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PLAN OF SUBDIVISION		EDITION 1	PS901681Y	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: - CROWN PORTION: B (PART) TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT AH on PS819163F POSTAL ADDRESS: 1030 TARNEIT ROAD (at time of subdivision) TARNEIT VIC 3029 MGA94 CO-ORDINATES: E: 294 900 ZONE: 55 (of approx centre of land in plan) N: 5 811 600		Council Name: Wyndham City Council Council Reference Number: WYS5815/21 Planning Permit Reference: WYP6865/13 SPEAR Reference Number: S183394H 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: 02/09/2022 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 16/03/2023		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Lots 1 to 1800, and A to AI (all inclusive) have been omitted from this plan. <u>Other purpose of this plan</u> To remove by agreement Easement E-8, Drainage in favour of Wyndham City Council created in PS819155E that lies within Crusade Street & Ornament Avenue in this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988. To remove by agreement Easement E-13, Sewerage in favour of Greater Western Water Corporation that lies within Lot AH in PS819163F in this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988. To remove by agreement Easement E-20, Sewerage in favour of Greater Western Water Corporation and Drainage in favour of Wyndham City Council created in PS842441W that lies within Ornament Avenue in this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.		
ROAD R-1	WYNDHAM CITY COUNCIL			
NOTATIONS		To remove by agreement Easement E-13, Sewerage in favour of Greater Western Water Corporation that lies within Lot AH in PS819163F in this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988. To remove by agreement Easement E-20, Sewerage in favour of Greater Western Water Corporation and Drainage in favour of Wyndham City Council created in PS842441W that lies within Ornament Avenue in this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.		
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 18 (41 LOTS)			AREA OF STAGE - 2.055ha	
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		Digitally signed by: Scott Deas, Licensed Surveyor, Surveyor's Plan Version (5), 18/01/2023, SPEAR Ref: S183394H		SHEET 1 OF 8

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	Sewerage	2.50	PS819155E	Greater Western Water Corporation
E-8	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-8	Sewerage	See diagram	PS842441W	Greater Western Water Corporation
E-9	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-9	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-9	Sewerage	See diagram	PS842441W	Greater Western Water Corporation
E-10	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-10	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-11	Sewerage	See diagram	PS819163F	Greater Western Water Corporation
E-12	Sewerage	See diagram	This Plan	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	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	See diagram	PS819163F	Greater Western Water Corporation
E-19	Drainage	See diagram	PS819163F	Wyndham City Council
E-20	Transmission of Electricity	2.50	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-20	Sewerage	2.50	PS819163F	Greater Western Water Corporation
E-21	Transmission of Electricity	2.50	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-21	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-21	Sewerage	2.50	PS819163F	Greater Western Water Corporation

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ORIGINAL SHEET
SIZE: A3

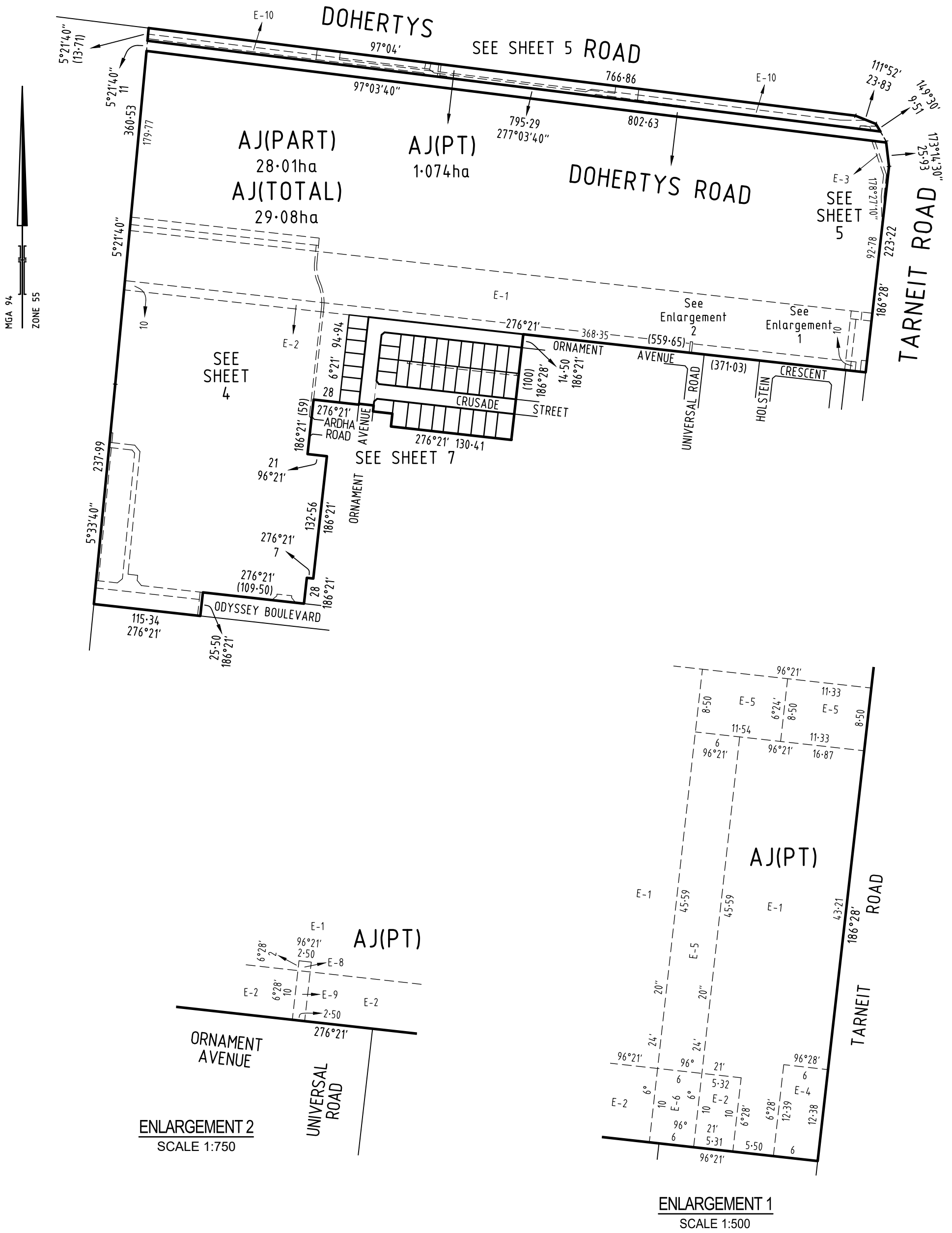
SHEET 2



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SCALE 1: 4000

40 0 40 80 120 160

LENGTHS ARE IN METRES

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SHEET 3



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PS901681Y

SEE SHEET 3

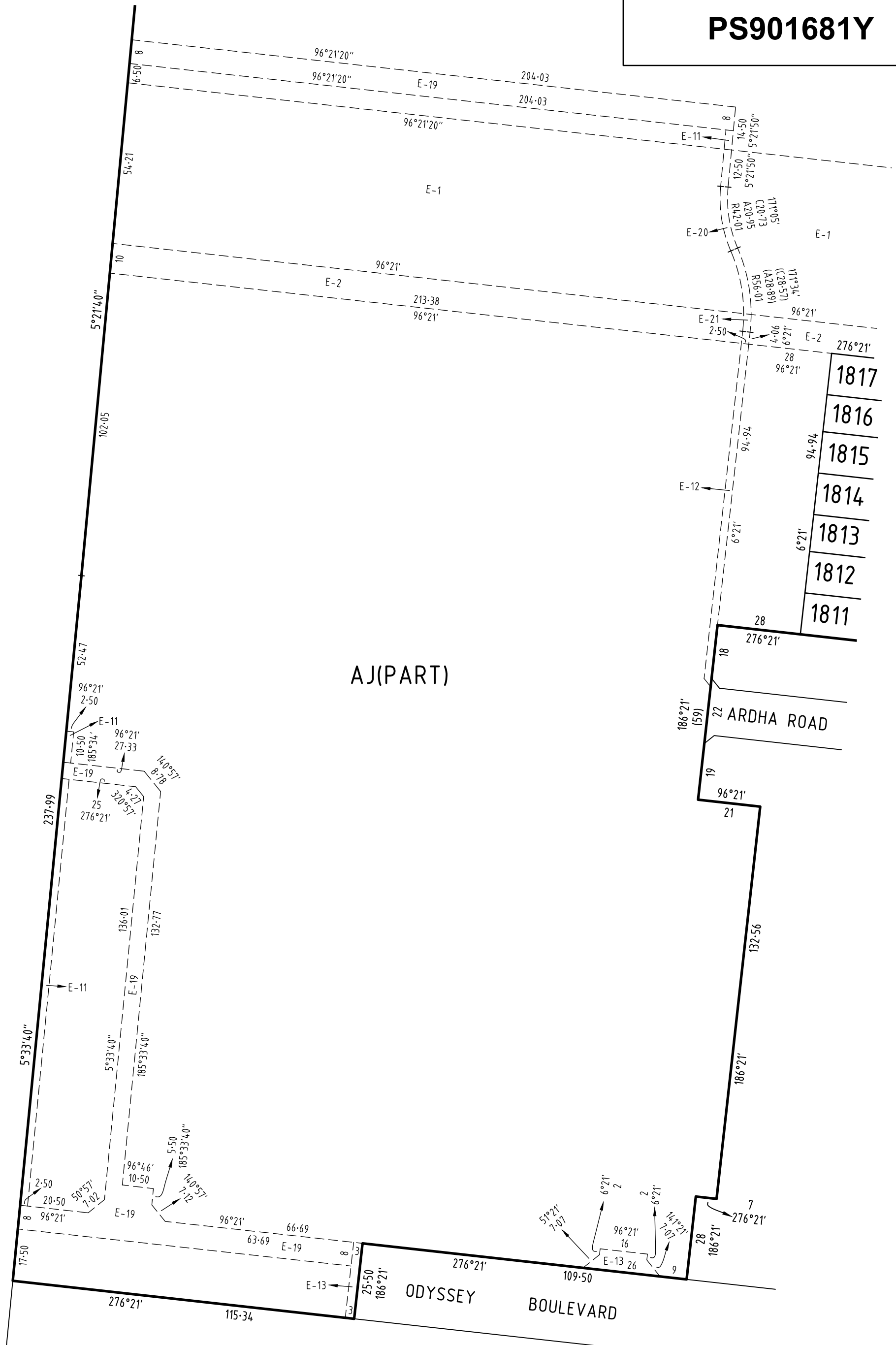
MGA 94
ZONE 55

AJ(PART)

ARDHA ROAD

ODYSSEY BOULEVARD

1817
1816
1815
1814
1813
1812
1811



SURVEYOR'S FILE REF: 304671SV00

SCALE 1: 1250
12.5 0 12.5 25 37.5 50
LENGTHS ARE IN METRES

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SHEET 4



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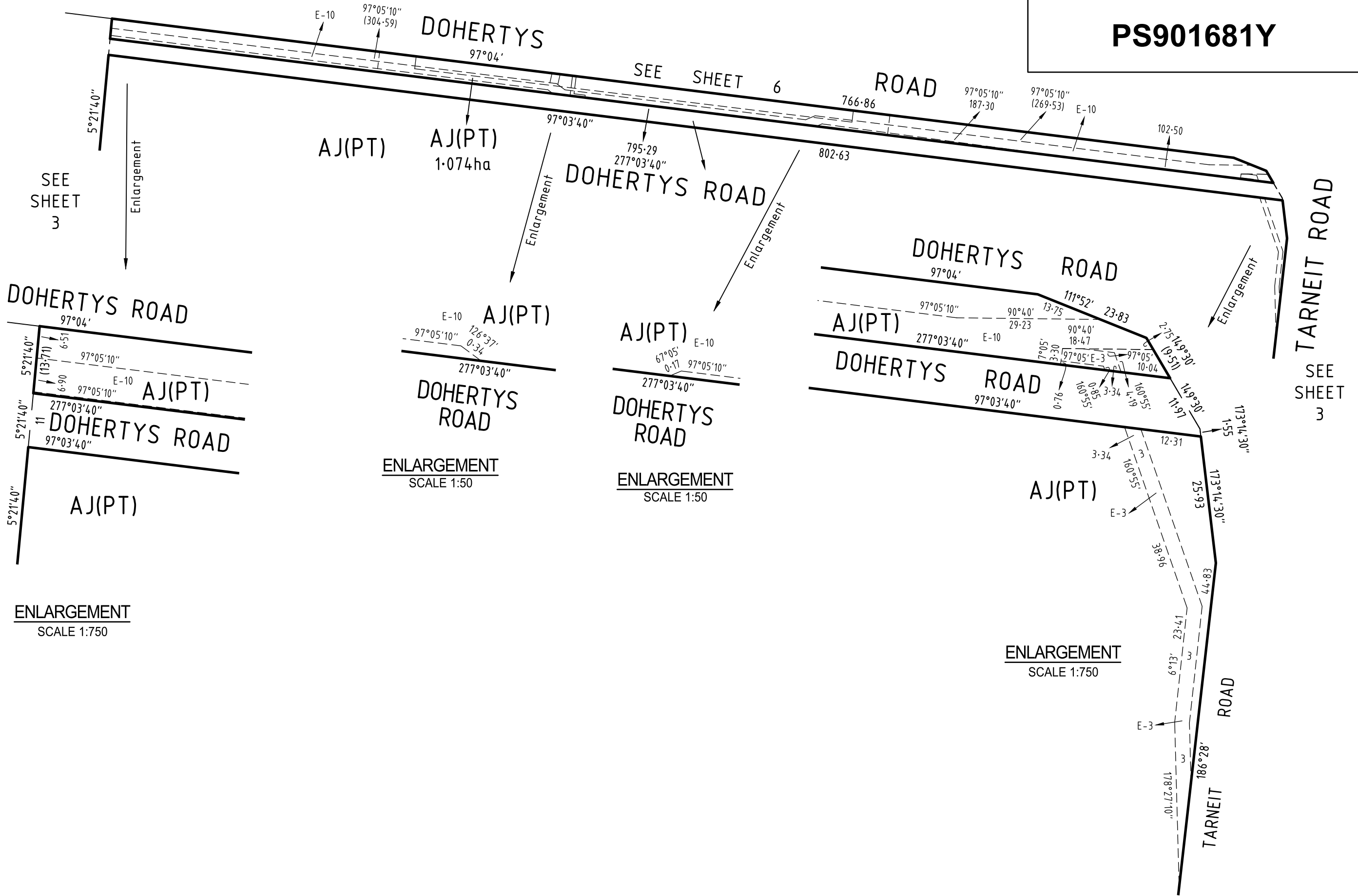
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PS901681Y

MGA 94
ZONE 55



ENLARGEMENT
SCALE 1:750

ENLARGEMENT
SCALE 1:50

ENLARGEMENT
SCALE 1:50

ENLARGEMENT
SCALE 1:750

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SCALE 1: 2500
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LENGTHS ARE IN METRES

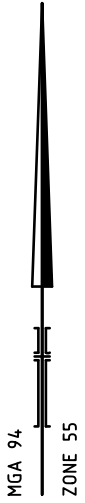
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SIZE: A3

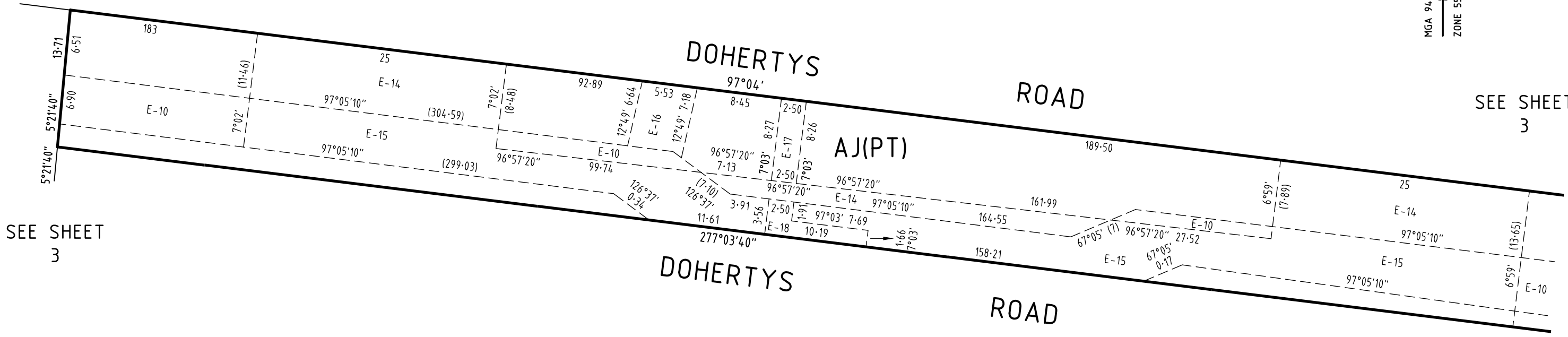
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3

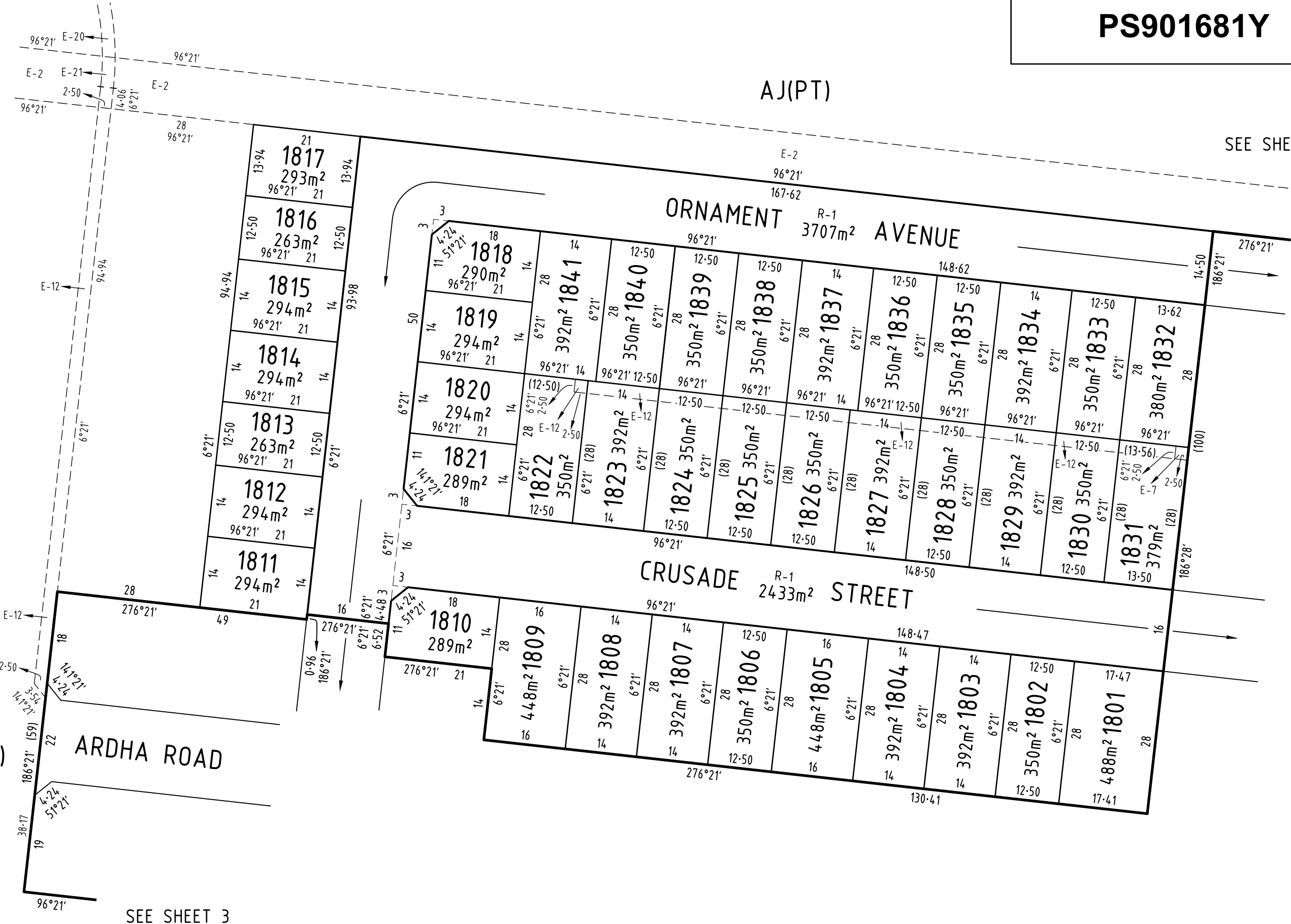
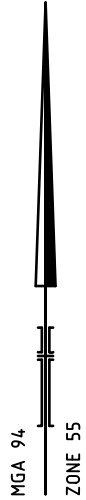


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3

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AJ(PT)

SEE SHEET 3



ARDHA ROAD

CRUSADE STREET

ORNAMENT AVENUE

SEE SHEET 3

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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. PS901681Y (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
1801	1802	1823	1822, 1824, 1840, 1841	1833	1830, 1832, 1834
1802	1801, 1803	1824	1823, 1825, 1839	1834	1829, 1833, 1835
1803	1802, 1804	1825	1824, 1826, 1838	1835	1828, 1834, 1836
1804	1803, 1805	1826	1825, 1827, 1837	1836	1827, 1835, 1837
1805	1804, 1806	1827	1826, 1828, 1836, 1837	1837	1826, 1827, 1836, 1838
1806	1805, 1807	1828	1827, 1829, 1835	1838	1825, 1837, 1839
1807	1806, 1808	1829	1828, 1830, 1834	1839	1824, 1838, 1840
1808	1807, 1809	1830	1829, 1831, 1833	1840	1823, 1839, 1841
1809	1808, 1810	1831	1830, 1832	1841	1818, 1819, 1822, 1823, 1840
1822	1820, 1821, 1823, 1841	1832	1831, 1833		

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 1822 to 1831 (both 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. PS901681Y (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
1810	1809	1814	1813, 1815	1818	1819, 1841
1811	1812	1815	1814, 1816	1819	1818, 1820, 1841
1812	1811, 1813	1816	1815, 1817	1820	1819, 1821, 1822
1813	1812, 1814	1817	1816	1821	1820, 1822

Lots 1810 to 1821 (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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