

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-9	Sewerage	2.50	PS 814017U	City West Water Corporation
E-10	Sewerage	2.50	PS 814030D	City West Water Corporation
E-10	Drainage	2.50	PS 814030D	Wyndham City Council
E-11	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-11	Sewerage	2.50	PS810154F	City West Water Corporation
E-12	Drainage	See diagram	PS 810154F	Wyndham City Council
E-13	Drainage	2.50	This Plan	Wyndham City Council
E-13	Supply of Water through underground pipes	2.50	This Plan	Greater Western Water Corporation
E-14	Sewerage	3.50	PS 814017U	City West Water Corporation
E-14	Drainage	3.50	PS 814017U	Wyndham City Council
E-15	Sewerage	2.50	This Plan	Greater Western Water Corporation
E-16	Supply of Water through underground pipes	See diagram	C/E AU136793F	City West Water Corporation
E-16	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-17	Supply of Water through underground pipes	See diagram	C/E AU136793F	City West Water Corporation
E-17	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-17	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-18	Sewerage	See diagram	This Plan	Greater Western Water Corporation
E-19	Sewerage	2.50	This Plan	Greater Western Water Corporation
E-19	Drainage	2.50	PS 810154F	Wyndham City Council
E-20	Sewerage	See diagram	This Plan	Greater Western Water Corporation
E-20	Drainage	See diagram	This Plan	Wyndham City Council
E-21	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-21	Sewerage	See diagram	This Plan	Greater Western Water Corporation
E-22	Transmission of Electricity	See diagram	Y8739W (Book 645 No. 542)	State Electricity Commission of Victoria
E-22	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-22	Sewerage	See diagram	This Plan	Greater Western Water Corporation
E-23	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-23	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-24	Sewerage	2.50	PS803935Q	City West Water Corporation
E-25	Drainage	See diagram	PS803967B	Wyndham City Council
E-26	Powerline	See diagram	This Plan - Sect.88 Electricity Industry Act 2000	Powercor Australia Limited
E-27	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd
E-27	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-27	Powerline	See diagram	This Plan - Sect.88 Electricity Industry Act 2000	Powercor Australia Limited
E-28	Gas Supply	5.50	This Plan	Ausnet Gas Services Pty Ltd
E-28	Supply of Water through underground pipes	5.50	This Plan	Greater Western Water Corporation
E-29	Powerline	2.50	This Plan - Sect.88 Electricity Industry Act 2000	Powercor Australia Limited
E-30	Supply of Water through underground pipes	See diagram	C/E A162815S	City West Water Corporation
E-30	Powerline	See diagram	This Plan - Sect.88 Electricity Industry Act 2000	Powercor Australia Limited
E-30	Gas Supply	See diagram	C/E A165706G	Ausnet Gas Services Pty Ltd

SURVEYOR'S FILE REF: 303445SV00

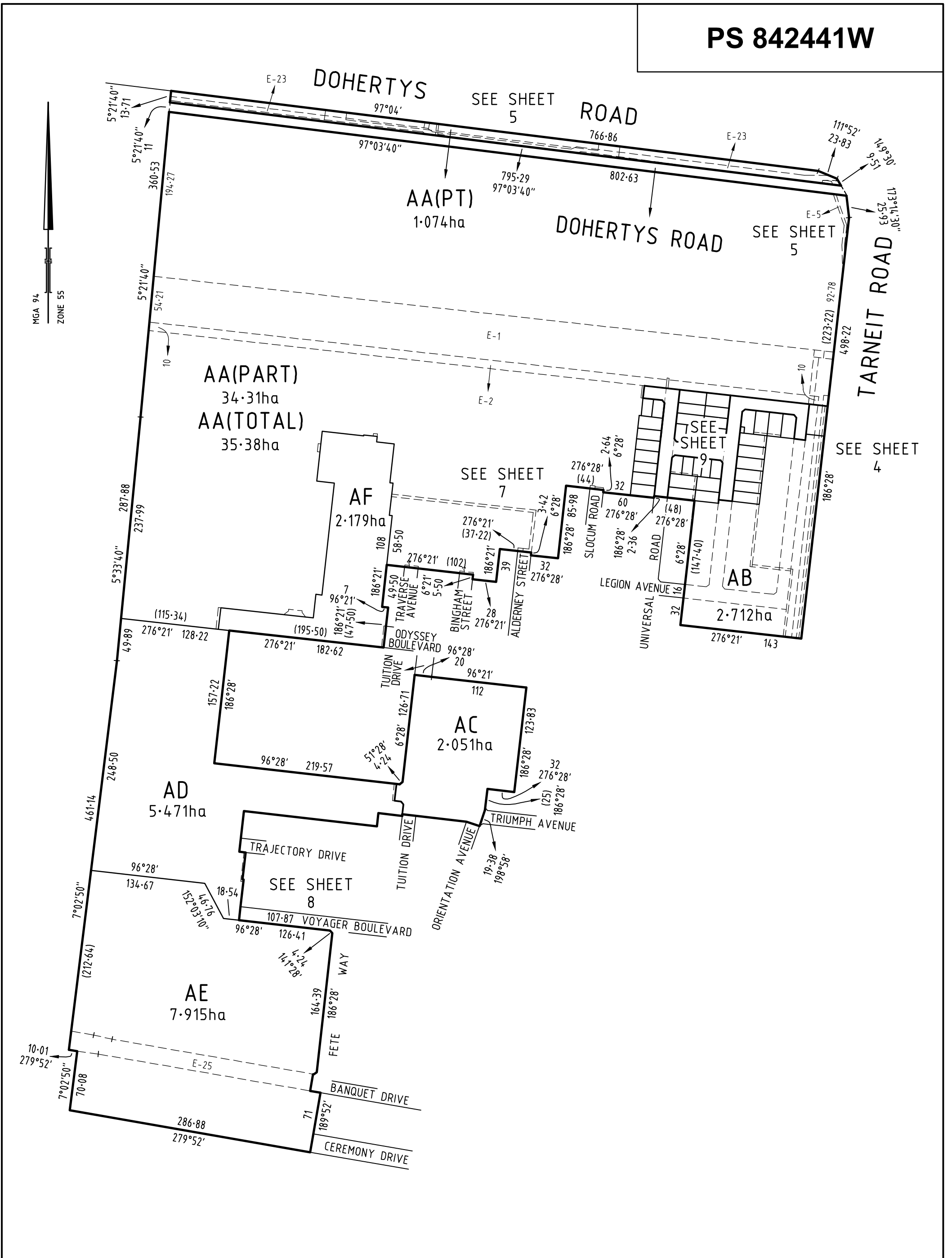
ORIGINAL SHEET
SIZE: A3

SHEET 2



414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

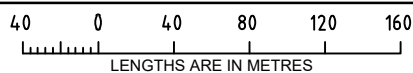
Licensed Surveyor: Terry J Mawson
Version: 13



MGA 94
ZONE 55

SURVEYOR'S FILE REF: 303445SV00

SCALE
1: 4000



ORIGINAL SHEET
SIZE: A3

SHEET 3

spiire

414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

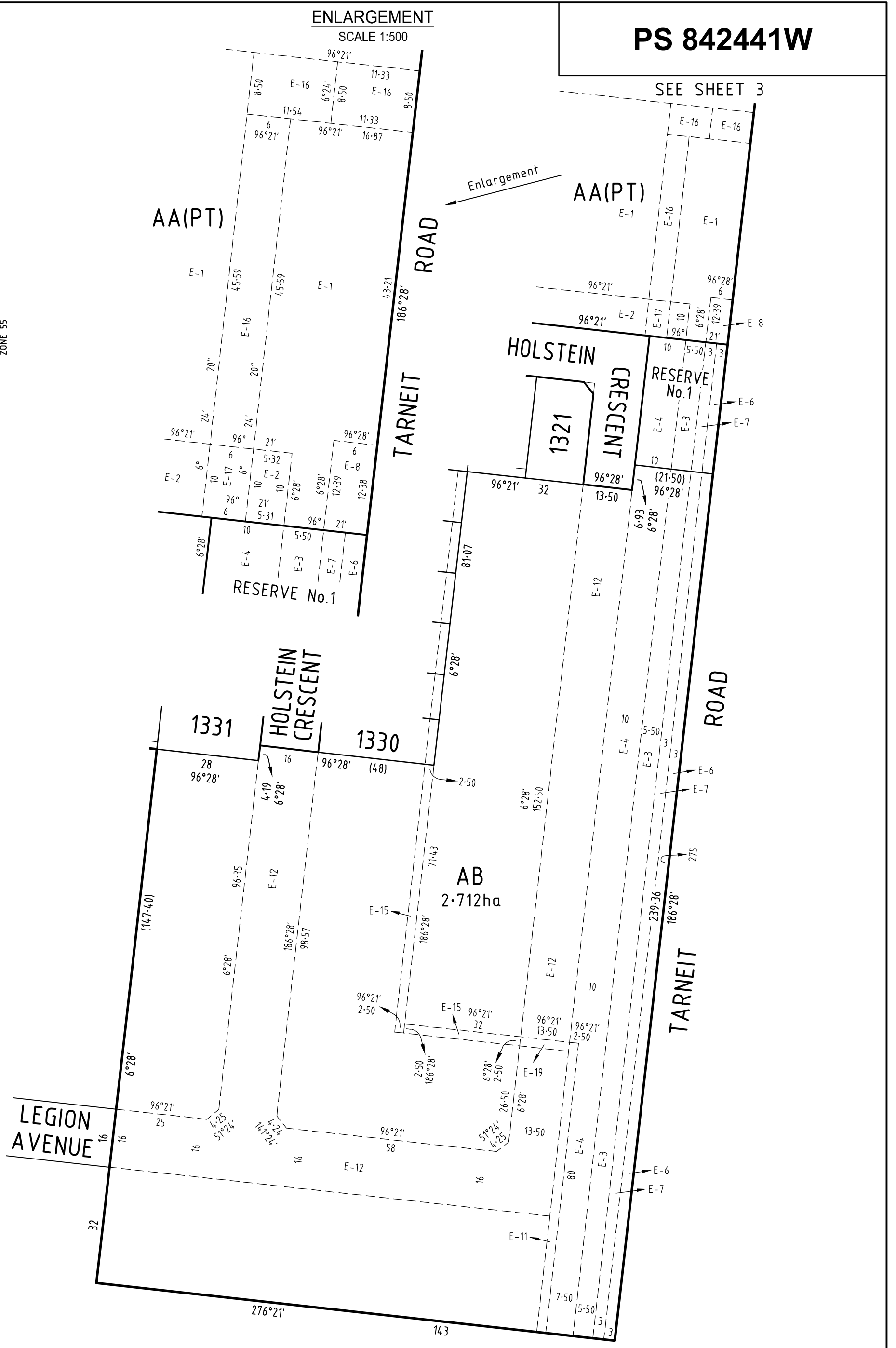
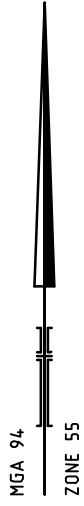
Licensed Surveyor: Terry J Mawson
Version: 13

ENLARGEMENT

SCALE 1:500

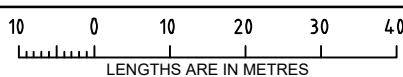
PS 842441W

SEE SHEET 3



SURVEYOR'S FILE REF: 303445SV00

SCALE 1: 1000



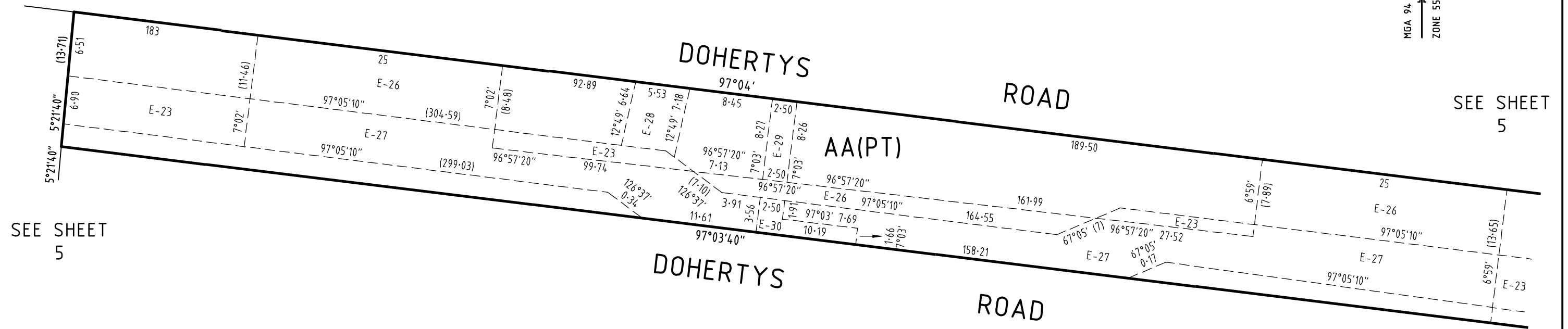
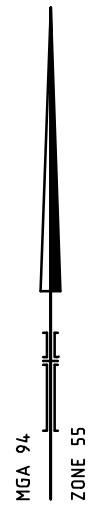
ORIGINAL SHEET SIZE: A3

SHEET 4



414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

Licensed Surveyor: Terry J Mawson
Version: 13



SEE SHEET 5

SEE SHEET 5

SURVEYOR'S FILE REF: 303445SV00



414 La Trobe Street
 PO Box 16084
 Melbourne Vic 8007
 T 61 3 9993 7888
 spiire.com.au

NOT TO SCALE

ORIGINAL SHEET
 SIZE: A3

SHEET 6

Licensed Surveyor: Terry J Mawson
 Version: 13

SEE SHEET
7

AF

AA(PT)

115.34
276°21' 128.22

5°33'30"
49.89

248.50

461.14

7°02'50"

(212.64)

99°52' 26.98 102°27' 22.11

22.03 25

10.01 97°34'

279°52'

7°02'50"

70.08

286.88

279°52'

AD

5.471ha

AD

AC

AC

2.051ha

AE

7.915ha

ENLARGEMENT
SCALE 1:750

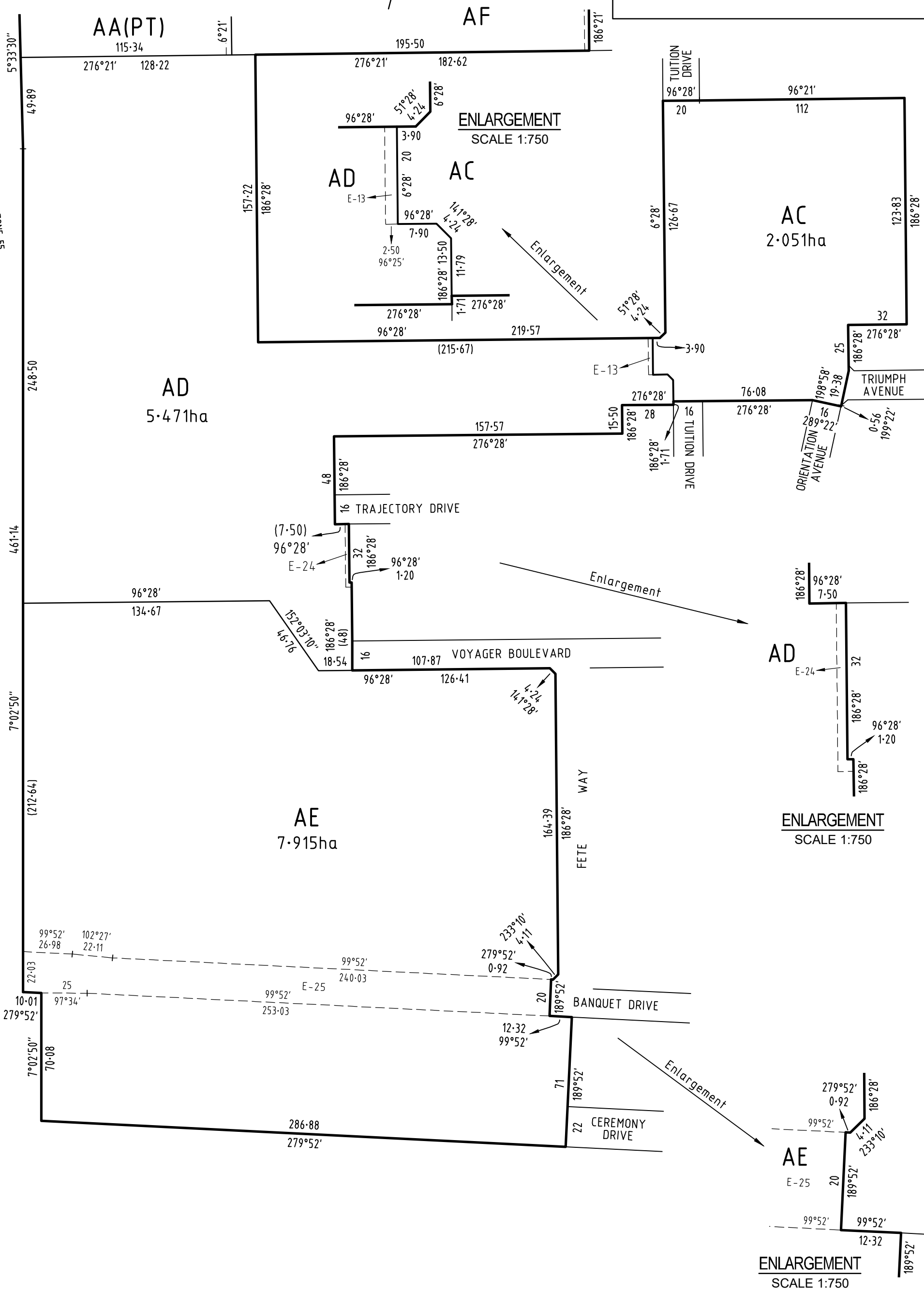
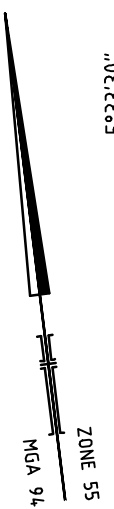
ENLARGEMENT
SCALE 1:750

ENLARGEMENT
SCALE 1:750

Enlargement

Enlargement

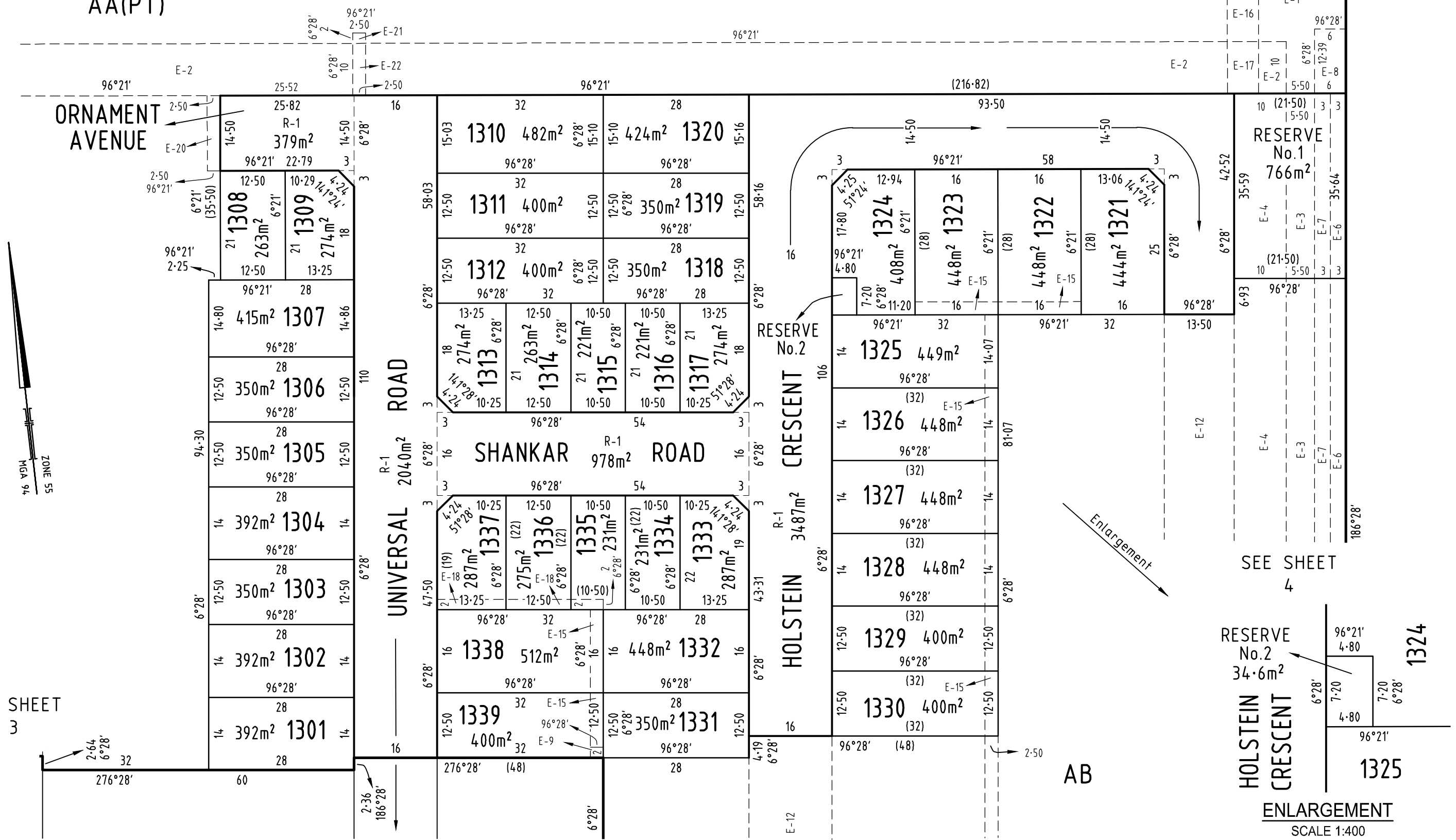
Enlargement



SEE SHEET
3

E-1

AA(PT)



SEE SHEET
4

SEE SHEET
3

AB

ENLARGEMENT
SCALE 1:400

SURVEYOR'S FILE REF: 303445SV00

414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

SCALE 1: 750

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 9

Licensed Surveyor: Terry J Mawson
Version: 13

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS 842441W (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
1301	1302	1312	1311, 1313, 1314, 1315, 1318	1326	1325, 1327
1302	1301, 1303	1318	1312, 1315, 1316, 1317, 1319	1327	1326, 1328
1303	1302, 1304	1319	1311, 1318, 1320	1328	1327, 1329
1304	1303, 1305	1320	1310, 1319	1329	1328, 1330
1305	1304, 1306	1321	1322	1330	1329
1306	1305, 1307	1322	1321, 1323	1331	1332, 1339
1307	1306, 1308, 1309	1323	1322, 1324, 1325	1332	1331, 1333, 1334, 1335, 1338
1310	1311, 1320	1324	1323, 1325	1338	1335, 1336, 1337, 1339
1311	1310, 1312, 1319	1325	1323, 1324, 1326	1339	1331, 1338

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 1321 to 1332, 1338 & 1339 (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 842441W (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
1308	1307, 1309	1315	1312, 1314, 1316, 1318	1334	1332, 1333, 1335
1309	1307, 1308	1316	1315, 1317, 1318	1335	1332, 1334, 1336, 1338
1313	1312, 1314	1317	1316, 1318	1336	1335, 1337, 1338
1314	1312, 1313, 1315	1333	1322, 1334	1337	1336, 1338

Lots 1308, 1314 to 1316, 1334 to 1336 (all inclusive) are defined as Type A lots under the Small Lot Housing Code and Lots 1309, 1313, 1317, 1333 and 1337 (all inclusive) 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.
- (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.

SURVEYOR'S FILE REF: 303445SV00

ORIGINAL SHEET
SIZE: A3

SHEET 10



414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

Licensed Surveyor: Terry J Mawson
Version: 13