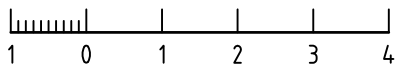


ENLARGEMENT
NOT TO SCALE

ENLARGEMENT

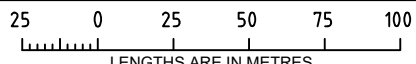
1:1000



SURVEYOR'S FILE REF: 309855SV00

SCALE

1: 2500



ORIGINAL SHEET
SIZE: A3

SHEET 2



414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

Licensed Surveyor: Stephen Anthony Motta
Version: 22

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS746225P (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 101 to 133 and 143 to 159 (all inclusive) on this plan
 Land to be Burdened: Lots 101 to 133 and 143 to 159 (all 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 and MCP

- a. Construct or allow to be constructed on the burdened Lot any building, improvement, or other works unless in accordance with provisions recorded in the Marran Run Design Guidelines as approved by the Marran Run Design Review Panel.
- 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 AA9851, 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 AA9851, which 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.

Other

- d. Subdivide any burdened lot.
- e. Construct or permit to be constructed more than one dwelling on any burdened lot.

Expiry Date

- f. the restrictions specified in paragraph (a) to (c) shall cease to burden any Lot on the Plan of Subdivision with effect 1 year after the issue of an Occupancy Permit under the Building Act 1993 is issued for the whole of the dwelling on the burdened lot. Or after 10 years from the date of registration of the Plan of Subdivision containing any lot, whichever occurs first.
- g. the restrictions specified in paragraph (d) and (e) shall cease to burden any Lot on the Plan of Subdivision 10 years after the registration date of this plan.

CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS746225P (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 building means a building for accomodation affected by Melbourne Airport Environs Overlay - MAEO2.

Land to Benefit: Lots 101 to 103 (all inclusive) on this plan
 Land to be Burdened: Lots 101 to 103 (all inclusive) on this plan

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not build or allow to be built on the Lot any building other than a building which complies with any noise attenuation measures required by Section 3 of the Australian Standard 2021-2015, Acoustics in accordance with the Australian Standard AS2021-2000, Acoustics - Aircraft Noise Intrusion - Building Siting and Construction issued by Standards Australia Limited.

CREATION OF RESTRICTION C

The following restriction is to be created upon registration of Plan of Subdivision No. PS746225P (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to Benefit: Reserve No.4
 Land to be Burdened: Lots 133, 143 and 159 on this plan


DESCRIPTION OF RESTRICTION

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

- a) Modify or remove any feature fencing as identified in the building envelope plans in Memorandum of Common Provisions (MCP) registered in Dealing Number AA9851, unless approval is obtained from the developer.

Expiry Date

- b) The restrictions specified in paragraph (a) shall cease to burden any Lot on the Plan of Subdivision 5 years after the registration date of this plan.

SURVEYOR'S FILE REF: 309855SV00		ORIGINAL SHEET SIZE: A3	SHEET 6
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au	Licensed Surveyor: Stephen Anthony Motta Version: 22		