


PLAN OF SUBDIVISION			EDITION 1		PLAN NUMBER PS809797S	
LOCATION OF LAND PARISH: BARRARBOOL TOWNSHIP: - SECTION: 15 CROWN ALLOTMENT: 1 (PT.), 2 (PT.) & 2012 (PT.) CROWN PORTION: 25 (PART) TITLE REFERENCE: VOL.12066 FOL.091 LAST PLAN REFERENCE: LOT B ON PS 809809N POSTAL ADDRESS: MAJESTIC DRIVE, (at time of subdivision) HIGHTON, 3216. MGA CO-ORDINATES: E: 263 120 ZONE: 55 (of approx centre of land in plan) N: 5 773 490 GDA 94			Council Name: City of Greater Geelong Council Reference Number: 14329 Planning Permit Reference: 717/2007/F SPEAR Reference Number: S142847A 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 of the Subdivision Act 1988 has not been made Digitally signed by: Tim Webb for City of Greater Geelong on 30/01/2020			
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. <u>CREATION OF RESTRICTION</u> SEE SHEET 3 FOR RESTRICTION DETAILS. LOTS 1-1037 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOTS 1038-1052 (BOTH INCLUSIVE) ARE THE RESULT OF THIS SURVEY.		
ROAD R-1 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.						
SURVEY: This plan is is not based on survey. STAGING: This is is not a staged subdivision. Planning Permit No. 717/2007/F 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		
E-1, E-2	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS648611F & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION		
E-1	DRAINAGE	3	PS729123U	CITY OF GREATER GEELONG		
E-2	DRAINAGE	SEE PLAN	PS809809N	CITY OF GREATER GEELONG		
E-3	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION		
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			SURVEYORS FILE REF: GP-007138-110C		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3 SHEETS
 Geelong Melbourne Ballarat			Digitally signed by: Raymond James Dunn, Licensed Surveyor, Surveyor's Plan Version (2), 10/07/2019, SPEAR Ref: S142847A			

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 1038-1052 (both inclusive) on this plan (PS809797S)

Burdened land: Lots 1038-1052 (both inclusive) on this plan (PS809797S)

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: **NIL**

1.2 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 (PS809797S) the following restriction is created:

<u>Lot burdened</u>	<u>Lot/s benefited</u>
1046	1047
1047	1046
1048	1047
1049	1048
1050	1049
1051	1050
1052	1051

DESCRIPTION OF RESTRICTION B:

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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