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City of Greater Geelong, Statutory Planning - Date Received 28/7/2026

Department of Environment, Land, Water & Planning

Examination Report

Dealing Number: PS802687N SPEAR Number: S103508S
Registered by: Helen Lymbouris, Assistant Registrar of Titles, 14/02/19 04:50 PM

SUBJECT LAND

Volume 11903 Folio 494 Lot U on Plan PS743867M
Volume 12020 Folio 873 Lot AA on Plan PS802685S

RE-ESTABLISHMENT

This plan is a super lot plan, surveyor has supplied a plan linking diagram through SPEAR and supplementary field records when the works are finished.

H.L.
14/02/2019

ADDITIONAL INFORMATION

LAND USE VICTORIA, 2 Lonsdale Street Melbourne Victoria 3000
GPO Box 527 Melbourne VIC 3001, DX 250639
Telephone: (03) 9194 0601 Facsimile: 9194 0616
ABN 90 719 052 204
Produced: 14/02/2019 5:17:18PM

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SMEC
Local People. Global Experience.

Level 1, 47 Pakington Street
Geelong West, VIC 3218, Australia
T +61 3 5228 3100 F +61 3 5228 3199 E
geelong@smec.com

LICENSED SURVEYOR'S REPORT

SURVEYOR'S NAME:	John Richard McKenzie
FIRM NAME AND ADDRESS:	SMEC Australia Level 1, 47 Pakington Street Geelong West, VIC 3218
PLAN NUMBER:	PS802687N
SURVEYOR'S REFERENCE:	30040369s.15 Oakdene Estate
GENERAL DESCRIPTION OF LAND:	Oakdene Estate – Stage 15
CROWN DESCRIPTION:	Parish of Bellarine Section 16[3] Crown Allotment 3 (Part) Section 17[3] Crown Allotments 3 & 4 (Parts)
LAST PLAN REFERENCE:	PS743867M (Lot U) PS802685S (Lot AA)
DATUM:	MGA Zone 55 vide BP002544L (Original Boundary Plan dated 09/06/2010)
SURVEY INFORMATION USED & RELATIONSHIP WITH OTHER RELEVANT CADASTRAL SURVEYS:	Abutting Supplementary Abstract of Field Records PS710785A (Stg 7) – Survey dated 07/10/2015 PS802685S (Stg 14) – Survey dated 12/07/2018 The above Supplementary Abstract of Field Records are tied into the original survey BP002544L. Refer to relevant supplementary and abstract of field records for details of connection.
MARKING OF LOTS:	Roads, Reserves, Boundaries, Lots and Common Property have been marked and advice has been provided in accordance with Section 20A of the Subdivision Act 1988.
CONNECTION TO RELEVANT MARKS:	Connection to Permanent Marks, Primary Cadastral Marks and Reference Marks has been postponed in accordance with Regulation 11 (4) of the Surveying (Cadastral Surveys) Regulation 2015.
SUPPLEMENTARY ABSTRACT OF FIELD RECORDS:	Supplementary Abstract of Field Records will be supplied at the completion of works
OTHER RELEVANT PARTICULARS:	Refer to the attached Plan Linking Diagram

This subdivision is based on a surround survey undertaken by myself on 09/06/2010 and lodged under BP002544L.

SMEC
"DIGITALLY SIGNED"

John McKenzie
Manager – Survey Geelong & Western Victoria

d +61 3 5228 3116
m 0407 548 703
e John.mckenzie@smec.com

CONSULT AUSTRALIA
Business | Engineering | Design

SMEC Holdings Ltd ABN 84 057 274 049 SMEC International Pty Ltd ABN 32 065 440 619
SMEC Australia Pty Ltd ABN 47 065 475 149 SMEC Services Pty Ltd ABN 79 066 504 792

Digitally signed by: John McKenzie, Licensed Surveyor, SPEAR Ref: S103508S 24/10/2018

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City of Greater Geelong, Statutory Planning - Date Received 28/7/2026

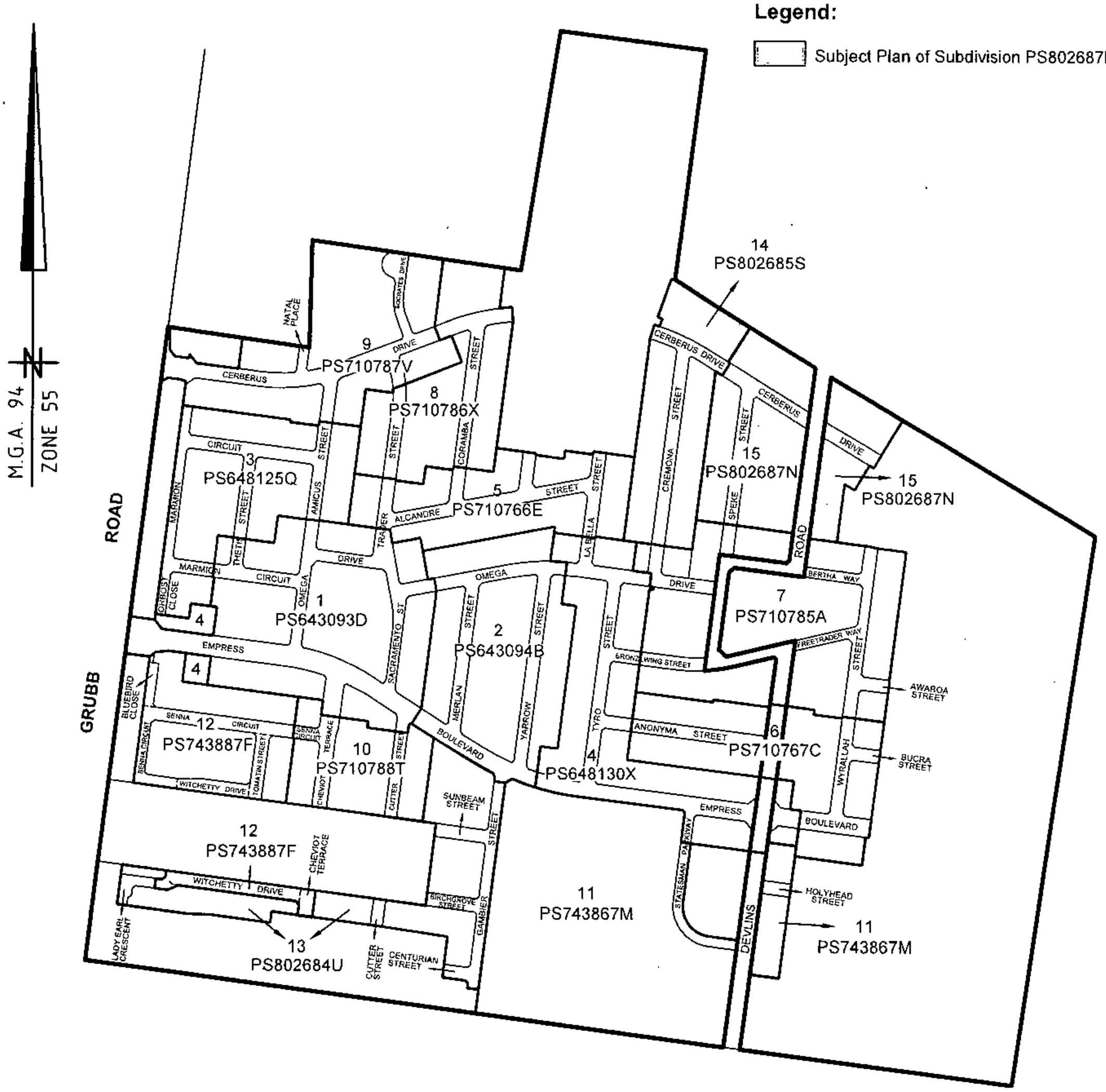
PS802687N

PLAN LINKING DIAGRAM

LOCATION PLAN & ABUTTING SUPPLEMENTARY FIELD RECORDS

Legend:

Subject Plan of Subdivision PS802687N



OAKDENE ESTATE			
SUBDIVISION	ESTATE	SURVEY DATE	CONNECT TO ORIGINAL
BP2544L	N/A	09/06/2010	ORIGIN
PS802687N	15	SUBJECT PLAN	N/A
PS710785A	7	7/10/2015	Y
PS802685S	14	12/07/2018	Y

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OAKDENE ESTATE
CERBERUS DRIVE, OCEAN GROVE
SMEC REF: 30040369S.15OAK SHEET 2 of 2

SCALE 1:7500
75 0 75 150 225
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A4

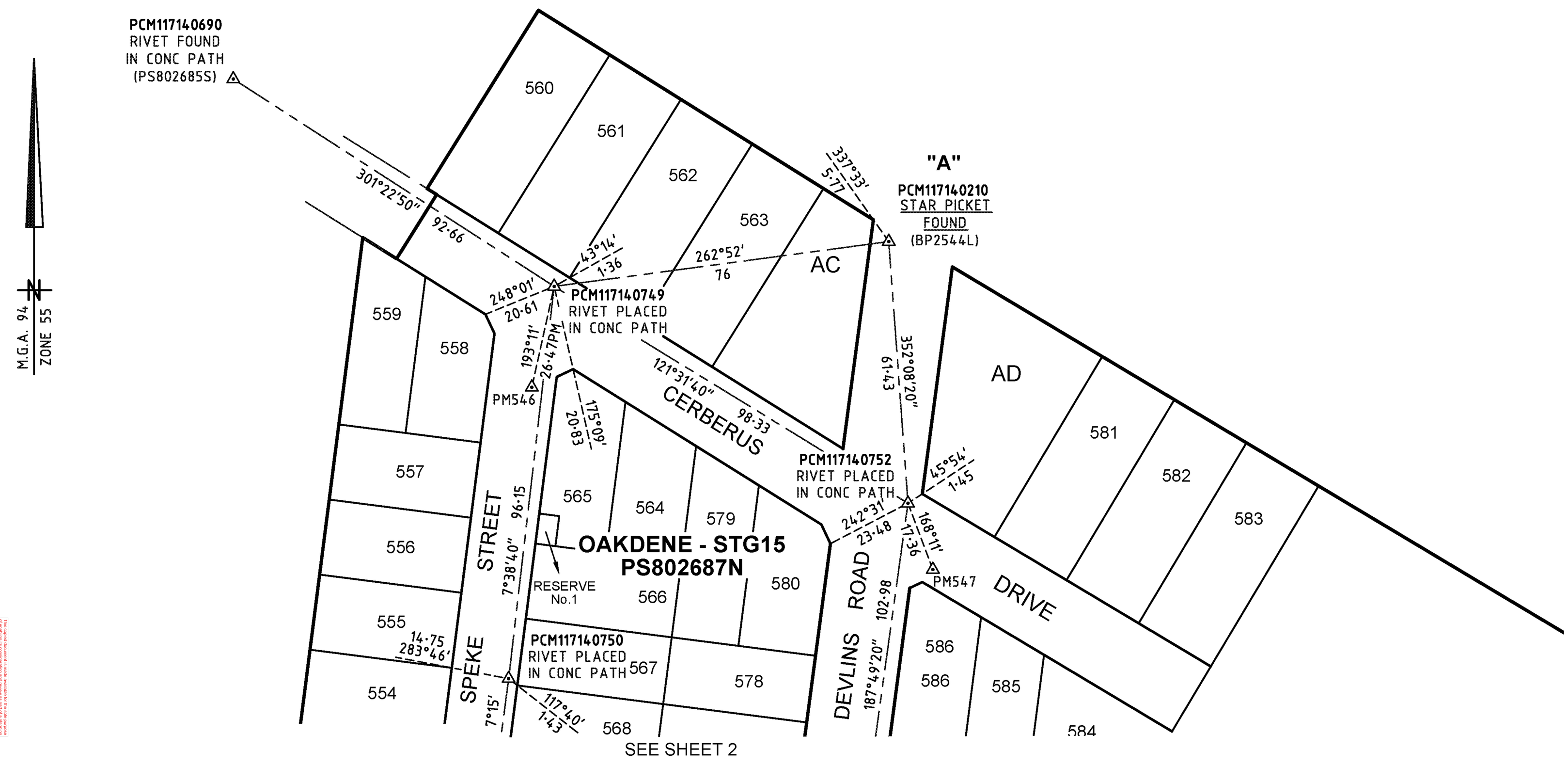
PS802687N
PARISH OF BELLARINE
SECTION 16³
CROWN ALLOTMENT 3 (PART)
SECTION 17³
CROWN ALLOTMENTS 3 &4 (PARTS)

LAND SHOWN WITHIN THICK CONTINUOUS LINES IS THE LAND CONTAINED IN THE ORIGINAL SURVEY BP2544L

30040369s.15OAK SURVEY REPORT.dwg

Digitally signed by: John McKenzie, Licensed Surveyor, SPEAR Ref: S103508S 24/10/2018

PS802687N



NOTATIONS

DATUM: MGA 94 ZONE 55 VIDE BP2544L

BP2544L (2010) original marks shown underlined, refer - "A"
All other marks are from surrounding Estate Plan of Subdivision Supplementary Abstract of Field Records derived from BP2544L (2010).

NOTES:
Lengths are in metres

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SURVEYORS REF.
30040369S·15

SUPPLEMENTARY ABSTRACT OF FIELD RECORDS

COUNTY OF GRANT
PARISH OF BELLARINE
SECTION 16³ | 17³
CROWN ALLOTMENTS 3 (PART) | 3 & 4(PARTS)

SHEET 1 OF 2
SHEET SIZE A3

OFFICE USE ONLY

AMENDMENTS

CERTIFICATION BY SURVEYOR

I, Terry Hamilton of 1/47 Pakington Street, Geelong West, VIC, 3218 certify that this abstract of field records correctly represents the results of the survey effected under my direction and supervision and marked on the ground in accordance with the Surveying Act 2004, that the survey accuracy accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015 and that this abstract of field records correctly represents the adopted boundaries and the related features existing on 02/11/2018.

Digitally signed by Terry Hamilton 11/10/2019 SPEAR Ref: S103508S
Licensed Surveyor, Surveying Act 2004

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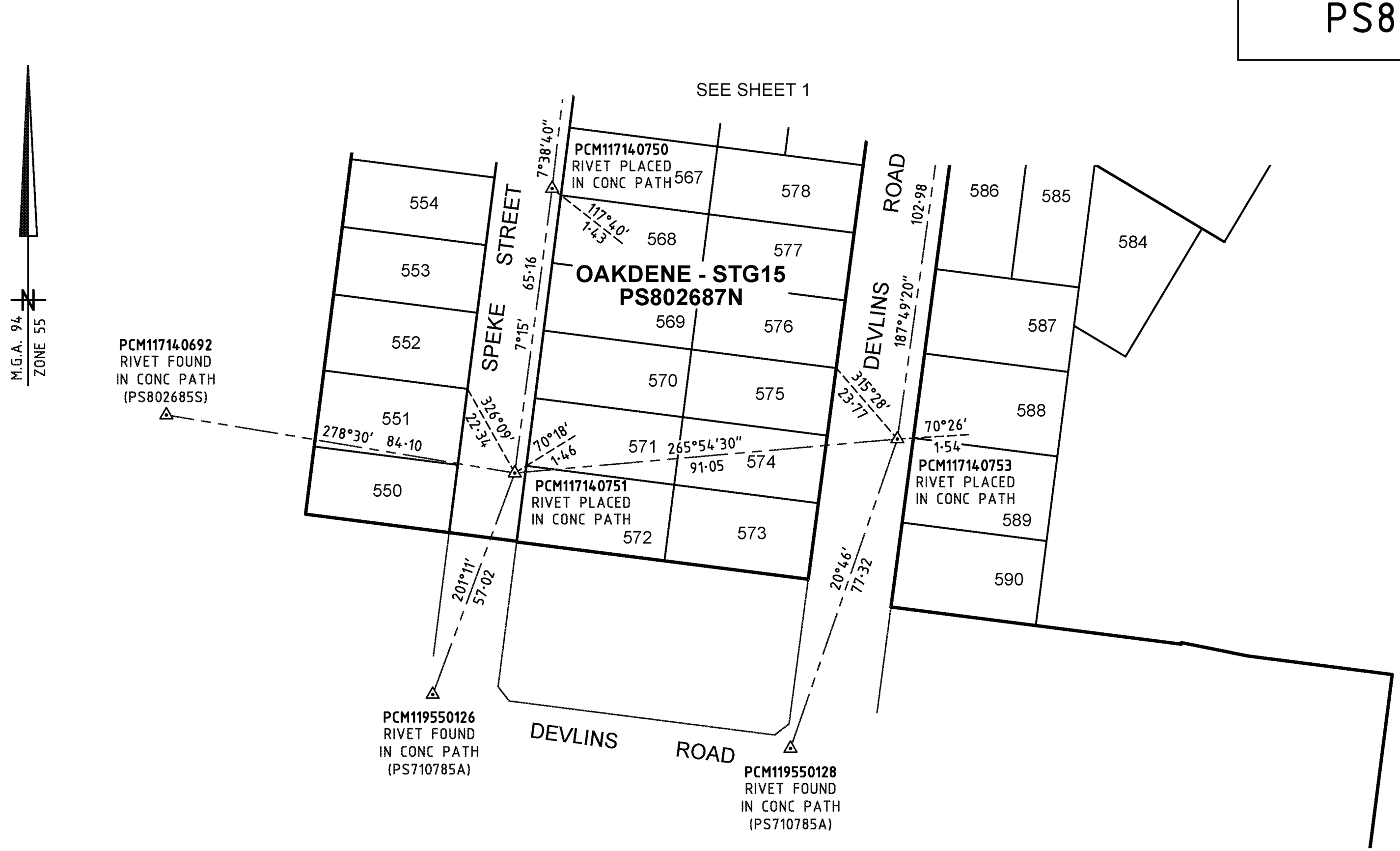
PS802687N



SMEC Geelong Survey T 5228 3100	SURVEYORS REF. 30040369S·15	SUPPLEMENTARY ABSTRACT OF FIELD RECORDS SEE SHEET 1 FOR CROWN DESCRIPTION	OFFICE USE ONLY	AMENDMENTS	SHEET SIZE A3	SHEET 2 OF 2	

Digitally signed by: Terry Hamilton, Licensed Surveyor, 11/10/2019, SPEAR Ref: S103508S

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PLAN OF SUBDIVISION

LV USE ONLY
EDITION 1

PLAN NUMBER
PS816878C

LOCATION OF LAND

PARISH: BELLARINE

TOWNSHIP: -

SECTION: 17^3

CROWN ALLOTMENT: 3, 4 (PARTS)

CROWN PORTION: -

TITLE REFERENCES: VOL. 12060 FOL. 133

LAST PLAN REFERENCE/S: PS802687N (LOT AB)

POSTAL ADDRESS:
(At time of subdivision) CERBERUS DRIVE
OCEAN GROVE, VIC.3226

MGA94 Co-ordinates
(of approx centre of land in plan)
E 285580
N 5764450
ZONE 55

Council Name: City of Greater Geelong

Council Reference Number: 13473
Planning Permit Reference: 503/2010/A
SPEAR Reference Number: S110969E

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 12/07/2018

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made

Digitally signed by: Hugh Griffiths for City of Greater Geelong on 01/04/2019

Statement of Compliance issued: 12/06/2019

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF GREATER GEELONG

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

STAGING This ~~is~~/is not a staged subdivision.
Planning permit No. 503/2010/A

SURVEY. THIS PLAN IS~~/IS NOT~~ BASED ON SURVEY.

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):
PM20 & 21 (BELLARINE)

THIS IS A SPEAR PLAN.

OAKDENE - 17
3.625ha ***36 LOTS***

NOTATIONS

LOTS 1 TO 677 HAVE BEEN OMITTED FROM THIS PLAN.

SEE SHEET 6 FOR RESTRICTIONS AFFECTING LOTS 678 TO 713

OTHER PURPOSE OF THE PLAN:
1. REMOVAL OF THAT PART OF THE PIPELINES OR ANCILLARY PURPOSES EASEMENT E-3 ON PS802687N AS AFFECTS ROAD R1 ON THIS PLAN.

2. REMOVAL OF THAT PART OF THE DRAINAGE & PIPELINES OR ANCILLARY PURPOSES EASEMENT E-4 ON PS802687N AS AFFECTS LOT 697 ON THIS PLAN.

GROUNDS FOR REMOVAL:
BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN.

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	WATER SUPPLY	2·01	LP60576	LOTS ON LP 60576
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-3	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	PS710785A	CITY OF GREATER GEELONG
	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS710785A SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION

SEE SHEET 2 FOR CONTINUATION

0369S.17OAK - VER E.DWG DA/DA

SMEC

Geelong Survey T 5228 3100

SURVEYOR REF: 0369S·170AK

Digitally signed by: Terry Hamilton, Licensed Surveyor, Surveyor's Plan Version (E), 07/03/2019, SPEAR Ref: S110969E

ORIGINAL SHEET SIZE: A3

PLAN REGISTERED
TIME: 12.03pm DATE: 18/6/2019
A.R.T.
Assistant Registrar of Titles

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City of Greater Geelong, Statutory Planning - Date Received 28/7/2020

PLAN OF SUBDIVISION

PLAN NUMBER
PS816878C

Easement Reference	Purpose	Width	Origin	Land Benefited/In Favour Of
E-5	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS743867M SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-6	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS802687N SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-7	DRAINAGE	SEE PLAN	PS802687N	CITY OF GREATER GEELONG
	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS802687N SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION

0369S.170AK - VER E.DWG DA/DA

SMEC

Geelong Survey T 5228 3100 REF 0369S·170AK

ORIGINAL SHEET SIZE: A3

SHEET 2

Digitally signed by: Terry Hamilton, Licensed Surveyor, Surveyor's Plan Version (E), 07/03/2019, SPEAR Ref: S110969E

Digitally signed by: City of Greater Geelong, 01/04/2019, SPEAR Ref: S110969E

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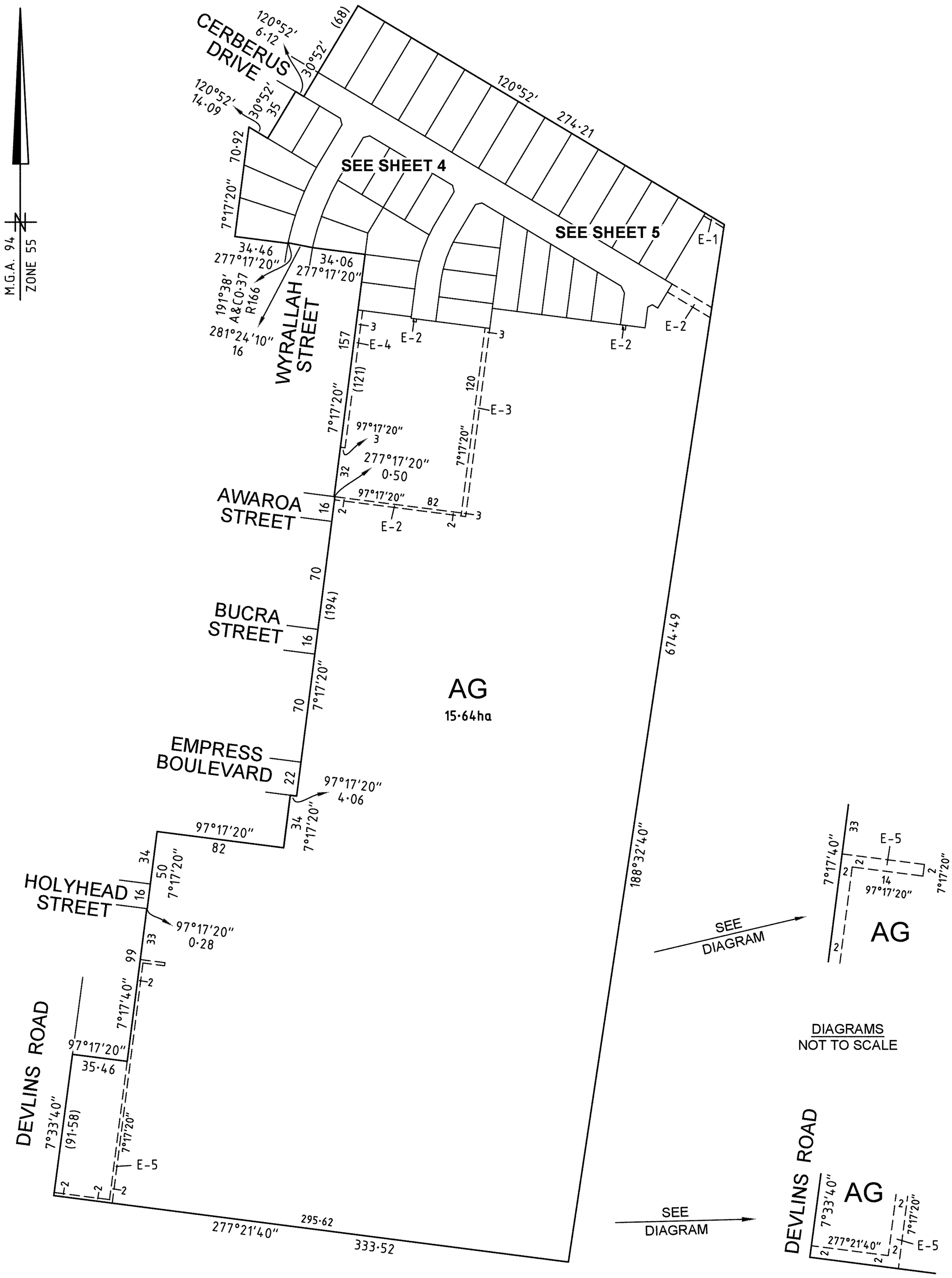
PLAN OF SUBDIVISION

PLAN NUMBER
PS816878C



DIAGRAMS
NOT TO SCALE

0369S.17OAK - VER E.DWG DA/DA

SMEC

Geelong Survey T 5228 3100

REF 0369S·17OAK

SCALE		ORIGINAL SHEET	
1:2500	25 0 25 50 75 100 LENGTHS ARE IN METRES	SIZE: A3	SHEET 3

Digitally signed by: Terry Hamilton, Licensed Surveyor, Surveyor's Plan Version (E), 07/03/2019, SPEAR Ref: S110969E

Digitally signed by: City of Greater Geelong, 01/04/2019, SPEAR Ref: S110969E

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PLAN OF SUBDIVISION

PLAN NUMBER
PS816878C

0369S.17OAK - VER E.DWG DA/DA SMEC Geelong Survey T 5228 3100 REF 0369S·17OAK	SCALE 1:750	7·5 0 7·5 15 22·5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 4
	Digitally signed by: Terry Hamilton, Licensed Surveyor, Surveyor's Plan Version (E), 07/03/2019, SPEAR Ref: S110969E		Digitally signed by: City of Greater Geelong, 01/04/2019, SPEAR Ref: S110969E	

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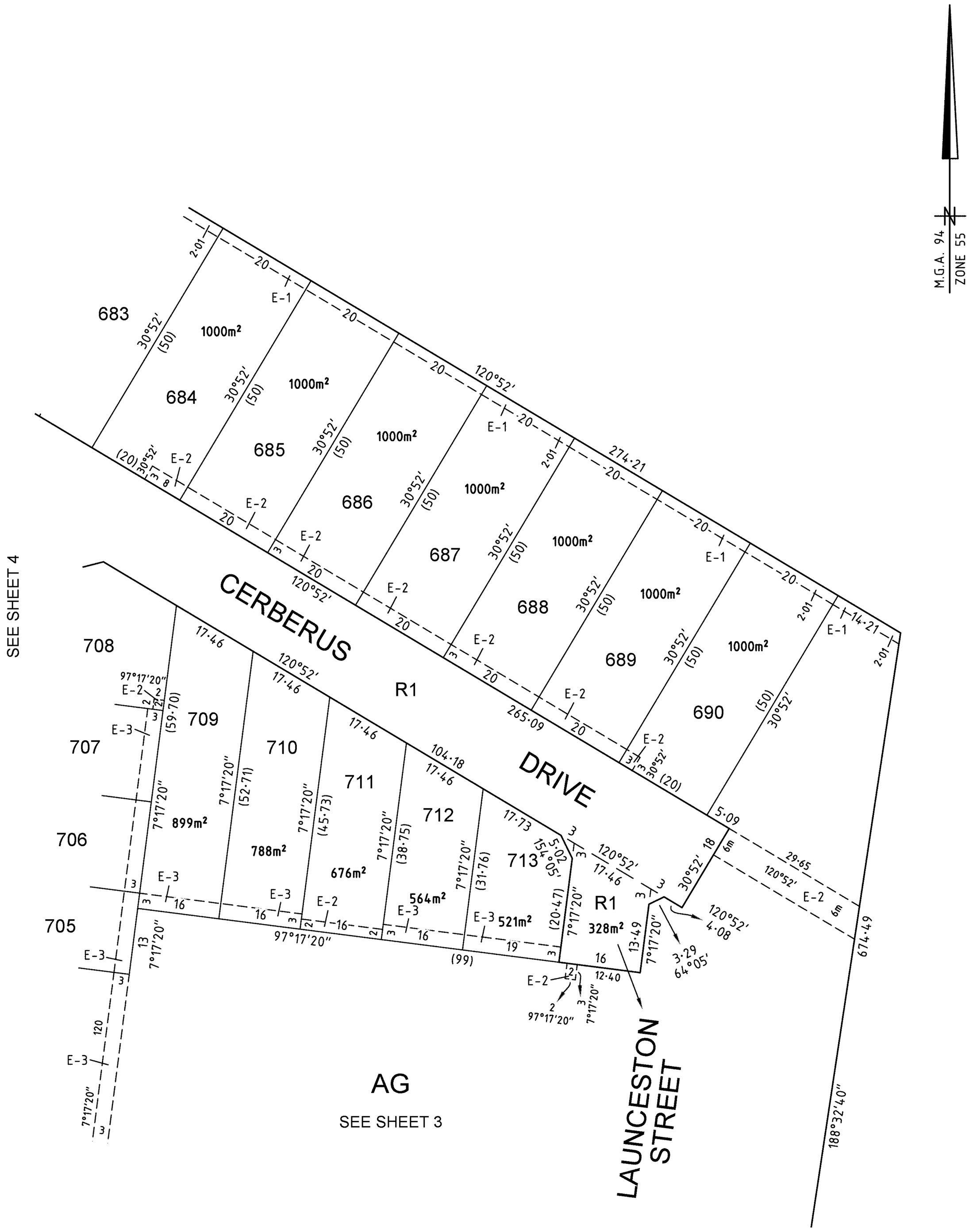
PLAN OF SUBDIVISION

PLAN NUMBER
PS816878C



0369S.17OAK - VER E.DWG DA/DA

SMEC

Geelong Survey T 5228 3100

REF 0369S·17OAK

SCALE		ORIGINAL SHEET	
1:750	7·5 0 7·5 15 22·5 30 LENGTHS ARE IN METRES	SIZE: A3	SHEET 5

Digitally signed by: Terry Hamilton, Licensed Surveyor, Surveyor's Plan Version (E), 07/03/2019, SPEAR Ref: S110969E

Digitally signed by: City of Greater Geelong, 01/04/2019, SPEAR Ref: S110969E

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PLAN OF SUBDIVISION

PLAN NUMBER
PS816878C

CREATION OF RESTRICTION No.1

The following restriction is to be created upon registration of this Plan of Subdivision

Land to benefit: Lots 678 to 713 (inclusive) on the Plan of Subdivision

Land to be burdened: Lots 678 to 713 (inclusive) on the Plan of Subdivision

Description of Restriction:

Except with the written consent of Strahan Investments Pty Ltd and Morgan & Griffin Pty Ltd and in all other instances with the written consent of each and every registered proprietor of a benefiting lot on the Plan of Subdivision, the registered proprietor or proprietors for the time being of any burdened lot on the Plan of Subdivision shall not:

a) Build or allow to be built more then one private dwelling house on any lot.

b) Construct or allow any improvement on any lot without obtaining written approval of the design for that improvement from the Oakdene Estate Design Review Panel care of Morgan & Griffin Pty Ltd. PO Box 16057 Collins Street West, Vic 8007, which approval must be obtained even if the design for that lot improvement complies with the Oakdene Estate at Ocean Grove Design Guidelines.

The restriction specified in paragraph (b) shall cease to burden any lot on the Plan of Subdivision with effect from 24 December 2032.

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PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PLAN NUMBER
PS816897X

LOCATION OF LAND

PARISH: BELLARINE

TOWNSHIP: -

SECTION: 17^3

CROWN ALLOTMENT: 3 (PART)

CROWN PORTION: -

TITLE REFERENCES: VOL. 12267 FOL. 837

LAST PLAN REFERENCE/S: PS816895C (LOT AH)

POSTAL ADDRESS:
(At time of subdivision) CERBERUS DRIVE
OCEAN GROVE, VIC.3226

MGA94 Co-ordinates
(of approx centre of land in plan)
E 285690
N 5764730
ZONE 55

Council Name: City of Greater Geelong

Council Reference Number: 13742
Planning Permit Reference: 503/2010/A
SPEAR Reference Number: S121975S

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 of the Subdivision Act 1988 has been made and the requirement is to be satisfied in stage: 23

Digitally signed by: Rory O'Loghlen for City of Greater Geelong on 11/09/2020

Statement of Compliance issued: 03/06/2021

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF GREATER GEELONG

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

STAGING This ~~is/~~is not a staged subdivision.
Planning permit No. 503/2010/A

SURVEY. THIS PLAN IS~~/IS NOT~~ BASED ON SURVEY.

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):
PM20 & 21 (BELLARINE)

THIS IS A SPEAR PLAN.

OAKDENE - 21
4.174ha ***50 LOTS***

NOTATIONS

LOTS 1 TO 785 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

SEE SHEET 8 FOR RESTRICTIONS AFFECTING LOTS 786 TO 835 (BOTH INCLUSIVE).

OTHER PURPOSE OF THE PLAN:
REMOVAL OF THAT PART OF THE PIPELINES OR ANCILLARY PURPOSES EASEMENTS E-3 & E-7 ON PS816895C AS AFFECTS ROAD R1 ON THIS PLAN.

REMOVAL OF THAT PART OF THE DRAINAGE & PIPELINES OR ANCILLARY PURPOSES EASEMENT E-8 ON PS816895C AS AFFECTS ROAD R1 & LOT 806 ON THIS PLAN.

GROUNDS FOR REMOVAL:
BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN PURSUANT TO SECTION 6 (1)(k)(iv) OF THE SUBDIVISION ACT 1988.

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	WATER SUPPLY	2·01	LP60576	LOTS ON LP60576
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-3	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	PS710785A	CITY OF GREATER GEELONG
	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS710785A SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION

SEE SHEET 2 FOR CONTINUATION

0369S.21OAK - VER E.DWG DA/AG

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SURVEYOR REF: 0369S·210AK

Digitally signed by: Terry Hamilton, Licensed Surveyor, Surveyor's Plan Version (E), 08/09/2020, SPEAR Ref: S121975S

ORIGINAL SHEET SIZE: A3

PLAN REGISTERED
TIME: 4:28 PM DATE: 8/6/2021
R.D'Rozario
Assistant Registrar of Titles

City of Greater Geelong, Statutory Planning - Date Received 28/7/2026

PLAN OF SUBDIVISION

PLAN NUMBER
PS816897X

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-5	DRAINAGE	SEE PLAN	PS816878C	CITY OF GREATER GEELONG
	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS816878C SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-6	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS816895C SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-7	DRAINAGE	SEE PLAN	PS816895C	CITY OF GREATER GEELONG
	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS816895C SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-8	DRAINAGE	SEE PLAN	PS816895C	CITY OF GREATER GEELONG

0369S.210AK - VER E.DWG DA/AG

SMEC

Geelong Survey T 5228 3100 REF0369S·210AK

ORIGINAL SHEET SIZE: A3

SHEET 2

Digitally signed by: Terry Hamilton, Licensed Surveyor, Surveyor's Plan Version (E), 08/09/2020, SPEAR Ref: S121975S

Digitally signed by: City of Greater Geelong, 11/09/2020, SPEAR Ref: S121975S

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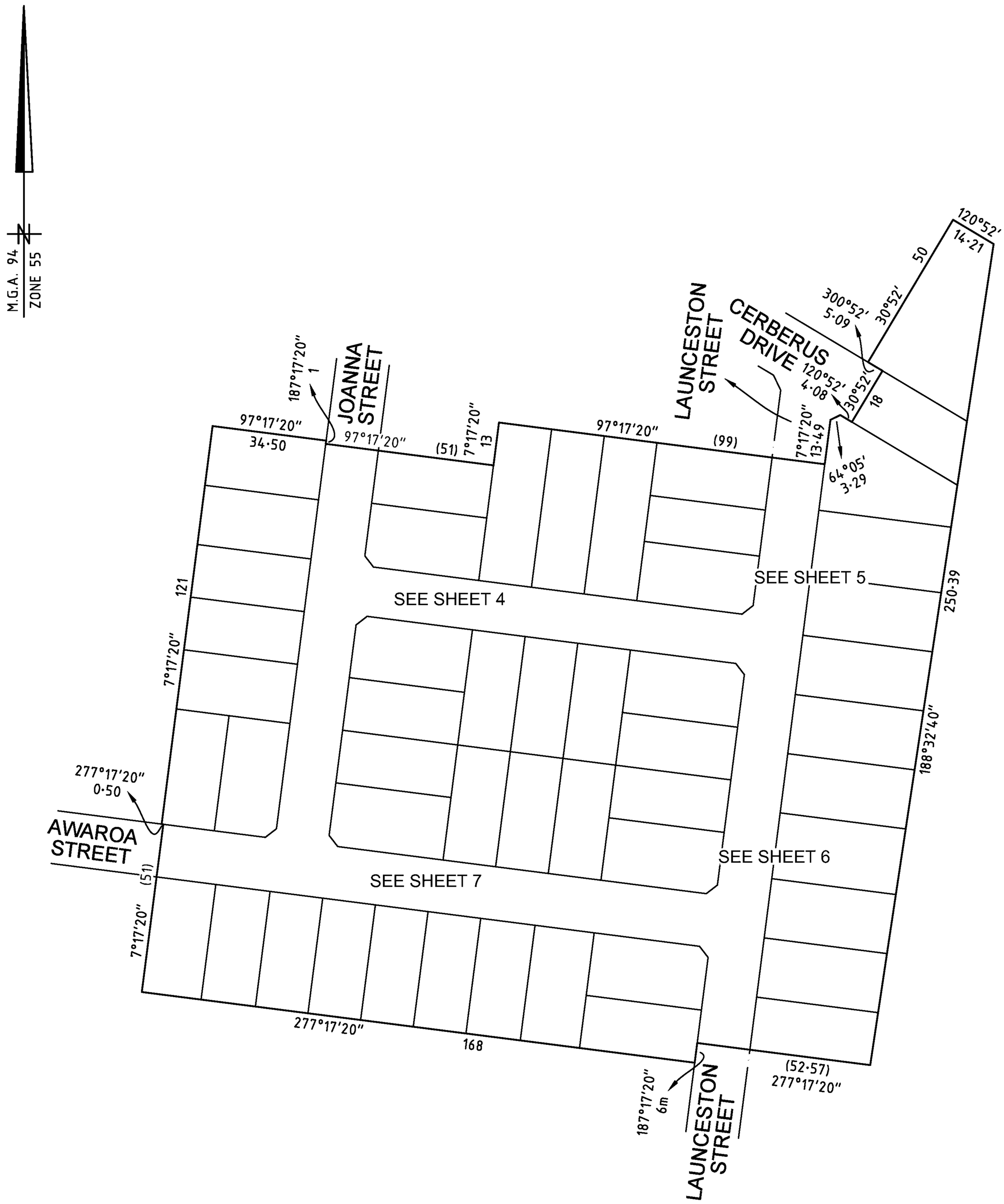
PLAN OF SUBDIVISION

PLAN NUMBER
PS816897X



0369S.210AK - VER E.DWG DA/AG

SMEC

Geelong Survey T 5228 3100 REF 0369S·210AK

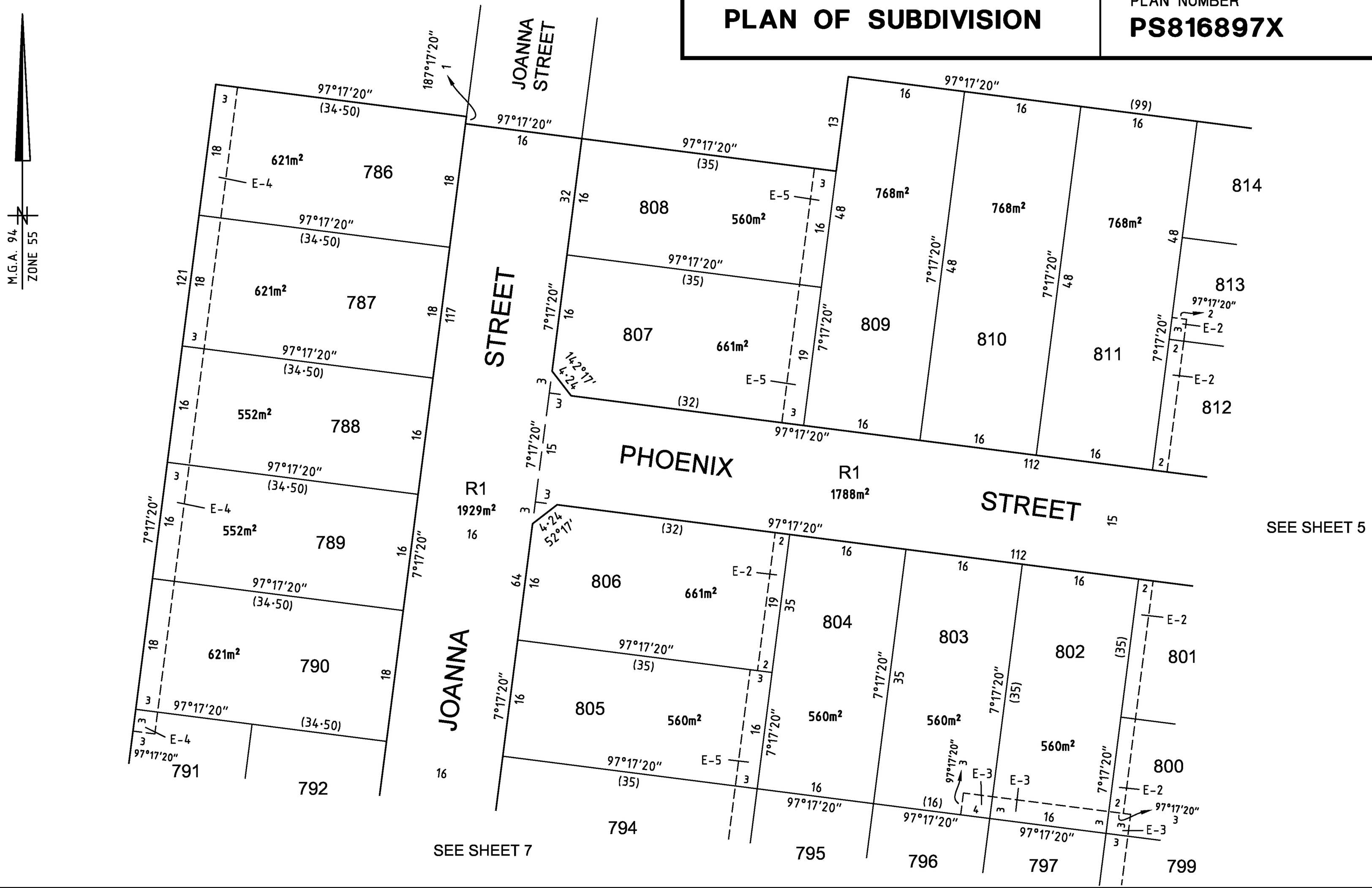
SCALE 1:1250	12·5 0 12·5 25 37·5 50 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3

Digitally signed by: Terry Hamilton, Licensed Surveyor, Surveyor's Plan Version (E), 08/09/2020, SPEAR Ref: S121975S

Digitally signed by: City of Greater Geelong, 11/09/2020, SPEAR Ref: S121975S

PLAN OF SUBDIVISION

PLAN NUMBER
PS816897X



0369S.21OAK - VER E.DWG DA/AG

SMEC

Geelong Survey T 5228 3100 REF 0369S·210AK

SCALE		ORIGINAL SHEET SIZE A3	SHEET 4
1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES		

Digitally signed by: Terry Hamilton, Licensed Surveyor, Surveyor's Plan Version (E), 08/09/2020, SPEAR Ref: S121975S

Digitally signed by: City of Greater Geelong, 11/09/2020, SPEAR Ref: S121975S

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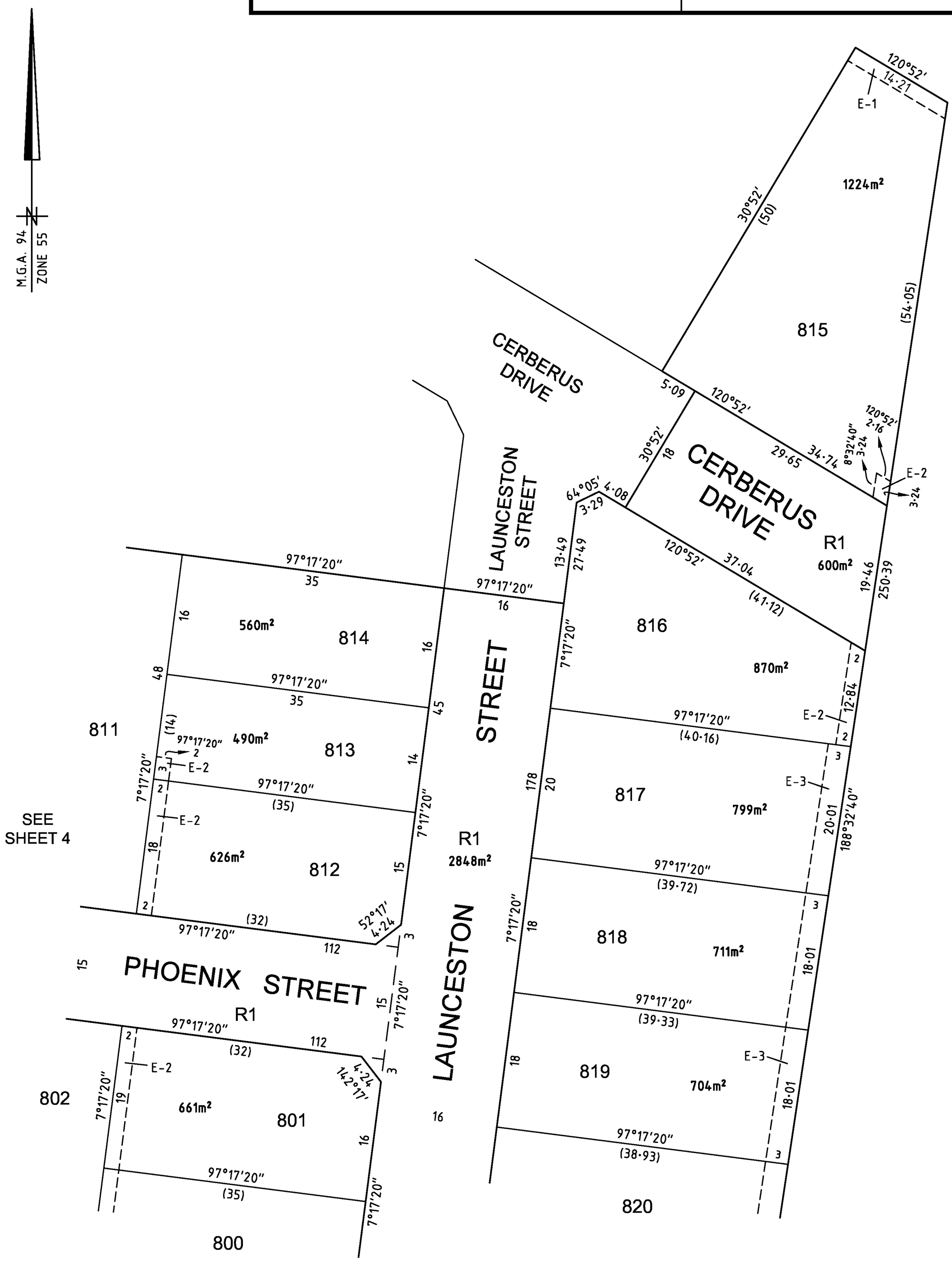
PLAN OF SUBDIVISION

PLAN NUMBER
PS816897X



0369S.210AK - VER E.DWG DA/AG

SMEC

Geelong Survey T 5228 3100 REF 0369S·210AK

SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 5
Digitally signed by: Terry Hamilton, Licensed Surveyor, Surveyor's Plan Version (E), 08/09/2020, SPEAR Ref: S121975S		Digitally signed by: City of Greater Geelong, 11/09/2020, SPEAR Ref: S121975S	

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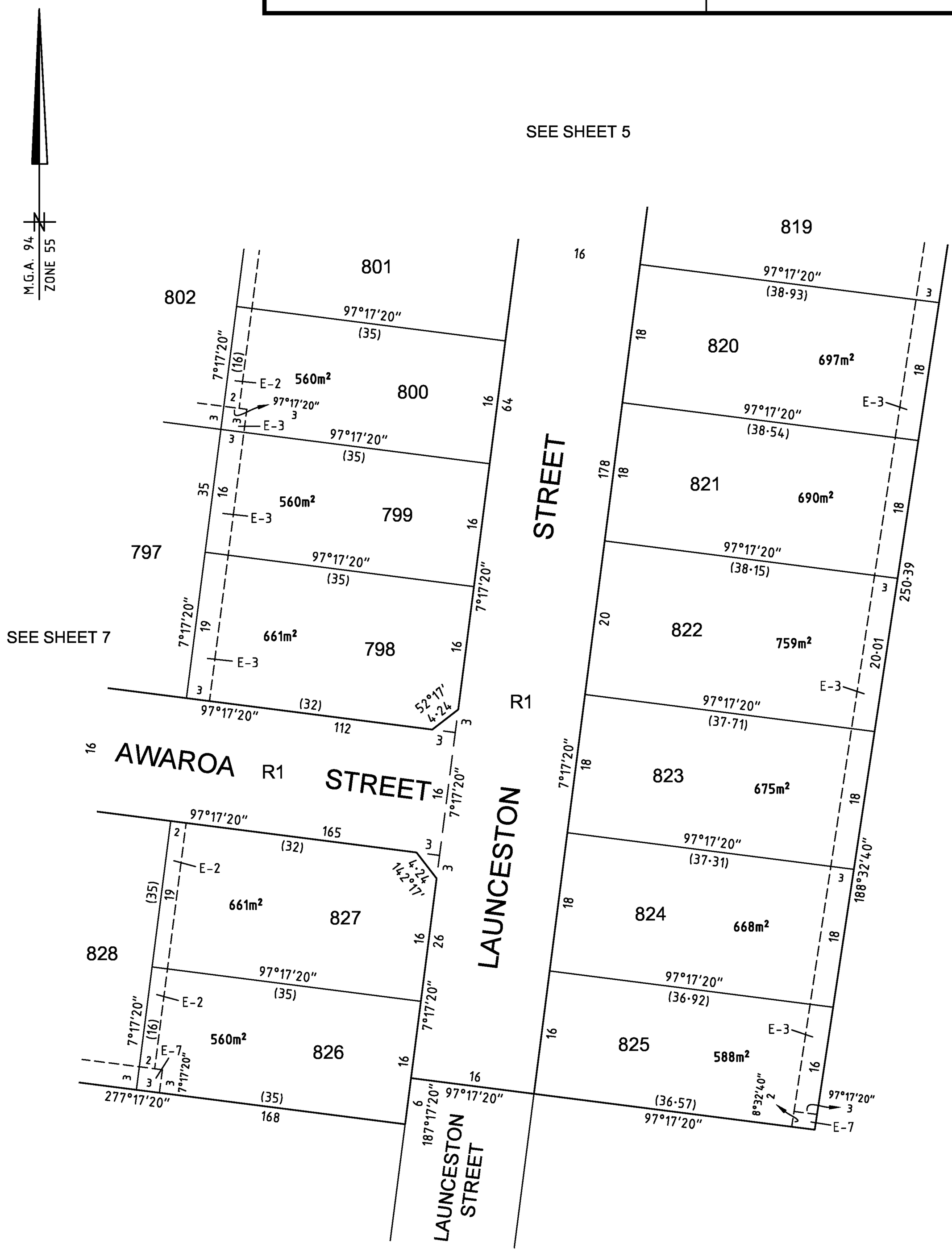
City of Greater Geelong, Statutory Planning - Date Received 28/7/2020

PLAN OF SUBDIVISION

PLAN NUMBER
PS816897X



0369S.21OAK - VER E.DWG DA/AG

SMEC

Geelong Survey T 5228 3100 REF0369S·210AK

SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 6

Digitally signed by: Terry Hamilton, Licensed Surveyor, Surveyor's Plan Version (E), 08/09/2020, SPEAR Ref: S121975S

Digitally signed by: City of Greater Geelong, 11/09/2020, SPEAR Ref: S121975S

PLAN OF SUBDIVISION

PLAN NUMBER
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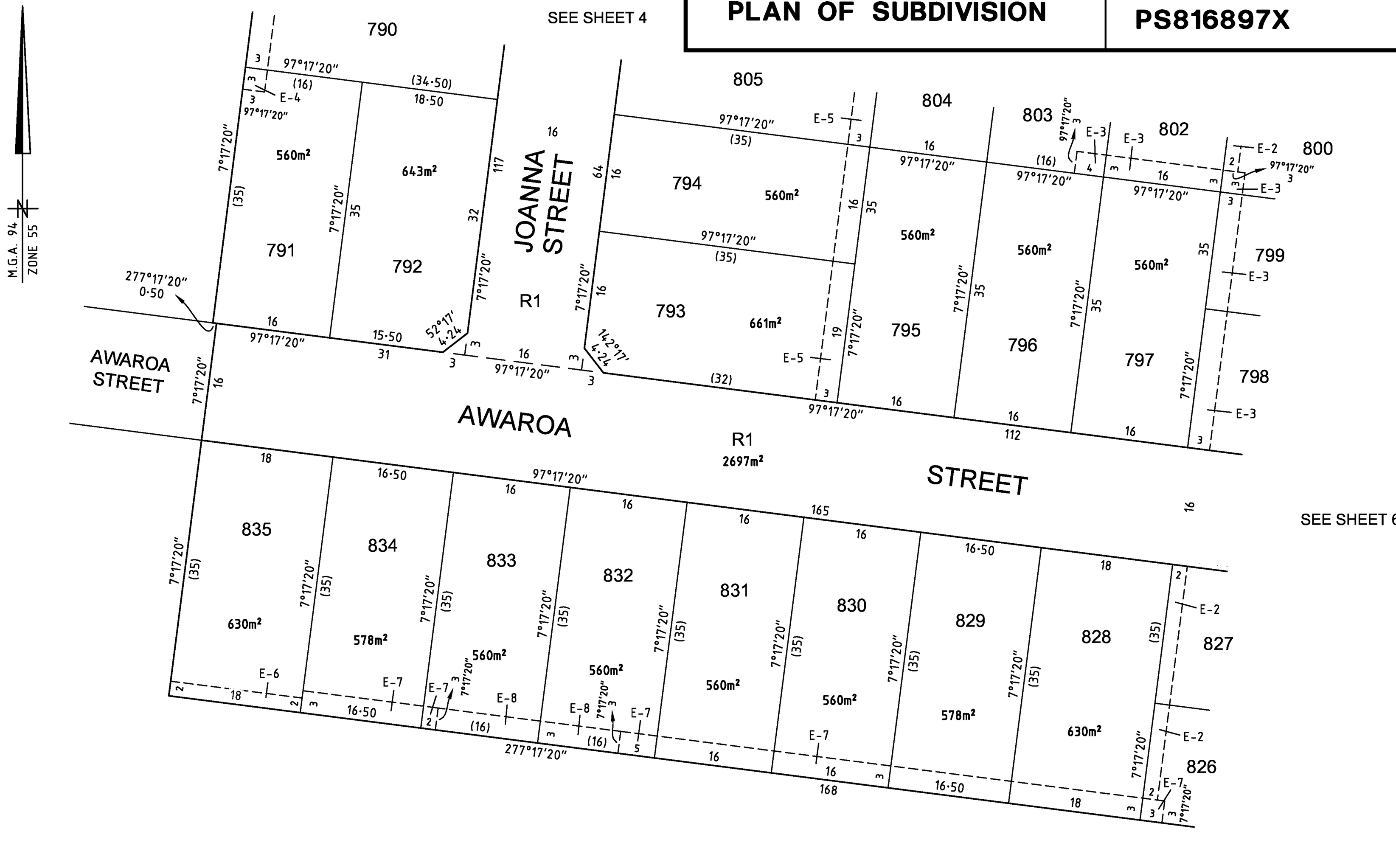

0369S.21OAK - VER E.DWG DA/AG

SMEC

Geelong Survey T 5228 3100 REF 0369S·210AK

SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	SHEET 7
Digitally signed by: Terry Hamilton, Licensed Surveyor, Surveyor's Plan Version (E), 08/09/2020, SPEAR Ref: S121975S		Digitally signed by: City of Greater Geelong, 11/09/2020, SPEAR Ref: S121975S	

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City of Greater Geelong, Statutory Planning - Date Received 28/7/2020

PLAN OF SUBDIVISION

PLAN NUMBER
PS816897X

CREATION OF RESTRICTION No.1

The following restriction is to be created upon registration of this Plan of Subdivision

Land to benefit: Lots 786 to 835 (inclusive) on the Plan of Subdivision

Land to be burdened: Lots 786 to 835 (inclusive) on the Plan of Subdivision

Description of Restriction:

Except with the written consent of Strahan Investments Pty Ltd and Morgan & Griffin Pty Ltd and in all other instances with the written consent of each and every registered proprietor of a benefiting lot on the Plan of Subdivision, the registered proprietor or proprietors for the time being of any burdened lot on the Plan of Subdivision shall not:

a) Build or allow to be built more then one private dwelling house on any lot.

b) Construct or allow any improvement on any lot without obtaining written approval of the design for that improvement from the Oakdene Estate Design Review Panel care of Morgan & Griffin Pty Ltd. PO Box 16057 Collins Street West, Vic 8007, which approval must be obtained even if the design for that lot improvement complies with the Oakdene Estate at Ocean Grove Design Guidelines.

The restriction specified in paragraph (b) shall cease to burden any lot on the Plan of Subdivision with effect from 24 December 2032.

CREATION OF RESTRICTION No.2

The following restriction is to be created upon registration of this Plan of Subdivision

Land to benefit: Lots 786 to 814 (inclusive) and lots 816 to 835 (inclusive) on the Plan of Subdivision.

Land to be burdened: Lots 786 to 814 (inclusive) and lots 816 to 835 (inclusive) on the Plan of Subdivision.

Description of Restriction:

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

1. Build or permit to be built any building(s) that does not provide 1.0 metre clear horizontal access along the full length of a minimum one side boundary of the lot.

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PLAN OF SUBDIVISION

LUV USE ONLY
EDITION 1

PLAN NUMBER
PS822946C

LOCATION OF LAND

PARISH: BELLARINE

TOWNSHIP: -

SECTION: 16 3 | 17 3

CROWN ALLOTMENT: 3 (PART) | 3 (PART)

CROWN PORTION: -

TITLE REFERENCES: VOL.12161 FOL.634
VOL.12161 FOL.635

LAST PLAN REFERENCE/S: TP968448Q (LOT 1)
TP968450E (LOT 1)

POSTAL ADDRESS:
(At time of subdivision) 89 CERBERUS DRIVE
OCEAN GROVE 3226

MGA94 Co-ordinates
(of approx centre of land in plan)
E 285510
N 5765030
ZONE 55

Council Name: City of Greater Geelong

Council Reference Number: 14550
Planning Permit Reference: 503/2010/A
SPEAR Reference Number: S149954S

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 of the Subdivision Act 1988 has been made and the requirement is to be satisfied in stage: 23

Digitally signed by: Tim Webb for City of Greater Geelong on 10/12/2020

Statement of Compliance issued: 23/02/2021

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF GREATER GEELONG

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

STAGING This ~~is/~~is not a staged subdivision.
Planning permit No. 503/2010/A

SURVEY. THIS PLAN IS~~/IS NOT~~ BASED ON SURVEY.

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):
PM20 & PM21 (BELLARINE)

PROCLAIMED SURVEY AREA: -

THIS IS A SPEAR PLAN.

OAKDENE - 15a
0.288ha ***3 LOTS***

NOTATIONS

LOTS 1 TO 910 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

FOR RESTRICTIONS AFFECTING LOTS 911 TO 913 (BOTH INCLUSIVE) SEE SHEET 3.

OTHER PURPOSE OF THE PLAN:
REMOVAL OF THAT PART OF THE PIPELINES OR ANCILLARY PURPOSES EASEMENTS SHOWN AS E-3 & E-7 ON PS802687N AS AFFECTS ROAD R1 ON THIS PLAN.

GROUNDS FOR REMOVAL:
BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN PURSUANT TO SECTION 6 (1)(k)(iv) OF THE SUBDIVISION ACT 1988.

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	SEE PLAN	PS802687N SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-2	WATER SUPPLY	2·01	LP60756	LOTS ON LP60756
E-3	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS802685S SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-4	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION

0369S.15AOAK - VER C.DWG AG/AG

SMEC
Member of the Surbana Jurong Group

SURVEYOR REF: 0369S·15aOAK

Digitally signed by: Terry Hamilton, Licensed Surveyor, Surveyor's Plan Version (C), 08/01/2020, SPEAR Ref: S149954S

ORIGINAL SHEET SIZE: A3

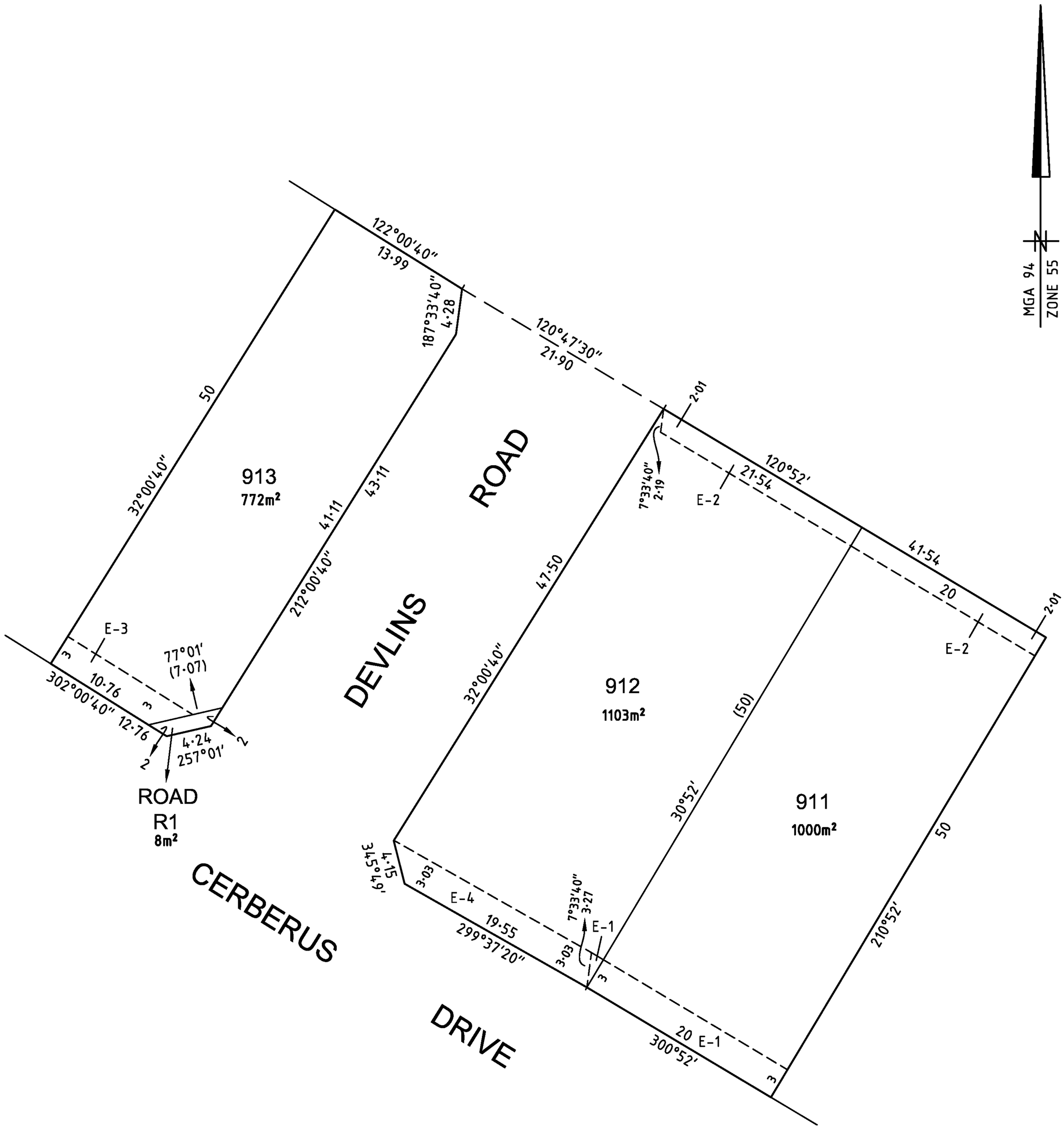
PLAN REGISTERED
TIME: 9.17 PM DATE: 18/3/2021
RHills
Assistant Registrar of Titles

Amended by: Terry Hamilton, Licensed Surveyor 17/03/2021.

City of Greater Geelong, Statutory Planning - Date Received 28/7/2026

PLAN OF SUBDIVISION

PLAN NUMBER
PS822946C



0369S.15AOAK - VER C.DWG AG/AG

SMEC

Geelong Survey T 5228 3100 REF 0369S·15aOAK

SCALE		ORIGINAL SHEET SIZE: A3	SHEET 2
1:400	4 0 4 8 12 16 LENGTHS ARE IN METRES		

Digitally signed by: Terry Hamilton, Licensed Surveyor, Surveyor's Plan Version (C), 08/01/2020, SPEAR Ref: S149954S

Digitally signed by: City of Greater Geelong, 10/12/2020, SPEAR Ref: S149954S

Amended by: Terry Hamilton, Licensed Surveyor 17/03/2021.

City of Greater Geelong, Statutory Planning - Date Received 28/7/2020

PLAN OF SUBDIVISION

PLAN NUMBER
PS822946C

CREATION OF RESTRICTION No.1

The following restriction is to be created upon registration of this Plan of Subdivision

Land to benefit: Lots 911 to 913 (Both Inclusive) on the Plan of Subdivision

Land to be burdened: Lots 911 to 913 (Both Inclusive) on the Plan of Subdivision

Description of Restriction:

Except with the written consent of Strahan Investments Pty Ltd and Morgan & Griffin Pty Ltd and in all other instances with the written consent of each and every registered proprietor of a benefiting lot on the Plan of Subdivision, the registered proprietor or proprietors for the time being of any burdened lot on the Plan of Subdivision shall not:

a) Build or allow to be built more then one private dwelling house on any lot.

b) Construct or allow any improvement on any lot without obtaining written approval of the design for that improvement from the Oakdene Estate Design Review Panel care of Morgan & Griffin Pty Ltd. PO Box 16057 Collins Street West, Vic 8007, which approval must be obtained even if the design for that lot improvement complies with the Oakdene Estate at Ocean Grove Design Guidelines.

The restriction specified in paragraph (b) shall cease to burden any lot on the Plan of Subdivision with effect from 24 December 2030.

0369S.15AOAK - VER C.DWG AG/AG

SMEC

Geelong Survey T 5228 3100 REF 0369S·15aOAK

ORIGINAL SHEET SIZE: A3

SHEET 3

Digitally signed by: Terry Hamilton, Licensed Surveyor, Surveyor's Plan Version (C), 08/01/2020, SPEAR Ref: S149954S

Digitally signed by: City of Greater Geelong, 10/12/2020, SPEAR Ref: S149954S

Amended by: Terry Hamilton, Licensed Surveyor 17/03/2021.

City of Greater Geelong, Statutory Planning - Date Received 28/7/2026
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PLAN OF SUBDIVISION

LUV USE ONLY
EDITION 1

PLAN NUMBER
PS843591V

LOCATION OF LAND

PARISH: BELLARINE

TOWNSHIP: -

SECTION: 16^3

CROWN ALLOTMENT: 2 & 3 (PARTS)

CROWN PORTION: -

TITLE REFERENCES: Vol. 12069 Fol. 301

LAST PLAN REFERENCE/S: PS806365Q (LOT AE)

POSTAL ADDRESS: (At time of subdivision) 49 CERBERUS DRIVE OCEAN GROVE, 3226

MGA94 Co-ordinates (of approx centre of land in plan) **E** 285 230 **N** 5 765 160 **ZONE** 55

Council Name: City of Greater Geelong

Council Reference Number: 15128
Planning Permit Reference: 503/2010/A
SPEAR Reference Number: S171413T

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 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification

Digitally signed by: Rory O'Loghlen for City of Greater Geelong on 01/07/2021

Statement of Compliance issued: 29/09/2021

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement is to be satisfied in stage: 23

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

STAGING: THIS IS NOT A STAGED SUBDIVISION.
PLANNING PERMIT No. 503/2010/A

SURVEY: THIS PLAN IS BASED ON SURVEY.

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):
PM20 & PM21 (BELLARINE)

PROCLAIMED SURVEY AREA:

OAKDENE 24
0.708ha ***7 LOTS***

NOTATIONS

LOTS 1 TO 913 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 4 FOR FURTHER DETAILS.

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	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS710770P	BARWON REGION WATER CORPORATION
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS710786X SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-3	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION

0369S.24OAK - VER B.DWG AA/RMB

SMEC

Geelong Survey T 5228 3100

SURVEYOR REF: 0369s.24OAK

Digitally signed by: Rohan Bakker, Licensed Surveyor, Surveyor's Plan Version (B), 09/06/2021, SPEAR Ref: S171413T

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 4

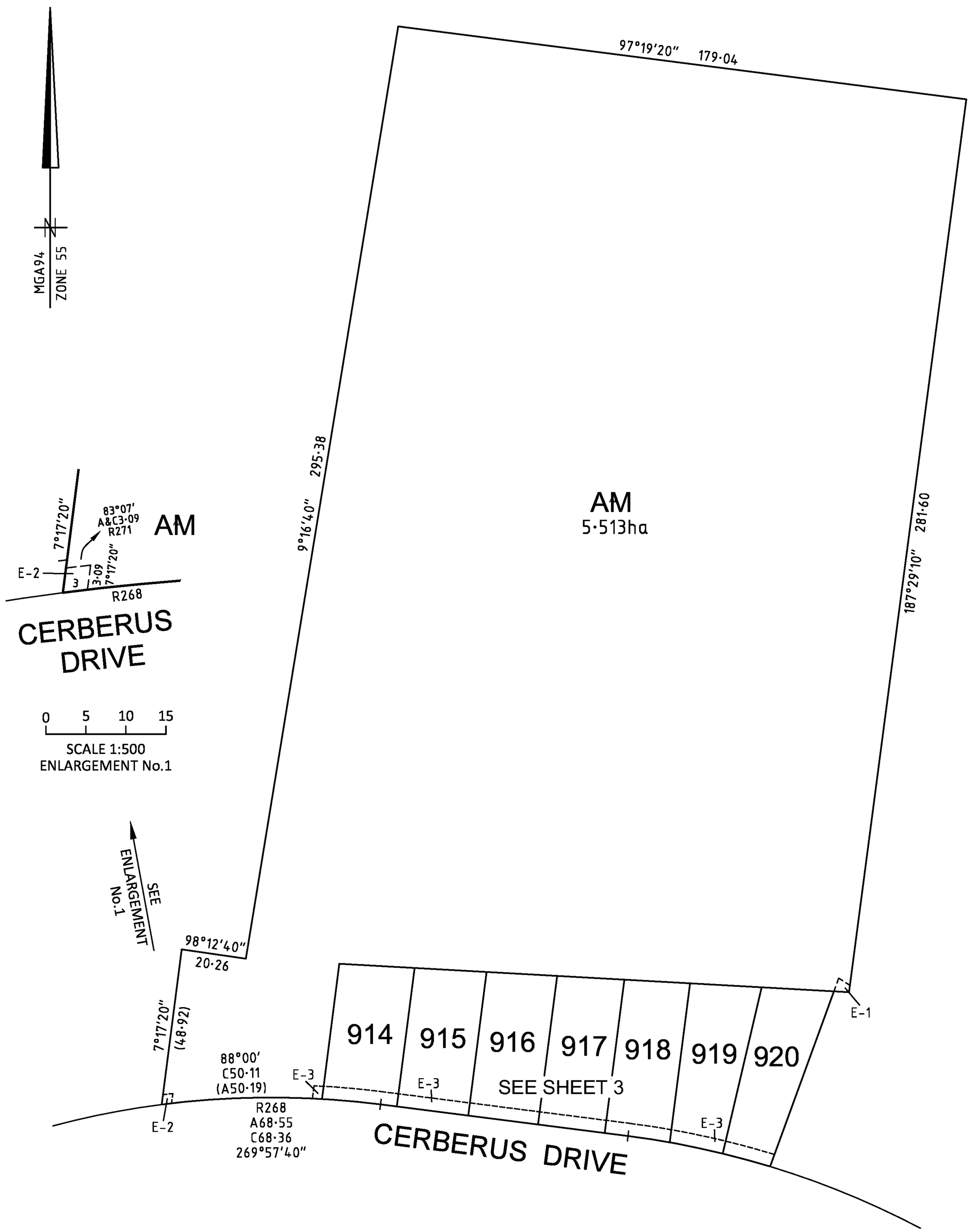
PLAN REGISTERED
TIME: 10:08am
DATE: 16/10/2021

Roger Mellor
Assistant Registrar of Titles

City of Greater Geelong, Statutory Planning - Date Received 28/7/2026

PLAN OF SUBDIVISION

PLAN NUMBER
PS843591V



0369S.24OAK - VER B.DWG AA/RMB

SMEC

REF 0369s.24OAK

Geelong Survey T 5228 3100

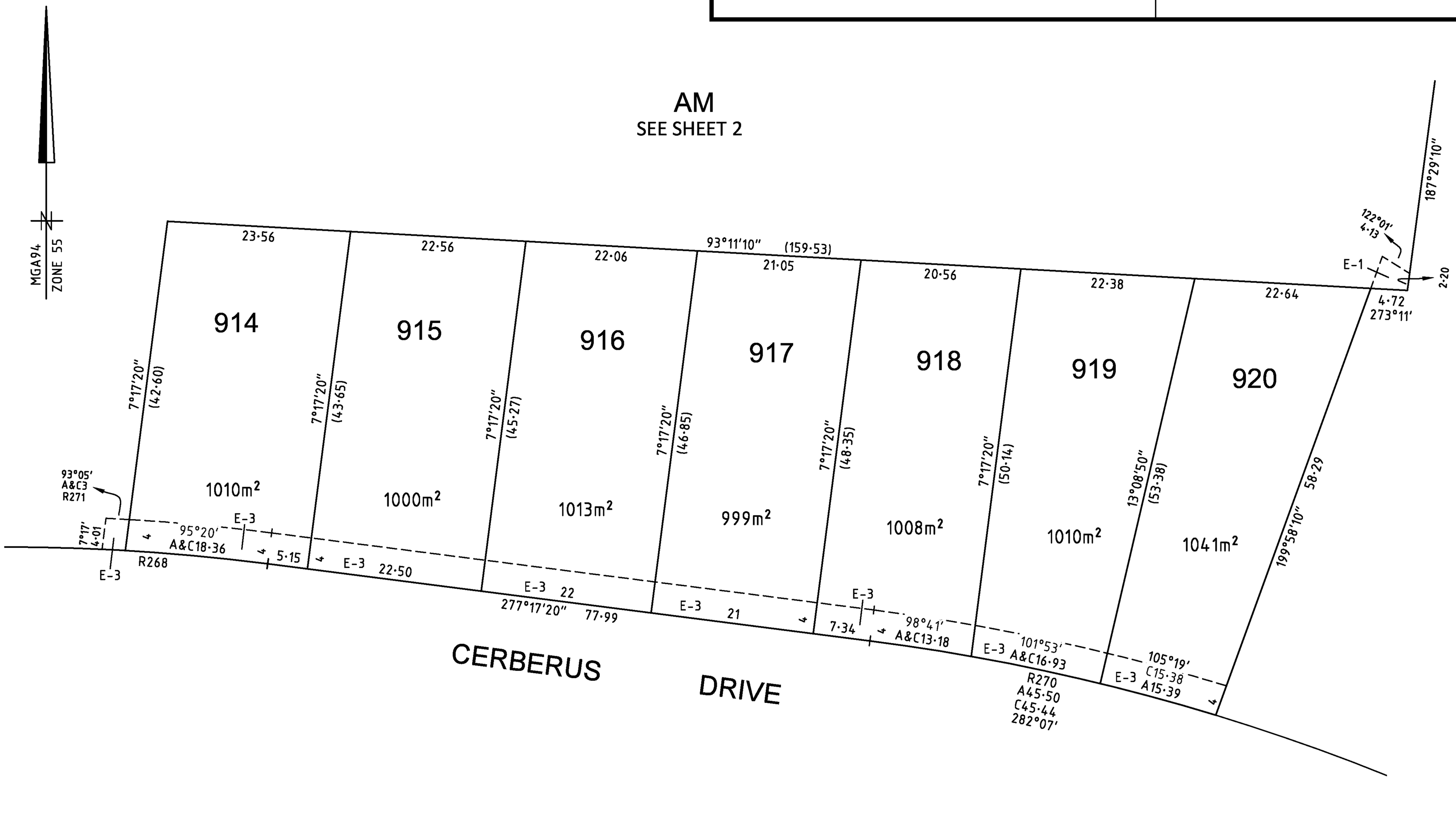
SCALE		ORIGINAL SHEET	
1:1250	12.5 0 12.5 25 37.5 50 LENGTHS ARE IN METRES	SIZE: A3	SHEET 2

Digitally signed by: Rohan Bakker, Licensed Surveyor, Surveyor's Plan Version (B), 09/06/2021, SPEAR Ref: S171413T

Digitally signed by: City of Greater Geelong, 01/07/2021, SPEAR Ref: S171413T

PLAN OF SUBDIVISION

PLAN NUMBER
PS843591V



0369S.24OAK - VER B.DWG AA/RMB

SMEC

Geelong Survey T 5228 3100 REF 0369s.24OAK

SCALE		ORIGINAL SHEET SIZE A3	SHEET 3
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Digitally signed by: Rohan Bakker, Licensed Surveyor, Surveyor's Plan Version (B), 09/06/2021, SPEAR Ref: S171413T		Digitally signed by: City of Greater Geelong, 01/07/2021, SPEAR Ref: S171413T	

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City of Greater Geelong, Statutory Planning - Date Received 28/7/2020

PLAN OF SUBDIVISION

PLAN NUMBER
PS843591V

CREATION OF RESTRICTION No.1

The following restriction is to be created upon registration of this Plan of Subdivision

Land to benefit: Lots 914 to 920 (Both Inclusive) on the Plan of Subdivision

Land to be burdened: Lots 914 to 920 (Both Inclusive) on the Plan of Subdivision

Description of Restriction:

Except with the written consent of Strahan Investments Pty Ltd and Morgan & Griffin Pty Ltd and in all other instances with the written consent of each and every registered proprietor of a benefiting lot on the Plan of Subdivision, the registered proprietor or proprietors for the time being of any burdened lot on the Plan of Subdivision shall not:

a) Build or allow to be built more then one private dwelling house on any lot.

b) Construct or allow any improvement on any lot without obtaining written approval of the design for that improvement from the Oakdene Estate Design Review Panel care of Morgan & Griffin Pty Ltd. PO Box 16057 Collins Street West, Vic 8007, which approval must be obtained even if the design for that lot improvement complies with the Oakdene Estate at Ocean Grove Design Guidelines.

The restriction specified in paragraph (b) shall cease to burden any lot on the Plan of Subdivision with effect from 24 December 2029.