
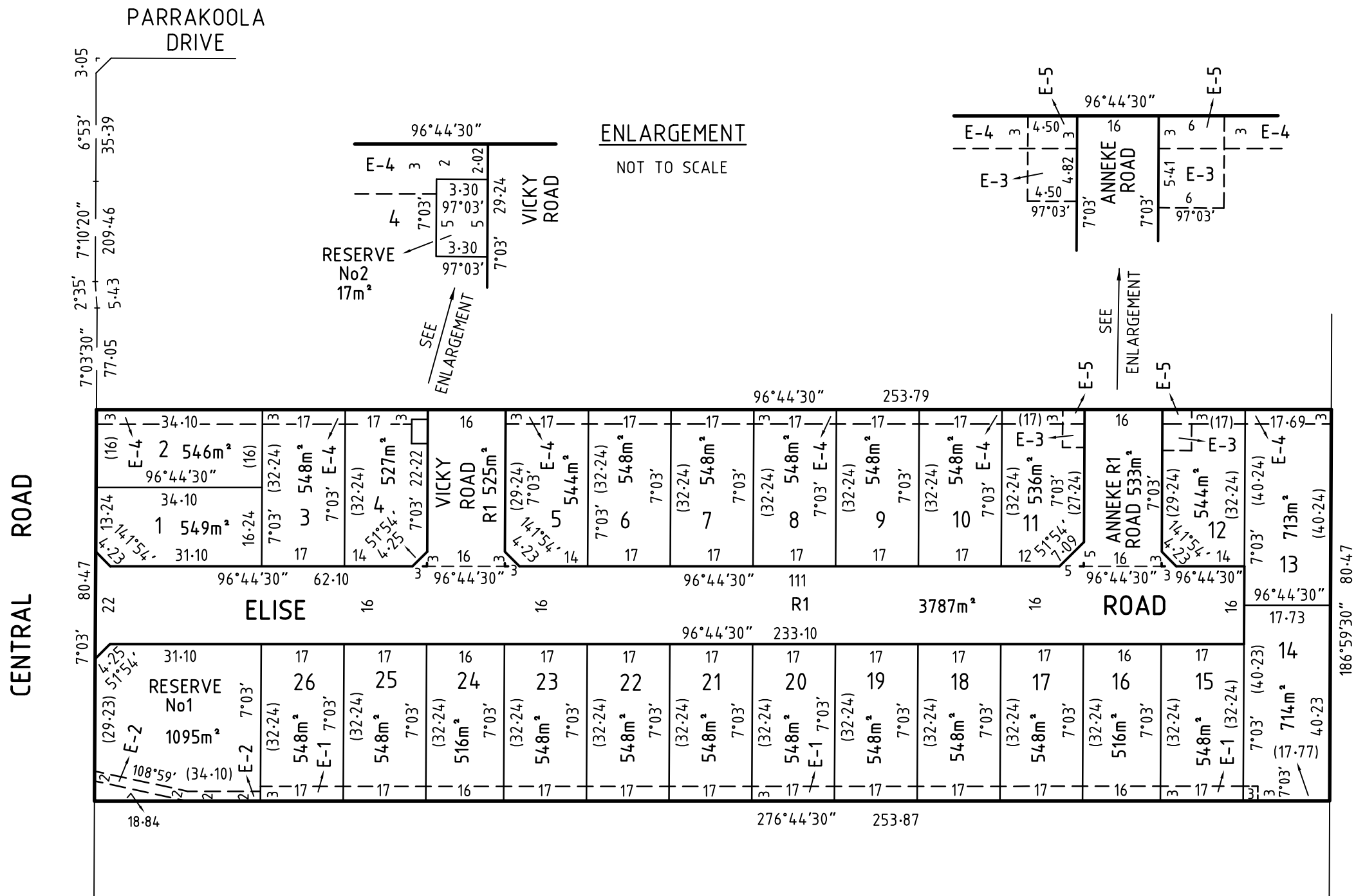


| | | | | | | |
|--|---------------------------------|--|--|--|-----------|--------------|
| PLAN OF SUBDIVISION | | | EDITION 1 | | PS801329W | |
| LOCATION OF LAND | | | Council Name: City of Greater Geelong | | | |
| PARISH: BELLARINE | | | Council Reference Number: 12824 | | | |
| TOWNSHIP: ----- | | | Planning Permit Reference: 452/2008 | | | |
| SECTION: ----- | | | SPEAR Reference Number: S089638B | | | |
| CROWN ALLOTMENT: ---- | | | Certification | | | |
| CROWN PORTION: 6 (Part) | | | This plan is certified under section 11 (7) of the Subdivision Act 1988 | | | |
| TITLE REFERENCE: Volume 8901 Folio 740 | | | Date of original certification under section 6: 21/12/2016 | | | |
| LAST PLAN REFERENCE: TP482888S | | | Public Open Space | | | |
| POSTAL ADDRESS: 81-89 CENTRAL ROAD | | | A requirement for public open space under section 18 of the Subdivision Act 1988 | | | |
| (at time of subdivision) CLIFTON SPRINGS VIC 3222 | | | has been made and the requirement has not been satisfied | | | |
| MGA CO-ORDINATES: E: 286380 ZONE: 55 | | | Digitally signed by: Hugh Griffiths for City of Greater Geelong on 17/11/2017 | | | |
| (of approx centre of land in plan) N: 5730020 GDA 94 | | | | | | |
| VESTING OF ROADS AND/OR RESERVES | | | NOTATIONS | | | |
| IDENTIFIER | | COUNCIL/BODY/PERSON | | The land being subdivided is enclosed within thick continuous lines. | | |
| ROAD R1 | | CITY OF GREATER GEELONG | | | | |
| RESERVE No1 | | CITY OF GREATER GEELONG | | | | |
| RESERVE No2 | | POWERCOR AUSTRALIA LTD | | | | |
| NOTATIONS | | | | | | |
| DEPTH LIMITATION DOES NOT APPLY | | | | | | |
| SURVEY: This plan is based on survey. | | | | | | |
| STAGING: This is is not a staged subdivision. | | | | | | |
| Planning Permit No. 452/2008 | | | | | | |
| This survey has been connected to permanent marks No(s). PM230, PM231 | | | | | | |
| In Proclaimed Survey Area No. 150 | | | | | | |
| CREATION OF RESTRICTIONS | | | | | | |
| A purpose of this plan is to create the Restrictions shown on Sheets 3-6. | | | | | | |
| 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 | PIPELINES OR ANCILLARY PURPOSES | 3 | THIS PLAN | BARWON REGION WATER CORPORATION | | |
| E-1 | DRAINAGE | 3 | THIS PLAN | CITY OF GREATER GEELONG | | |
| E-2 | PIPELINES OR ANCILLARY PURPOSES | 2 | THIS PLAN | BARWON REGION WATER CORPORATION | | |
| E-3 | CARRIAGEWAY | SEE PLAN | THIS PLAN | CITY OF GREATER GEELONG | | |
| E-4 | DRAINAGE | SEE PLAN | THIS PLAN | CITY OF GREATER GEELONG | | |
| E-5 | CARRIAGEWAY | SEE PLAN | THIS PLAN | CITY OF GREATER GEELONG | | |
| E-5 | DRAINAGE | 3 | THIS PLAN | CITY OF GREATER GEELONG | | |
|  Paroissien Grant & Associates Pty. Ltd. Consulting Engineers & Surveyors <small>ABN 53 123 888 326</small> | | SURVEYORS FILE REF: S16079-PS <small>PGA SPEAR MAY 2015</small> | | ORIGINAL SHEET SIZE: A3 | | SHEET 1 OF 6 |
| Suite 10, 131 Bulleen Road, Balwyn North, Victoria 3104 Phone: (03) 9859 6400 Facsimile: (03) 9859 5022 | | Digitally signed by: Warren Kenneth Patching (Paroissien Grant and Associates Pty Ltd), Surveyor's Plan Version (7), 23/10/2017, SPEAR Ref: S089638B | | | | |



Paroissien Grant & Associates Pty. Ltd.
Consulting Engineers & Surveyors

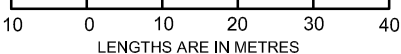
ABN 53 123 888 326

Suite 10, 131 Bulleen Road, Balwyn North, Victoria 3104
Phone: (03) 9859 6400 Facsimile: (03) 9859 5022

PGA SPEAR MAY 2015

Ref: S16079-PS

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23/10/2017, SPEAR Ref: S089638B

ORIGINAL SHEET
SIZE: A3

SHEET 2

Digitally signed by:
City of Greater Geelong,
17/11/2017,
SPEAR Ref: S089638B

CREATION OF RESTRICTIONS



The following Restrictions are to be created upon registration of this Plan of Subdivision, by way of a restrictive covenant and as a restriction defined in the Subdivision Act 1988.

Restriction No.1

Land to be Burdened
Lots 1-26 (both inclusive) in this plan.

Land to be Benefited
Lots 1-26 (both inclusive) in this plan.

Description of Restriction No.1


The registered proprietor or proprietors for the time being of lots on this Plan of Subdivision shall not construct any dwelling on the land shown thus  or thus  on the diagram below.

Restriction No.2

Land to be Burdened
Lot 1 in this plan.

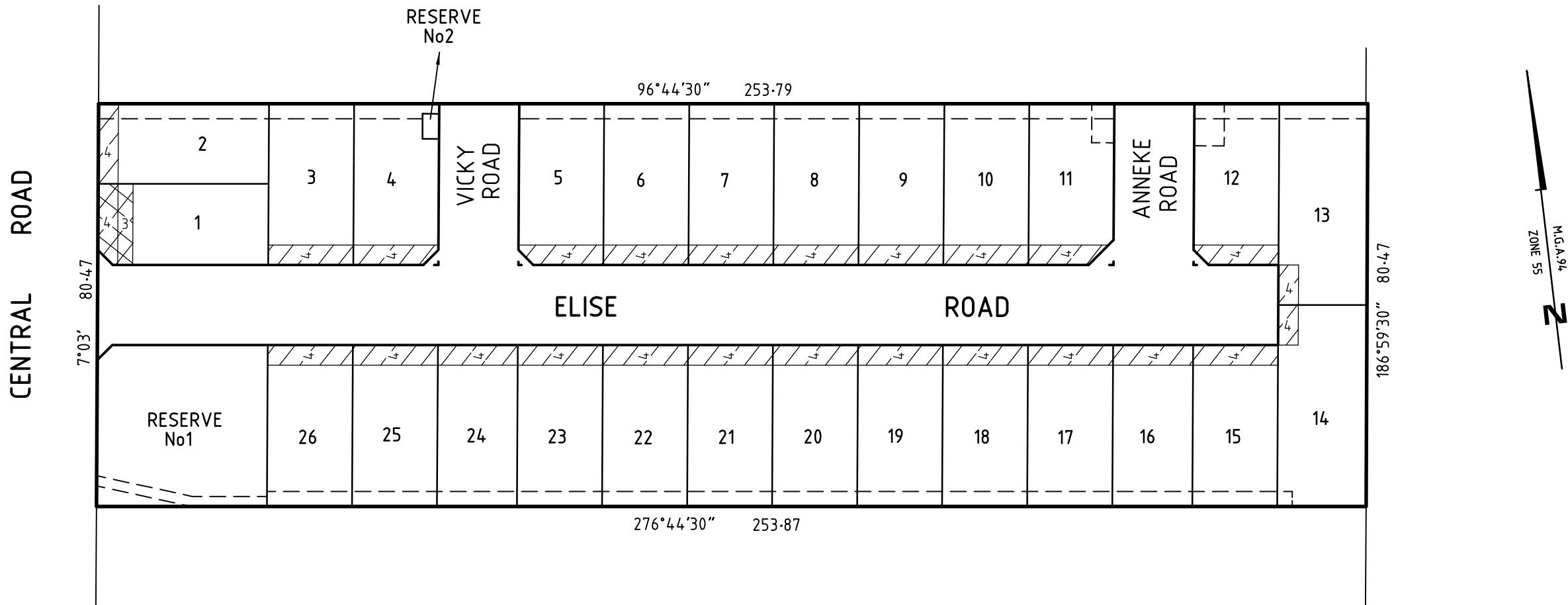
Land to be Benefited
Lots 2-26 (both inclusive) in this plan.

Description of Restriction No.2

The registered proprietor or proprietors for the time being of lot 1 on this Plan of Subdivision shall not allow the following to occur within the Vegetation Protection Envelope shown thus:  on the diagram below.

Any action that may impact on the health and vigor of the River Red Gum within this Vegetation Protection Envelope including, but not limited to:

1. Construction of any dwelling or outbuilding.
2. Construction or placement of any paving, recreational equipment, outdoor cooking facility, furniture or swimming pool.



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Consulting Engineers & Surveyors

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23/10/2017, SPEAR Ref: S089638B

ORIGINAL SHEET
SIZE: A3

Digitally signed by:
City of Greater Geelong,
17/11/2017,
SPEAR Ref: S089638B

SHEET 3

CREATION OF RESTRICTIONS (Continued)

Restriction No.3

Land to be Burdened
Lots 1-4 and 6-26 (both inclusive) in this plan.

Land to be Benefited
Lots 1-26 (both inclusive) in this plan.

Description of Restriction No.3

Except with the prior written consent of SCR and in all other instances with the written consent of each and every registered proprietor or proprietors of a benefiting lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened lot on the Plan of Subdivision shall not:

- (a) subdivide or allow the lot to be subdivided;
- (b) consolidate or allow the lot to be consolidated;
- (c) build or allow to be built on the lot more than one private dwelling house together with the usual outbuildings.

“SCR” means Surf Coast Ridge Pty Ltd (ACN 129 487 501) of PO Box 315, Geelong 3220 or any of its related bodies corporate within the meaning of s50 of the Corporations Act 2001 (as amended from time to time).

Restriction No.4

Land to be Burdened
Lots 1-26 (both inclusive) in this plan.

Land to be Benefited
Lots 1-26 (both inclusive) in this plan.

Description of Restriction No.4

Except with the prior written consent of SCR and in all other instances with the written consent of each and every registered proprietor or proprietors of a benefiting lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened lot on the Plan of Subdivision shall not:


Primary Dwelling Construction

- (a) build or allow to be built a dwelling house which is not constructed:
 - i. with all external walls (excluding windows) of at least 75% of brick, stone or brick veneer.
 - ii. with a roof of any material other than roof tile, slate or non reflective color bonded steel sheeting or a combination of such tiles or sheeting and at a pitch not less than 22 degrees for a single storey dwelling house.
 - iii. where any secondary frontage of a corner lot does not contain a continuation of the design elements such as verandahs, decorative detailing, feature windows and/or other feature materials which are used on the primary frontage of the lot and further must not construct any fencing on the secondary frontage of any corner lot which exceeds 60% of the length of that secondary frontage.
- (b) build or allow to be built a dwelling house, verandah or part thereof with exposed stumps;
- (c) construct any verandah which is not substantially constructed of timber, concrete, brick or paving stones;
- (d) allow any external plumbing (waste pipes and fittings but not including down pipes and guttering) to be visible from the street;
- (e) build or allow to be built any dwelling house with a floor area (excluding verandahs, carport and garage) of less than 140 square metres;
- (f) erect or cause to be erected on the lot or any part of it any prefabricated house or dwelling or cause or allow or permit a constructed house or dwelling or partly constructed house or dwelling to be moved on to the lot;
- (g) allow any water tank to be installed or constructed on the lot such that it is installed or constructed in front of the front building line of the dwelling;
- (h) allow any water tank installed or constructed on the lot to remain unscreened such that it, or part thereof, is visible from the street;
- (i) allow any antennas, air conditioning units, satellite dishes or radio aerials or masts (or similar structures) to be installed or left to remain on the lot or any dwelling constructed on the lot unless such installations are located at the rear of any roof structure of the dwelling constructed on the lot and are no higher than the highest point of the roof of the dwelling house.

Garage

- (j) build or allow to be built a dwelling house which does not simultaneously have constructed at least one roofed garage constructed with the same materials so as to match the roof form and materials of the dwelling house constructed on the lot.

See sheet 5 for continuation

| | | | | | | |
|--|---|--|--|-----------------------|--|---------|
|  <div>ABN 53 123 888 326</div> <div>Suite 10, 131 Bulleen Road, Balwyn North, Victoria 3104</div> <div>Phone: (03) 9859 6400 Facsimile: (03) 9859 5022</div> <div>PGA SPEAR MAY 2015</div> | PAROISSIEN GRANT & ASSOCIATES PTY. LTD. CONSULTING ENGINEERS & SURVEYORS | | SCALE N.T.S. | LENGTHS ARE IN METRES | ORIGINAL SHEET SIZE: A3 | SHEET 4 |
| | Ref: S16079-PS | | Digitally signed by: Warren Kenneth Patching (Paroissien Grant and Associates Pty Ltd), Surveyor's Plan Version (7), 23/10/2017, SPEAR Ref: S089638B | | Digitally signed by: City of Greater Geelong, 17/11/2017, SPEAR Ref: S089638B | |

CREATION OF RESTRICTIONS (Continued)

Description of Restriction No.4 continued

Outbuildings

- (k) build or allow to be built on the lot any outbuildings (including any garage, workshop, garden shed, storage shed or other outbuilding) unless the external walls of such outbuilding are constructed of brick, stone, brick veneer or color bonded new iron sheeting or any combination of those materials and are consistent in materials and color to that of the dwelling house.
- (l) build or allow to be built on the lot any outbuildings (including any garage, workshop, garden shed, storage shed or other outbuilding) unless the roof of such outbuilding is:
 - i. constructed of tile, slate or non reflective color bonded steel sheeting or any combination of those materials; and
 - ii. if a single storey outbuilding with a roof pitch of not less than 22 degrees and which is not consistent with the roof pitch of the dwelling house constructed on the lot.
- (m) allow any clothes line and drying areas or part thereof to be visible from the street;

Fencing

- (n) build or allow to be built:
 - i. any side or rear boundary fences between the lots which are:
 - A. less than 1.8 metres in height; and
 - B. not capped; and
 - C. constructed in any other material other than treated pine.
 - ii. any fence between the side boundary fence of a lot and the private dwelling house constructed on the lot which is not consistent in height and color and material to the side boundary fence and which is forward of the front of the building line on the lot;
 - iii. any side boundary fences between the lots which are forward of the front building line on the lot and which are:
 - A. more than 1.2 metres in height; and
 - B. constructed in any other material other than treated pine; and
 - C. any front boundary fence.

Landscaping

- (o) allow any
 - i. landscaping to the front view of the lot to be left incomplete or partially incomplete or leave any fencing to be incomplete or partially incomplete after the issue of a Certificate of Occupancy for the dwelling house constructed on the lot;
 - ii. naturestrip to become or remain unkempt or untidy;
 - iii. letterbox to be constructed on the lot which is mounted on a single wooden or steel (or other material) post.

Recreational Vehicles/Commercial Vehicles

- (p) allow any plant or machinery or any recreational vehicle or commercial motor vehicle (including, without limitation, a caravan, boat, box trailer, boat trailer and/or car trailer but excluding any motor cycle, motor car, motor station wagon or utility or four wheel drive car registered for use on a highway) to be left or parked on the street or on the lot between the building line and the front boundary of the lot (unless either of those occurs during the normal course of business by a visiting trade person) or on the natural strip or the footpath;

Removal of Existing Items

- (q) mutilate or remove in whole or in part from a lot or reserve (without the prior written approval of SCR) any tree or part of any tree, fence, sign, irrigation pipe, underground pipe or conduit;

Driveway Construction

- (r) construct or allow to be constructed any driveway on the lot of any material other than brick, asphalt or concrete or leave any driveway incomplete or partially constructed after the issue of a Certificate of Occupancy for the dwelling house constructed on the lot;

Display Homes

- (s) permit any dwelling house constructed on the lot to be used for the purposes of a display home or for the purposes of marketing display homes unless the prior written consent of SCR has first been obtained;

See sheet 6 for continuation

| | | | | |
|--|--|-----------------------|--|---------|
| <div><div><div>PGA</div><div>ABN 53 123 888 326</div></div><div>Suite 10, 131 Bulleen Road, Balwyn North, Victoria 3104 Phone: (03) 9859 6400 Facsimile: (03) 9859 5022 PGA SPEAR MAY 2015</div></div> <div>Paroissien Grant & Associates Pty. Ltd. Consulting Engineers & Surveyors</div> | SCALE N.T.S. | LENGTHS ARE IN METRES | ORIGINAL SHEET SIZE: A3 | SHEET 5 |
| | Digitally signed by: Warren Kenneth Patching (Paroissien Grant and Associates Pty Ltd), Surveyor's Plan Version (7), 23/10/2017, SPEAR Ref: S089638B | | Digitally signed by: City of Greater Geelong, 17/11/2017, SPEAR Ref: S089638B | |

CREATION OF RESTRICTIONS (Continued)

Description of Restriction No.4 continued

Signage

- (t) erect or permit to be erected or remain erected on the lot any advertisement, hoarding, sign or similar structure and will not permit the lot or any building or buildings constructed thereon to be used for the display of any advertisement, sign or notice provided that this restriction shall not prevent the erection of a signboard that the lot is for sale or lease (provided that such signboard for sale or lease of the lot is not more than 0.6 square metres in size);

Delivery of Building Materials

- (u) allow any building materials to be delivered or stored on the nature strip or anywhere else outside the title boundary of the lot upon which the dwelling house is being constructed and allow any rubbish to remain unsecured on the lot.

General

- (v) inhabit or otherwise occupy any dwelling constructed on the lot prior to the issue of a Certificate of Occupancy for such dwelling as required by s39 of the Building Act 1993 (as amended from time to time);
- (w) permit or allow the lot to become or remain in an unsightly, untidy, unclean or unwholesome condition or appearance or be used in any manner which constitutes an annoyance, nuisance or disturbance to the owners and occupiers for the time being of any other lot on the Plan of Subdivision;
- (x) use or permit to be used the lot or any part of it for the keeping of horses, cattle, sheep, goats, pigs, poultry, greyhounds, pigeons or pigeon lofts, dog boarding kennels, cat boarding kennels or other livestock save and except dogs, cats or other bona fide household pets.
- (y) use or suffer to have used or permit the said Land to be used for panel beating or motor vehicle repair purposes.

“SCR” means Surf Coast Ridge Pty Ltd (ACN 129 487 501) of PO Box 315, Geelong 3220 or any of its related bodies corporate within the meaning of s50 of the Corporations Act 2001 (as amended from time to time).

Restriction No.5

Land to be Burdened

Lots 1, 4, 5, 11 & 12 in this plan.

Land to be Benefited

Lots 1-26 (both inclusive) in this plan.

Description of Restriction No.5

Except with the prior written consent of SCR and in all other instances with the written consent of each and every registered proprietor or proprietors of a benefiting lot on the Plan of Subdivision 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 any dwelling on the lot unless:

- (ac) a copy of the building plans for the proposed dwelling, showing the proposed site plan (including set-backs), dwelling location, driveways, water tanks, details of fences and outbuildings (Plans) have been submitted to SCR (or to a nominee at its direction); and
- (ad) the Plans comply with the covenants contained in Restriction No.3 and Restriction No.4 on this Plan of Subdivision; and
- (ae) SCR (and/or its nominee) has given its prior written approval of the Plans prior to the commencement of any construction works on the lot.

“SCR” means Surf Coast Ridge Pty Ltd (ACN 129 487 501) of PO Box 315, Geelong 3220 or any of its related bodies corporate within the meaning of s50 of the Corporations Act 2001 (as amended from time to time).

For the purposes of this Restriction No.5, plans can be submitted to SCR via ordinary post to the address noted above or via email to info@costaland.com.au



ABN 53 123 888 326

Suite 10, 131 Bulleen Road, Balwyn North, Victoria 3104
Phone: (03) 9859 6400 Facsimile: (03) 9859 5022

PGA SPEAR MAY 2015

Ref: S16079-PS

SCALE
N.T.S.

LENGTHS ARE IN METRES

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Surveyor's Plan Version (7),
23/10/2017, SPEAR Ref: S089638B

ORIGINAL SHEET
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SHEET 6

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17/11/2017,
SPEAR Ref: S089638B