


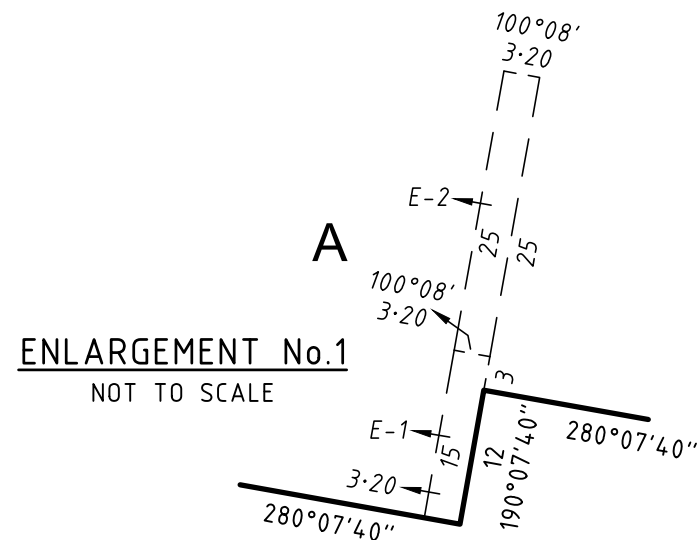
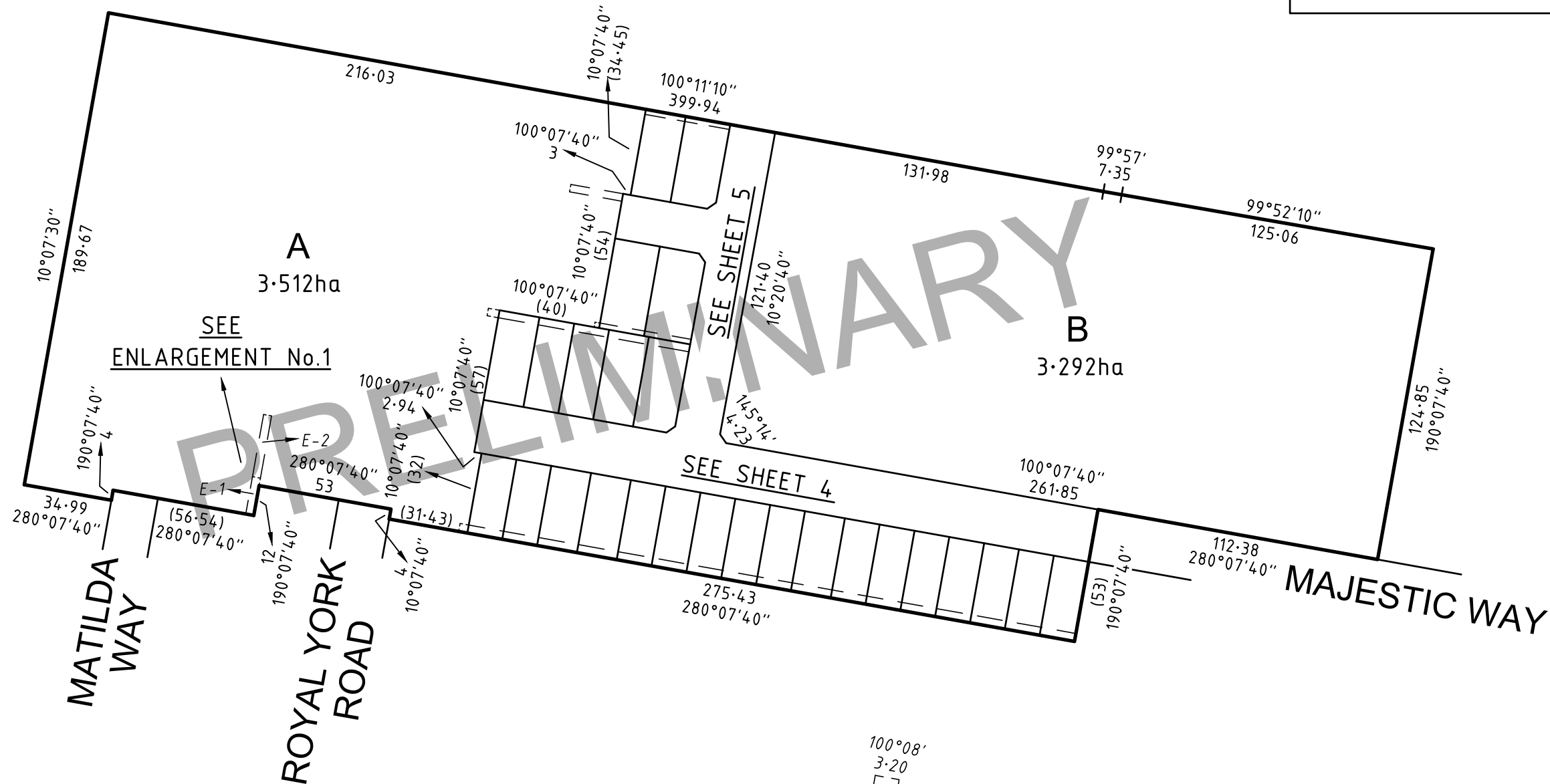
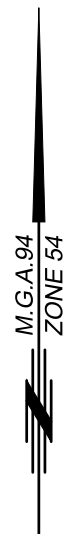
PLAN OF SUBDIVISION				EDITION 1		PLAN NUMBER PS824619H	
<div>LOCATION OF LAND</div> <div>PARISH: CARDIGAN</div> <div>TOWNSHIP: -</div> <div>SECTION: 1</div> <div>CROWN ALLOTMENT: 22 (PART) & 23 (PART)</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: VOL. FOL.</div> <div>LAST PLAN REFERENCE: LOT A ON PS817846L</div> <div>POSTAL ADDRESS: MAJESTIC WAY (at time of subdivision) DELACOMBE, 3356</div> <div>MGA CO-ORDINATES: E: 747 150 ZONE: 54 (of approx centre of land in plan) N: 5 837 430 GDA 94</div>				<div>MUNICIPALITY: CITY OF BALLARAT</div> <div>PRELIMINARY</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 1-650 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>LOTS 651-676 (BOTH INCLUSIVE) ARE THE RESULT OF THIS SURVEY.</div> <div>CREATION OF RESTRICTION SEE SHEET 6 FOR RESTRICTION DETAILS.</div>			
ROAD R1		CITY OF BALLARAT					
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. PLP/2006/602/A</div> <div>This survey has been connected to permanent marks No(s). 84</div> <div>In Proclaimed Survey Area No. 49</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			
<div>SEE SHEET 2</div>							
<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 JAS-ANZ Accredited: Quality ISO 9001 - OH&S AS/NZS 4801 - Environment ISO 14001</div>		<div> Geelong Melbourne Ballarat</div>		SURVEYORS FILE REF: 6259-122		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6 SHEETS
RAYMOND JAMES DUNN / DRAFT 4							

PRELIMINARY

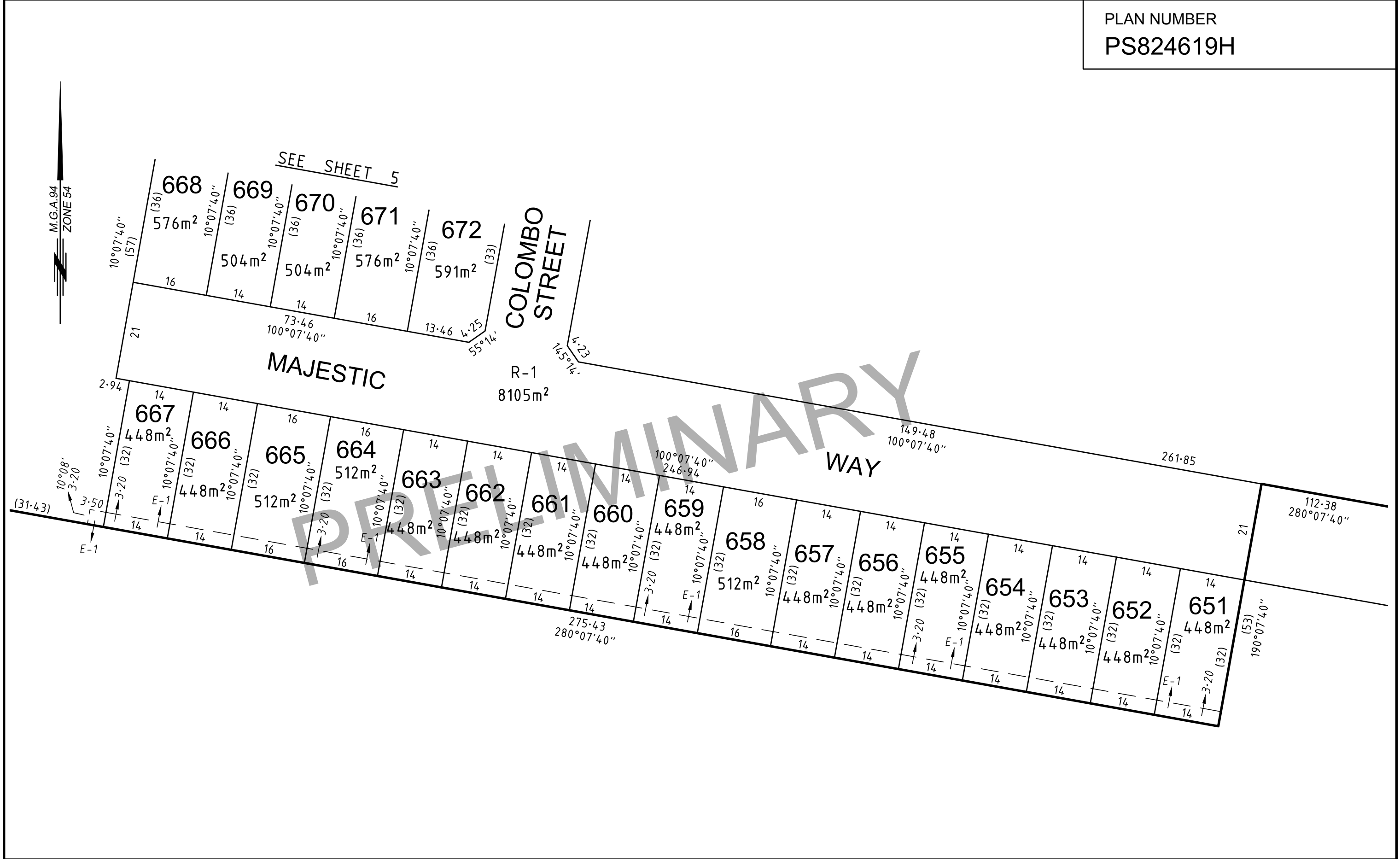
PLAN NUMBER
PS824619H

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	PS809806U & SECTION 136 WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-1	DRAINAGE	SEE PLAN	PS809806U	CITY OF BALLARAT
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS817845N & SECTION 136 WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-2	DRAINAGE	SEE PLAN	PS817845N	CITY OF BALLARAT
E-3	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF BALLARAT
E-4	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN & SECTION 136 WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION





PLAN NUMBER PS824619H

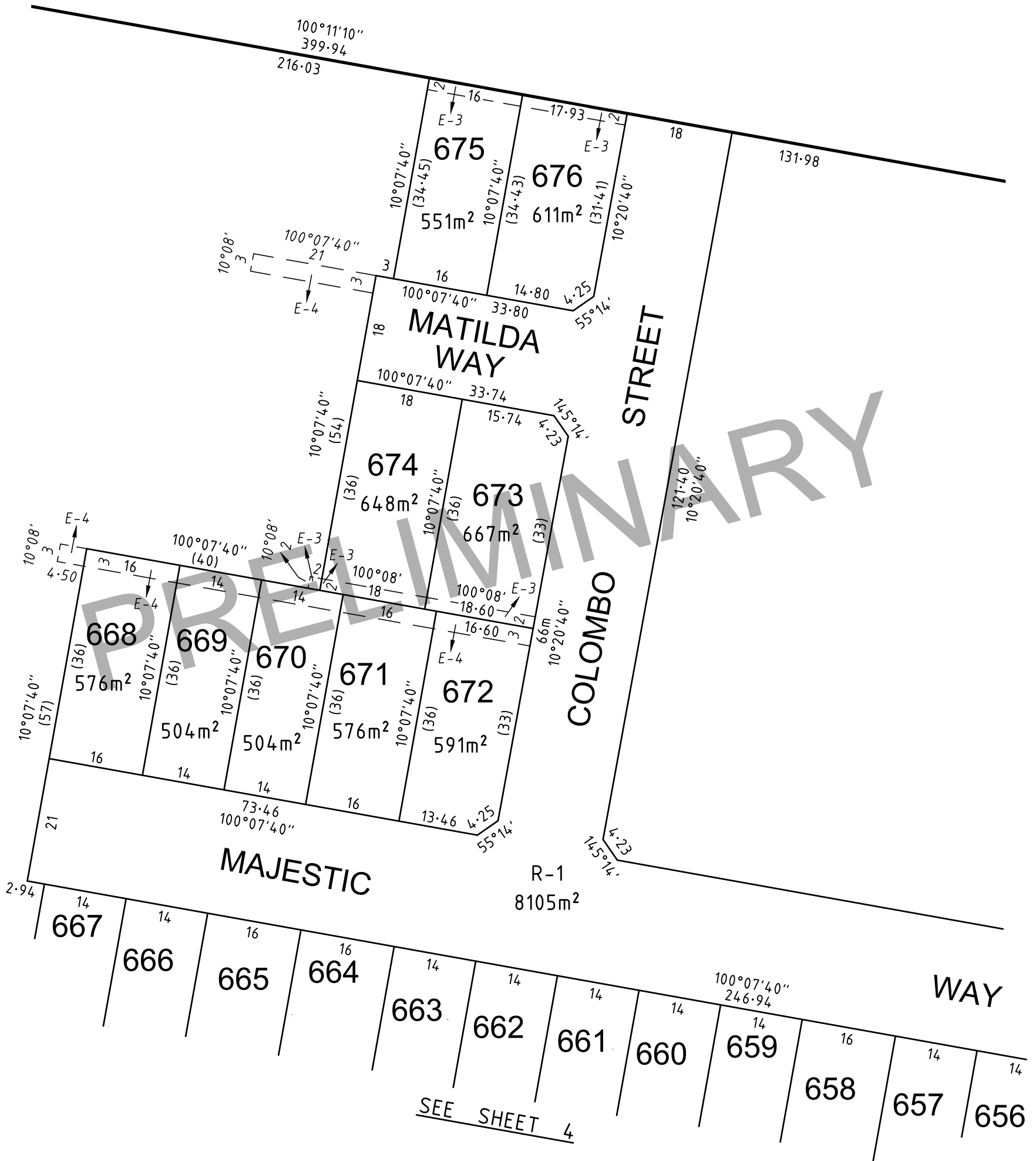
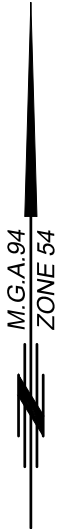


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RAYMOND JAMES DUNN / DRAFT 4

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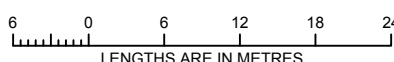


SURVEYORS FILE REF: 6259-122

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1/27-31 Myers Street (PO Box 1137)
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SCALE
1:600



RAYMOND JAMES DUNN / DRAFT 4

ORIGINAL SHEET
SIZE: A3

SHEET 5

JAS-ANZ Accredited: Quality ISO 9001 - OH&S AS/NZS 4801 - Environment ISO 14001

CREATION OF RESTRICTION:

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 651-676 (both inclusive) on PS824619H (this plan)

Benefited land: Lots 651-676 (both inclusive) on PS824619H (this plan)

DESCRIPTION OF RESTRICTION:

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: 672, 673 & 676

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: COLOR-BONDED STEEL SHEETING IN A RIVERSAND COLOUR.

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

Expiry date: 7 June 2031