

# PLAN OF SUBDIVISION

EDITION 1

**PS 721149T**

## LOCATION OF LAND

PARISH: Bellarine

TOWNSHIP: -

SECTION: 3

CROWN ALLOTMENT: -

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

TITLE REFERENCE: C/T VOL FOL  
& VOL 11578 FOL 569

LAST PLAN REFERENCE: Lot N PS721145C &amp; Lot F PS736100S

POSTAL ADDRESS: BLUE MALLEE DRIVE  
(at time of subdivision) OCEAN GROVEMGA94 CO-ORDINATES: E: 285 110 ZONE: 55  
(of approx centre of land N: 5 763 810  
in plan)

## VESTING OF ROADS AND/OR RESERVES

## Notations

IDENTIFIER	COUNCIL/BODY/PERSON	Land being subdivided is enclosed within thick continuous lines Lot Nos. 1 - 3100 (both inclusive) Lots A - P (both inclusive) and lot S have been omitted from this plan. See sheets 5 and 6 for Creation of Restrictions No.1 to No.4 (both inclusive)
ROAD R1	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	
<b>NOTATIONS</b>		
DEPTH LIMITATION DOES NOT APPLY		
SURVEY: This plan is based on survey		
STAGING: This is not a staged subdivision		
Planning Permit No. 1263/2011		
This 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)

Section 12(2) of the Subdivision Act 1988 applies to all of the land in this plan

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of
E-1	Water Supply	10.06	LP19515 Inst.162582	Lots on LP19515 State Rivers & Water Supply Commission
E-2	Drainage	2	This Plan	City of Greater Geelong
E-3	Drainage	3	This Plan	City of Greater Geelong
E-3	Pipelines or Ancillary Purposes	3	This Plan	Barwon Region Water Corporation
E-4	Pipelines or Ancillary Purposes	See Diagram	This Plan	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	2	PS721155Y Section 136 of the Water Act	Barwon Region Water Corporation
E-7	Pipelines or Ancillary Purposes	See Diagram	PS721155Y 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

KINGSTON ESTATE - STAGE 31 (26 LOTS)

AREA OF STAGE - 4.366ha

10 Moorabool Street  
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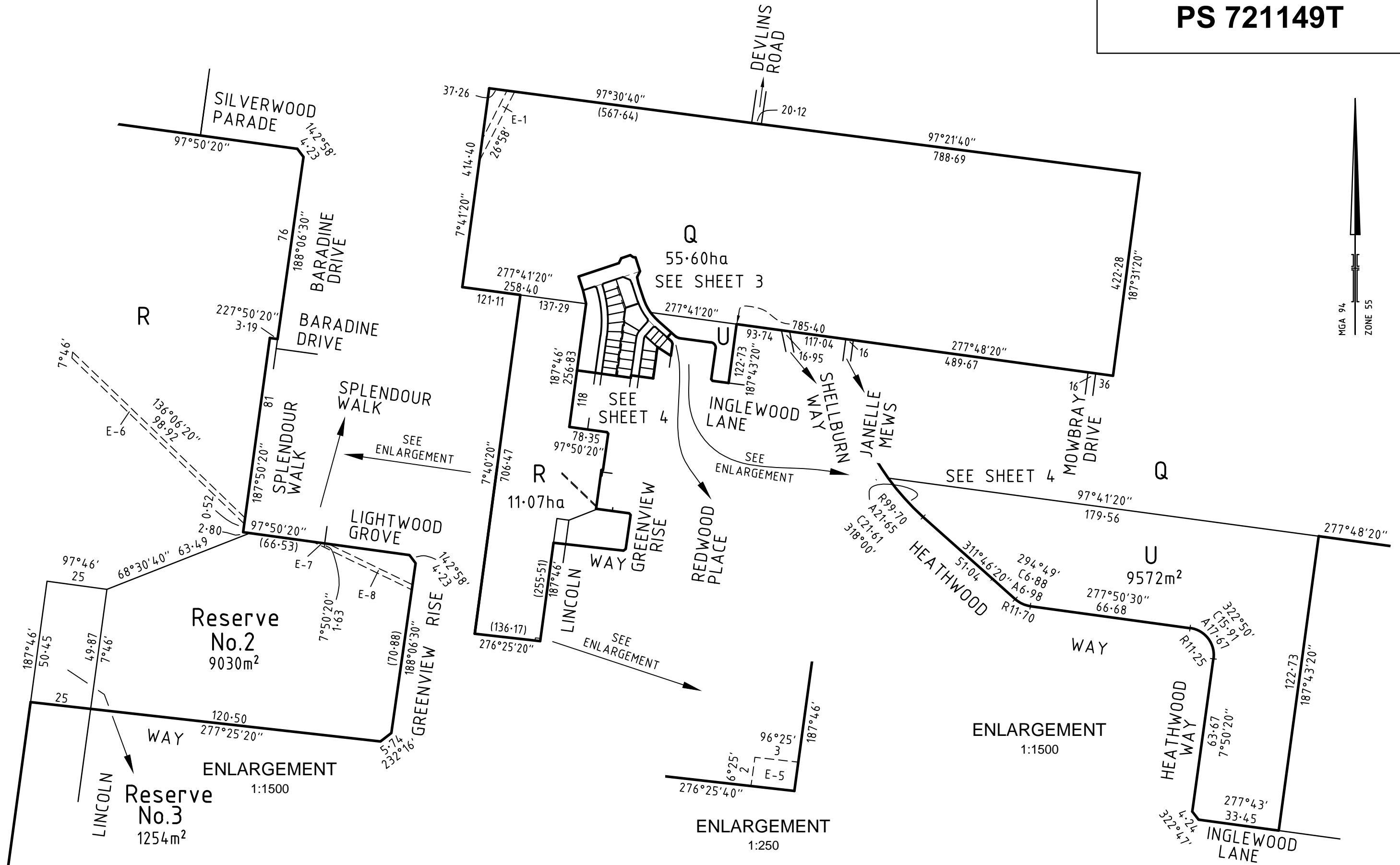
SURVEYORS FILE REF: 300511SV00

LICENSED SURVEYOR: Bradley Lloyd Millar

VERSION 9

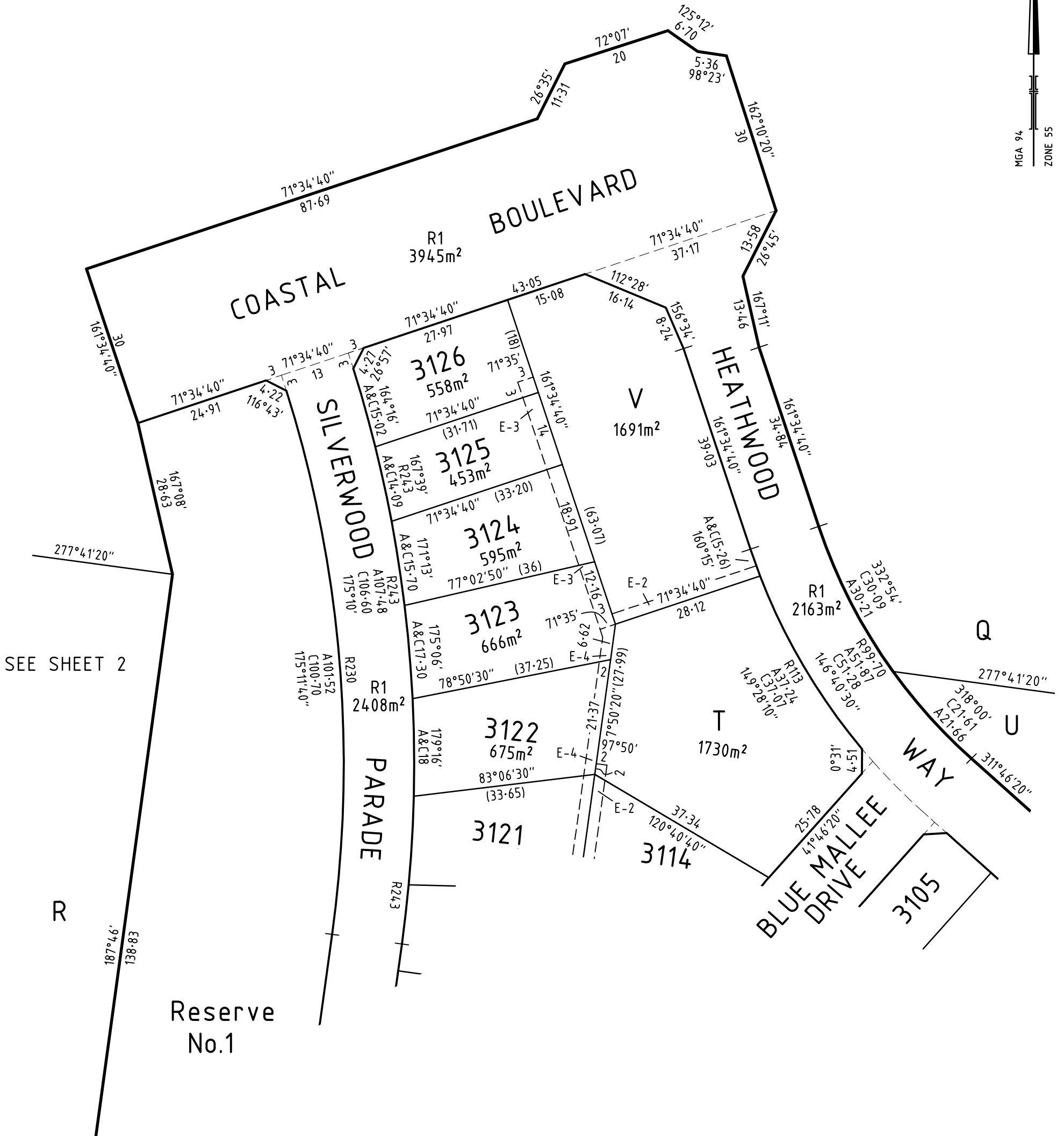
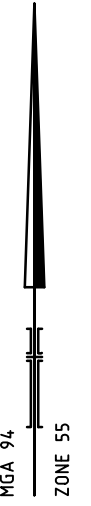
ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 6



SEE SHEET 2

Q



SEE SHEET 2

R

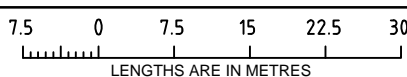
Reserve No.1

SEE SHEET 4



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SCALE  
 1: 750



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ORIGINAL SHEET  
 SIZE: A3

SHEET 3

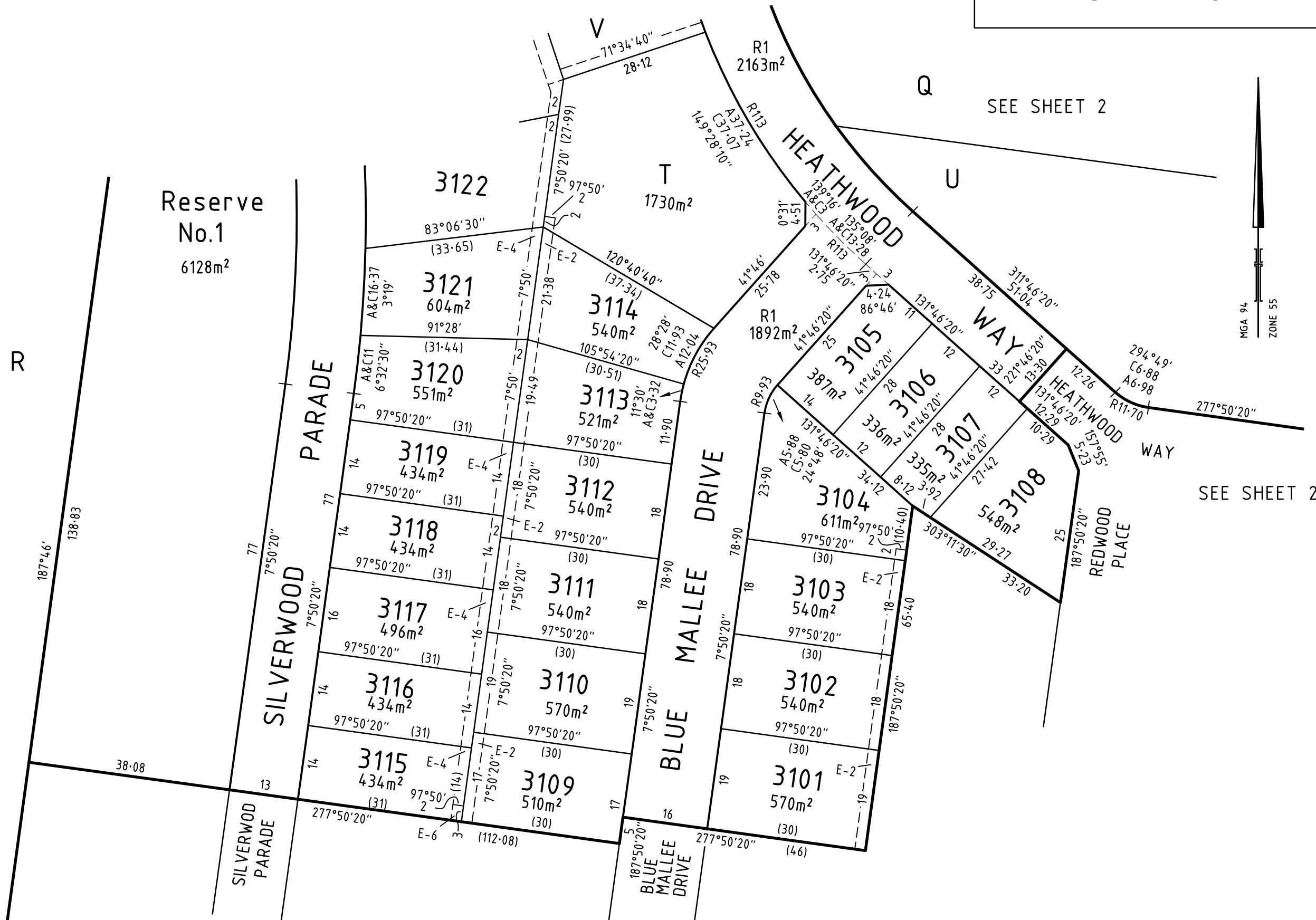
SEE SHEET 3

PS 721149T

SEE SHEET 2

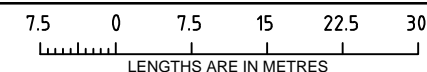
SEE SHEET 2

SEE SHEET 2



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SCALE  
 1: 750



ORIGINAL SHEET  
 SIZE: A3

SHEET 4

LICENSED SURVEYOR: Bradley Lloyd Millar  
 REF: 300511SV00  
 VERSION 9

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 3101 to 3126(all inclusive) on this plan.

Land to be Burdened: Lots 3101 to 3104(all inclusive), 3108 to 3121 (all inclusive) & 3123 to 3126 (all inclusive) on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of Lots 3101 to 3104 (all inclusive), 3108 to 3121 (all inclusive) & 3123 to 3126 (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 3101 to 3126(all inclusive) on this plan.

Land to be Burdened: Lots 3105 to 3107(all inclusive) on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of Lots 3105 to 3107(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 115 square metres.

This Restriction will cease to have effect 10 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 3101 to 3126 (all inclusive) on this plan.


Land to be Burdened: Lots 3101 to 3126 (all inclusive) on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of Lots 3101 to 3126 (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, 370 Grubb Road Wallington Victoria 3221 ("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 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.

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.

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		LICENSED SURVEYOR: Bradley Lloyd Millar REF: 300511SV00 VERSION 9		

Creation of Restriction No 4

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

Land to Benefit: Lots 3101 to 3126 (all inclusive) on this plan.

Land to be Burdened: Lot 3122 on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of Lot 3122 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.