

PLAN OF SUBDIVISION	Stage No. /	LRS use only EDITION	Plan Number PS 721145C
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Location of Land
 Parish: BELLARINE
 Township: -
 Section: 3
 Crown Allotment: -
 Crown Portion: 19 (PART)
 Title References
 C/T VOL FOL
 Last Plan Reference: PS 721155Y, LOT L

Postal Address: INGLEWOOD LANE
(At time of subdivision) OCEAN GROVE

MGA Co-ordinates: E 285 250
(Of approx. centre of plan) N 5 763 700 Zone 55

Council Certification and Endorsement

Council Name: **GREATER GEELONG CITY COUNCIL**

1. This Plan is certified under Section 6 of the Subdivision Act 1988.
2. This plan is certified under section 11(7) of the Subdivision Act 1988
 Date of original certification under section 6/...../
3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.

OPEN SPACE
 (i) A requirement for public open space under Section 18 Subdivision Act 1988 has/has not been made.
 (ii) The requirement has been satisfied.
 (iii) The requirement is to be satisfied in Stage

Council delegate
 Council seal
 Date / /

Re-certified under section 11(7) of the Subdivision Act 1988.

Council delegate
 Council seal
 Date / /

Vesting of Roads or Reserves

Identifier	Council/Body/Person
ROAD R1	Greater Geelong City Council
RESERVE No. 1	Greater Geelong City Council
RESERVE No. 2	Greater Geelong City Council

Notations

Depth Limitations: DOES NOT APPLY Staging: This is/is not a staged subdivision
 Planning Permit No. 1263/2011

Other Purpose of Plan
 To remove by agreement that part of easement E-13 created on PS 721151H that lies within road R1 (Heathwood Way) on this plan via section 6(i)(k)(iii) of the Subdivision Act 1988

Grounds for removal of Easement
 By agreement

Other Purpose of Plan
 To remove by agreement that part of the easement E-10 created on PS721151H that lies within Road R1 (Redwood Place) on this plan via section 6(i)(k)(iii) of the Subdivision Act 1988

Grounds for removal of Easement
 By agreement

This is a SPEAR plan.
 Land being subdivided is enclosed within thick continuous lines.
 Lot Nos.1 - 2900 (both Inclusive) Lots A - M (both inclusive) and Lot O have been omitted from this plan.
 Easements E-9, E-11 to E-12 (both inclusive) and E-15 to E-16 (both Inclusive) have been omitted from this plan.
 See Sheet 5 for Creation of Restrictions No.1 to No.3 (both Inclusive)
 Survey: This plan is based on survey

This survey has been connected to Permanent Mark No(s). 20, 21, 140, 141, 166, 168, 276, 284 in Proclaimed Survey Area No. - 306 & 315(Parish of Bellarine) & 241 Parish of Paywit

Easement Information

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of
SEE SHEET 2				

LRS use only

Statement of compliance/
 Exemption Statement

Received

Date: / /

LRS use only

PLAN REGISTERED
 TIME

Date: / /

Assistant Registrar of Titles.

KINGSTON ESTATE - STAGE 29 (26 LOTS) AREA OF STAGE - 3.279ha Sheet 1 of 5 Sheets



LICENSED SURVEYOR . . . Bradley Lloyd Millar

SIGNATURE-.DIGITALLY SIGNED DATE / /

REF: 300510SV00 **VERSION 9**

FILE NAME : 300510SV00.dwg
 FILE LOCATION : F:\30\300510\DWG\
 LAYOUT NAME : Sheet 1
 SAVE DATE : Thu, 16 Jul 2015 - 17:38 LAST SAVED BY : bradley.millar


DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

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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	Pipelines or Ancillary Purposes	2	This Plan Section 136 of the Water Act	Barwon Region Water Corporation
E-2	Drainage	2	This Plan	Greater Geelong City Council
E-3	Drainage	2	This Plan	Greater Geelong City Council
E-3	Pipelines or Ancillary Purposes	2	This Plan Section 136 of the Water Act	Barwon Region Water Corporation
E-4	Drainage	3	This Plan	Greater Geelong City Council
E-4	Pipeline or Ancillary Purposes	3	This Plan Section 136 of the Water Act	Barwon Region Water Corporation
E-5	Pipelines or Ancillary Purposes	2	PS708637E Section 136 of the Water Act	Barwon Region Water Corporation
E-6	Pipelines or Ancillary Purposes	3	This Plan Section 136 of the Water Act	Barwon Region Water Corporation
E-7	Drainage	2	This Plan	Greater Geelong City Council
E-7	Pipelines or Ancillary Purposes	2	PS721151H Section 136 of the Water Act	Barwon Region Water Corporation
E-8	Pipelines or Ancillary Purposes	2	PS708606R Section 136 of the Water Act	Barwon Region Water Corporation
E-10	Pipelines or Ancillary Purposes	2	PS721151H Section 136 of the Water Act	Barwon Region Water Corporation
E-13	Drainage	3	PS721151H	Greater Geelong City Council
E-13	Pipelines or Ancillary Purposes	3	PS721151H Section 136 of the Water Act	Barwon Region Water Corporation
E-14	Pipelines or Ancillary Purposes	2	PS721155Y Section 136 of the Water Act	Barwon Region Water Corporation
E-17	Pipelines or Ancillary Purposes	2	PS721151H Section 136 of the Water Act	Barwon Region Water Corporation

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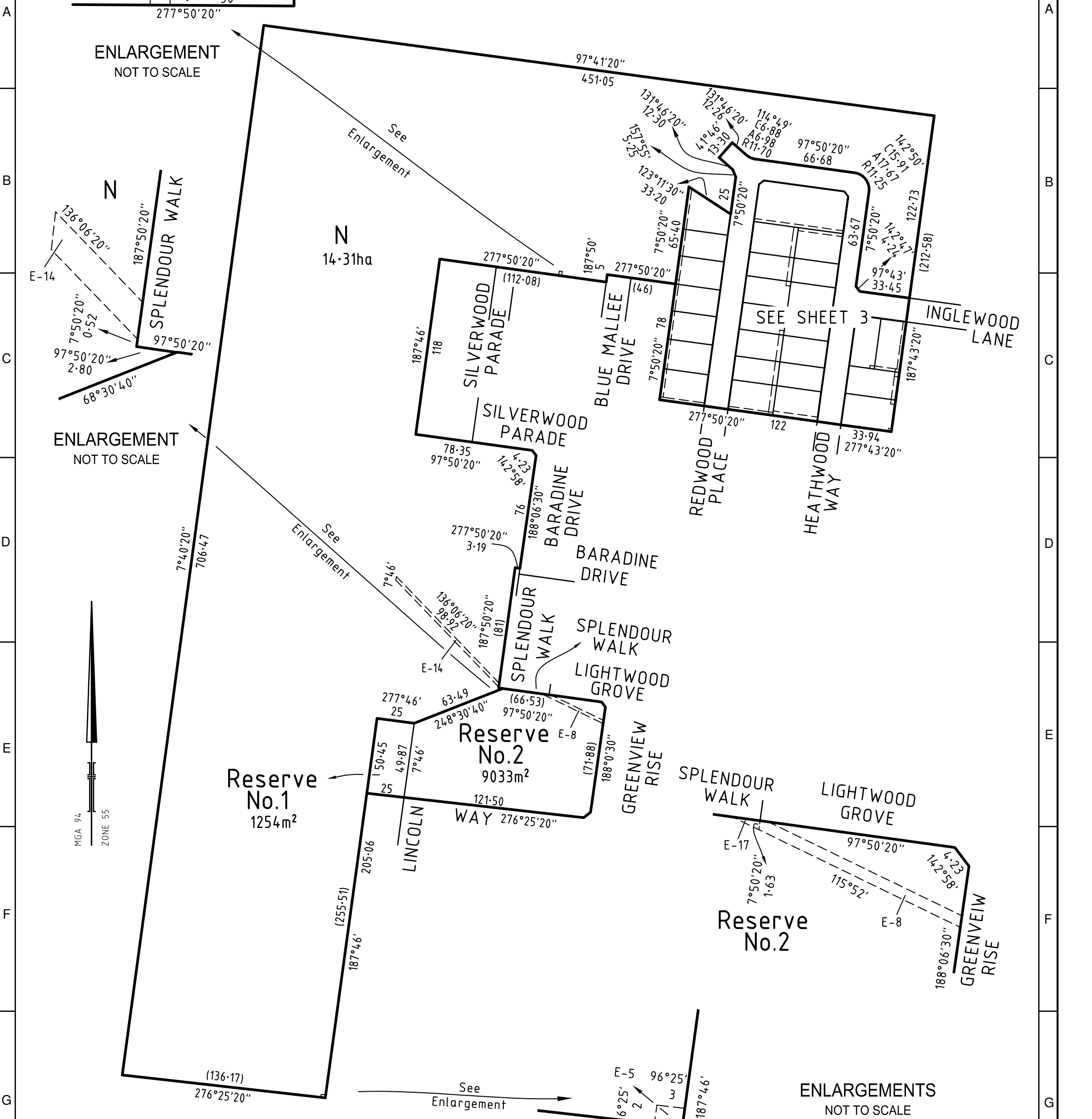
PLAN OF SUBDIVISION

Stage No

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Plan Number

PS 721145C



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SCALE

LENGTHS ARE IN METRES

ORIGINAL
SCALE SHEET SIZE
1:2500 **A3**

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REF: 300510SV00
FILE NAME : 300510SV00.dwg
FILE LOCATION : F:\30\300510\DWG\
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DATE / /
VERSION 9

Sheet 3

DATE / /
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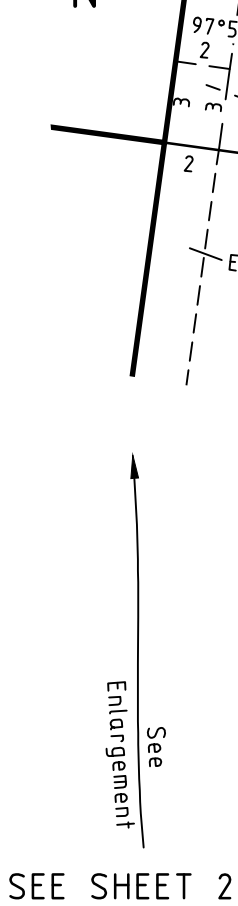
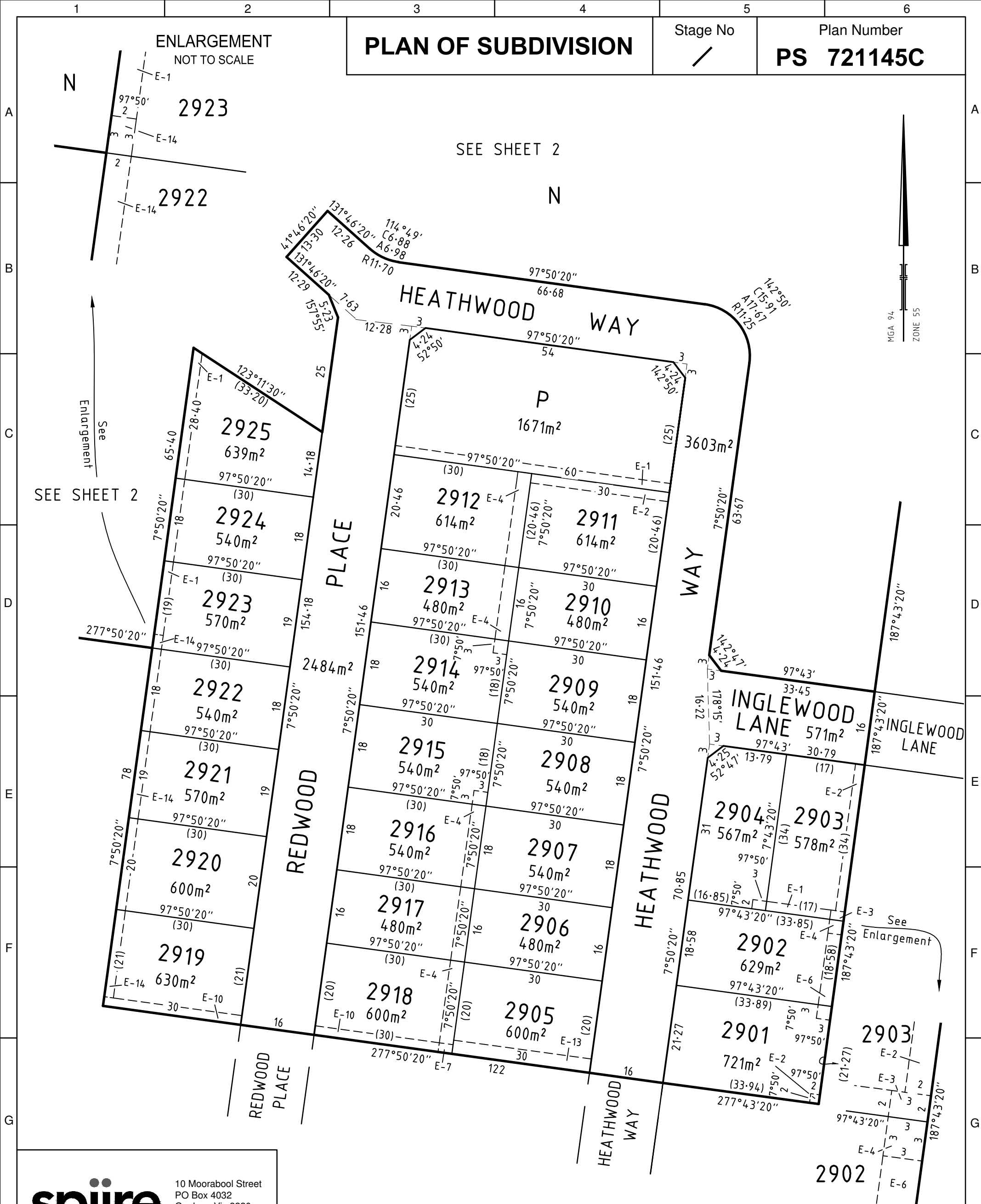
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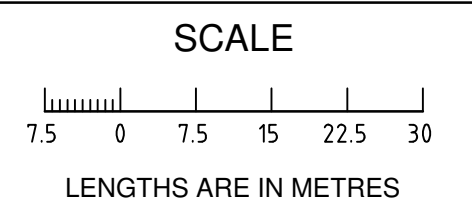
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ENLARGEMENT NOT TO SCALE

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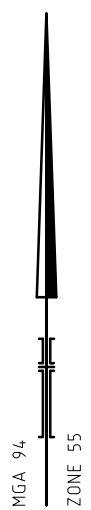

ORIGINAL SCALE SHEET SIZE
1:750 A3

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REF: 300510SV00 VERSION 9
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Sheet 4

DATE / /
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1	2	3	4	5	6
PLAN OF SUBDIVISION			Stage No /	Plan Number PS 721145C	
<p><u>Definitions</u></p> <p>Building - Any Structure Dwelling - House - Habitable Room (Excludes Carport/Garage)</p> <p><u>Creation of Restriction No 1</u></p> <p>The following Restriction is to be created upon registration of this plan:</p> <p>Land to Benefit: Lots 2901 to 2925 (all inclusive) on this plan. Land to be Burdened: Lots 2902 to 2925 (all inclusive) on this plan.</p> <p>Description of Restriction:</p> <p>The registered proprietor or proprietors for the time being of Lots 2902 to 2925 (all inclusive) on this plan must not:</p> <ol style="list-style-type: none"> 1. further subdivide the lots; 2. construct more than one dwelling on any single lot; and 3. construct on any single lot a dwelling with a floor area less than 135 square metres. <p>This Restriction will cease to have effect 10 years after the date of Registration of this plan.</p>					
					
<p><u>Creation of Restriction No 2</u></p> <p>The following Restriction is to be created upon Registration of this Plan:</p> <p>Land to Benefit: Lots 2901 to 2925 (all inclusive) on this plan. Land to be Burdened: Lots 2901 to 2925 (all inclusive) on this plan.</p> <p>Description of Restriction:</p> <p>The registered proprietor or proprietors for the time being of Lots 2901 to 2925 (all inclusive) must not:</p> <ol style="list-style-type: none"> 1. Construct or allow to be constructed any improvements on any lot: <ol style="list-style-type: none"> 1.1 that is not in accordance with Kingston Ocean Grove Building Information & Design Guidelines unless otherwise approved by the Kingston Ocean Grove Design Consultant, 370 Grubb Road Wallington Victoria 3222 ("Kingston Design Consultant") a copy of which guidelines can be obtained from the Kingston Design Consultant; and 1.2 without obtaining written approval of the design for that improvement from the Kingston Design Consultant, which approval must be obtained even if the design for that lot improvement complies with the Kingston Ocean Grove Building Information & Design Guidelines. 2. Construct or allow to be constructed any fencing; <ol style="list-style-type: none"> 2.1 along a front street alignment; or 2.2 on a side or rear boundary of a lot unless the fence: <ol style="list-style-type: none"> 2.2.1 is constructed of lapped timber palings with a timber capping; 2.2.2 does not exceed 1.8 metres in height; and 2.2.3 tapers down to 1 metre in height at the front street alignment from 1.8 metres in height for the distance of the required setback from the front street alignment. 3. Construct or allow to be constructed; <ol style="list-style-type: none"> 3.1 any building which is more than 7.5 metres above the natural ground level (excluding any television antenna, chimney or flue) or an extension to a dwelling where the extension is more than 7.5 metres above natural ground level (excluding any television antenna, chimney or flue); 3.2 a building (excluding any entry porch, verandah, balcony or pergola) unless the building line facing the front street alignment is sited at least 4.5 metres but no more than 6.5 metres from the front street alignment; 3.3 a dwelling unless 50 % of the external walls (excluding windows) are constructed of brick, brick veneer, stone, render or masonry like material; 3.4 the roof of any building, garage door or outbuilding of galvanised iron or other reflective material; and 3.5 a driveway unless constructed of coloured concrete, exposed aggregate concrete, stencilled or stamped coloured concrete or brick pavers. 4. Store or site or permit to be stored or sited on a lot any caravan or boat or any commercial motor vehicle having a registered carrying capacity of more than 1 tonne unless within an approved building or screened from view from any road reserve by a structure that is in line with or behind the most forward line of the building abutting any road reserve; 5. Occupy any dwelling on a lot without a driveway and fences on the side and rear boundaries. <p>Clauses 1, 2 and 5 of this restriction will cease to have effect 10 years after the date of registration of this plan. Clauses 3 and 4 of this restriction will cease to have effect 20 years after the date of registration of this plan.</p>					
<p><u>Creation of Restriction No 3</u></p> <p>The following Restriction is to be created upon Registration of this Plan:</p> <p>Land to Benefit: Lots 2901 to 2925 (all inclusive) on this plan. Land to be Burdened: Lot 2901 on this plan.</p> <p>Description of Restriction:</p> <p>The registered proprietor or proprietors for the time being of Lot 2901 on this plan must not construct on the lot or any lot derived from a further subdivision of the lot, a dwelling with a floor area less than 115 square metres.</p> <p>This Restriction will cease to have effect 10 years after the date of Registration of this plan.</p>					
 <p>10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 spiire.com.au</p>			<p>Sheet 5</p> <p>DATE / /</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p>Original sheet size A3</p>		
<p>ORIGINAL</p> <p>SCALE SHEET SIZE</p> <p>A3</p>		<p>LICENSED SURVEYOR . . . Bradley Lloyd Millar</p> <p>SIGNATURE - DIGITALLY SIGNED</p> <p>REF: 300510SV00</p> <p>FILE NAME : 300510SV00.dwg FILE LOCATION : F:\30\300510\DWG\ LAYOUT NAME : Restriction 5 SAVE DATE : Thu, 16 Jul 2015 - 15:05 LAST SAVED BY : dylan.moroney</p>		<p>DATE / /</p> <p>VERSION 9</p>	
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