

PLAN OF SUBDIVISION

EDITION 1

PS848072U

Location of Land

Parish: MOOLAP
Township: -
Section: 1
Crown Allotment: 16 (PART)
Crown Portion: -
Title Reference: VOL FOL

Last Plan Reference: PS848067M (LOT K)

Postal Address: 90-108 ASH ROAD
 (at time of subdivision) LEOPOLD 3224

MGA Co-ordinates: E 277 830 Zone: 55
 (of approx. centre of land N 5 769 110 GDA 2020
 in plan)

Council Name: City of Greater Geelong

Council Reference Number: 16182
 Planning Permit Reference: PP-729-2021
 SPEAR Reference Number: S215473A

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification

Digitally signed by: Shane Pritchard for City of Greater Geelong on 29/10/2024

Vesting of Roads and/or Reserves

Notations

Identifier	Council/Body/Person
ROAD R1 RESERVE No.1	CITY OF GREATER GEELONG CITY OF GREATER GEELONG

Lots 1 to 2000, 2012 to 2018, A to Q have been omitted from this plan

Creation of Restriction

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.

Upon registration of this plan the following restrictions are to be created:

Restriction 1

Land to be burdened: Lots 2001 to 2011 & 2019 to 2028
 Land to benefit: Lots 2001 to 2011 & 2019 to 2028

Description of Restriction

The registered proprietor or proprietors for the time being of any burdened lot must not develop or use a lot other than in accordance with the Memorandum of Common Provisions (MCP) registered in Dealing AA010335

Restriction 2

Land to be burdened: Lots 2025 & 2026
 Land to benefit: Lots on this plan

Description of Restriction

The registered proprietor or proprietors for the time being of any burdened lot must not build or permit to be built any building(s) that does not provide 1 metre clear horizontal access along the full length of a minimum one side boundary of the lot, for purpose of access to sewer by Barwon Water.

Notations

Depth Limitation: DOES NOT APPLY

Survey: This plan is based on survey

Staging: This is not a staged plan of subdivision

Planning Permit No. PP-729-2021

This survey has been connected to permanent mark(s): 137 & 158

In Proclaimed Survey Area No. -

Estuary II Estate - Stage 20P
 21 Lots & Balance Lot R

Easement Information

Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement or other Encumbrance A - Appurtenant Easement

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 - SEC 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-2	DRAINAGE	2	THIS PLAN	CITY OF GREATER GEELONG
E-3	CARRIAGEWAY	SEE DIAG.	PS848067M	CITY OF GREATER GEELONG
E-4	CARRIAGEWAY	SEE DIAG.	THIS PLAN	CITY OF GREATER GEELONG



SURVEY > ENGINEERING > PLANNING > PROJECT MANAGEMENT

10 / 6-8 BOSTON ROAD TORQUAY PH 03 5261 3788
 ABN 11 103 336 358 WWW.TOMKINSON.COM

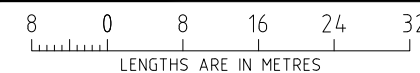
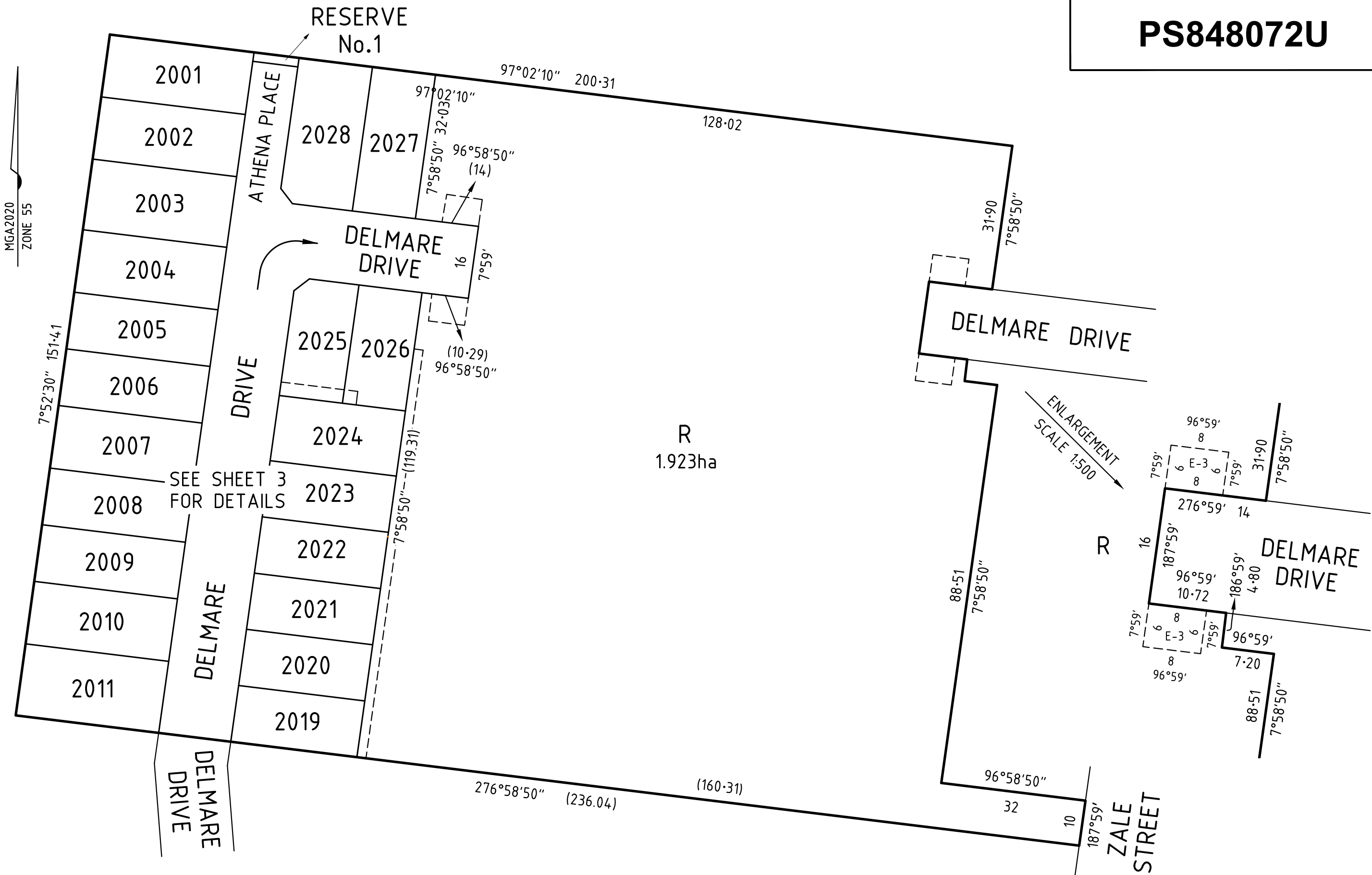


SURVEYOR'S FILE REF: A4041D-20P VERSION 2
 PLOTTED 17/10/2024 RS

Digitally signed by: Richard South, Licensed Surveyor,
 Surveyor's Plan Version (2),
 17/10/2024, SPEAR Ref: S215473A

ORIGINAL SHEET
 SIZE: A3

Sheet 1 of 3 Sheets



PLAN OF SUBDIVISION

EDITION 1

PS848071W

Location of Land

Parish: MOOLAP
Township: -
Section: 1
Crown Allotment: 16 (PART)
Crown Portion: -
Title Reference: VOL FOL

Last Plan Reference: PS848066P (LOT J)

Postal Address: 110-116 ASH ROAD
 (at time of subdivision) LEOPOLD 3224

MGA Co-ordinates: E 277 820 Zone: 55
 (of approx. centre of land N 5 769 010 GDA 2020
 in plan)

Council Name: City of Greater Geelong
 SPEAR Reference Number: S215456A

Vesting of Roads and/or Reserves

Notations

Identifier	Council/Body/Person
ROAD R1 RESERVE No.1	CITY OF GREATER GEELONG CITY OF GREATER GEELONG

Lots 1 to 2011, A to P have been omitted from this plan

Creation of Restriction

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.

Upon registration of this plan the following restrictions are to be created:

Restriction 1

Land to be burdened: Lots 2012 to 2018
 Land to benefit: Lots 2012 to 2018

Description of Restriction

The registered proprietor or proprietors for the time being of any burdened lot must not develop or use a lot other than in accordance with the Memorandum of Common Provisions (MCP) registered in Dealing AA010335

Other Purpose of Plan:

Removal of Carriageway Easement E-1 and Drainage Easement E-2 created in PS848058N

Grounds for Removal of Easements:

Directions in Planning Permit PP-729-2021

Notations

Depth Limitation: DOES NOT APPLY

Survey: This plan is based on survey

Staging: This is not a staged plan of subdivision

Planning Permit No. PP-729-2021

This survey has been connected to permanent mark(s): 137 & 158

In Proclaimed Survey Area No. -

Estuary II Estate - Stage 20V

7 Lots & Balance Lot Q

Easement Information

Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement or other Encumbrance A - Appurtenant Easement

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	2	THIS PLAN	CITY OF GREATER GEELONG



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SURVEYOR'S FILE REF: A4041D-20V VERSION 2
 PLOTTED 17/10/2024 RS

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SEE SHEET 3
FOR DETAILS

