

PLAN OF SUBDIVISION

EDITION 1

PS 742166A

LOCATION OF LAND

PARISH: Bellarine

TOWNSHIP: -

SECTION: 3

CROWN ALLOTMENT: -

CROWN PORTION: 19 (PART) & 20 (PART)

TITLE REFERENCE: C/T VOL FOL VOL FOL
& VOL 11375 FOL 722LAST PLAN REFERENCE: Lot Q PS721149T, Lot U PS721149T
& Lot R on PS 701863HPOSTAL ADDRESS: COASTAL BOULEVARD
(at time of subdivision) OCEAN GROVE, 3226MGA94 CO-ORDINATES: E: 285 490 ZONE: 55
(of approx centre of land N: 5 763 860
in plan)

VESTING OF ROADS AND/OR RESERVES

Notations

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 Reserve No.1 Reserve No.2	City of Greater Geelong City of Greater Geelong City of Greater Geelong

Land being subdivided is enclosed within thick continuous lines
Lot Nos. 1 - 3200 (both inclusive) and Lots A - V (both inclusive) have been omitted
from this plan.
See sheets 6 to 8 for Creation of Restrictions No.1 to No.6 (both inclusive)

This is a Spear Plan.

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:
This plan is based on surveySTAGING:
This is not a staged subdivision
Planning Permit No. 1263/2011This survey has been connected to permanent marks No(s). - 20, 21, 140, 141, 166,
168, 276, 284, 306 & 315 (Parish of Bellarine) & 241 Parish of Paywit
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	3	This Plan	City Of Greater Geelong
E-1	Pipelines or Ancillary Purposes	3	This Plan Section 136 of the Water Act	Barwon Region Water Corporation
E-2	Drainage	2	This Plan	City Of Greater Geelong
E-3	Pipelines or Ancillary Purposes	2	This Plan Section 136 of the Water Act	Barwon Region Water Corporation
E-4	Pipelines or Ancillary Purposes	4	This Plan Section 136 of the Water Act	Barwon Region Water Corporation
E-5	Water Supply	10.06	LP19515 Inst.162582	Lots on LP 19515 State Rivers & Water Supply Commission

KINGSTON ESTATE - STAGE 32 (55 LOTS)

AREA OF STAGE - 5.134ha

10 Moorabool Street
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Geelong Vic 3220
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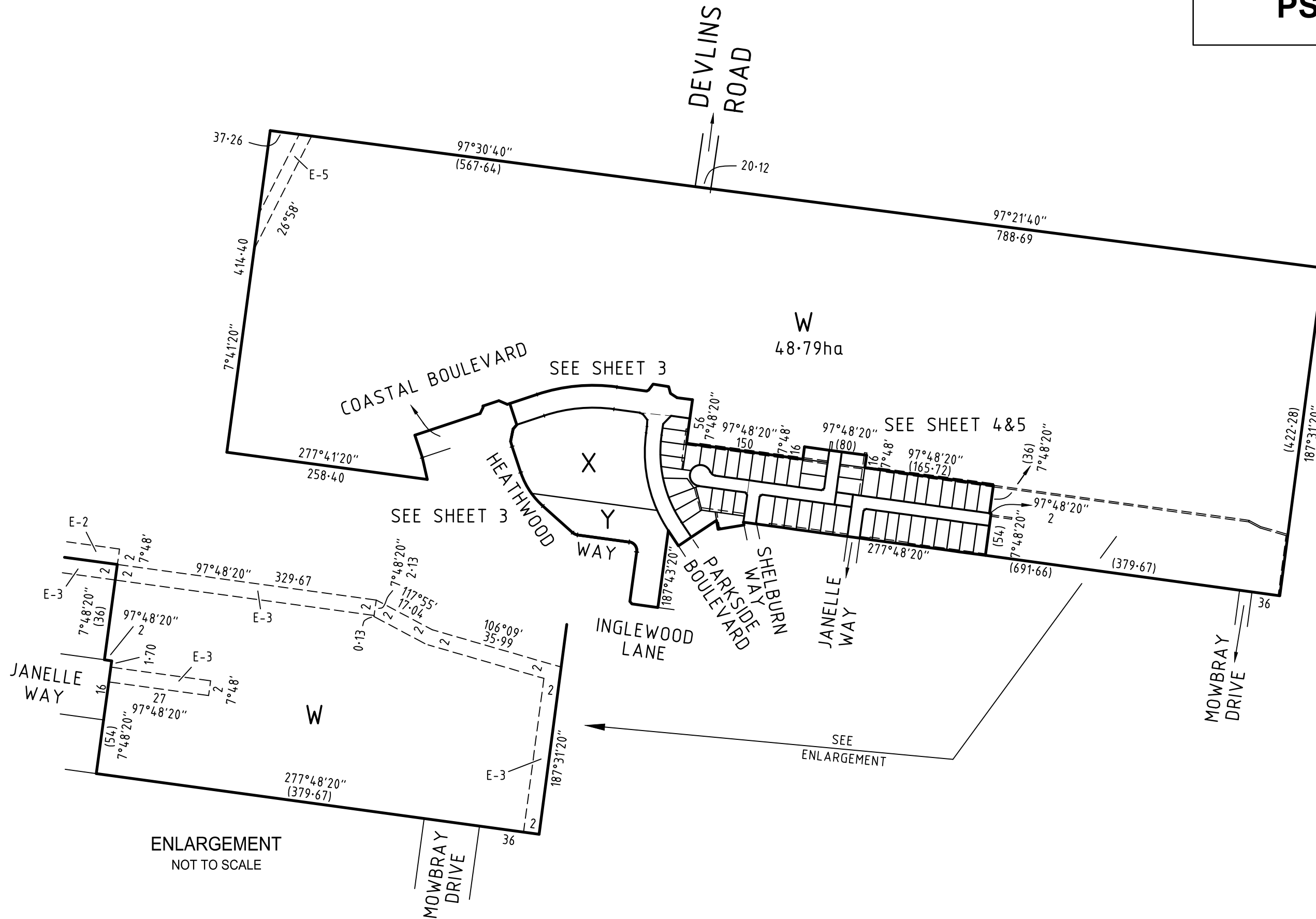
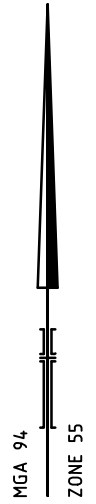
SURVEYORS FILE REF: 302160SV00

LICENSED SURVEYOR: Bradley Lloyd Millar

VERSION 8

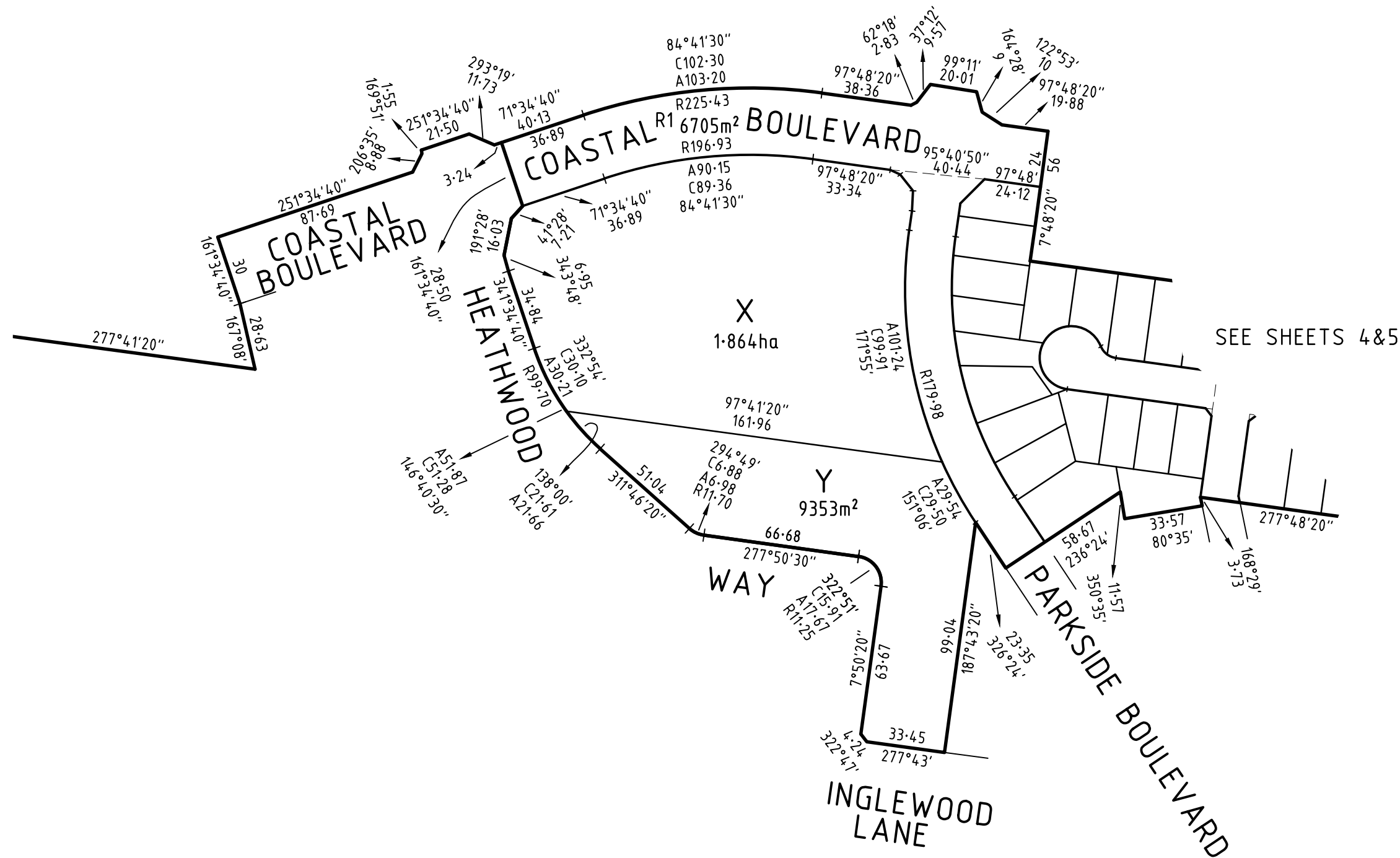
ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 8

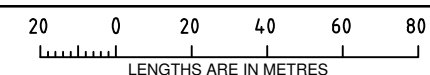
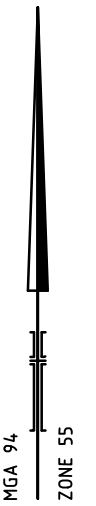


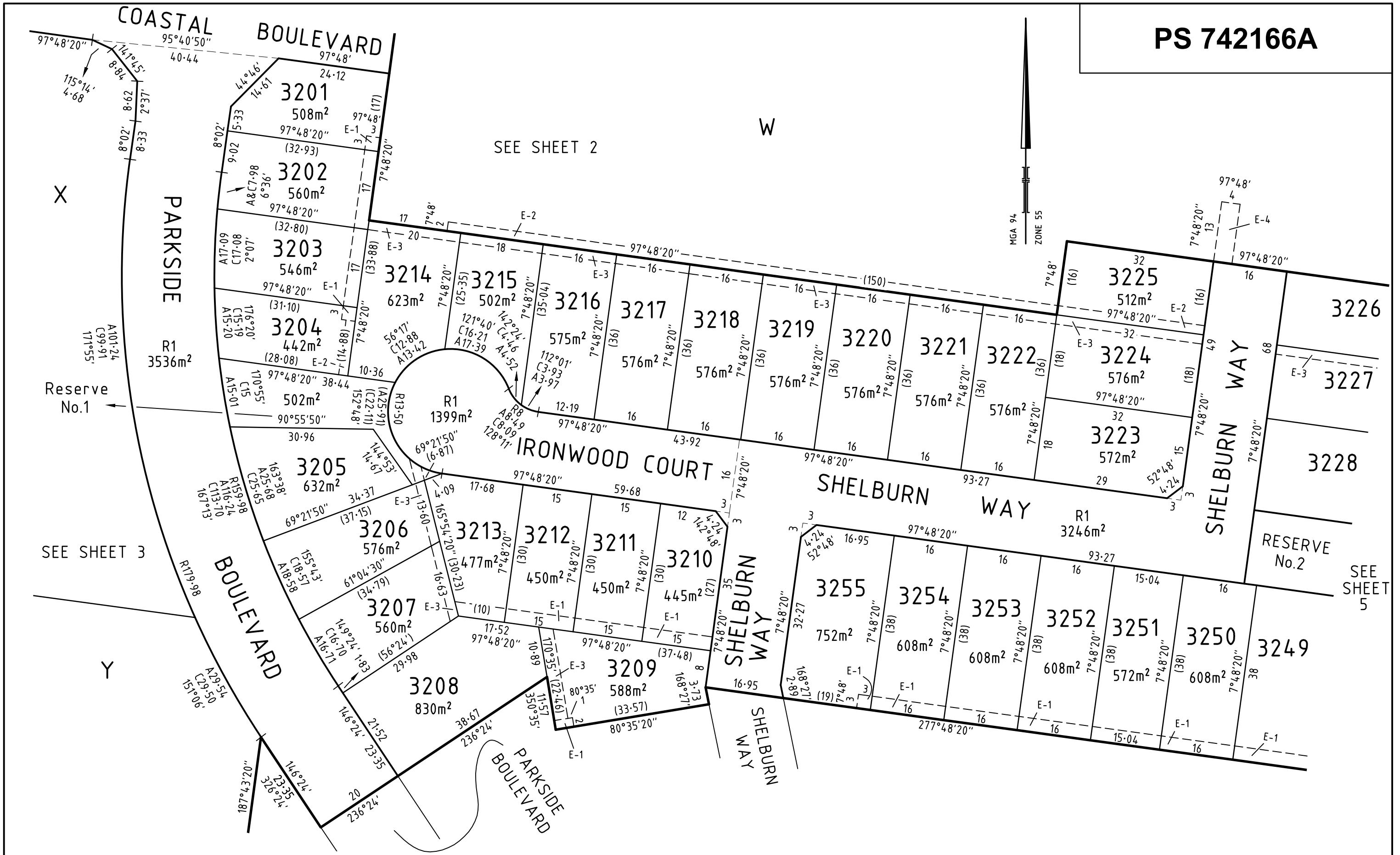
SEE SHEET 2

W



SEE SHEETS 4 & 5





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SCALE 1: 750

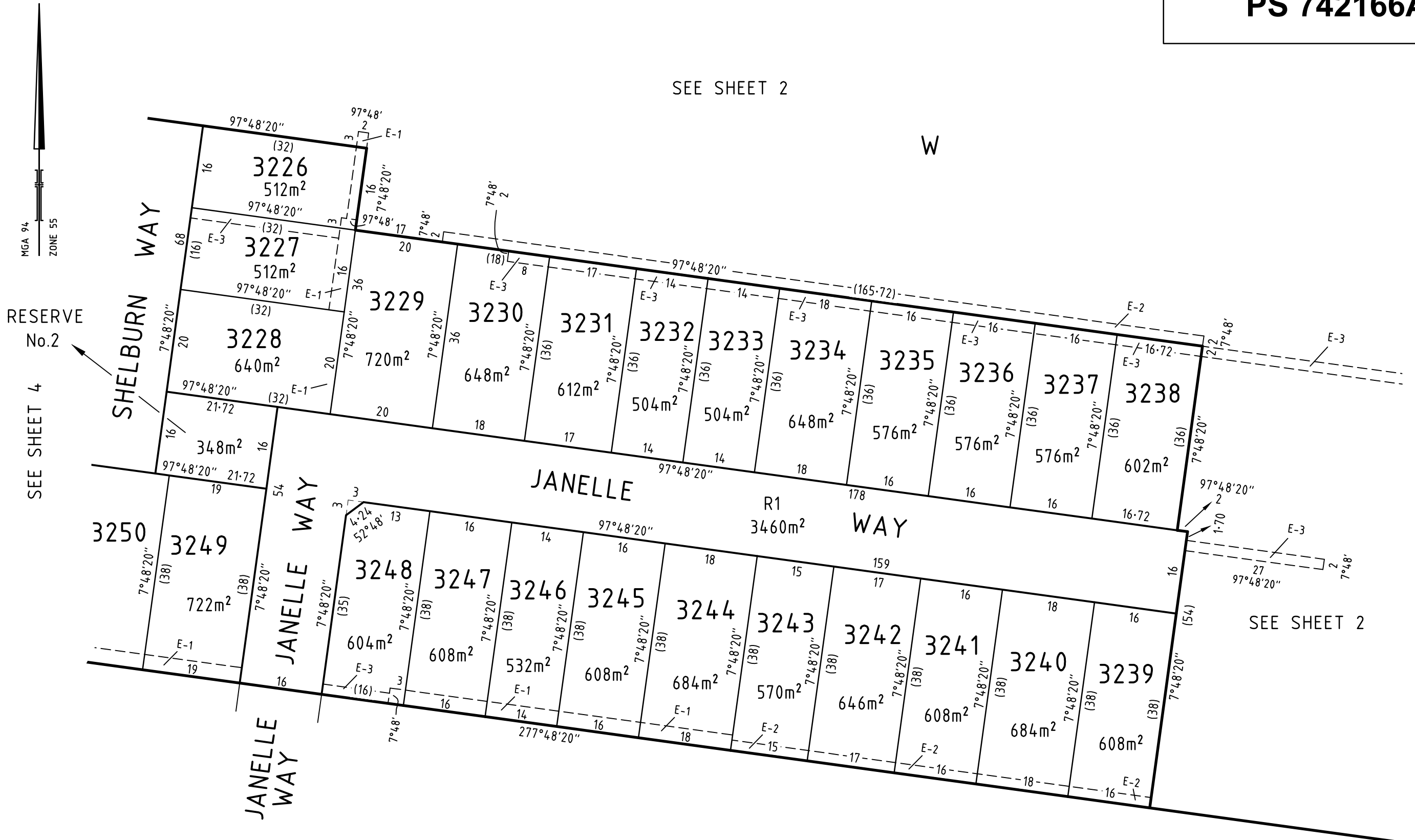
7.5 0 7.5 15 22.5 30
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 4

LICENSED SURVEYOR: Bradley Lloyd Millar
 REF: 302160SV00
 VERSION 8

SEE SHEET 2



MGA 94
ZONE 55

RESERVE
No.2

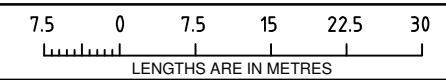
SEE SHEET 4

SEE SHEET 2



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SCALE
1: 750



ORIGINAL SHEET
SIZE: A3

SHEET 5

LICENSED SURVEYOR: Bradley Lloyd Millar
REF: 302160SV00
VERSION 8

Definitions

Building - Any Structure
 Dwelling - House - Habitable Room (Excludes Carport/Garage)

Creation of Restriction No 1

The following Restriction is to be created upon registration of this plan:

Land to Benefit: Lots 3201 to 3255(all inclusive) on this plan.

Land to be Burdened: Lots 3201 to 3228 (all inclusive), 3230 to 3248(all inclusive) & 3250 to 3254 (all inclusive) on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of Lots 3201 to 3228 (all inclusive), 3230 to 3248 (all inclusive) & 3250 to 3254 (all inclusive) on this plan must not:

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.

This Restriction will cease to have effect 10 years after the date of Registration of this plan.

Creation of Restriction No 2

The following Restriction is to be created upon Registration of this Plan:

Land to Benefit: Lots 3201 to 3255 (all inclusive) on this plan.

Land to be Burdened: Lots 3201to 3255 (all inclusive) on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of Lots 3201 to 3255 (all inclusive) must not:

1. Construct or allow to be constructed any improvements on any lot:
 - 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, 22 Kingston Downs Drive Ocean Grove Victoria 3226 ("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;
 - 2.1 along a front street alignment; or
 - 2.2 on a side or rear boundary of a lot unless the fence:
 - 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;
 - 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 eaves, entry porch, verandah, balcony, pergola or side boundary fencing) 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.

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.

Creation of Restriction No 3

The following Restriction is to be created upon Registration of this Plan:

Land to Benefit: Lots 3201 to 3255 (all inclusive) on this plan.

Land to be Burdened: Lots 3229, 3249 & 3255 on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of Lots 3229, 3249 & 3255 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.

This Restriction will cease to have effect 10 years after the date of Registration of this plan.

Creation of Restriction No 4

The following Restriction is to be created upon Registration of this Plan:

Land to benefit: Reserve No.1 and Reserve No.2 on this plan.

Land to be burdened: Lots 3204 to 3206 (all inclusive), 3213 to 3214 (all inclusive), 3228 and 3249 to 3250 (all inclusive) on this plan.

Description of Restriction:

Except with the written consent of the responsible authority for the benefited land, the registered proprietor or proprietors for the time being of lots 3204 to 3206 (all inclusive), 3213 to 3214 (all inclusive), 3228 and 3249 to 3250 (all inclusive) must not construct a fence on the boundary between the reserve and the burdened land unless:

1. it is semi-permeable; and
2. does not exceed the height of 1.2 metres for the distance of the required setback from the front street alignment.

CREATION OF RESTRICTION No.5

The following Restriction is to be created upon Registration of this Plan:

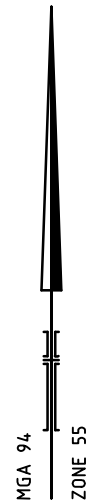
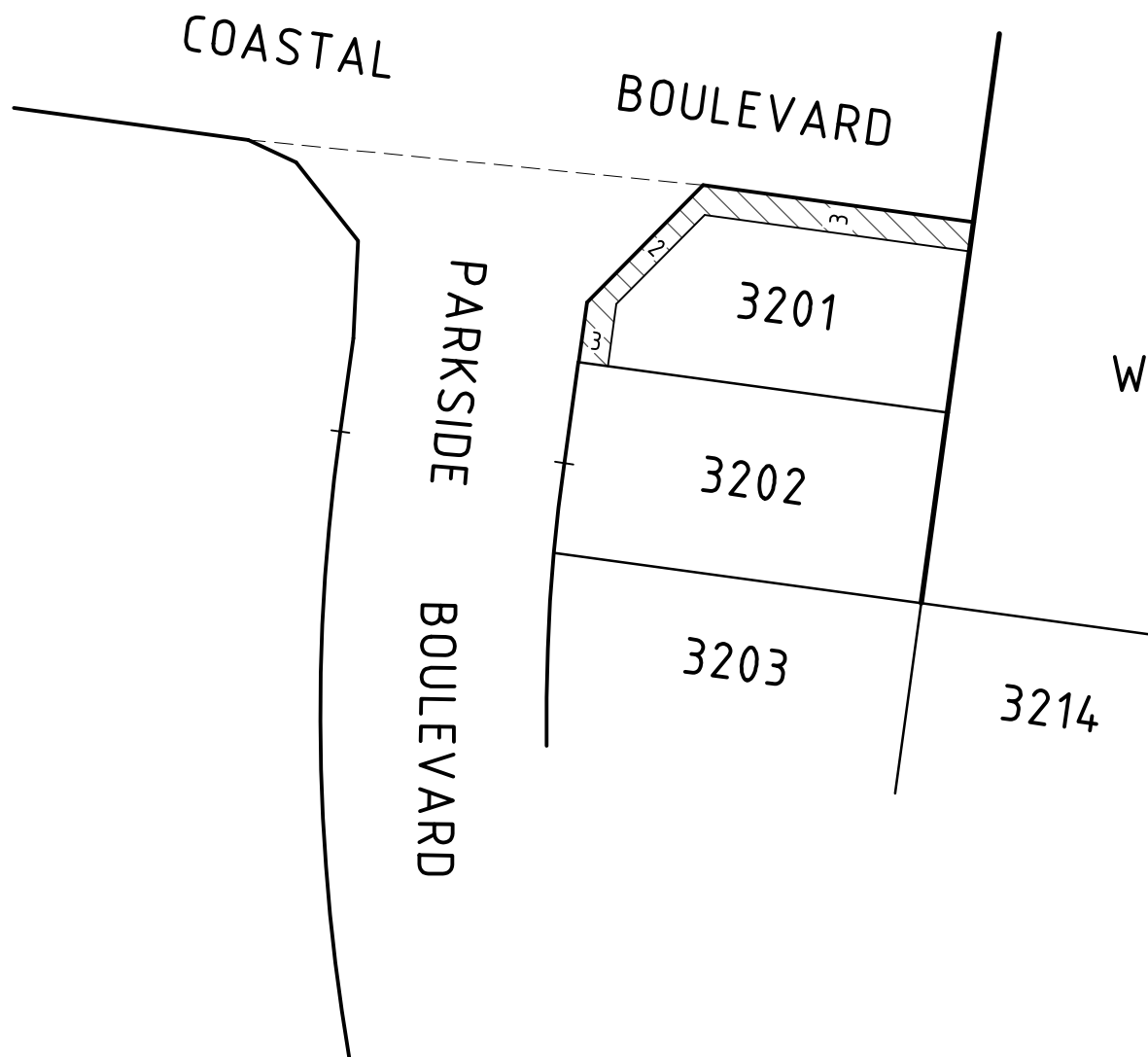
Land to benefit: Lots 3201- 3255 (all inclusive) on this plan.

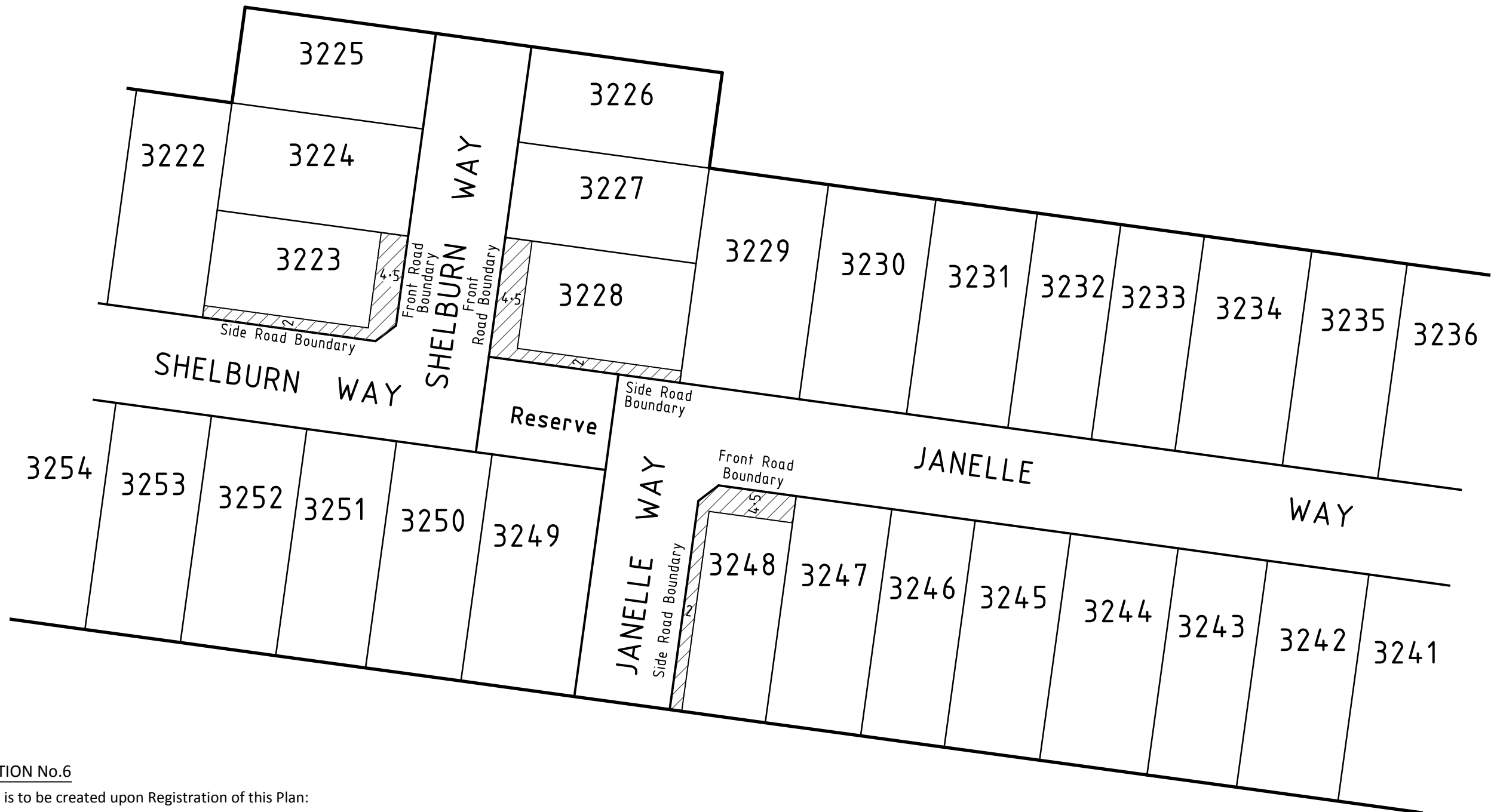
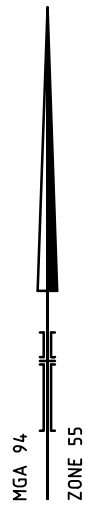
Land to be burdened: Lots 3201 on this plan.

Description of Restriction



No building (excluding any eaves, entry porch, verandah, balcony, pergola or side boundary fencing) shall be located in the area shown thus.





CREATION OF RESTRICTION No.6

The following Restriction is to be created upon Registration of this Plan:

Land to benefit: Lots 3201- 3255 (all inclusive) on this plan.

Land to be burdened: Lots 3223, 3228 & 3248 on this plan.

Description of Restriction



No building (excluding any eaves, entry porch, verandah, balcony, pergola or side boundary fencing) shall be located in the area shown thus. 