
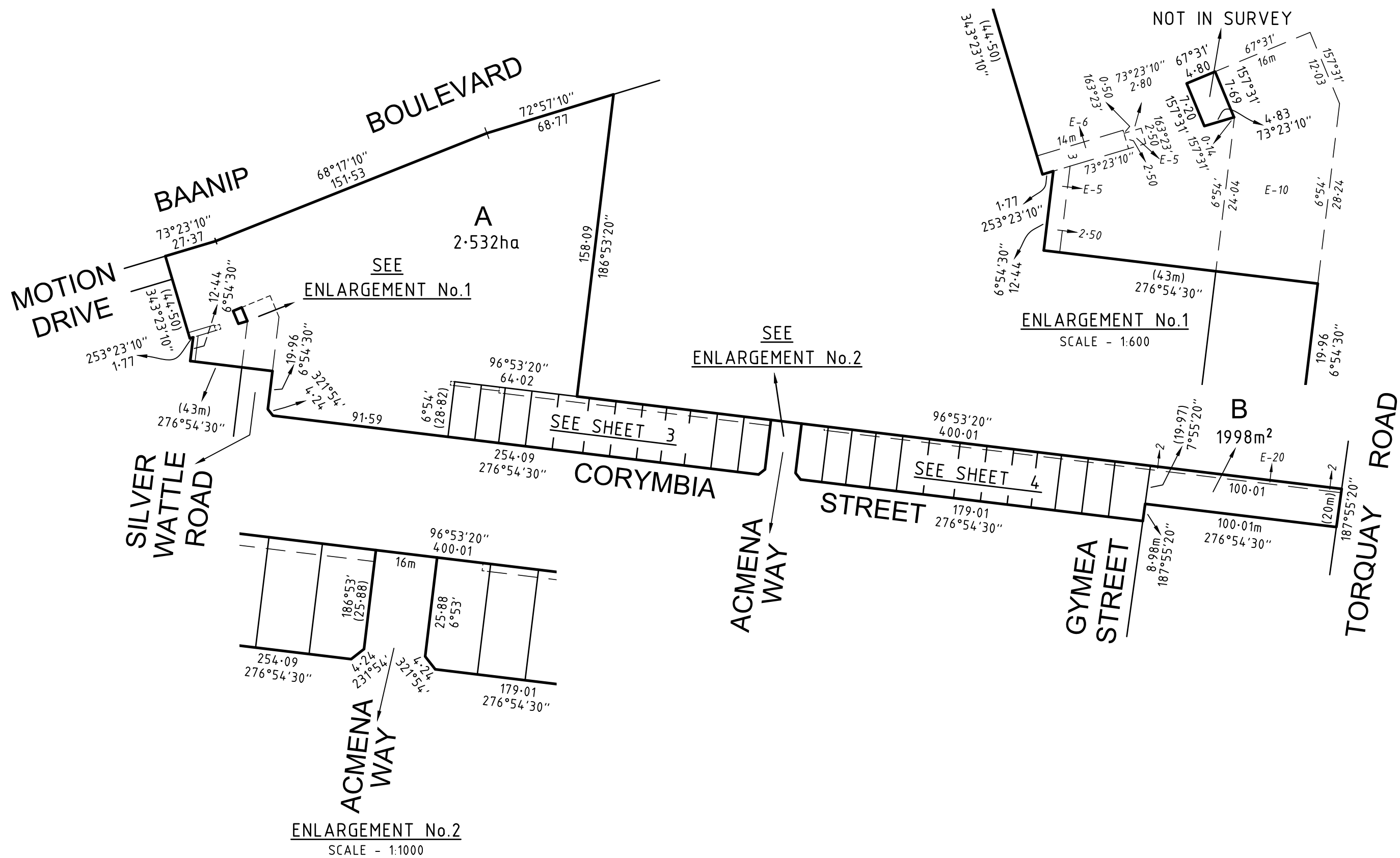


PLAN OF SUBDIVISION				EDITION 1		PLAN NUMBER PS920586K					
LOCATION OF LAND PARISH: DUNEED TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 13 (PART) TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: LOT A ON PS847803L POSTAL ADDRESS: 371 TORQUAY ROAD (at time of subdivision) MOUNT DUNEED, 3217 MGA CO-ORDINATES: E: 266 690 ZONE: 55 (of approx centre of land in plan) N: 5 766 890 MGA 2020				Council Name: City of Greater Geelong Council Reference Number: 16573 Planning Permit Reference: PP-1246-2018 SPEAR Reference Number: S233831T Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement is to be satisfied in stage: 9 Digitally signed by: Rory O'Loughlen for City of Greater Geelong on 03/02/2025							
				VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
				IDENTIFIER		COUNCIL/BODY/PERSON		LOTS 1-700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. <u>CREATION OF RESTRICTION A.</u> Upon registration of this plan (PS920586K) the following restriction is created: Land to be benefited: Lots 701-725 (both inclusive) on this plan (PS920586K) Land to be burdened: Lots 701-725 (both inclusive) on this plan (PS920586K) <u>DESCRIPTION OF RESTRICTION A.</u> The Registered Proprietor/s for the time being of any burdened lot on this plan to which the restriction applies shall not build or permit to be built or remain on the lot any building other than a building which has been constructed in accordance with Endorsed Memorandum of Common Provision (MCP) Registered in Dealing No.AA8754 The Provisions of the said MCP are incorporated into this Restriction. <u>CREATION OF RESTRICTION</u> SEE SHEET 5 FOR FURTHER RESTRICTION DETAILS.			
				NIL		NIL					
				NOTATIONS				DEPTH LIMITATION: DOES NOT APPLY SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No.PP-1246-2018 This survey has been connected to permanent marks No(s). 96, 153, 195 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-6 E-5, E-6 E-10 E-20, E-21 E-21		DRAINAGE PIPELINES OR ANCILLARY PURPOSES POWERLINE & CARRIAGEWAY DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN SEE PLAN SEE PLAN SEE PLAN	PS838255S PS838255S & SECTION 136 WATER ACT 1989 PS838256Q & SECTION 88 ELECTRICTY INDUSTRY ACT 2000 THIS PLAN THIS PLAN & SECTION 136 WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION POWERCOR AUSTRALIA LIMITED CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION						
 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: 304318518-107 Digitally signed by: Geoffrey Patterson, Licensed Surveyor, Surveyor's Plan Version (2), 27/08/2024, SPEAR Ref: S233831T			ORIGINAL SHEET SIZE: A3		SHEET 1 OF 5 SHEETS				

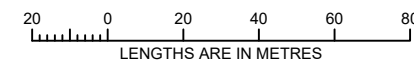
PLAN NUMBER
PS920586K



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SCALE
1:2000



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ORIGINAL SHEET
SIZE: A3

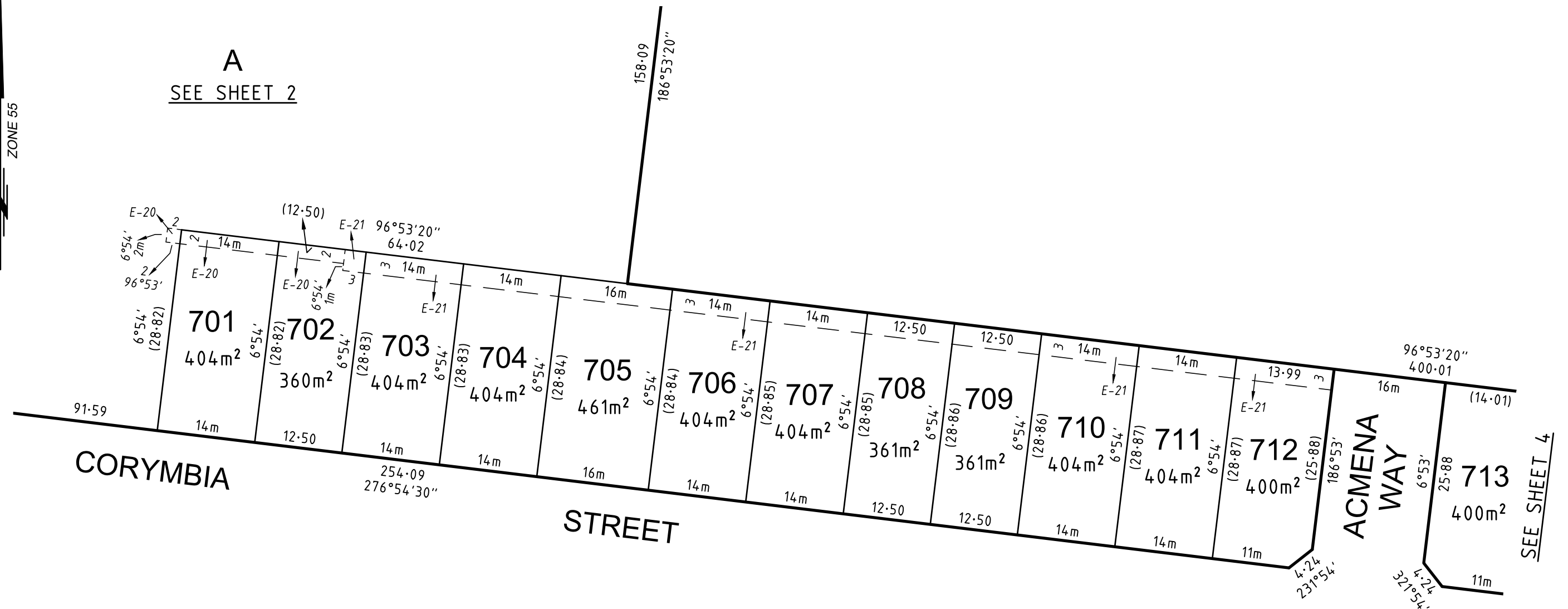
SHEET 2

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SPEAR Ref: S233831T

PLAN NUMBER
PS920586K

A
SEE SHEET 2

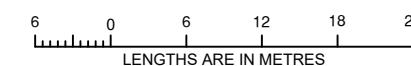
M.G.A.2020
ZONE 55



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SCALE
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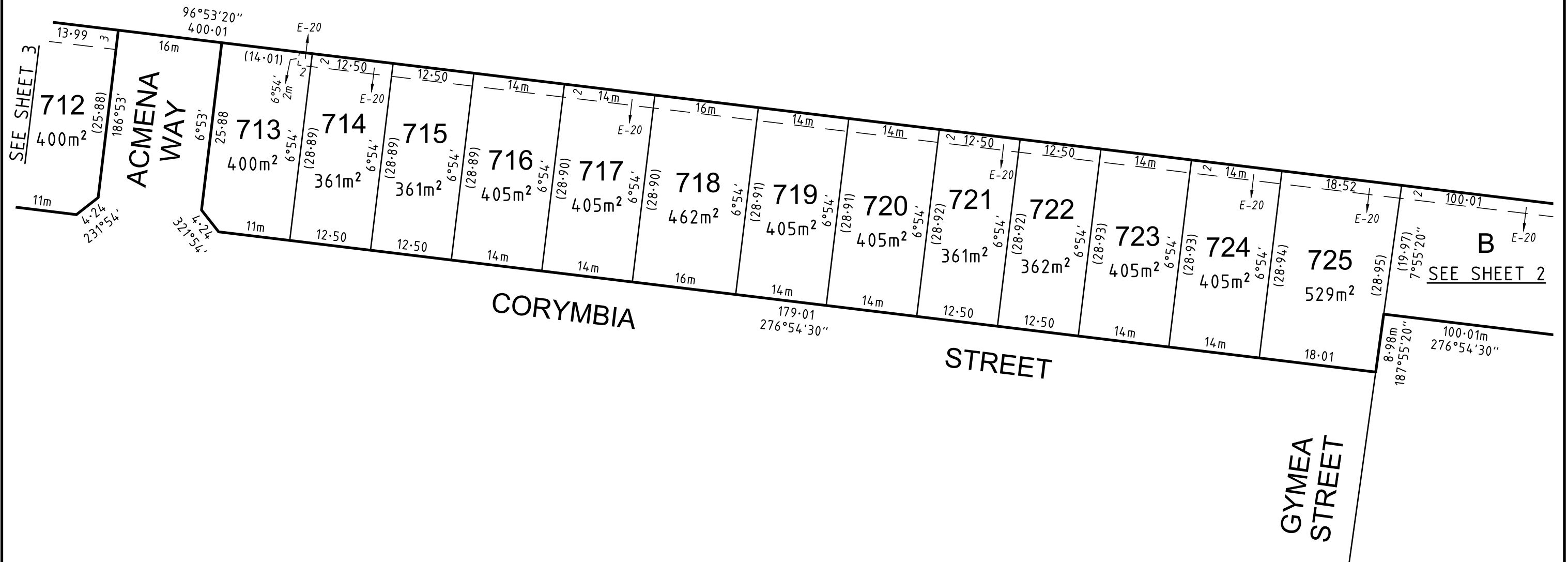


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SHEET 3

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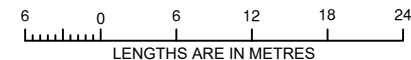
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City of Greater Geelong,
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SURVEYORS FILE REF: 304318518-107

SCALE
1:600



ORIGINAL SHEET
SIZE: A3

SHEET 4

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CREATION OF RESTRICTION B.

Upon registration of this plan (PS920586K) the following restriction is created:

Lot burdened	Lot/s benefited	Lot burdened	Lot/s benefited	Lot burdened	Lot/s benefited
701	702	710	709, 711	718	717, 719
702	701, 703	711	710, 712	719	718, 720
703	702, 704	712	711	720	719, 721
704	703, 705	713	714	721	720, 722
705	704, 706	714	713, 715	722	721, 723
706	705, 707	715	714, 716	723	722, 724
707	706, 708	716	715, 717	724	723, 725
708	707, 709	717	716, 718	725	724
709	708, 710				

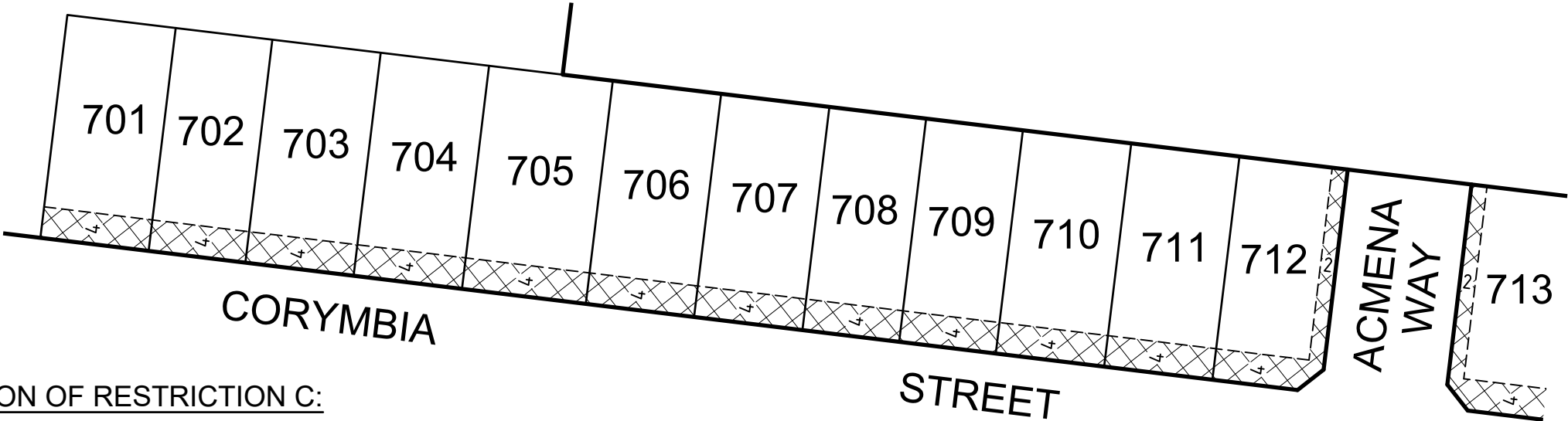
PLAN NUMBER
PS920586K

DESCRIPTION OF RESTRICTION B.

Buildings shall not be located in the area shown thus  except for allowable encroachments listed in the Building Regulations 2018.

DEFINITIONS

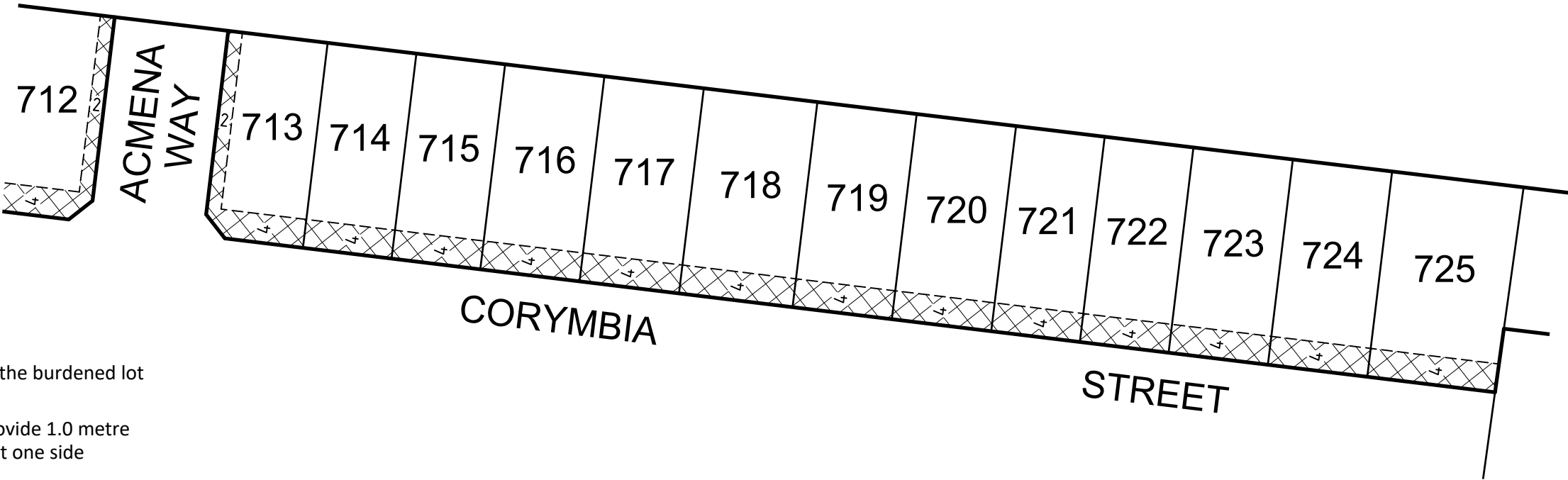
"Building" means any structure



CREATION OF RESTRICTION C:

Upon registration of this plan (PS920586K) the following restriction is created:

Lot burdened	Lot/s benefited
702	703
703	704
704	705
705	706
706	707
707	708
708	709
709	710
710	711
711	712



DESCRIPTION OF RESTRICTION C:

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

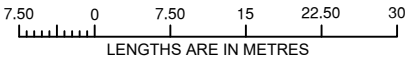
1. Build or permit to build any building(s) that does not provide 1.0 metre clear horizontal access down the entire length of at least one side boundary of the lot.



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SCALE
1:750



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ORIGINAL SHEET
SIZE: A3

SHEET 5

Digitally signed by:
City of Greater Geelong,
03/02/2025,
SPEAR Ref: S233831T