

PLAN OF SUBDIVISION	EDITION 1	PLAN NUMBER PS847791Q
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LOCATION OF LAND PARISH: PAYWIT TOWNSHIP: - SECTION: 27 CROWN ALLOTMENT: B (PT) & C (PT) CROWN PORTION: - TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: LOTS A ON PS847790S POSTAL ADDRESS: COUNTESS DRIVE (at time of subdivision) ST. LEONARDS 3223 MGA94 CO-ORDINATES: E: 298 800 ZONE: 55 (of approx centre of land in plan) N: 5 773 090 GDA 94	MUNICIPALITY: CITY OF GREATER GEELONG
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS
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IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 313 (BOTH INCLUSIVE), 317 TO 319 (BOTH INCLUSIVE), 322 TO 391 (BOTH INCLUSIVE), 400-431 (BOTH INCLUSIVE) & 436 TO 458 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. <u>CREATION OF RESTRICTION</u> SEE SHEET 3 FOR RESTRICTION DETAILS. <u>OTHER PURPOSE OF PLAN</u> TO REMOVE EASEMENT E-9 ON PS847790S. <u>GROUND FOR REMOVAL</u> BY AGREEMENT OF ALL RELEVANT PARTIES.
ROAD R-1	CITY OF GREATER GEELONG	
RESERVE No.1 RESERVE No.2	CITY OF GREATER GEELONG POWERCOR AUSTRALIA LIMITED	

NOTATIONS

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).67, 79, 233, 304 & 308 In Proclaimed Survey Area No.	STAGE 20 1.749ha 22 LOTS
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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	DRAINAGE	SEE PLAN	PS847790S	CITY OF GREATER GEELONG
E-2, E-4	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-3, E-4	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION

 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	SURVEYORS FILE REF: 15807-120	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3 SHEETS
	DAVID R. RENDLE / VERSION 2		

M.G.A.94
ZONE 55

IBBOTSON STREET

RESERVE No.1
3024m²

COUNTESS DRIVE

COUNTESS DRIVE

COUNTESS DRIVE

COUNTESS DRIVE

DRIVE

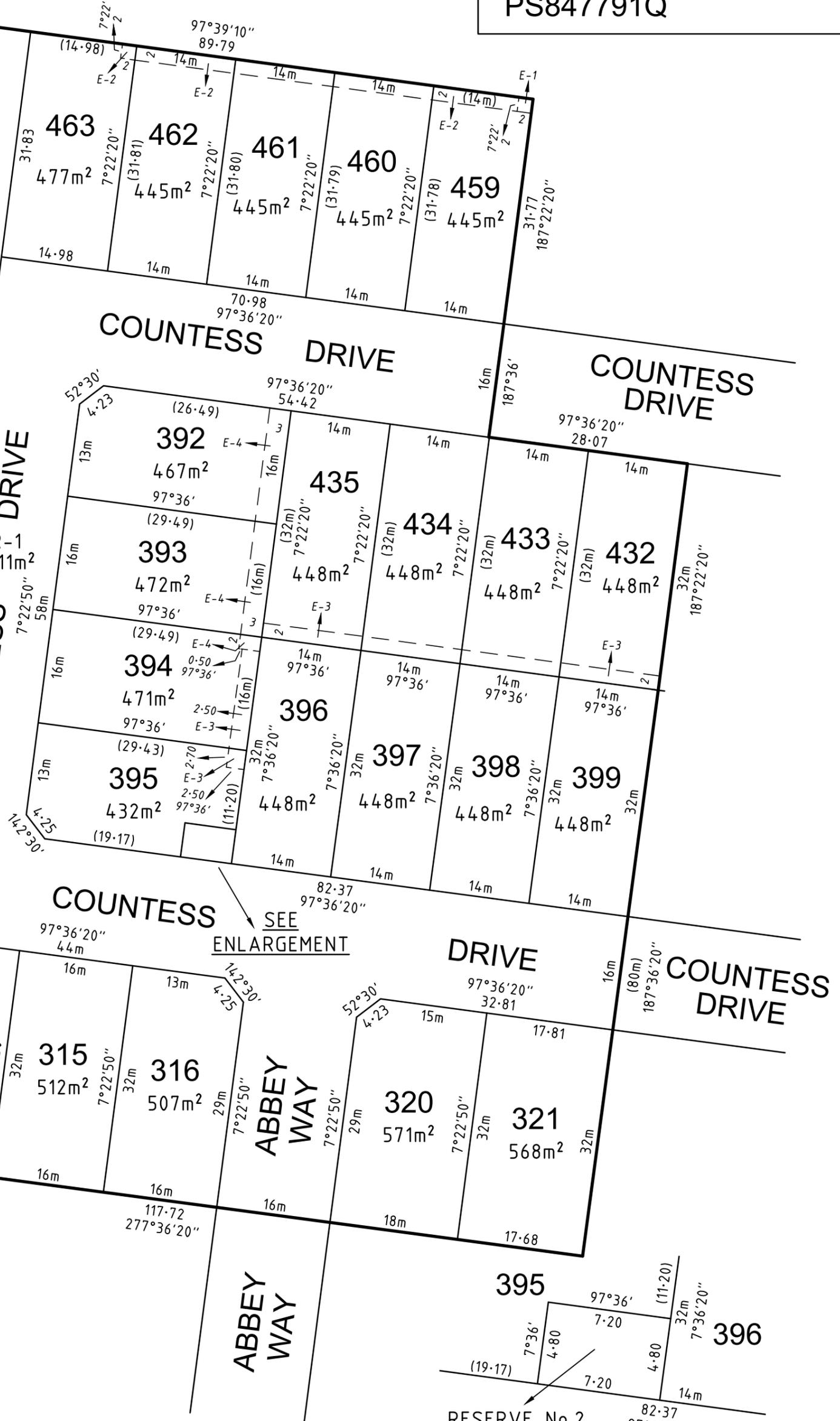
COUNTESS DRIVE

ABBAY WAY

ABBAY WAY

RESERVE

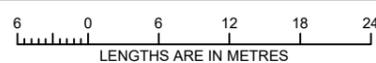
RESERVE No.2
35m²
ENLARGEMENT
SCALE - 1:250



SURVEYORS FILE REF: 15807-120



SCALE
1:600



ORIGINAL SHEET
SIZE: A3

SHEET 2

DAVID R. RENDLE / VERSION 2

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.

Burdened land: Lots 314-316 (both inclusive), 320, 321, 392-399 (both inclusive), 432-435 (both inclusive) & 459-463 (both inclusive) on PS847791Q (this plan)

Benefited land: Lots 314-316 (both inclusive), 320, 321, 392-399 (both inclusive), 432-435 (both inclusive) & 459-463 (both inclusive) on PS847791Q (this plan)

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 CORNER LOTS

FOR BURDENED LOTS: **316, 320, 392 & 395**

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.

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

Expiry date: 31 December 2041

CREATION OF RESTRICTION B.

Upon registration of this plan (PS847791Q) the following restriction is created:

Lot burdened	Lot/s benefited	Lot burdened	Lot/s benefited
314	315	398	397, 399, 433
315	314, 316	399	398, 432
316	315	432	399, 433
320	321	433	398, 432, 434
321	320	434	397, 433, 435
392	393, 435	435	392, 393, 396, 434
393	392, 294, 435	459	460
394	393, 395, 396	460	459, 461
395	394, 396	461	460, 462
396	394, 395, 397, 435	462	461, 463
397	396, 398, 434	463	462

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 - Any structure

CREATION OF RESTRICTION C:

Upon registration of this plan (PS847791Q) the following restriction is created:

Lot burdened	Lot/s benefited	Lot burdened	Lot/s benefited
393	394	399	398
394	393	432	433
396	397	433	432
397	396	434	435
398	399	435	434

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.

CREATION OF RESTRICTION D.

Upon registration of this plan (PS847791Q) the following restriction is created:

Land to benefit : Lots 314-316 (both inclusive), 320, 321, 392-399 (both inclusive), 432-435 (both inclusive) & 459-463 (both inclusive) on PS847791Q (this plan)

Land to be burdened : Lots 314 & 463 on PS847791Q (this plan)

DESCRIPTION OF RESTRICTION D.

The owners of Lots 314 & 463 on this plan (PS847791Q) shall not construct a fence along the boundary shown thus  other than to the satisfaction of the Responsible Authority.

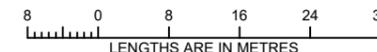
PLAN NUMBER
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SURVEYORS FILE REF: 15807-120

SCALE
1:800



ORIGINAL SHEET
SIZE: A3

SHEET 3

DAVID R. RENDLE / VERSION 2