
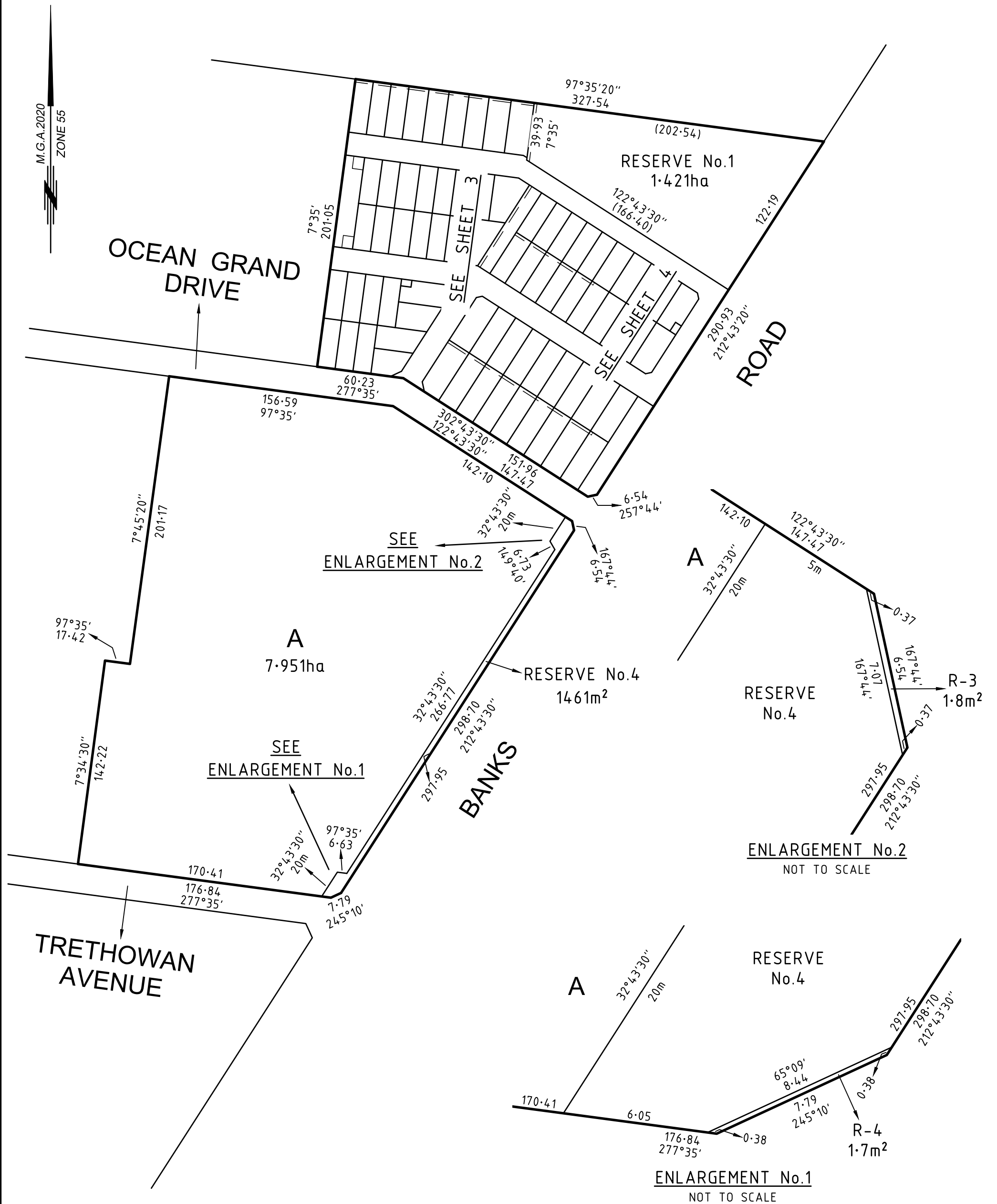
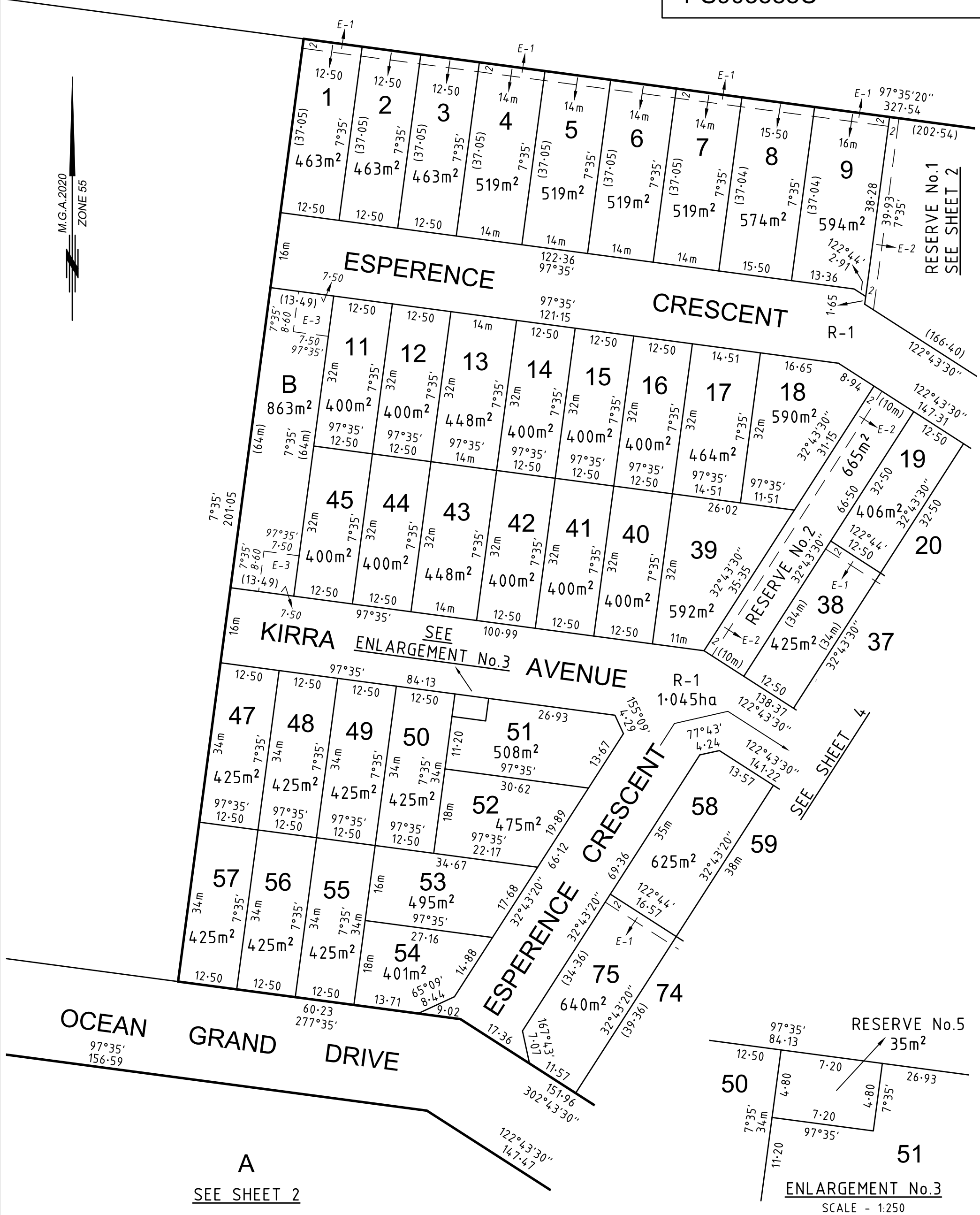


PLAN OF SUBDIVISION				EDITION 1		PLAN NUMBER PS903588C	
LOCATION OF LAND				MUNICIPALITY: CITY OF GREATER GEELONG			
<p>PARISH: BELLARINE</p> <p>TOWNSHIP: -</p> <p>SECTION: 18(3)</p> <p>CROWN ALLOTMENT: 6 (PART)</p> <p>CROWN PORTION: -</p> <p>TITLE REFERENCE: VOL.8917 FOL.846, VOL.8917 FOL.847, VOL.8917 FOL.848, VOL.8956 FOL.913, VOL.8956 FOL.914, VOL.8956 FOL.918 &amp; VOL.8956 FOL.919</p> <p>LAST PLAN REFERENCE: LOTS 7, 12 &amp; 13 ON LP93054 &amp; LOTS 5, 6, 11 &amp; 14 ON LP93928</p> <p>POSTAL ADDRESS: 802-820, 822-830, 832-840 &amp; 842-860 BANKS ROAD, (at time of subdivision) 12-20 &amp; 21-29 OCEAN GRAND DRIVE AND 2-10 TRETHOWAN AVENUE, OCEAN GROVE 3226</p> <p>MGA CO-ORDINATES: E: 286 530 ZONE: 55 (of approx centre of land N: 5 763 110 MGA2020 in plan)</p>							
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<p><u>ADDITIONAL PURPOSE OF PLAN</u> TO REMOVE EASEMENT E-1 ON LOTS 7, 12 &amp; 13 ON LP93054 AND TO REMOVE EASEMENT E-1 ON LOTS 5, 6, 11, &amp; 14 ON LP93928</p> <p><u>GROUND FOR REMOVAL</u> CITY OF GREATER GEELONG PLANNING PERMIT NO. PP-1495-2018.</p> <p><u>CREATION OF RESTRICTION</u> SEE SHEET 5 FOR ADDITIONAL RESTRICTION DETAILS.</p> <p>LOTS 10 AND 46 HAVE BEEN OMITTED FROM THIS PLAN.</p>			
ROAD R-1		CITY OF GREATER GEELONG					
ROAD R-2		CITY OF GREATER GEELONG					
ROAD R-3		CITY OF GREATER GEELONG					
ROAD R-4		CITY OF GREATER GEELONG					
RESERVE No.1		CITY OF GREATER GEELONG					
RESERVE No.2		CITY OF GREATER GEELONG					
RESERVE No.3		CITY OF GREATER GEELONG					
RESERVE No.4		CITY OF GREATER GEELONG					
RESERVE No.5		POWERCOR AUSTRALIA LTD					
RESERVE No.6		POWERCOR AUSTRALIA LTD					
NOTATIONS							
DEPTH LIMITATION: DOES NOT APPLY							
SURVEY: This plan is based on survey.							
STAGING: This is not a staged subdivision. Planning Permit No.PP-1495-2018							
This survey has been connected to permanent marks No(s). 68, 142, 203, 271, 526							
In Proclaimed Survey Area No. -							
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 PLAN	THIS PLAN	CITY OF GREATER GEELONG			
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION			
E-3	CARRIAGEWAY	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG			
 Stantec Australia Pty Ltd   ABN: 17 007 920 322 Level 1, 27-31 Myers Street (PO Box 1137), Geelong, VIC Australia 3220 Tel: 03 5202 4600 Web: www.stantec.com/au		SURVEYORS FILE REF: 21668-101			ORIGINAL SHEET SIZE: A3		SHEET 1 OF 5 SHEETS
		GEOFFREY PATTERSON / VERSION 6					





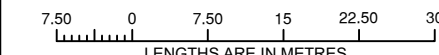
SURVEYORS FILE REF: 21668-101



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SCALE  
1:750



LENGTHS ARE IN METRES

GEOFFREY PATTERSON / VERSION 6

ORIGINAL SHEET  
SIZE: A3

SHEET 3

PLAN NUMBER  
PS903588C

RESERVE No.1  
SEE SHEET 2

ENLARGEMENT No.4  
NOT TO SCALE

M.G.A.2020  
ZONE 55

SEE  
ENLARGEMENT  
No.5

RESERVE No.3  
993m<sup>2</sup>

RESERVE No.6  
35m<sup>2</sup>

SEE  
ENLARGEMENT No.4

ENLARGEMENT No.5  
SCALE - 1:250

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SCALE  
1:750  
7.50 0 7.50 15 22.50 30  
LENGTHS ARE IN METRES

GEOFFREY PATTERSON / VERSION 6

ORIGINAL SHEET  
SIZE: A3

SHEET 4

### CREATION OF RESTRICTION A:

Upon registration of this Plan of Subdivision (PS903588C) the following restriction is created:

Land to be benefited: Lots 1-9 (both inclusive), 11-45 (both inclusive) and 47-75 (both inclusive) on this Plan of Subdivision (PS903588C).

Land to be burdened: Lots 1-9 (both inclusive), 11-45 (both inclusive) and 47-75 (both inclusive) on this Plan of Subdivision (PS903588C).

### DESCRIPTION OF RESTRICTION A:

The registered proprietor or proprietors for the time being and any person or entity entitled to be the registered proprietor of any burdened lot on this Plan of Subdivision (PS903588C) must not use or develop the burdened lot other than in accordance with the provisions recorded in the Memorandum of Common Provision (MCP) with dealing number AA010501.


The provisions of the said MCP are incorporated into this Restriction.

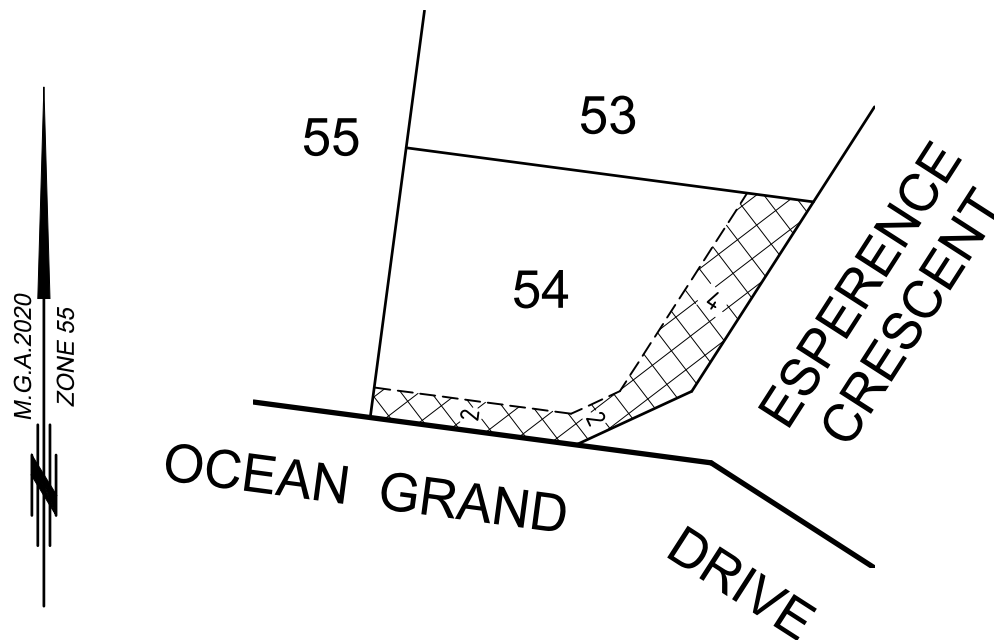
### CREATION OF RESTRICTION B:

Upon registration of this Plan of Subdivision (PS903588C) the following restriction is created:

<u>Lot burdened</u>	<u>Lot/s benefited</u>
54	53, 55

### DESCRIPTION OF RESTRICTION B:

Buildings shall not be located in the area shown thus  except for encroachments expressly permitted under the Building Regulations 2018 (Vic) or any subsequent regulations.



### CREATION OF RESTRICTION C:

Upon registration of this plan (PS903588C) the following restriction is created:

<u>Lot burdened</u>	<u>Lot/s benefited</u>
1	2
2	1, 3
3	2, 4
4	3, 5
5	4, 6
6	5, 7
7	6, 8
8	7, 9
9	8

### DESCRIPTION OF RESTRICTION C:

The registered proprietor or proprietors for the time being of the burdened lot must not:

1. Build or permit to build any building(s) that does not provide 1.0 metre clear horizontal access down the entire length of at least one side boundary of the lot.

### CREATION OF RESTRICTION D:

Upon registration of this plan (PS903588C) the following restriction is created:

<u>Lot burdened</u>	<u>Lot/s benefited</u>
18	39
19	38
38	19
39	18
66	67
67	66

### DESCRIPTION OF RESTRICTION D:

The registered proprietor or proprietors for the time being of the burdened lot must not:

- Remove the semi permeable boundary fencing along the boundary between the pedestrian link and the adjoining lot; or
- Alter the semi permeable boundary fencing along the boundary between the pedestrian link and adjoining lot, if the alterations mean that the fencing was no longer semi permeable, except with written consent of the owner/s of the benefiting land and Council.

### CREATION OF RESTRICTION E:

Upon registration of this plan (PS903588C) the following restriction is created:

Lots Burdened : 28, 29, 51, 54, 58, 66, 67 & 75

Lots Benefited : 1-9 (both inclusive), 11-27 (both inclusive), 30-45 (both inclusive), 47-50 (both inclusive), 52, 53, 55-57 (both inclusive), 59-65 (both inclusive) & 68-74 (both inclusive)

### DESCRIPTION OF RESTRICTION E:

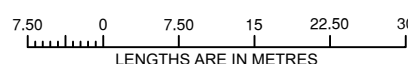
The owner of the burdened lots on this plan shall not construct or permit to be constructed any dwelling other than a single storey dwelling, having a maximum building height no greater than 4.8 meters above natural ground level.

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SCALE  
1:750



GEOFFREY PATTERSON / VERSION 6

ORIGINAL SHEET  
SIZE: A3

SHEET 5