

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	GAS SUPPLY	4	PS846544P	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-1	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	4	PS846544P	YARRA VALLEY WATER CORPORATION
E-2	SUPPLY OF GAS	4	INSTRUMENT No. AW912665W	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-2	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	4	INSTRUMENT No. AW912665W	YARRA VALLEY WATER CORPORATION
E-3	TRANSMISSION OF ELECTRICITY	4	INSTRUMENT No. F657301	STATE ELECTRICITY COMMISSION OF VICTORIA
E-3	SUPPLY OF GAS	4	INSTRUMENT No. AW912665W	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-3	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	4	INSTRUMENT No. AW912665W	YARRA VALLEY WATER CORPORATION
E-4	TRANSMISSION OF ELECTRICITY	SEE DIAG.	INSTRUMENT No. F657301	STATE ELECTRICITY COMMISSION OF VICTORIA
E-5	DRAINAGE	SEE DIAG.	PS915747R	HUME CITY COUNCIL
E-6	SEWERAGE	SEE DIAG.	PS915747R	YARRA VALLEY WATER CORPORATION
E-7	DRAINAGE	SEE DIAG.	PS915747R	HUME CITY COUNCIL
E-7	SEWERAGE	SEE DIAG.	PS915747R	YARRA VALLEY WATER CORPORATION
E-8	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES & ABOVE GROUND FITTINGS)	SEE DIAG.	PS915747R	YARRA VALLEY WATER CORPORATION
E-9	CONSTRUCTION AND OPERATION OF A PIPE LINE	SEE DIAG.	SECTION 96 & 87 OF THE PIPE LINES ACT 2005 AND SECTION 19 OF THE LAND ACQUISITION AND COMPENSATION ACT 1986. SEE AW441239P	APA VTS AUSTRALIA (OPERATIONS) PTY. LTD.
E-10	SUPPLY OF GAS	4	INSTRUMENT No. AW912665W	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-10	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	4	INSTRUMENT No. AW912665W	YARRA VALLEY WATER CORPORATION
E-10	CONSTRUCTION AND OPERATION OF A PIPE LINE	SEE DIAG.	SECTION 96 & 87 OF THE PIPE LINES ACT 2005 AND SECTION 19 OF THE LAND ACQUISITION AND COMPENSATION ACT 1986. SEE AW441239P	APA VTS AUSTRALIA (OPERATIONS) PTY. LTD.
E-11	TRANSMISSION OF ELECTRICITY	SEE DIAG.	INSTRUMENT No. F657301	STATE ELECTRICITY COMMISSION OF VICTORIA
E-11	CONSTRUCTION AND OPERATION OF A PIPE LINE	SEE DIAG.	SECTION 96 & 87 OF THE PIPE LINES ACT 2005 AND SECTION 19 OF THE LAND ACQUISITION AND COMPENSATION ACT 1986. SEE AW441239P	APA VTS AUSTRALIA (OPERATIONS) PTY. LTD.
E-12	DRAINAGE	3	PS918488X	HUME CITY COUNCIL
E-12	SEWERAGE	3	PS918488X	YARRA VALLEY WATER CORPORATION
E-13	DRAINAGE	2	PS918488X	HUME CITY COUNCIL
E-14	SEWERAGE	2.50	PS918488X	YARRA VALLEY WATER CORPORATION
E-15	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-15	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL
E-16	SEWERAGE	2	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-17	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES & ABOVE GROUND FITTINGS)	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-17	SUPPLY OF GAS (THROUGH UNDERGROUND PIPES)	SEE DIAG.	THIS PLAN	APA VTS AUSTRALIA (OPERATIONS) PTY. LTD.
E-17	POWER LINE	SEE DIAG.	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LIMITED

SURVEYOR'S FILE REF: 321589SV00

ORIGINAL SHEET
SIZE: A3

SHEET 2



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Version: 3

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-18	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-18	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL
E-18	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES & ABOVE GROUND FITTINGS)	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-18	SUPPLY OF GAS (THROUGH UNDERGROUND PIPES)	SEE DIAG.	THIS PLAN	APA VTS AUSTRALIA (OPERATIONS) PTY. LTD.
E-18	POWER LINE	SEE DIAG.	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LIMITED
E-19	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-19	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES & ABOVE GROUND FITTINGS)	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-19	SUPPLY OF GAS (THROUGH UNDERGROUND PIPES)	SEE DIAG.	THIS PLAN	APA VTS AUSTRALIA (OPERATIONS) PTY. LTD.
E-19	POWER LINE	SEE DIAG.	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LIMITED
E-20	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL
E-20	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES & ABOVE GROUND FITTINGS)	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-20	SUPPLY OF GAS (THROUGH UNDERGROUND PIPES)	SEE DIAG.	THIS PLAN	APA VTS AUSTRALIA (OPERATIONS) PTY. LTD.
E-20	POWER LINE	SEE DIAG.	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LIMITED
E-21	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-21	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL
E-21	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES & ABOVE GROUND FITTINGS)	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-21	SUPPLY OF GAS (THROUGH UNDERGROUND PIPES)	SEE DIAG.	THIS PLAN	APA VTS AUSTRALIA (OPERATIONS) PTY. LTD.
E-21	POWER LINE	SEE DIAG.	PS918476F - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LIMITED
E-22	DRAINAGE	2	THIS PLAN	HUME CITY COUNCIL
E-23	DRAINAGE	2	PS918476F	HUME CITY COUNCIL
E-24	SUPPLY OF GAS (THROUGH UNDERGROUND PIPES)	SEE DIAG.	PS918476F	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-24	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES & ABOVE GROUND FITTINGS)	SEE DIAG.	PS918476F	YARRA VALLEY WATER CORPORATION
E-25	SUPPLY OF GAS (THROUGH UNDERGROUND PIPES)	SEE DIAG.	PS918488X	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-25	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES & ABOVE GROUND FITTINGS)	SEE DIAG.	PS918488X	YARRA VALLEY WATER CORPORATION
E-26	DRAINAGE	SEE DIAG.	PS918488X	HUME CITY COUNCIL
E-26	SUPPLY OF GAS (THROUGH UNDERGROUND PIPES)	SEE DIAG.	PS918488X	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-26	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES & ABOVE GROUND FITTINGS)	SEE DIAG.	PS918488X	YARRA VALLEY WATER CORPORATION

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SHEET 3



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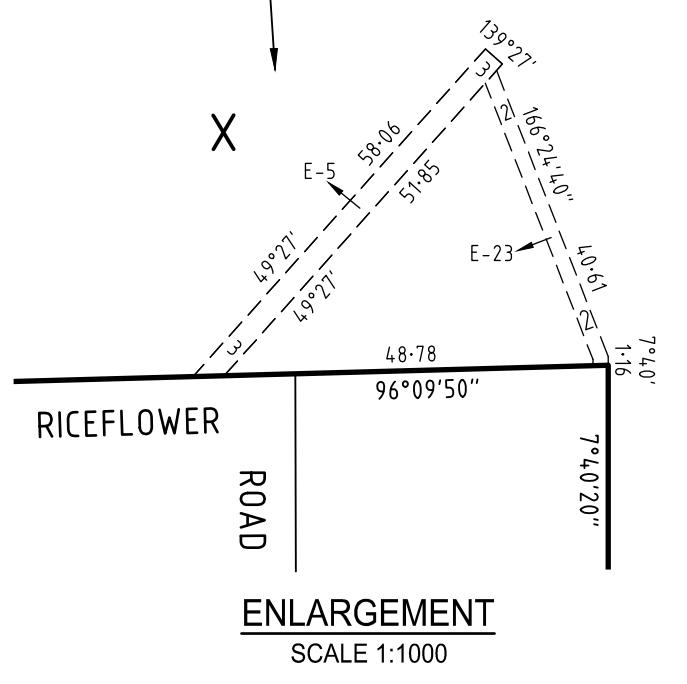
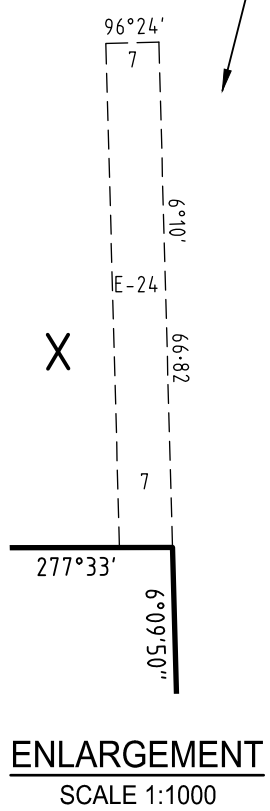
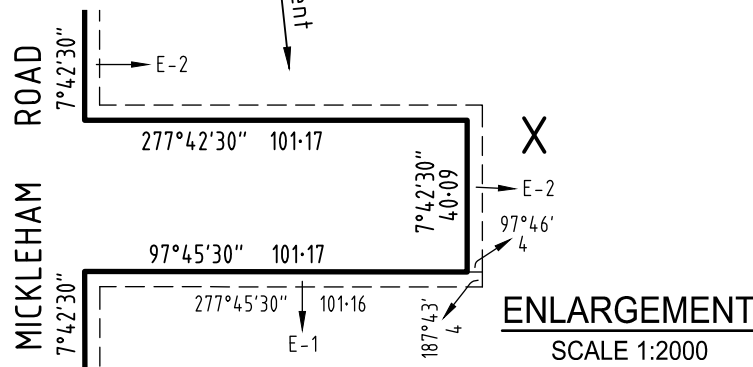
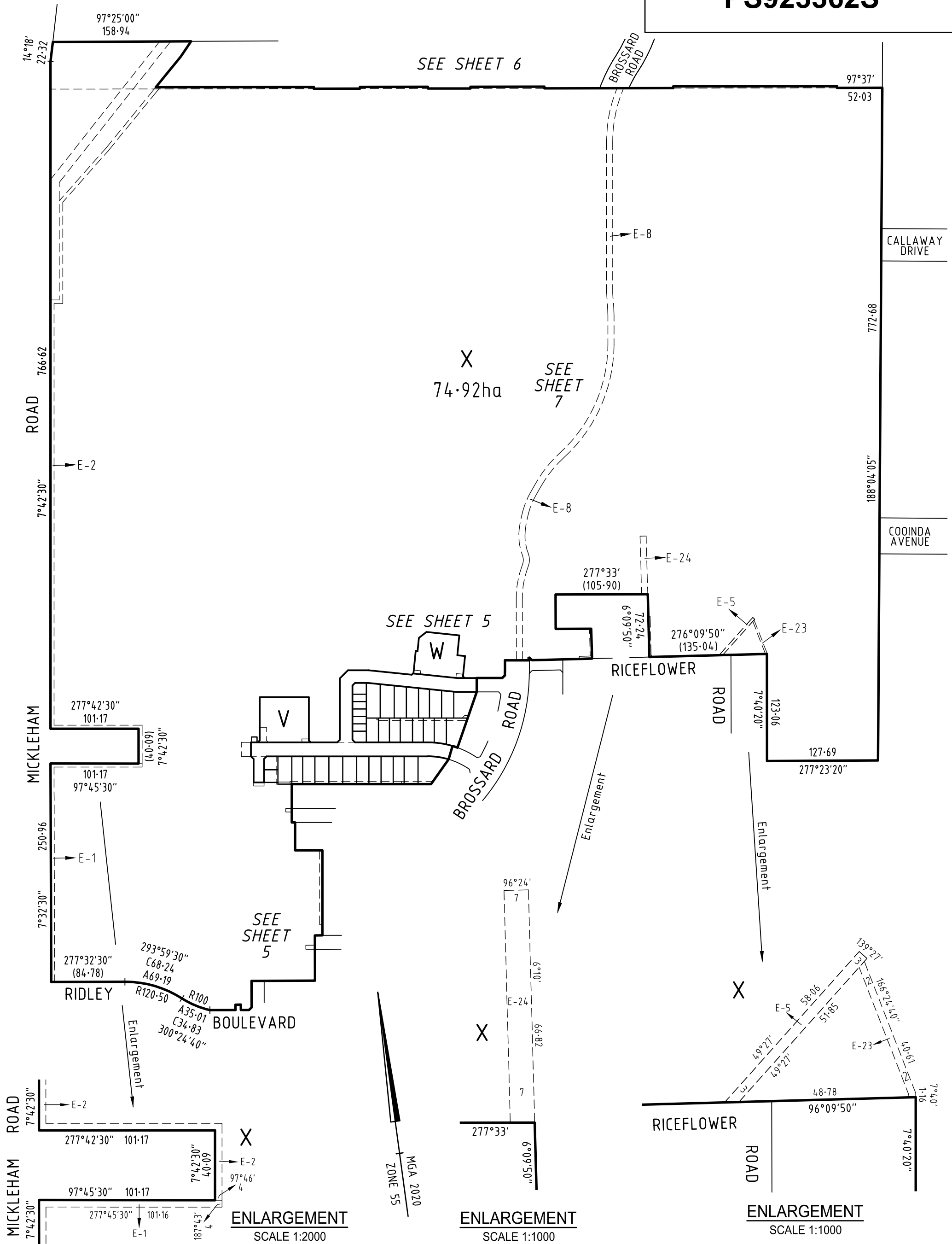
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SEE SHEET 6

X
74.92ha
SEE SHEET 7

SEE SHEET 5

SEE SHEET 5



SURVEYOR'S FILE REF: 321589SV00

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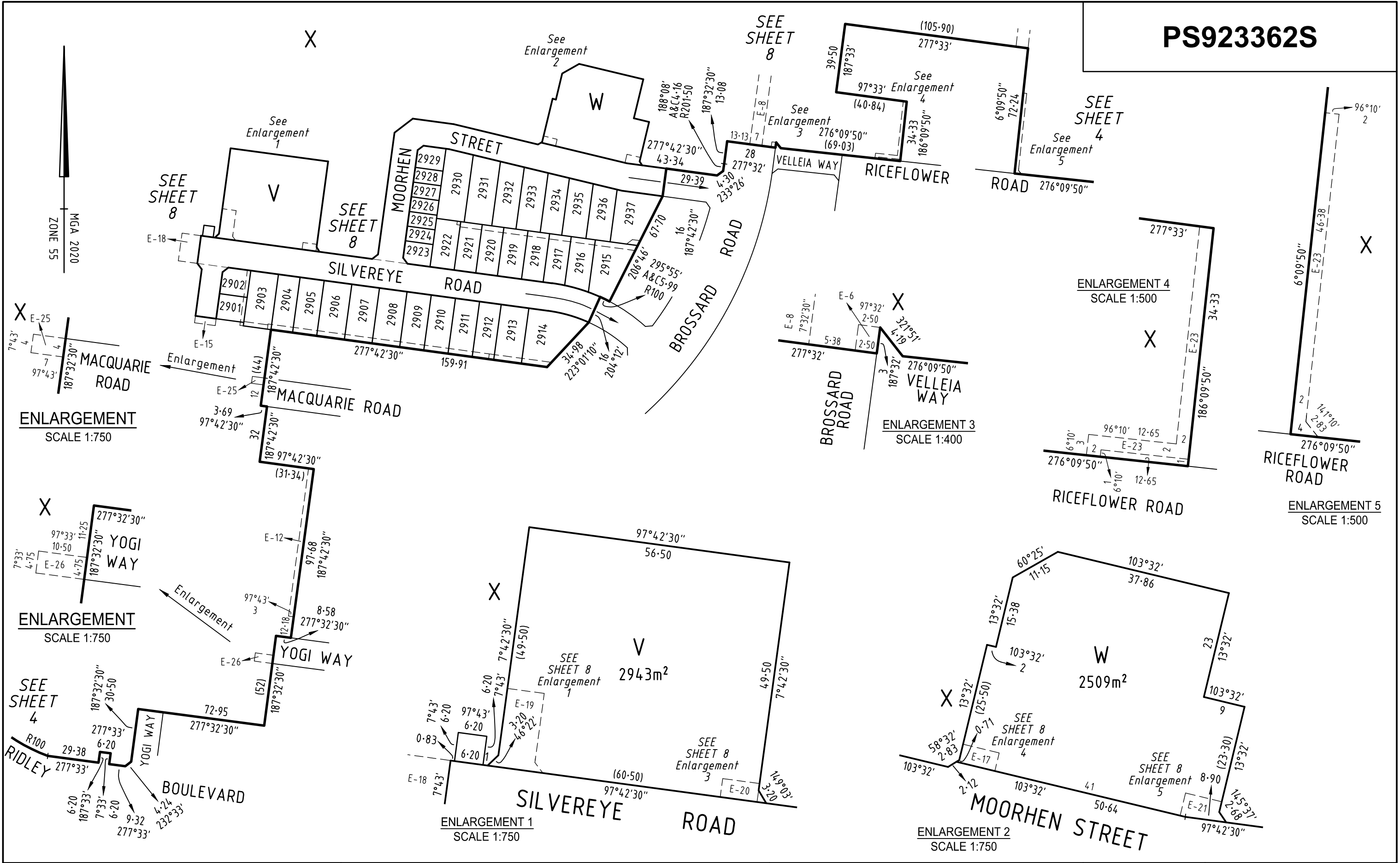
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SHEET 4



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MGA 2020
ZONE 55

ENLARGEMENT
SCALE 1:750

ENLARGEMENT
SCALE 1:750

ENLARGEMENT 1
SCALE 1:750

ENLARGEMENT 2
SCALE 1:750

ENLARGEMENT 3
SCALE 1:400

ENLARGEMENT 4
SCALE 1:500

ENLARGEMENT 5
SCALE 1:500

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SCALE 1: 2000

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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 5

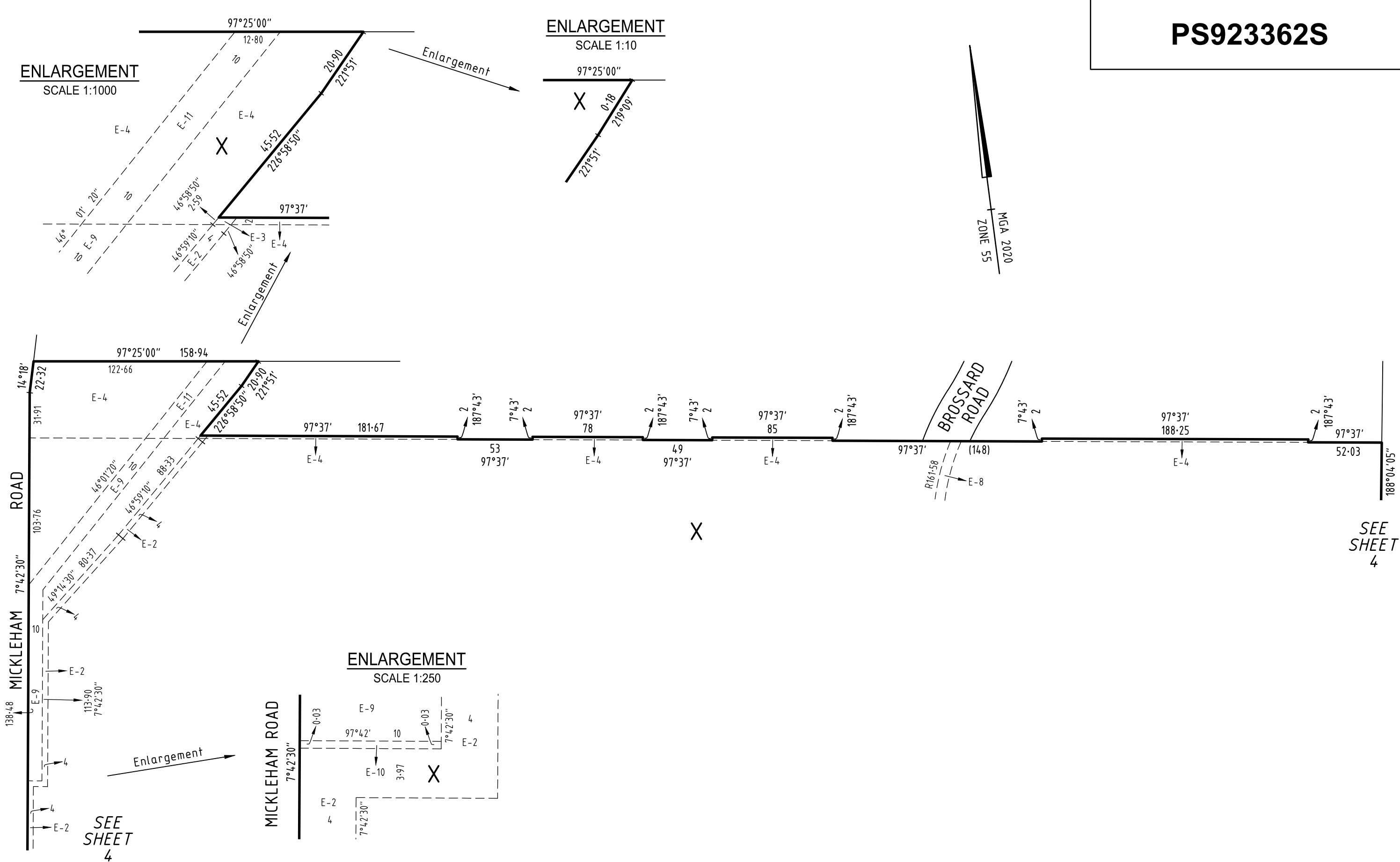
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ENLARGEMENT
SCALE 1:1000

ENLARGEMENT
SCALE 1:10

ENLARGEMENT
SCALE 1:250

MGA 2020
ZONE 55



SEE SHEET
4

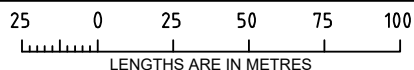
SEE SHEET
4

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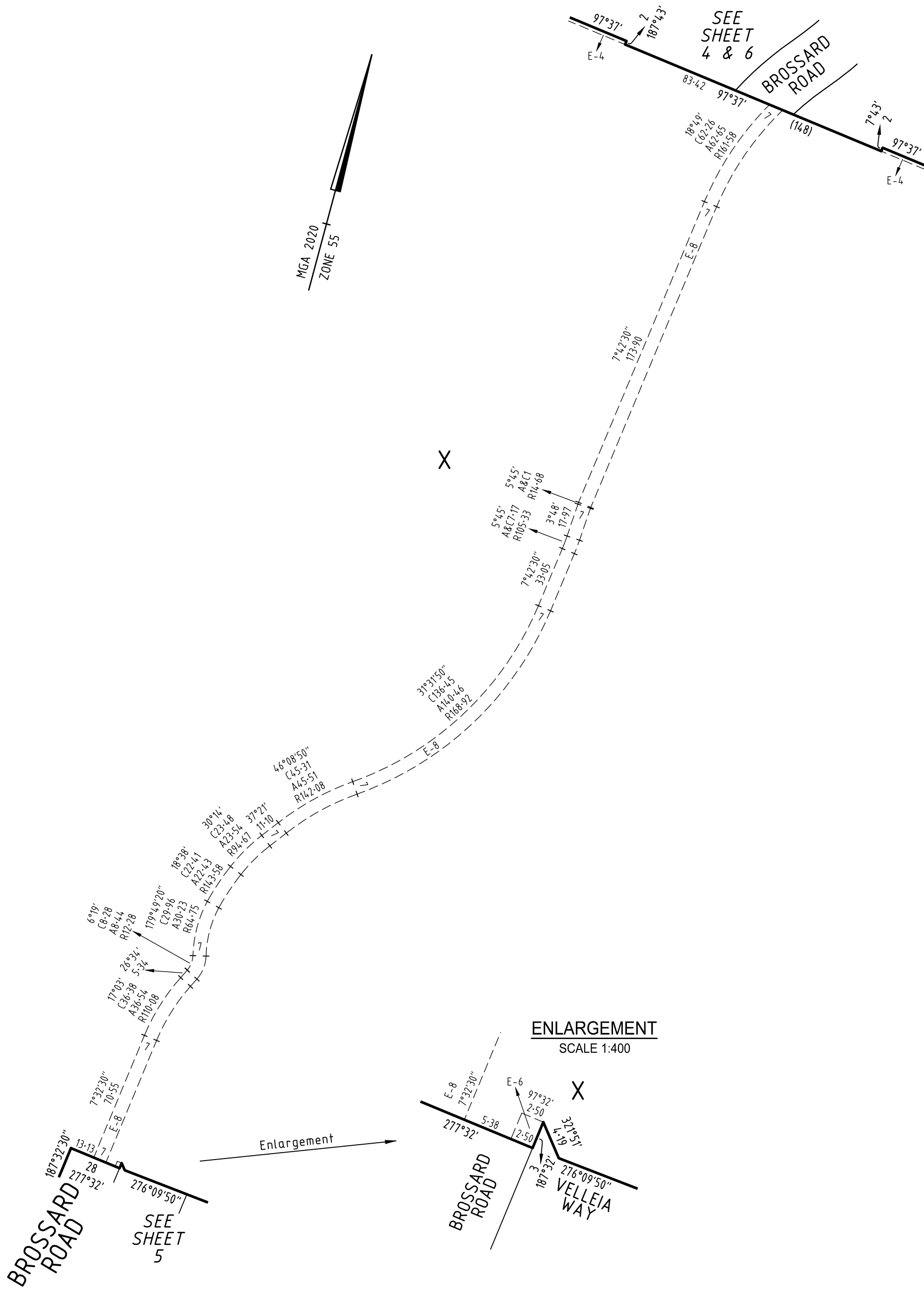
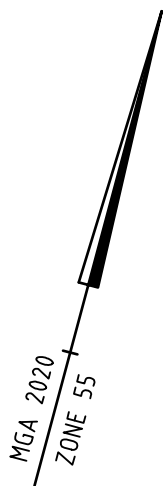
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ORIGINAL SHEET
SIZE: A3

SHEET 6

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SURVEYOR'S FILE REF: 321589SV00

SCALE 1: 2000

LENGTHS ARE IN METRES

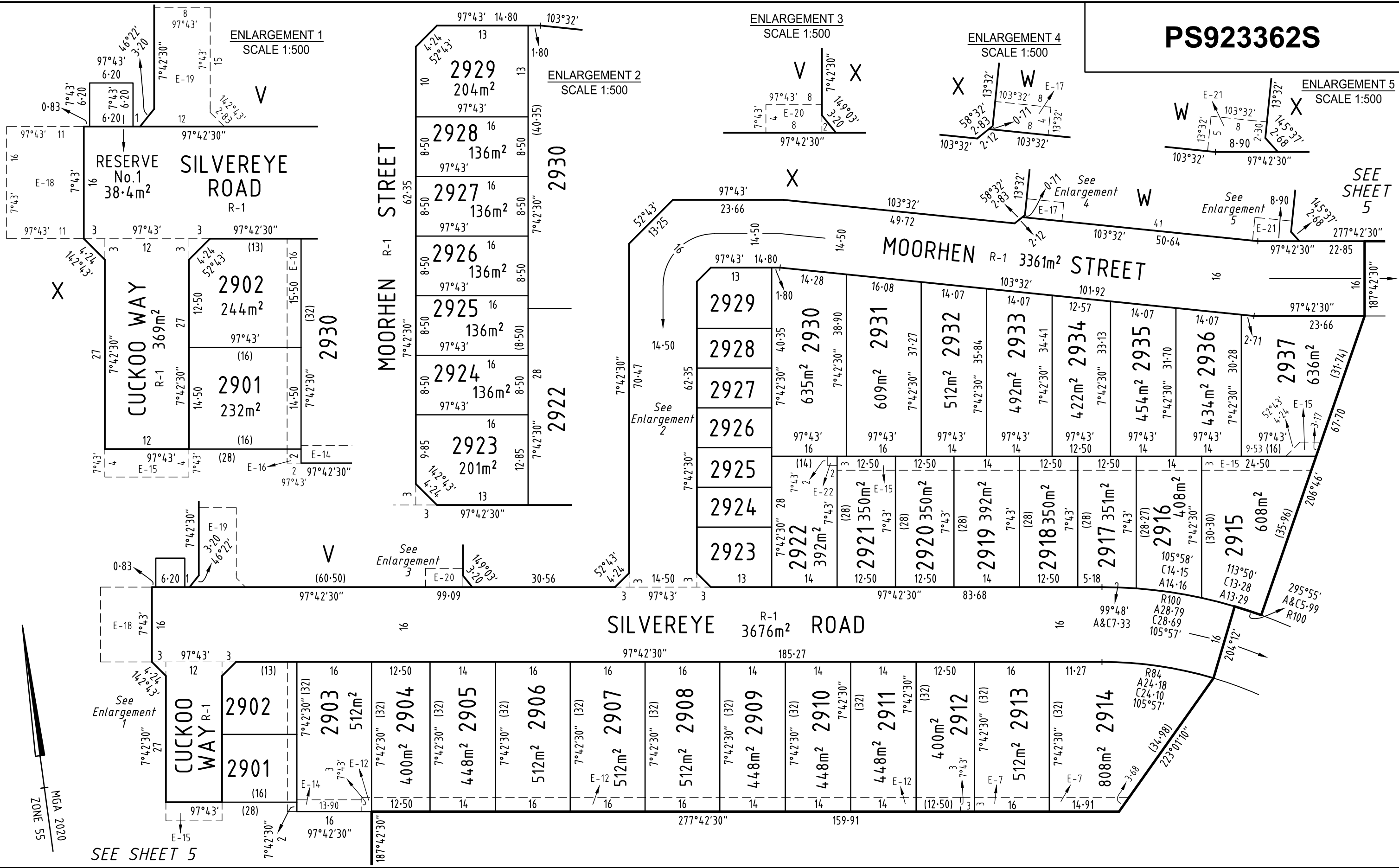
ORIGINAL SHEET SIZE: A3

SHEET 7



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SCALE 1: 1000

10 0 10 20 30 40
 LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3

SHEET 8

CREATION OF RESTRICTION

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

RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS923362S (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.

Land to Benefit: Lots 2901 to 2937 (both inclusive) on this plan.

Land to be Burdened: Lots 2901 to 2937 (both inclusive) on this plan.

DESCRIPTION OF RESTRICTION

Except with the written consent of the Responsible Authority, the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

Design Guidelines

- (a) build or allow to be built on the Lot any building other than a building which has been approved by Satterley Property Group or the Botanical Design Review Panel in accordance with the Botanical Design Guidelines.

Expiry date:

31/12/2035

MCP

- (b) 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 AA...., which MCP is incorporated into this Restriction.

Building Envelopes

- (c) build or allow to be built on the Lot any building other than in accordance with the building envelope plans shown on the Memorandum of Common Provisions (MCP) registered in Dealing Number AA...., which MCP is incorporated into this Restriction as approved by the Responsible Authority or as amended from time to time to the satisfaction of the Responsible Authority.

For the purposes of this restriction "Satterley Property Group" means Satterley Mickleham Pty Ltd ACN 612 101 550 or any of its related bodies corporate or associated entities within the meaning of the Corporations Act 2001.

Expiry date:

Not Applicable.

RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS923362S (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.

Land to Benefit: Lots 2901, 2902, 2923 to 2929 (both inclusive) on this plan.

Land to be Burdened: Lots 2901, 2902, 2923 to 2929 (both inclusive) on this plan.

Lots 2901, 2902, 2923 to 2929 (both inclusive) are defined as Type A lots under the Small Lot Housing Code.

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot subject to the 'Small Lot Housing Code' shall not:


Small Lot Housing Code

- (a) build or permit to be built or remain on the lot any building or structure that has not been constructed in accordance with the 'Small Lot Building Code' unless in a accordance with a planning permit granted to construct a dwelling on the lot.

For the purposes of this restriction "Satterley Property Group" means Satterley Mickleham Pty Ltd ACN 612 101 550 or any of its related bodies corporate or associated entities within the meaning of the Corporations Act 2001.

Expiry date:

31/12/2035.

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