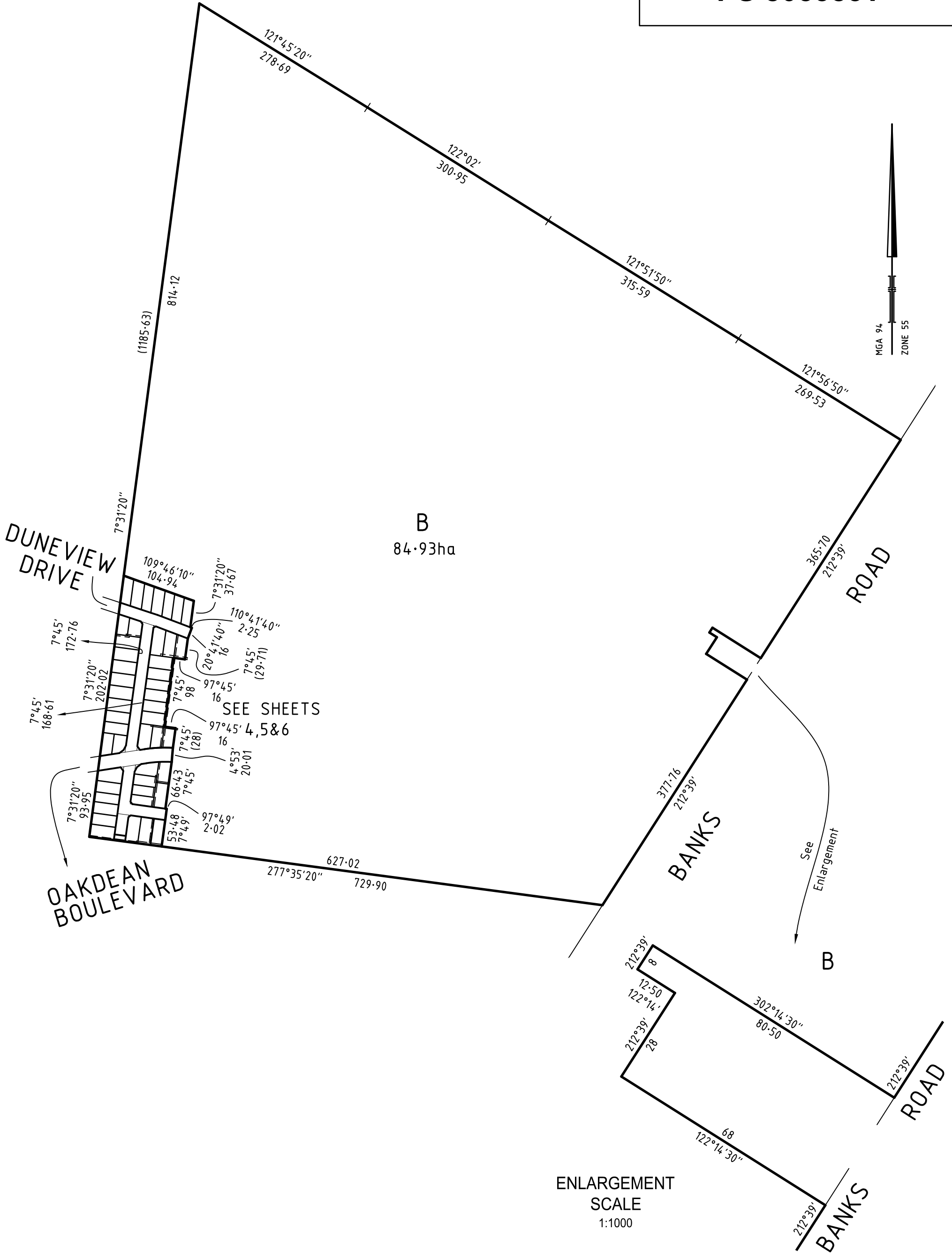




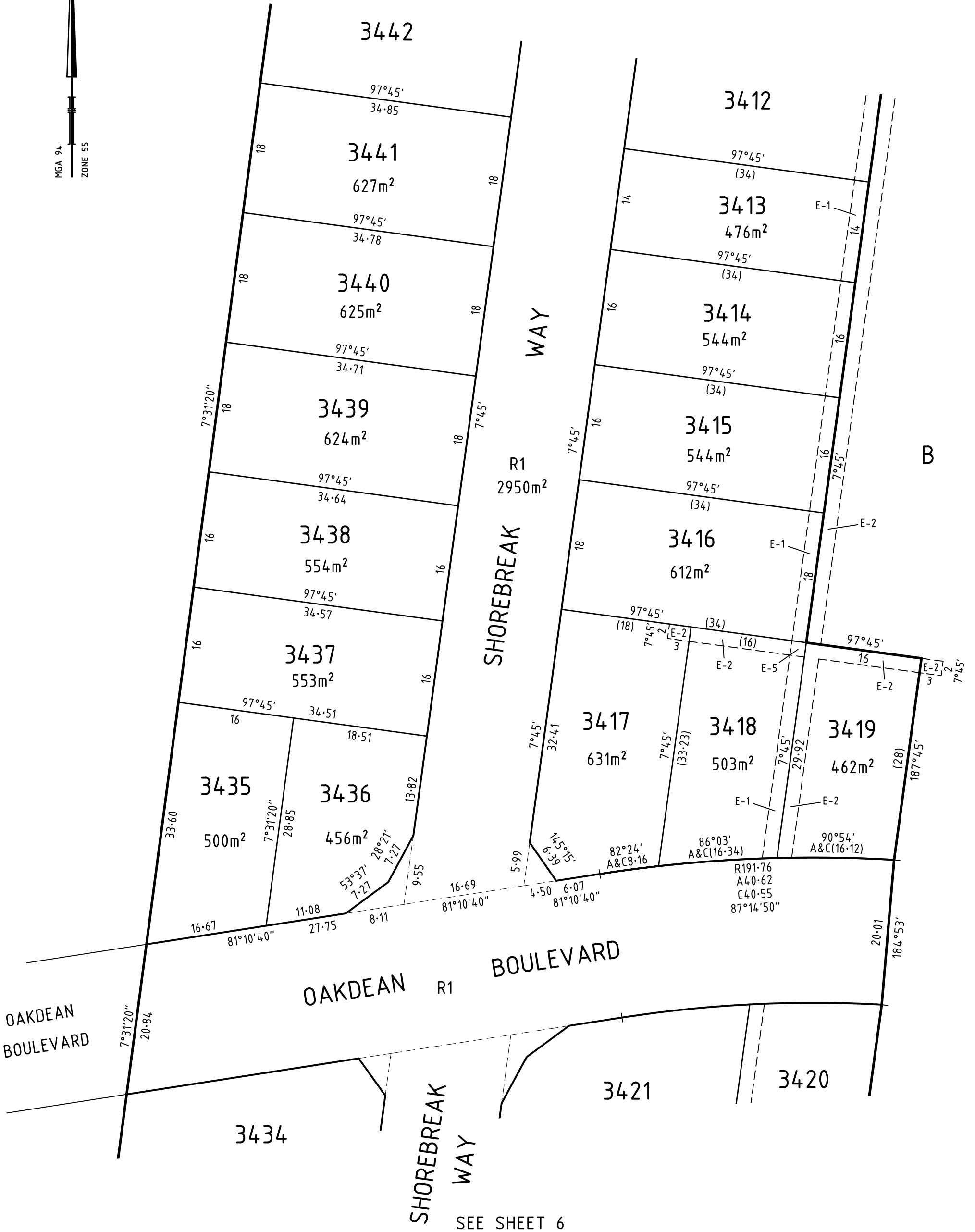
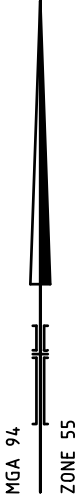
Easement Information				
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of
E-1	Drainage	2	This Plan	City of Greater Geelong
E-2	Pipelines or Ancillary Purposes	2	This Plan	Barwon Region Water Corporation
E-3	Drainage	3	Section 136 of the Water Act	City of Greater Geelong
E-3	Pipelines or Ancillary Purposes	3	This Plan	Barwon Region Water Corporation
E-4	Drainage	3	Section 136 of the Water Act	City of Greater Geelong
E-5	Drainage	2	This Plan	City of Greater Geelong
E-5	Pipelines or Ancillary Purposes	2	This Plan	Barwon Region Water Corporation
			Section 136 of the Water Act	



ENLARGEMENT  
SCALE  
1:1000



SEE SHEET 4





Definitions

Building - Any Structure

Dwelling - House - Habitable Room (Excludes Carport/Garage)

Creation of Restriction No 1

The following Restriction is to be created upon registration of this plan:

Land to Benefit: Lots 3401 to 3446(all inclusive) on this plan.

Land to be Burdened: Lots 3401 to 3409(all inclusive), 3411 to 3446(all inclusive) on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of Lots 3401 to 3409(all inclusive) 3411 to 3446(all inclusive) on this plan must not:

1. further subdivide the lots;
2. construct more than one dwelling on any single lot; and
3. construct on any single lot a dwelling with a floor area less than 135 square metres.

This Restriction will cease to have effect 10 years after the date of Registration of this plan.

Creation of Restriction No 2

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

Land to Benefit: Lots 3401 to 3446 (all inclusive) on this plan.

Land to be Burdened: Lots 3401 to 3446 (all inclusive) on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of Lots 3401 to 3446 (all inclusive) must not:

1. Construct or allow to be constructed any improvements on any lot:
  - 1.1. that is not in accordance with Kingston Ocean Grove Building Information & Design Guidelines unless otherwise approved by the Kingston Ocean Grove Design Consultant, 22 Kingston Drive Ocean Grove Victoria 3226 ("Kingston Design Consultant") a copy of which guidelines can be obtained from the Kingston Design Consultant; and
  - 1.2. without obtaining written approval of the design for that improvement from the Kingston Design Consultant, which approval must be obtained even if the design for that lot improvement complies with the Kingston Ocean Grove Building Information & Design Guidelines.
2. Construct or allow to be constructed any fencing;
  - 2.1. along a front street alignment; or
  - 2.2. on a side or rear boundary of a lot unless the fence:
    - 2.2.1. is constructed of lapped timber palings with a timber capping;
    - 2.2.2. does not exceed 1.9 metres in height; and
    - 2.2.3. tapers down to 1 metre in height at the front street alignment from 1.9 metres in height for the distance of the required setback from the front street alignment.
3. Construct or allow to be constructed;
  - 3.1. any building which is more than 7.5 metres above the natural ground level (excluding any television antenna, chimney or flue) or an extension to a dwelling where the extension is more than 7.5 metres above natural ground level (excluding any television antenna, chimney or flue);
  - 3.2. a building (excluding any eaves, entry porch, verandah, balcony, pergola or side boundary fencing) unless the building line facing the front street alignment is sited at least 4.5 metres but no more than 6.5 metres from the front street alignment;
  - 3.3. a dwelling unless 50 % of the external walls (excluding windows) are constructed of brick, brick veneer, stone, render or masonry like material;
  - 3.4. the roof of any building, garage door or outbuilding of galvanised iron or other reflective material; and
  - 3.5. a driveway unless constructed of coloured concrete, exposed aggregate concrete, stencilled or stamped coloured concrete or brick pavers.
4. Store or site or permit to be stored or sited on a lot any caravan or boat or any commercial motor vehicle having a registered carrying capacity of more than 1 tonne unless within an approved building or screened from view from any road reserve by a structure that is in line with or behind the most forward line of the building abutting any road reserve;
5. Occupy any dwelling on a lot without a driveway and fences on the side and rear boundaries.

Clauses 1, 2 and 5 of this restriction will cease to have effect 10 years after the date of registration of this plan. Clauses 3 and 4 of this restriction will cease to have effect 20 years after the date of registration of this plan.

Creation of Restriction No 3

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

Land to Benefit: Lots 3401 to 3446 (all inclusive)

Land to be Burdened: Lots 3410 on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of Lots 3410 on this plan must not construct on the lot or any lot derived from a further subdivision of the lot, a dwelling with a floor area less than 115 square metres.

This Restriction will cease to have effect 10 years after the date of Registration of this plan.



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Licensed Surveyor: Keith Robert Jones  
Ref: 304026SV00  
Version: 6

ORIGINAL SHEET  
SIZE: A3

SHEET 7

Creation of Restriction No 4

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

Land to benefit: Reserve No.1 on this plan.

Land to be burdened: Lots 3428 and 3429 on this plan.

Description of Restriction:

Except with the written consent of the responsible authority for the benefited land, the registered proprietor or proprietors for the time being of lots 3428 and 3429 must not construct a fence on the boundary between the reserve and the burdened land unless:

1. it is semi-permeable; and
2. does not exceed the height of 1.2 metres for the distance of the required setback from the front street alignment.


Creation of Restriction No.5

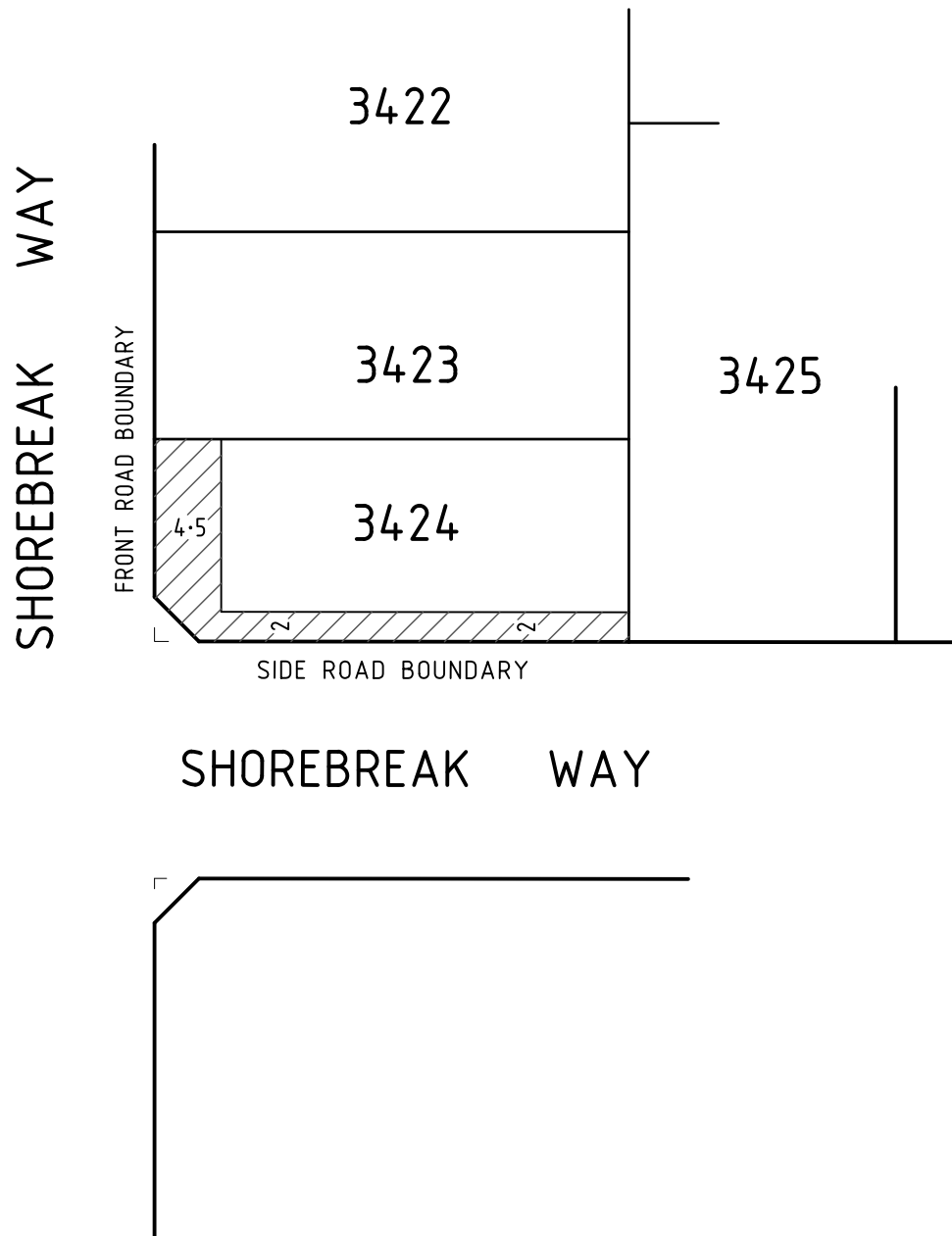
The following Restriction is to be created upon Registration of this Plan:

Land to benefit: Lots 3401- 3420 (all Inclusive), 3422 - 3423 (all Inclusive), 3425 - 3435 (all Inclusive) and 3437 - 3446 (all Inclusive) on this plan.

Land to be burdened: Lots 3421, 3424 and 3436 on this plan.

Description of Restriction

No building (excluding any eaves, entry porch, verandah, balcony, pergola or side boundary fencing) shall be located in the area shown thus. 





CONTINUATION OF RESTRICTION NO. 5

