City of Greater Geelong, Statutory Planning - Date Received 14/10/2026

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PLAN OF SUBDIVISION

EDITION 1

PS 905958J

LOCATION OF LAND

PARISH: DUNEED

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 13 (PART)

TITLE REFERENCE: VOL.10411 FOL.212, VOL.10411 FOL.213, VOL.10545 FOL.047

LAST PLAN REFERENCE: PS414353H (LOT 1), PS709599E (LOT 1), TP19418V

POSTAL ADDRESS: 369 TORQUAY ROAD
(at time of subdivision) MOUNT DUNEED, 3217

MGA CO-ORDINATES: E: 266 750 ZONE: 55
(of approx centre of land in plan) N: 5 766 995 GDA 2020

Council Name: City of Greater Geelong

Council Reference Number: 15756
Planning Permit Reference: PP-744-2021
SPEAR Reference Number: S196160S

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 30/01/2024

Statement of Compliance issued: 20/08/2024

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 been satisfied at Statement of Compliance

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1	CITY OF GREATER GEELONG
RESERVE No.1	CITY OF GREATER GEELONG
RESERVE No.2	POWERCOR AUSTRALIA LTD.

NOTATIONS

DEPTH LIMITATION Does not apply

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. PP-744-2021

This survey has been connected to permanent marks No(s). PM96

In Proclaimed Survey Area No.

NOTATIONS

Additional Purpose of Plan
Removal of restrictive covenant in PS414353H 10/11/1998

Grounds for Removal
City of Greater Geelong Planning Permit 744-2021

See Restrictions on Sheet 5.

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 1989.	BARWON REGION WATER CORPORATION
E-2	PIPELINES OR ANCILLARY PURPOSES	2.50	THIS PLAN- Section 136 of the Water Act 1989.	BARWON REGION WATER CORPORATION
E-3	CARRIAGEWAY	SEE PLAN	THIS PLAN	BARWON REGION WATER CORPORATION

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Surveyors · Town Planners · Engineers
51 LITTLE FYANS STREET,
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SURVEYORS FILE REF: 17425

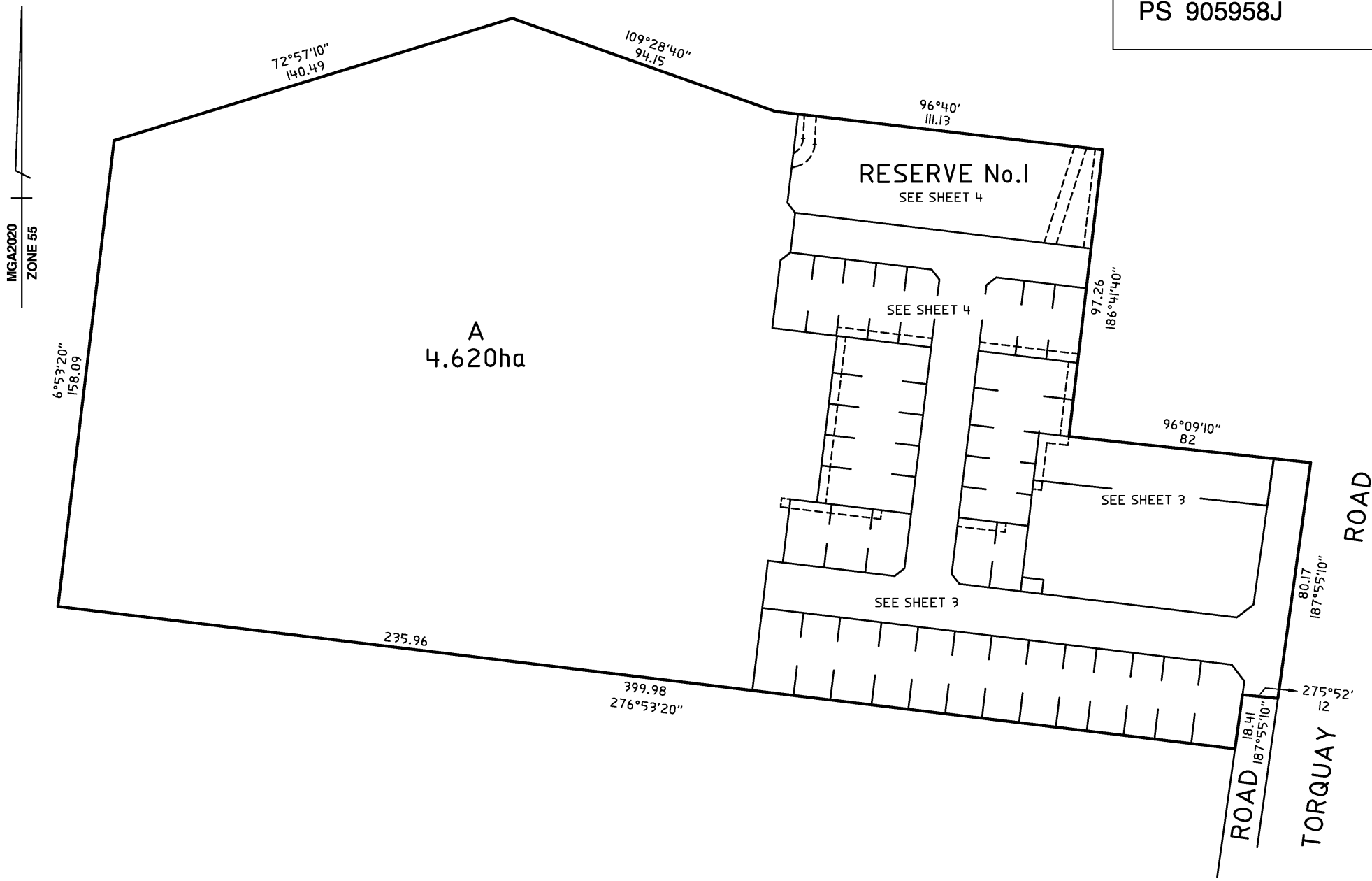
ORIGINAL SHEET SIZE: A3

SHEET 1 OF 5

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PLAN REGISTERED
TIME: 10.45am DATE: 28/08/2024
J.Beckingham
Assistant Registrar of Titles

PS 905958J



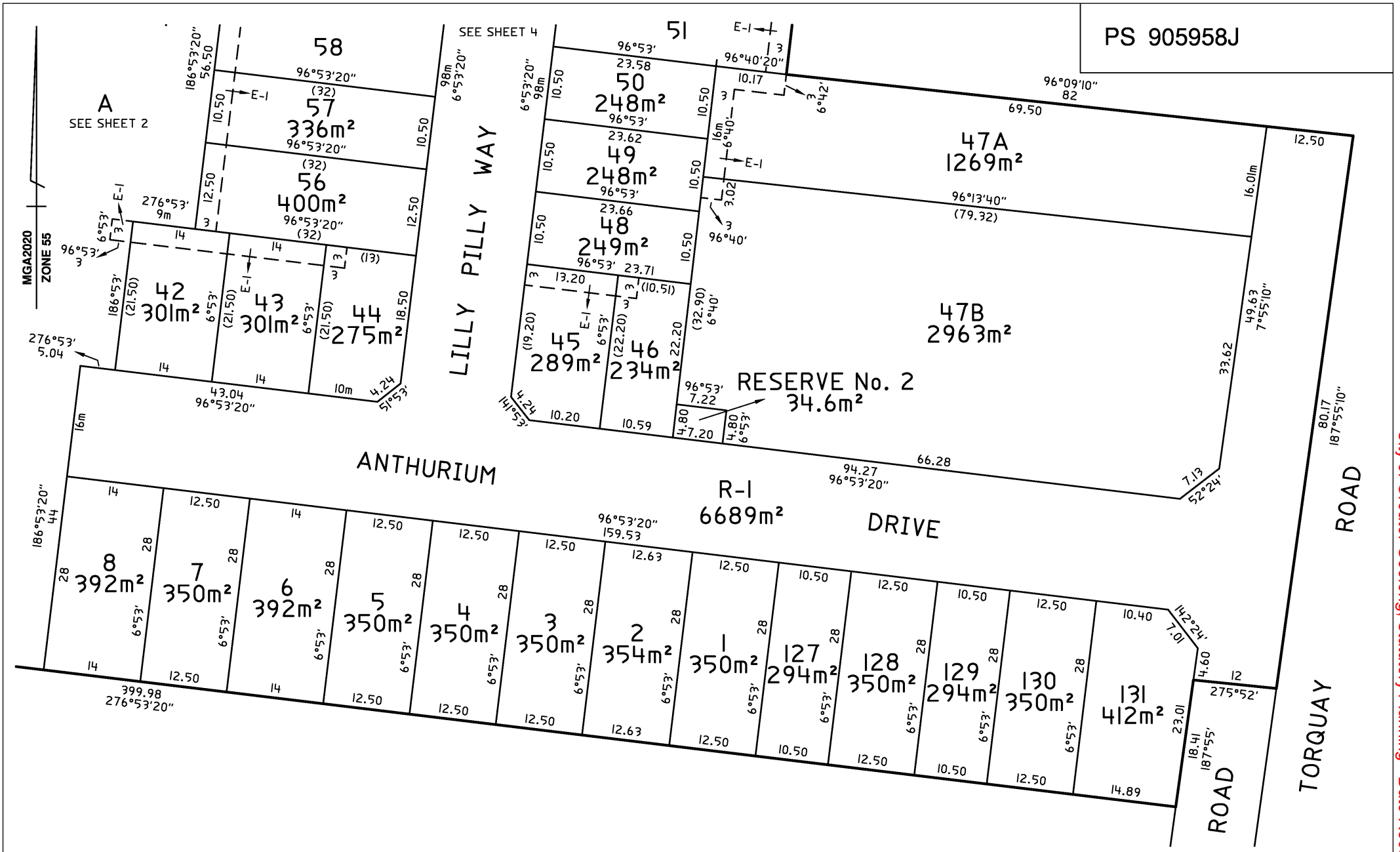
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SCALE		SHEET SIZE: A3	REF: 17425	v10	SHEET 2
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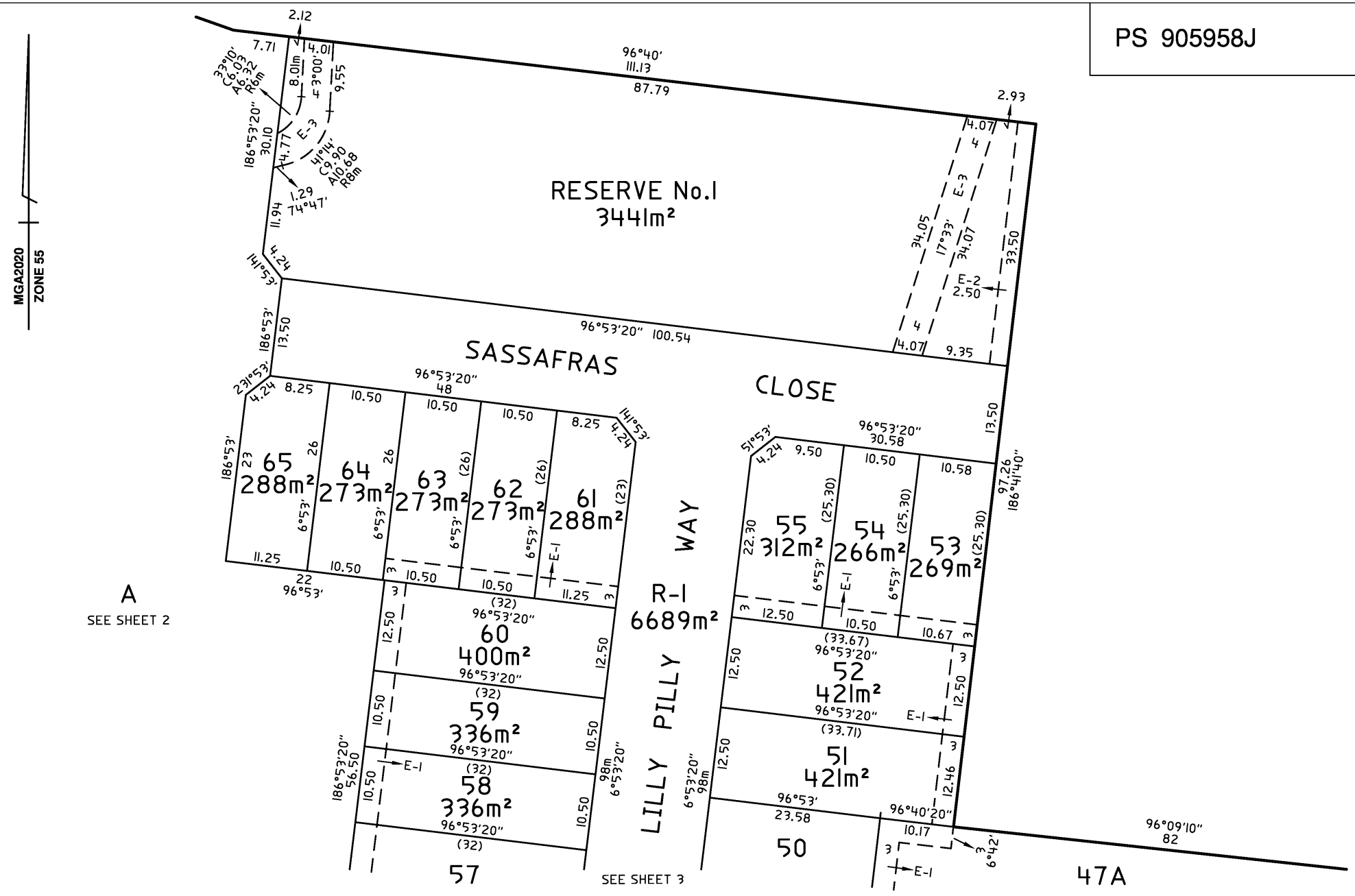
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SCALE		SHEET SIZE: A3	REF: 17425	v10	SHEET 4
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Creation of Restriction 1:
Upon registration of this plan the following restriction is to be created.
Land to benefit: All lots on this plan.
Land to be burdened: Lots 42-45, 47A, 47B, 51-53, 55-61, and 63 (all inclusive) on this plan.

Description of Restriction:
The registered proprietor or proprietors for the time being of a burdened lot must not:
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, for purpose of access to sewer.

Creation of Restriction 2:
Upon registration of this plan the following restriction is to be created.
Land to benefit: Lots 44-46 (both inclusive), 48-50 (both inclusive), 53-54 (both inclusive), 61-65 (both inclusive), 127 and 129
Land to be burdened: Lots 44-46 (both inclusive), 48-50 (both inclusive), 53-54 (both inclusive), 61-65 (both inclusive), 127 and 129

Description of Restriction:
The registered proprietor or proprietors for the time being of a burdened lot to which this restriction applies shall not at any time on the said lot or any parts thereof:
Construct or extend any dwelling unless it has been assessed for compliance against the Small Lot Housing Code. For the purposes of assessment against the small lot code, all burdened lots are to assessed as type A Lots.

Creation of Restriction 3:
Upon registration of this plan the following restriction is to be created.
Land to benefit: Lots 44-46 (both inclusive), 48-50 (both inclusive), 53-54 (both inclusive), 61-65 (both inclusive), 127 and 129
Land to be burdened: Lot 53

Description of Restriction:
The registered proprietor or proprietors for the time being of a burdened lot to which this restriction applies shall not at any time:
1. Leave waste for rubbish collection in any other location than the nominated Bin Pad located abutting lot 55.
The restriction is to be removed upon registration of the Plan of Subdivision, which extends Sassafras Close to the East to Torquay Road.

Creation of Restriction 4
Upon registration of this plan the following restriction is to be created.
Land to benefit: All lots on this plan
Land to be burdened: All lots on this plan

Description of Restriction
The registered proprietor/s for the time being of any burdened lot on this plan to which the restriction applies shall not build or permit to be built or remain on the lot any building other than a building which has been constructed in accordance with endorsed Memorandum of Common Provisions (MCP) registered in dealing No.AA9739
The provisions of the said MCP are incorporated into this restriction.

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SCALE	LENGTHS ARE IN METRES	SHEET SIZE: A3	REF: 17425	v10	SHEET 5

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