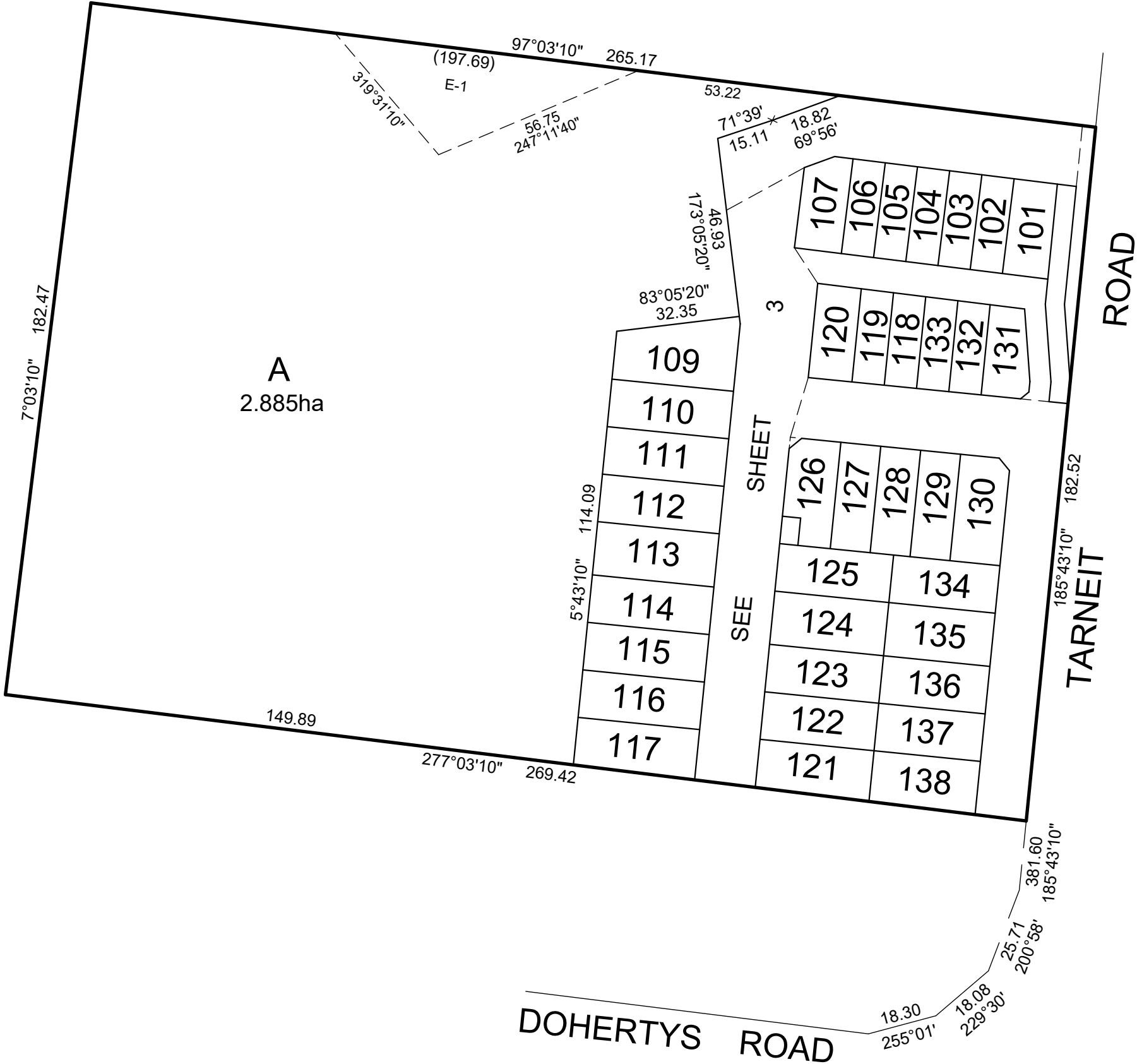


| | | | | | |
|--|----------|-----------------------------------|-----------|--|--|
| PLAN OF SUBDIVISION | | | | PS 829545J | |
| LOCATION OF LAND | | | | | |
| PARISH: TARNEIT TOWNSHIP: SECTION: 23 CROWN ALLOTMENT: CROWN PORTION: D (PART) TITLE REFERENCE: VOL 8954 FOL 159 LAST PLAN REFERENCE: LOT 19 ON LP92856 POSTAL ADDRESS: 1090 TARNEIT ROAD (at time of subdivision) TARNEIT VIC 3029 MGA CO-ORDINATES: E: 295 350 ZONE:55 (of approx centre of land in plan) N: 5 812 400 | | | | | |
| VESTING OF ROADS AND/OR RESERVES | | | NOTATIONS | | |
| IDENTIFIER | | COUNCIL/BODY/PERSON | | LOTS 1 TO 100 (BOTH INCLUSIVE) & 108 HAVE BEEN OMITTED FROM THIS PLAN AREA OF LAND SUBDIVIDED (EXCLUDING BALANCE LOT A) - 1.993ha ADDITIONAL PURPOSE OF THIS PLAN: TO REMOVE THAT PART OF EASEMENT E-1 ON LP92856 LOCATED ALONG THE WESTERN BOUNDARY OF LOT 19 ON LP92856 GROUNDS FOR REMOVAL: VIDE PERMIT No. WYP10568/18 | |
| ROAD R1 | | WYNDHAM CITY COUNCIL | | | |
| ROAD R2 | | ROADS CORPORATION | | | |
| RESERVE No.1 | | POWERCOR AUSTRALIA LTD | | | |
| RESERVE No.2 | | WYNDHAM CITY COUNCIL | | | |
| NOTATIONS | | | | | |
| DEPTH LIMITATION: DOES NOT APPLY | | | | | |
| SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. | | | | | |
| 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 | DRAINAGE | SEE DIAG. | LP92856 | ALL OF THE LAND IN LP92856 | |
| | | | | | |
| STADIO UNITED ESTATE - STAGE 1 | | LICENSED SURVEYOR: ANDREW J. REAY | | | |
| 37 LOTS AND BALANCE LOT A | | | | | |
| <div><div>Lyssna Group Pty Ltd ABN 18 616 811 191 Tel: +61 3 9516 6899 PO Box 1098, South Melbourne 3205 Suite 3, 102 Dodds Street Southbank VIC 3006 Australia</div></div> | | DATE: 19/02/20 | | REFERENCE: AA0095 | |
| | | DRAWING: SU01AJ | | DRAWN BY: LS | |
| | | | | ORIGINAL SHEET SIZE: A3 SHEET 1 OF 5 | |

PLAN OF SUBDIVISION

PS 829545J

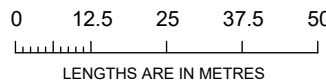


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Southbank VIC 3006 Australia

STADIO UNITED ESTATE - STAGE 1
LICENSED SURVEYOR: ANDREW J. REAY

DATE: 19/02/20 REFERENCE: AA0095
DRAWING: SU01AJ DRAWN BY: LS

SCALE
1:1250



ORIGINAL SHEET
SIZE: A3

SHEET 2

PS 829545J

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Suite 3, 102 Dodds Street
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CREATION OF RESTRICTION "A"

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.

DESCRIPTION OF RESTRICTION

Table of land burdened and land benefited

| BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN |
|------------------|------------------------------|
| 109 | 110 |
| 110 | 109, 111 |
| 111 | 110, 112 |
| 112 | 111, 113 |
| 113 | 112, 114 |
| 114 | 113, 115 |
| 115 | 114, 116 |
| 116 | 115, 117 |
| 117 | 116 |
| 121 | 122, 138 |
| 122 | 121, 123, 137 |

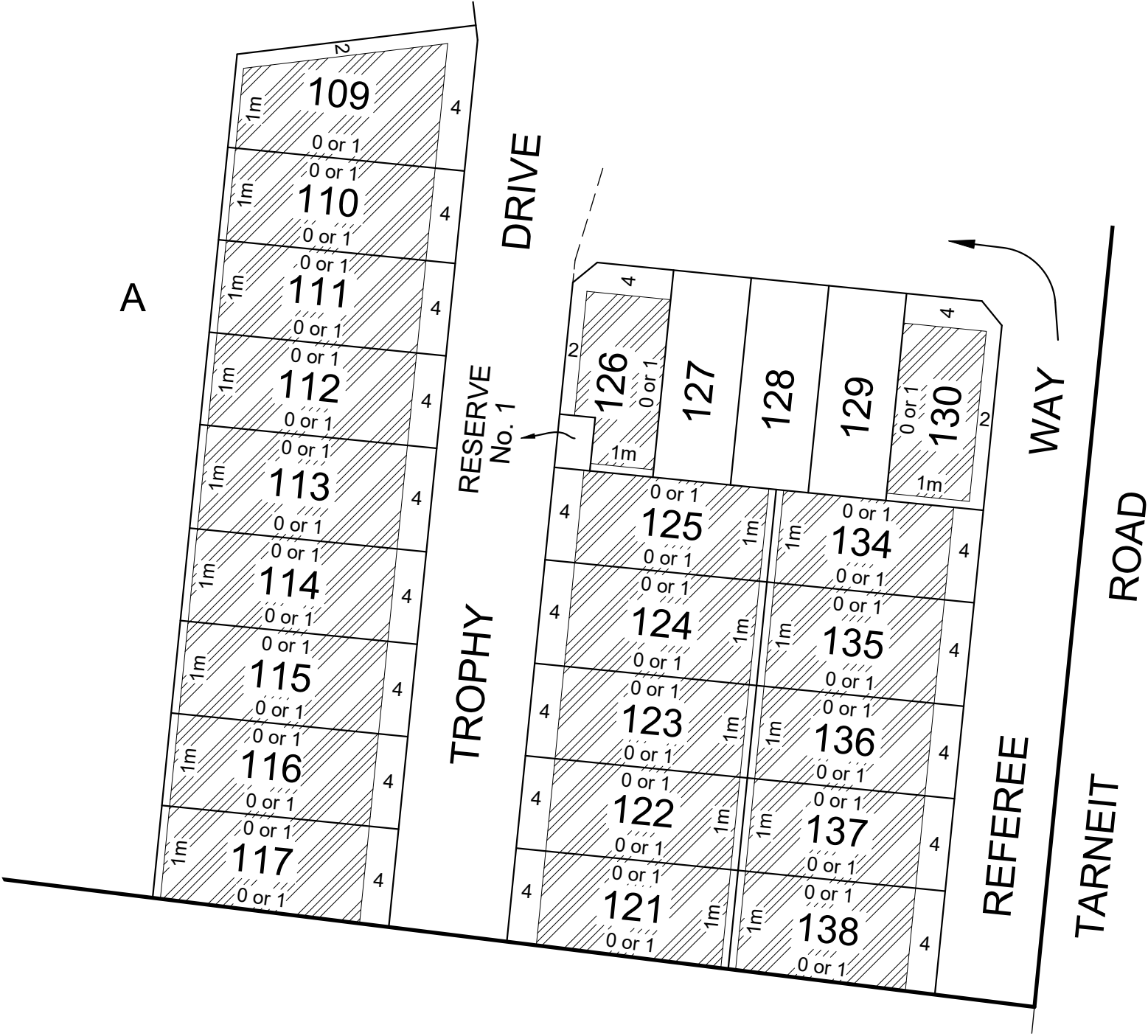
| BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN |
|------------------|------------------------------|
| 123 | 122, 124, 136 |
| 124 | 123, 125, 135 |
| 125 | 124, 126, 127, 128, 134 |
| 126 | 125, 127 |
| 130 | 129, 134 |
| 134 | 125, 128, 129, 130, 135 |
| 135 | 124, 134, 136 |
| 136 | 123, 135, 137 |
| 137 | 122, 136, 138 |
| 138 | 121, 137 |

The registered proprietor or proprietors for the time being of any burdened lot on this Plan shall not;

(i) build or allow to be built any dwelling or improvement on any lot that is not in accordance with the endorsed Housing and Design Guidelines forming part of Wyndham Planning Permit WYP10568/18 or unless otherwise approved by the Responsible Authority;

(ii) build or allow to be built any dwelling or improvement on any lot outside of its relevant building envelope unless with the written consent of the Responsible Authority.

The restriction shall expire after the issuance of an occupancy certificate.



LEGEND

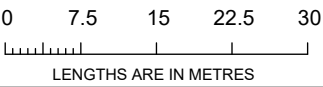
 BUILDING ENVELOPE

NOTE: FOR SETBACKS SHOWN "0 or 1", ONLY ONE SIDE BOUNDARY MAY BE BUILT TO WHICH ACCORDS WITH THE CROSSOVER LOCATION

STADIO UNITED ESTATE - STAGE 1

LICENSED SURVEYOR: ANDREW J. REAY

SCALE
1:750



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Southbank VIC 3006 Australia

DATE: 19/02/20
DRAWING: SU01AJ

REFERENCE: AA0095
DRAWN BY: LS

ORIGINAL SHEET SIZE: A3
SHEET 4

CREATION OF RESTRICTION "B"

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 LOT No. | BENEFITING LOTS ON THIS PLAN |
|------------------|------------------------------|
| 101 | 102 |
| 102 | 101, 103 |
| 103 | 102, 104 |
| 104 | 103, 105 |
| 105 | 104, 106 |
| 106 | 105, 107 |
| 107 | 106 |
| 118 | 119, 133 |
| 119 | 118, 120 |
| 120 | 119 |
| 127 | 125, 126, 128 |
| 128 | 125, 127, 129, 134 |
| 129 | 128, 130, 134 |
| 131 | 132 |
| 132 | 131, 133 |
| 133 | 118, 132 |

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being for any burdened lot on this plan must not;

- (i) build or allow to be built any building or structure that has not been constructed in accordance with the 'Small Lot Housing Code (Type A)' unless in accordance with a planning permit granted to construct a dwelling on the lot;
- (ii) build or allow to be built more than one dwelling on a lot

The restriction B (i) shall expire after the issuance of an occupancy certificate.