


<h1>PLAN OF SUBDIVISION</h1>		EDITION 1	PLAN NUMBER PS903588C	
LOCATION OF LAND PARISH: BELLARINE TOWNSHIP: - SECTION: 18(3) CROWN ALLOTMENT: 6 (PART) CROWN PORTION: - TITLE REFERENCE: VOL.8917 FOL.846, VOL.8917 FOL.847, VOL.8917 FOL.848, VOL.8956 FOL.913, VOL.8956 FOL.914, VOL.8956 FOL.918 & VOL.8956 FOL.919 LAST PLAN REFERENCE: LOTS 7, 12 & 13 ON LP93054 & LOTS 5, 6, 11 & 14 ON LP93928 POSTAL ADDRESS: 802-820, 822-830, 832-840 & 842-860 BANKS ROAD, (at time of subdivision) 12-20 & 21-29 OCEAN GRAND DRIVE AND 2-10 TRETOWAN AVENUE, OCEAN GROVE 3226 MGA CO-ORDINATES: E: 286 530 ZONE: 55 (of approx centre of land N: 5 763 110 MGA2020 in plan)		MUNICIPALITY: CITY OF GREATER GEELONG		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	<u>ADDITIONAL PURPOSE OF PLAN</u> TO REMOVE EASEMENT E-1 ON LOTS 7, 12 & 13 ON LP93054 AND TO REMOVE EASEMENT E-1 ON LOTS 5, 6, 11, & 14 ON LP93928 <u>GROUND FOR REMOVAL</u> CITY OF GREATER GEELONG PLANNING PERMIT NO. PP-1495-2018. <u>CREATION OF RESTRICTION</u> SEE SHEET 5 FOR ADDITIONAL RESTRICTION DETAILS. LOTS 10 AND 46 HAVE BEEN OMITTED FROM THIS PLAN.		
ROAD R-1	CITY OF GREATER GEELONG			
ROAD R-2	CITY OF GREATER GEELONG			
ROAD R-3	CITY OF GREATER GEELONG			
ROAD R-4	CITY OF GREATER GEELONG			
RESERVE No.1	CITY OF GREATER GEELONG			
RESERVE No.2	CITY OF GREATER GEELONG			
RESERVE No.3	CITY OF GREATER GEELONG			
RESERVE No.4	CITY OF GREATER GEELONG			
RESERVE No.5	POWERCOR AUSTRALIA LTD			
RESERVE No.6	POWERCOR AUSTRALIA LTD			
NOTATIONS				
DEPTH LIMITATION: DOES NOT APPLY				
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No.PP-1495-2018 This survey has been connected to permanent marks No(s). 68, 142, 203, 271, 526 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	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-3	CARRIAGEWAY	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
 Stantec Australia Pty Ltd ABN: 17 007 920 322 Level 1, 27-31 Myers Street (PO Box 1137), Geelong, VIC Australia 3220 Tel: 03 5202 4600 Web: www.stantec.com/au		SURVEYORS FILE REF: 21668-101		ORIGINAL SHEET SIZE: A3
		GEOFFREY PATTERSON / VERSION 7		SHEET 1 OF 5 SHEETS

M.G.A.2020
ZONE 55

OCEAN GRAND
DRIVE

ROAD

RESERVE No.1
1.421ha

A
7.951ha

RESERVE No.4
1461m²

RESERVE No.4

R-3
1.8m²

ENLARGEMENT No.2
NOT TO SCALE

RESERVE No.4

R-4
1.7m²

ENLARGEMENT No.1
NOT TO SCALE

BANKS

SEE
ENLARGEMENT No.2

SEE
ENLARGEMENT No.1

SEE SHEET 3

SEE SHEET 4

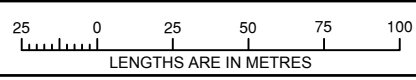
TRETHOWAN
AVENUE

SURVEYORS FILE REF: 21668-101



Stantec Australia Pty Ltd | ABN: 17 007 920 322
Level 1, 27-31 Myers Street (PO Box 1137), Geelong, VIC Australia 3220
Tel: 03 5202 4600
Web: www.stantec.com/au

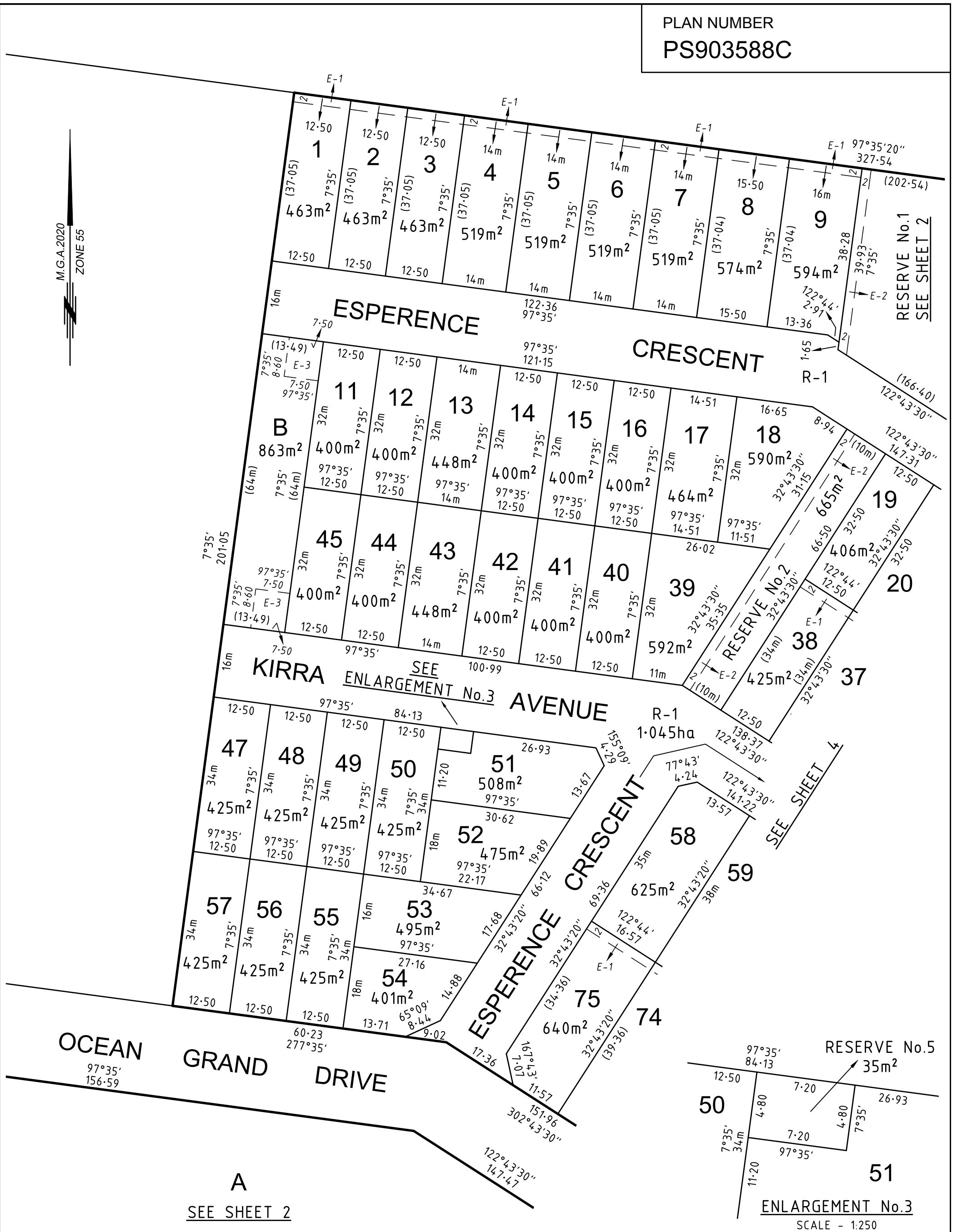
SCALE
1:2500



ORIGINAL SHEET
SIZE: A3

SHEET 2

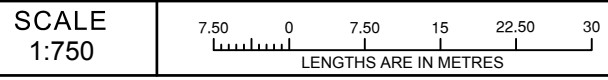
GEOFFREY PATTERSON / VERSION 7



SURVEYORS FILE REF: 21668-101



Stantec Australia Pty Ltd | ABN: 17 007 920 322
Level 1, 27-31 Myers Street (PO Box 1137), Geelong, VIC Australia 3220
Tel: 03 5202 4600
Web: www.stantec.com/au



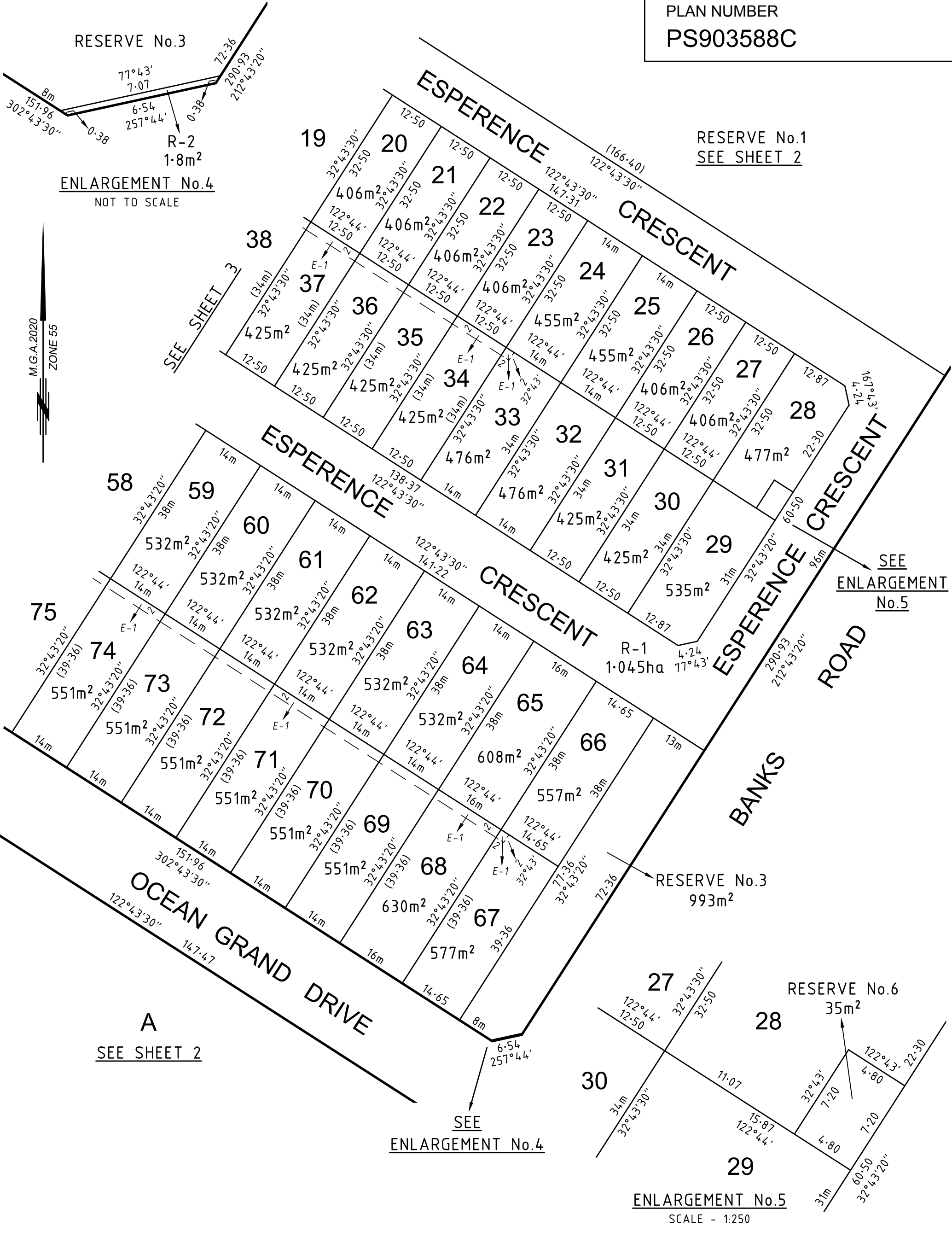
GEOFFREY PATTERSON / VERSION 7

ORIGINAL SHEET SIZE: A3 SHEET 3

ENLARGEMENT No.3
SCALE - 1:250

PLAN NUMBER
PS903588C

RESERVE No.1
SEE SHEET 2



ENLARGEMENT No.4
NOT TO SCALE

SEE ENLARGEMENT No.5

A
SEE SHEET 2

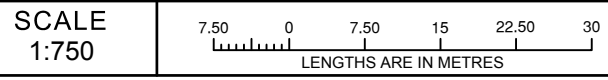
SEE ENLARGEMENT No.4

ENLARGEMENT No.5
SCALE - 1:250

SURVEYORS FILE REF: 21668-101



Stantec Australia Pty Ltd | ABN: 17 007 920 322
Level 1, 27-31 Myers Street (PO Box 1137), Geelong, VIC Australia 3220
Tel: 03 5202 4600
Web: www.stantec.com/au



ORIGINAL SHEET SIZE: A3 SHEET 4

GEOFFREY PATTERSON / VERSION 7

CREATION OF RESTRICTION A:

Upon registration of this Plan of Subdivision (PS903588C) the following restriction is created:

Land to be benefited: Lots 1-9 (both inclusive), 11-45 (both inclusive) and 47-75 (both inclusive) on this Plan of Subdivision (PS903588C).

Land to be burdened: Lots 1-9 (both inclusive), 11-45 (both inclusive) and 47-75 (both inclusive) on this Plan of Subdivision (PS903588C).

DESCRIPTION OF RESTRICTION A:

The registered proprietor or proprietors for the time being and any person or entity entitled to be the registered proprietor of any burdened lot on this Plan of Subdivision (PS903588C) must not use or develop the burdened lot other than in accordance with the provisions recorded in the Memorandum of Common Provision (MCP) with dealing number AA010501.


The provisions of the said MCP are incorporated into this Restriction.

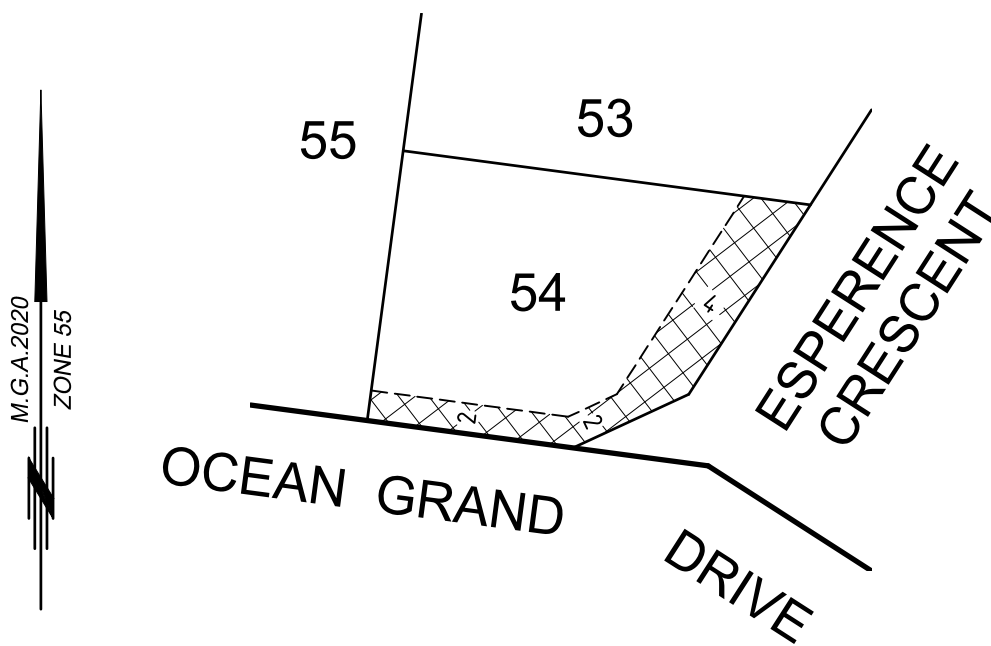
CREATION OF RESTRICTION B:

Upon registration of this Plan of Subdivision (PS903588C) the following restriction is created:

Lot burdened	Lot/s benefited
54	53, 55

DESCRIPTION OF RESTRICTION B:

Buildings shall not be located in the area shown thus  except for encroachments expressly permitted under the Building Regulations 2018 (Vic) or any subsequent regulations.



CREATION OF RESTRICTION C:

Upon registration of this plan (PS903588C) the following restriction is created:

Lot burdened	Lot/s benefited
1	2
2	1, 3
3	2, 4
4	3, 5
5	4, 6
6	5, 7
7	6, 8
8	7, 9
9	8

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 (PS903588C) the following restriction is created:

Lot burdened	Lot/s benefited
18	39
19	38
38	19
39	18
66	67
67	66

DESCRIPTION OF RESTRICTION D:

The registered proprietor or proprietors for the time being of the burdened lot must not:

- A. Remove the semi permeable boundary fencing along the boundary between the pedestrian link and the adjoining lot; or
- B. Alter the semi permeable boundary fencing along the boundary between the pedestrian link and adjoining lot, if the alterations mean that the fencing was no longer semi permeable, except with written consent of the owner/s of the benefiting land and Council.

CREATION OF RESTRICTION E:

Upon registration of this plan (PS903588C) the following restriction is created:

Lots Burdened : 28, 29, 51, 54, 58, 66, 67 & 75

Lots Benefited : 1-9 (both inclusive), 11-27 (both inclusive), 30-45 (both inclusive), 47-50 (both inclusive), 52, 53, 55-57 (both inclusive), 59-65 (both inclusive) & 68-74 (both inclusive)

DESCRIPTION OF RESTRICTION E:

The owner of the burdened lots on this plan shall not construct or permit to be constructed any dwelling other than a single storey dwelling, having a maximum building height no greater than 5.8 meters above natural ground level.

SURVEYORS FILE REF: 21668-101

