
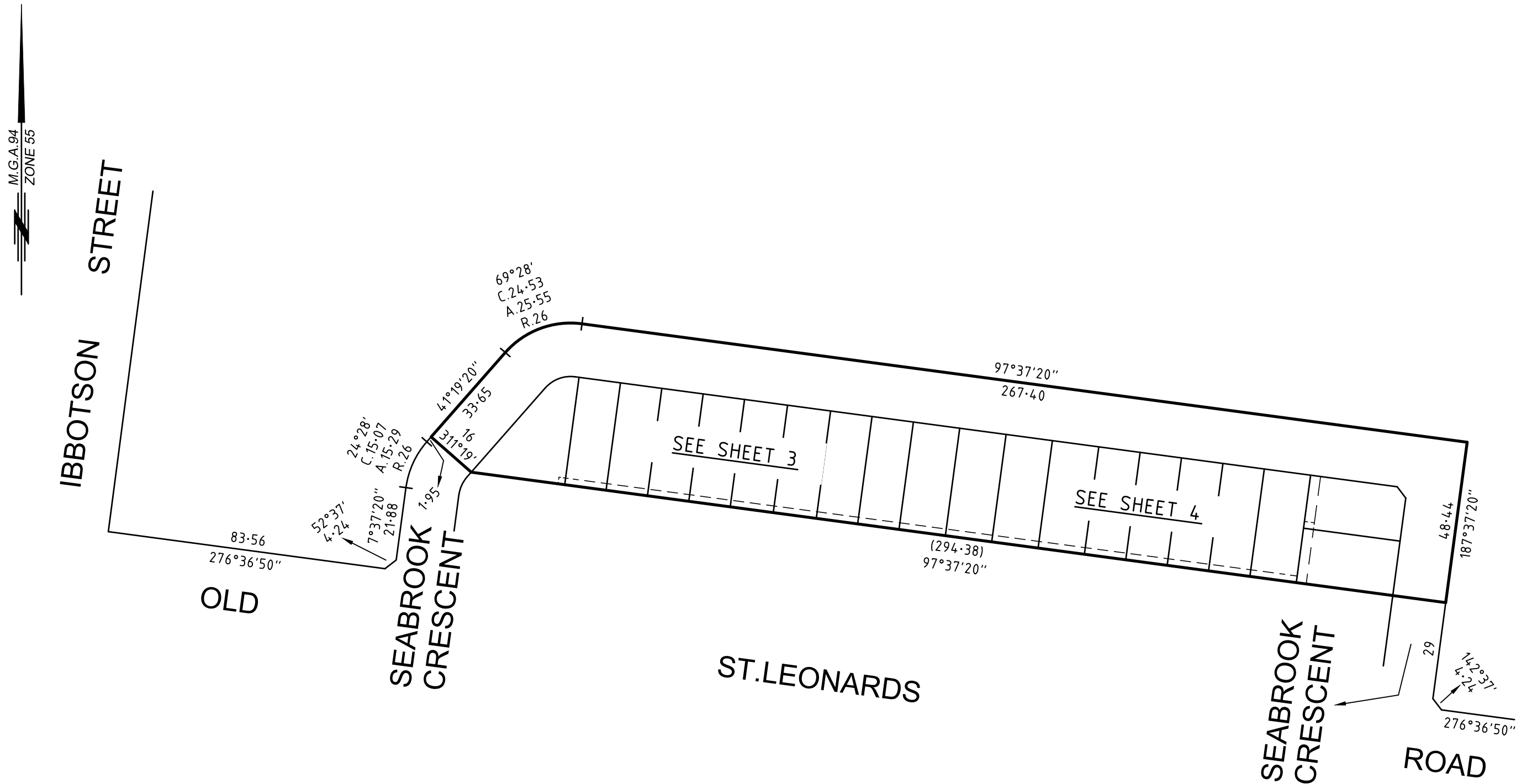


PLAN OF SUBDIVISION				EDITION 1		PLAN NUMBER PS822149F		
LOCATION OF LAND  PARISH: PAYWIT  TOWNSHIP: -  SECTION: 27  CROWN ALLOTMENT: B (PT), C (PT) & D (PT)  CROWN PORTION: -  TITLE REFERENCE: VOL. FOL.   LAST PLAN REFERENCE: LOTS A ON PS822138L  POSTAL ADDRESS: SEABROOK CRESCENT (at time of subdivision) ST. LEONARDS 3223        MGA94 CO-ORDINATES: E: 298 890 ZONE: 55 (of approx centre of land in plan) N: 5 772 410 GDA 94				Council Name: City of Greater Geelong  Council Reference Number: 14029 Planning Permit Reference: pp-970-2014 SPEAR Reference Number: S131803T  <b>Certification</b>  This plan is certified under section 6 of the Subdivision Act 1988  Public Open Space  A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made  Digitally signed by: Hugh Griffiths for City of Greater Geelong on 01/04/2019				
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.  LOTS 1 TO 1700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  LOTS 1701 TO 1720 (BOTH INCLUSIVE) ARE THE RESULT OF THIS SURVEY.  <u>CREATION OF RESTRICTION</u> SEE SHEET 5 FOR RESTRICTION DETAILS.				
ROAD R1		CITY OF GREATER GEELONG						
NOTATIONS				STAGE 17 1.430ha 20 LOTS				
DEPTH LIMITATION: DOES NOT APPLY								
SURVEY: This plan is/is not based on survey.  STAGING: This is/is not a staged subdivision. Planning Permit No.PP-970-2014  This survey has been connected to permanent marks No(s).  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-1, E-2	DRAINAGE	SEE PLAN	PS822138L	CITY OF GREATER GEELONG				
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS822138L & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION				
E-3	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG				
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  JAS-ANZ Accredited: Quality ISO 9001 - OH&S AS/NZS 4801 - Environment ISO 14001			 Geelong   Melbourne   Ballarat		SURVEYORS FILE REF: 15807-117		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5 SHEETS
Digitally signed by: Raymond James Dunn, Licensed Surveyor, Surveyor's Plan Version (1), 31/10/2018, SPEAR Ref: S131803T								

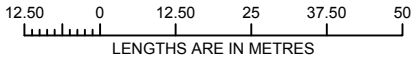


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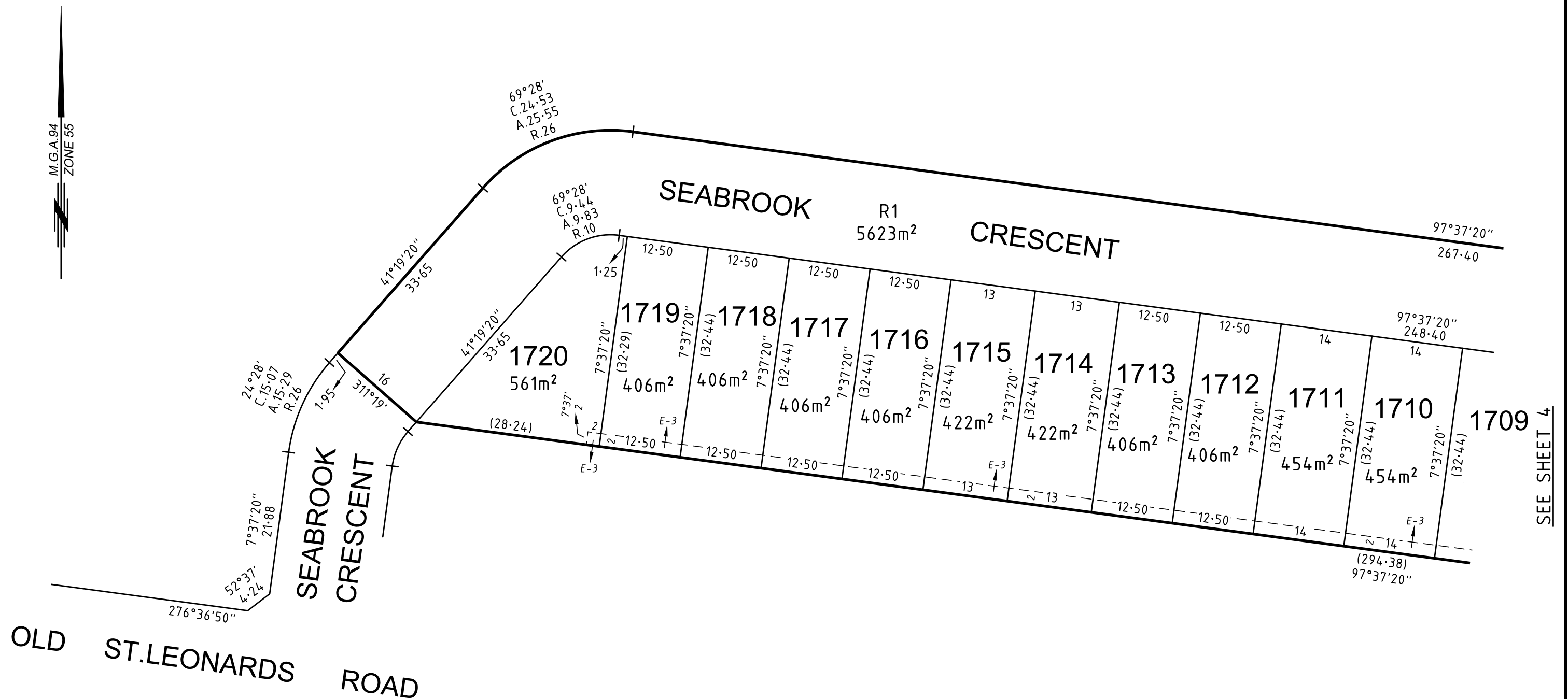
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SHEET 2

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01/04/2019,  
SPEAR Ref: S131803T

PLAN NUMBER  
PS822149F

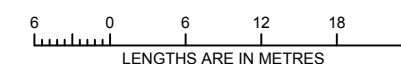


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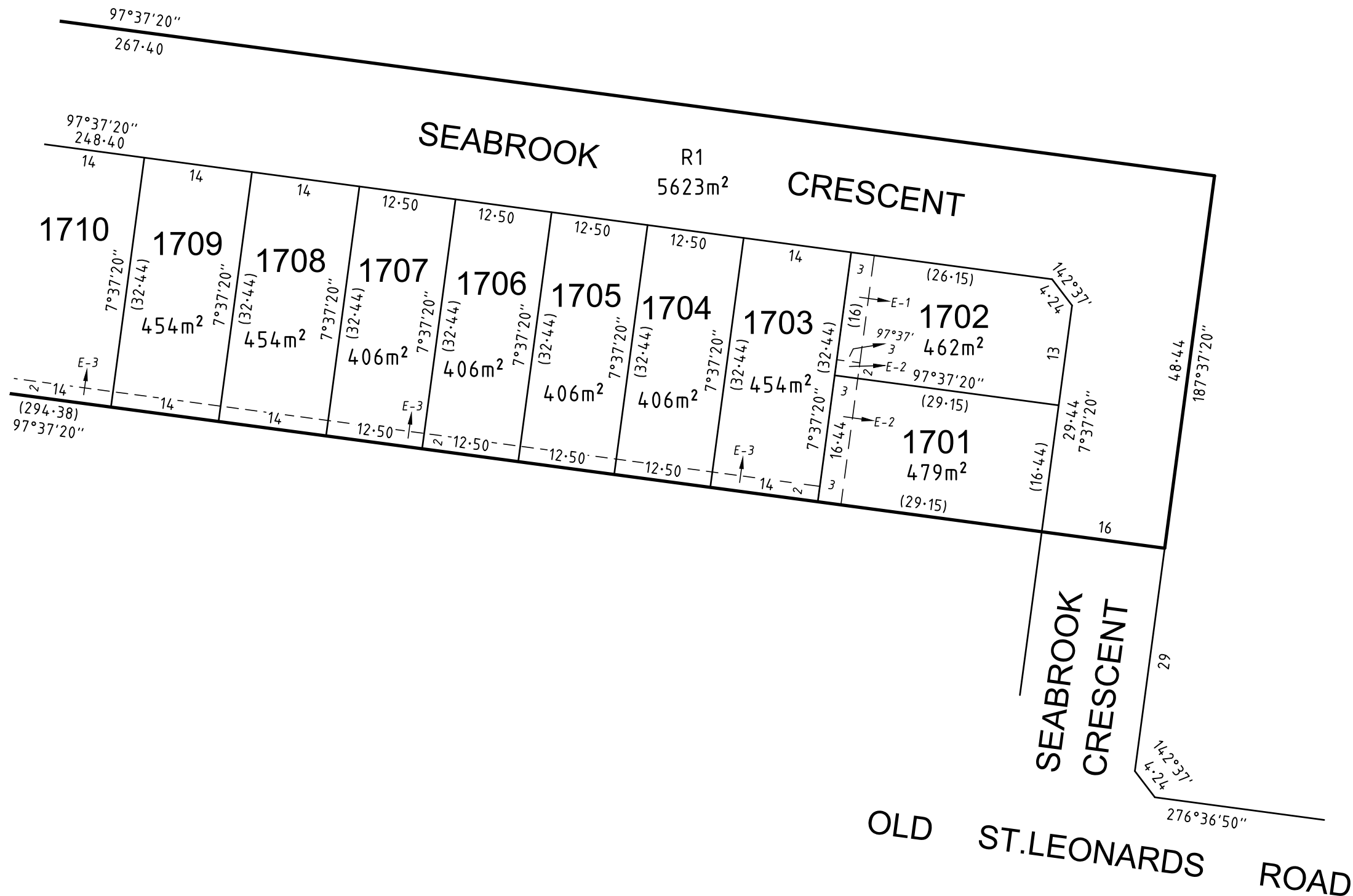
SHEET 3

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SEE SHEET 3




CREATION OF RESTRICTION A.

Upon registration of this plan (PS822149F) the following restriction is created:

Lot burdened	Lot/s benefited	Lot burdened	Lot/s benefited
1701	1702, 1703	1711	1710, 1712
1702	1701, 1703	1712	1711, 1713
1703	1701, 1702, 1704	1713	1712, 1714
1704	1703, 1705	1714	1713, 1715
1705	1704, 1706	1715	1714, 1716
1706	1705, 1707	1716	1715, 1717
1707	1706, 1708	1717	1716, 1718
1708	1707, 1709	1718	1717, 1719
1709	1708, 1710	1719	1718, 1720
1710	1709, 1711	1720	1719

DESCRIPTION OF RESTRICTION A.

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

DEFINITIONS

BUILDING - Any structure

CREATION OF RESTRICTION B:

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 1701-1720 (both inclusive) on PS822149F (this plan)

Benefited land: Lots 1701-1720 (both inclusive) on PS822149F (this plan)

DESCRIPTION OF RESTRICTION B:

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: NIL

PLAN NUMBER  
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1.2 CORNER LOTS

FOR BURDENED LOTS: 1702 & 1720

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

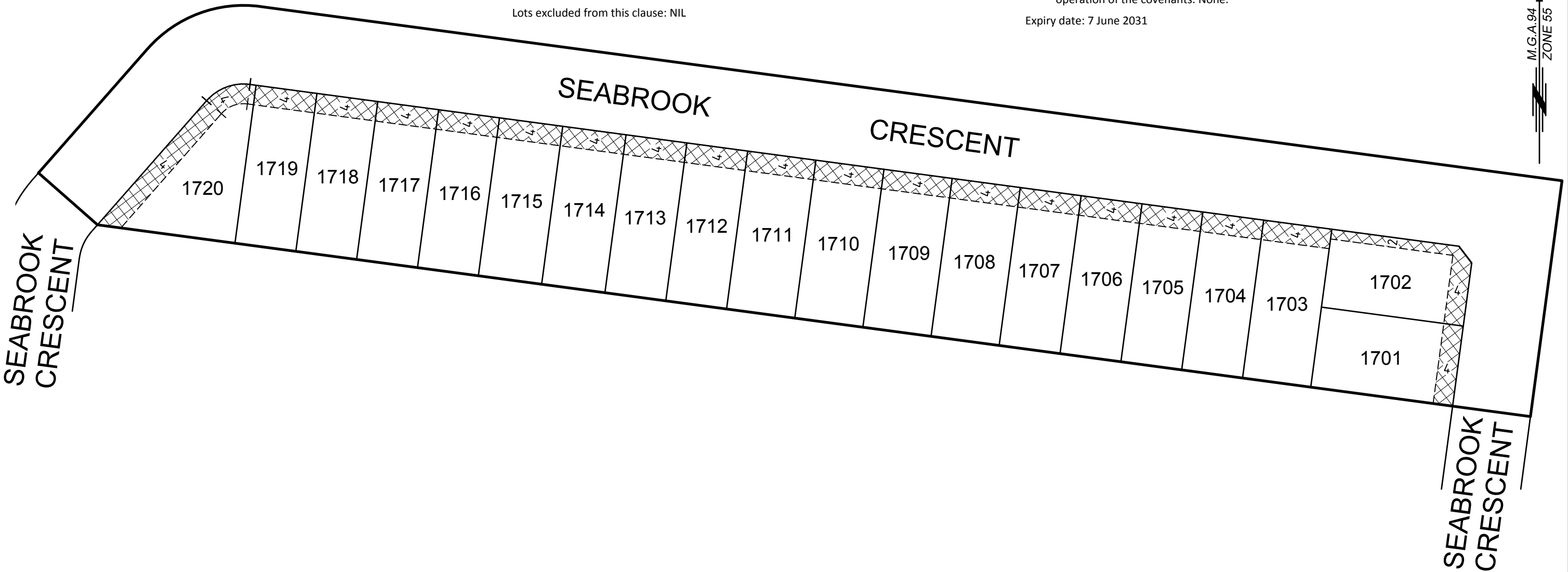
- (a) a copy of the building plans for the proposed dwelling, showing the proposed site plan (including set-backs), dwelling location, driveways, water tanks, details of fences and outbuildings (Plans) have been submitted to the Developer via ordinary post to PO Box 315, Geelong VIC 3220 or via email 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: TIMBER.

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

Expiry date: 7 June 2031

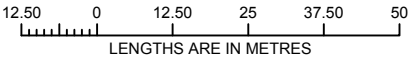


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SURVEYORS FILE REF: 15807-117

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SHEET 5

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