
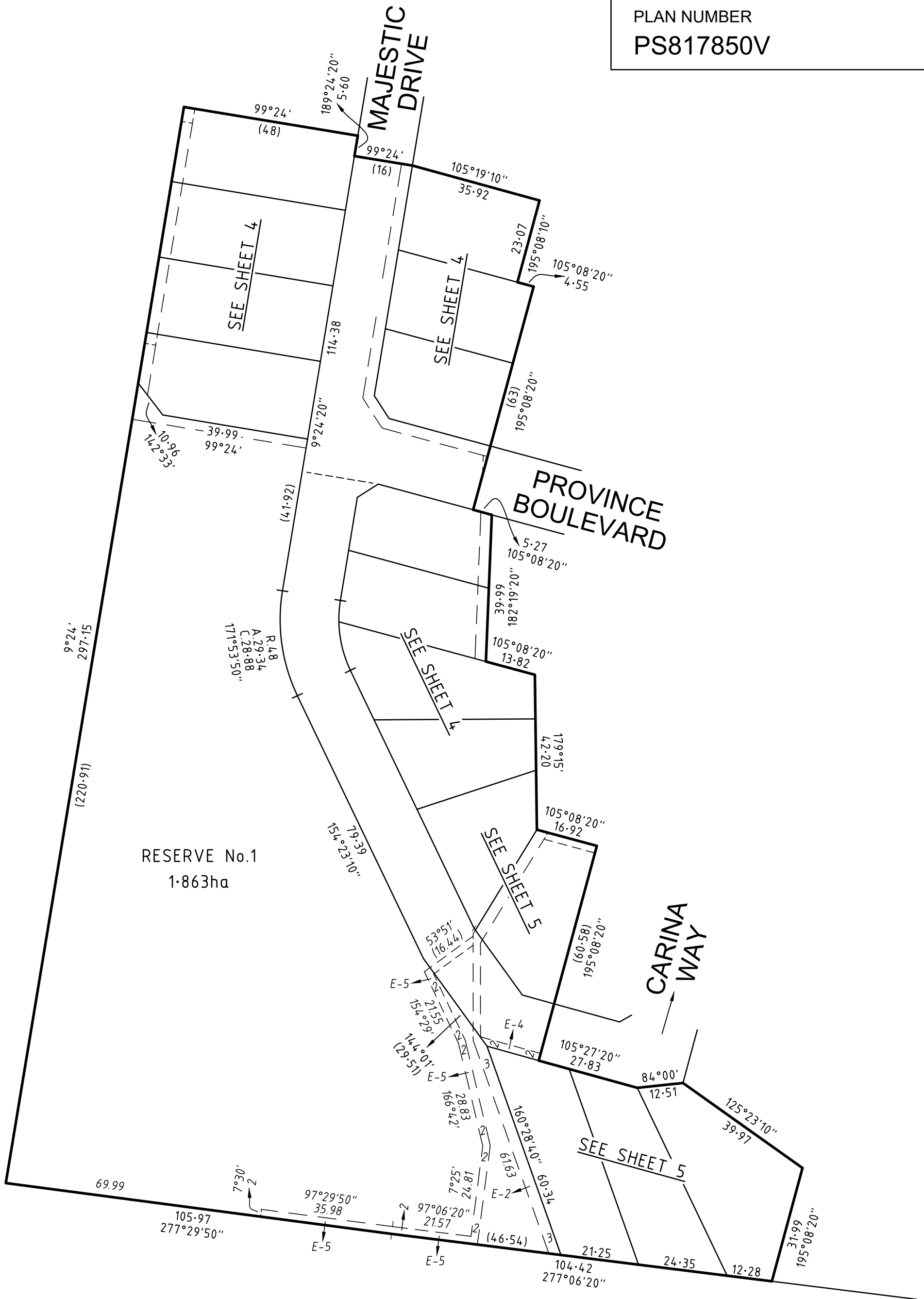


PLAN OF SUBDIVISION			EDITION 1		PLAN NUMBER PS817850V	
<div>LOCATION OF LAND</div> <div>PARISH: BARRARBOOL</div> <div>TOWNSHIP: -</div> <div>SECTION: 15</div> <div>CROWN ALLOTMENT: 1 (PT.), 2 (PT.) & 2012 (PT.)</div> <div>CROWN PORTION: 25 (PART)</div> <div>TITLE REFERENCE: VOL. FOL.</div> <div>LAST PLAN REFERENCE: LOT A ON PS 809810E</div> <div>POSTAL ADDRESS: MAJESTIC DRIVE (at time of subdivision) HIGHTON, 3216.</div> <div>MGA CO-ORDINATES: E: 263 040 ZONE: 55 (of approx centre of land in plan) N: 5 772 890 GDA 94</div>			<div>Council Name: City of Greater Geelong</div> <div>Council Reference Number: 14328 Planning Permit Reference: 717/2007/E SPEAR Reference Number: S142822J</div> <div>Certification</div> <div>This plan is certified under section 6 of the Subdivision Act 1988</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</div> <div>Digitally signed by: Shane Pritchard for City of Greater Geelong on 03/09/2019</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 SHEET 6 FOR RESTRICTION DETAILS.</div> <div>LOTS 1-720 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>LOTS 721-736 (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 is not based on survey.</div> <div>STAGING: This is 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 & 286</div> <div>In Proclaimed Survey Area No. -</div>						
		HIGHTON RIDGE ESTATE STAGE 7B 16 LOTS 3.811ha				
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of		
<div>SEE SHEET 2 FOR EASEMENT DETAILS</div>						
<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> <div> Geelong Melbourne Ballarat</div> <div>JAS-ANZ Accredited: Quality ISO 9001 - OH&S AS/NZS 4801 - Environment ISO 14001</div>		SURVEYORS FILE REF: 7138-107B		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6 SHEETS	
		Digitally signed by: Raymond James Dunn, Licensed Surveyor, Surveyor's Plan Version (2), 24/07/2019, SPEAR Ref: S142822J				

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	PS809810E	CITY OF GREATER GEELONG
E-6	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS809810E & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-7	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-7, E-8	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION

PLAN NUMBER
PS817850V

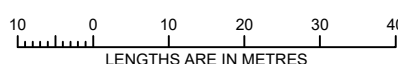


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SCALE
1:1000

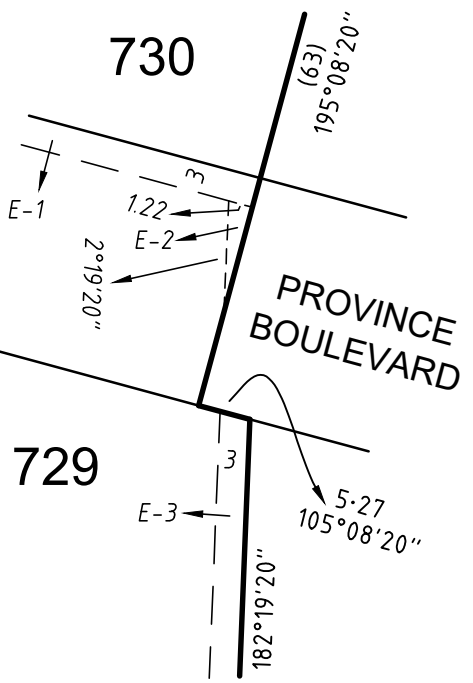
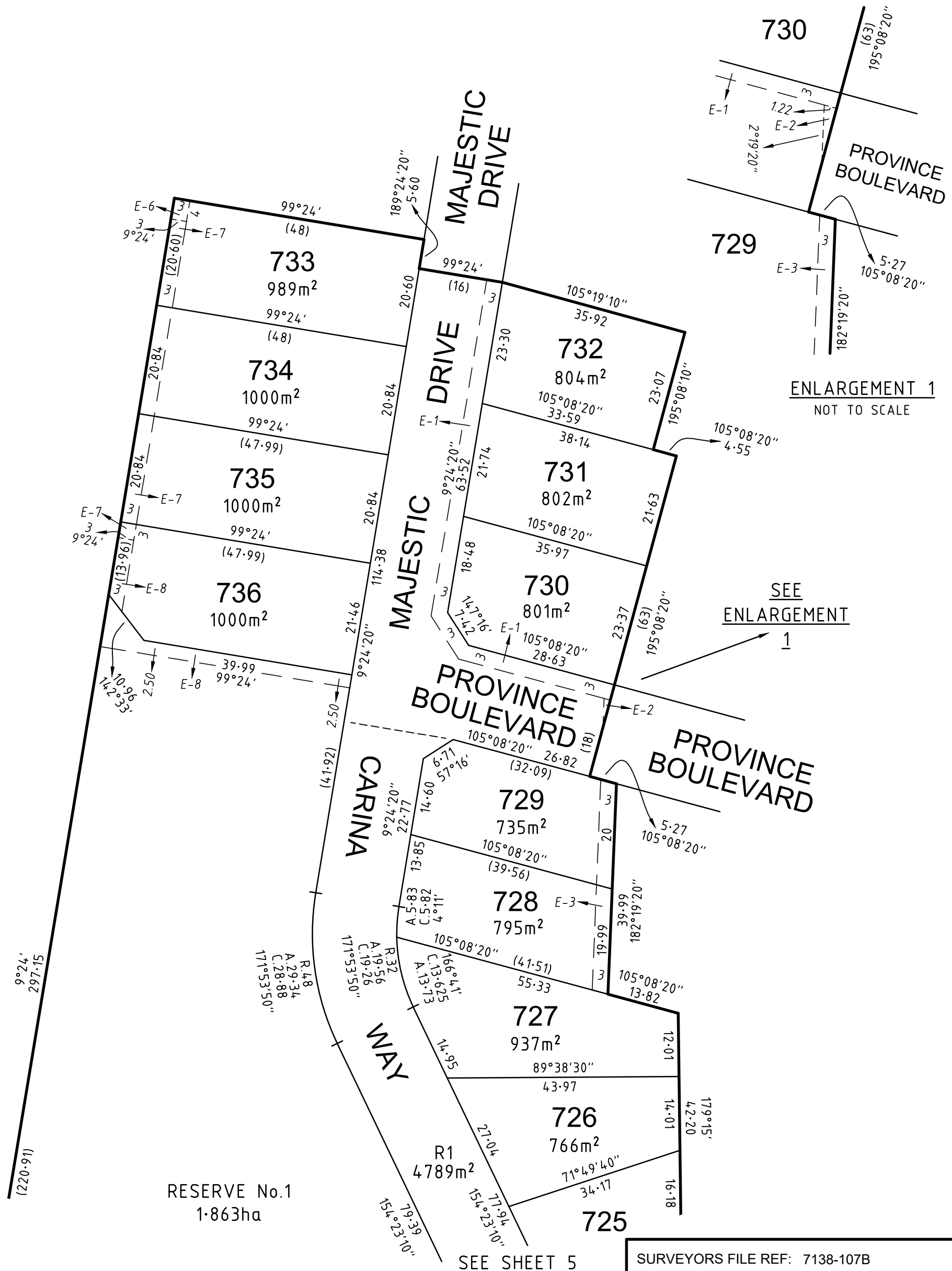
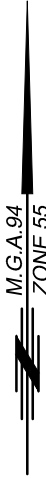


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Surveyor's Plan Version (2),
24/07/2019, SPEAR Ref: S142822J

ORIGINAL SHEET
SIZE: A3

SHEET 3

Digitally signed by:
City of Greater Geelong,
03/09/2019,
SPEAR Ref: S142822J



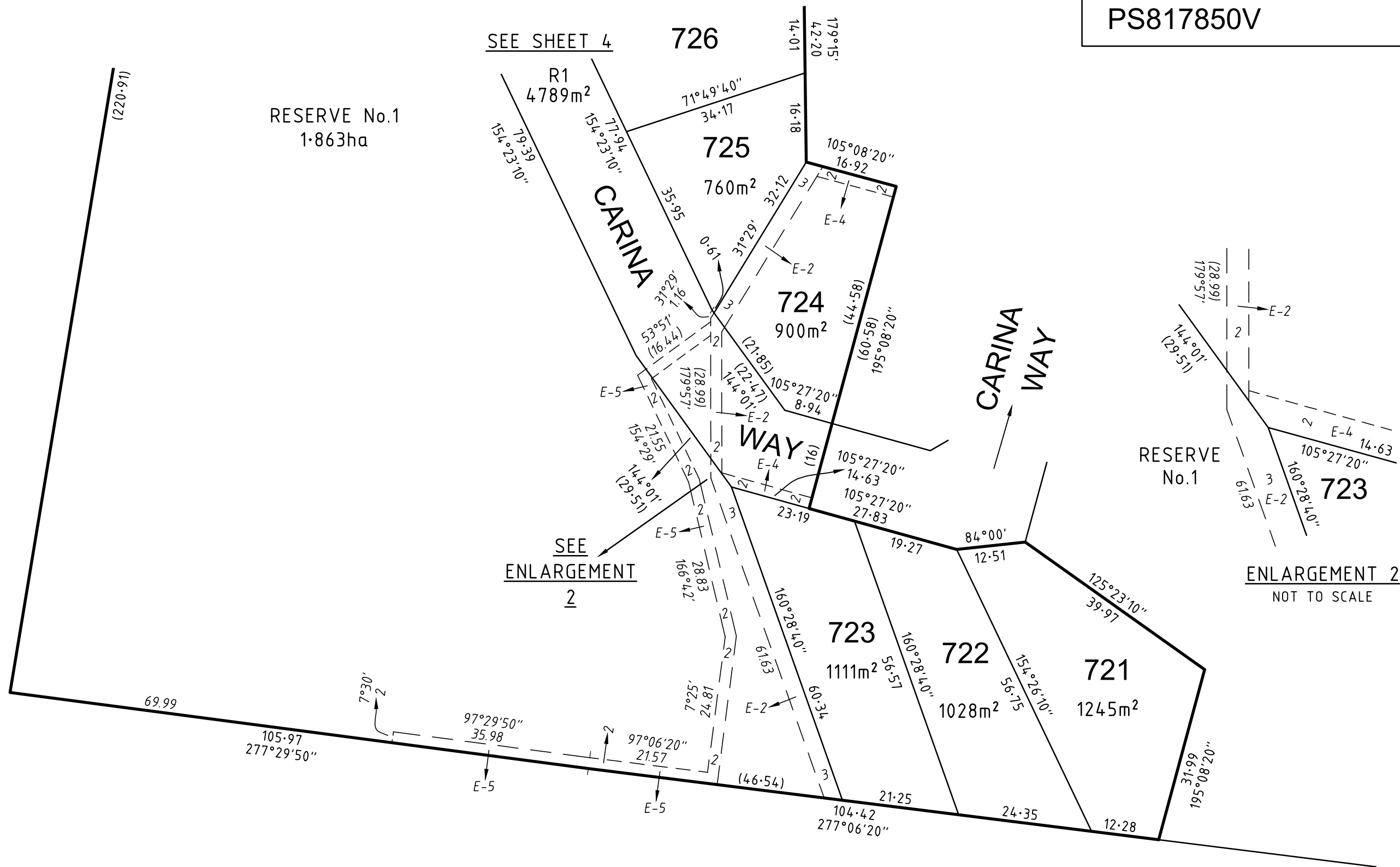
SEE
ENLARGEMENT
1

SEE SHEET 5

SURVEYORS FILE REF: 7138-107B



PLAN NUMBER
PS817850V

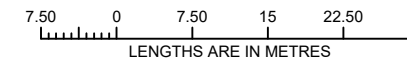


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SCALE
1:750



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Surveyor's Plan Version (2),
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ORIGINAL SHEET
SIZE: A3

SHEET 5

Digitally signed by:
City of Greater Geelong,
03/09/2019,
SPEAR Ref: S142822J

CREATION OF RESTRICTION A:

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.

Benefited land: Lots 721-736 (both inclusive) on this plan (PS817850V)
Burdened land: Lots 721-736 (both inclusive) on this plan (PS817850V)

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: 723

1.2 CORNER LOTS

FOR BURDENED LOTS: 729 & 730

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: ANY FENCING MATERIAL, IN ANY 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 (PS817850V) the following restriction is created:

Lot burdened	Lot/s benefited
729	728
730	731

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)

PLAN NUMBER
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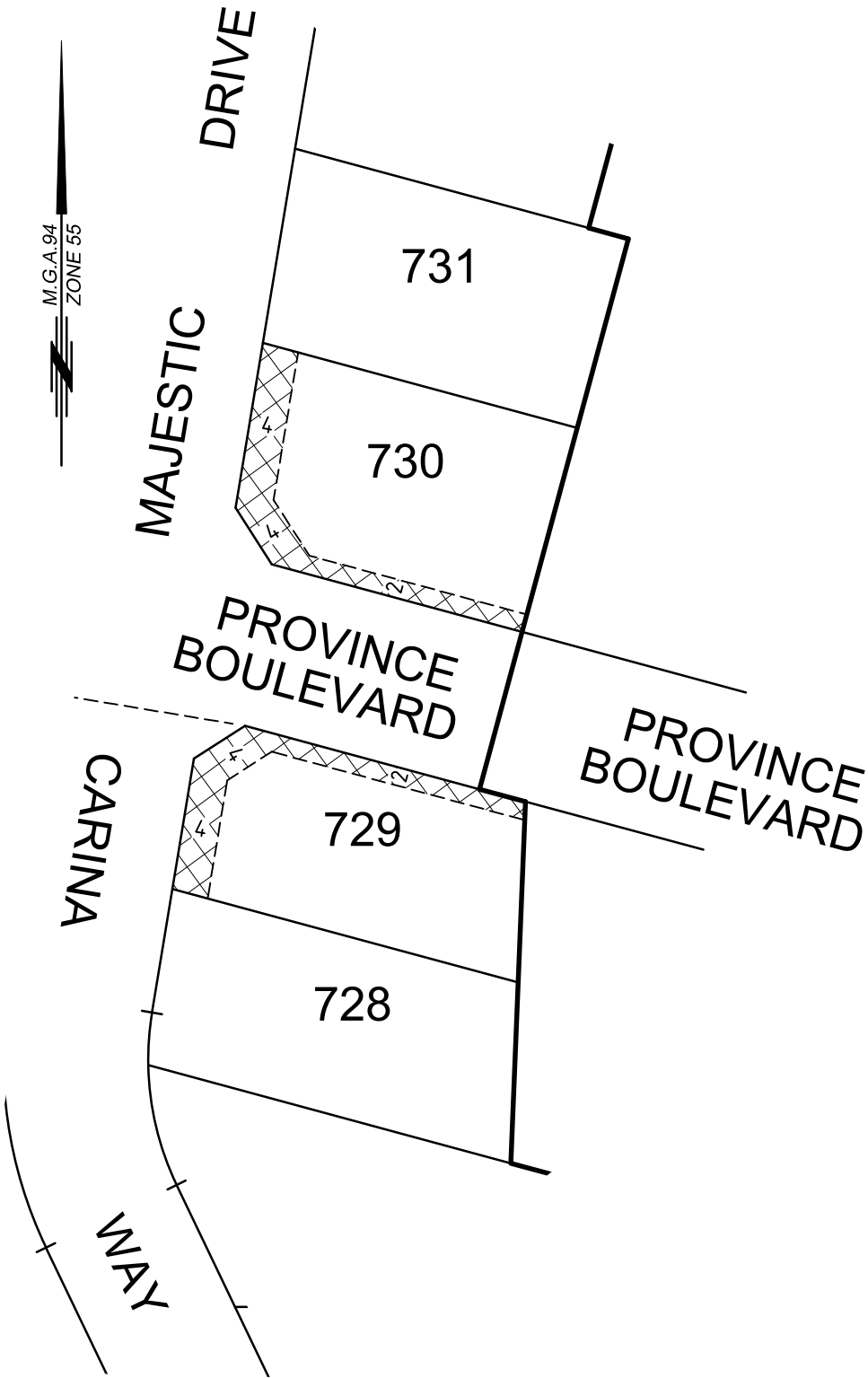
CREATION OF RESTRICTION C:

Upon registration of this plan (PS817850V) the following restriction is created:
Benefited land: Lots 721-736 (both inclusive) on this plan (PS817850V)
Burdened land: Lots 728 & 733-736 (both inclusive) on this plan (PS817850V)

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.



SURVEYORS FILE REF: 7138-107B