
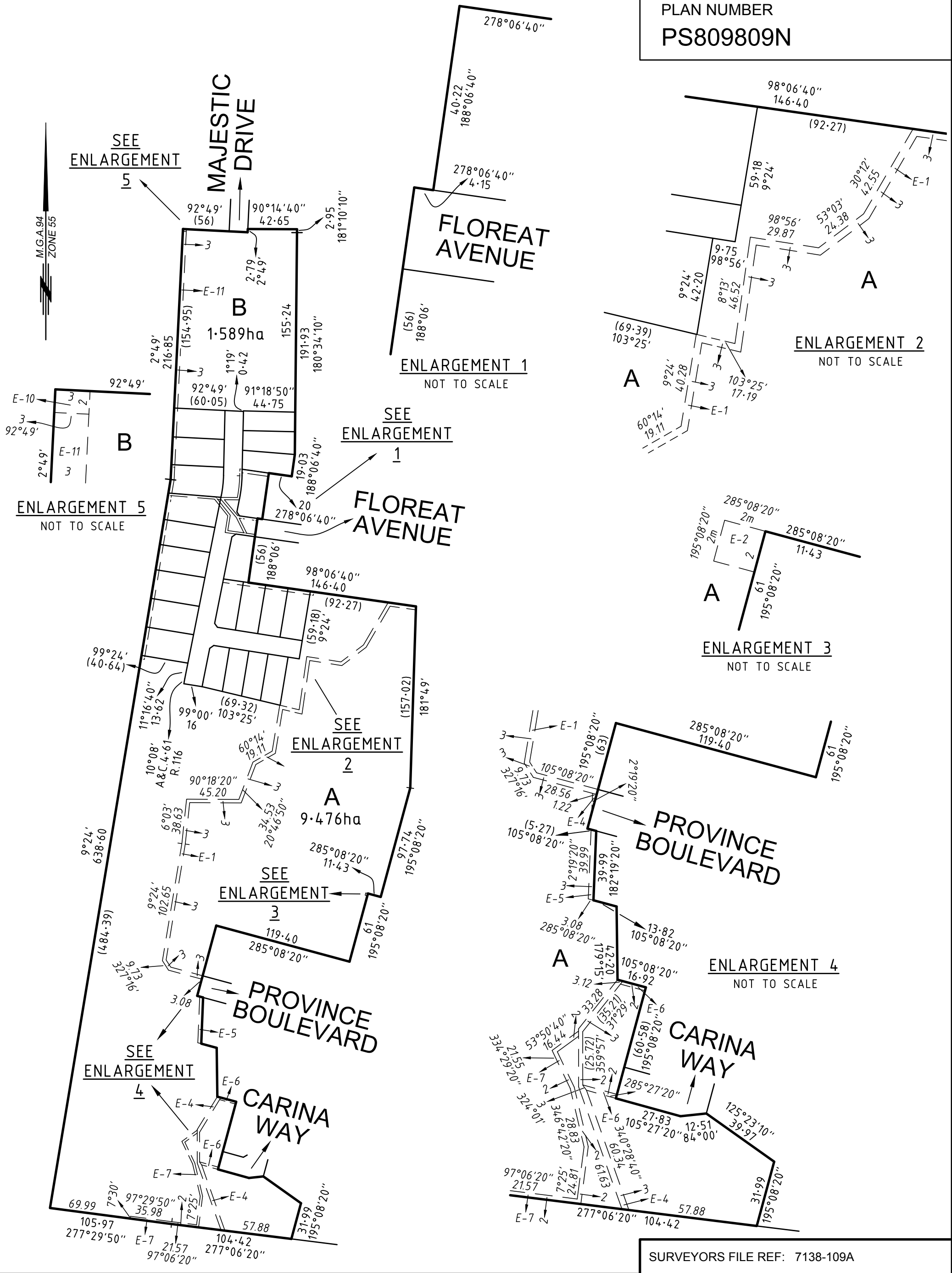


PLAN OF SUBDIVISION				EDITION 1		PLAN NUMBER PS809809N	
<div>LOCATION OF LAND</div> <div>PARISH: BARRARBOOL</div> <div>TOWNSHIP: -</div> <div>SECTION: 15</div> <div>CROWN ALLOTMENT: 1 (PT.), 2 (PT.) &amp; 2012 (PT.)</div> <div>CROWN PORTION: 25 (PART)</div> <div>TITLE REFERENCE: VOL. FOL.</div> <div>LAST PLAN REFERENCE: LOT A ON PS 800547 R</div> <div>POSTAL ADDRESS: MAJESTIC DRIVE (at time of subdivision) HIGHTON, 3216.</div> <div>MGA CO-ORDINATES: E: 263 090 ZONE: 55 (of approx centre of land in plan) N: 5 773 260 GDA 94</div>				<div>Council Name: City of Greater Geelong</div> <div>SPEAR Reference Number: S118496C</div>			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>THE DEFINED ENDS OF EASEMENTS ARE PERPENDICULAR TO THE ADJOINING BOUNDARY UNLESS OTHERWISE SHOWN.</div> <div>CREATION OF RESTRICTION SEE SHEETS 5 TO 7 FOR RESTRICTION DETAILS.</div> <div>LOTS 1-900 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>LOTS A, B &amp; 901-921 (BOTH INCLUSIVE) ARE THE RESULT OF THIS SURVEY.</div>			
ROADS R1 RESERVE No.1		CITY OF GREATER GEELONG CITY OF GREATER GEELONG					
NOTATIONS							
DEPTH LIMITATION: 15 METRES APPLIES TO C.A. 2012 PARISH OF BARRARBOOL ONLY.							
<div>SURVEY: This plan is <del>is not</del> based on survey.</div> <div>STAGING: This <del>is</del> is not a staged subdivision. Planning Permit No. 717/2007/E</div> <div>This survey has been connected to permanent marks No(s). 81, 152, 284 &amp; 286</div> <div>In Proclaimed Survey Area No. -</div>							
				HIGHTON RIDGE ESTATE STAGE 9A 21 LOTS 2.502ha			
EASEMENT INFORMATION							
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
SEE SHEET 2 FOR EASEMENT DETAILS							
<div>TGM Group 1/27-31 Myers Street (PO Box 1137) Geelong Vic 3220 T 03 5202 4600 F 03 5202 4691 ABN 11 125 568 461 www.tgmgroup.com</div>				SURVEYORS FILE REF: 7138-109A		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7 SHEETS
				Digitally signed by: Raymond James Dunn (TGM Group Pty Ltd - Geelong), Surveyor's Plan Version (2), 20/03/2018, SPEAR Ref: S118496C			

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	SEE PLAN	PS628459W & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-2	POWERLINE	SEE PLAN	PS630452Y, SECTION 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED
E-3, E-10, E-11	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS648611F & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-4, E-5	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	AJ092853A & SECTION 130 (3) WATER ACT 1989	BARWON REGION WATER CORPORATION
E-5	DRAINAGE	SEE PLAN	PS737854G	CITY OF GREATER GEELONG
E-6	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS737854G & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-7	SEWERAGE PIPELINES OR ANCILLARY PURPOSES	2	AL876712H	BARWON REGION WATER CORPORATION
E-8 E-9	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS800547R & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-9	DRAINAGE	SEE PLAN	PS800547R	CITY OF GREATER GEELONG
E-10	DRAINAGE	3	PS729123U	CITY OF GREATER GEELONG
E-11, E-13	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-12, E-13	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION



PLAN NUMBER  
PS809809N



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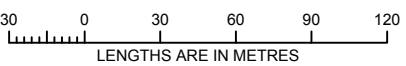
TGM Group  
1/27-31 Myers Street (PO Box 1137)  
Geelong Vic 3220  
T 03 5202 4600  
F 03 5202 4691  
ABN 11 125 568 461  
www.tgmgroup.com



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SCALE  
1:3000



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20/03/2018, SPEAR Ref: S118496C

ORIGINAL SHEET  
SIZE: A3

SHEET 3

SURVEYORS FILE REF: 7138-109A

SHEET 4

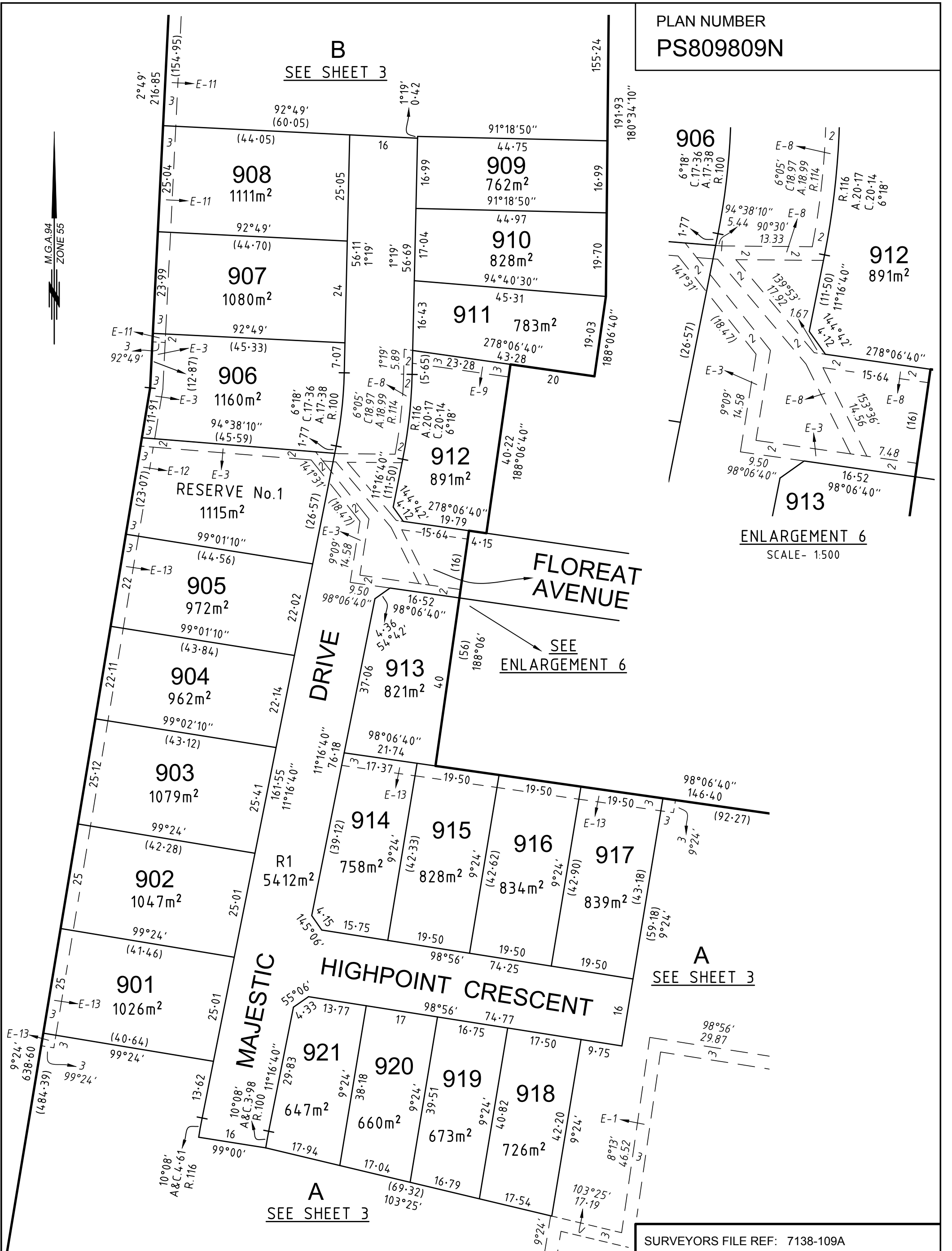


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8 0 8 16 24 32

LENGTHS ARE IN METRES

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CREATION OF RESTRICTION A.

Upon registration of this plan (PS809809N) the following restriction is created:

Land to benefit : Lots 901-921 (both inclusive) on this plan (PS809809N).

Land to be burdened : Lots 901-921 (both inclusive) on this plan (PS809809N).

DESCRIPTION OF RESTRICTION A.

Except with the prior written consent of GLG 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:


- allow the erection of more than one dwelling on any single allotment
- further subdivide the lots.


CREATION OF RESTRICTION B.

Upon registration of this plan (PS809809N) the following restriction is created:

Lot burdened	Lot/s benefited
912	911
913	914, 915
914	913, 915
921	920

DESCRIPTION OF RESTRICTION B.

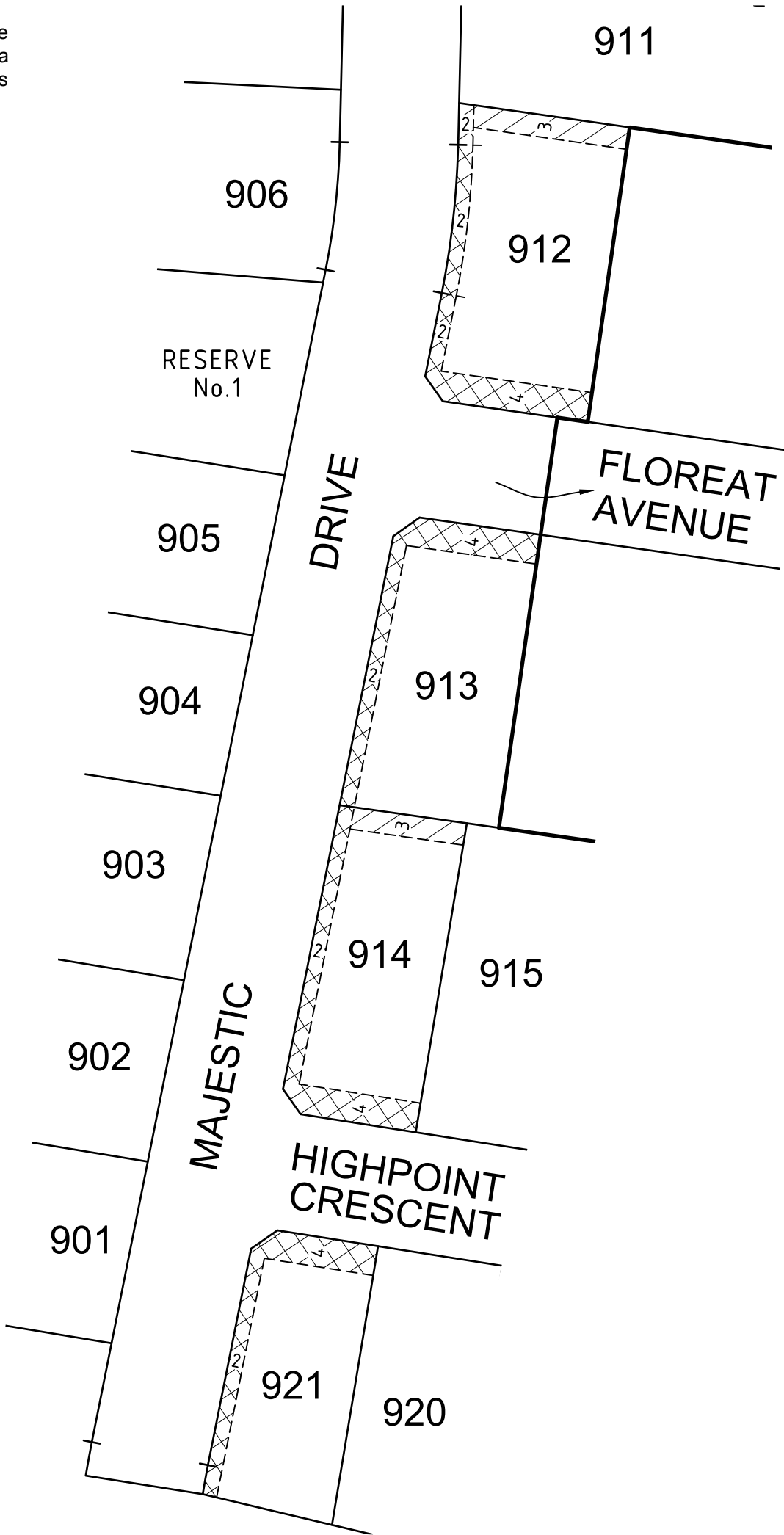
Buildings shall not be located in the area shown thus  except for allowable encroachments listed in the Building Regulations 2006.

Dwellings shall not be located in the area shown thus 

DEFINITIONS

BUILDING - Any structure

DWELLING - House- Habitable Room (excludes carport/garage)



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**Creation of Restriction C**

The following restrictive covenant is to be created upon registration of Plan of Subdivision PS 809809N (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988:

Land to be benefitted: Lots 901-921 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 901-921 (both inclusive) on the Plan of Subdivision

**Description of Restriction C**

Except with the prior written consent of GLG and in all other instances with the written consent of each and every registered proprietor or proprietors of a benefitting 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 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.
  - ii. where both street frontages must be addressed in the design of the dwelling house on corner lots.
  - iii. with all external walls (excluding windows) of at least 75% of brick, stone or brick veneer.
- (b) allow any external plumbing (waste pipes and fittings but not including down pipes and guttering) to be visible from the street;
- (c) 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;
- (d) 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;
- (e) allow any water tank installed or constructed on the lot to remain unscreened such that it is visible from the street;

**Garage**

- (f) 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.

**Outbuildings**

- (g) 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 non-reflective color bonded new iron sheeting or any combination of those materials and are consistent in materials and color to that of the dwelling house.
- (h) 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
- (i) allow any clothes line and drying areas or part thereof to be visible from the street;

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Landscaping

- (j) allow any
  - v. 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 two years after the issue of a Certificate of Occupancy for the dwelling house constructed on the lot;
  - vi. nature strip to become or remain unkempt or untidy.

Recreational Vehicles/Commercial Vehicles

- (k) 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;

Display Homes

- (l) 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 GLG has first been obtained;

Signage

- (m) 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 and shall not prevent the display of a nameplate or light of any medical practitioner, dentist or legal practitioner.

Delivery of Building Materials

- (n) 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

- (o) 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);
- (p) 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;

Notes

“GLG” means Geelong Land Group Pty Ltd (ACN 131 888 616) 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).

The above restrictive covenants (a) to (p) shall cease to have effect on the 31<sup>st</sup> December 2041.

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