
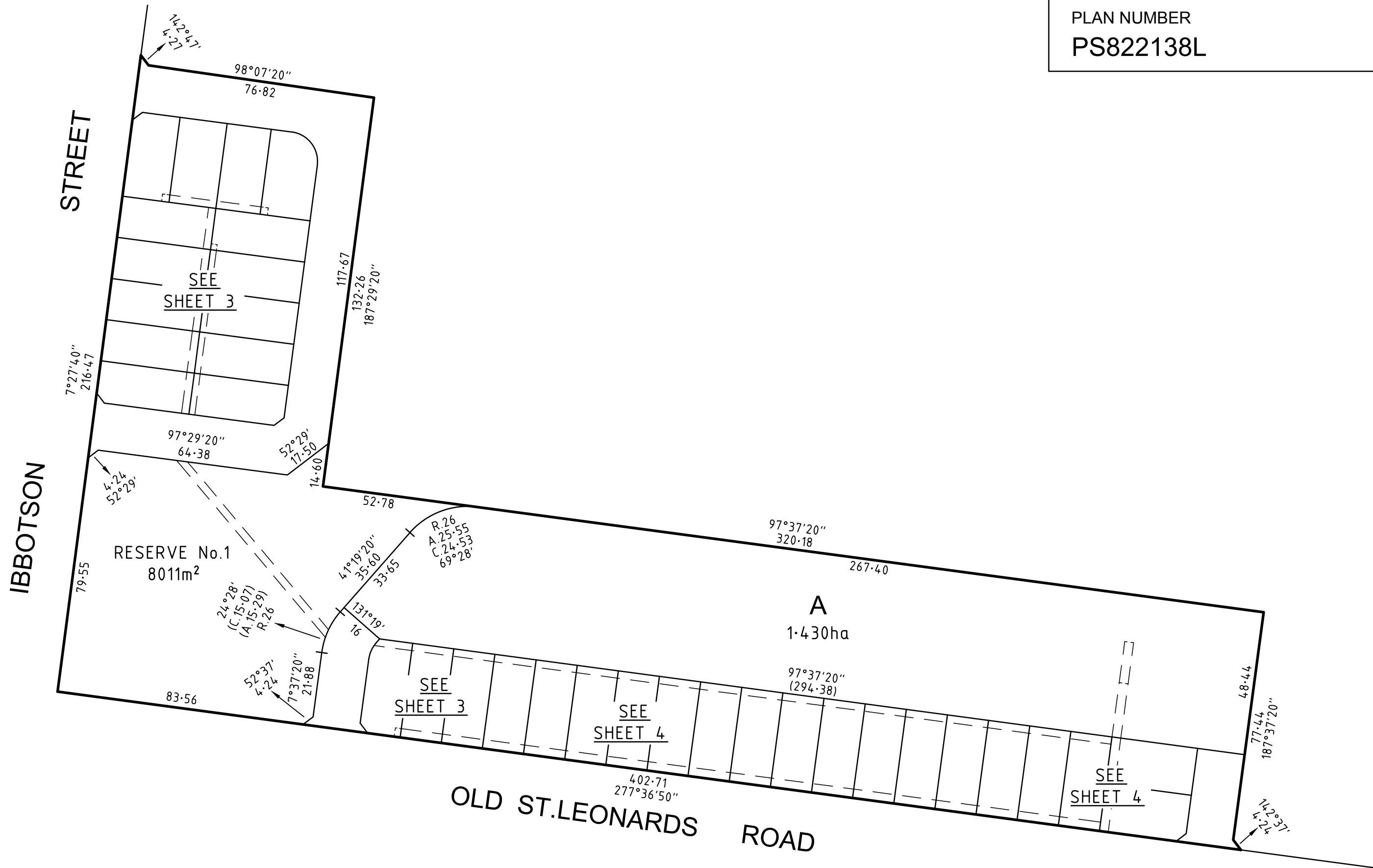
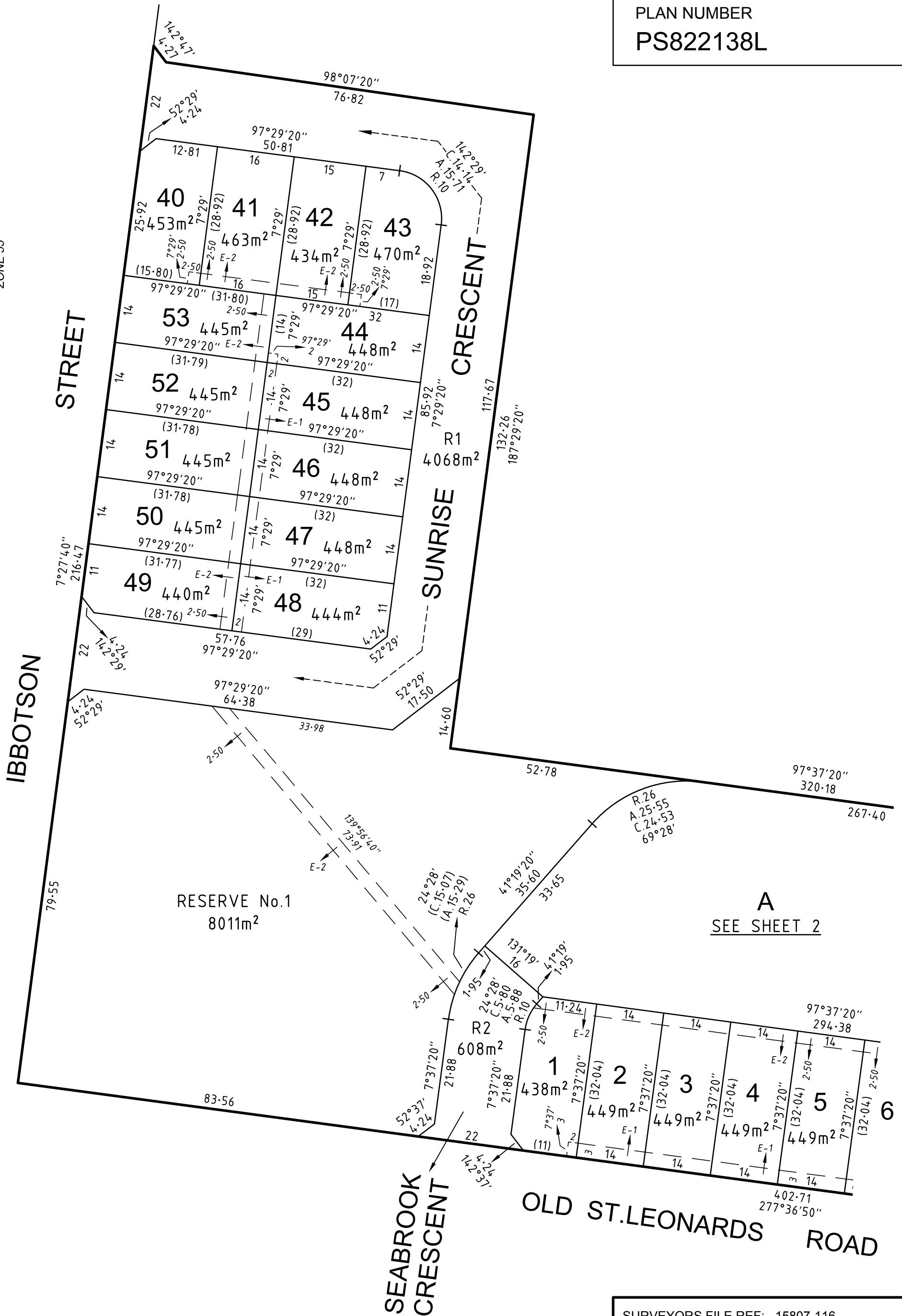


PLAN OF SUBDIVISION				EDITION 1		PLAN NUMBER PS822138L	
<div>LOCATION OF LAND</div> <div>PARISH: PAYWIT</div> <div>TOWNSHIP: -</div> <div>SECTION: 27</div> <div>CROWN ALLOTMENT: B (PT), C (PT) &amp; D (PT)</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: VOL. FOL.</div> <div>LAST PLAN REFERENCE: LOTS B ON PS822142V</div> <div>POSTAL ADDRESS: IBBOTSON STREET &amp; OLD ST.LEONARDS ROAD (at time of subdivision) ST. LEONARDS 3223</div> <div>MGA94 CO-ORDINATES: E: 298 740 ZONE: 55 (of approx centre of land in plan) N: 5 772 420 GDA 94</div>				MUNICIPALITY: CITY OF GREATER GEELONG			
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 21 TO 39 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>LOTS 1 TO 20 (BOTH INCLUSIVE) &amp; 40 TO 53 (BOTH INCLUSIVE) ARE THE RESULT OF THIS SURVEY.</div> <div>CREATION OF RESTRICTION SEE SHEET 5 FOR RESTRICTION DETAILS.</div>			
ROAD R1 ROAD R2 ROAD R3 RESERVE No.1		CITY OF GREATER GEELONG CITY OF GREATER GEELONG CITY OF GREATER GEELONG 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>				STAGE 16 2.847ha 34 LOTS			
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, E-3 E-2, E-3	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN & SECTION 136 WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION			
<div>TGM Group 1/27-31 Myers Street (PO Box 1137) Geelong Vic 3220 T 03 5202 4600 F 03 5202 4691 ABN 11 125 568 461 www.tgmgroup.com</div> <div> Geelong   Melbourne   Ballarat</div> <div>JAS-ANZ Accredited: Quality ISO 9001 - OH&amp;S AS/NZS 4801 - Environment ISO 14001</div>		SURVEYORS FILE REF: 15807-116		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5 SHEETS		
		RAYMOND JAMES DUNN / VERSION 4					



PLAN NUMBER  
PS822138L



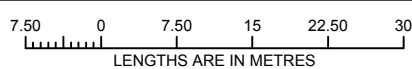
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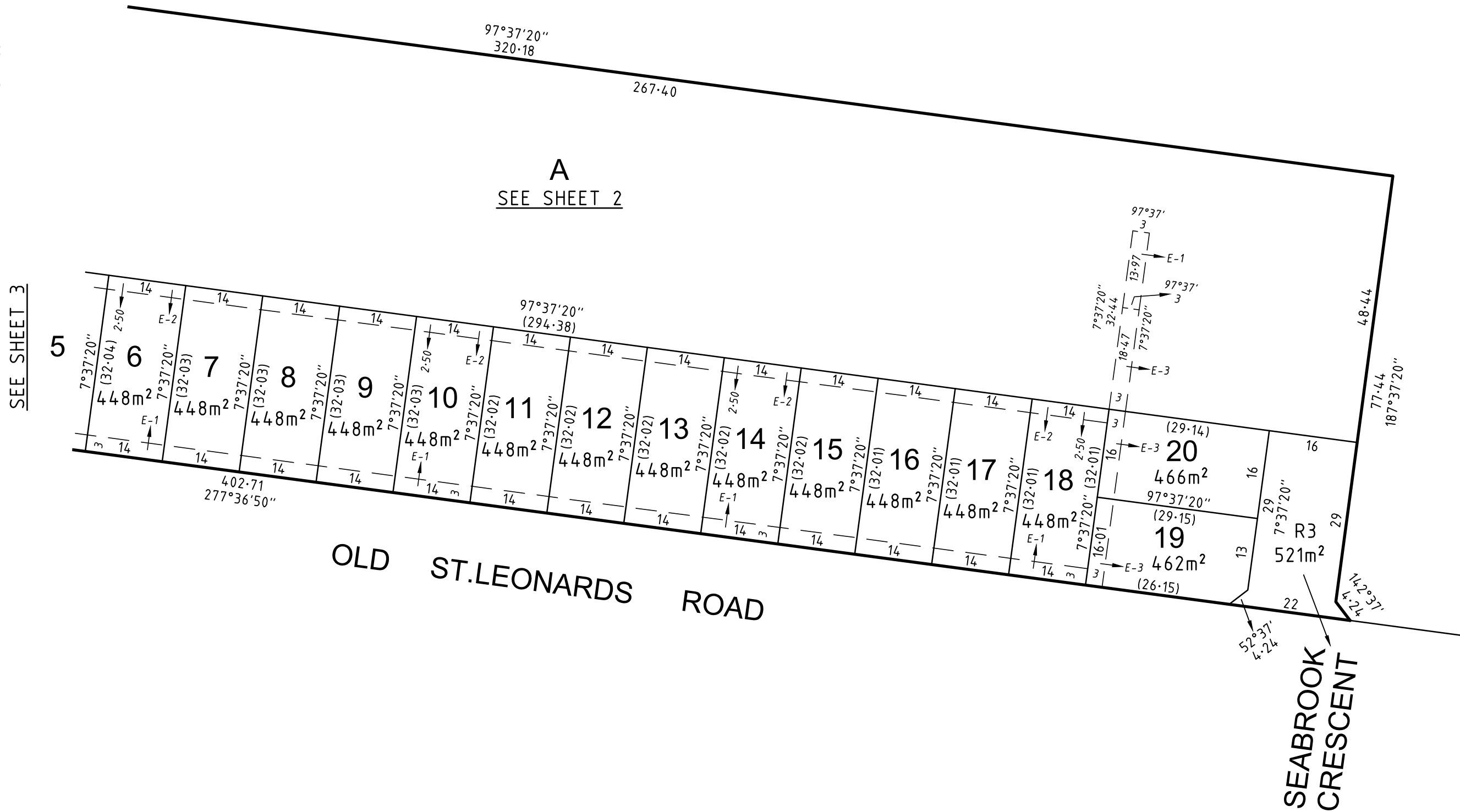
SCALE  
1:750



RAYMOND JAMES DUNN / VERSION 4

ORIGINAL SHEET  
SIZE: A3

SHEET 3




CREATION OF RESTRICTION A.

Upon registration of this plan (PS822138L) the following restriction is created:

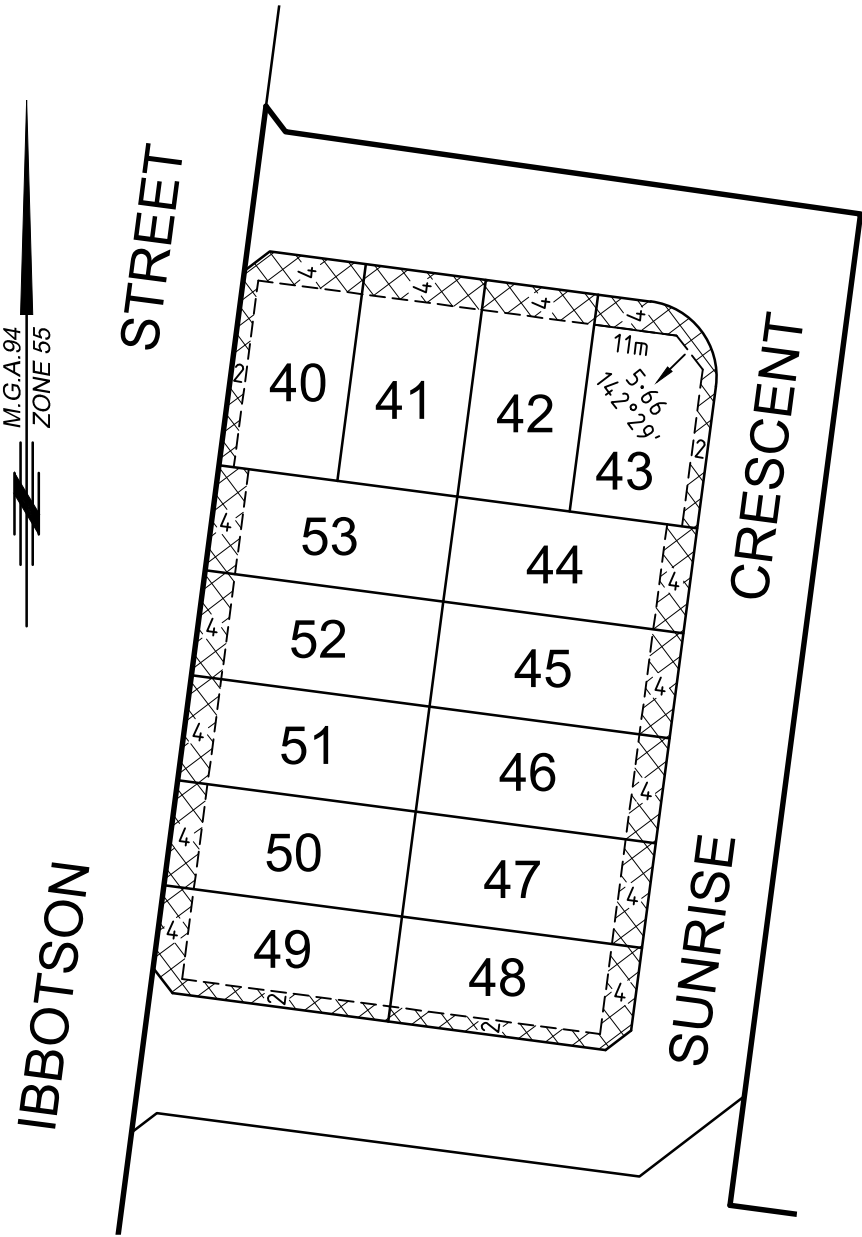
Lot burdened	Lot/s benefited	Lot burdened	Lot/s benefited
1	2	40	41, 53
2	1, 3	41	40, 42, 53
3	2, 4	42	41, 43, 44
4	3, 5	43	42, 44
5	4, 6	44	42, 43, 45, 53
6	5, 7	45	44, 46, 52
7	6, 8	46	45, 47, 51
8	7, 9	47	46, 48, 50
9	8, 10	48	47, 49
10	9, 11	49	48, 50
11	10, 12	50	47, 49, 51
12	11, 13	51	46, 50, 52
13	12, 14	52	45, 51, 53
14	13, 15	53	40, 41, 44, 52
15	14, 16		
16	15, 17		
17	16, 18		
18	17, 19, 20		
19	18, 20		
20	18, 19		

DESCRIPTION OF RESTRICTION A.

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

DEFINITIONS

BUILDING - Any structure



PLAN NUMBER  
PS822138L

CREATION OF RESTRICTION B:

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 1-20 (both inclusive) & 40-53 (both inclusive) on PS822138L (this plan)

Benefited land: Lots 1-20 (both inclusive) & 40-53 (both inclusive) on PS822138L (this plan)

DESCRIPTION OF RESTRICTION B:

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: 1, 19, 40, 43, 48 & 49

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

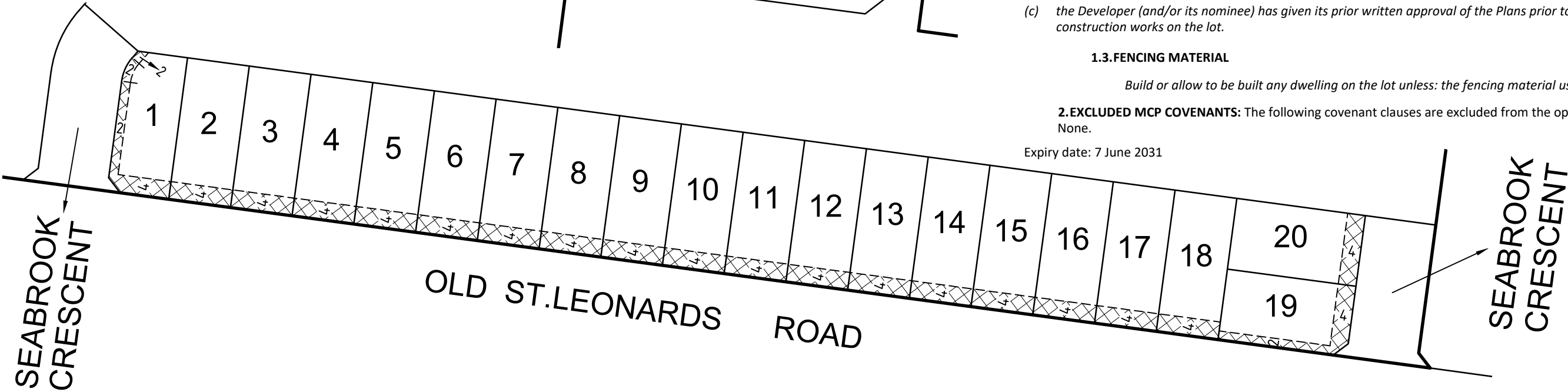
- (a) a copy of the building plans for the proposed dwelling, showing the proposed site plan (including set-backs), dwelling location, driveways, water tanks, details of fences and outbuildings (Plans) have been submitted to the Developer via ordinary post to PO Box 315, Geelong VIC 3220 or via email 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

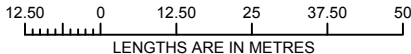


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SURVEYORS FILE REF: 15807-116

SCALE  
1:1250



ORIGINAL SHEET  
SIZE: A3

SHEET 5

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