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PLAN OF SUBDIVISION		EDITION 1	PS906015M	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: - CROWN PORTION: B (PART) TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT AK on PS901638A POSTAL ADDRESS: 1030 TARNEIT ROAD (at time of subdivision) TARNEIT VIC 3029 MGA94 CO-ORDINATES: E: 294 600 ZONE: 55 (of approx centre of land in plan) N: 5 811 450		Council Name: Wyndham City Council SPEAR Reference Number: S187588H		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Lots 1 to 2000, and A to AK (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 Odyssey Boulevard in this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988. To remove by agreement Easement E-22 (Drainage in favour of Wyndham City Council & Sewerage in favour of Greater Western Water Corporation) created in PS819163F that lies within Odyssey Boulevard, Aporta Avenue, and Primary Road in this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988. To remove by agreement Easement E-11 (Sewerage in favour of Greater Western Water Corporation) created in PS819163F that lies within Aporta Avenue in this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.		
ROAD R-1 RESERVE No.1	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LIMITED			
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 20 (45 LOTS)			AREA OF STAGE - 2.488ha	
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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	Supply of Electricity through underground cables	1.50	PS901638A	Powercor Australia Limited
E-11	Sewerage	See diagram	PS901638A	Greater Western Water Corporation
E-12	Sewerage	See diagram	PS901681Y	Greater Western Water Corporation
E-13	Sewerage	2.50	This Plan	Greater Western Water Corporation
E-14	Powerline	See diagram	PS842441W - 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	PS842441W - Sect.88 Electricity Industry Act 2000	Powercor Australia Limited
E-16	Gas Supply	5.50	PS842441W	Ausnet Gas Services Pty Ltd
E-16	Supply of Water through underground pipes	5.50	PS842441W	Greater Western Water Corporation
E-17	Powerline	2.50	PS842441W - Sect.88 Electricity Industry Act 2000	Powercor Australia Limited
E-18	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-18	Powerline	See diagram	PS842441W - Sect.88 Electricity Industry Act 2000	Powercor Australia Limited
E-18	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-19	Sewerage	2.50	PS819163F	Greater Western Water Corporation
E-20	Sewerage	See diagram	PS901681Y	Greater Western Water Corporation
E-20	Supply of Electricity through underground cables	1.50	PS901638A	Powercor Australia Limited
E-21	Sewerage	See diagram	PS819163F	Greater Western Water Corporation
E-21	Drainage	See diagram	PS819163F	Wyndham City Council
E-22	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-22	Sewerage	2.50	PS819163F	Greater Western Water Corporation
E-23	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-23	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-23	Sewerage	2.50	PS819163F	Greater Western Water Corporation

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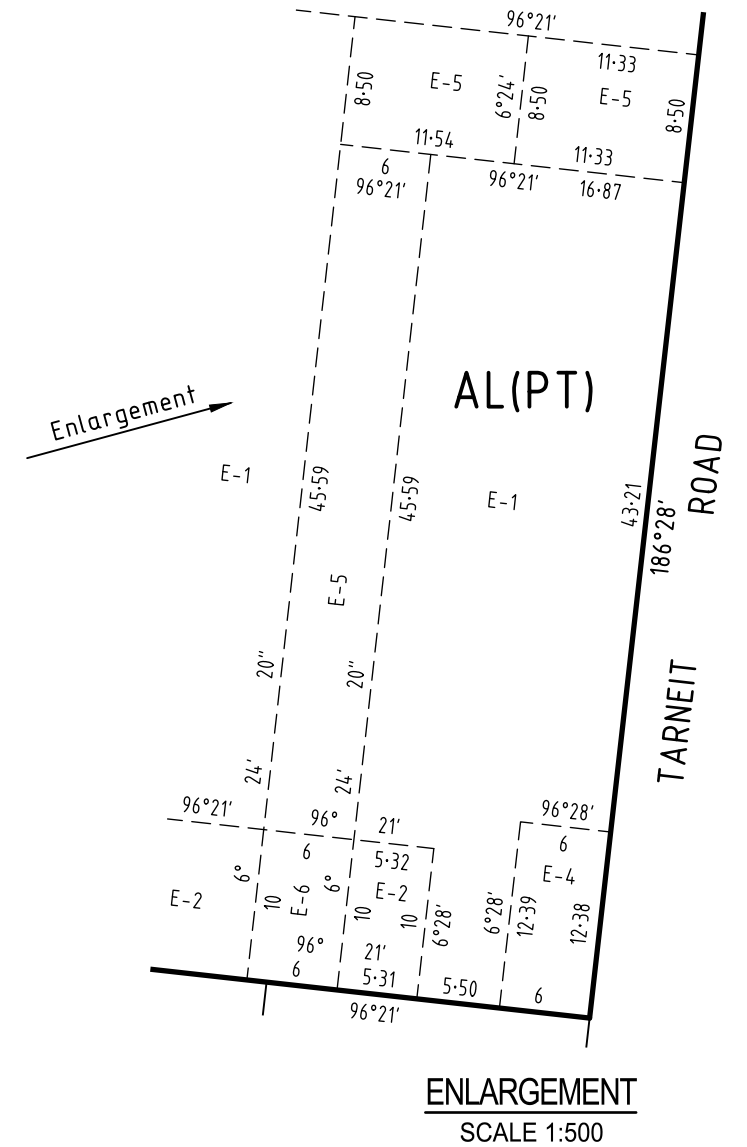
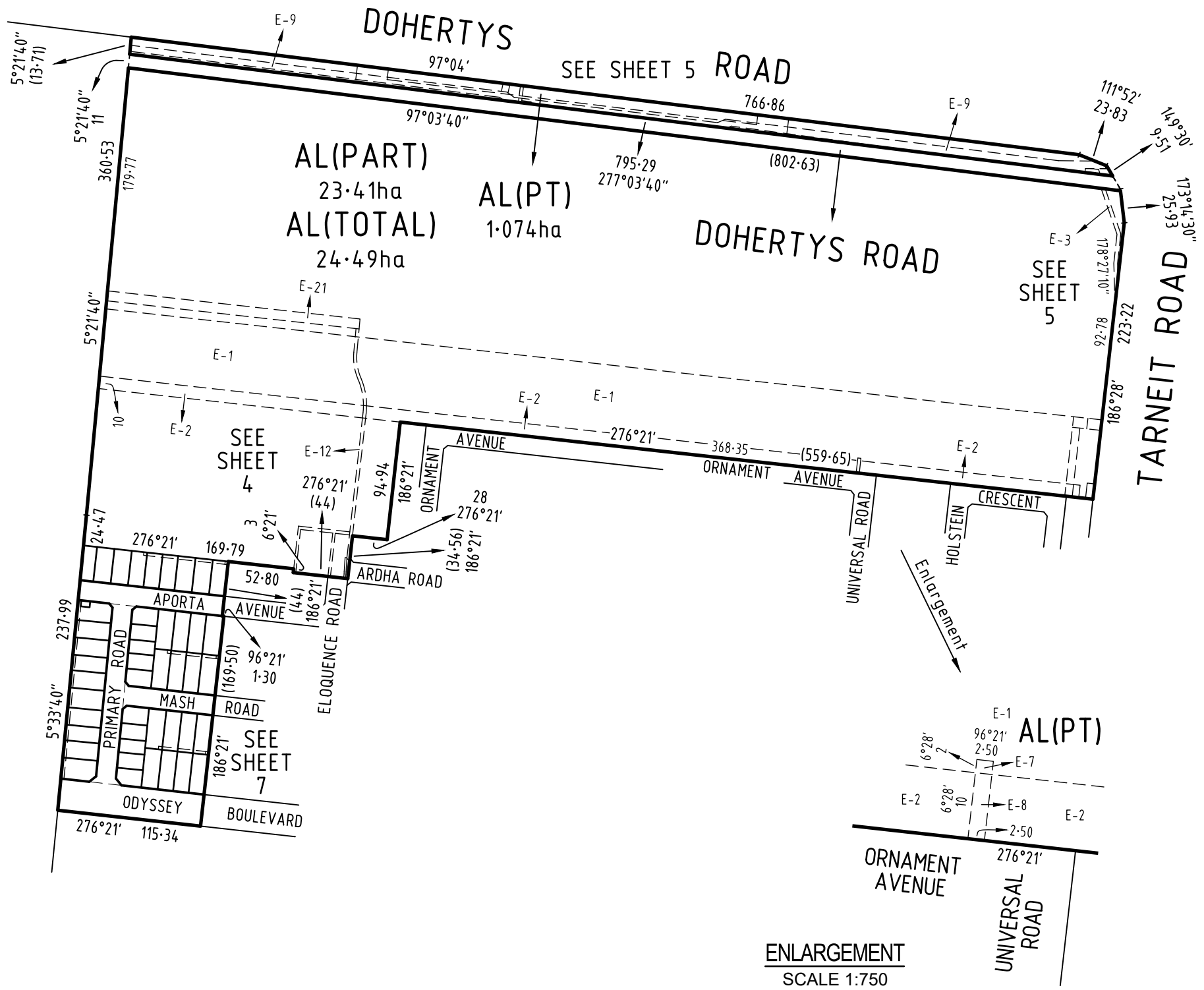
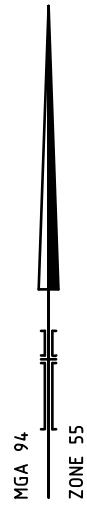
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SHEET 2



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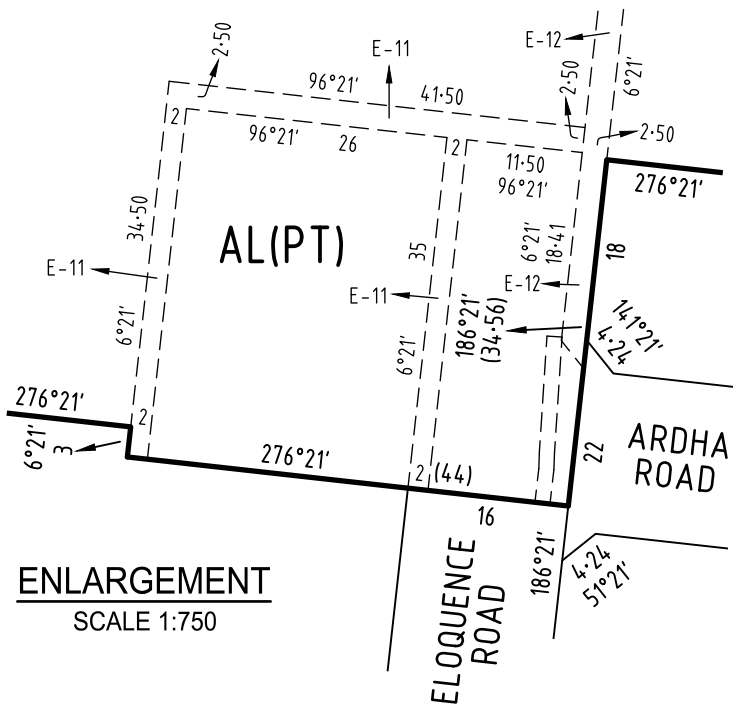
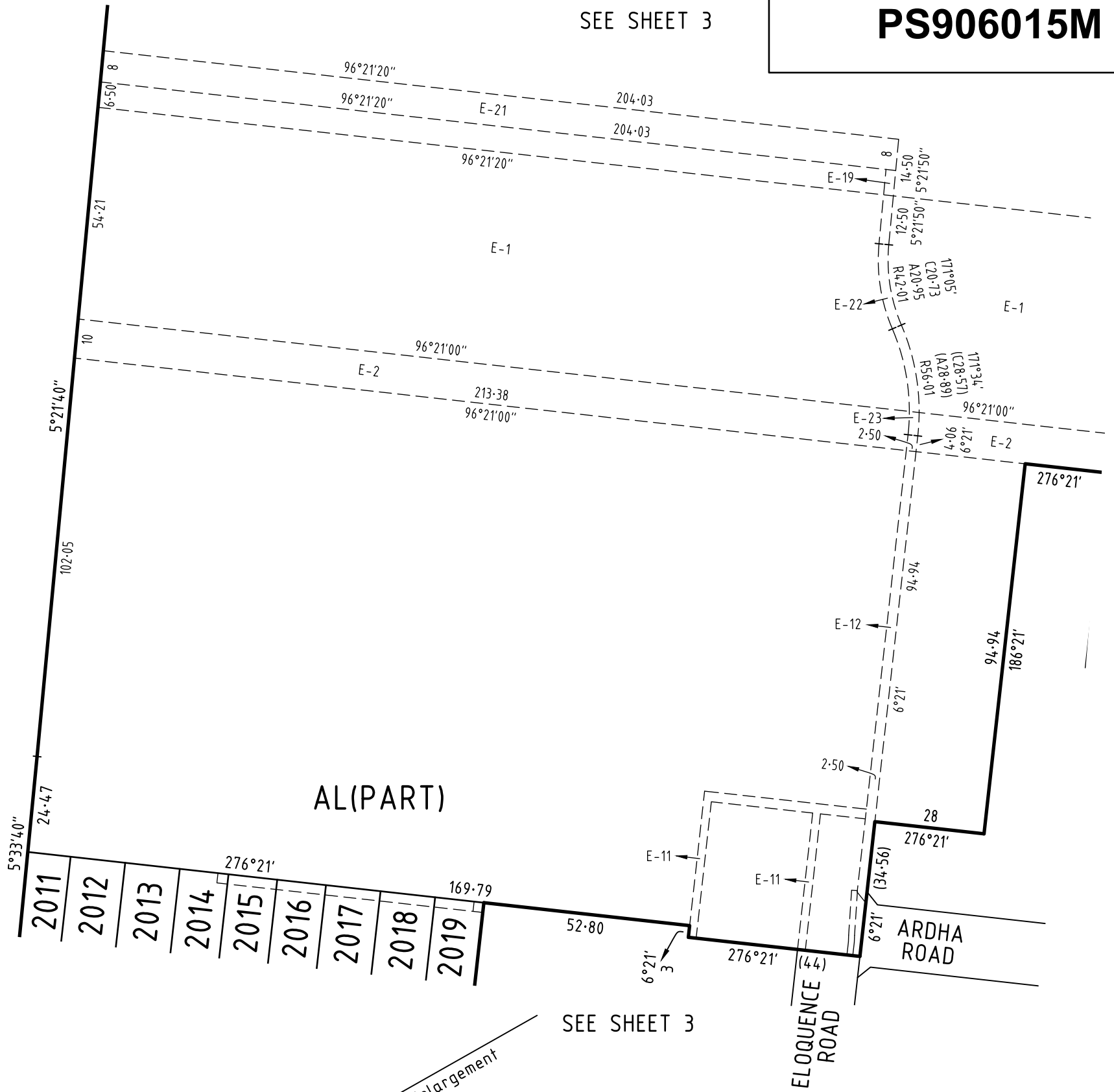
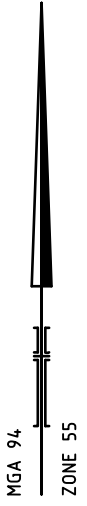
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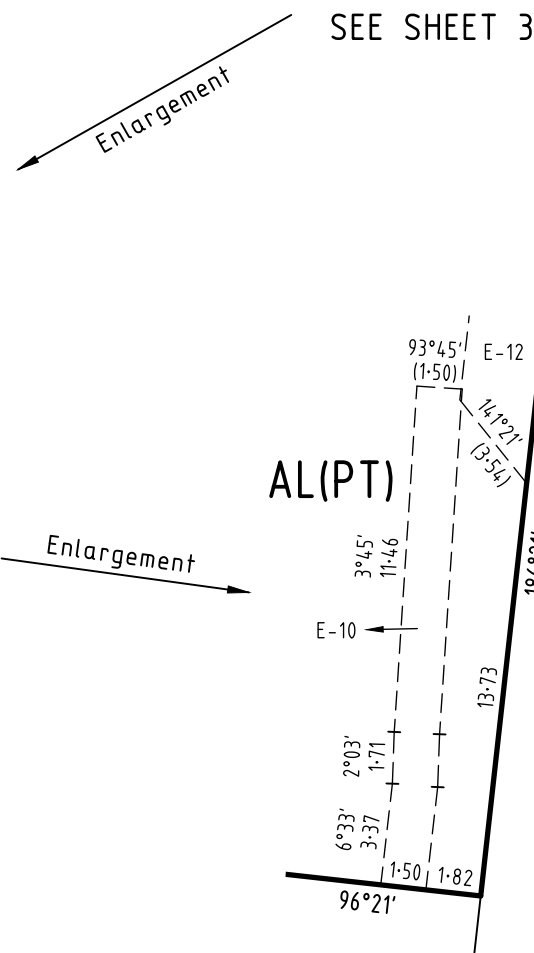
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SHEET 3

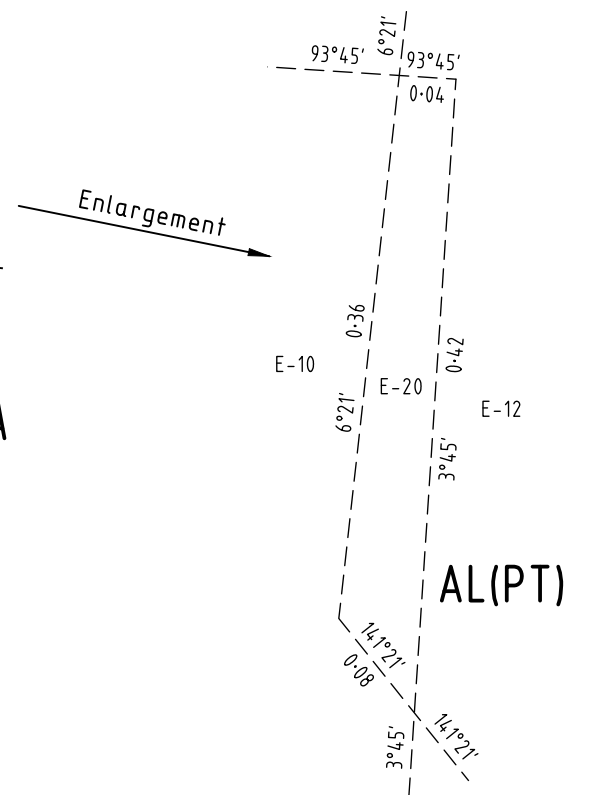
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ENLARGEMENT
SCALE 1:750



ENLARGEMENT
SCALE 1:250



ENLARGEMENT
SCALE 1:5

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SCALE 1: 1250

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

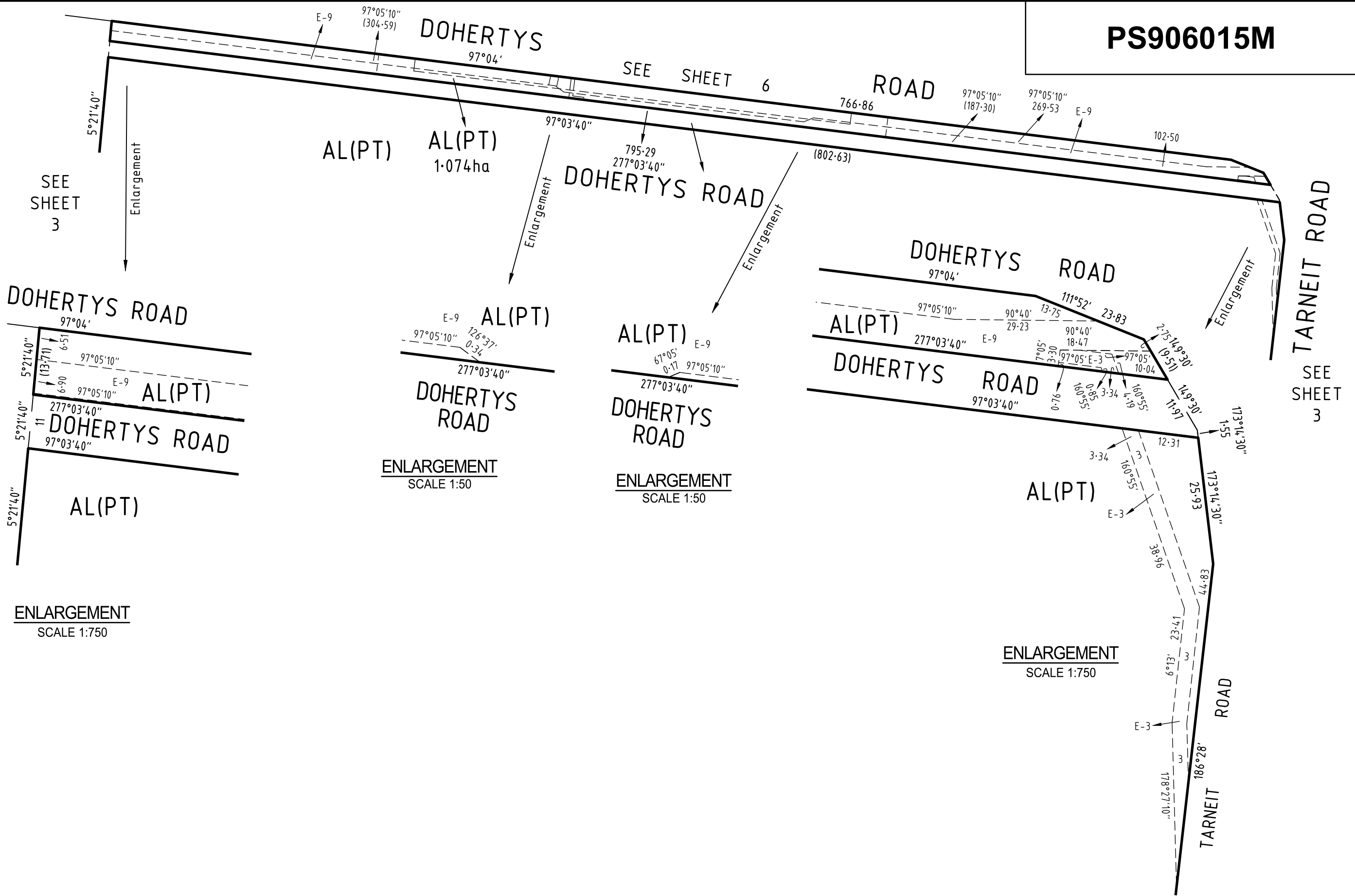
SHEET 4



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MGA 94
ZONE 55



TARNEIT ROAD
SEE SHEET 3

SURVEYOR'S FILE REF: 304673SV00

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25 0 25 50 75 100
LENGTHS ARE IN METRES

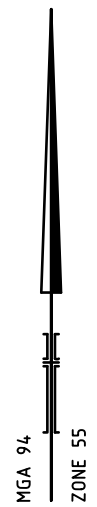
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SHEET 5

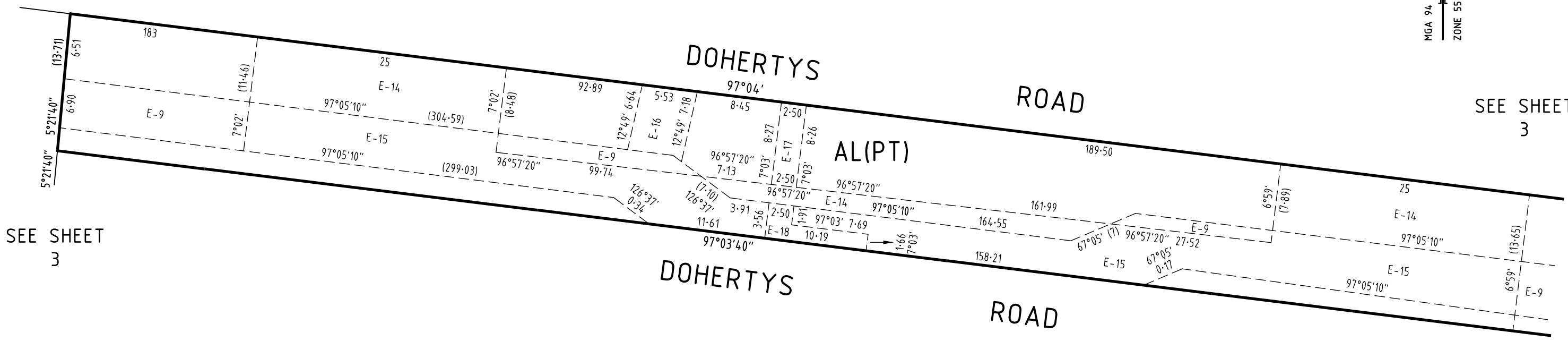


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3



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3

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NOT TO SCALE

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ENLARGEMENT
SCALE 1:200

SEE SHEET 3

PS906015M

ENLARGEMENT
SCALE 1:200

AL(PT)

2019

APORTA AVENUE

RESERVE
No.1
34.6m²

2010

AL(PT)

APORTA AVENUE

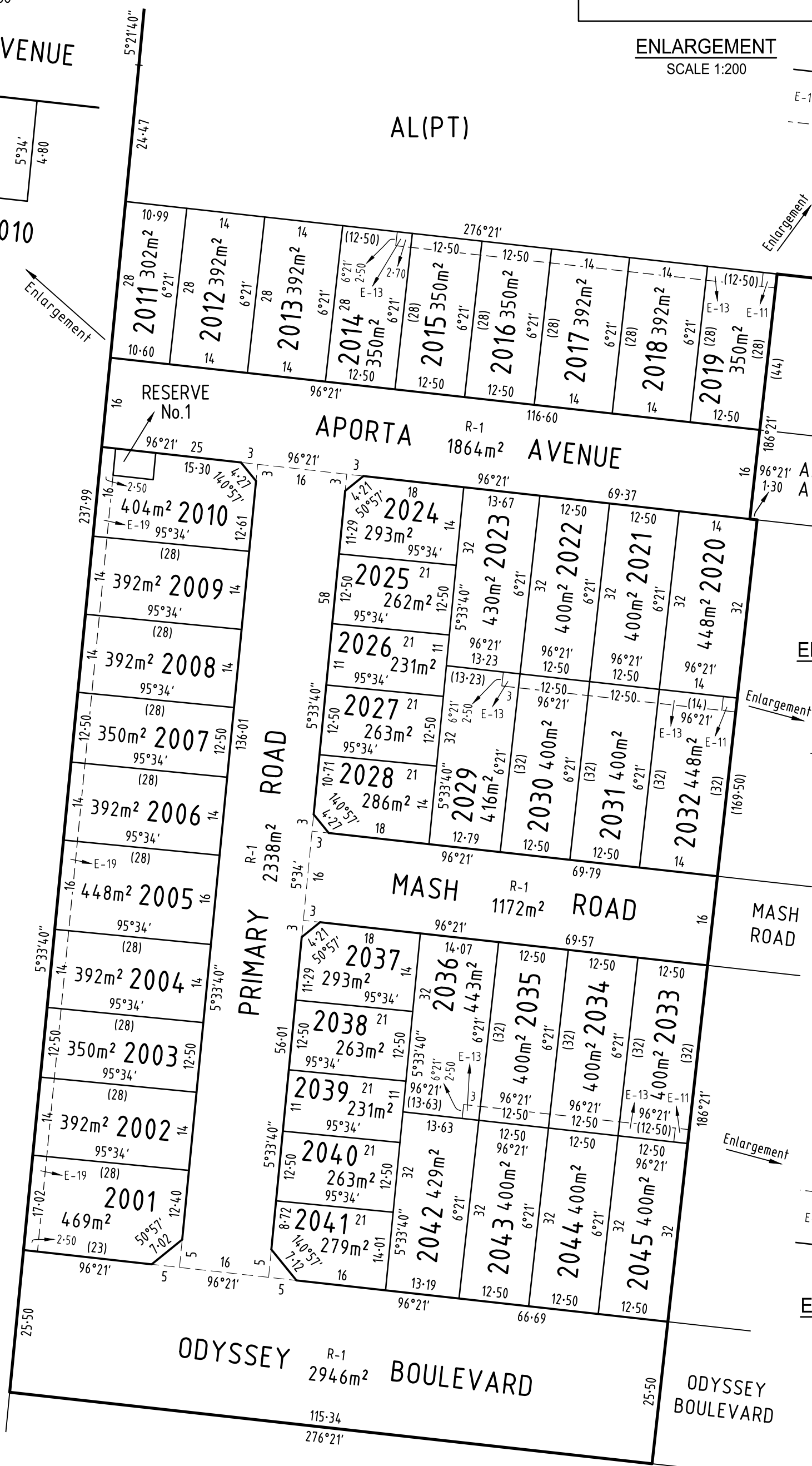
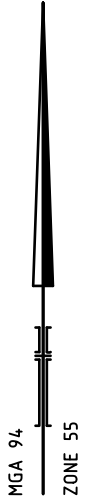
ENLARGEMENT
SCALE 1:200

2032

ENLARGEMENT
SCALE 1:200

2033

ENLARGEMENT
SCALE 1:200



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SCALE 1: 750

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CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS906015M (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
2001	2002	2013	2012, 2014	2030	2022, 2029, 2031
2002	2001, 2003	2014	2013, 2015	2031	2021, 2030, 2032
2003	2002, 2004	2015	2014, 2016	2032	2020, 2031
2004	2003, 2005	2016	2015, 2017	2033	2034, 2045
2005	2004, 2006	2017	2016, 2018	2034	2033, 2035, 2044
2006	2005, 2007	2018	2017, 2019	2035	2034, 2036, 2043
2007	2006, 2008	2019	2018	2036	2035, 2037, 2038, 2039, 2042
2008	2007, 2009	2020	2021, 2032	2042	2036, 2039, 2040, 2041, 2043
2009	2008, 2010	2021	2020, 2022, 2031	2043	2035, 2042, 2044
2010	2009	2022	2021, 2023, 2030	2044	2034, 2043, 2045
2011	2012	2023	2022, 2024, 2025, 2026, 2029	2045	2033, 2044
2012	2011, 2013	2029	2023, 2026, 2027, 2028, 2030		

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 2001 to 2010, 2014 to 2023, 2029 to 2036, and 2042 to 2045 (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. PS906015M (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
2024	2023, 2025	2037	2036, 2038
2025	2023, 2024, 2026	2038	2036, 2037, 2039
2026	2023, 2025, 2027, 2029	2039	2036, 2038, 2040, 2042
2027	2026, 2028, 2029	2040	2039, 2041, 2042
2028	2027, 2029	2041	2040, 2042

Lots 2024 to 2028, and 2037 to 2041 (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.

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SHEET 8



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