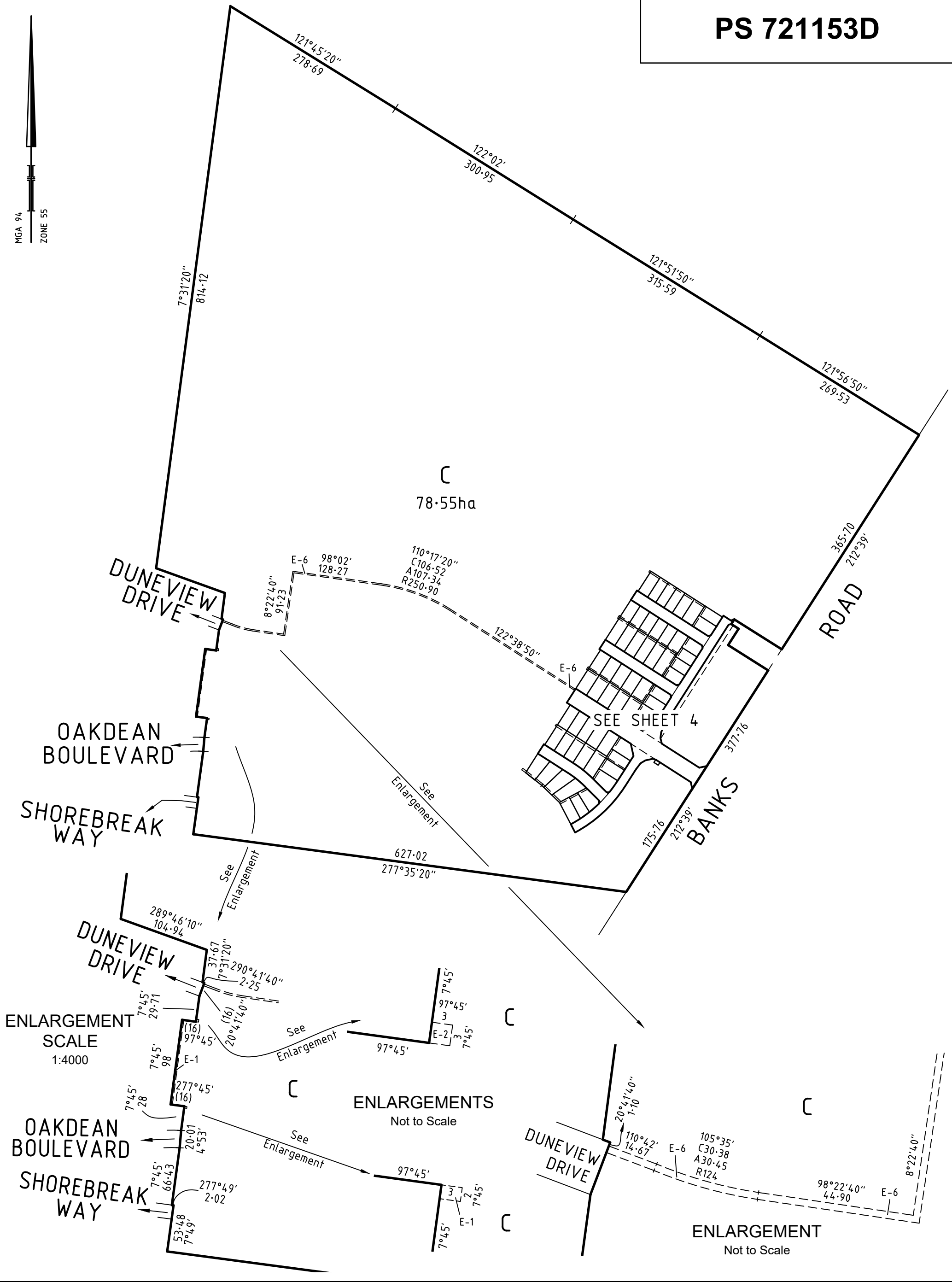
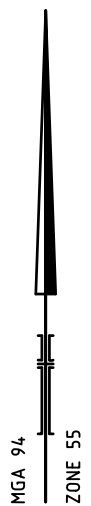


PLAN OF SUBDIVISION				EDITION 1		PS 721153D	
LOCATION OF LAND  PARISH: BELLARINE  TOWNSHIP: -  SECTION: 18 <sup>3</sup>  CROWN ALLOTMENT: 4 & 5  CROWN PORTION: -  TITLE REFERENCE: C/T VOL 12041 FOL 583     LAST PLAN REFERENCE: LOT B ON PS 805383T     POSTAL ADDRESS: 21 DUNEVIEW DRIVE (at time of subdivision) OCEAN GROVE 3226    MGA94 CO-ORDINATES: E: 286 820                      ZONE: 55 (of approx centre of land                      N: 5 763 630 in plan)							
VESTING OF ROADS AND/OR RESERVES				Notations			
IDENTIFIER		COUNCIL/BODY/PERSON		Lots Nos. 1-100 (both inclusive) & Lots A - B (both inclusive) have been omitted from this plan See Sheets 9,10 & 11 for Creation of Restrictions No.1 - 5			
ROAD R-1 RESERVE No.1 RESERVE No.2		City of Greater Geelong City of Greater Geelong Powercor Australia Limited					
NOTATIONS							
DEPTH LIMITATION DOES NOT APPLY							
SURVEY: This plan is based on survey in BP2759N  STAGING: This is not a staged subdivision Planning Permit No. 1263/2011   This survey has been connected to permanent marks No(s). 20, 21, 140, 141, 166, 168 In Proclaimed Survey Area No. - 276, 284, 306 & 315( Parish of Bellarine) 							

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	2	PS 805383T Section 136 of the Water Act	Barwon Region Water Corporation
E-2	Drainage	3	PS 805383T	City of Greater Geelong
E-2	Pipelines or Ancillary Purposes	3	PS 805383T Section 136 of the Water Act	Barwon Region Water Corporation
E-3	Drainage	2	This Plan	City of Greater Geelong
E-4	Drainage	See Diagram	This Plan	City of Greater Geelong
E-4	Pipelines or Anicllary Purposes	See Diagram	This Plan Section 136 of the Water Act	Barwon Region Water Corporation
E-5	Pipelines or Ancillary Purposes	See Diagram	This Plan Section 136 of the Water Act	Barwon Region Water Corporation
E-6	Supply of Gas As set out in MCP No.AA1261	2	This Plan	Ausnet Gas Services Pty Ltd A.C.N. 086 015 036



ENLARGEMENT  
SCALE  
1:4000

ENLARGEMENTS  
Not to Scale

ENLARGEMENT  
Not to Scale



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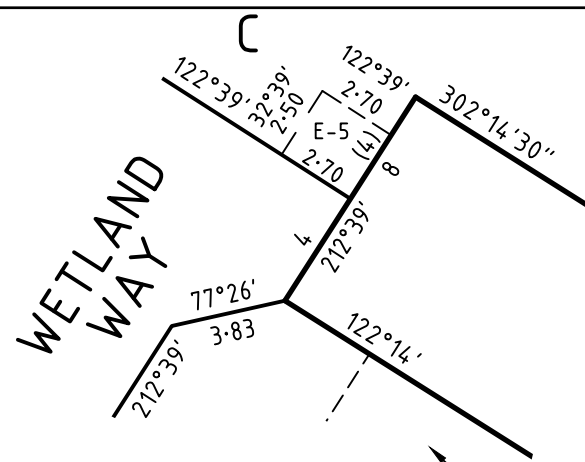
SCALE  
1: 5000

50 0 50 100 150 200  
LENGTHS ARE IN METRES

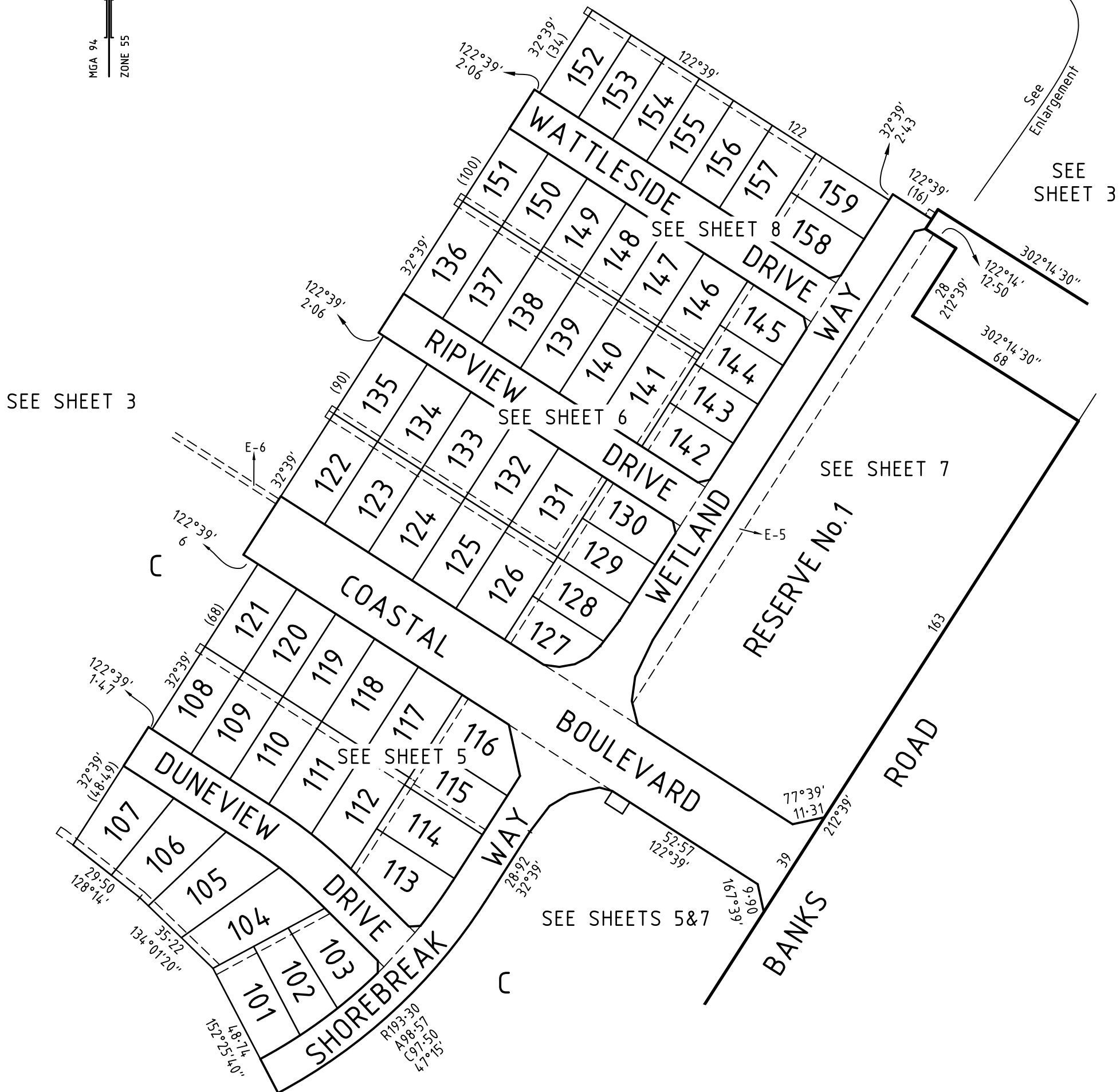
LICENSED SURVEYOR: Keith Robert Jones  
REF: 300429SV00  
VERSION 12

ORIGINAL SHEET  
SIZE: A3

SHEET 3



ENLARGEMENT  
SCALE 1:250



SEE SHEET 3

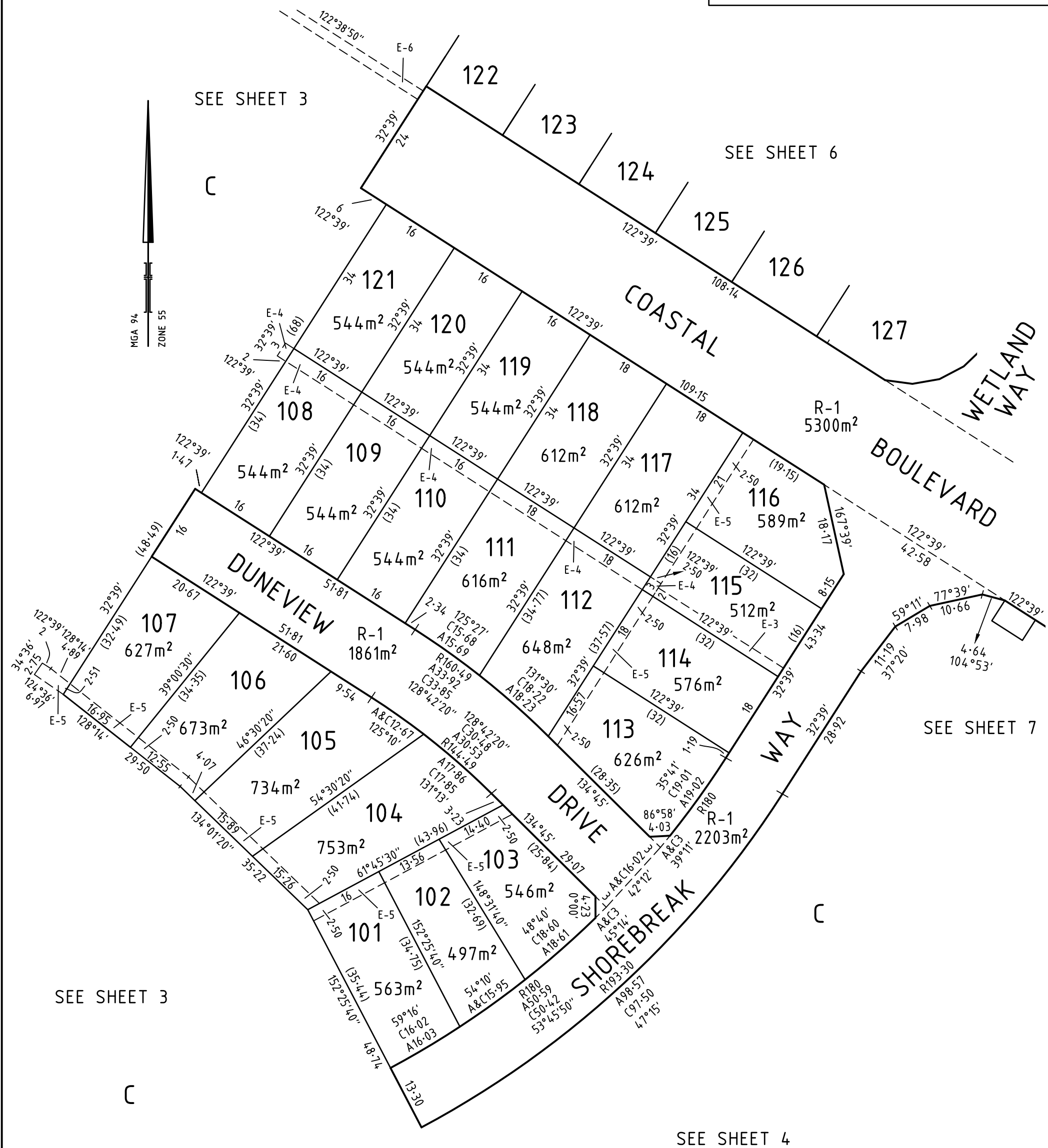
SEE SHEET 6

SEE SHEET 8

SEE SHEET 7

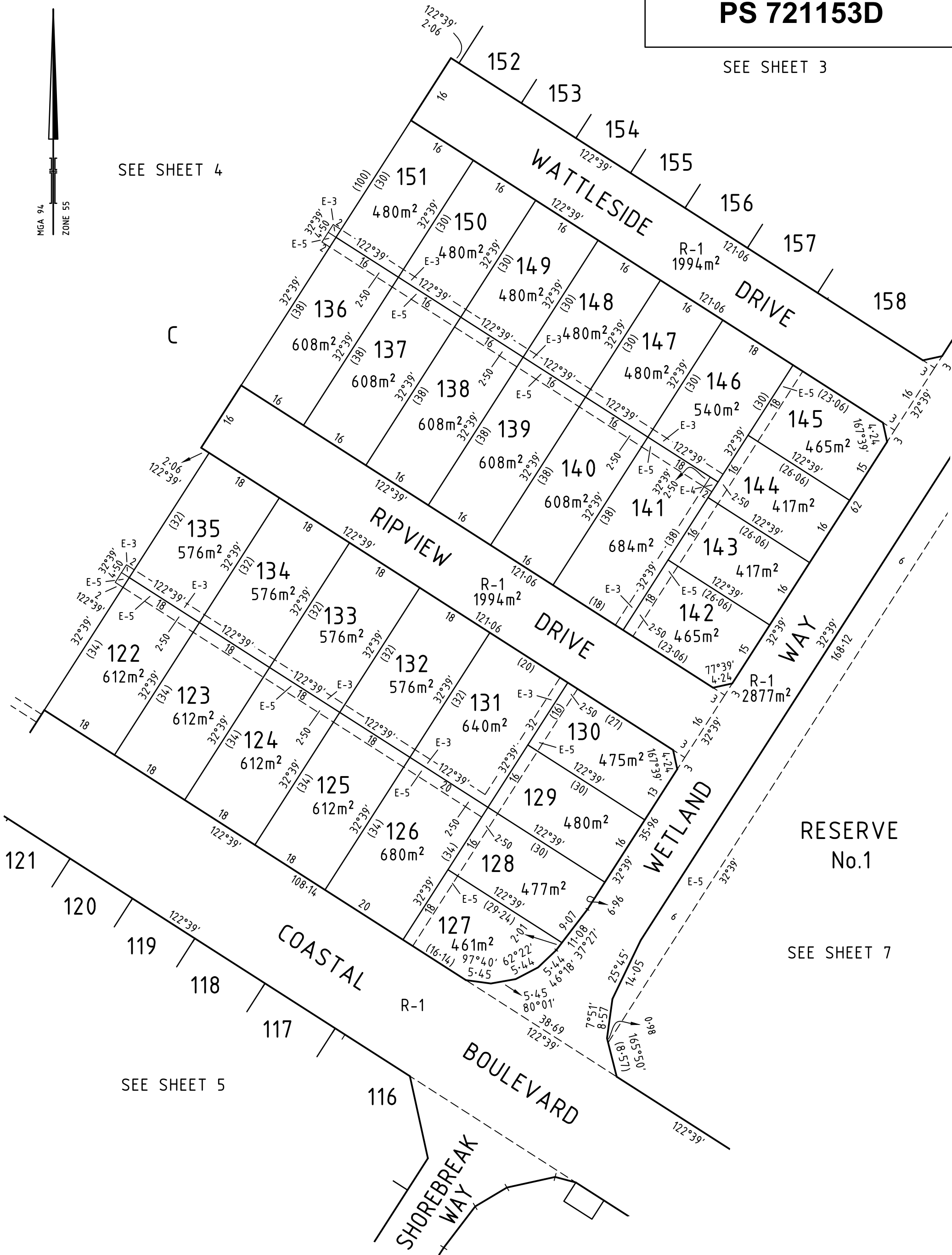
SEE SHEET 3

SEE SHEETS 5&7



SEE SHEET 3

SEE SHEET 4

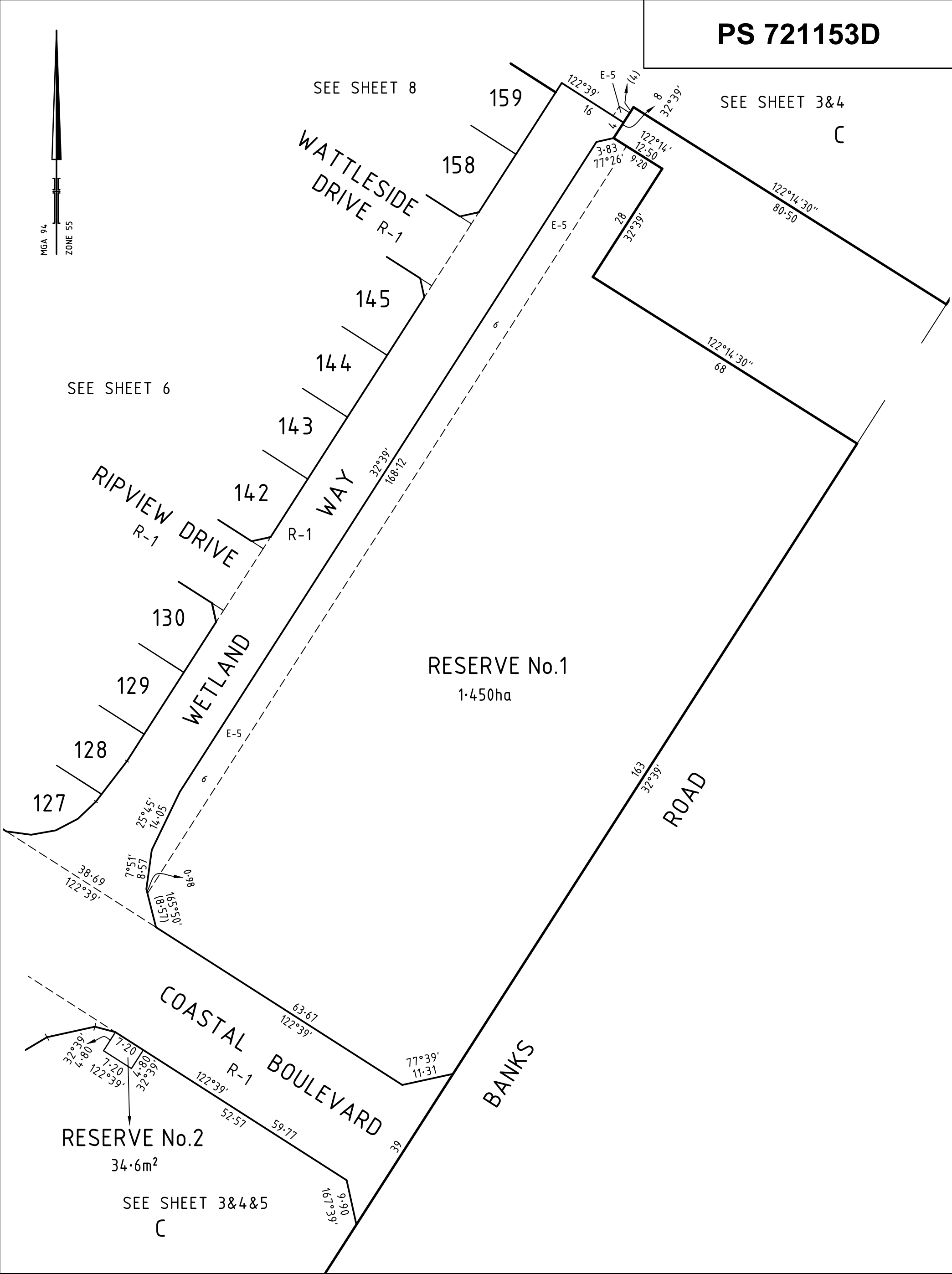


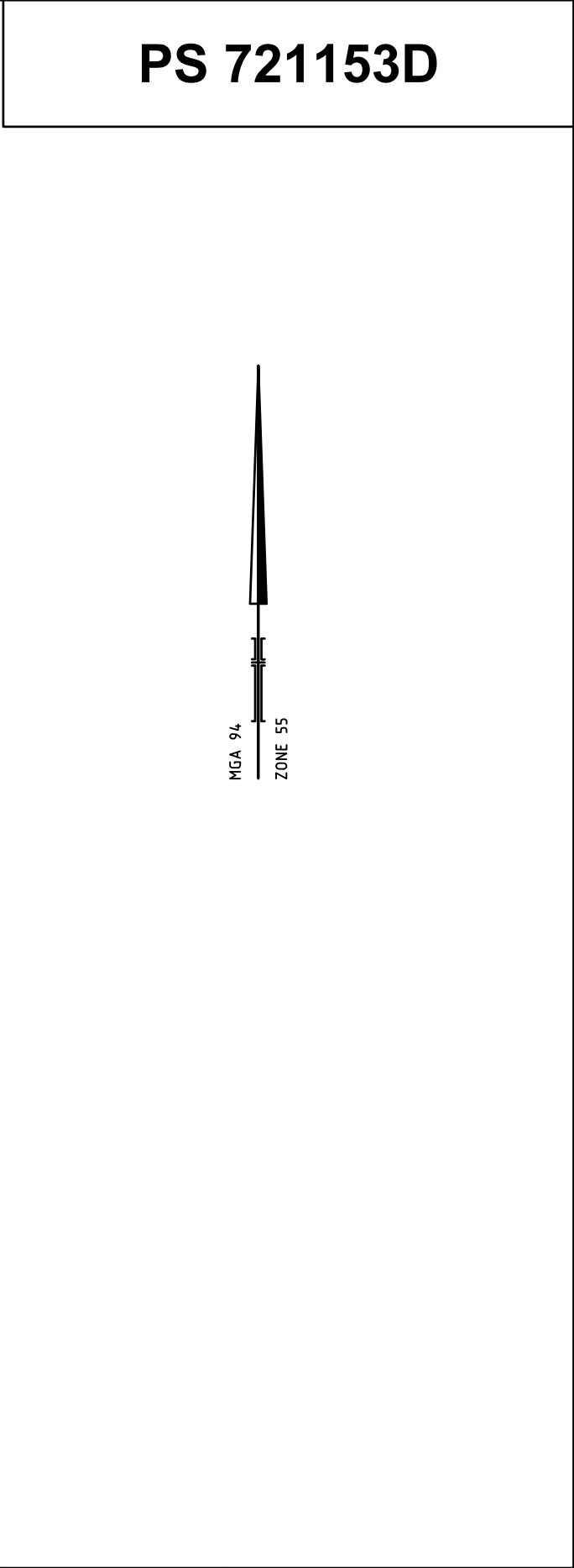
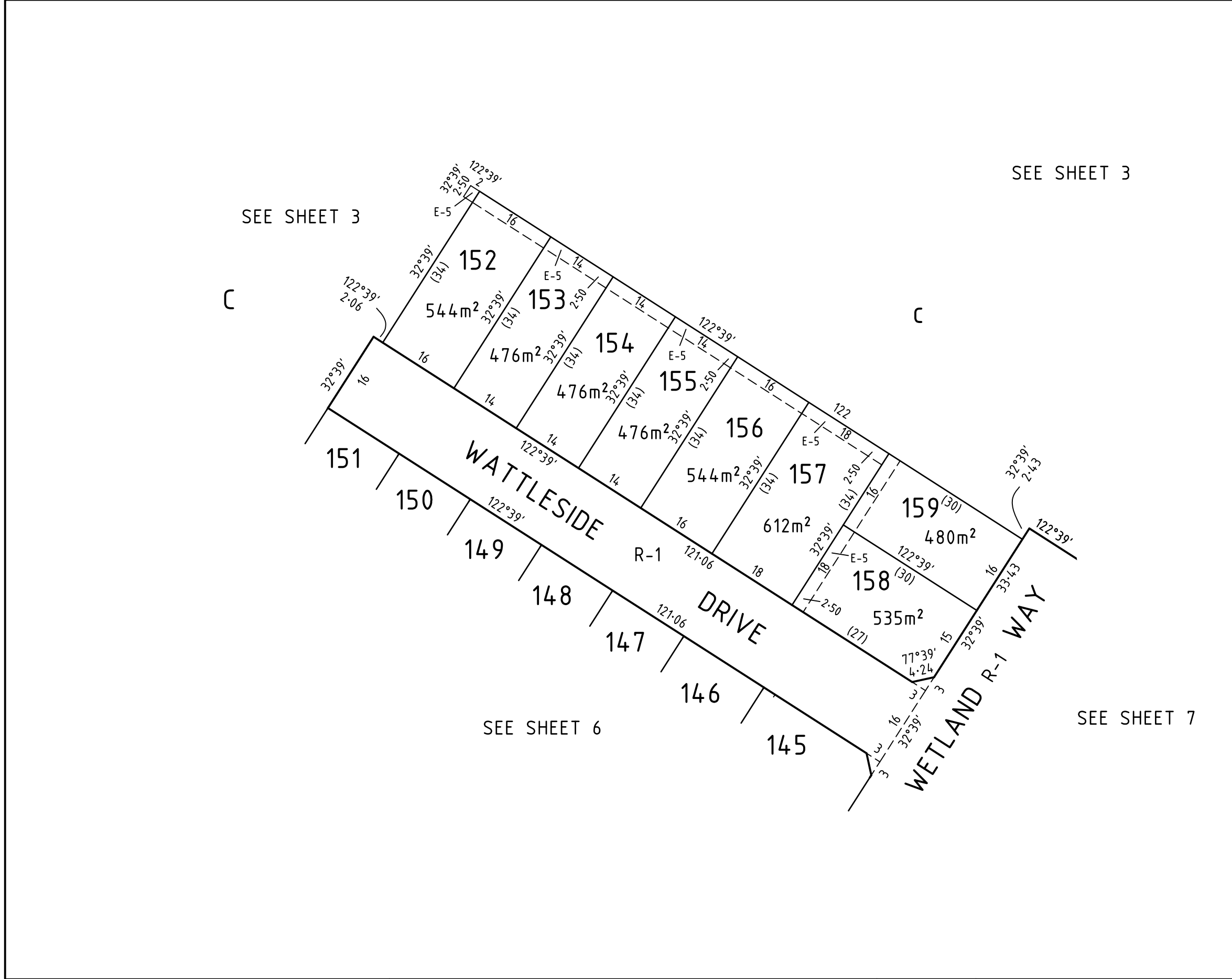
RESERVE  
No.1

SEE SHEET 7

SEE SHEET 5









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 101 to 159 (all inclusive) on this plan.  
Land to be Burdened: Lots 101 to 111 (all inclusive), Lots 113 to 125 (all Inclusive), Lots 127 to 130 (all inclusive) and Lots 132 to 159 (all inclusive).

Description of Restriction:

The registered proprietor or proprietors for the time being of Lots 101 to 111 (all inclusive), Lots 113 to 125 (all inclusive), Lots 127 to 130 (all inclusive) and Lots 132 to 159 (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 on 30th of June 2030.

Creation of Restriction No 2

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

Land to Benefit: Lots 101 to 159 (all inclusive) on this plan.  
Land to be Burdened: Lots 101 to 115 (all Inclusive), Lots 117 to 126 (all Inclusive) and 128 to 159 (all inclusive) on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of Lots 101 to 115 (all inclusive), Lots 117 to 126 (all Inclusive) and 128 to 159 (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 Coast Building Information & Design Guidelines unless otherwise approved by the Kingston Coast Design Consultant, 22 Kingston Downs Drive, Ocean Grove 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 Coast 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 9 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 9 metres above natural ground level (excluding any television antenna, chimney or flue);
  - 3.2 a building (excluding any entry porch, verandah, balcony or pergola) 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 40 % 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 on 30th of June 2030. Clauses 3 and 4 of this restriction will cease to have effect on 30th of June 2040.

Creation of Restriction No 3

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

Land to Benefit: Lots 101 to 159 (all inclusive) on this plan.  
Land to be Burdened: Lot 112, 126 and 131 (all inclusive) on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of Lots 112, 126 and 131 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 on 30th of June 2030.

Creation of Restriction No 4

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


Land to Benefit:                Lots 101 to 159 (all inclusive) on this plan.

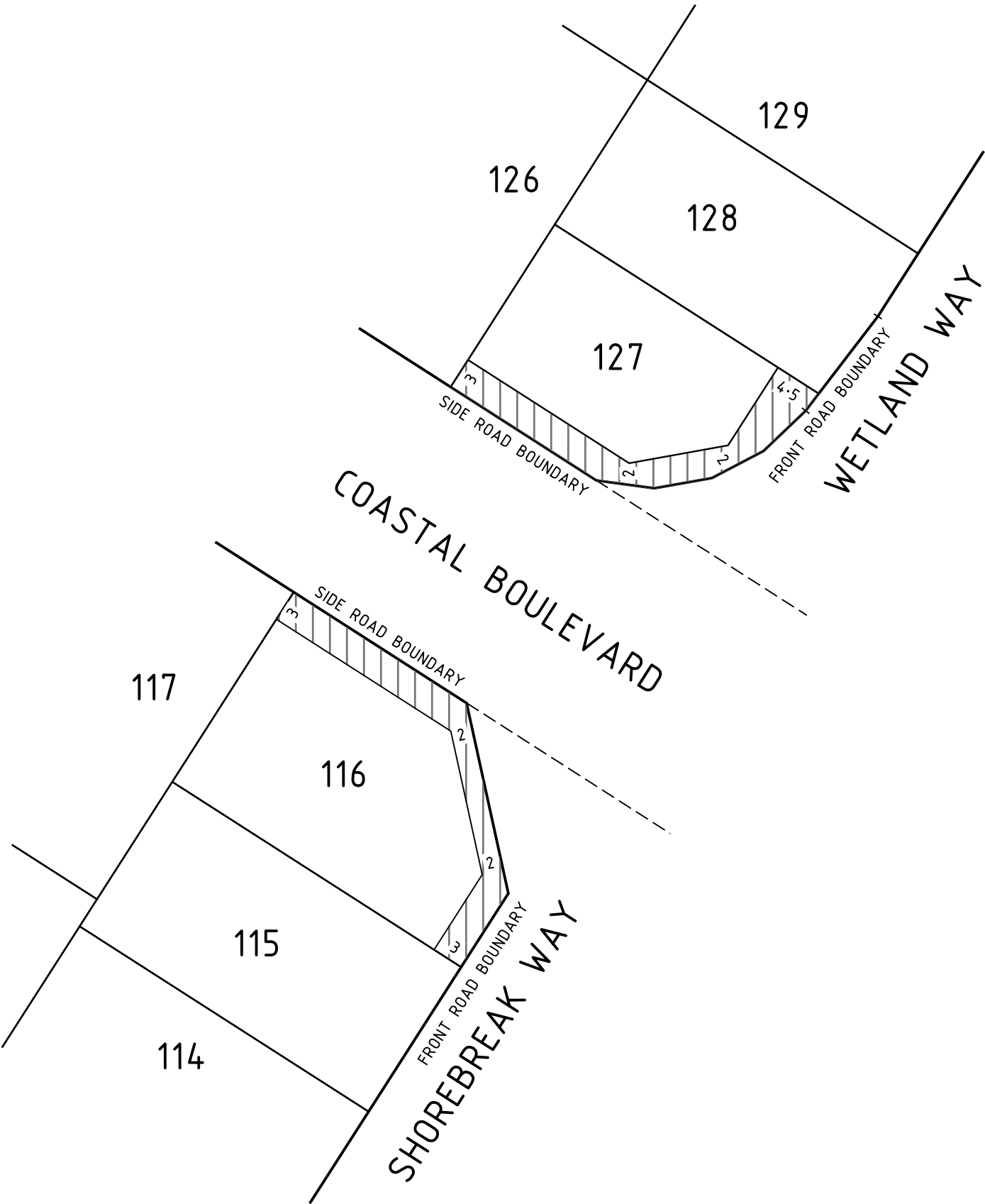
Land to be Burdened:        Lots 116 and 127 on this plan.

Description of Restriction:

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: 



Creation of Restriction No. 5

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

Land to Benefit: Lots 101 to 159 (all inclusive) on this plan.

Land to be Burdened: Lots 116 and 127 on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of Lots 116 and 127 must not:

1. Construct or allow to be constructed any improvements on any lot:
- 1.1 that is not in accordance with Kingston Coast Building Information & Design Guidelines unless otherwise approved by the Kingston Coast Design Consultant, 22 Kingston Downs Drive Coast 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 Coast 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 9 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 9 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 3 metres but no more than 6.5 metres from the front street alignment;

3.3 a dwelling unless 40 % 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 on 30th June 2030. Clauses 3 and 4 of this restriction will cease to have effect on 30th June 2040.



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REF: 300429SV00  
VERSION 13

ORIGINAL SHEET  
SIZE: A3

SHEET 11