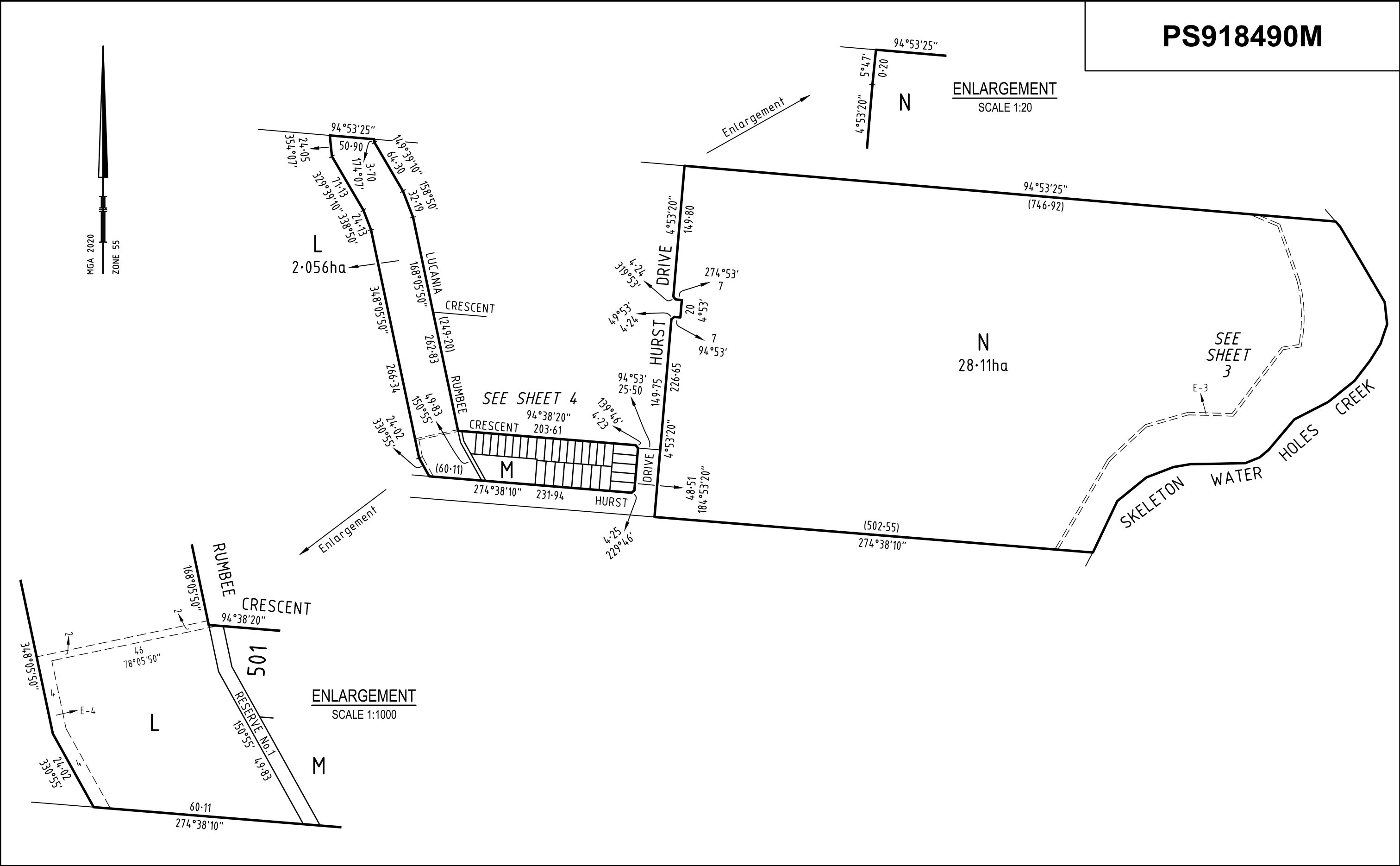


PLAN OF SUBDIVISION			EDITION 1	PS918490M		
LOCATION OF LAND PARISH: TARNEIT TOWNSHIP: - SECTION: 22 CROWN ALLOTMENT: - CROWN PORTION: F (Part) TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT J on PS912514H POSTAL ADDRESS: 858 DERRIMUT ROAD, (at time of subdivision) TARNEIT, VIC 3029 MGA 2020 CO-ORDINATES: E: 297 670 ZONE: 55 (of approx centre of land in plan) N: 5 812 470			Council Name: Wyndham City Council Council Reference Number: WYS6202/24 Planning Permit Reference: WYP13135/21 SPEAR Reference Number: S225694A Certification 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 02/07/2025			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines Lots 1 to 500, and A to K (all inclusive) have been omitted from this plan.			
RESERVE No. 1	WYNDHAM CITY COUNCIL					
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
SURVEY: This plan is based on survey (PS901682W) STAGING: This is not a staged subdivision Planning Permit No. WYP 13135/21 This survey has been connected to permanent marks No(s).PM158 & PM 159 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		
E-1	SEWERAGE	SEE DIAGRAM	PS909597T	GREATER WESTERN WATER CORPORATION		
E-1	POWERLINE	SEE DIAGRAM	PS909597T - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD		
E-2	POWERLINE	4	PS909597T - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD		
E-3	SEWERAGE	SEE DIAGRAM	PS901682W	GREATER WESTERN WATER CORPORATION		
E-4	SEWERAGE	SEE DIAGRAM	PS909597T	GREATER WESTERN WATER CORPORATION		
HARLOW ESTATE - STAGE 5 (32 LOTS)			AREA OF STAGE - 1.049ha			
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 309441SV00	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5		
		Digitally signed by: Brent O'Grady, Licensed Surveyor, Surveyor's Plan Version (5), 21/02/2025, SPEAR Ref: S225694A				

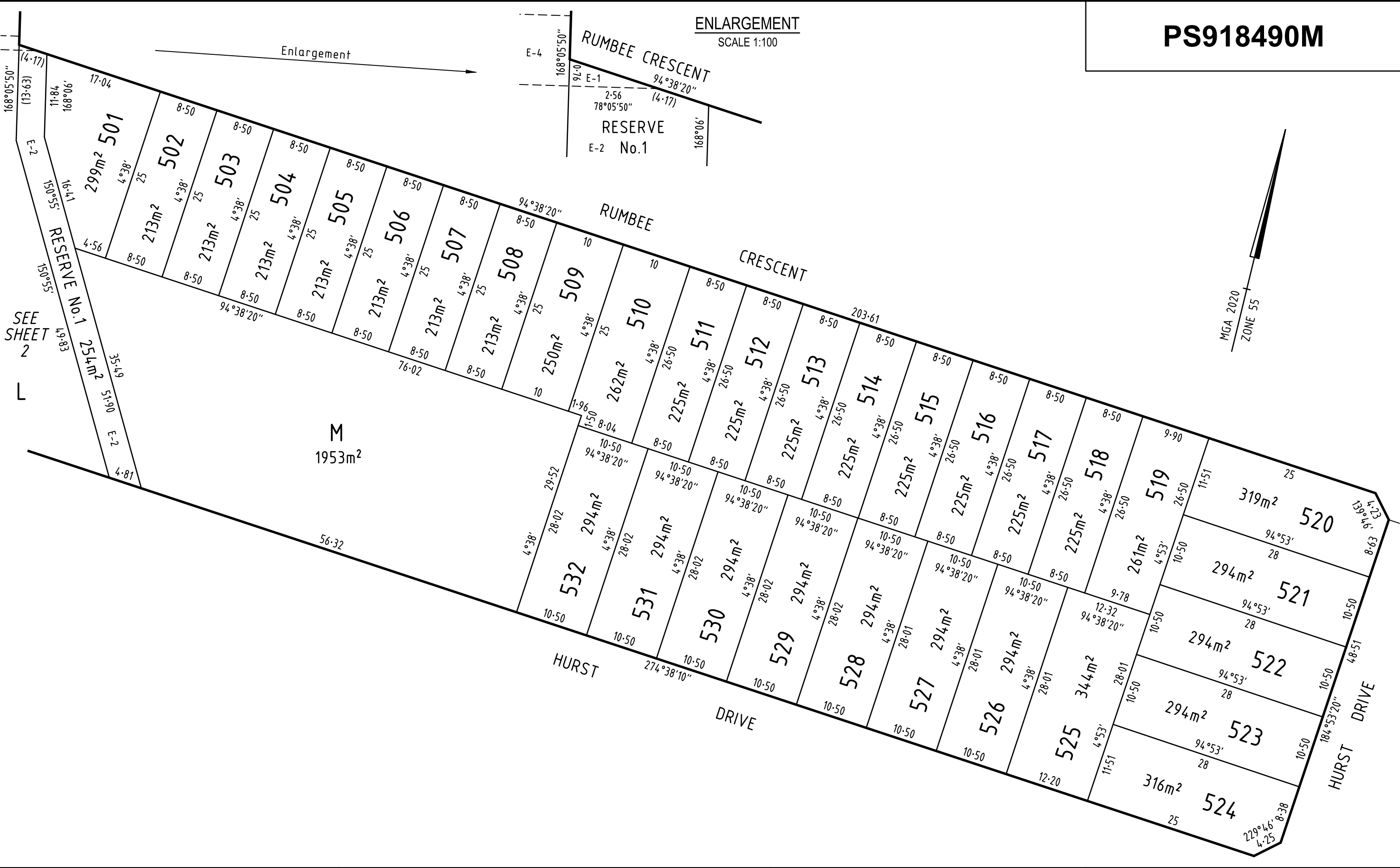
WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Spiire Australia Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S225694A 14/08/2025 12:13 pm



SURVEYOR'S FILE REF: 309441SV00		SCALE 1: 4000		4000 04080120160 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
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SURVEYOR'S FILE REF: 309441SV00		SCALE 1: 1500		 LENGTHS ARE IN METRES		ORIGINAL SHEET SIZE: A3		SHEET 3	
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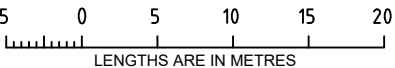
PS918490M

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SCALE 1: 500



LENGTHS ARE IN METRES

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SIZE: A3

SHEET 4

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02/07/2025,
SPEAR Ref: S225694A

CREATION OF RESTRICTION 1

The following restriction is to be created upon registration of Plan of Subdivision No. PS918490M (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Burdened Lot No.	Benefited Lots
520	519, 521
524	523, 525
525	518, 519, 522, 523, 524, 526

DESCRIPTION OF RESTRICTION

Except 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:

Design Guidelines and MCP

- (a) build or allow to be built on the Lot any building other than a building which has been constructed in accordance with the endorsed Memorandum of Common Provisions (MCP) registered in Dealing Number AA010394, which MCP is incorporated into this Restriction.
- (b) build a building or structure unless it complies with the Harlow Estate Design Guidelines
- (c) build or allow to be built on the lot any building other than a building that has received approval of all plans and specifications by the Harlow Design & Assessment Panel via the Design approval panel at www.harlowtarneit.com.au prior to the issue of a building permit.

Expiry

- (1) This restriction shall cease to burden any lot on the Plan of Subdivision upon the issue of an occupancy permit under the Building Act 1993 or with effect 5 years from the date of registration.

CREATION OF RESTRICTION 2

The following restriction is to be created upon registration of Plan of Subdivision No. PS918490M (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

TABLE OF LAND BURDENED AND LAND BENEFITED :

Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots
501	502	516	515, 517, 527, 528
502	501, 503	517	516, 518, 526, 527
503	502, 504	518	517, 519, 525, 526
504	503, 505	519	518, 520, 521, 522, 525
505	504, 506	521	519, 520, 522
506	505, 507	522	519, 521, 523, 525
507	506, 508	523	522, 524, 525
508	507, 509	526	517, 518, 525, 527
509	508, 510	527	516, 517, 526, 528
510	509, 511, 532	528	514, 515, 516, 527, 529
511	510, 512, 531, 532	529	513, 514, 528, 530
512	511, 513, 530, 531	530	512, 513, 529, 531
513	512, 514, 529, 530	531	511, 512, 530, 532
514	513, 515, 528, 529	532	510, 511, 531
515	514, 516, 528		

Lots 501 to 519, 521 to 523, and 526 to 532 (all inclusive) are defined as Type A lots under the 'Small lot Housing Code'.

DESCRIPTION OF RESTRICTION

Except 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 in the table as a lot subject to the 'Small Lot Housing Code' shall not:

Small Lot Housing Code

- (a) build or allow to be built or remain on the lot any remaining building or structure that has not been constructed in accordance with the 'Small Lot Building Code' unless in an accordance with a planning permit granted to construct a dwelling on the lot.
- (b) build a building or structure unless it complies with the Harlow Estate Design Guidelines.
- (c) build or allow to be built on the lot any building other than a building that has received approval of all plans and specifications by the Harlow Design & Assessment Panel via the Design approval panel at www.harlowtarneit.com.au prior to the issue of a building permit.

Expiry

- (1) This restriction shall cease to have effect on a lot after the issuing of the occupancy permit under the Building Act 1993 for the whole of the dwelling on that lot.

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