
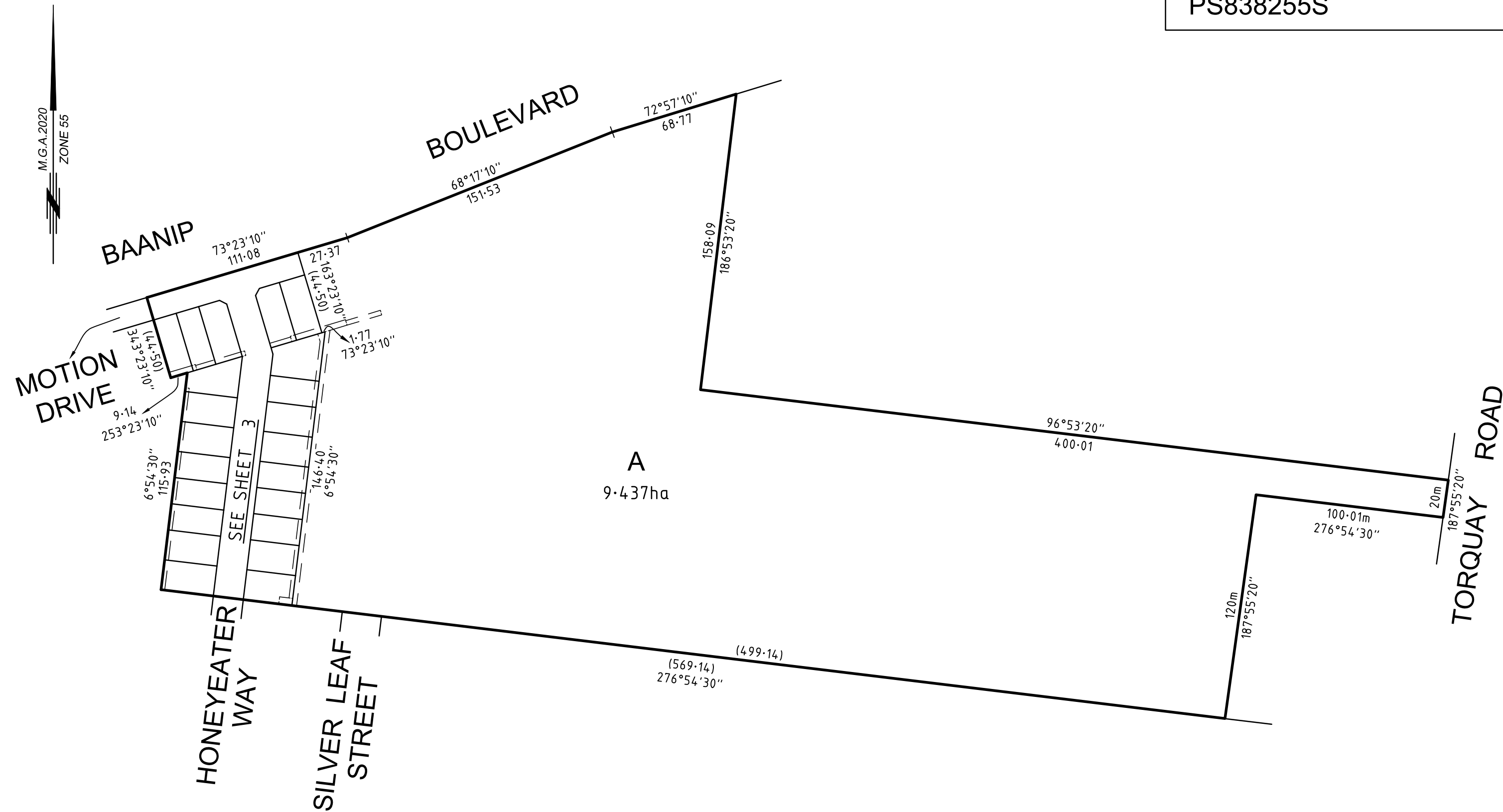


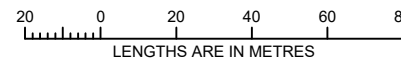
PLAN OF SUBDIVISION				EDITION 1		PLAN NUMBER PS838255S	
<div>LOCATION OF LAND</div> <div>PARISH: DUNEED</div> <div>TOWNSHIP: -</div> <div>SECTION: -</div> <div>CROWN ALLOTMENT: -</div> <div>CROWN PORTION: 13 (PART)</div> <div>TITLE REFERENCE: VOL. FOL.</div> <div>LAST PLAN REFERENCE: LOT A ON PS826460J</div> <div>POSTAL ADDRESS: 371 TORQUAY ROAD (at time of subdivision) MOUNT DUNEED, 3217</div> <div>MGA CO-ORDINATES: E: 266 330 ZONE: 55 (of approx centre of land in plan) N: 5 766 900 MGA 2020</div>				<div>Council Name: City of Greater Geelong</div> <div>Council Reference Number: 14633 Planning Permit Reference: PP-1246-2018 SPEAR Reference Number: S152741V</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 been made and the requirement has not been satisfied at Certification</div> <div>Digitally signed by: Shane Pritchard for City of Greater Geelong on 19/10/2020</div>			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		LOTS 1-200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. CREATION OF RESTRICTION SEE SHEET 4 FOR RESTRICTION DETAILS.			
ROAD R-1		CITY OF GREATER GEELONG					
NOTATIONS							
DEPTH LIMITATION: DOES NOT APPLY							
<div>SURVEY: This plan is is not based on survey.</div> <div>STAGING: This is is not a staged subdivision. Planning Permit No.PP-1246-2018</div> <div>This survey has been connected to permanent marks No(s).96, 153, 195</div> <div>In Proclaimed Survey Area No.-</div>							
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-3	DRAINAGE	SEE PLAN	PS826460J	CITY OF GREATER GEELONG			
E-2, E-3	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS826460J & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION			
E-4, E-6	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG			
E-5, E-6	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION			
<div><div>ABN 11 125 568 461 Level 1, 27-31 Myers Street (PO Box 1137) Geelong, VIC Australia 3220 Phone +61 3 5202 4600 Fax +61 3 5202 4691 Email: victoria@cardno.com.au Web: www.cardno.com</div></div>		SURVEYORS FILE REF: 18518-102			ORIGINAL SHEET SIZE: A3		SHEET 1 OF 4 SHEETS
			Digitally signed by: Geoffrey Patterson, Licensed Surveyor, Surveyor's Plan Version (Version 5), 22/07/2020, SPEAR Ref: S152741V				



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Email: victoria@cardno.com.au Web: www.cardno.com

SURVEYORS FILE REF: 18518-102

SCALE
1:2000

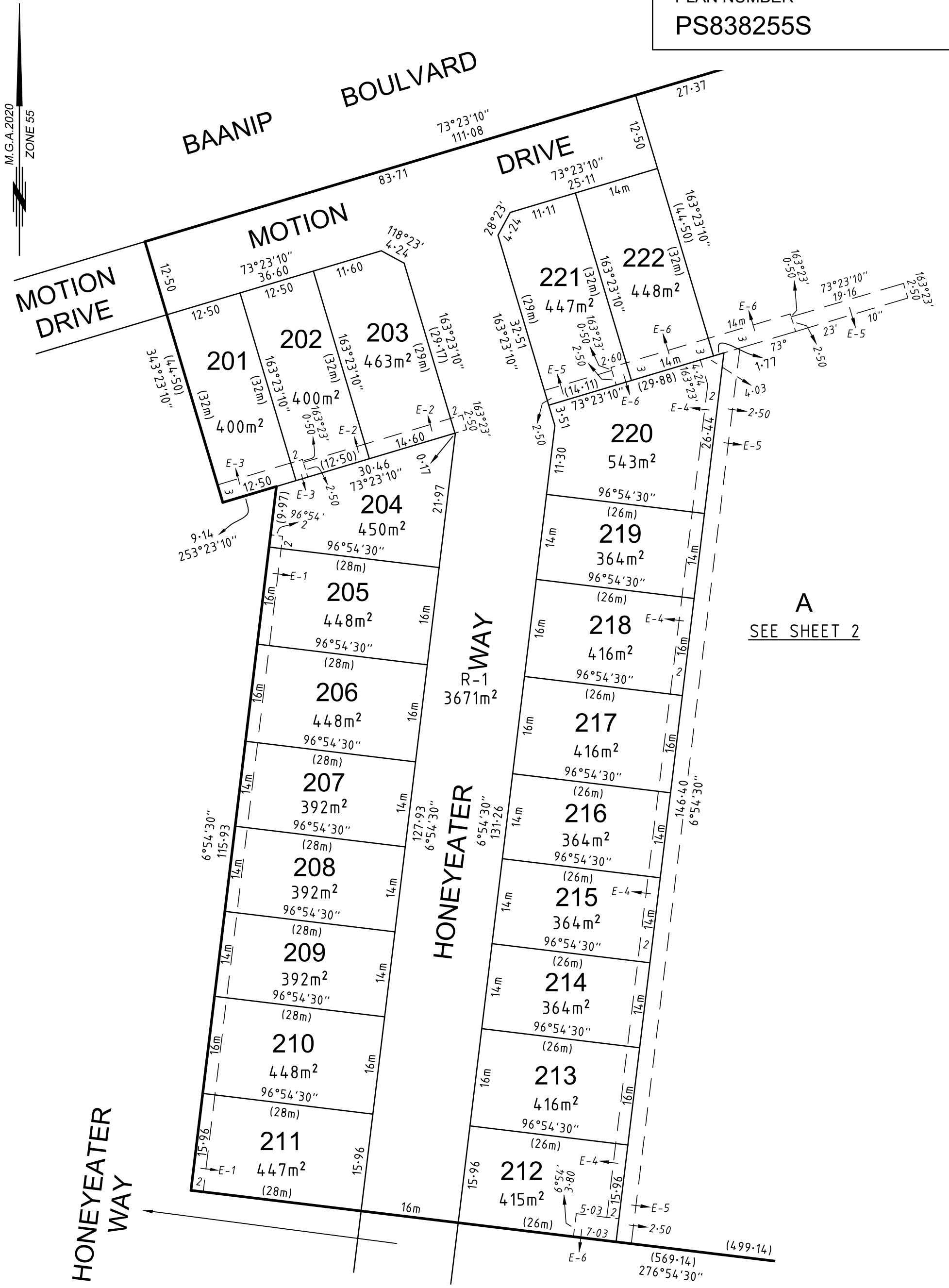


ORIGINAL SHEET
SIZE: A3

SHEET 2

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19/10/2020,
SPEAR Ref: S152741V



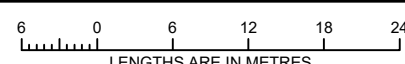
A
SEE SHEET 2

SURVEYORS FILE REF: 18518-102	
ORIGINAL SHEET SIZE: A3	SHEET 3
Digitally signed by: City of Greater Geelong, 19/10/2020, SPEAR Ref: S152741V	



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SCALE
1:600



LENGTHS ARE IN METRES

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CREATION OF RESTRICTION A.

Upon registration of this plan (PS838255S) the following restriction is created:

- Land to be benefited: Lots 201-222 (both inclusive)
on this plan (PS838255S)
- Land to be burdened: Lots 201-222 (both inclusive)
on this plan (PS838255S)

DESCRIPTION OF RESTRICTION A.


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.AA6390
The Provisions of the said MCP are incorporated into this Restriction.

CREATION OF RESTRICTION B.

Upon registration of this plan (PS838255S) the following restriction is created:

Lot burdened	Lot/s benefited	Lot burdened	Lot/s benefited
201	202, 204	212	213
202	201, 203, 204	213	212, 214
203	202, 204	214	213, 215
204	201, 202, 203, 205	215	214, 216
205	204, 206	216	215, 217
206	205, 207	217	216, 218
207	206, 208	218	217, 219
208	207, 209	219	218, 220
209	208, 210	220	219, 221, 222
210	209, 211	221	220, 222
211	210	222	220, 221

DESCRIPTION OF RESTRICTION B.

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

DEFINITIONS

"Building" means any structure

CREATION OF RESTRICTION C:

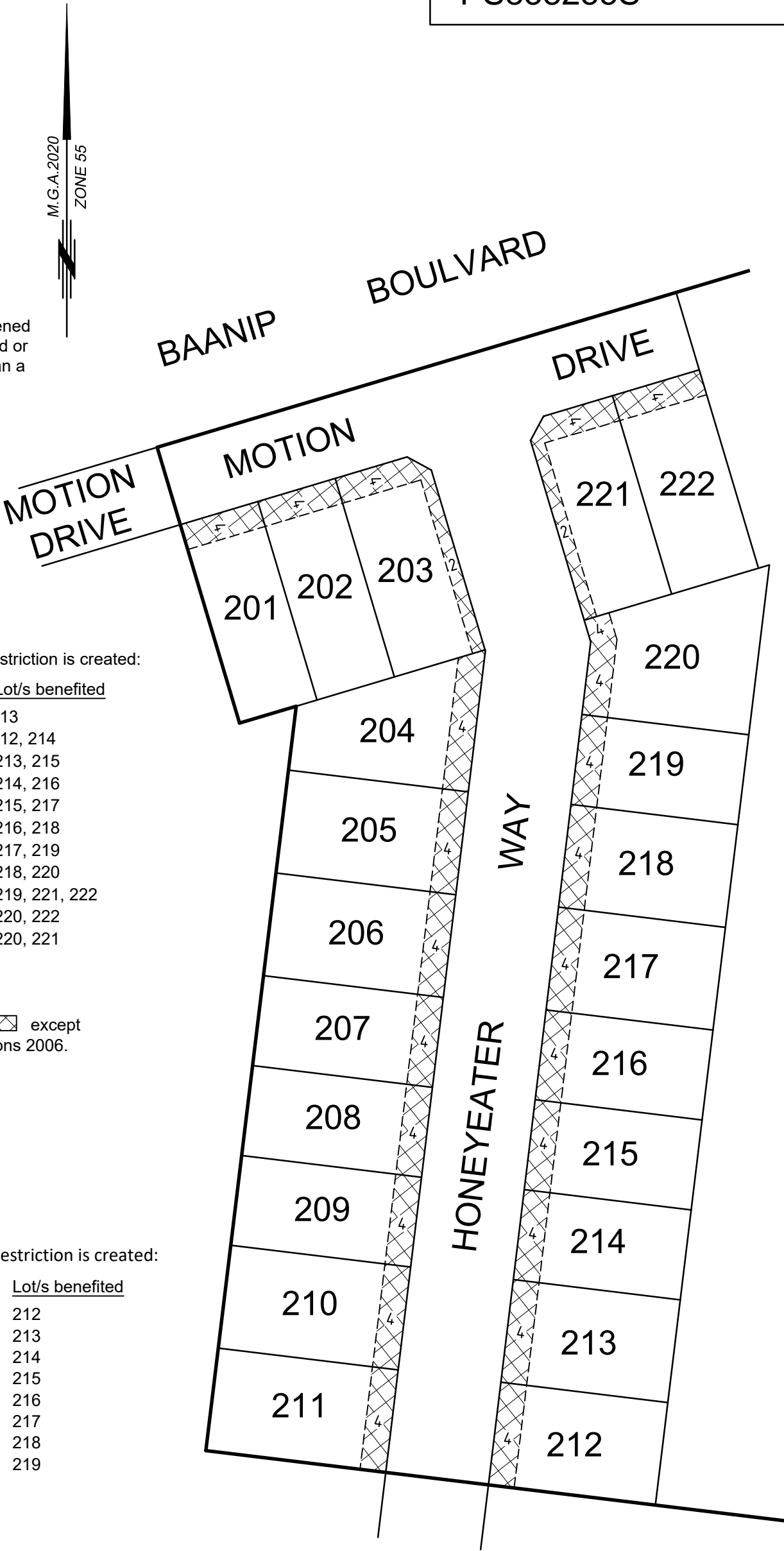
Upon registration of this plan (PS838255S) the following restriction is created:

Lot burdened	Lot/s benefited	Lot burdened	Lot/s benefited
204	205	213	212
205	206	214	213
206	207	215	214
207	208	216	215
208	209	217	216
209	210	218	217
210	211	219	218
211	210	220	219
212	213		

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.

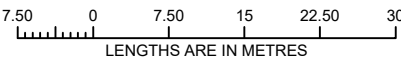


SURVEYORS FILE REF: 18518-102



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SCALE
1:750



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ORIGINAL SHEET
SIZE: A3

SHEET 4

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19/10/2020,
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