
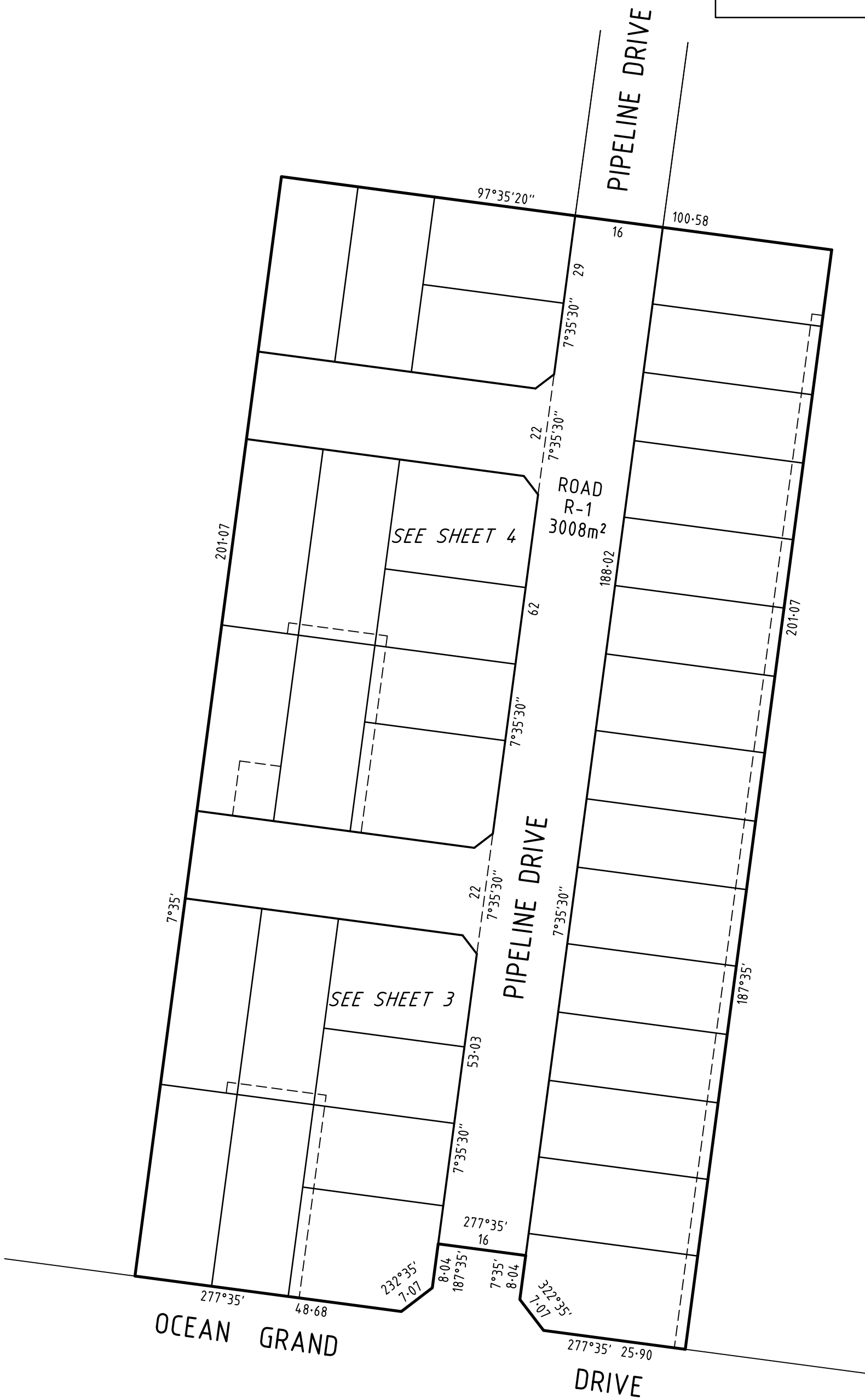
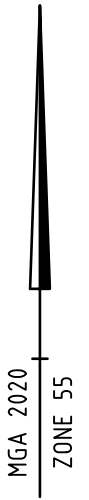


<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS927789G</b>	
<b>LOCATION OF LAND</b> PARISH: BELLARINE TOWNSHIP: SECTION: 18(3) CROWN ALLOTMENT: 6 (PART) CROWN PORTION: TITLE REFERENCE: C/T VOL 12646 FOL 037  LAST PLAN REFERENCE: LOT D ON PS912166E  POSTAL ADDRESS: 32-40 OCEAN GRAND DRIVE (at time of subdivision) OCEAN GROVE 3226 MGA 2020 CO-ORDINATES: E: 286 280                      ZONE: 55 (of approx centre of land in plan)                      N: 5 763 300				
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL / BODY / PERSON	Lot 327 has been excluded from this plan		
ROAD R-1	CITY OF GREATER GEELONG			
<b>NOTATIONS</b>				
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).  In Proclaimed Survey Area No.				
<b>EASEMENT INFORMATION</b>				
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	2	THIS PLAN	CITY OF GREATER GEELONG
E-2	CARRIAGEWAY	SEE DIAGRAM	THIS PLAN	CITY OF GREATER GEELONG
<b>KINGSTON HAVEN ESTATE - STAGE 3 (34 LOTS)</b>				<b>AREA OF STAGE - 1.999ha</b>
 10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 spiire.com.au		SURVEYORS FILE REF: 323452SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Lyall Murray Timms Version: 8		SHEET 1 OF 5



SURVEYOR'S FILE REF: 323452SV00

SCALE 1: 750  
 7.5 0 7.5 15 22.5 30  
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 2

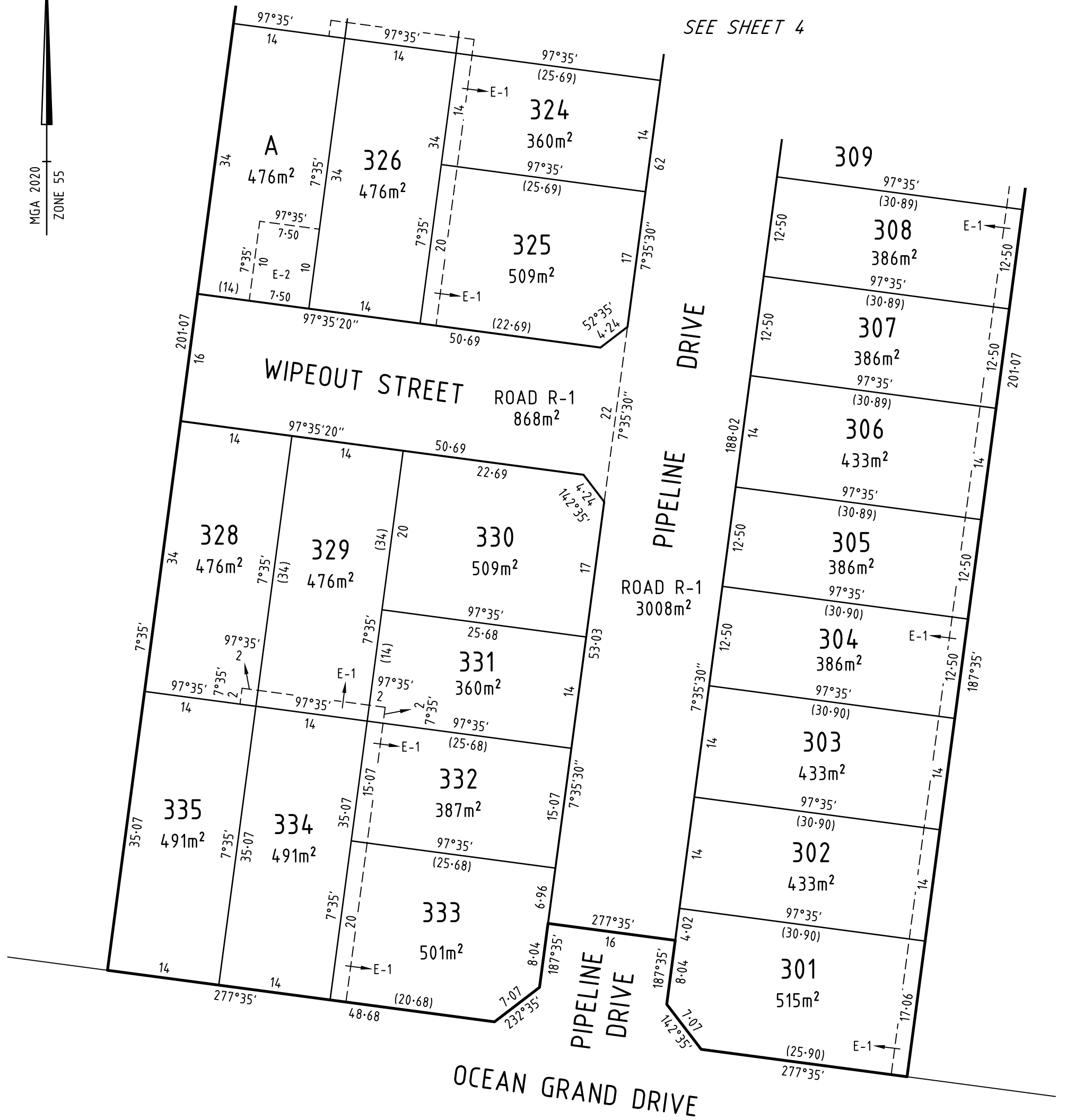


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SEE SHEET 4



SURVEYOR'S FILE REF: 323452SV00

SCALE 1: 500

LENGTHS ARE IN METRES

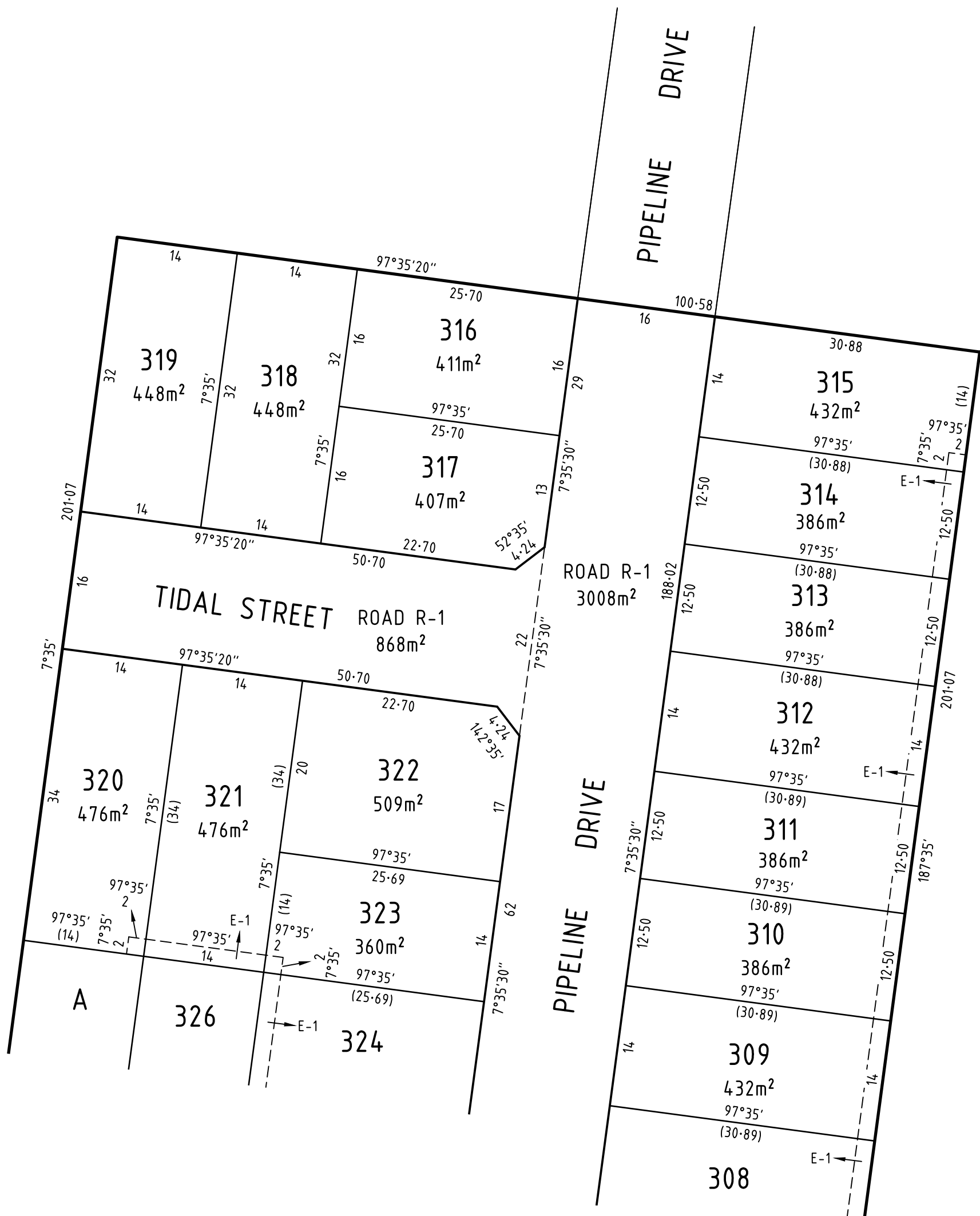
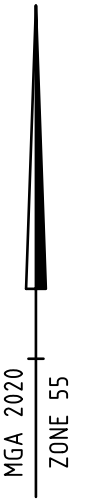
ORIGINAL SHEET SIZE: A3

SHEET 3



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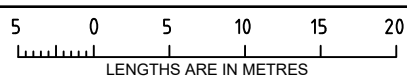
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Version: 8



SEE SHEET 3

SURVEYOR'S FILE REF: 323452SV00

SCALE  
1: 500



ORIGINAL SHEET  
SIZE: A3

SHEET 4



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CREATION OF RESTRICTIONS

**PS927789G**

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.

The following restrictions are to be created upon registration of this plan.

**Restriction A**

Upon the registration of this plan the following restriction is to be created:

Land to benefit: Lot 301 to 335 (all inclusive) on this plan.

Land to be burdened: Lot 301 to 335 (all Inclusive) on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being and any person or entity entitled to be the registered properietor of any burdened lot on this Plan of Subdivision must not use or develop the burdened lot other than on accordance with the provisions recorded in the Memorandum of Common Provision (MCP) with dealing number AA011119

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

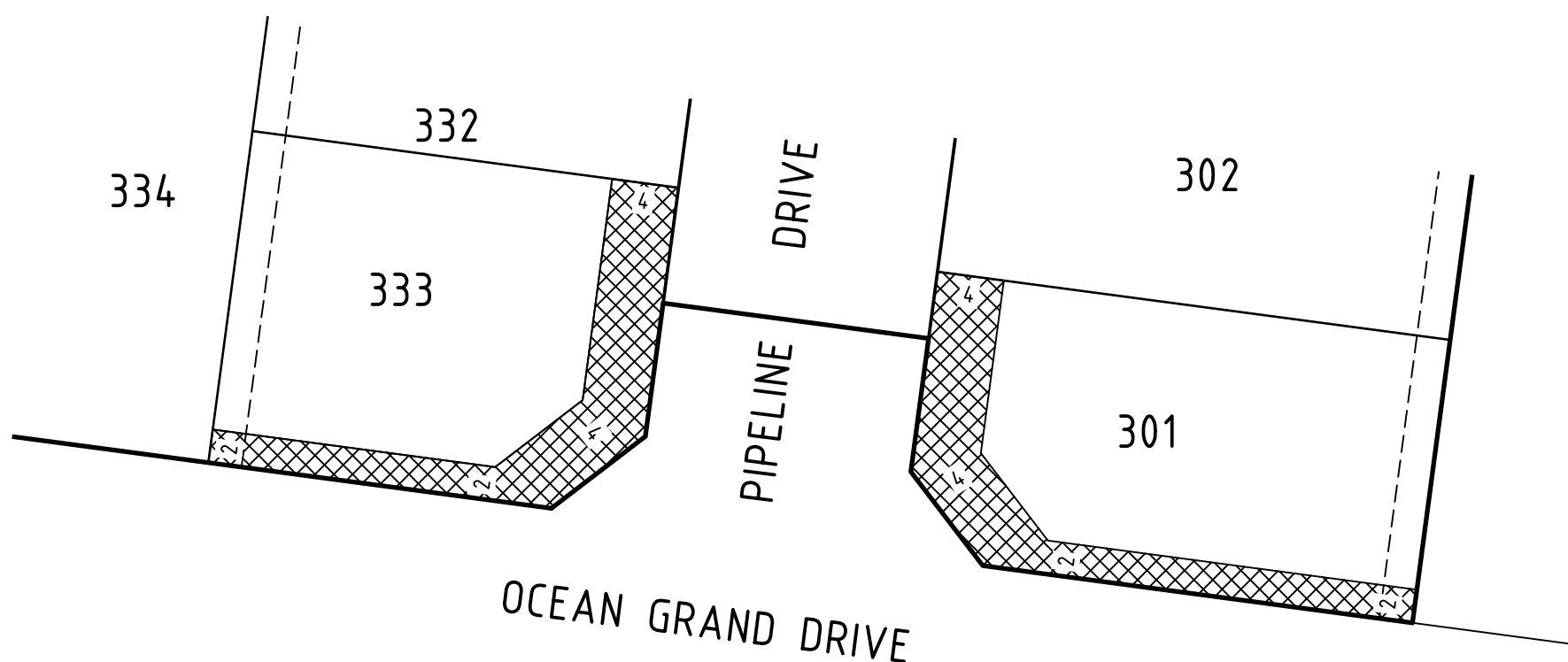
**Restriction B**

Upon the registration of this plan the following restriction is to be created:

Land to be burdened	Land to benefit
333 301	332 & 334 302

Description of Restriction:

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



**Restriction C**

Upon the registration of this plan the following restriction is to be created:

Land to benefit: Lots 301 to 335 (all inclusive) on this plan.

Land to be burdened: Lots 315, 316, 318 & 319 on this plan.

Description of Restriction:

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

1. Build or permit to be 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, for the purpose of access to sewer by Barwon Water.

**Restriction D**


Upon the registration of this plan the following restriction is to be created:

Land to benefit: Lots 301 to 335 (all inclusive) on this plan.

Land to be burdened: Lots 301, 317, 322, 325, 330 & 333 on this plan

Description of Restriction:

The owner of the burdened lot 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 5.8 meters above natural ground level.

SURVEYOR'S FILE REF: 323452SV00		ORIGINAL SHEET SIZE: A3	SHEET 4
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