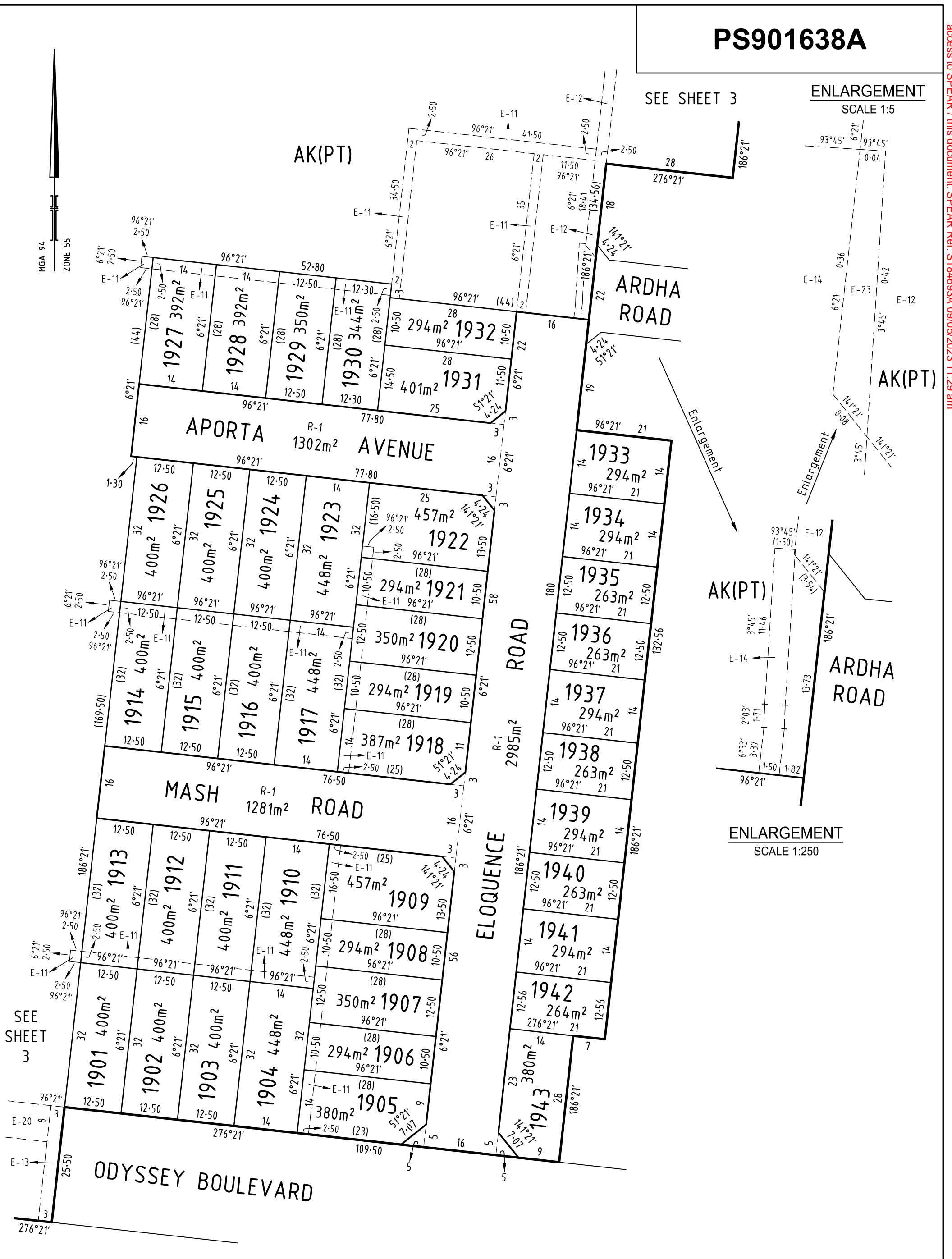
AK(P.T)

AK(P.T)

ARDHA ROAD

ENLARGEMENT
SCALE 1:250

MGA 94
ZONE 55



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SCALE 1: 750

LENGTHS ARE IN METRES

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CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS901638A (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
1901	1902, 1913	1913	1901, 1912	1924	1916, 1923, 1925
1902	1901, 1903, 1912	1914	1915, 1926	1925	1915, 1924, 1926
1903	1902, 1904, 1911	1915	1914, 1916, 1925	1926	1914, 1925
1904	1903, 1905, 1906, 1907, 1910	1916	1915, 1917, 1924	1927	1928
1905	1904, 1906	1917	1916, 1918, 1919, 1920, 1923	1928	1927, 1929
1907	1904, 1906, 1908, 1910	1918	1917, 1919	1929	1928, 1930
1909	1908, 1910	1920	1917, 1919, 1921, 1923	1930	1929, 1931, 1932
1910	1904, 1907, 1908, 1909, 1911	1922	1921, 1923	1931	1930, 1932
1911	1903, 1910, 1912	1923	1917, 1920, 1921, 1922, 1924	1943	1942
1912	1902, 1911, 1913				

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 1901 to 1905, 1907, 1909 to 1918, 1920 and 1922 to 1930 (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. PS901638A (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
1906	1904, 1905, 1907	1933	1934	1938	1937, 1939
1908	1907, 1909, 1910	1934	1933, 1935	1939	1938, 1940
1919	1917, 1918, 1920	1935	1934, 1936	1940	1939, 1941
1921	1920, 1922, 1923	1936	1935, 1937	1941	1940, 1942
1932	1930, 1931	1937	1936, 1938	1942	1941, 1943

Lots 1906, 1908, 1919, 1921, and 1932 to 1942 (both 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.

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