

PLAN OF SUBDIVISION		EDITION 1	PS 909553Q	
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: - CROWN PORTION: B (PART) TITLE REFERENCE: C/T VOL 12548 FOL 571 LAST PLAN REFERENCE: LOT AN on PS 906038Y POSTAL ADDRESS: 1030 TARNEIT ROAD (at time of subdivision) TARNEIT VIC 3029 MGA94 CO-ORDINATES: E: 295 070 ZONE: 55 (of approx centre of land in plan) N: 5 811 790		Council Name: Wyndham City Council Council Reference Number: WYS6047/22 Planning Permit Reference: WYP10730/18 SPEAR Reference Number: S196668J 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: 22/05/2024 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 08/07/2024		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON		Lots 1 to 2300, and A to AO (all inclusive) have been omitted from this plan. <u>Other purpose of this plan</u> To remove by agreement the easement E-10 (Drainage in favour of Wyndham City Council, & Sewerage in favour of Greater Western Water Corporation) created in PS 906038Y that lie within Keewong Road on this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.	
ROAD R-1	WYNDHAM CITY COUNCIL			
RESERVE Nos.1 & 2 RESERVE No.3	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LIMITED			
NOTATIONS				
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. -				
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 23 (70 LOTS)			AREA OF STAGE - 4.237ha	
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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	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-3	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-4	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-5	Sewerage	See diagram	PS 906038Y	Greater Western Water Corporation
E-6	Sewerage	See diagram	This Plan	Greater Western Water Corporation
E-7	Powerline	See diagram	PS 842441W - Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited
E-8	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-8	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-8	Powerline	See diagram	PS 842441W - Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited
E-9	Gas Supply	5.50	PS 842441W	Ausnet Gas Services Pty Ltd
E-9	Supply of Water through underground pipes	5.50	PS 842441W	Greater Western Water Corporation
E-10	Powerline	2.50	PS 842441W - Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited
E-11	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-11	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-11	Powerline	See diagram	PS 842441W - Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited
E-12	Sewerage	See diagram	This Plan	Greater Western Water Corporation
E-12	Drainage	See diagram	This Plan	Wyndham City Council
E-13	Sewerage	2.50	PS819163F	Greater Western Water Corporation
E-14	Sewerage	See diagram	PS819163F	Greater Western Water Corporation
E-14	Drainage	See diagram	PS819163F	Wyndham City Council
E-15	Transmission of Electricity	2.50	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-15	Sewerage	2.50	PS819163F	Greater Western Water Corporation
E-16	Transmission of Electricity	2.50	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-16	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-16	Sewerage	2.50	PS819163F	Greater Western Water Corporation
E-17	Powerline	See diagram	PS906038Y - 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	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-18	Powerline	See diagram	PS906038Y - Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited
E-19	Powerline	See diagram	This Plan - Sect. 88 Electricity Industry Act 2000	Powercor Australia Limited

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SHEET 2

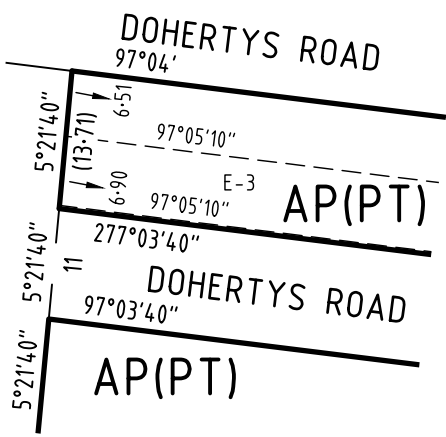


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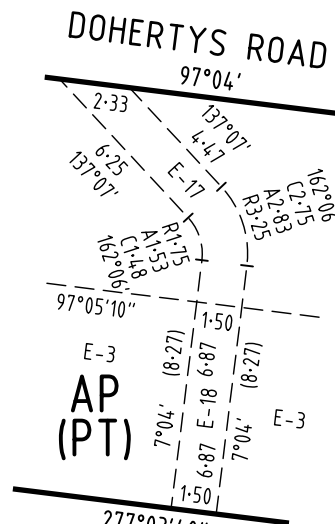
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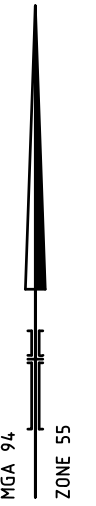
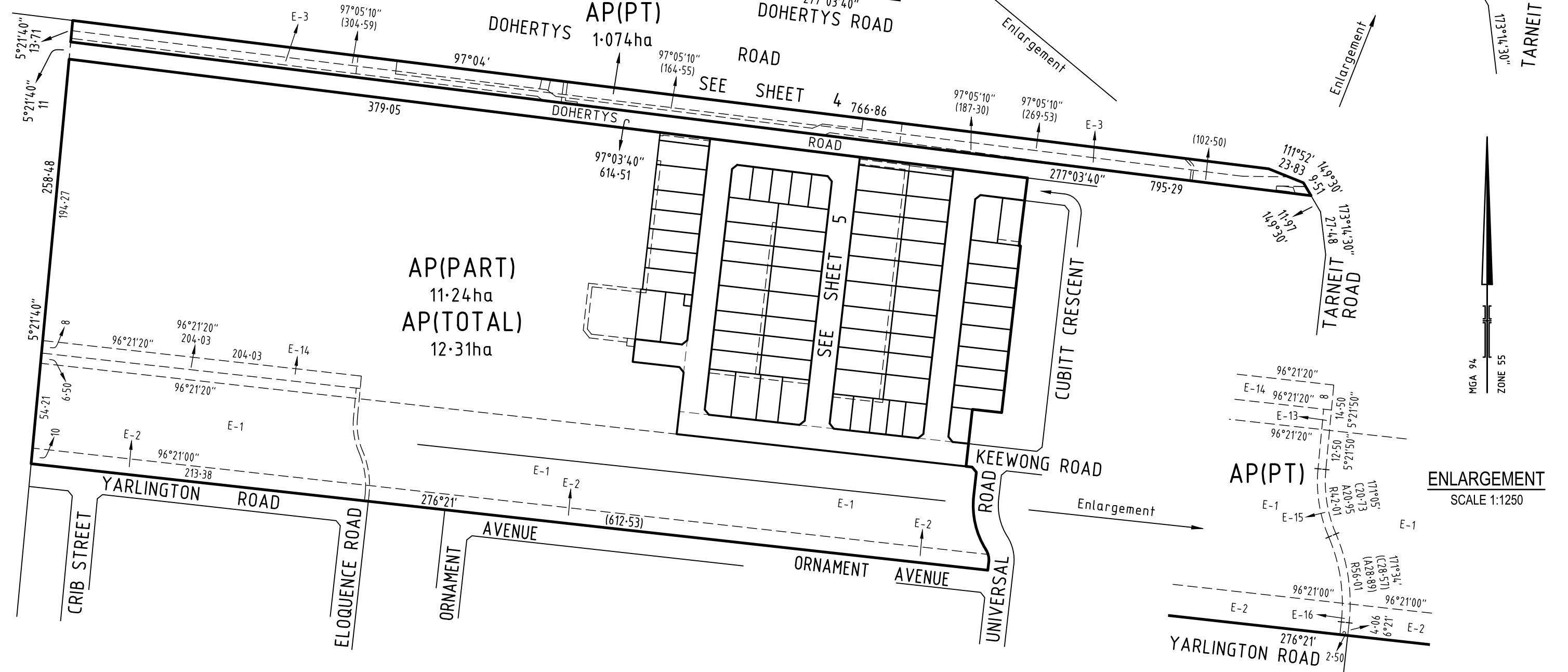
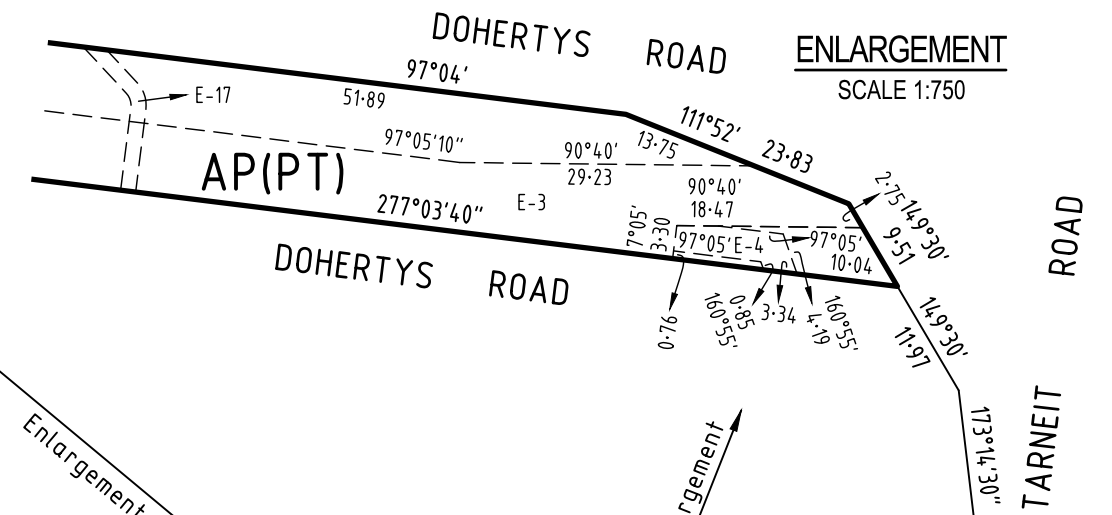
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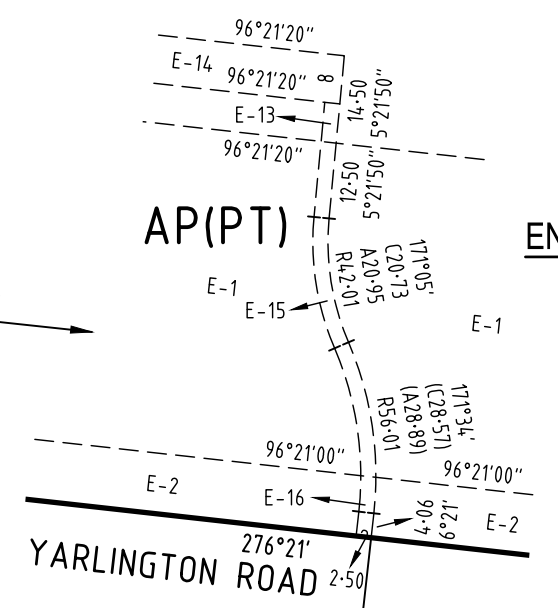
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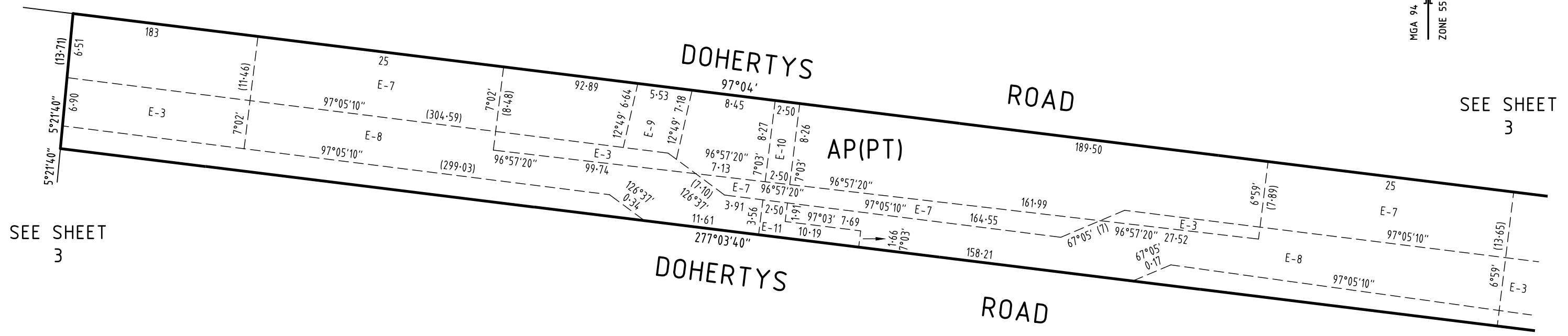
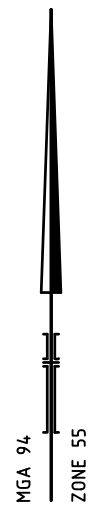
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25 0 25 50 75 100
LENGTHS ARE IN METRES

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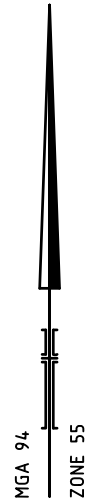
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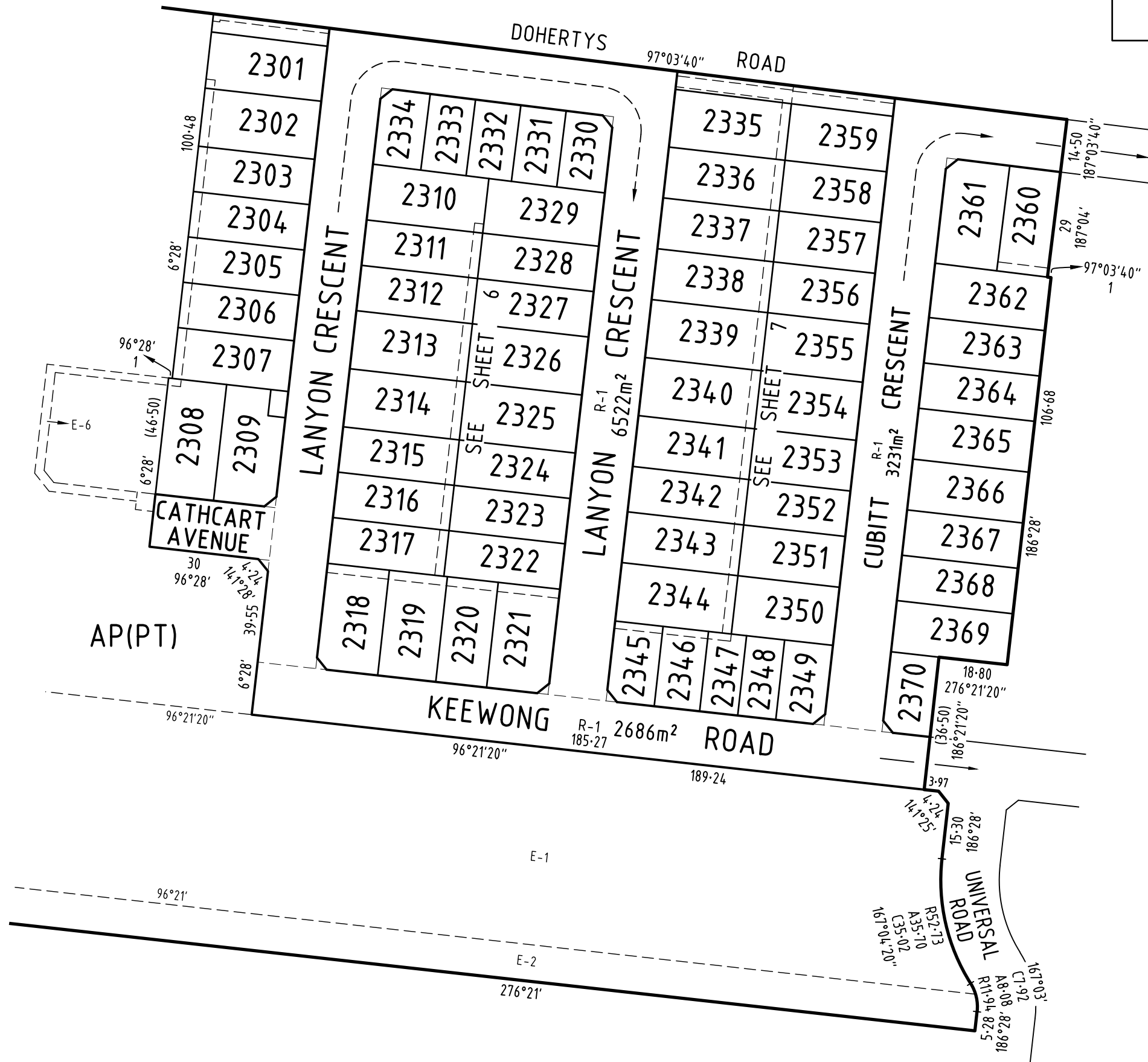
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SCALE 1: 1250

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LENGTHS ARE IN METRES

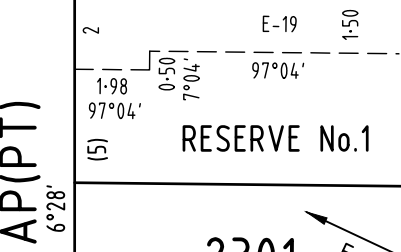
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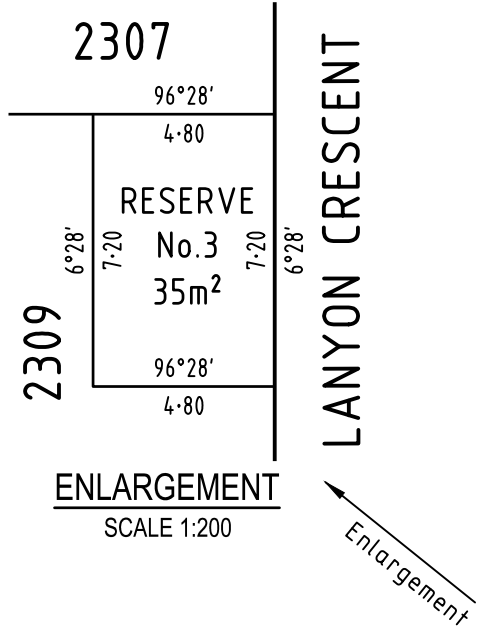
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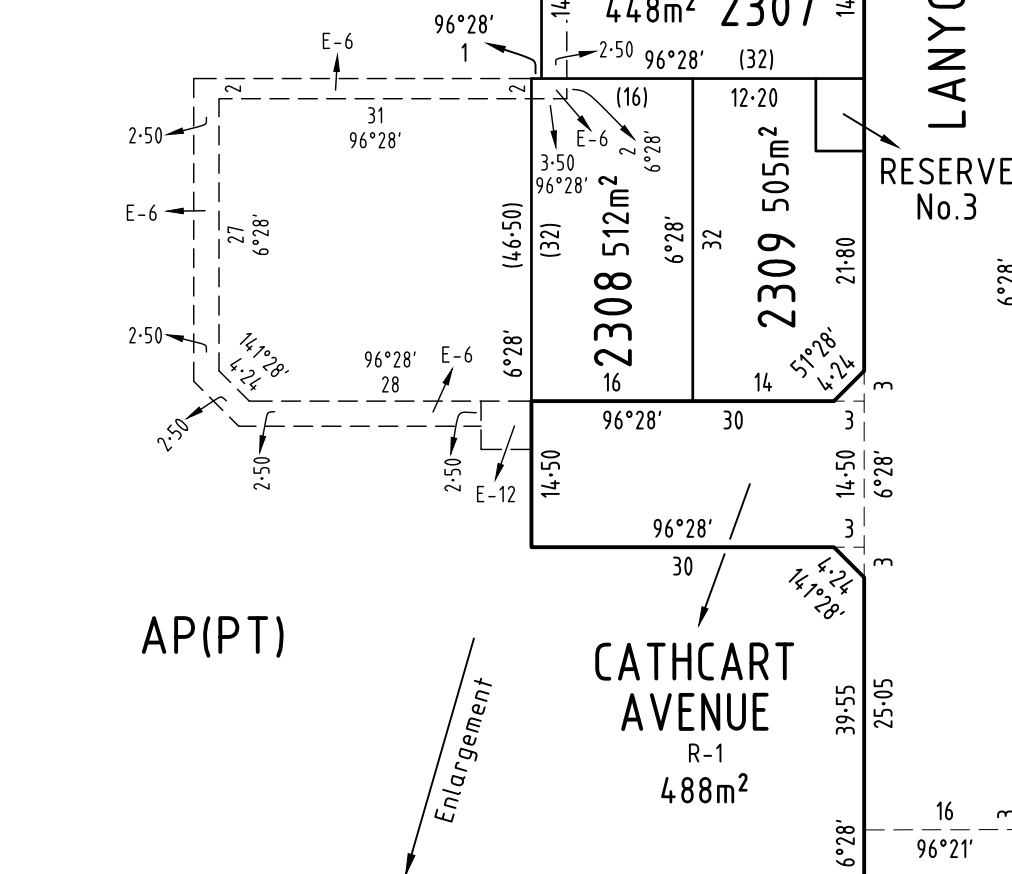
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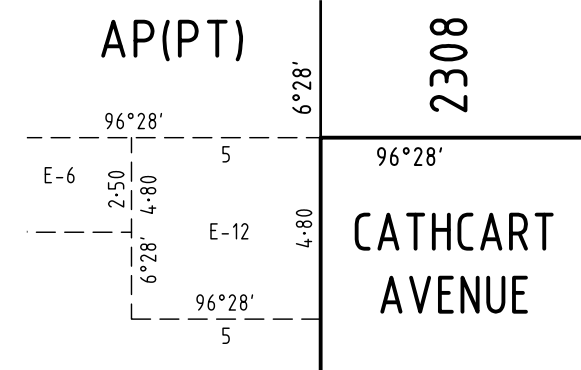
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ENLARGEMENT SCALE 1:200

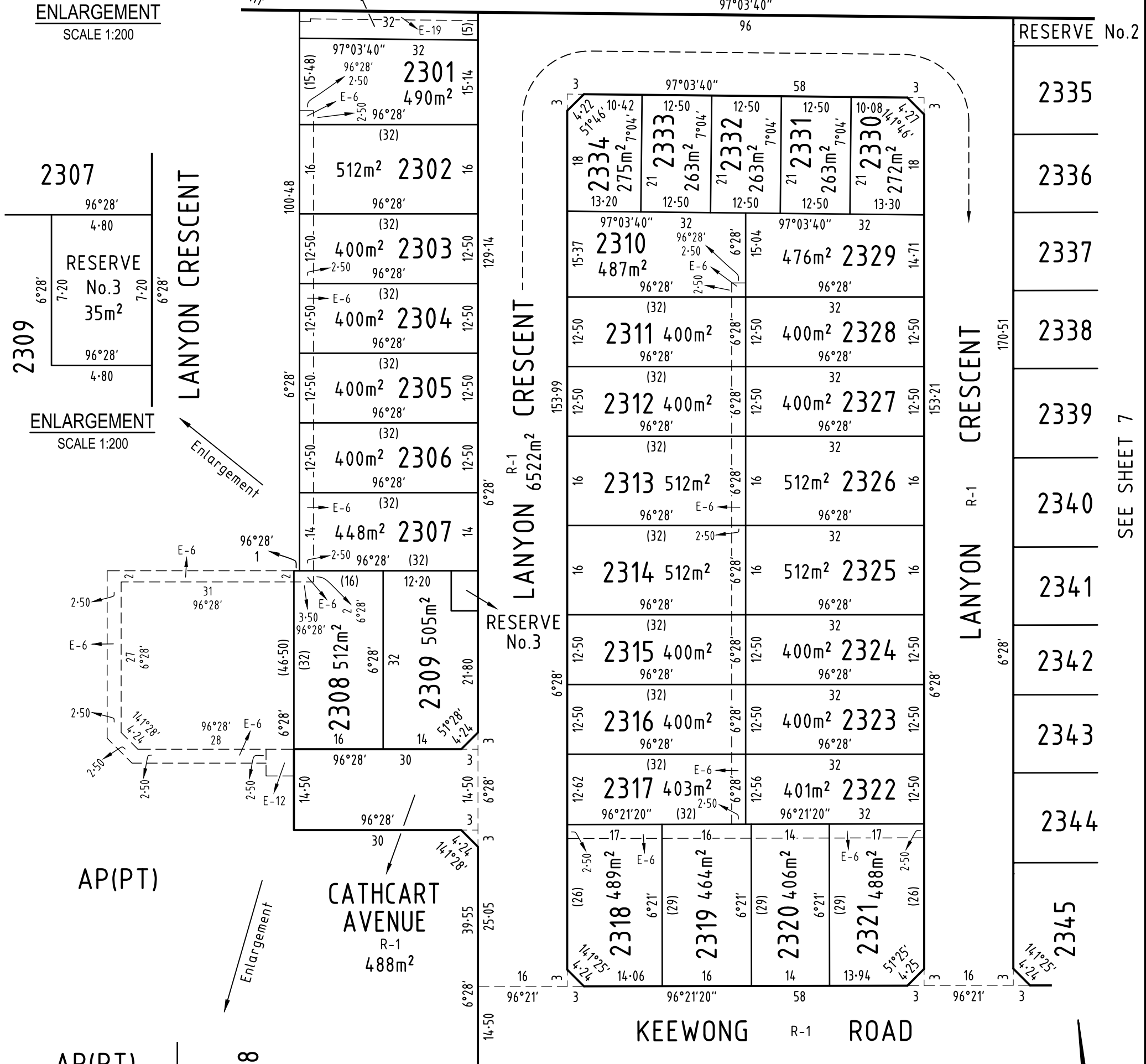


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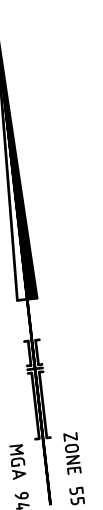


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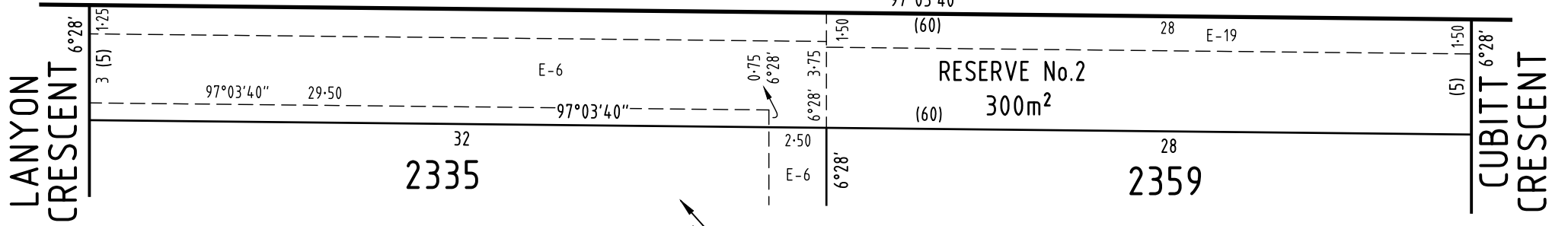
SEE SHEET 3



SEE SHEET 7

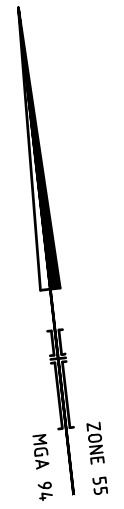
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DOHERTYS ROAD

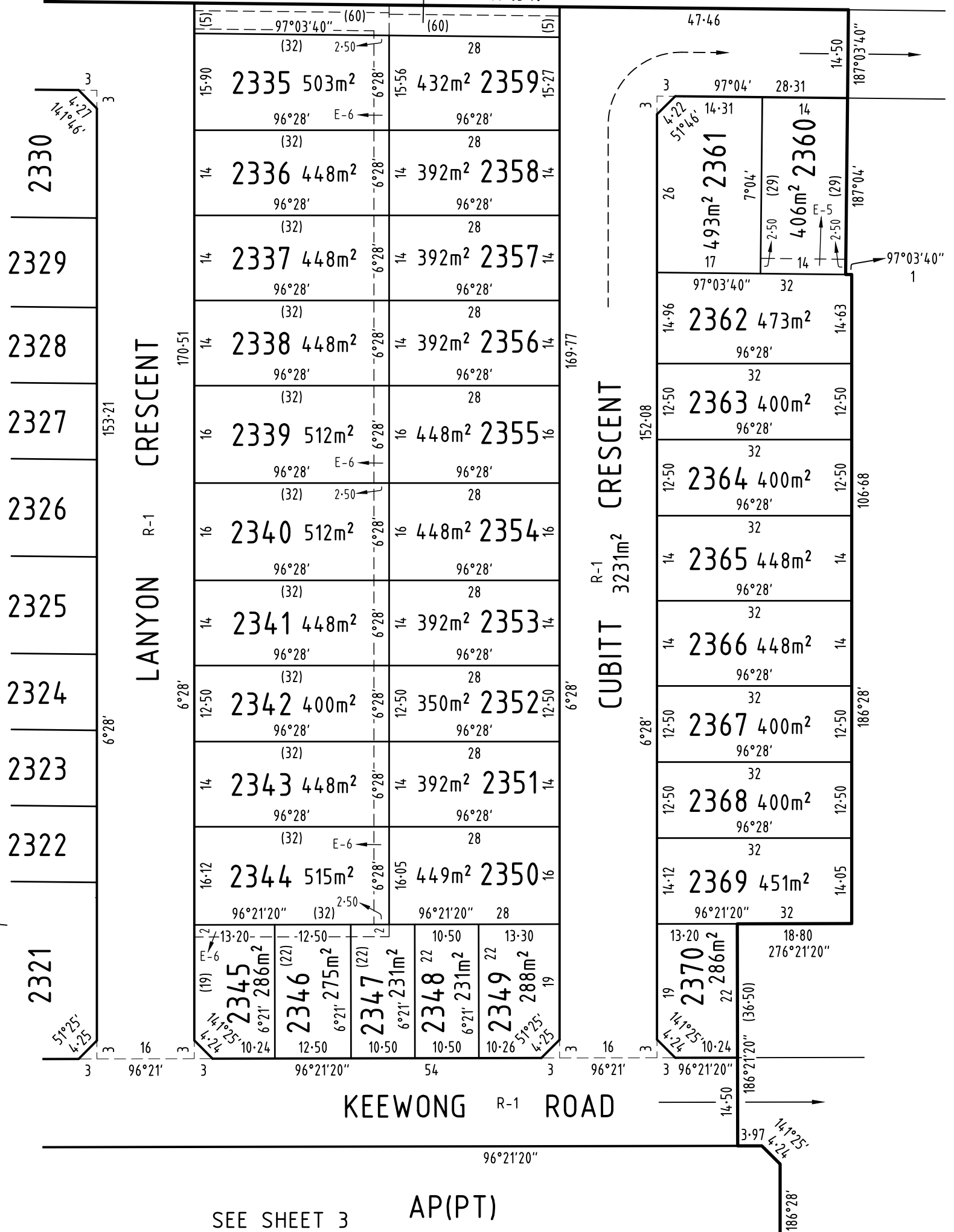


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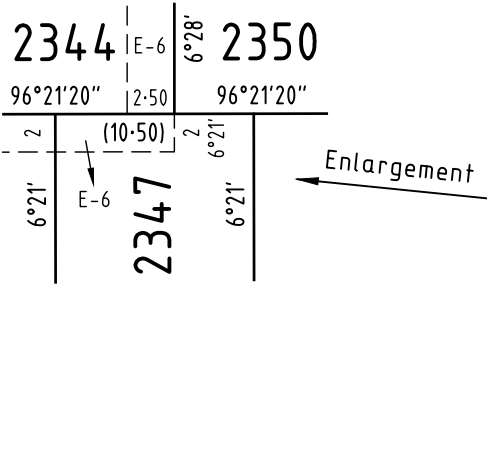
DOHERTYS RESERVE No.2 ROAD



SEE SHEET 6



ENLARGEMENT
SCALE 1:400



SEE SHEET 3

AP(PT)

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SCALE 1: 750
0 7.5 15 22.5 30
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SHEET 7



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CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS 909553Q (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.

Land to Benefit : Lots 2301 to 2370 (both inclusive)

Land to be burdened : Lots 2301 to 2370 (both inclusive)

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 2301 to 2308, 2310 to 2329, 2335 to 2344, and 2350 to 2369 (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 909553Q (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.

Land to Benefit : Lots 2330 to 2334, 2345 to 2349, and 2370 (all inclusive)

Land to be burdened : Lots 2330 to 2334, 2345 to 2349, and 2370 (all inclusive)

Lots 2331 to 2333, and 2346 to 2348, (all inclusive) are defined as Type A lots under the Small Lot Housing Code.

Lots 2330, 2334, 2345, 2349, and 2370 are defined as Type B 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.

Note:

- 1) Condition (1) of this restriction shall expire after the issue of a certificate of occupancy for the dwelling on the burdened lot.

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