

PLAN OF SUBDIVISION	EDITION 1	PLAN NUMBER PS809810E
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LOCATION OF LAND PARISH: BARRARBOOL TOWNSHIP: - SECTION: 15 CROWN ALLOTMENT: 1 (PT.), 2 (PT.) & 2012 (PT.) CROWN PORTION: 25 (PART) TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: LOT A ON PS 809811C POSTAL ADDRESS: MAJESTIC DRIVE (at time of subdivision) HIGHTON, 3216. MGA CO-ORDINATES: E: 263 080 ZONE: 55 (of approx centre of land in plan) N: 5 773 110 GDA 94	MUNICIPALITY: CITY OF GREATER GEELONG
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	THE DEFINED ENDS OF EASEMENTS ARE PERPENDICULAR TO THE ADJOINING BOUNDARY UNLESS OTHERWISE SHOWN. CREATION OF RESTRICTION SEE SHEET 5 FOR RESTRICTION DETAILS. LOTS 1-921 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOTS A, B & 922-949 (BOTH INCLUSIVE) ARE THE RESULT OF THIS SURVEY.
ROADS R1	CITY OF GREATER GEELONG	
NOTATIONS		<div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 5px auto;"> HIGHTON RIDGE ESTATE STAGE 9B 28 LOTS 2.894ha </div>
DEPTH LIMITATION: 15 METRES APPLIES TO C.A. 2012 PARISH OF BARRARBOOL ONLY.		
SURVEY: This plan is is not based on survey. STAGING: This is is not a staged subdivision. Planning Permit No. 717/2007/E This survey has been connected to permanent marks No(s). 81, 152, 284 & 286 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
SEE SHEET 2 FOR EASEMENT DETAILS				

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 <small>JAS-ANZ Accredited: Quality ISO 9001 - OH&S AS/NZS 4801 - Environment ISO 14001</small>	 <small>Geelong Melbourne Ballarat</small>	SURVEYORS FILE REF: 7138-109B	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5 SHEETS
		RAYMOND JAMES DUNN / VERSION 2		

PLAN NUMBER
PS809810E

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, E-3	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	AJ092853A & SECTION 130 (3) WATER ACT 1989	BARWON REGION WATER CORPORATION
E-3	DRAINAGE	SEE PLAN	PS737854G	CITY OF GREATER GEELONG
E-4	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS737854G & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-5	SEWERAGE PIPELINES OR ANCILLARY PURPOSES	2	AL876712H	BARWON REGION WATER CORPORATION
E-6	DRAINAGE	SEE PLAN	PS809811C	CITY OF GREATER GEELONG
E-6	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS809811C & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-7, E-8	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS809811C & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-8	DRAINAGE	SEE PLAN	PS809811C	CITY OF GREATER GEELONG
E-9, E-10	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-10	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION

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SCALE
N.T.S.

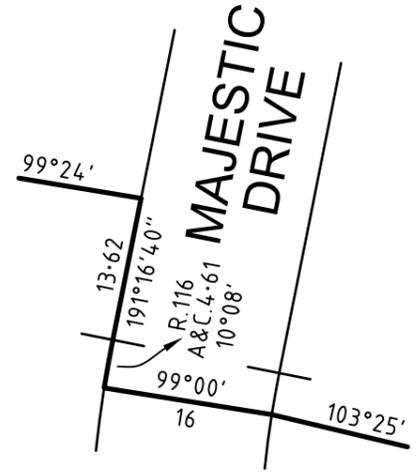
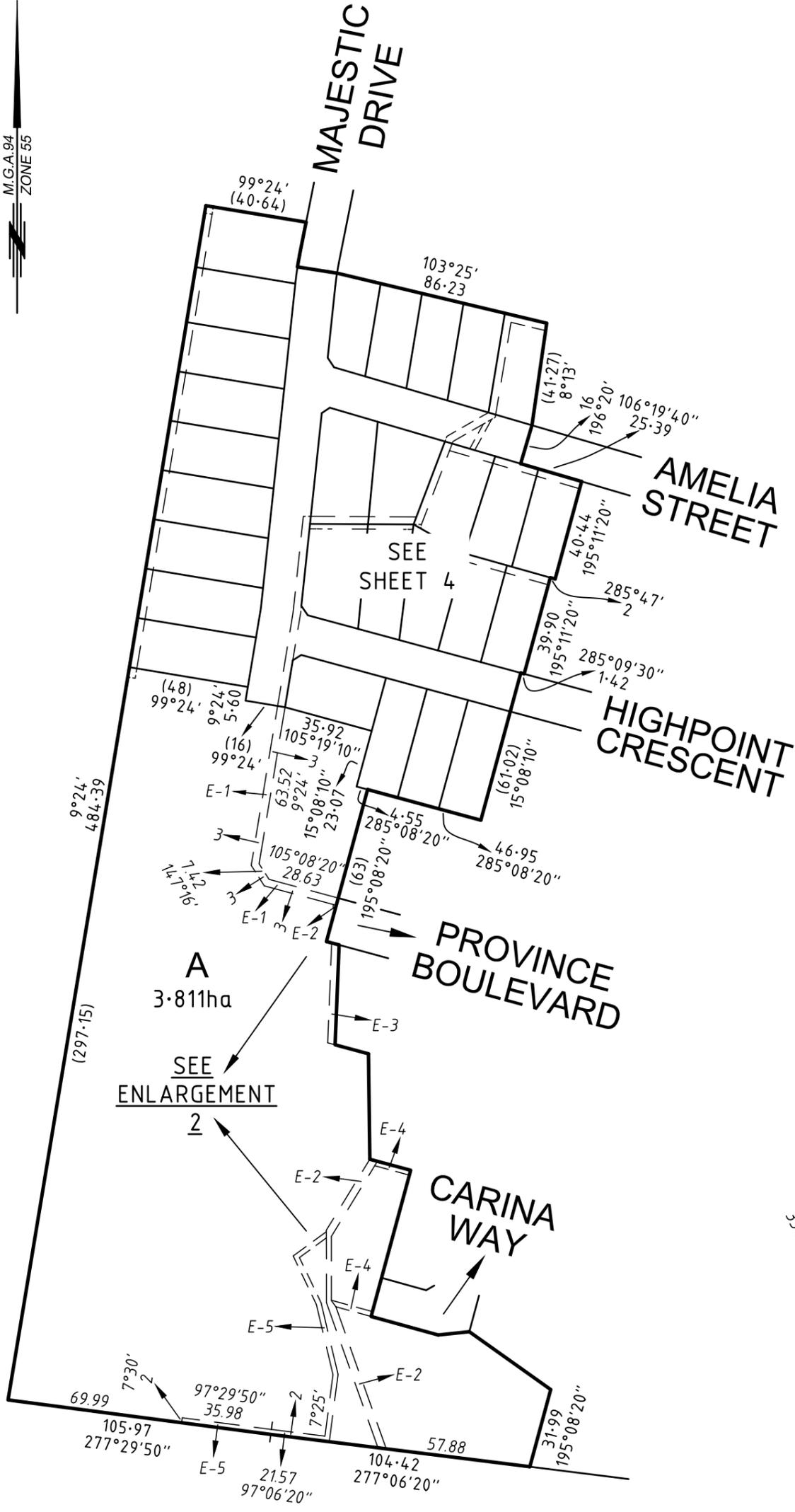
NOT TO SCALE
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

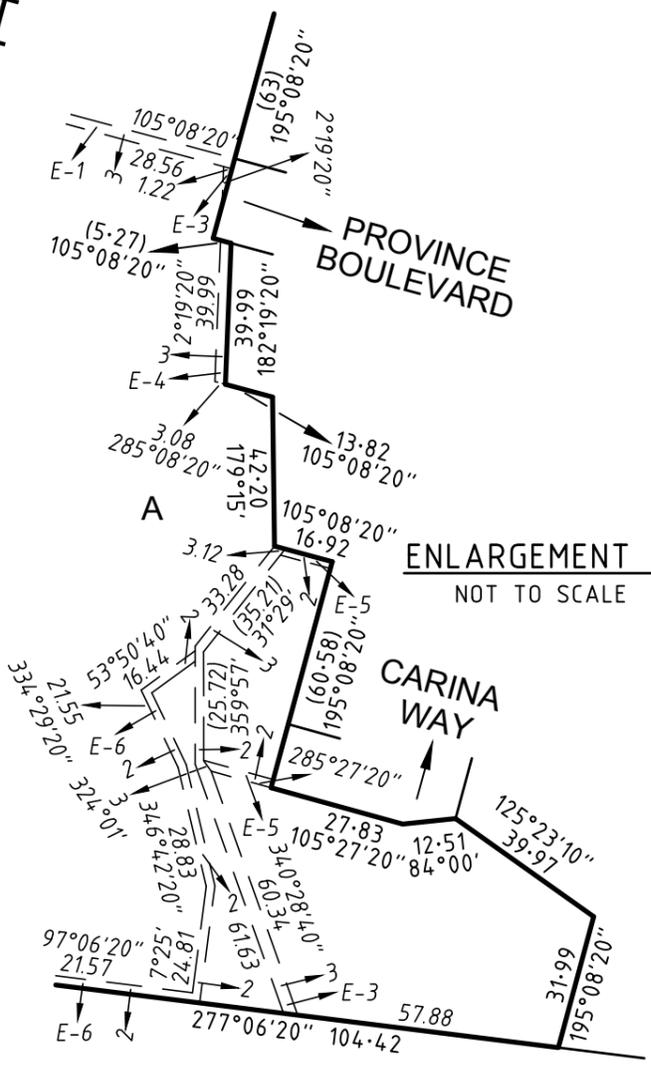
SHEET 2

RAYMOND JAMES DUNN / VERSION 2

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ENLARGEMENT 1
NOT TO SCALE



ENLARGEMENT 2
NOT TO SCALE

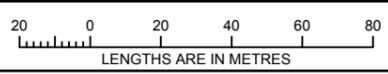
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SCALE
1:2000



RAYMOND JAMES DUNN / VERSION 2

ORIGINAL SHEET
SIZE: A3

SHEET 3

CREATION OF RESTRICTION A:

PLAN NUMBER
PS809810E

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.

Burdened land: Lots 922-949 (both inclusive) on PS809810E (this plan)

Benefited land: Lots 922-949 (both inclusive) on PS809810E (this plan)

DESCRIPTION OF RESTRICTION A:

The burdened land cannot be used except in accordance with the provisions recorded in MCP AA3947.

AND

1. Except with the prior written consent of: any entity named in MCP AA3947 Clause 2, and in all other instances with the written consent of each and every registered proprietor or proprietors of a benefitting lot, the registered proprietors of any burdened lot on the Plan of Subdivision shall not:

1.1. FURTHER SUBDIVISION NOT ALLOWED

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

Lots excluded from this clause: **939**

1.2 CORNER LOTS

FOR BURDENED LOTS: **931, 939, 940 & 949**

Build or allow to be built any dwelling on corner lot unless:

- (a) *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 the Developer via ordinary post to PO Box 315, Geelong VIC 3220 or via email to info@costaland.com.au.*
- (b) *the Plans comply with the covenants that burden the lot; and*
- (c) *the Developer (and/or its nominee) has given its prior written approval of the Plans prior to the commencement of any construction works on the lot.*

1.3. FENCING MATERIAL

Build or allow to be built any dwelling on the lot unless: the fencing material used: COLOR-BONDED STEEL SHEETING IN A RIVERSAND COLOUR.

2. EXCLUDED MCP COVENANTS: The following covenant clauses are excluded from the operation of the covenants: None.

Expiry date: 7 June 2031

CREATION OF RESTRICTION B.

Upon registration of this plan (PS809810E) the following restriction is created:

Lot burdened	Lot/s benefited
931	932
939	938, 940
940	939, 941
949	948

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)

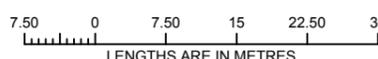


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SCALE
1:750



ORIGINAL SHEET
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SHEET 5

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