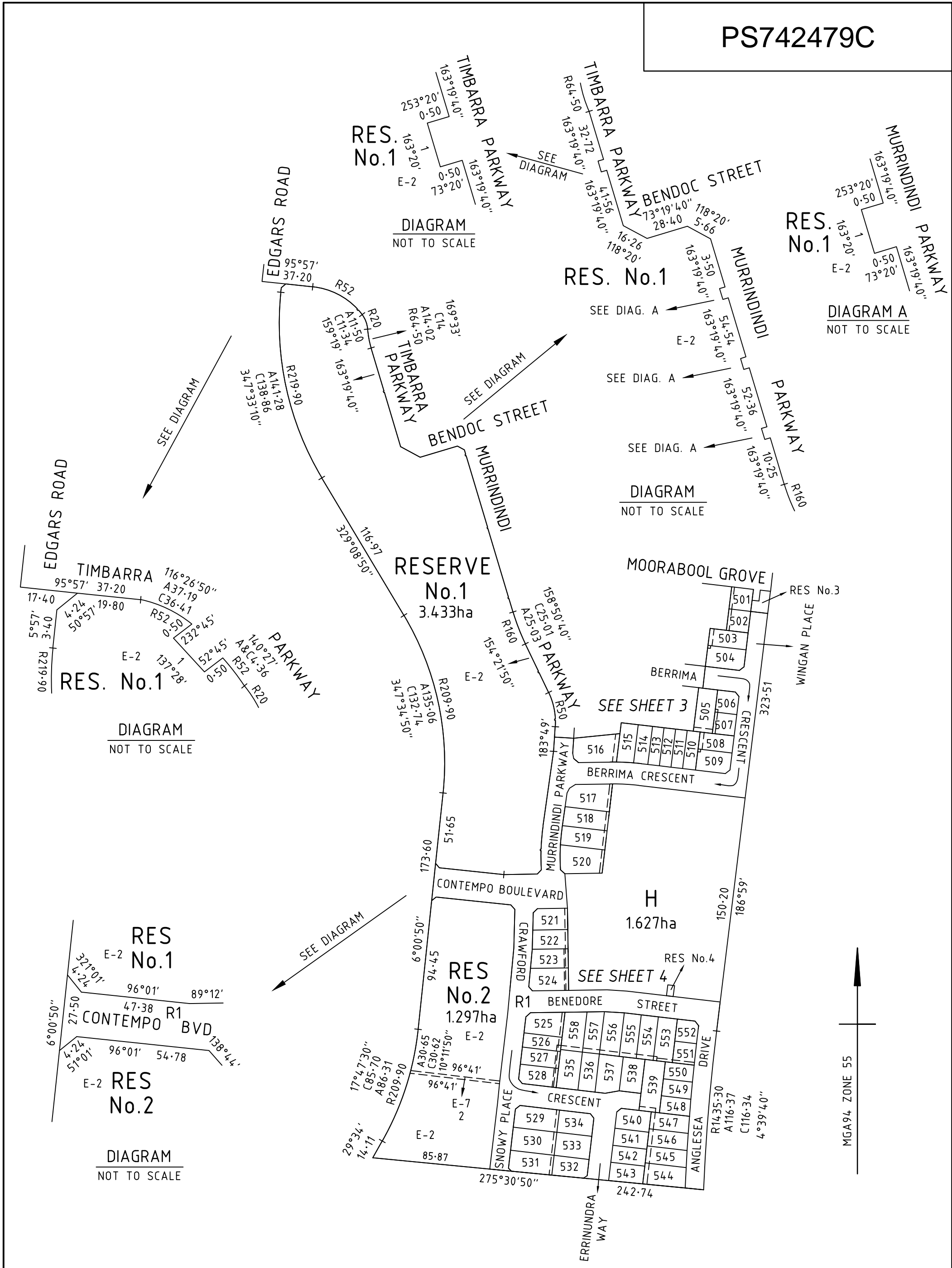
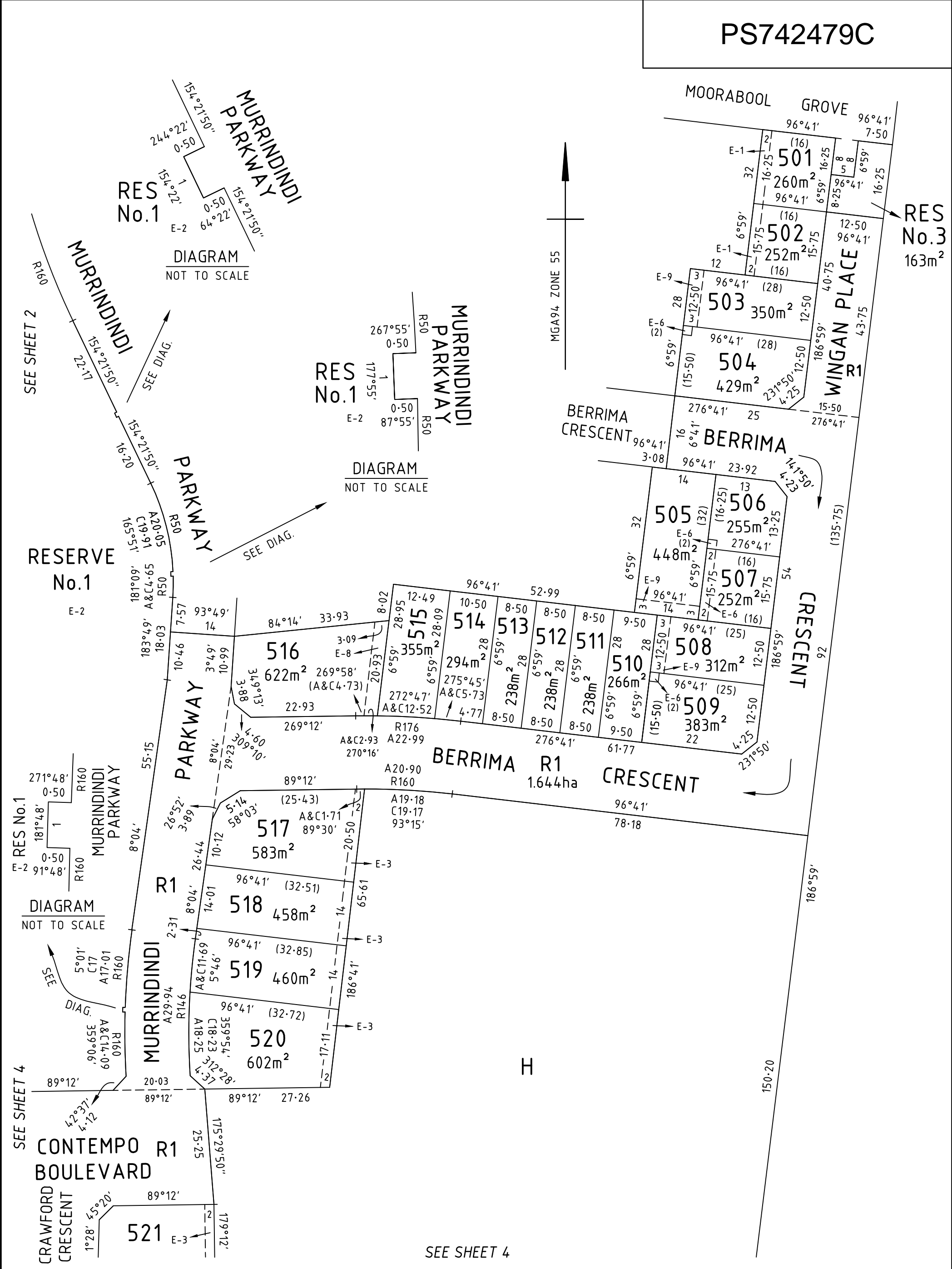


PLAN OF SUBDIVISION				EDITION 1		PS742479C	
<div>LOCATION OF LAND</div> <div>PARISH:WOLLERT</div> <div>TOWNSHIP:—</div> <div>SECTION:13</div> <div>CROWN ALLOTMENT:1 (PART)</div> <div>CROWN PORTION:—</div> <div>TITLE REFERENCE:VOL.FOL.</div> <div>LAST PLAN REFERENCE:PS738255A (LOT G)</div> <div>POSTAL ADDRESS:195 CRAIGIEBURN ROAD</div> <div>(at time of subdivision)WOLLERT 3750</div> <div>MGA CO-ORDINATES: E: 324 200 ZONE: 55</div> <div>(of approx centre of land N: 5835 440 GDA 94</div> <div>in plan)</div>				<div>COUNCIL NAME: WHITTLESEA CITY COUNCIL</div>			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>LOTS 1 TO 500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>FOR RESTRICTIONS AFFECTING LOTS 501 TO 558 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTIONS ON SHEETS 5 AND 6.</div> <div>FOR RESTRICTION AFFECTING LOT 501 SEE CREATION OF RESTRICTION ON SHEET 7.</div> <div>OTHER PURPOSES OF PLAN:</div> <div>TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-3 ON PS738254C CONTAINED WITHIN BERRIMA CRESCENT, CONTEMPO BOULEVARD & BENEDORE STREET ON THIS PLAN.</div> <div>TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-3 ON PS738253E CONTAINED WITHIN CRAWFORD CRESCENT & ERRINUNDRA WAY ON THIS PLAN.</div> <div>GROUND FOR REMOVAL OF EASEMENT:</div> <div>AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)</div>			
ROAD R1		WHITTLESEA CITY COUNCIL					
RESERVE No.1		WHITTLESEA CITY COUNCIL					
RESERVE No.2		WHITTLESEA CITY COUNCIL					
RESERVE No.3		WHITTLESEA CITY COUNCIL					
RESERVE No.4		AUSNET ELECTRICITY SERVICES PTY LTD					
NOTATIONS							
DEPTH LIMITATION: 15.24m APPLIES							
This is a SPEAR plan.							
STAGING: This is not a staged subdivision. Planning Permit No. 715268							
SURVEY: This plan is based on survey. This survey has been connected to permanent marks No(s). 21, 38, 40, 48, 527, 588 & 589 In Proclaimed Survey Area No. —							
Estate: Aurora Phase No.: 5 No. of Lots: 58 + Lot H PHASE AREA: 8.604ha							
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-2, E-7	SEWERAGE DRAINAGE, FLOODWAY AND WETLAND (MCPAA1107 APPLIES)	SEE DIAG. SEE DIAG.	PS738255A PS738254C	YARRA VALLEY WATER LIMITED MELBOURNE WATER CORPORATION			
E-3, E-5, E-8 E-4, E-5, E-9 E-6, E-9 E-7 E-8	SEWERAGE DRAINAGE SEWERAGE SEWERAGE DRAINAGE	SEE DIAG. SEE DIAG. SEE DIAG. 2 SEE DIAG.	PS738254C THIS PLAN THIS PLAN PS738253E PS738255A	YARRA VALLEY WATER LIMITED WHITTLESEA CITY COUNCIL YARRA VALLEY WATER LIMITED YARRA VALLEY WATER LIMITED WHITTLESEA CITY COUNCIL			
<div><div>BW</div><div>Beveridge Williams</div><div>development & environment consultants</div><div>Melbourne ph : 03 9524 8888</div><div>www.beveridgewilliams.com.au</div></div>		SURVEYORS FILE REF: 1300940/5 1300940-05-PS-V9.DWG			ORIGINAL SHEET SIZE: A3		SHEET 1 OF 7
		LICENSED SURVEYOR: SEAN O'CONNOR VERSION 9, DATE: 10/02/2016					



PS742479C

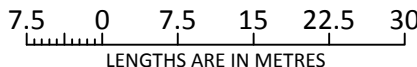


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SURVEYORS REF
1300940/5

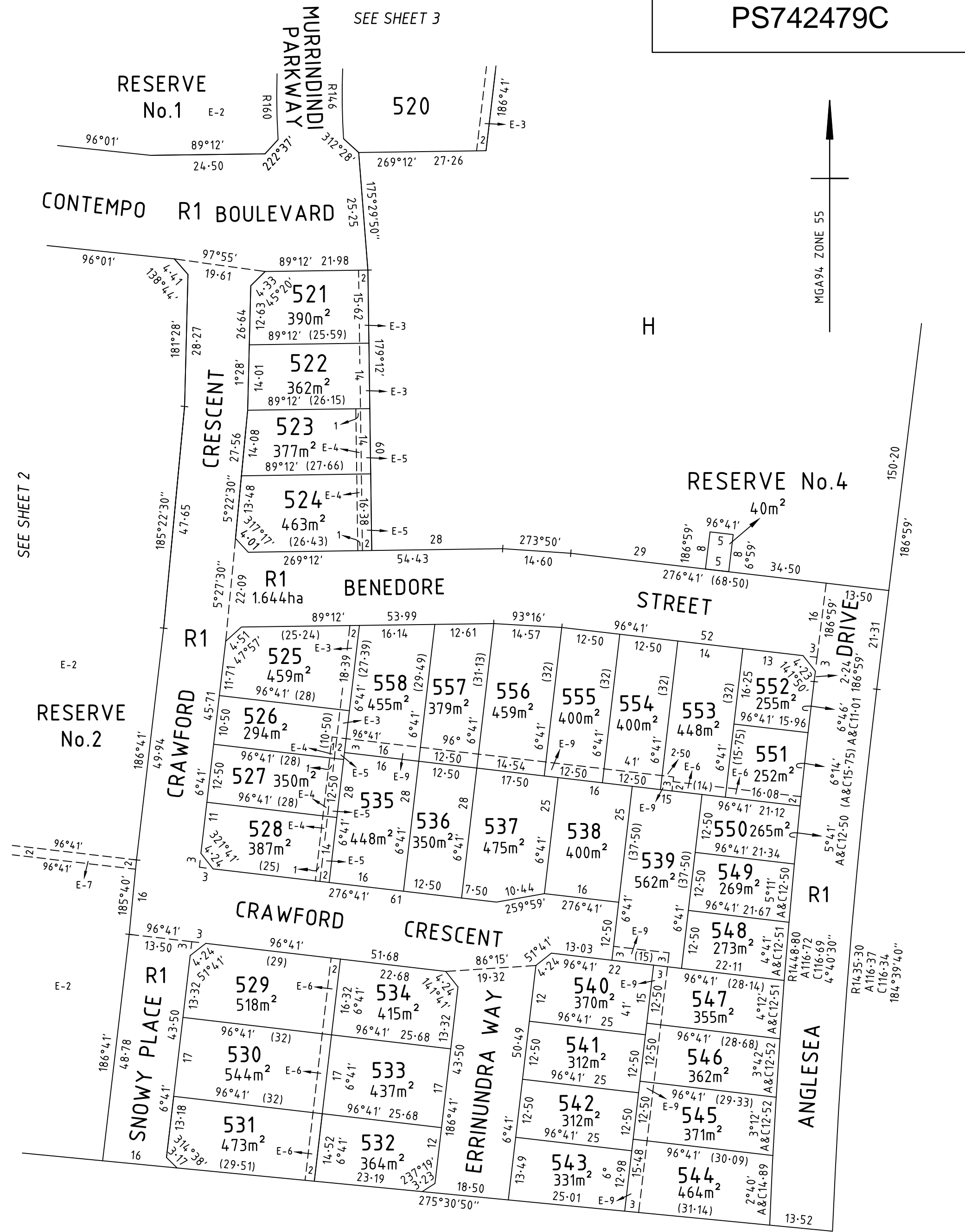
SCALE
1 : 750



ORIGINAL SHEET
SIZE: A3

SHEET 3

LICENSED SURVEYOR: SEAN O'CONNOR
VERSION 9, DATE: 10/02/2016



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SURVEYORS REF
1300940/5

SCALE
1 : 750

7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 4

LICENSED SURVEYOR: SEAN O'CONNOR
VERSION 9, DATE: 10/02/2016

SUBDIVISION ACT 1988
CREATION OF RESTRICTION 'A'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BENEFIT & TO BE BURDENED:

THE LAND IS BURDENED AND BENEFITED IN ACCORDANCE WITH THE FOLLOWING TABLE OF BURDENED AND BENEFITED LAND

TABLE OF BURDENED AND BENEFITED LAND			
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
501	502	530	529, 531, 533
502	501, 503	531	530, 532
503	502, 504	532	531, 533
504	503	533	530, 532, 534
505	506, 507, 508, 510	534	529, 533
506	505, 507	535	526, 527, 528, 536, 558
507	505, 506, 508	536	535, 537, 557
508	505, 507, 509, 510	537	536, 538, 555, 556
509	508, 510	538	537, 539, 554, 555
510	505, 508, 509, 511	539	538, 540, 547, 548, 549, 550, 553, 554
511	510, 512	540	539, 541, 546, 547
512	511, 513	541	540, 542, 545, 546
513	512, 514	542	541, 543, 544, 545
514	513, 515	543	542, 544
515	514, 516	544	543, 545
516	515	545	541, 542, 544, 546
517	518	546	540, 541, 545, 547
518	517, 519	547	539, 540, 546, 548
519	518, 520	548	539, 547, 549
520	519	549	539, 548, 550
521	522	550	539, 549, 551, 553
522	521, 523	551	550, 552, 553
523	522, 524	552	551, 553
524	523	553	539, 550, 551, 552, 554
525	526, 558	554	538, 539, 553, 555
526	525, 527, 535, 558	555	537, 538, 554, 556
527	526, 528, 535	556	537, 555, 557
528	527, 535	557	536, 556, 558
529	530, 534	558	525, 526, 535, 557

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN OF SUBDIVISION SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PARTS THEREOF:

BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED AND SITED IN ACCORDANCE WITH THE MEMORANDUM OF COMMON PROVISIONS (MCP) REGISTERED IN DEALING NO. AAXXXX

EXPIRY:

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

- (i) THE ISSUE OF AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 (OR SIMILAR) IN RESPECT OF A BUILDING ON EVERY RESIDENTIAL LOT ON THIS PLAN.
- (ii) TEN YEARS FROM THE DATE OF REGISTRATION OF THIS PLAN.

SUBDIVISION ACT 1988
CREATION OF RESTRICTION 'B'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BENEFIT & TO BE BURDENED:

THE LAND IS BURDENED AND BENEFITED IN ACCORDANCE WITH THE FOLLOWING TABLE OF BURDENED AND BENEFITED LAND

TABLE OF BURDENED AND BENEFITED LAND

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
501	502	521	522	541	540, 542, 545, 546
502	501, 503	522	521, 523	542	541, 543, 544, 545
503	502, 504	523	522, 524	543	542, 544
504	503	524	523	544	543, 545
505	506, 507, 508, 510	525	526, 558	545	541, 542, 544, 546
506	505, 507	526	525, 527, 535, 558	546	540, 541, 545, 547
507	505, 506, 508	527	526, 528, 535	547	539, 540, 546, 548
508	505, 507, 509, 510	528	527, 535	548	539, 547, 549
509	508, 510	529	530, 534	549	539, 548, 550
510	505, 508, 509, 511	530	529, 531, 533	550	539, 549, 551, 553
511	510, 512	531	530, 532	551	550, 552, 553
512	511, 513	532	531, 533	552	551, 553
513	512, 514	533	530, 532, 534	553	539, 550, 551, 552, 554
514	513, 515	534	529, 533	554	538, 539, 553, 555
515	514, 516	535	526, 527, 528, 536, 558	555	537, 538, 554, 556
516	515	536	535, 537, 557	556	537, 555, 557
517	518	537	536, 538, 555, 556	557	536, 556, 558
518	517, 519	538	537, 539, 554, 555	558	525, 526, 535, 557
519	518, 520	539	538, 540, 547, 548, 549, 550, 553, 554		
520	519	540	539, 541, 546, 547		

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN OF SUBDIVISION SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PARTS THEREOF:

1. BUILD MORE THAN ONE DWELLING ON THE BURDENED LOT WITHOUT THE WRITTEN CONSENT OF THE TRANSFEROR OR LEND LEASE COMMUNITIES (AUSTRALIA) LIMITED ACN 000 966 085 ("LEND LEASE").
2. SUBDIVIDE THE BURDENED LOT WITHOUT THE WRITTEN CONSENT OF THE TRANSFEROR OR LEND LEASE.
3. BUILD OR CAUSE TO BE BUILT OR ALLOW TO REMAIN A DWELLING OR ANY OTHER IMPROVEMENTS, OR CARRY OUT OR CAUSE TO BE CARRIED OUT ANY BUILDING, CONSTRUCTION OR LANDSCAPE WORKS ON THE BURDENED LOT UNLESS THE PLANS FOR THE BUILDING OR OTHER IMPROVEMENTS (INCLUDING LANDSCAPE WORKS) AND A SCHEDULE OF COLOURS AND MATERIALS HAVE BEEN APPROVED BY THE DESIGN ASSESSMENT PANEL (BEING LEND LEASE OR THE PERSON, ENTITY OR GROUP WHO ARE FROM TIME TO TIME NOMINATED BY LEND LEASE TO ACT AS THE DESIGN ASSESSMENT PANEL) AND COMPLY WITH THE DESIGN GUIDELINES AS AMENDED FROM TIME TO TIME.
A COPY OF THE DESIGN GUIDELINES IS AVAILABLE at <http://www.auroravic.com.au>
4. CARRY OUT ANY SITEWORKS, EXCAVATION, FILLING OR CONSTRUCT ANY FENCING OR RETAINING WALLS ON THE BURDENED LOT WITHOUT THE PRIOR WRITTEN CONSENT OF THE TRANSFEROR OR LEND LEASE.
5. DELAY OR PERMIT TO BE DELAYED THE COMMENCEMENT OR COMPLETION OF ANY WORKS THAT HAVE BEEN APPROVED BY THE TRANSFEROR OR LEND LEASE IN ACCORDANCE WITH THE TIMEFRAMES STIPULATED IN THE DESIGN GUIDELINES.
6. VARY OR ALLOW ANY VARIATION TO ANY WORKS THAT HAVE BEEN APPROVED BY THE TRANSFEROR OR LEND LEASE.
7. ERECT, DISPLAY OR EXHIBIT OR ALLOW TO BE ERECTED, DISPLAYED OR EXHIBITED OR TO REMAIN ERECTED, DISPLAYED OR EXHIBITED ANY ADVERTISING SIGNAGE ADVERTISING THE LOT FOR SALE WITHOUT THE WRITTEN CONSENT OF LEND LEASE.
8. CONSTRUCT OR PERMIT ANY CONSTRUCTION WORKS ON THE BURDENED LOT WITHOUT ENSURING THAT ALL EXISTING TREES AND VEGETATION ON THE LAND AREA PRESERVED WHERE POSSIBLE, INCLUDING WITHOUT LIMITATION, NOT LAYING ANY TRENCHING IN THE ROOT ZONES OR BENEATH TREE CANOPIES.
9. LAY ANY ROUTES FOR SERVICES SO AS TO DISTURB ANY TREE LOCATED WITHIN THE BURDENED LOT.

EXPIRY:

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

- (i) THE ISSUE OF AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 (OR SIMILAR) IN RESPECT OF A BUILDING ON EVERY RESIDENTIAL LOT ON THIS PLAN.
- (ii) TEN YEARS FROM THE DATE OF REGISTRATION OF THIS PLAN.

SUBDIVISION ACT 1988
CREATION OF RESTRICTION 'C'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BENEFIT: RESERVE No.3

LAND TO BE BURDENED: LOT 501

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN OF SUBDIVISION SHALL NOT AT ANY TIME ON THE SAID LOT:

- (i) REMOVE OR IN ANY WAY DAMAGE ANY PART OF THE FENCE ABUTTING OPEN SPACE, TREE RESERVES OR UTILITY RESERVES WHICH HAS BEEN BUILT OR INSTALLED WITHIN THE BURDENED LAND;
- (ii) ALLOW ANY SUCH FENCE TO FALL INTO A STATE OF NEGLECT OR DISREPAIR AT ANY TIME (EXCLUDING THE REMOVAL OF GRAFFITI OR WHERE DAMAGE TO THE FENCE IS CAUSED BY THE COUNCIL OR ITS REPRESENTATIVES).