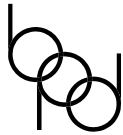
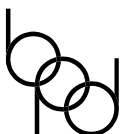
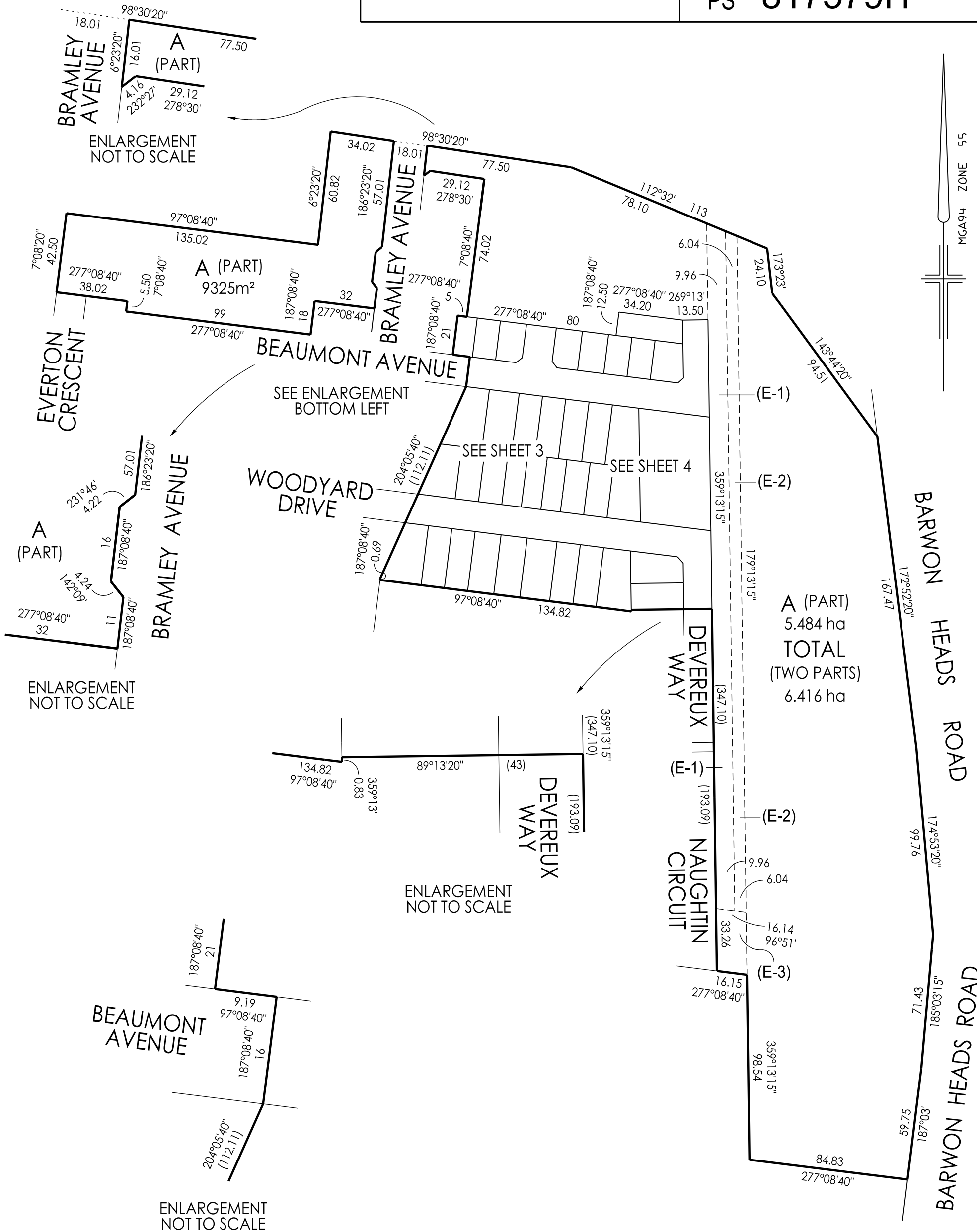


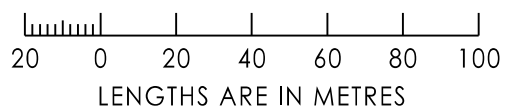
	PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 817579H	
LOCATION OF LAND PARISH: CONEWARRE TOWNSHIP: - - - SECTION: 4 CROWN ALLOTMENT: B (PART) & E (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT A ON PS811253X POSTAL ADDRESS: (at time of subdivision) TRENT CRESCENT CHARLEMONT 3217 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 269 450 ZONE: 55 N: 5 767 630 DATUM: GDA94				COUNCIL NAME: GREATER GEELONG CITY COUNCIL		
VESTING OF ROADS OR RESERVES						
IDENTIFIER		COUNCIL/BODY/PERSON		THIS IS A SPEAR PLAN LOTS 1 TO 1000 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 5862m²		
ROAD R1 RESERVE No. 1		GREATER GEELONG CITY COUNCIL GREATER GEELONG CITY COUNCIL				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
SURVEY: THIS PLAN IS BASED ON SURVEY VIDE BP3003S THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS Nos. CONEWARRE 109, 45 & 205 LAND NOT IN A PROCLAIMED SURVEY AREA STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.						
ESTATE: WATERMARK 10 AREA: 2.206 ha No. OF LOTS: 36 MELWAY: 466:D:9						
EASEMENT INFORMATION						
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)						
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF		
(E-1)	PIPELINE OR ANCILLARY PURPOSES	SEE PLAN	PS730381N	BARON REGION WATER CORPORATION		
(E-2)	PIPELINE OR ANCILLARY PURPOSES	SEE PLAN	PS730381N	BARON REGION WATER CORPORATION		
(E-2)	DRAINAGE & SEWERAGE	SEE PLAN	Y2105U (BOOK 753 NO 224)	GEELONG WATERWORKS AND SEWERAGE TRUST		
(E-2)	DRAINAGE	SEE PLAN	PS811179H	GREATER GEELONG CITY COUNCIL		
(E-3)	PIPELINE OR ANCILLARY PURPOSES	16m	PS730389V	BARON REGION WATER CORPORATION		
(E-4)	PIPELINE OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN	BARON REGION WATER CORPORATION		
 Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		REF: 9364/10 VERSION: 5		ORIGINAL SHEET SIZE A3	SHEET 1 OF 5 SHEETS	
		LICENSED SURVEYOR: DAMIAN SMALE				
		CHECKED JC	DATE: 07/12/17			

PLAN NUMBER
PS 817579H



Breese Pitt Dixon Pty Ltd
1/19 Cato Street
Hawthorn East Vic 3123
Ph: 8823 2300 Fax: 8823 2310
www.bpd.com.au info@bpd.com.au

1:2000



REF: 9364/10

VERSION: 5

LICENSED SURVEYOR: DAMIAN SMALE

Breese Pitt Dixon Pty Ltd
1/19 Cato Street
Hawthorn East Vic 3123
Ph: 8823 2300 Fax: 8823 2310
www.bpd.com.au info@bpd.com.au

SCALE

1:500



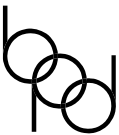
ORIGINAL
SHEET SIZE A3

SHEET 3

REF: 9364/10

VERSION: 5

LICENSED SURVEYOR: DAMIAN SMALE



Breese Pitt Dixon Pty Ltd
1/19 Cato Street
Hawthorn East Vic 3123
Ph: 8823 2300 Fax: 8823 2310
www.bpd.com.au info@bpd.com.au

SCALE

1:500



LICENSED SURVEYOR: DAMIAN SMALE

ORIGINAL
SHEET SIZE A3

SHEET 4

REF: 9364/10

VERSION: 5

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11872 FOLIO 469

Security no : 124069881858M

Produced 12/01/2018 11:03 am

LAND DESCRIPTION

Lot A on Plan of Subdivision 730377D.

PARENT TITLES :

Volume 11633 Folio 502 Volume 11847 Folio 415

Created by instrument PS730377D 28/04/2017

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

BARWON RISE PTY LTD of LEVEL 1 2 MYERS STREET GEELONG VIC 3220
PS730377D 28/04/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM723972C 22/04/2016

BENDIGO AND ADELAIDE BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS730377D FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 9 HADLEY STREET CHARLEMONT VIC 3217

ADMINISTRATIVE NOTICES

NIL

eCT Control 03500L BENDIGO AND ADELAIDE BANK LTD - SAFE CUSTODY

Effective from

21/07/2017

DOCUMENT END



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Delivered by LANDATA®. Land Victoria timestamp 22/09/2017 14:00 Page 1 of 7

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Signed by Council: City of Greater Geelong, PP Ref: 1549/2014, Cert Ref: 12076, Original Certification: 31/03/2016, Recertification: 29/03/2017, S.O.C.: 31/03/2017

PLAN OF SUBDIVISION		LRS USE ONLY EDITION 1		PLAN NUMBER PS 730377D	
LOCATION OF LAND PARISH: CONEWARRE TOWNSHIP: ---- SECTION: 4 CROWN ALLOTMENT: B (PART) & E (PART) CROWN PORTION: ---- TITLE REFERENCES: VOL11847FOL415 AND VOL11633FOL502 LAST PLAN REFERENCE: LOT A PS730376F AND LOT 1 PS730389V POSTAL ADDRESS: BRAMLEY AVENUE (at time of subdivision) CHARLEMONT VIC 3217 MGA 94 CO-ORDINATES: E: 269400 ZONE: 55 (of approx. centre of plan) N: 5767500 DATUM: GDA94				COUNCIL NAME: GREATER GEELONG CITY COUNCIL	
VESTING OF ROADS OR RESERVES				NOTATIONS	
IDENTIFIER		COUNCIL/BODY/PERSON		THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA IS 1.065 ha	
ROAD R1 RESERVE No. 1 RESERVE No. 2		GREATER GEELONG CITY COUNCIL GREATER GEELONG CITY COUNCIL GREATER GEELONG CITY COUNCIL			
NOTATIONS					
DEPTH LIMITATION DOES NOT APPLY					
SURVEY: THIS PLAN IS BASED ON SURVEY VIDE BP3003 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). 109, 45 & 205 LAND NOT IN A PROCLAIMED SURVEY AREA. STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.					
ESTATE: WATERMARK		STAGE: 2	AREA: 2.797 ha	No. OF LOTS: 50	MELWAY: 466:C:10
EASEMENT INFORMATION					
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)					
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF	
(E-1)	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN	BARWON REGION WATER CORPORATION	
(E-2)	POWER LINE	SEE PLAN	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD	
 Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		REF: 9364/2 VERSION: 20 LICENSED SURVEYOR: GEOFF W HUMPHREY		ORIGINAL SHEET SIZE A3 SHEET 1 OF 6 SHEETS	PLAN REGISTERED TIME: 1.42 DATE: 28/04/2017 Ian R Mcleod Assistant Registrar of Titles
CHECKED L.W.		DATE: 27/03/17			

Signed by: Geoffrey Humphrey (Breese Pitt Dixon Pty Ltd) Surveyor's Plan Version (20) SPEAR Ref: S065545P 28/03/2017

Signed by Council: City of Greater Geelong, PP Ref: 1549/2014, Cert Ref: 12076, Original Certification: 31/03/2016, Recertification: 29/03/2017, S.O.C.: 31/03/2017

PLAN NUMBER
PS 730377D



ENLARGEMENT
(NOT TO SCALE)

A (PART)

BRAMLEY AVENUE¹

CRESCENT

A (PART)

BEAUMO
AVENUE

WOODYARD DRIVE

EVERTON

ANY WAY

BRAMLEY
AVENUE

SEE SH

A (PART)
7637m²
SEE SHEET

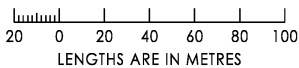
A (PART)
980m²
TOTAL (THREE PARTS)
1.794ha

bold

Breese Pitt Dixon Pty Ltd
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Hawthorn East Vic 3123
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SCALE

1:2000



LICENSED SURVEYOR: GEOFF W HUMPHREY

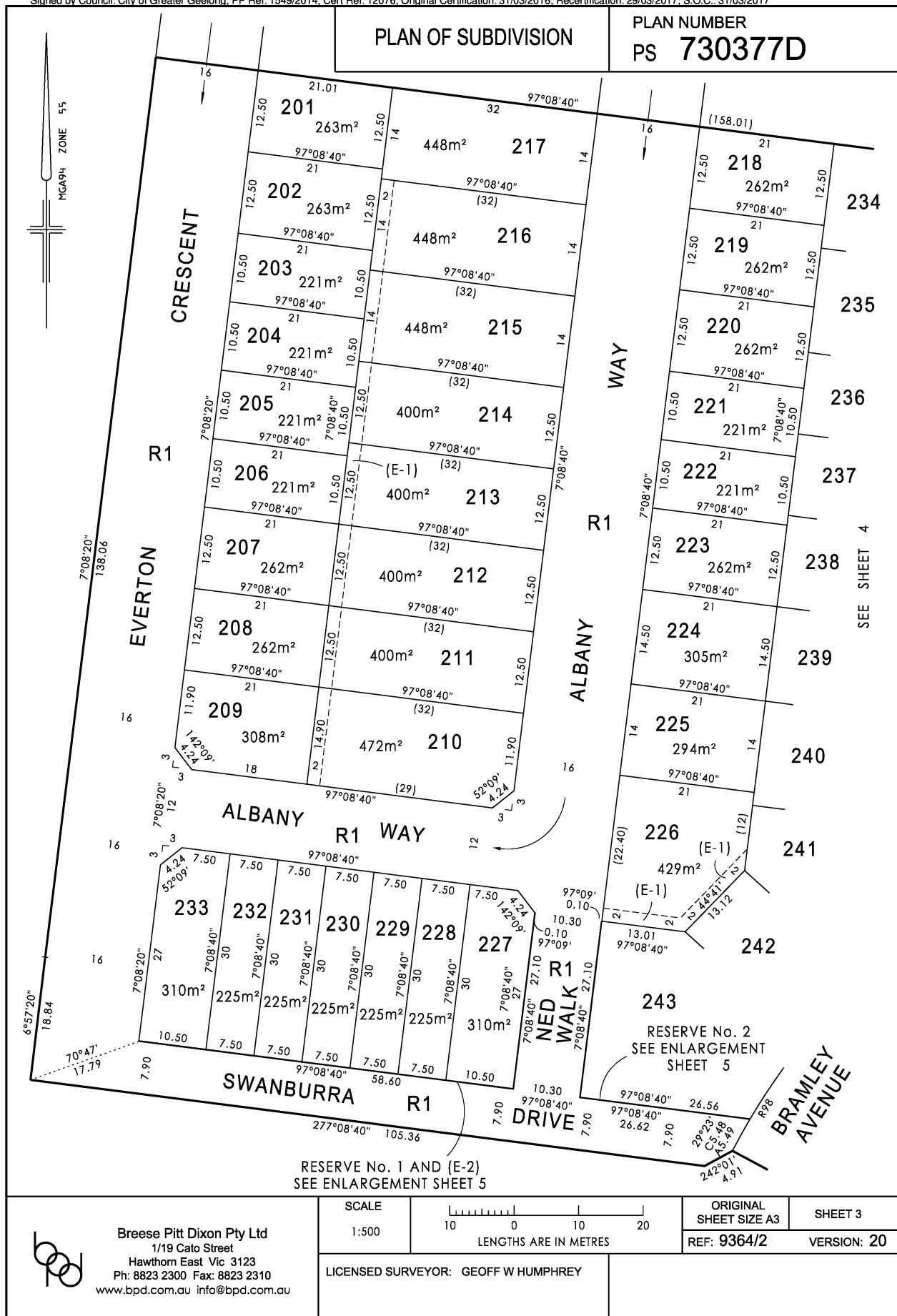
ORIGINAL
SHEET SIZE A3

SHEET 2

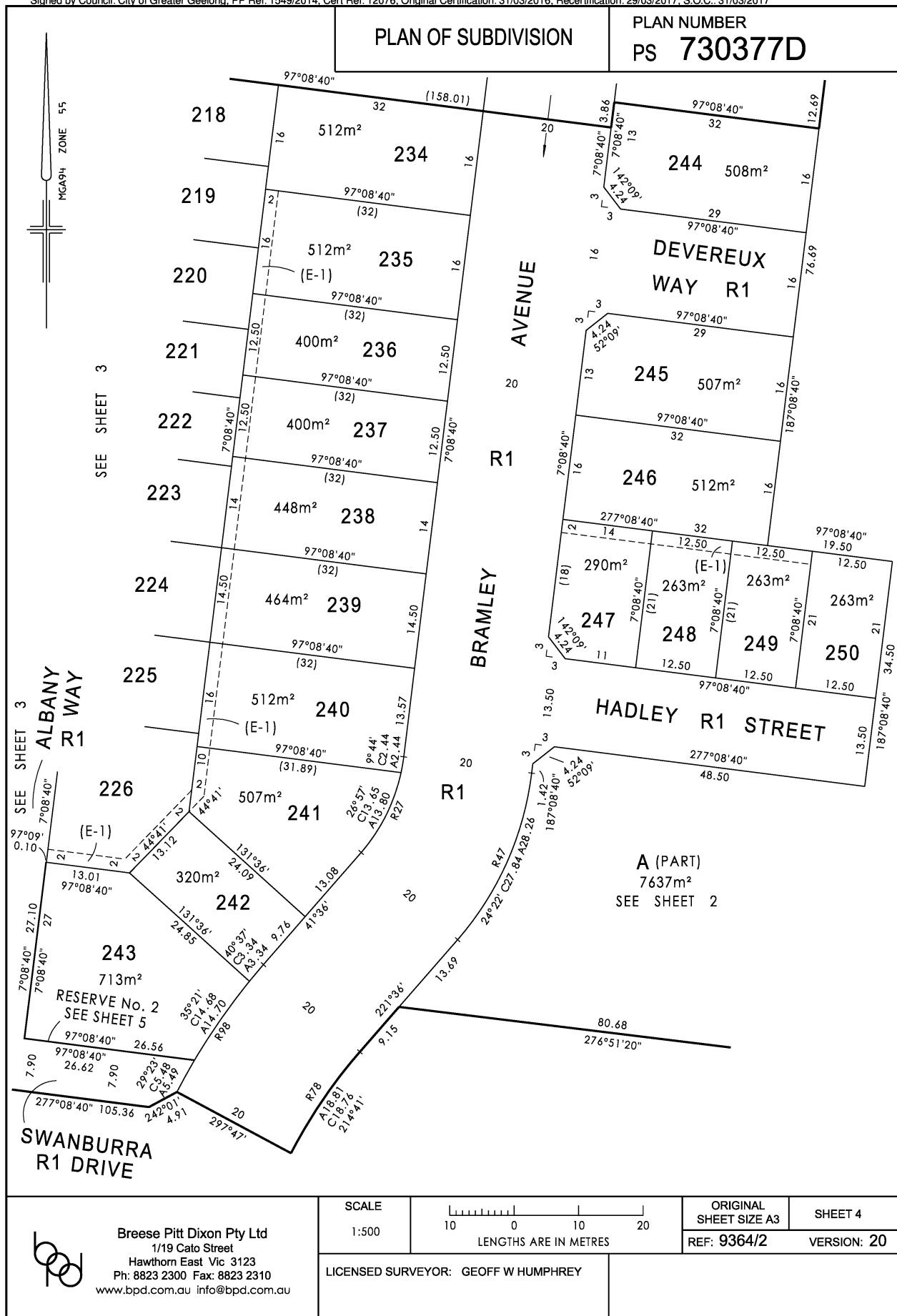
REF: 9364/2

VERSION: 20

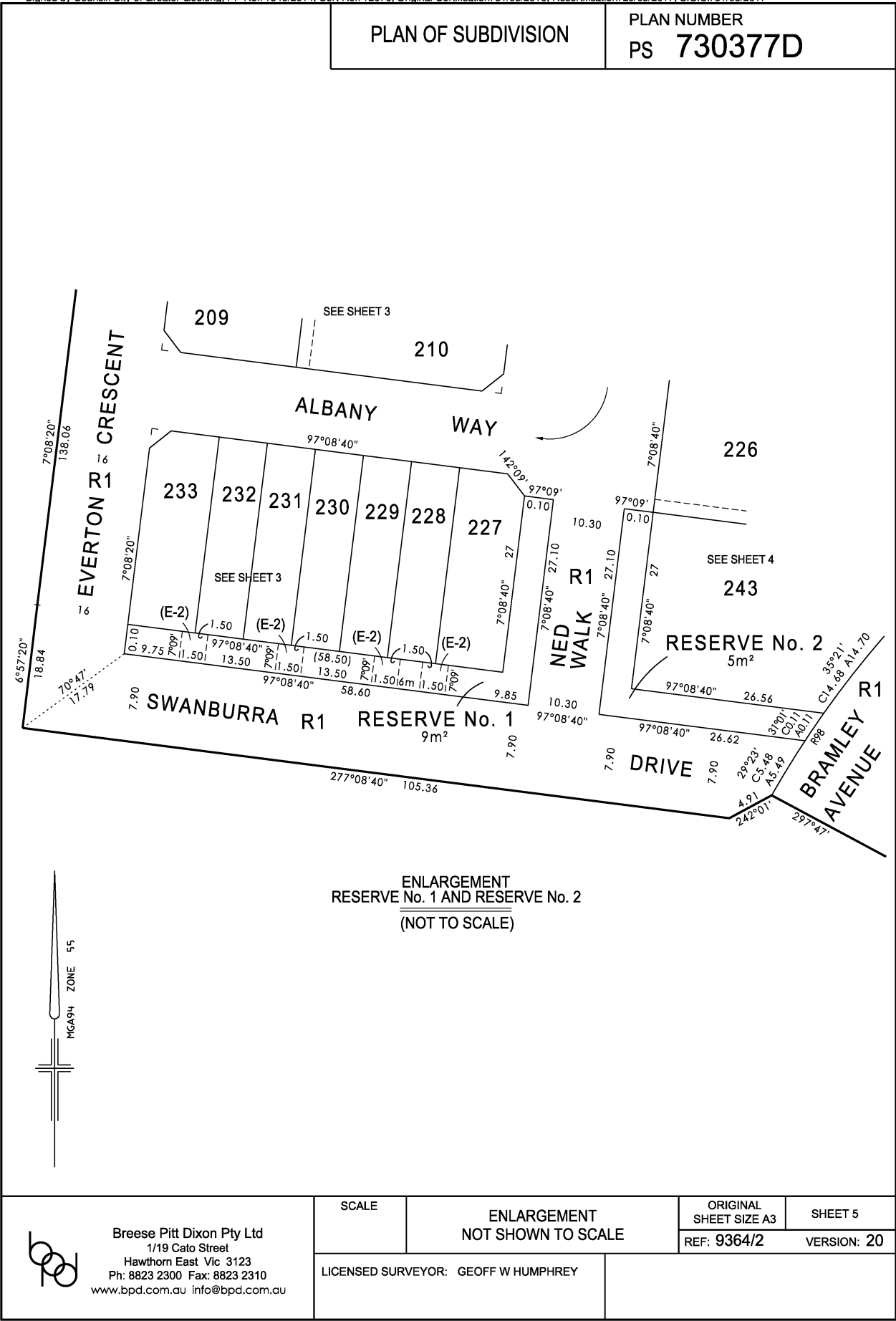
Signed by Council: City of Greater Geelong, PP Ref: 1549/2014, Cert Ref: 12076, Original Certification: 31/03/2016, Recertification: 29/03/2017, S.O.C.: 31/03/2017



Signed by Council: City of Greater Geelong, PP Ref: 1549/2014, Cert Ref: 12076, Original Certification: 31/03/2016, Recertification: 29/03/2017, S.O.C.: 31/03/2017



Signed by Council: City of Greater Geelong, PP Ref: 1549/2014, Cert Ref: 12076, Original Certification: 31/03/2016, Recertification: 29/03/2017, S.O.C.: 31/03/2017



PLAN OF SUBDIVISION

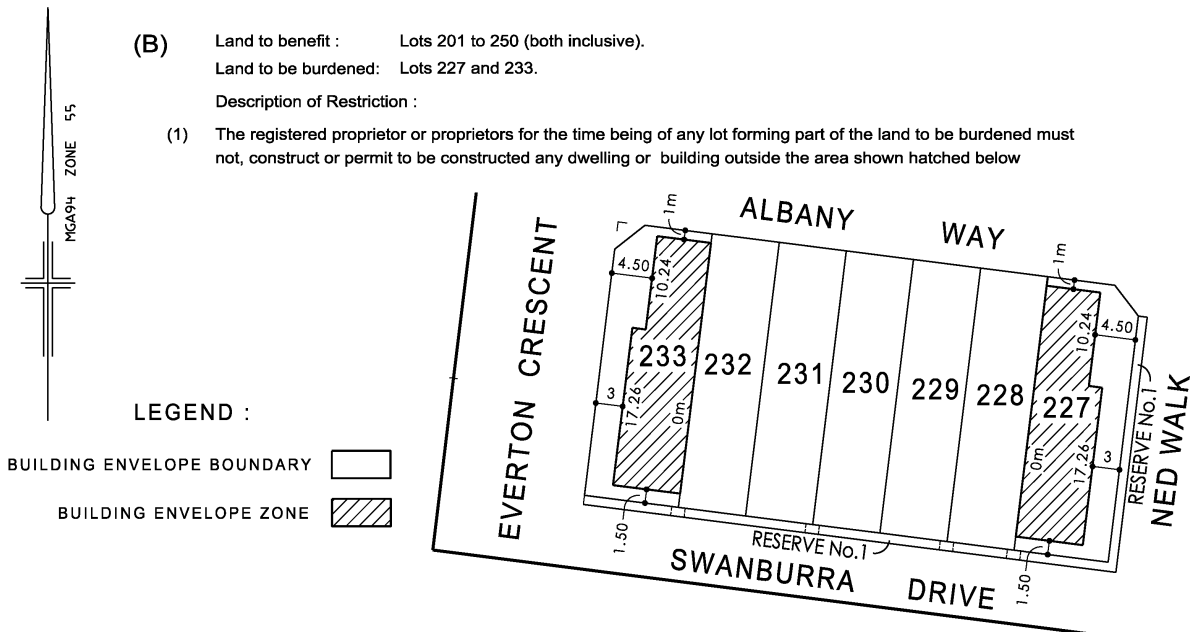
PLAN NUMBER
PS 730377D**SUBDIVISION ACT 1988**
CREATION OF RESTRICTION

Upon registration of the plan, the following restrictions are to be created.

- (A) Land to benefit : Lots 201 to 250 (both inclusive).
Land to be burdened: Lots 201 to 250 (both inclusive).
Description of Restriction :
- (1) The registered proprietor or proprietors for the time being of any lot forming part of the land to be burdened must not, without the permission of the Responsible Authority, construct or permit to be constructed:
- (a) any building unless the building incorporates dual plumbing for the use or recycled water for toilet flushing and garden watering where recycled water is available to the said lot.
- (b) In the case of lots less than 300m² any dwelling unless in accordance with the small lot housing code or unless a specific planning permit for the said dwelling has been obtained from Greater Geelong City Council. For the purpose of this restriction the following applies:
Type A - Lots 201 to 208 (both inclusive), lots 218 to 223 (both inclusive) and lot 225.
Type B - Lots 228 to 232 (both inclusive) and lots 247 to 250 (both inclusive).
- (2) Except with the written consent of the design assessment panel the registered proprietor or proprietors for the time being of any burdened lot on the plan of subdivision shall not;
- (a) Construct or allow to be constructed any building, or structure other than a building that is not in accordance with the Watermark Design Guidelines.
A copy of the Watermark Design Guidelines is available by request via email: kelly@sheltonfinnis.com.au or by post: Watermark Design Assessment Panel 339 Ferrars Street Albert Park Victoria 3206.
- (b) Construct or allow to be constructed any building or structure on the lot prior to;
- (i) Copies of building plans, elevation, roof plans, site plans (incorporating setbacks from all boundaries, existing contours, proposed finished floor levels and site levels, all proposed driveways and paths, details of fences and outbuildings and landscaping) and schedules of external colours and materials have been submitted by email to kelly@sheltonfinnis.com.au or by post: Watermark Design Assessment Panel 339 Ferrars Street Albert Park Victoria 3206 or such other entity as may be nominated by the design assessment panel from time to time.
- (ii) The design assessment panel or such other entity as may be nominated by the design assessment panel from time to time have given its written approval to the plans prior to the commencement of works.

The restrictions identified in (A) (2) above only, will cease to affect any of the burdened lots one year after all the burdened lots are issued with an Occupancy Certificate under the Building Act 1993 or any instrument replacing it.

- (B) Land to benefit : Lots 201 to 250 (both inclusive).
Land to be burdened: Lots 227 and 233.
Description of Restriction :
- (1) The registered proprietor or proprietors for the time being of any lot forming part of the land to be burdened must not, construct or permit to be constructed any dwelling or building outside the area shown hatched below



Breese Pitt Dixon Pty Ltd
1/19 Cato Street
Hawthorn East Vic. 3123
Ph: 8823 2300 Fax: 8823 2310
www.bpd.com.au info@bpd.com.au

SCALE

1:500

10 0 10 20
LENGTHS ARE IN METRES

ORIGINAL
SHEET SIZE A3

SHEET 6

REF: 9364/2

VERSION: 20

LICENSED SURVEYOR: GEOFF W HUMPHREY

Plan of Subdivision PS730377D
Certifying a New Version of an Existing
Plan (Form 11)



SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S065545P
Plan Number: PS730377D
Responsible Authority Name: City of Greater Geelong
Responsible Authority Permit Ref. No.: 1549/2014
Responsible Authority Certification Ref. No.: 12076
Surveyor's Plan Version: 20

Certification

☒ This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 31/03/2016
Date of previous recertifications under Section 11(7): 14/11/2016

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

☒ Has been made and the requirement has been satisfied at Certification

Digitally signed by Council Delegate: Hugh Griffiths
Organisation: City of Greater Geelong
Date: 29/03/2017

Signed by: Hugh Griffiths (City of Greater Geelong) 29/03/2017

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11947 FOLIO 367

Security no : 124069881889D

Produced 12/01/2018 11:04 am

LAND DESCRIPTION

Lot A on Plan of Subdivision 746847C.
PARENT TITLE Volume 11933 Folio 140
Created by instrument PS746847C 12/01/2018

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

ARMSTRONG CREEK LAND PTY LTD of LEVEL 1 2 MYERS STREET GEELONG VIC 3220
PS746847C 12/01/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM860641K 16/06/2016
BENDIGO AND ADELAIDE BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS746847C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS746847C (S)	PLAN OF SUBDIVISION	Registered	12/01/2018

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 6 STOKE STREET CHARLEMONT VIC 3217

ADMINISTRATIVE NOTICES

NIL

eCT Control 03500L BENDIGO AND ADELAIDE BANK LTD - SAFE CUSTODY
Effective from
12/01/2018



DOCUMENT END

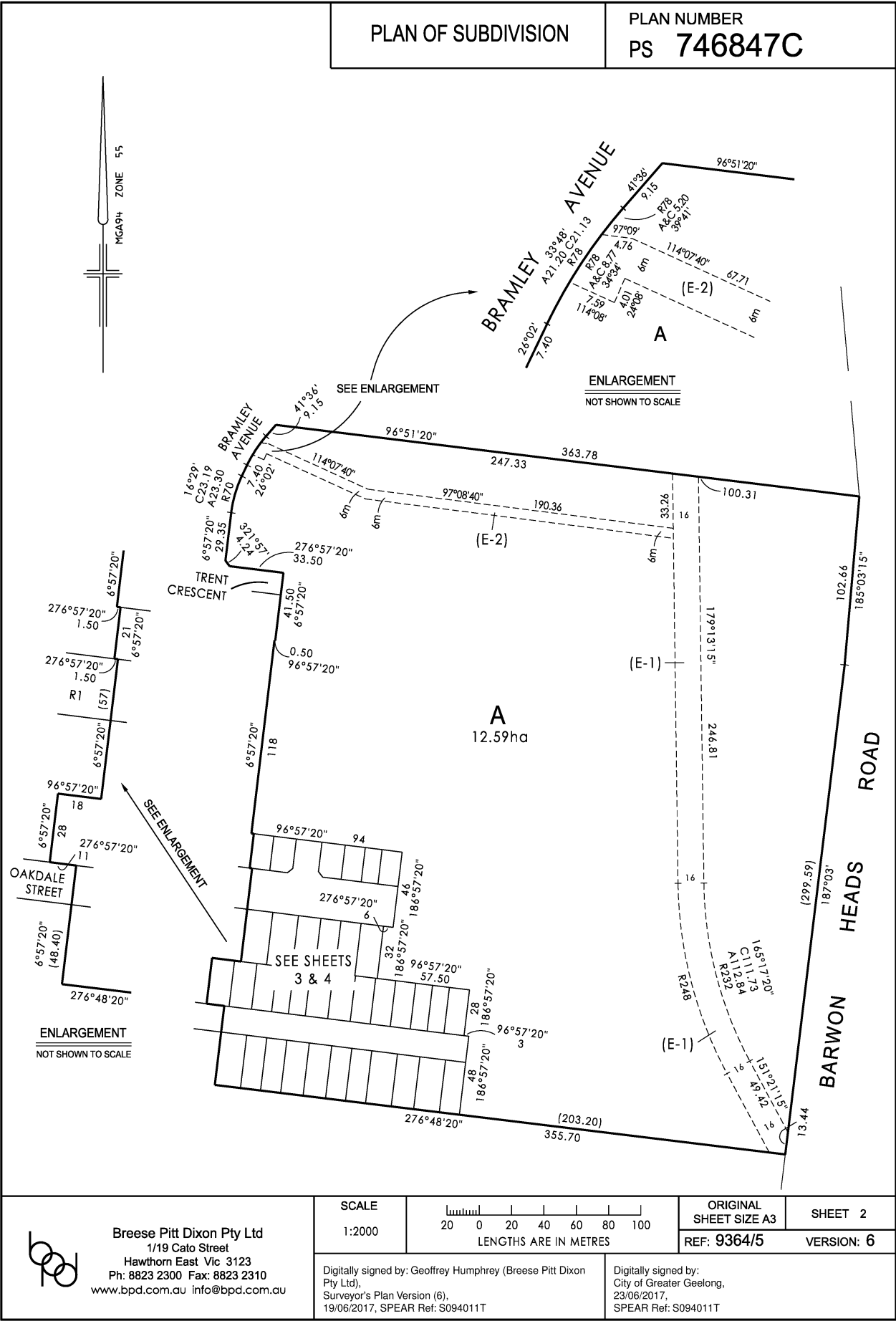
Delivered from the LANDATA® System by InfoTrack Pty Ltd.

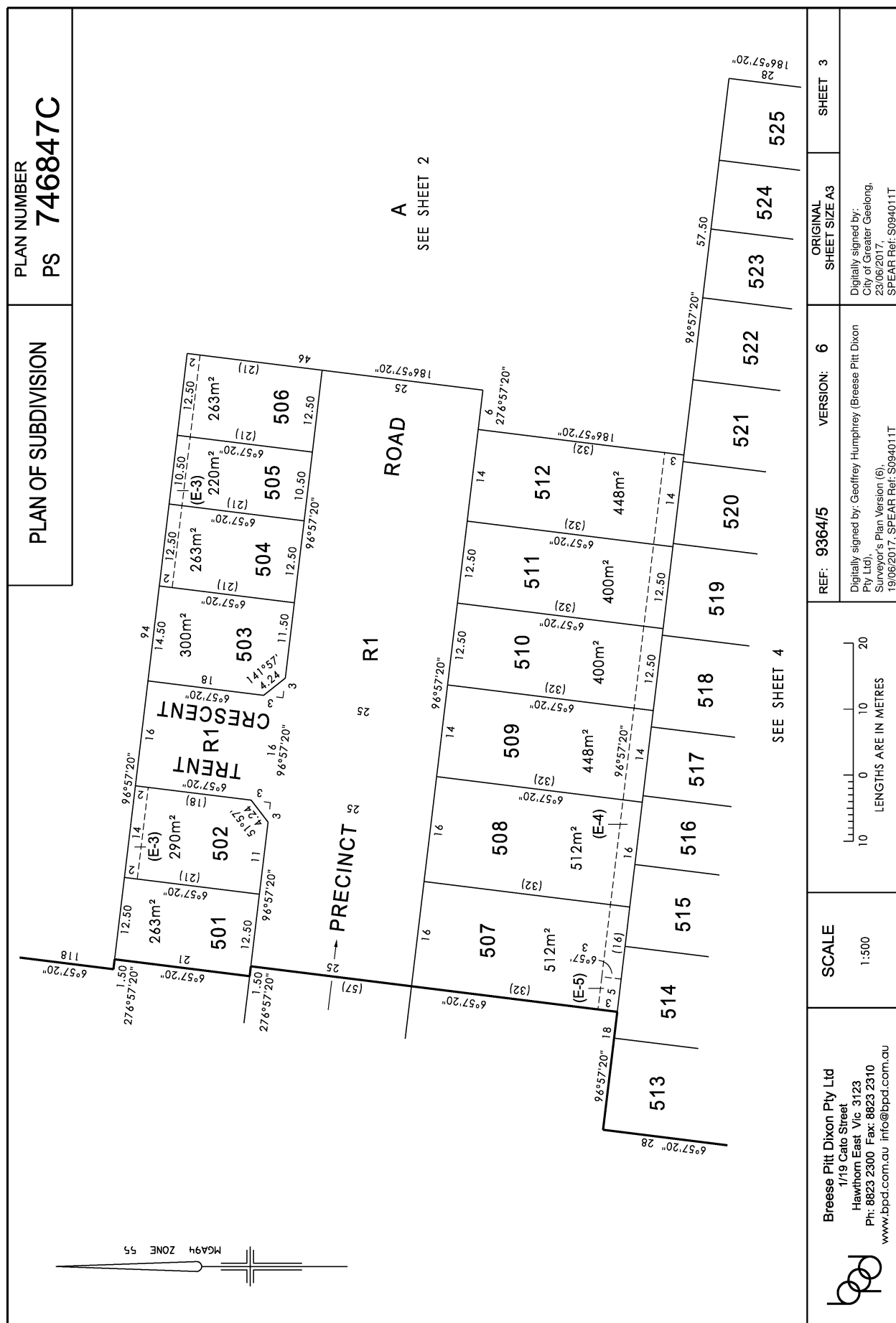
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Delivered by LANDATA® Land Use Victoria timestamp 12/01/2018 11:05 Page 1 of 5

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PLAN OF SUBDIVISION		LRS USE ONLY		PLAN NUMBER	
		EDITION 1		PS 746847C	
LOCATION OF LAND PARISH: CONEWARRE TOWNSHIP: ----- SECTION: 4 CROWN ALLOTMENT: E (PART) CROWN PORTION: ----- TITLE REFERENCES: Vol. 11933 Fol. 140 LAST PLAN REFERENCE: LOT A ON PS746797Q POSTAL ADDRESS: OAKDALE STREET (at time of subdivision) CHARLEMONT 3217 MGA 94 CO-ORDINATES: E: 269 310 ZONE: 55 (of approx. centre of plan) N: 5 767 100 DATUM: GDA94				Council Name: City of Greater Geelong Council Reference Number: 12940 Planning Permit Reference: 1549/2014 SPEAR Reference Number: S094011T Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 22/05/2017 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: 12 Digitally signed by: Roger Munn for City of Greater Geelong on 23/06/2017 Statement Of Compliance issued: 05/01/2018	
VESTING OF ROADS OR RESERVES				NOTATIONS	
IDENTIFIER		COUNCIL/BODY/PERSON		THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. TOTAL ROAD AREA: 5060m²	
ROAD R1		GREATER GEELONG CITY COUNCIL			
NOTATIONS					
DEPTH LIMITATION DOES NOT APPLY					
SURVEY: THIS PLAN IS BASED ON SURVEY VIDE BP3003S THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS Nos. CONEWARRE 109, 45 & 205 LAND NOT IN A PROCLAIMED SURVEY AREA. STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.					
ESTATE: WATERMARK 5		AREA: 1.878 ha		No. OF LOTS: 36	
				MELWAY: 466:C:10	
EASEMENT INFORMATION					
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)					
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF	
(E-1)	PIPELINE OR ANCILLARY PURPOSES	16m	PS730389V	BARWON REGION WATER CORPORATION	
(E-2)	PIPELINE OR ANCILLARY PURPOSES	SEE PLAN	PS738384N	BARWON REGION WATER CORPORATION	
(E-3)	PIPELINE OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN	BARWON REGION WATER CORPORATION	
(E-4)	DRAINAGE	SEE PLAN	THIS PLAN	GREATER GEELONG CITY COUNCIL	
(E-4)	PIPELINE OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN	BARWON REGION WATER CORPORATION	
(E-5)	DRAINAGE	SEE PLAN	THIS PLAN	GREATER GEELONG CITY COUNCIL	
 Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au					
CHECKED MW		DATE: 16/06/17		REF: 9364/5 VERSION: 6 Digitally signed by: Geoffrey Humphrey (Breese Pitt Dixon Pty Ltd), Surveyor's Plan Version (6), 19/06/2017, SPEAR Ref: S094011T	
				ORIGINAL SHEET SIZE A3 SHEET 1 OF 5 SHEETS PLAN REGISTERED TIME: 8:56 DATE: 12/1/18 Randall McDonald Assistant Registrar of Titles	







PLAN OF SUBDIVISION

PLAN NUMBER
PS 746847C**SUBDIVISION ACT 1988**
CREATION OF RESTRICTION

Upon registration of the plan, the following restrictions are to be created.

Land to benefit : Lots 501 to 536 (both inclusive).
 Land to be burdened: Lots 501 to 536 (both inclusive).

Description of Restriction :

- (1) The registered proprietor or proprietors for the time being of any lot forming part of the land to be burdened must not, without the permission of the Responsible Authority, construct or permit to be constructed:
- (a) any building unless the building incorporates dual plumbing for the use or recycled water for toilet flushing and garden watering where recycled water is available to the said lot.
 - (b) In the case of lots less than 300m² any dwelling unless in accordance with the small lot housing code or unless a specific planning permit for the said dwelling has been obtained from Greater Geelong City Council. For the purpose of this restriction the following applies:
Type B - Lots 501, 502, Lots 504 to 506 (both inclusive), Lots 516, 517, 523 and 524.
- (2) Except with the written consent of the design assessment panel the registered proprietor or proprietors for the time being of any burdened lot on the plan of subdivision shall not;
- (a) Construct or allow to be constructed any building, or structure other than a building that is not in accordance with the Watermark Design Guidelines.

A copy of the Watermark Design Guidelines is available by request via email: kelly@sheltonfinnis.com.au or by post: Watermark Design Assessment Panel 339 Ferrars Street Albert Park Victoria 3206.
 - (b) Construct or allow to be constructed any building or structure on the lot prior to;
 - (i) Copies of building plans, elevation, roof plans, site plans (incorporating setbacks from all boundaries, existing contours, proposed finished floor levels and site levels, all proposed driveways and paths, details of fences and outbuildings and landscaping) and schedules of external colours and materials have been submitted by email to kelly@sheltonfinnis.com.au or by post: Watermark Design Assessment Panel 339 Ferrars Street Albert Park Victoria 3206 or such other entity as may be nominated by the design assessment panel from time to time.
 - (ii) The design assessment panel or such other entity as may be nominated by the design assessment panel from time to time have given its written approval to the plans prior to the commencement of works.

The restrictions identified in (2) above only, will cease to affect any of the burdened lots one year after all the burdened lots are issued with a Occupancy Certificate under the Building Act 1993 or any instrument replacing it.



Breese Pitt Dixon Pty Ltd
 1/19 Cato Street
 Hawthorn East Vic. 3123
 Ph: 8823 2300 Fax: 8823 2310
www.bpd.com.au info@bpd.com.au

SCALE

ORIGINAL
SHEET SIZE A3

SHEET 5

REF: 9364/5

VERSION: 6

Digitally signed by: Geoffrey Humphrey (Breese Pitt Dixon Pty Ltd),
 Surveyor's Plan Version (6),
 19/06/2017, SPEAR Ref: S094011T

Digitally signed by:
 City of Greater Geelong,
 23/06/2017,
 SPEAR Ref: S094011T

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11897 FOLIO 672

Security no : 124069881855Q

Produced 12/01/2018 11:03 am

LAND DESCRIPTION

Lot B on Plan of Subdivision 811179H.
PARENT TITLE Volume 11626 Folio 675
Created by instrument PS811179H 10/07/2017

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

BARWON RISE PTY LTD of LEVEL 12 484 ST KILDA ROAD MELBOURNE VIC 3004
AQ203966N 04/09/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ203967L 04/09/2017
BENDIGO AND ADELAIDE BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS811179H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 520-540 BARWON HEADS ROAD CHARLEMONT VIC 3217

ADMINISTRATIVE NOTICES


NIL

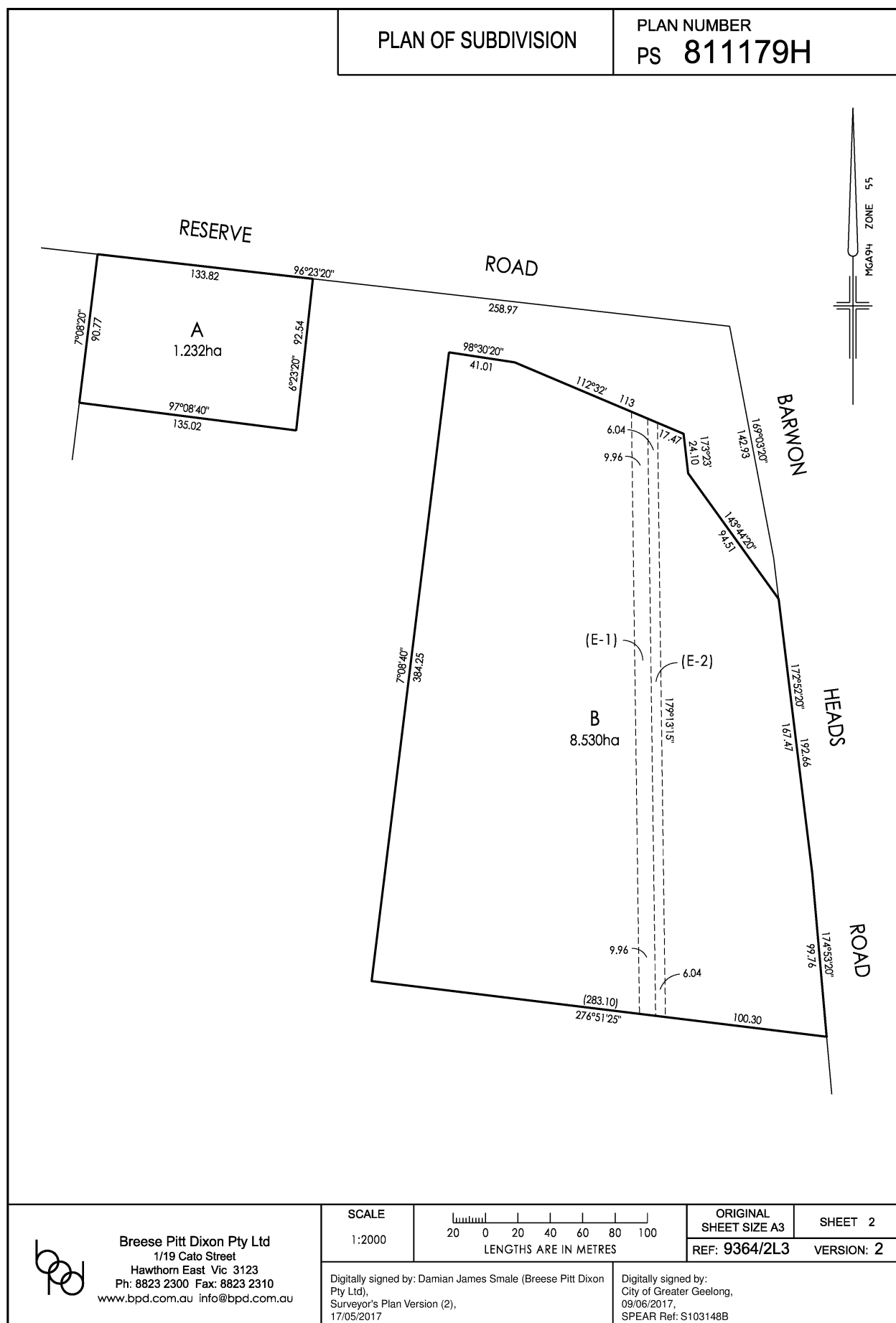
eCT Control 03500L BENDIGO AND ADELAIDE BANK LTD - SAFE CUSTODY
Effective from
05/09/2017


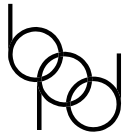
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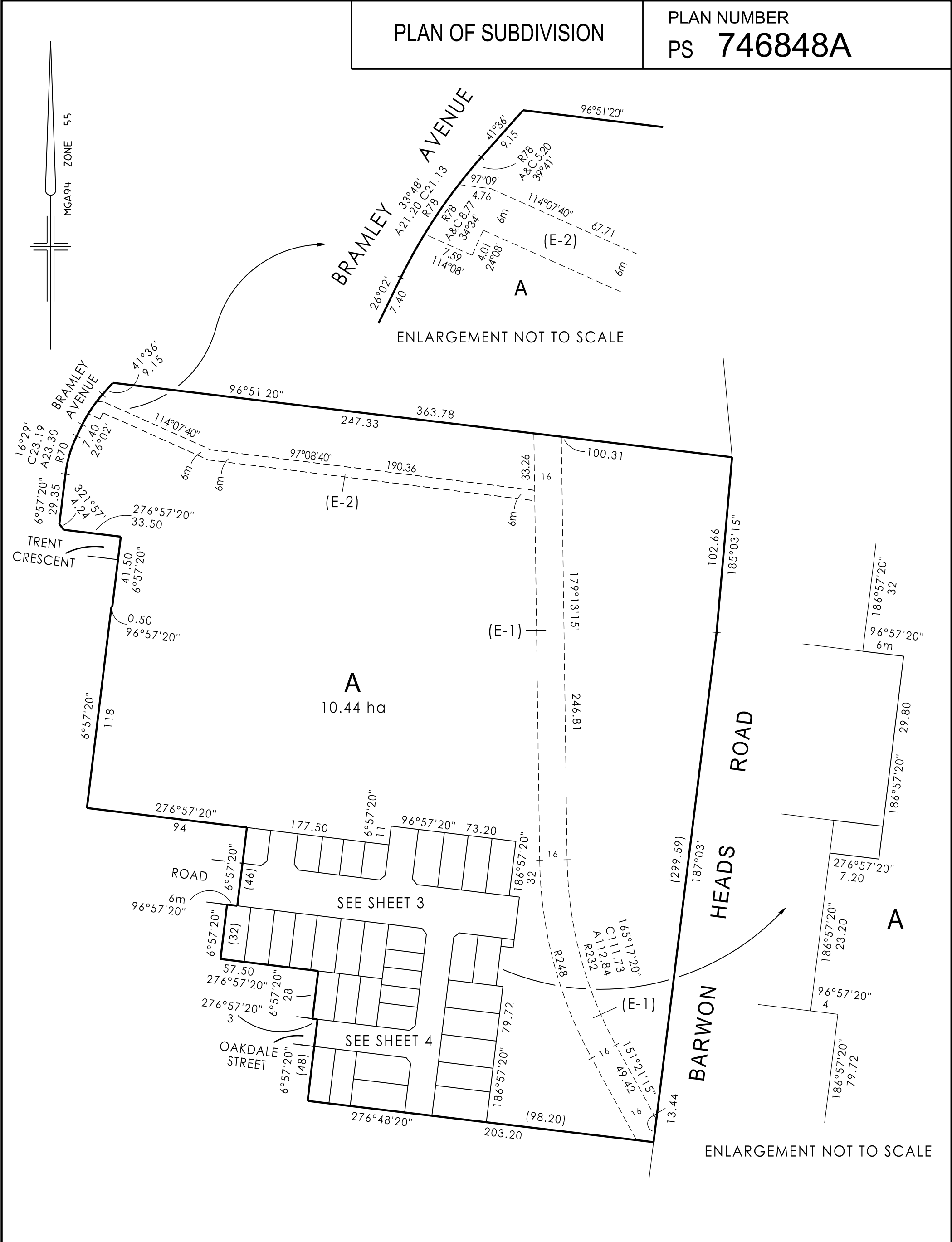
Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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		PLAN OF SUBDIVISION		LRS USE ONLY EDITION 1		PLAN NUMBER PS 811179H									
LOCATION OF LAND PARISH: CONEWARRE TOWNSHIP: ----- SECTION: 4 CROWN ALLOTMENT: B (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL. 11626 FOL. 675 LAST PLAN REFERENCE: LOT A PS730381N POSTAL ADDRESS: 502-540 BARWON HEADS ROAD (at time of subdivision) CHARLEMONT 3217 MGA 94 CO-ORDINATES: E: 269 490 ZONE: 55 (of approx. centre of plan) N: 5 767 580 DATUM: GDA94				Council Name: City of Greater Geelong Council Reference Number: 13210 Planning Permit Reference: 1549/2014 SPEAR Reference Number: S103148B Certification This plan is certified under section 6 of the Subdivision Act 1988 Statement of Compliance This is a statement of compliance issued under section 21 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 Has not been made at Certification Digitally signed by: Roger Munn for City of Greater Geelong on 09/06/2017											
VESTING OF ROADS OR RESERVES				NOTATIONS											
IDENTIFIER		COUNCIL/BODY/PERSON		THIS IS A SPEAR PLAN											
NIL															
NOTATIONS															
DEPTH LIMITATION DOES NOT APPLY															
SURVEY: THIS PLAN IS BASED ON SURVEY VIDE BP 3003S THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS Nos. CONWARRE 109, 45 & 205 LAND NOT IN PROCLAIMED SURVEY AREA STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.															
ESTATE: WATERMARK 2L3		AREA: 9.762 ha		No. OF LOTS: 2		MELWAY: 466:D:9									
EASEMENT INFORMATION															
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)															
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF											
(E-1)	PIPELINE OR ANCILLARY PURPOSES	SEE PLAN	PS730381N	BARON REGION WATER CORPORATION											
(E-2)	PIPELINE OR ANCILLARY PURPOSES	SEE PLAN	PS730381N	BARON REGION WATER CORPORATION											
(E-2)	DRAINAGE & SEWERAGE	SEE PLAN	Y2105U (BOOK 753 NO 224)	GEELONG WATERWORKS AND SEWERAGE TRUST											
(E-2)	DRAINAGE	SEE PLAN	THIS PLAN	GREATER GEELONG CITY COUNCIL											
<div>  <div> Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au </div> </div>								REF: 9364/2L3		VERSION: 2		ORIGINAL SHEET SIZE A3		SHEET 1 OF 2 SHEETS	
Digitally signed by: Damian James Smale (Breese Pitt Dixon Pty Ltd), Surveyor's Plan Version (2), 17/05/2017				PLAN REGISTERED TIME: 4:07PM DATE: 10/7/2017 C.MEADEN Assistant Registrar of Titles											
CHECKED JC		DATE: 15/05/17													



	PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 746848A						
<div>LOCATION OF LAND</div> <div>PARISH: CONEWARRE</div> <div>TOWNSHIP: -----</div> <div>SECTION: 4</div> <div>CROWN ALLOTMENT: E (PART)</div> <div>CROWN PORTION: -----</div> <div>TITLE REFERENCES: VOL. FOL.</div> <div>LAST PLAN REFERENCE: LOT A ON PS746847C</div> <div>POSTAL ADDRESS: (at time of subdivision) OAKDALE STREET CHARLEMONT 3217</div> <div>MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 269 410 ZONE: 55 N: 5 767 100 DATUM: GDA94</div>				<div>COUNCIL NAME: GREATER GEELONG CITY COUNCIL</div>							
VESTING OF ROADS OR RESERVES				NOTATIONS							
IDENTIFIER		COUNCIL/BODY/PERSON		<div>THIS IS A SPEAR PLAN</div> <div>TANGENT POINTS ARE SHOWN THUS: </div> <div>LOTS 1 TO 600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>TOTAL ROAD AREA: 7589m²</div>							
ROAD R1 RESERVE No. 1		GREATER GEELONG CITY COUNCIL POWERCOR AUSTRALIA LTD									
NOTATIONS											
DEPTH LIMITATION DOES NOT APPLY											
<div>SURVEY: THIS PLAN IS BASED ON SURVEY VIDE BP3003S</div> <div>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS Nos. CONEWARRE 109, 45 & 205</div> <div>LAND NOT IN A PROCLAIMED SURVEY AREA</div> <div>STAGING</div> <div>THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.</div>											
ESTATE: WATERMARK 6						AREA: 2.143 ha		No. OF LOTS: 35		MELWAY: 466:C:10	
EASEMENT INFORMATION											
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)											
EASEMENT REFERENCE	PURPOSE		WIDTH (METRES)	ORIGIN		LAND BENEFITED OR IN FAVOUR OF					
(E-1)	PIPELINE OR ANCILLARY PURPOSES		16m	PS730389V		BARWON REGION WATER CORPORATION					
(E-2)	PIPELINE OR ANCILLARY PURPOSES		SEE PLAN	PS738384N		BARWON REGION WATER CORPORATION					
(E-3)	PIPELINE OR ANCILLARY PURPOSES		SEE PLAN	THIS PLAN		BARWON REGION WATER CORPORATION					
(E-4)	DRAINAGE		SEE PLAN	THIS PLAN		GREATER GEELONG CITY COUNCIL					
(E-4)	PIPELINE OR ANCILLARY PURPOSES		SEE PLAN	THIS PLAN		BARWON REGION WATER CORPORATION					
(E-5)	DRAINAGE		SEE PLAN	THIS PLAN		GREATER GEELONG CITY COUNCIL					
<div></div> <div>Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au</div>			REF: 9364/6			VERSION: 5		ORIGINAL SHEET SIZE A3		SHEET 1 OF 5 SHEETS	
			LICENSED SURVEYOR: GEOFF W HUMPHREY								
			CHECKED MW		DATE: 16/06/17						





Breese Pitt Dixon Pty Ltd

1/19 Cato Street

Hawthorn East Vic 3123

Ph: 8823 2300 Fax: 8823 2310

www.bpd.com.au info@bpd.com.au

SCALE

1:2000

20 0 20 40 60 80 100

LENGTHS ARE IN METRES

ORIGINAL
SHEET SIZE A3

REF: 9364/6

SHEET 2

VERSION: 5

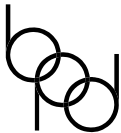
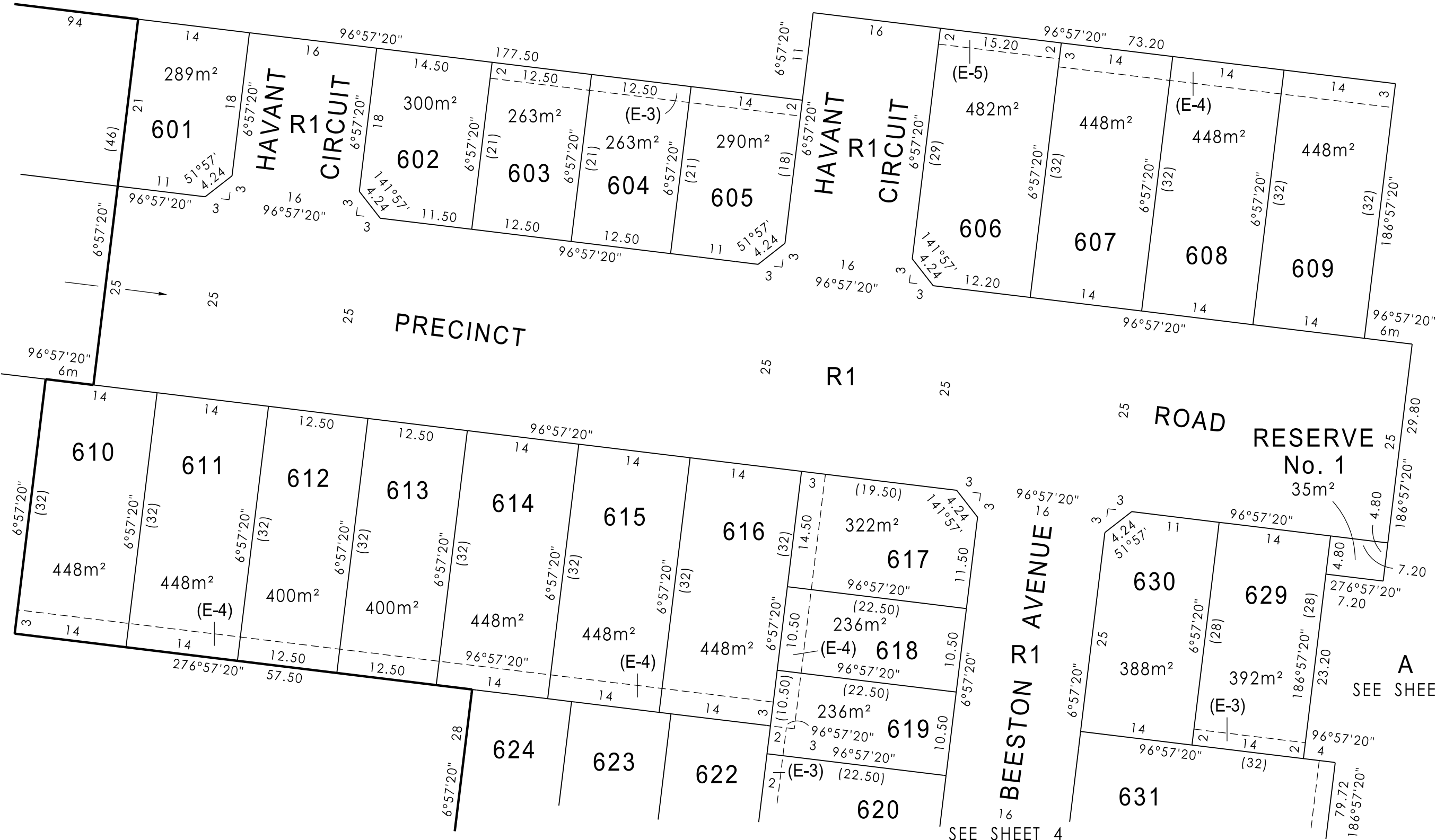
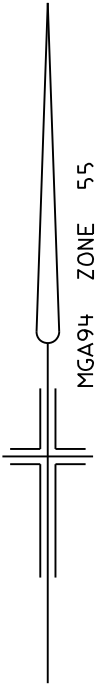
LICENSED SURVEYOR: GEOFF W HUMPHREY

PLAN OF SUBDIVISION

PLAN NUMBER
PS 746848A

A

SEE SHEET 2



Breese Pitt Dixon Pty Ltd
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Hawthorn East Vic 3123
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SCALE

1:500



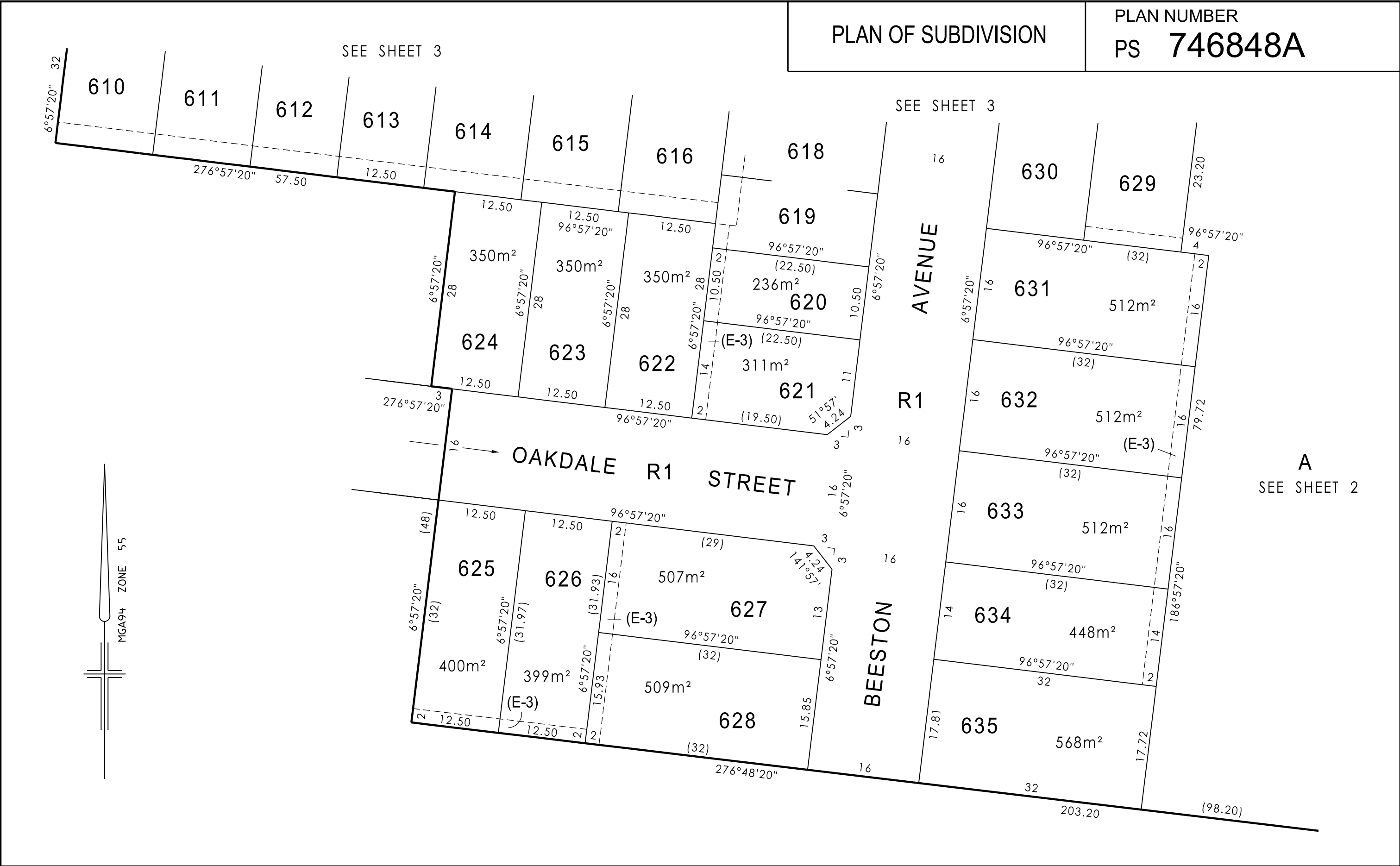
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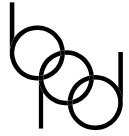
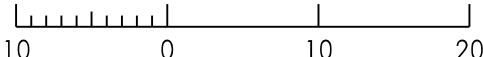
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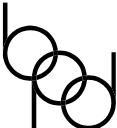
LICENSED SURVEYOR: GEOFF W HUMPHREY


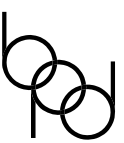
ORIGINAL
SHEET SIZE A3

SHEET 3



 <div>Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au</div>	SCALE 1:500	 <div>LENGTHS ARE IN METRES</div>	REF: 9364/6	VERSION: 5	ORIGINAL SHEET SIZE A3	SHEET 4
			LICENSED SURVEYOR: GEOFF W HUMPHREY			

		PLAN OF SUBDIVISION		PLAN NUMBER PS 746848A		
<div><div>SUBDIVISION ACT 1988</div><div>CREATION OF RESTRICTION</div></div> <p>Upon registration of the plan, the following restrictions are to be created.</p> <p>Land to benefit : Lots 601 to 635 (both inclusive).</p> <p>Land to be burdened: Lots 601 to 635 (both inclusive).</p> <p>Description of Restriction :</p> <p>(1) The registered proprietor or proprietors for the time being of any lot forming part of the land to be burdened must not, without the permission of the Responsible Authority, construct or permit to be constructed:</p> <p> (a) any building unless the building incorporates dual plumbing for the use or recycled water for toilet flushing and garden watering where recycled water is available to the said lot.</p> <p> (b) In the case of lots less than 300m² any dwelling unless in accordance with the small lot housing code or unless a specific planning permit for the said dwelling has been obtained from Greater Geelong City Council. For the purpose of this restriction the following applies: Type B - Lot 601, Lots 603 to 605 (both inclusive) and Lots 618 to 620 (both inclusive).</p> <p>(2) Except with the written consent of the design assessment panel the registered proprietor or proprietors for the time being of any burdened lot on the plan of subdivision shall not;</p> <p> (a) Construct or allow to be constructed any building, or structure other than a building that is not in accordance with the Watermark Design Guidelines.</p> <p> A copy of the Watermark Design Guidelines is available by request via email: kelly@sheltonfinnis.com.au or by post: Watermark Design Assessment Panel 339 Ferrars Street Albert Park Victoria 3206.</p> <p> (b) Construct or allow to be constructed any building or structure on the lot prior to;</p> <p> (i) Copies of building plans, elevation, roof plans, site plans (incorporating setbacks from all boundaries, existing contours, proposed finished floor levels and site levels, all proposed driveways and paths, details of fences and outbuildings and landscaping) and schedules of external colours and materials have been submitted by email to kelly@sheltonfinnis.com.au or by post: Watermark Design Assessment Panel 339 Ferrars Street Albert Park Victoria 3206 or such other entity as may be nominated by the design assessment panel from time to time.</p> <p> (ii) The design assessment panel or such other entity as may be nominated by the design assessment panel from time to time have given its written approval to the plans prior to the commencement of works.</p> <p>The restrictions identified in (2) above only, will cease to affect any of the burdened lots one year after all the burdened lots are issued with a Occupancy Certificate under the Building Act 1993 or any instrument replacing it.</p>						
<div><div></div><div>Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au</div></div>		SCALE			ORIGINAL SHEET SIZE A3	SHEET 5
		LICENSED SURVEYOR: GEOFF W HUMPHREY			REF: 9364/6	VERSION: 5

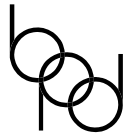
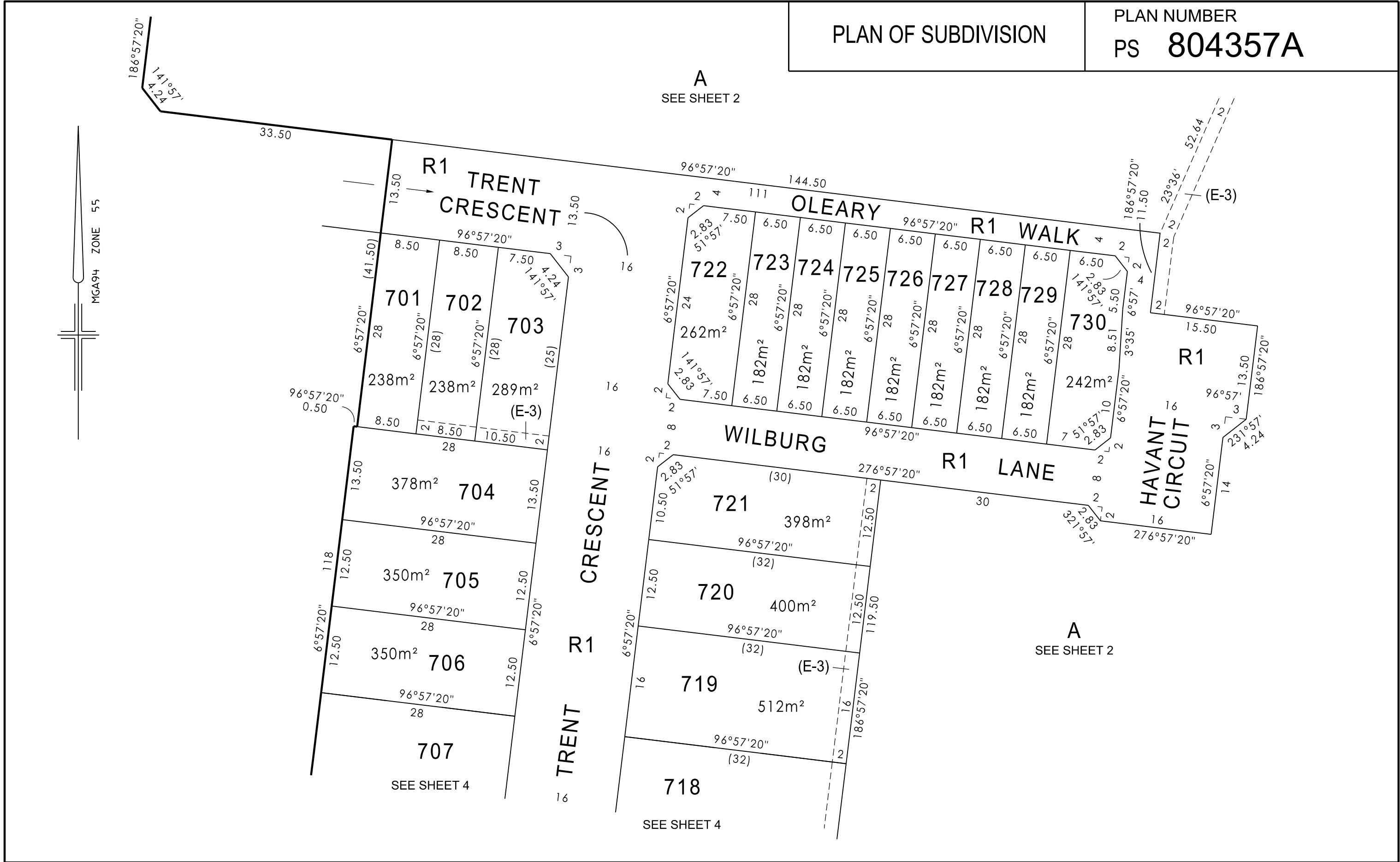
	PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 804357A	
<div>LOCATION OF LAND</div> <div>PARISH: CONEWARRE</div> <div>TOWNSHIP: -----</div> <div>SECTION: 4</div> <div>CROWN ALLOTMENT: E (PART)</div> <div>CROWN PORTION: -----</div> <div>TITLE REFERENCES: VOL. FOL.</div> <div>LAST PLAN REFERENCE: LOT A ON PS746848A</div> <div>POSTAL ADDRESS: (at time of subdivision) TRENT CRESCENT CHARLEMONT 3217</div> <div>MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 269 320 ZONE: 55 N: 5 767 260 DATUM: GDA94</div>				<div>COUNCIL NAME: GREATER GEELONG CITY COUNCIL</div>		
VESTING OF ROADS OR RESERVES				NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON		<div>THIS IS A SPEAR PLAN</div> <div>TANGENT POINTS ARE SHOWN THUS: </div> <div>LOTS 1 TO 700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>TOTAL ROAD AREA: 4287m²</div>		
ROAD R1		GREATER GEELONG CITY COUNCIL				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
<div>SURVEY: THIS PLAN IS BASED ON SURVEY VIDE BP3003S THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NoS. CONEWARRE 109, 45 & 205</div> <div>LAND NOT IN A PROCLAIMED SURVEY AREA</div> <div>STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.</div>						
ESTATE: WATERMARK 7 AREA: 1.396 ha No. OF LOTS: 30 MELWAY: 466:C:10						
EASEMENT INFORMATION						
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)						
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF		
(E-1)	PIPELINE OR ANCILLARY PURPOSES	16m	PS730389V	BARWON REGION WATER CORPORATION		
(E-2)	PIPELINE OR ANCILLARY PURPOSES	SEE PLAN	PS738384N	BARWON REGION WATER CORPORATION		
(E-3)	PIPELINE OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN	BARWON REGION WATER CORPORATION		
<div><div>Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au</div></div>		REF: 9364/7 VERSION: 5		ORIGINAL SHEET SIZE A3	SHEET 1 OF 5 SHEETS	
		LICENSED SURVEYOR: GEOFF HUMPHREY				
		CHECKED D. SMALE	DATE: 21/12/17			

PLAN OF SUBDIVISION

PLAN NUMBER
PS 804357A

A
SEE SHEET 2

A
SEE SHEET 2



Breese Pitt Dixon Pty Ltd
1/19 Cato Street
Hawthorn East Vic 3123
Ph: 8823 2300 Fax: 8823 2310
www.bpd.com.au info@bpd.com.au

SCALE

1:500



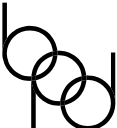
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
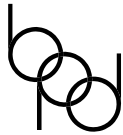
VERSION: 5

LICENSED SURVEYOR: GEOFF HUMPHREY

ORIGINAL
SHEET SIZE A3

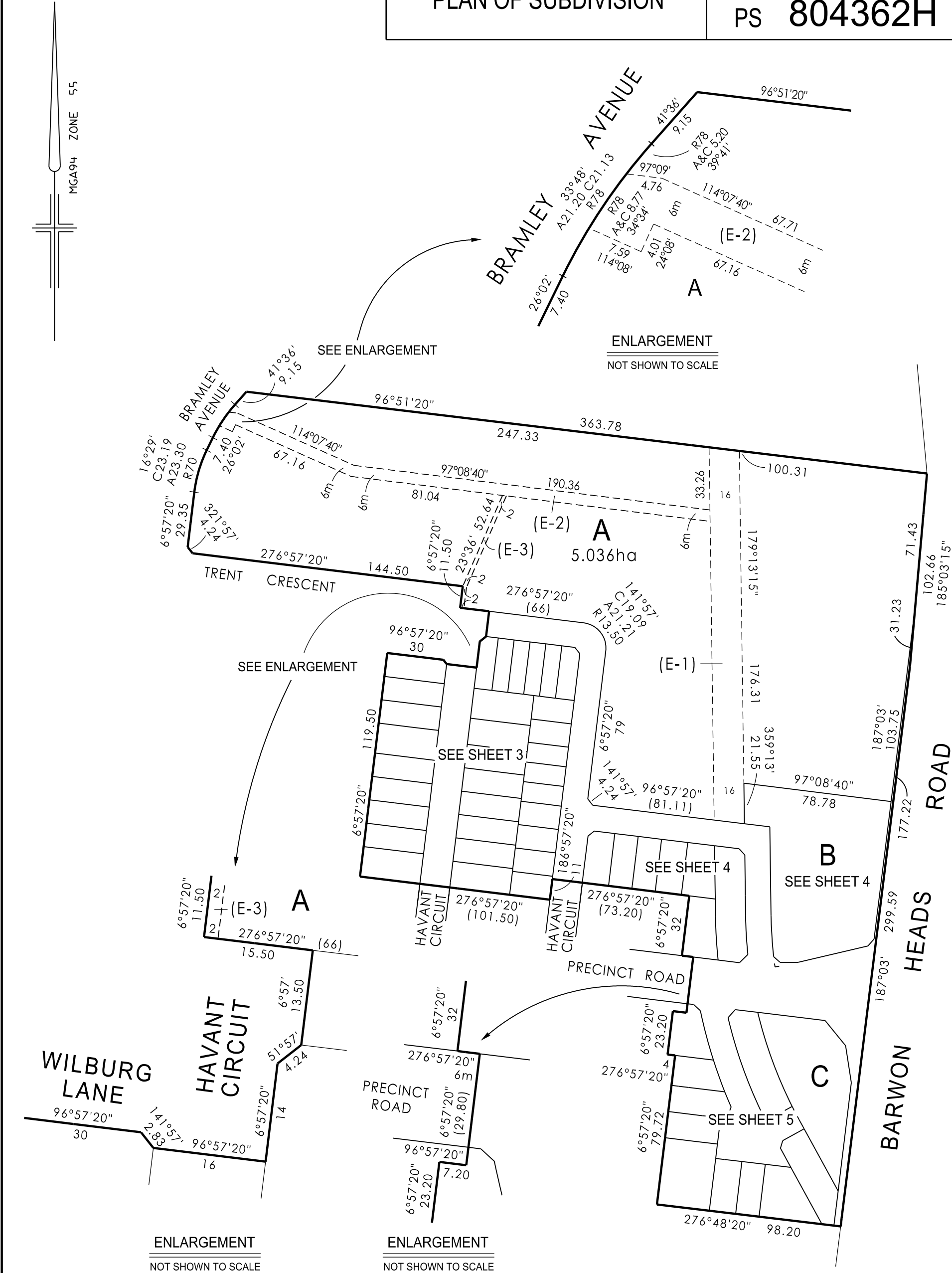
SHEET 3

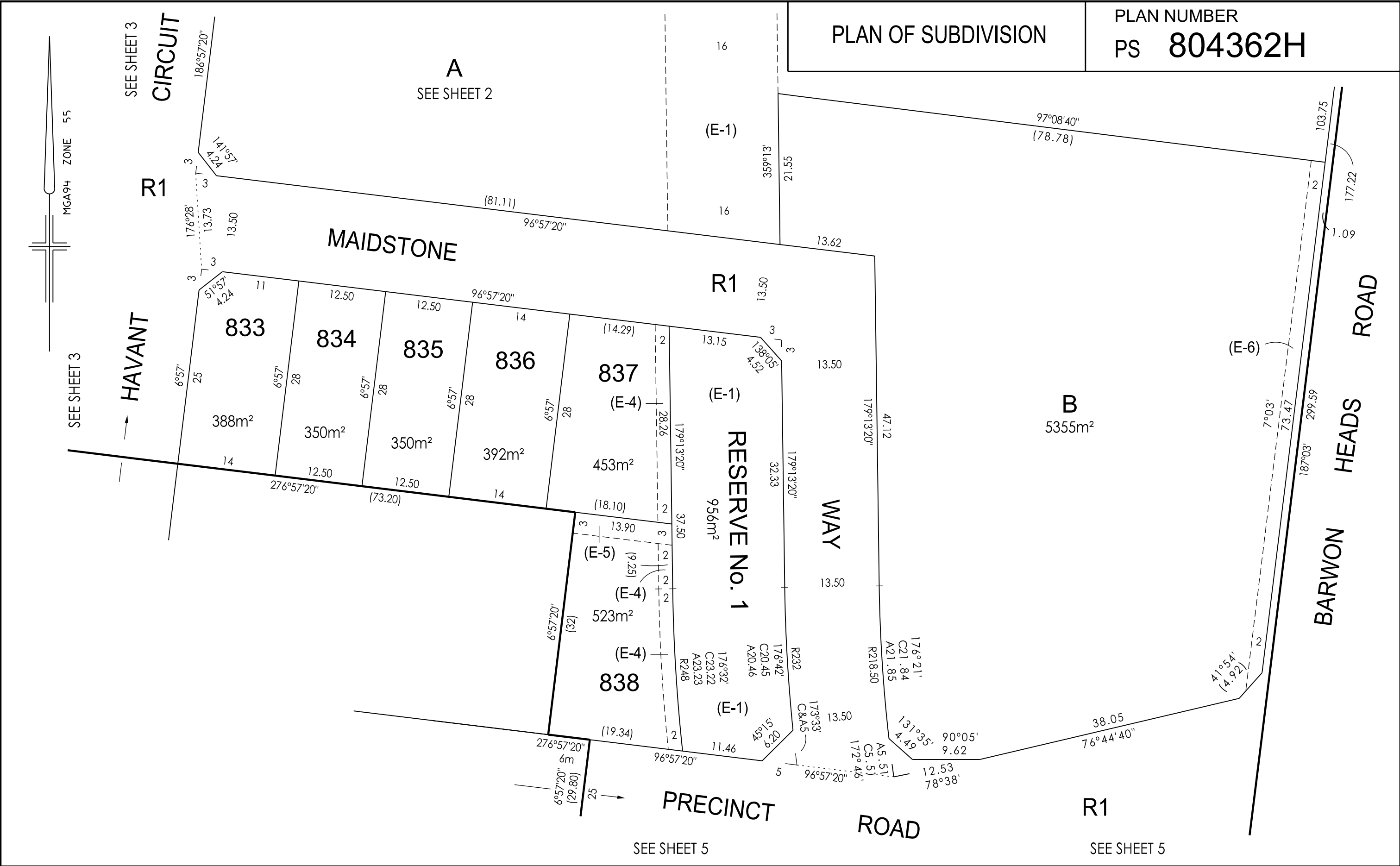
		PLAN OF SUBDIVISION		PLAN NUMBER PS 804357A		
<div><div>SUBDIVISION ACT 1988</div><div>CREATION OF RESTRICTION</div></div> <p>Upon registration of the plan, the following restrictions are to be created.</p> <div><div>Land to benefit :</div><div>Lots 701 to 730 (both inclusive).</div></div> <div><div>Land to be burdened:</div><div>Lots 701 to 730 (both inclusive).</div></div> <div><div>Description of Restriction :</div><div><div><div>(1)</div><div>The registered proprietor or proprietors for the time being of any lot forming part of the land to be burdened must not, without the permission of the Responsible Authority, construct or permit to be constructed:</div><div><div>(a)</div><div>any building unless the building incorporates dual plumbing for the use or recycled water for toilet flushing and garden watering where recycled water is available to the said lot.</div></div><div><div>(b)</div><div>In the case of lots less than 300m² any dwelling unless in accordance with the small lot housing code or unless a specific planning permit for the said dwelling has been obtained from Greater Geelong City Council. For the purpose of this restriction the following applies: Type B - Lots 701 to 703 (both inclusive) and Lots 722 to 730 (both inclusive).</div></div></div></div><div><div>(2)</div><div>Except with the written consent of the design assessment panel the registered proprietor or proprietors for the time being of any burdened lot on the plan of subdivision shall not;</div><div><div>(a)</div><div>Construct or allow to be constructed any building, or structure other than a building that is not in accordance with the Watermark Design Guidelines.</div><div><div>A copy of the Watermark Design Guidelines is available by request via email: kelly@sheltonfinnis.com.au or by post: Watermark Design Assessment Panel 339 Ferrars Street Albert Park Victoria 3206.</div></div></div><div><div>(b)</div><div>Construct or allow to be constructed any building or structure on the lot prior to;</div><div><div>(i)</div><div>Copies of building plans, elevation, roof plans, site plans (incorporating setbacks from all boundaries, existing contours, proposed finished floor levels and site levels, all proposed driveways and paths, details of fences and outbuildings and landscaping) and schedules of external colours and materials have been submitted by email to kelly@sheltonfinnis.com.au or by post: Watermark Design Assessment Panel 339 Ferrars Street Albert Park Victoria 3206 or such other entity as may be nominated by the design assessment panel from time to time.</div></div><div><div>(ii)</div><div>The design assessment panel or such other entity as may be nominated by the design assessment panel from time to time have given its written approval to the plans prior to the commencement of works.</div></div></div></div></div> <div><div>The restrictions identified in (2) above only, will cease to affect any of the burdened lots one year after all the burdened lots are issued with a Occupancy Certificate under the Building Act 1993 or any instrument replacing it.</div></div>						
<div><div></div><div><div>Breese Pitt Dixon Pty Ltd</div><div>1/19 Cato Street</div><div>Hawthorn East Vic 3123</div><div>Ph: 8823 2300 Fax: 8823 2310</div><div>www.bpd.com.au info@bpd.com.au</div></div></div>		SCALE			ORIGINAL SHEET SIZE A3	SHEET 5
		LICENSED SURVEYOR: GEOFF HUMPHREY			REF: 9364/7	VERSION: 5

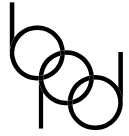
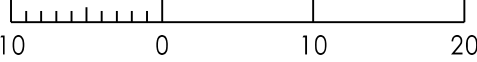
	PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 804362H	
LOCATION OF LAND PARISH: CONEWARRE TOWNSHIP: ----- SECTION: 4 CROWN ALLOTMENT: E (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT A ON PS804357A POSTAL ADDRESS: (at time of subdivision) TRENT CRESCENT CHARLEMONT 3217 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 269 500 ZONE: 55 N: 5 767 180 DATUM: GDA94				COUNCIL NAME: GREATER GEELONG CITY COUNCIL		
VESTING OF ROADS OR RESERVES						
IDENTIFIER		COUNCIL/BODY/PERSON		THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 1.209 ha FURTHER PURPOSE OF PLAN: TO REMOVE THAT PART OF EASEMENT (E-1) SHOWN ON PS804357A WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 GROUNDS FOR REMOVAL: BY AGREEMENT SEC 6 (1) (K) (iii) SUBDIVISION ACT 1988		
ROAD R1 RESERVE No. 1 RESERVE No. 2 RESERVE No. 3		GREATER GEELONG CITY COUNCIL GREATER GEELONG CITY COUNCIL GREATER GEELONG CITY COUNCIL GREATER GEELONG CITY COUNCIL				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
SURVEY: THIS PLAN IS BASED ON SURVEY VIDE BP3003S THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.s CONEWARRE 109, 45 & 205 LAND NOT IN A PROCLAIMED SURVEY AREA STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.						
ESTATE: WATERMARK 8 AREA: 3.228 ha No. OF LOTS: 46 MELWAY: 466:D:10						
EASEMENT INFORMATION						
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)						
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF		
(E-1)	PIPELINE OR ANCILLARY PURPOSES	16m	PS730389V	BARWON REGION WATER CORPORATION1;		
(E-2)	PIPELINE OR ANCILLARY PURPOSES	SEE PLAN	PS738384N	BARWON REGION WATER CORPORATION		
(E-3)	PIPELINE OR ANCILLARY PURPOSES	SEE PLAN	PS804357A	BARWON REGION WATER CORPORATION		
(E-4)	PIPELINE OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN	BARWON REGION WATER CORPORATION		
(E-5)	DRAINAGE	SEE PLAN	THIS PLAN	GREATER GEELONG CITY COUNCIL		
(E-5)	PIPELINE OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN	BARWON REGION WATER CORPORATION		
(E-6)	DRAINAGE	SEE PLAN	THIS PLAN	GREATER GEELONG CITY COUNCIL		
 Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		REF: 9364/8		VERSION: 4	ORIGINAL SHEET SIZE A3	
		LICENSED SURVEYOR: GEOFF W HUMPHREY				
CHECKED L.W.		DATE: 03/08/17				

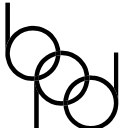
PLAN OF SUBDIVISION

PLAN NUMBER
PS 804362H



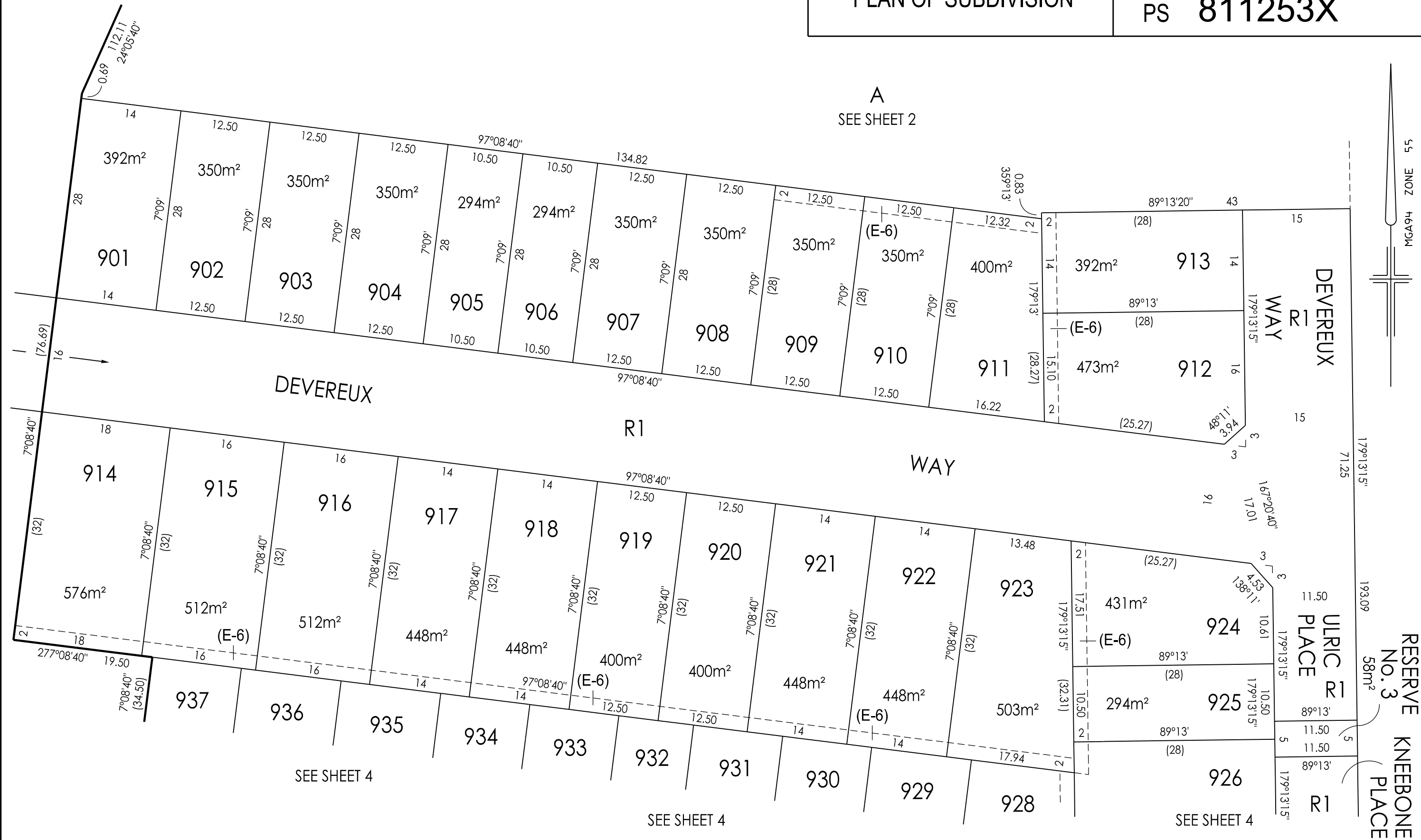


 <div>Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au</div>	SCALE 1:500	 LENGTHS ARE IN METRES	REF: 9364/8	VERSION: 4	ORIGINAL SHEET SIZE A3	SHEET 4
			LICENSED SURVEYOR: GEOFF W HUMPHREY			

		PLAN OF SUBDIVISION		PLAN NUMBER PS 804362H		
<div><div>SUBDIVISION ACT 1988</div><div>CREATION OF RESTRICTION</div></div>						
Upon registration of the plan, the following restrictions are to be created.						
Land to benefit : Lots 801 to 846 (both inclusive).						
Land to be burdened: Lots 801 to 846 (both inclusive).						
Description of Restriction :						
(1) The registered proprietor or proprietors for the time being of any lot forming part of the land to be burdened must not, without the permission of the Responsible Authority, construct or permit to be constructed:						
(a) any building unless the building incorporates dual plumbing for the use or recycled water for toilet flushing and garden watering where recycled water is available to the said lot.						
(b) In the case of lots less than 300m² any dwelling unless in accordance with the small lot housing code or unless a specific planning permit for the said dwelling has been obtained from Greater Geelong City Council. For the purpose of this restriction the following applies:						
Type B - Lots 818 to 832 (both inclusive).						
(2) Except with the written consent of the design assessment panel the registered proprietor or proprietors for the time being of any burdened lot on the plan of subdivision shall not;						
(a) Construct or allow to be constructed any building, or structure other than a building that is not in accordance with the Watermark Design Guidelines.						
A copy of the Watermark Design Guidelines is available by request via email: kelly@sheltonfinnis.com.au or by post: Watermark Design Assessment Panel 339 Ferrars Street Albert Park Victoria 3206.						
(b) Construct or allow to be constructed any building or structure on the lot prior to;						
(i) Copies of building plans, elevation, roof plans, site plans (incorporating setbacks from all boundaries, existing contours, proposed finished floor levels and site levels, all proposed driveways and paths, details of fences and outbuildings and landscaping) and schedules of external colours and materials have been submitted by email to kelly@sheltonfinnis.com.au or by post: Watermark Design Assessment Panel 339 Ferrars Street Albert Park Victoria 3206 or such other entity as may be nominated by the design assessment panel from time to time.						
(ii) The design assessment panel or such other entity as may be nominated by the design assessment panel from time to time have given its written approval to the plans prior to the commencement of works.						
The restrictions identified in (2) above only, will cease to affect any of the burdened lots one year after all the burdened lots are issued with a Occupancy Certificate under the Building Act 1993 or any instrument replacing it.						
<div><div></div><div>Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au</div></div>		SCALE			ORIGINAL SHEET SIZE A3	SHEET 6
		LICENSED SURVEYOR: GEOFF W HUMPHREY			REF: 9364/8	VERSION: 4

PLAN OF SUBDIVISION

PLAN NUMBER
PS 811253X



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SCALE

1:500



REF: 9364/9

VERSION: 3

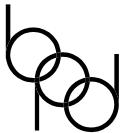
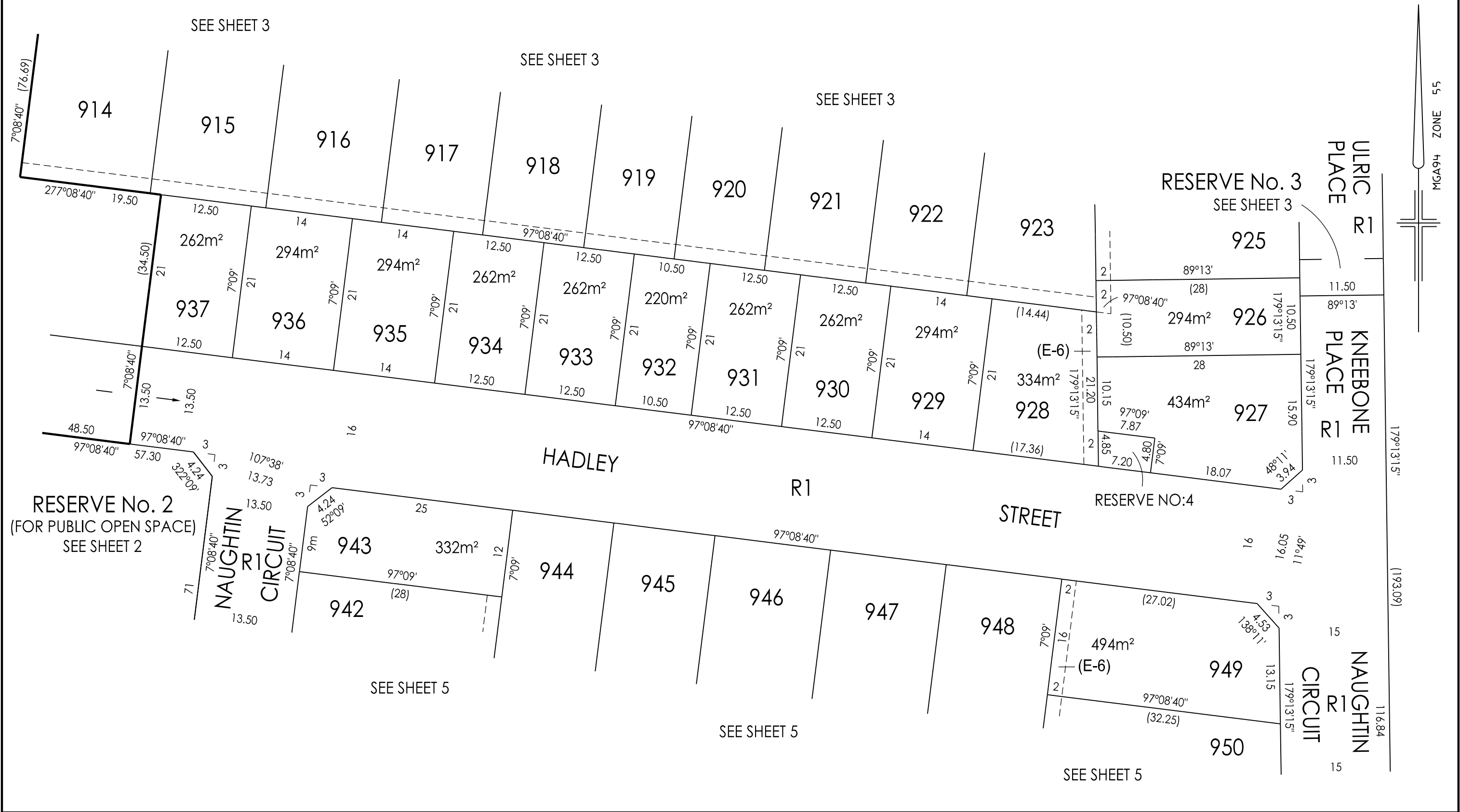
LICENSED SURVEYOR: DAMIAN SMALE

ORIGINAL
SHEET SIZE A3

SHEET 3

PLAN OF SUBDIVISION

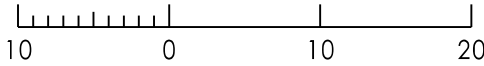
PLAN NUMBER
PS 811253X



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SCALE

1:500



LENGTHS ARE IN METRES

REF: 9364/9

VERSION: 3

LICENSED SURVEYOR: DAMIAN SMALE

ORIGINAL
SHEET SIZE A3

SHEET 4

		PLAN OF SUBDIVISION		PLAN NUMBER PS 811253X		
<div><div><div>SUBDIVISION ACT 1988</div><div>CREATION OF RESTRICTION</div></div></div>						
Upon registration of the plan, the following restrictions are to be created.						
Land to benefit : Lots 901 to 959 (both inclusive).						
Land to be burdened: Lots 901 to 959 (both inclusive).						
Description of Restriction :						
<div><div>(1)</div><div>The registered proprietor or proprietors for the time being of any lot forming part of the land to be burdened must not, without the permission of the Responsible Authority, construct or permit to be constructed:<div><div>(a)</div><div>any building unless the building incorporates dual plumbing for the use or recycled water for toilet flushing and garden watering where recycled water is available to the said lot.</div><div>(b)</div><div>In the case of lots less than 300m² any dwelling unless in accordance with the small lot housing code or unless a specific planning permit for the said dwelling has been obtained from Greater Geelong City Council. For the purpose of this restriction the following applies:<div>Type B - Lots 905, 906, 925, 926, 929 to 937 (both inclusive), 939 to 942 (both inclusive), 956 & 957.</div></div></div></div></div>						
<div><div>(2)</div><div>Except with the written consent of the design assessment panel the registered proprietor or proprietors for the time being of any burdened lot on the plan of subdivision shall not;<div><div>(a)</div><div>Construct or allow to be constructed any building, or structure other than a building that is not in accordance with the Watermark Design Guidelines.<div>A copy of the Watermark Design Guidelines is available by request via email: kelly@sheltonfinnis.com.au or by post: Watermark Design Assessment Panel 339 Ferrars Street Albert Park Victoria 3206.</div></div><div>(b)</div><div>Construct or allow to be constructed any building or structure on the lot prior to;<div><div>(i)</div><div>Copies of building plans, elevation, roof plans, site plans (incorporating setbacks from all boundaries, existing contours, proposed finished floor levels and site levels, all proposed driveways and paths, details of fences and outbuildings and landscaping) and schedules of external colours and materials have been submitted by email to kelly@sheltonfinnis.com.au or by post: Watermark Design Assessment Panel 339 Ferrars Street Albert Park Victoria 3206 or such other entity as may be nominated by the design assessment panel from time to time.</div><div>(ii)</div><div>The design assessment panel or such other entity as may be nominated by the design assessment panel from time to time have given its written approval to the plans prior to the commencement of works.</div></div></div></div></div></div>						
The restrictions identified in (2) above only, will cease to affect any of the burdened lots one year after all the burdened lots are issued with a Occupancy Certificate under the Building Act 1993 or any instrument replacing it.						
<div><div><div><div></div><div>Breese Pitt Dixon Pty Ltd</div><div>1/19 Cato Street</div><div>Hawthorn East Vic 3123</div><div>Ph: 8823 2300 Fax: 8823 2310</div><div>www.bpd.com.au info@bpd.com.au</div></div></div></div>		SCALE			ORIGINAL SHEET SIZE A3	SHEET 6
		LICENSED SURVEYOR: DAMIAN SMALE			REF: 9364/9	VERSION: 3