

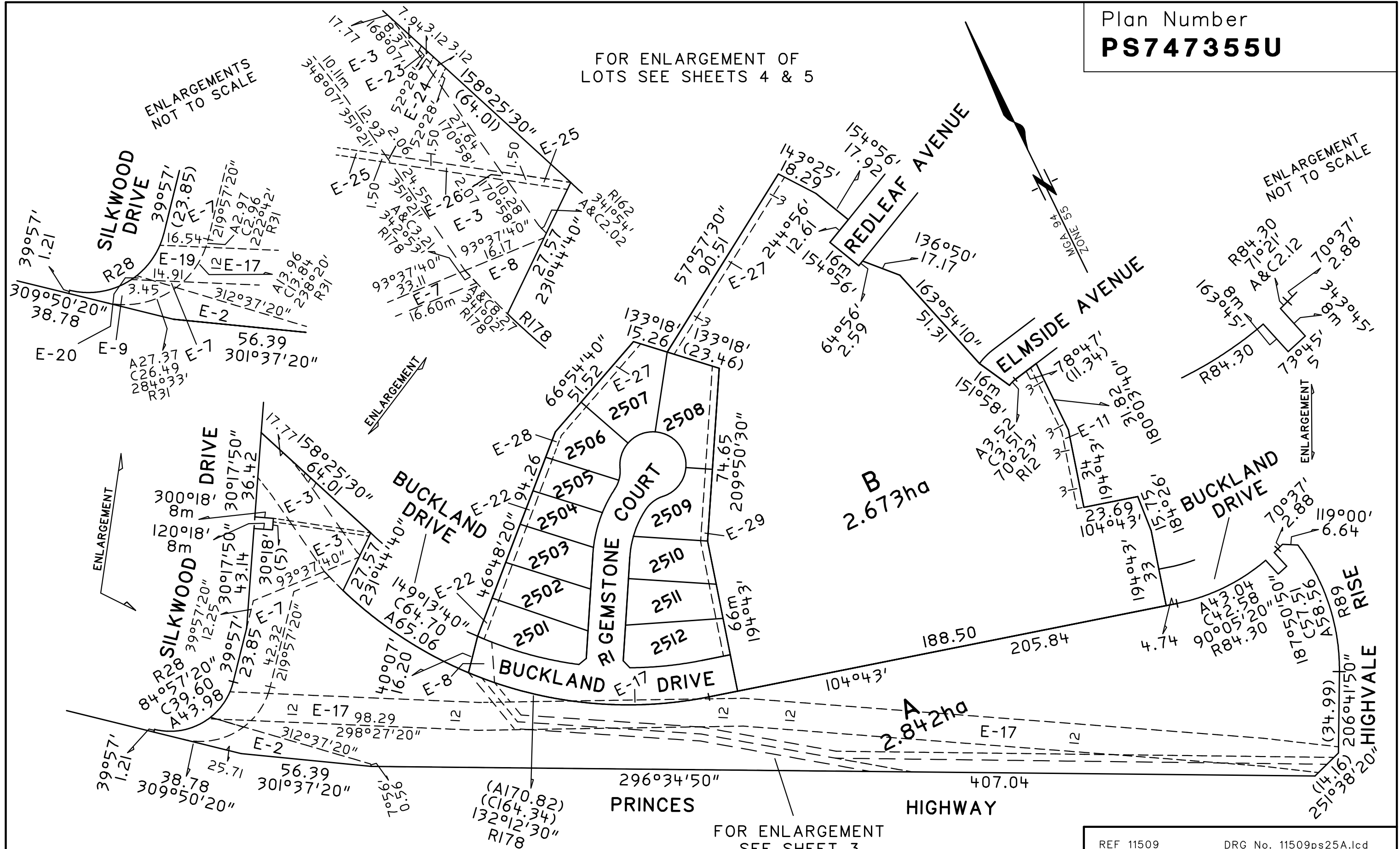
| | | | | | | |
|--|--------------------------------|---|---|---|--------------------------|--|
| PLAN OF SUBDIVISION | | | EDITION 1 | | Plan Number PS747355U | |
| <div>LOCATION OF LAND</div> <div>PARISH: DROUIN EAST</div> <div>TOWNSHIP: _____</div> <div>SECTION: _____</div> <div>PART CROWN ALLOTMENTS: 89, 80 & 80B</div> <div>CROWN PORTION: _____</div> <div>TITLE REFERENCE: C/T VOL FOL</div> <div>LAST PLAN REFERENCE: PS747353Y (LOT B)</div> <div>POSTAL ADDRESS: 1805 PRINCES HIGHWAY WARRAGUL, 3820</div> <div>MGA CO-ORDINATES: E: 404610 ZONE: 55 (of approx centre of land N: 5776760 GDA 94 in plan)</div> | | | <div>COUNCIL NAME: BAW BAW SHIRE</div> | | | |
| VESTING OF ROADS AND/OR RESERVES | | | NOTATIONS | | | |
| IDENTIFIER | | COUNCIL/BODY/PERSON | | <div>LOTS 1 TO 2500 ARE OMITTED FROM THIS PLAN</div> <div>SURVEY:</div> <div>This plan is based on survey.</div> <div>This survey has been connected to permanent mark No(s). 34 & 122</div> <div>In Proclaimed Survey Area No. _____</div> <div>OTHER PURPOSE OF PLAN:</div> <div>CREATION OF RESTRICTION SEE SHEETS 6 & 7</div> | | |
| ROAD R1 | | BAW BAW SHIRE COUNCIL | | | | |
| NOTATIONS | | | | | | |
| DEPTH LIMITATION: 15.24m BELOW THE SURFACE. APPLIES TO CA 80B ONLY | | | | | | |
| STAGING: This is not a staged subdivision. Planning Permit No. PSB 0038/09 | | | | | | |
| 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-2 ,E-9,E-20 | TRANSMISSION OF ELECTRICITY | SEE DIAG | C/E 1227211 | SECV | | |
| E-3, E-8,E-18, E-21, E-26 | PIPELINE OR ANCILLARY PURPOSES | SEE DIAG | PS639484L - SECTION 136 OF THE WATER ACT 1989 | CENTRAL GIPPSLAND REGION WATER CORPORATION | | |
| E-7,E-8,E-9, E-19, E-20 | GAS DISTRIBUTION PURPOSES | SEE DIAG | PS710359T | VIC GAS DISTRIBUTION PTY LTD. | | |
| E-11 | PIPELINE OR ANCILLARY PURPOSES | 3 | PS747353Y - SECTION 136 OF THE WATER ACT 1989 | CENTRAL GIPPSLAND REGION WATER CORPORATION | | |
| E-17,E-18,E-19 E-20 & E-21 | POWERLINE | 12 | PS742373U - SECTION 88 ELECTRICITY INDUSTRY ACT 2000 | AUSNET ELECTRICITY SERVICES PTY LTD | | |
| E-22,E-28 | DRAIANGE | 3 | PS742351D | BAW BAW SHIRE COUNCIL | | |
| E-27,E-28 | PIPELINE OR ANCILLARY PURPOSES | 3 | PS747351D - SECTION 136 OF THE WATER ACT 1989 | CENTRAL GIPPSLAND REGION WATER CORPORATION | | |
| E-23 | DRAIANGE | 3 | PS742373U | BAW BAW SHIRE COUNCIL | | |
| E-24 | PIPELINE OR ANCILLARY PURPOSES | 3 | PS742373U - SECTION 136 OF THE WATER ACT 1989 | CENTRAL GIPPSLAND REGION WATER CORPORATION | | |
| E-25,E-26 | POWERLINE | 1.50 | PS 747651D - SECTION 88 ELECTRICITY INDUSTRY ACT 2000 | AUSNET ELECTRICITY SERVICES PTY LTD | | |
| E-29 | PIPELINE OR ANCILLARY PURPOSES | 3 | THIS PLAN - SECTION 136 OF THE WATER ACT 1989 | CENTRAL GIPPSLAND REGION WATER CORPORATION | | |
| ROSS & WORTH PTY. LTD. LAND & ENGINEERING SURVEYORS *5/61 SMITH STREET WARRAGUL 56232257 26 CONTINGENT ST. TRAFALGAR 56331577 213B PRINCES HIGHWAY MORWELL 51341368 | | REF 11509 DRG No. 11509ps25A.lcd | | ORIGINAL SHEET SIZE: A3 | SHEET 1 OF 7 SHEETS | |
| | | GEOFFREY STUART FEDDERSEN VERSION 1 | | | | |

Plan Number
PS747355U

FOR ENLARGEMENT OF
LOTS SEE SHEETS 4 & 5

ENLARGEMENTS
NOT TO SCALE

ENLARGEMENT
NOT TO SCALE



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SCALE
1:1500

15 0 15 30 45 60
LENGTHS ARE IN METRES

GEOFFREY STUART FEDDERSEN
VERSION 1

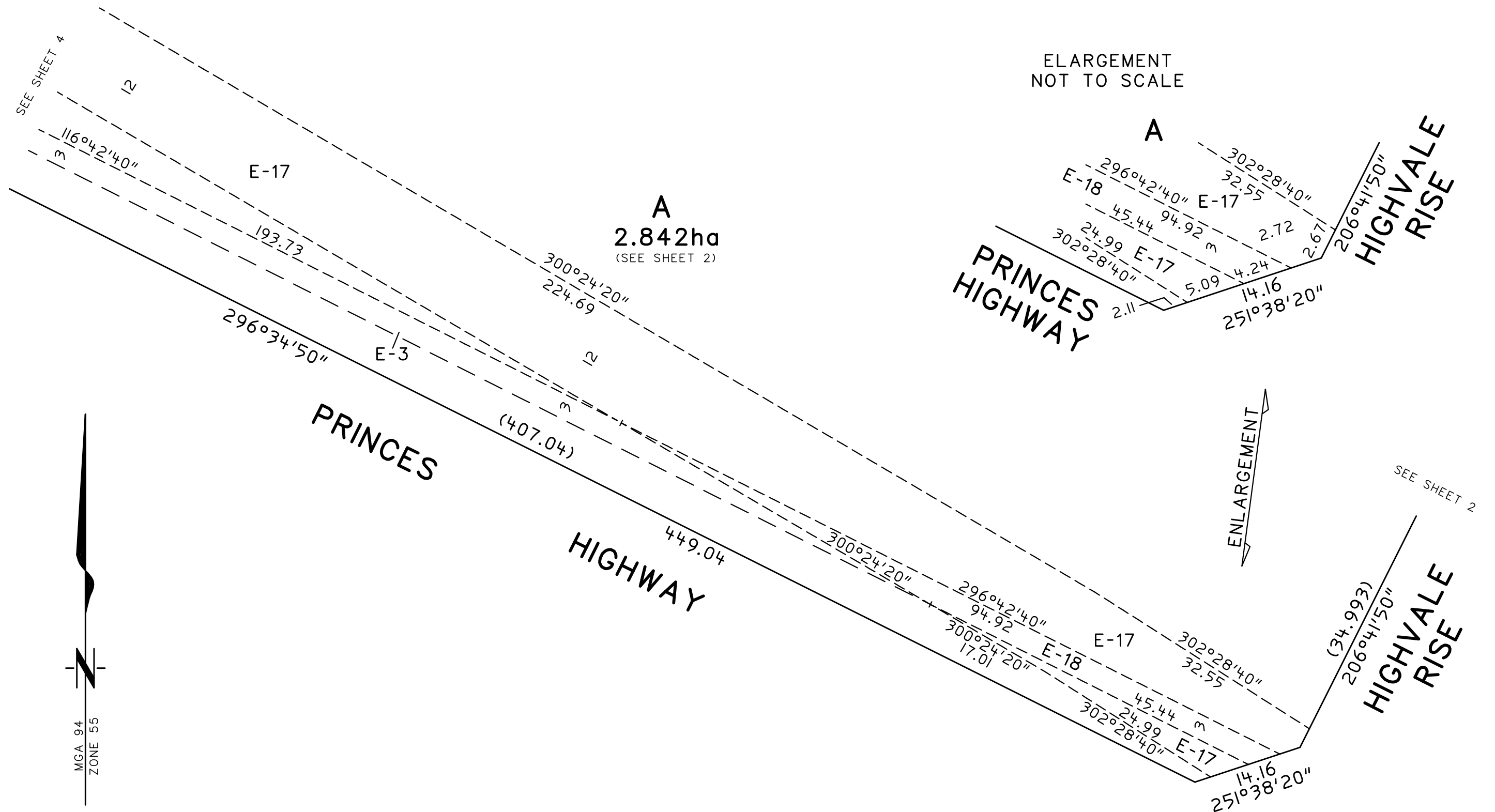
REF 11509

DRG No. 11509ps25A.lcd

ORIGINAL SHEET
SIZE: A3

SHEET 2

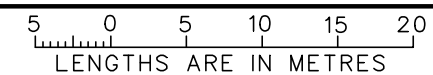
Plan Number
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| | |
|------------------------------|----------|
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SCALE
1:500



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VERSION 1

REF 11509

DRG No. 11509ps25b.lcd

ORIGINAL SHEET
SIZE: A3

SHEET 3

ENLARGEMENT
NOT TO SCALE

BUCKLAND
DRIVE

ENLARGEMENT
2501

GEMSTONE
COURT

DRIVE

B
2.673ha
(SEE SHEET 2)

A
2.842ha
(SEE SHEET 2)

PRINCES

449.04
HIGHWAY

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SCALE
1:500

5 0 5 10 15 20
LENGTHS ARE IN METRES

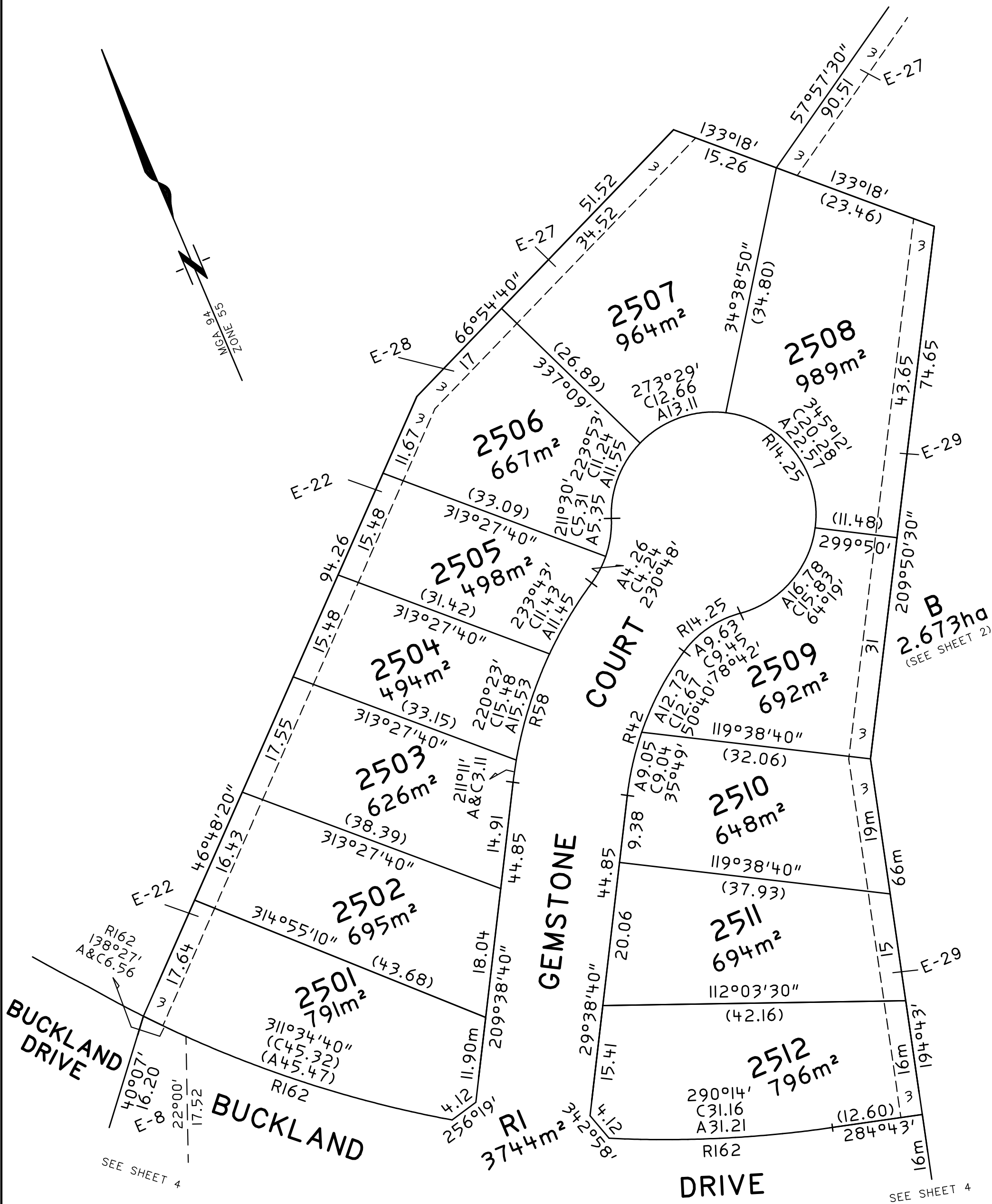
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VERSION 1

REF 11509

DRG No. 11509ps25c.lcd

ORIGINAL SHEET
SIZE: A3

SHEET 4



REF 11509

DRG No. 11509ps25c.lcd

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SCALE
1:500

5 0 5 10 15 20
LENGTHS ARE IN METRES

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VERSION 1

ORIGINAL SHEET
SIZE: A3

SHEET 5

WATERFORD RISE ESTATE
CREATION OF RESTRICTION

Plan Number
PS747353Y

Upon registration of this plan the following restrictions are to be created.

Land to benefit: LOTS 2501 - 2512 ON THIS PLAN

Land to be burdened: LOTS 2501 - 2512 ON THIS PLAN

Description of Restriction No 1: No building shall be constructed outside of the Building Envelope except for encroachments allowed by Regulation 409(3), Regulation 414(3) and Regulation 414(4) and free standing Class 10(a) exempt buildings (outbuildings as described in item 1 Schedule 8) of the Building Regulations 2006 (incorporating amendments up to SR2009 No. 25) unless the prior written consent of the Baw Baw Shire Council is obtained.

Description of Restriction No 2:

The registered proprietor for the time being of a burdened lot shall not:-

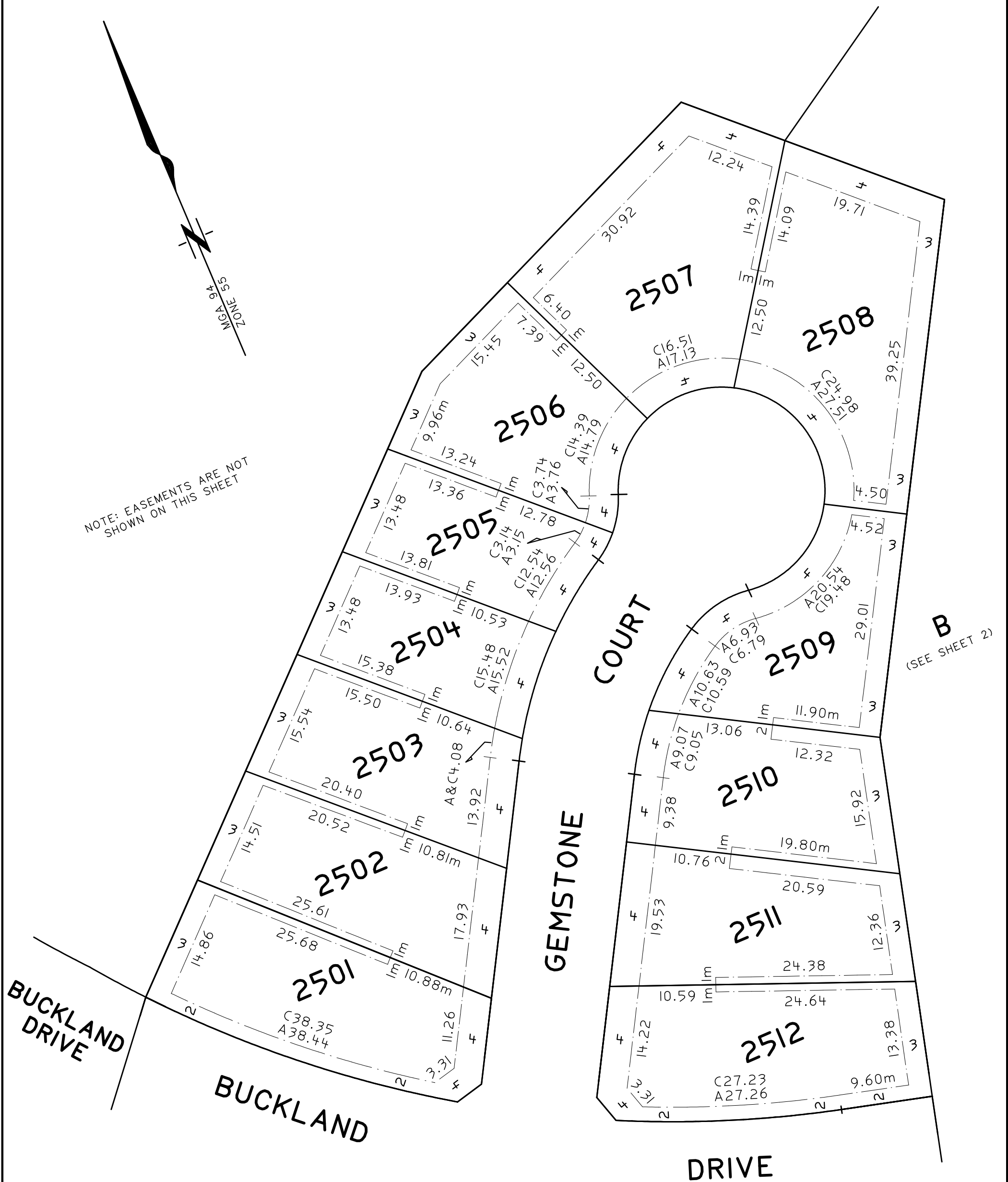
- (1) at any time build, construct, erect or cause, allow or allow to be built constructed or to remain on the burdened lot:
- (a) more than one dwelling;
 - (b) any dwelling other than a dwelling:-
 - (i) with external walls constructed of materials of which no less than 30% is constructed of brick, brick veneer or masonry veneer or other texture coated material approved in writing by Baw Baw Developments Pty. Ltd.;
 - (ii) with a roof made of masonry, terracotta roof tiles or colour coated steel (excluding white colorbond and plain zinc finish) or other non-reflective material;
 - (iii) with fascia boards, trim and exposed metal work colour co-ordinated with the dwelling;
 - (iv) with a floor area excluding any garage, terrace, pergola or verandah, of more than:-
 - (A) 130 square metres if the Lot is 600 square metres or less in area;
 - (B) 150 square metres if the Lot is more than 601 square metres in area;
 - (v) which includes a double lock up garage or a double detached garage which is built in the same materials as the dwelling;
 - (vi) with any façade not identical to or similar to any dwelling within five Lots in all directions of the Lot including those lots on the opposite side of the street frontage and the façade having been approved in writing by Baw Baw Developments Pty. Ltd.;
 - (vii) set back not more than seven metres from the front boundary.
 - (c) any fence:-
 - (i) on the front boundary;
 - (ii) on the side boundary within 5 metres of the street frontage;
 - (iii) any side or rear fence other than a fence constructed 1.8 metres in height above the natural surface level and constructed of timber, with timber capping and exposed posts;
 - (d) any clothes line visible from outside the burdened lot;
 - (e) any split system cooling/heating units visible from outside the burdened lot;
 - (f) any evaporative cooling unit other than a low profile unit mounted on the roof below the ridgeline and coloured to match the roof material;
 - (g) any caravan, boat or trailer unless screened from view from outside the burdened lot;
 - (h) any retaining wall within 7 metres of the front boundary other than a retaining wall which is constructed of stamped or stencilled concrete, stone, rendered block or masonry and which is less than 1.2 metres in height.
 - (i) any driveway other than a driveway which is constructed of any material other than concrete pavers, coloured concrete, exposed aggregate concrete or stamped or stencilled concrete;
 - (j) any signage including for sale signage unless approved in writing by Baw Baw Developments Pty. Ltd. until after construction of a dwelling on the burdened lot;
 - (k) (i) erect any outbuilding having a floor area greater than 20 square metres unless constructed in the same materials as the dwelling constructed on the lot.
(ii) erect any outbuilding in front of the building alignment of any dwelling constructed on the Lot.
- (2) permit any excessive growth of grass or weeds on the burdened lot;
- (3) further subdivide the burdened Lot.

Restriction No 2 ends on the 30th June, 2026.

NOTE: Responsibility for the compliance with Restriction No 2 lies with the benefited land and not the Baw Baw Shire Council

| | | | | | | | |
|--|--|--|--|---|------------------------|----------------------------|---------|
| | | | REF 11509 | | DRG No. 11509PS25c.lcd | | |
| ROSS & WORTH PTY. LTD. LAND & ENGINEERING SURVEYORS * 5/61 SMITH STREET WARRAGUL 56232257 26 CONTINGENT ST. TRAFALGAR 56331577 213B PRINCES HIGHWAY MORWELL 51341368 | | | SCALE 1:500 | <div>505101520</div> <div>LENGTHS ARE IN METRES</div> | | ORIGINAL SHEET SIZE: A3 | SHEET 6 |
| | | | GEOFFREY STUART FEDDERSEN VERSION 1 | | | | |

Plan Number
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SCALE
1:500



GEOFFREY STUART FEDDERSEN
VERSION 1

REF 11509

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ORIGINAL SHEET
SIZE: A3

SHEET 7