
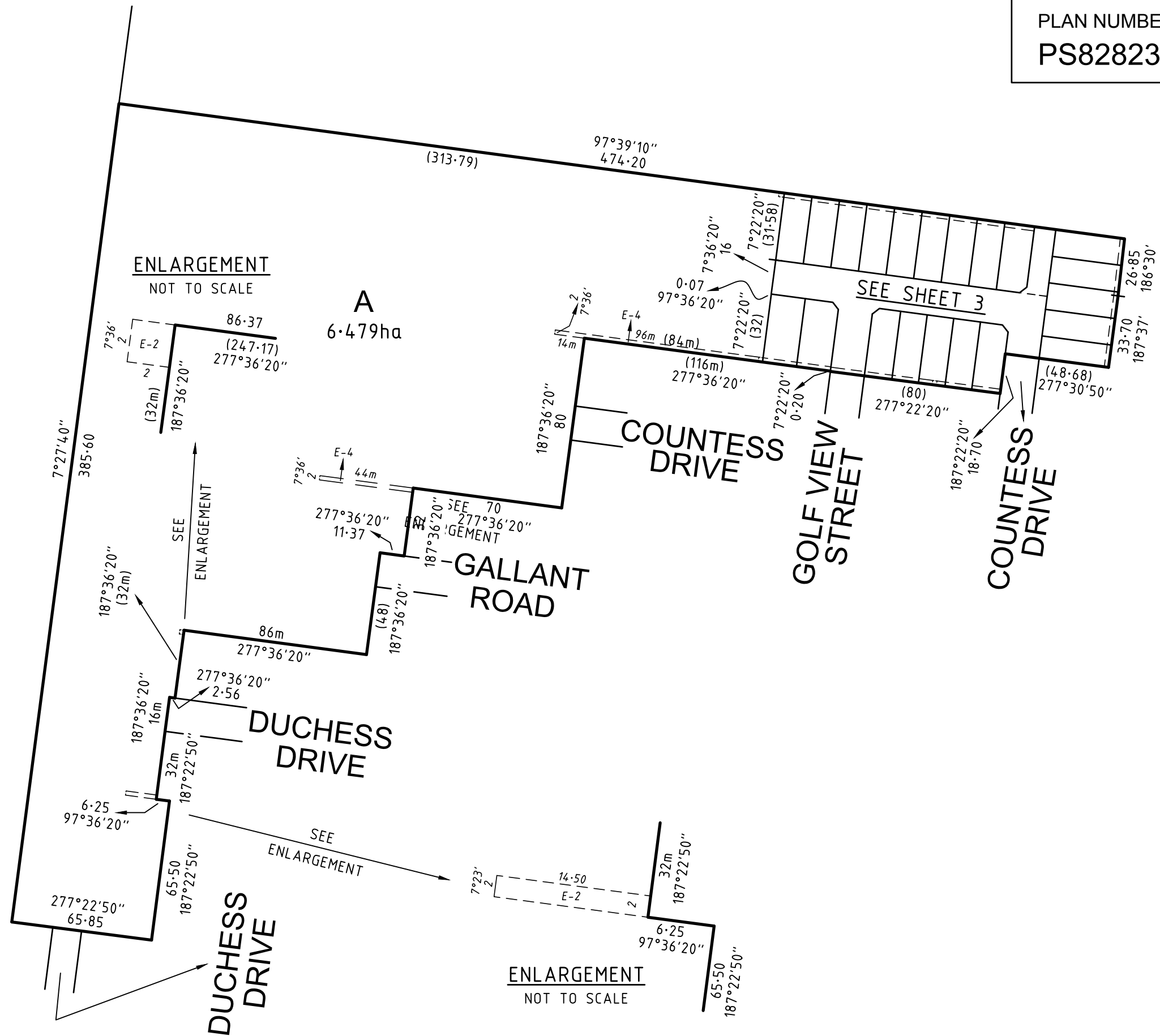
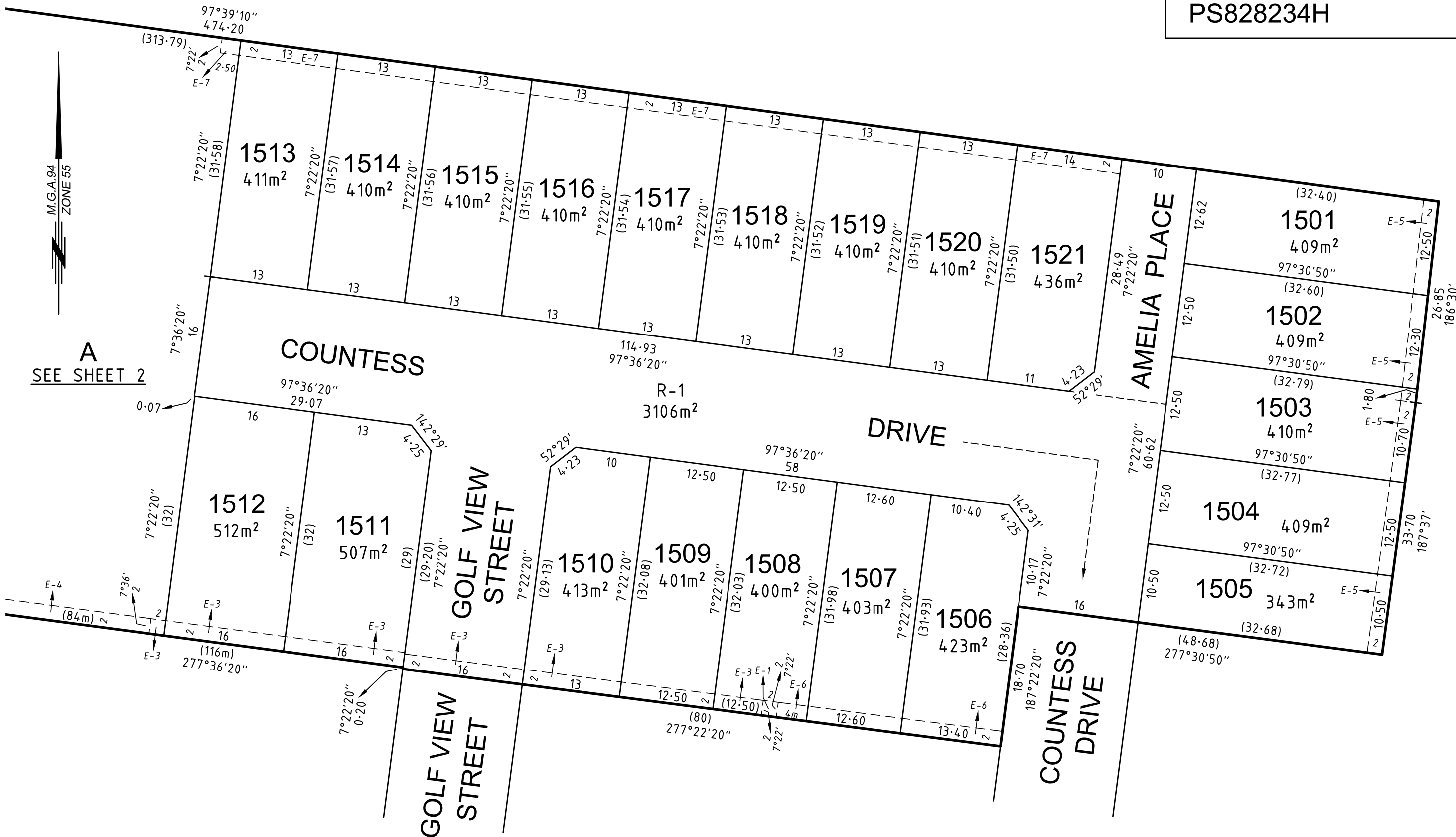


PLAN OF SUBDIVISION				EDITION 1		PLAN NUMBER PS828234H	
<div>LOCATION OF LAND</div> <div>PARISH: PAYWIT</div> <div>TOWNSHIP: -</div> <div>SECTION: 27</div> <div>CROWN ALLOTMENT: B (PT), C (PT) &amp; D (PT)</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: VOL. FOL.</div> <div>LAST PLAN REFERENCE: LOTS A ON PS822148H</div> <div>POSTAL ADDRESS: COUNTRESS DRIVE (at time of subdivision) ST. LEONARDS 3223</div> <div>MGA94 CO-ORDINATES: E: 299 150 ZONE: 55 (of approx centre of land in plan) N: 5 773 100 GDA 94</div>				<div>MUNICIPALITY: CITY OF GREATER GEELONG</div>			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>THE DEFINED ENDS OF EASEMENTS ARE PERPENDICULAR TO THE ADJOINING BOUNDARY UNLESS OTHERWISE SHOWN.</div> <div>LOTS 1 TO 1500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>LOTS 1501-1521 (BOTH INCLUSIVE) ARE THE RESULT OF THIS SURVEY.</div> <div>CREATION OF RESTRICTION SEE SHEET 4 FOR RESTRICTION DETAILS.</div>			
ROAD R1		CITY OF GREATER GEELONG					
NOTATIONS							
DEPTH LIMITATION: DOES NOT APPLY							
<div>SURVEY: This plan is/is not based on survey.</div> <div>STAGING: This is/is not a staged subdivision. Planning Permit No.PP-970-2014</div> <div>This survey has been connected to permanent marks No(s).</div> <div>In Proclaimed Survey Area No.</div>							
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	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS814476K & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION			
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS822142V & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION			
E-3	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS822144R & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION			
E-4	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS822148H & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION			
E-5 & E-7	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG			
E-6 & E-7	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION			
<div>TGM Group</div> <div>1/27-31 Myers Street (PO Box 1137)</div> <div>Geelong Vic 3220</div> <div>T 03 5202 4600</div> <div>F 03 5202 4691</div> <div>ABN 11 125 568 461</div> <div>www.tgmgroup.com</div> <div>JAS-ANZ Accredited: Quality ISO 9001 - OH&amp;S AS/NZS 4801 - Environment ISO 14001</div>				SURVEYORS FILE REF: 15807-118		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4 SHEETS
RAYMOND JAMES DUNN / VERSION 2							



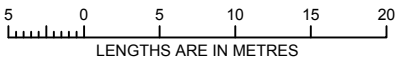


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SURVEYORS FILE REF: 15807-118

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 3

RAYMOND JAMES DUNN / VERSION 2

CREATION OF RESTRICTION A:

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Burdened land: Lots 1501-1521 (both inclusive) on PS828234H (this plan)

Benefited land: Lots 1501-1521 (both inclusive) on PS828234H (this plan)

DESCRIPTION OF RESTRICTION A:

The burdened land cannot be used except in accordance with the provisions recorded in MCP AA3947.

AND

1. Except with the prior written consent of: any entity named in MCP AA3947 Clause 2, and in all other instances with the written consent of each and every registered proprietor or proprietors of a benefitting lot, the registered proprietors of any burdened lot on the Plan of Subdivision shall not:

1.1. FURTHER SUBDIVISION NOT ALLOWED

- (a) Subdivide or allow the lot to be subdivided; and
- (b) consolidate or allow the lot to be consolidated, and
- (c) build or allow to be built on the lot more than one private dwelling house together with the usual outbuildings.

Lots excluded from this clause: NIL

1.2 CORNER LOTS

FOR BURDENED LOTS: 1506, 1510, 1511 & 1521

Build or allow to be built any dwelling on corner lot unless:

- (a) a copy of the building plans for the proposed dwelling, showing the proposed site plan (including set-backs), dwelling location, driveways, water tanks, details of fences and outbuildings (Plans) have been submitted to the Developer via ordinary post to PO Box 315, Geelong VIC 3220 or via email to info@costaland.com.au.
- (b) the Plans comply with the covenants that burden the lot; and
- (c) the Developer (and/or its nominee) has given its prior written approval of the Plans prior to the commencement of any construction works on the lot.

1.3. FENCING MATERIAL

Build or allow to be built any dwelling on the lot unless: the fencing material used: TIMBER.

2. EXCLUDED MCP COVENANTS: The following covenant clauses are excluded from the operation of the covenants: None.


Expiry date: 7 June 2031

CREATION OF RESTRICTION B:

Upon registration of this plan (PS824608N) the following restriction is created:

Lot burdened	Lot/s benefited	Lot burdened	Lot/s benefited
1501	1502	1512	1511
1502	1501, 1503	1513	1514
1503	1502, 1504	1514	1513, 1515
1504	1503, 1505	1515	1514, 1516
1505	1504	1516	1515, 1517
1506	1507	1517	1516, 1518
1507	1506, 1508	1518	1517, 1519
1508	1507, 1509	1519	1518, 1520
1509	1508, 1510	1520	1519, 1521
1510	1509	1521	1520
1511	1512		

DESCRIPTION OF RESTRICTION B:

Buildings shall not be located in the area shown thus  except for allowable encroachments listed in the Building Regulations 2006.

DEFINITIONS

BUILDING - Any structure

