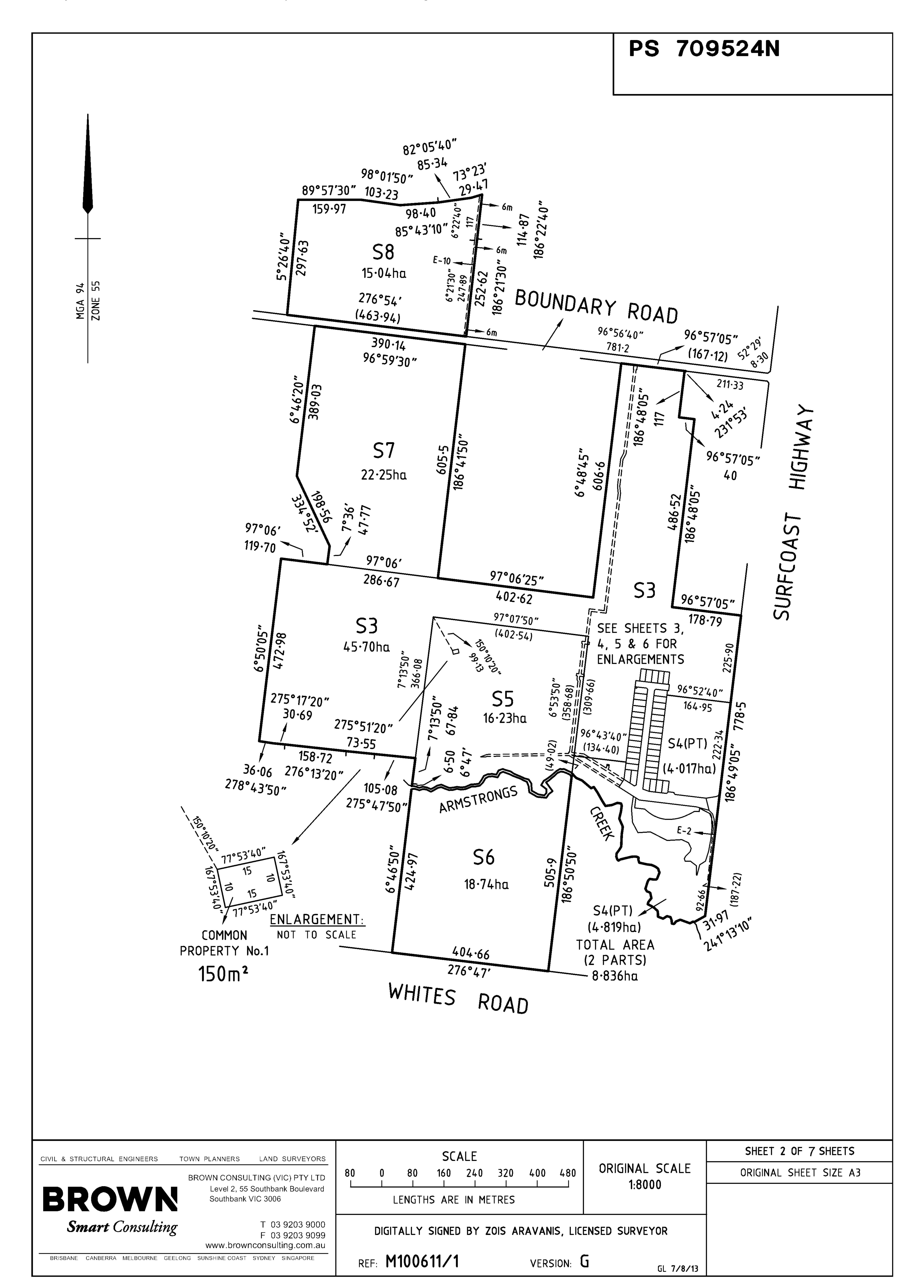
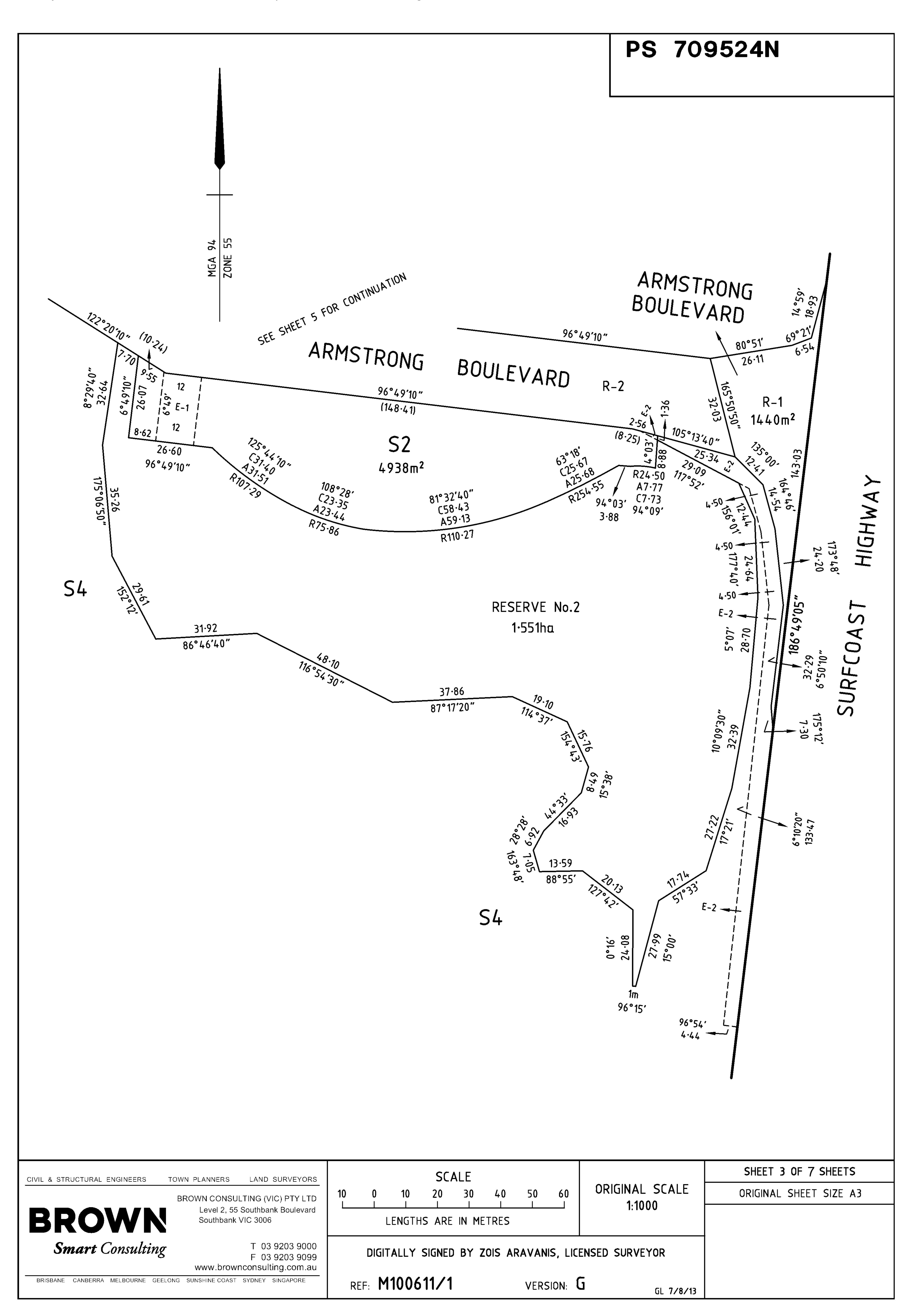
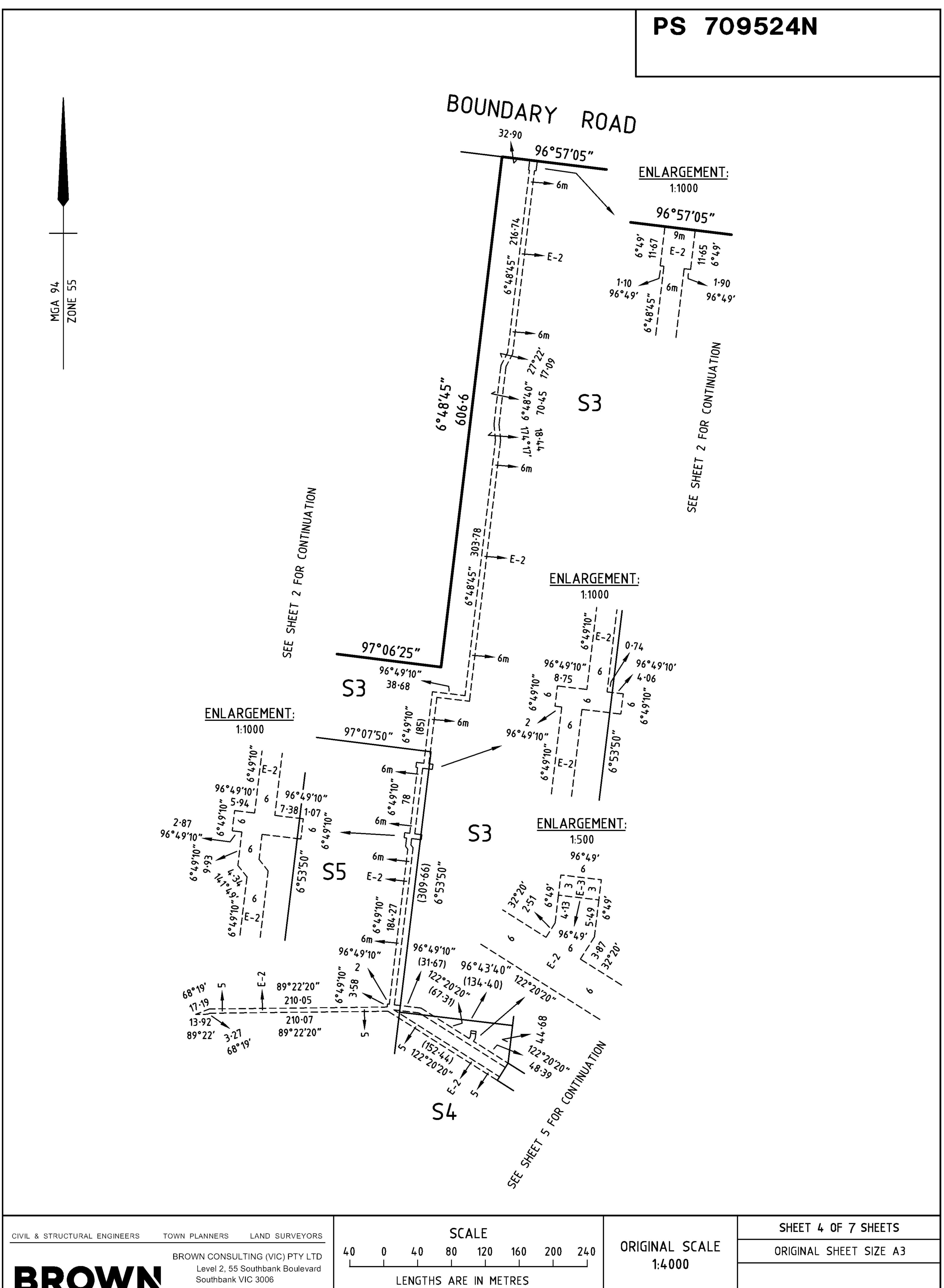
Delivered by LANDATA®. Land Victoria timestamp 31/01/2014 10:20 Page 1 of 8 © State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

Signed by Council: City of Greater Geelong, Council Ref: 10786, Original Certification: 24/04/2013, Recertification: 14/08/2013, S.O.C.: 03/01/2014

	PLAN	OF SUBI	DIVISIC	I	EDITION	1	09524N
		LOCATION OF L	AND				
PARISH: OWNSHIP:							
SECTION: ROWN ALI	TION: 12 WN ALLOTMENT: K & M & PARTS OF A, B, WN PORTION: 14 (PART)		3 OF A, B, D), E, F, G, & N			
V.8598 F.569,V.8614 F.580, TITLE REFERENCE: V.10966 F.440, V.11089 F. & V.11119 F.206			.9405 F.172, 39,V.11032 F.798				
LAST PLAN REFERENCE: TP405538H LOTS 1 & 2, P5 TP940160V LOT 1, TP89275 TP943196G, LP71534 LOT 2 LOT 2			1, TP892797.	J LOT 2,			
OSTAL AL		50A WHITES ROAMOUNT DUNEED					
MGA94 CO-ORDINATES: OF APPROX CENTRE OF		E 266 280 ZONE 55 N 5 765 900 GDA 94			NOTATIONS		
AND IN PLAN)					THE LAND BEING SUBDIVIDED IS SHOWN BY THICK CONTINUOUS LINES		
		OF ROADS AND O			THIS IS A SPEAR PL	AN	
ROAD R-1 ROADS R-2 RESERVE No.1 RESERVE No.2		ROADS CORPORATION CITY OF GREATER GEELONG POWERCOR AUSTRALIA LIMITED CITY OF GREATER GEELONG			NONE OF THE EASEMENTS AND RIGHTS MENTIONED IN SUB-SECTION (2) OF SECTION 12 OF THE SUBDIVISION ACT 1988 ARE IMPLIED OVER ANY OF THE LAND IN THIS PLAN LOTS 1-100 HAVE BEEN OMITTED FROM THIS PLAN. CREATION OF RESTRICTION No.1: A RESTRICTION IS TO BE CREATED UPON REGISTRATION OF THIS PLAN		
					-SEE SHEET 7. OTHER PURPOSE OF PLAN:		
NOTATIONS					TO REMOVE THE DRA	INAGE EASEMENT CRE	ATED IN Y006204R (BOOK
PIH LIM	ITATION: DOES	NOI APPLY			070 NO.ZOU) DI AGN	EEMENT OF ALL INTER	LJILD FARIILJ.
	HIS IS A STAGE LANNING PERMIT	D SUBDIVISION. Γ No. 496/2012					
	' HAS BEEN COI	SED ON SURVEY NNECTED TO PERMAN EA No. N/A	ENT MARK No(s	s) N/A			
	ED SURVET ARE						
I PROCLAIME		AY BE AFFECTED	BY ONE OR	MORE OWNERS COI	RPORATIONS. SEE OV	VNERS CORPORATION S	SEARCH REPORT(S) FOR DETAIL
PROCLAIME OTS ON 1	THIS PLAN MA			EASEMENT IN	IFORMATION		SEARCH REPORT(S) FOR DETAIL
OTS ON 1	THIS PLAN MA			EASEMENT IN			SEARCH REPORT(S) FOR DETAIL
OTS ON T	THIS PLAN MA			EASEMENT IN	IFORMATION	T (ROAD)	SEARCH REPORT(S) FOR DETAIL ED/IN FAVOUR OF
OTS ON TANE	THIS PLAN MA	NANT EASEMENT	E - ENCUMBERI	EASEMENT IN	IFORMATION	T (ROAD) LAND BENEFIT	
PROCLAIME OTS ON T SEMENT FERENCE 1 & E-3	THIS PLAN MA A - APPURTE PI DE PIPELINES	ENANT EASEMENT URPOSE	E - ENCUMBERI WIDTH (METRES)	EASEMENT R -	FORMATION ENCUMBERING EASEMEN	T (ROAD) LAND BENEFIT CITY OF GR	ED/IN FAVOUR OF
OTS ON TABLES	THIS PLAN MA A - APPURTE PI DE PIPELINES PU	ENANT EASEMENT URPOSE RAINAGE OR ANCILLARY	E - ENCUMBERI WIDTH (METRES)	EASEMENT R - ORIGIN THIS PLAN THIS PLAN -	FORMATION ENCUMBERING EASEMEN	T (ROAD) LAND BENEFIT CITY OF GR BARWON REGION	ED/IN FAVOUR OF EATER GEELONG
OTS ON TASEMENT FERENCE 1 & E-3 2 & E-3	THIS PLAN MA A - APPURTE PI DE PIPELINES PU	ENANT EASEMENT URPOSE RAINAGE OR ANCILLARY URPOSES	E - ENCUMBERI WIDTH (METRES) SEE PLAN SEE PLAN	EASEMENT R - ORIGIN THIS PLAN THIS PLAN - Section 136 Water A	FORMATION ENCUMBERING EASEMEN	T (ROAD) LAND BENEFIT CITY OF GR BARWON REGION	ED/IN FAVOUR OF EATER GEELONG WATER CORPORATION
ASEMENT FERENCE -1 & E-3 -2 & E-3	THIS PLAN MA	ENANT EASEMENT URPOSE RAINAGE OR ANCILLARY IRPOSES ER SUPPLY	E - ENCUMBERI WIDTH (METRES) SEE PLAN SEE PLAN	EASEMENT R - ORIGIN THIS PLAN THIS PLAN - Section 136 Water A AJ034456P	FORMATION ENCUMBERING EASEMEN	T (ROAD) LAND BENEFIT CITY OF GR BARWON REGION BARWON REGION	ED/IN FAVOUR OF EATER GEELONG WATER CORPORATION WATER CORPORATION SHEET 1 OF 7 SHEETS
OTS ON TEGEND: ASEMENT FERENCE 1 & E-3 2 & E-3 E-10	THIS PLAN MA A - APPURTE PI PIPELINES PU WATE	ENANT EASEMENT URPOSE RAINAGE OR ANCILLARY URPOSES ER SUPPLY DWN PLANNERS LAND SI BROWN CONSULTING (VIC Level 2, 55 Southbank	E - ENCUMBERI WIDTH (METRES) SEE PLAN SEE PLAN SEE PLAN URVEYORS C) PTY LTD	EASEMENT R - ORIGIN THIS PLAN THIS PLAN - Section 136 Water A AJ034456P	FORMATION ENCUMBERING EASEMEN Act 1989	T (ROAD) LAND BENEFIT CITY OF GR BARWON REGION BARWON REGION	ED/IN FAVOUR OF EATER GEELONG WATER CORPORATION WATER CORPORATION SHEET 1 OF 7 SHEETS ORIGINAL SHEET SIZE A3
N PROCLAIME OTS ON TO ASEMENT FERENCE -1 & E-3 -2 & E-3 -10	THIS PLAN MA A - APPURTE PI PI PI WATE	ENANT EASEMENT URPOSE RAINAGE OR ANCILLARY JRPOSES ER SUPPLY DWN PLANNERS LAND SI BROWN CONSULTING (VIC Level 2, 55 Southbank Southbank VIC 3006) T 03 9	E - ENCUMBERI WIDTH (METRES) SEE PLAN SEE PLAN SEE PLAN URVEYORS C) PTY LTD Boulevard	EASEMENT R - ORIGIN THIS PLAN THIS PLAN - Section 136 Water A AJ034456P	Act 1989 BY ZOIS ARAVANIS, LIC	T (ROAD) LAND BENEFIT CITY OF GR BARWON REGION BARWON REGION	ED/IN FAVOUR OF EATER GEELONG WATER CORPORATION WATER CORPORATION SHEET 1 OF 7 SHEETS







BROWN CONSULTING (VIC) PTY LTD
Level 2, 55 Southbank Boulevard
Southbank VIC 3006

Smart Consulting

T 03 9203 9000
F 03 9203 9099
www.brownconsulting.com.au

BRISBANE CANBERRA MELBOURNE GEELONG SUNSHINE COAST SYDNEY SINGAPORE

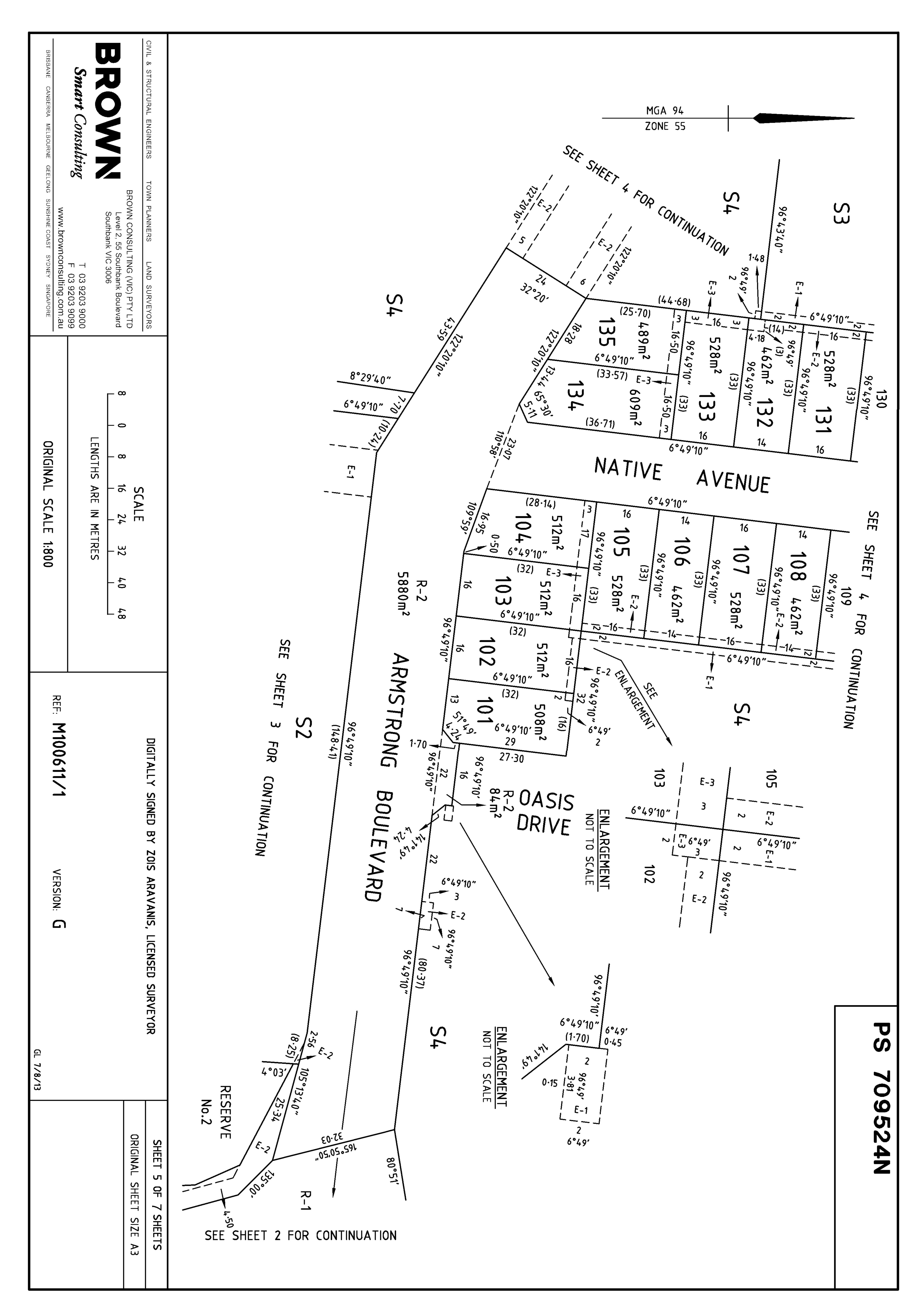
REF: M100611/1

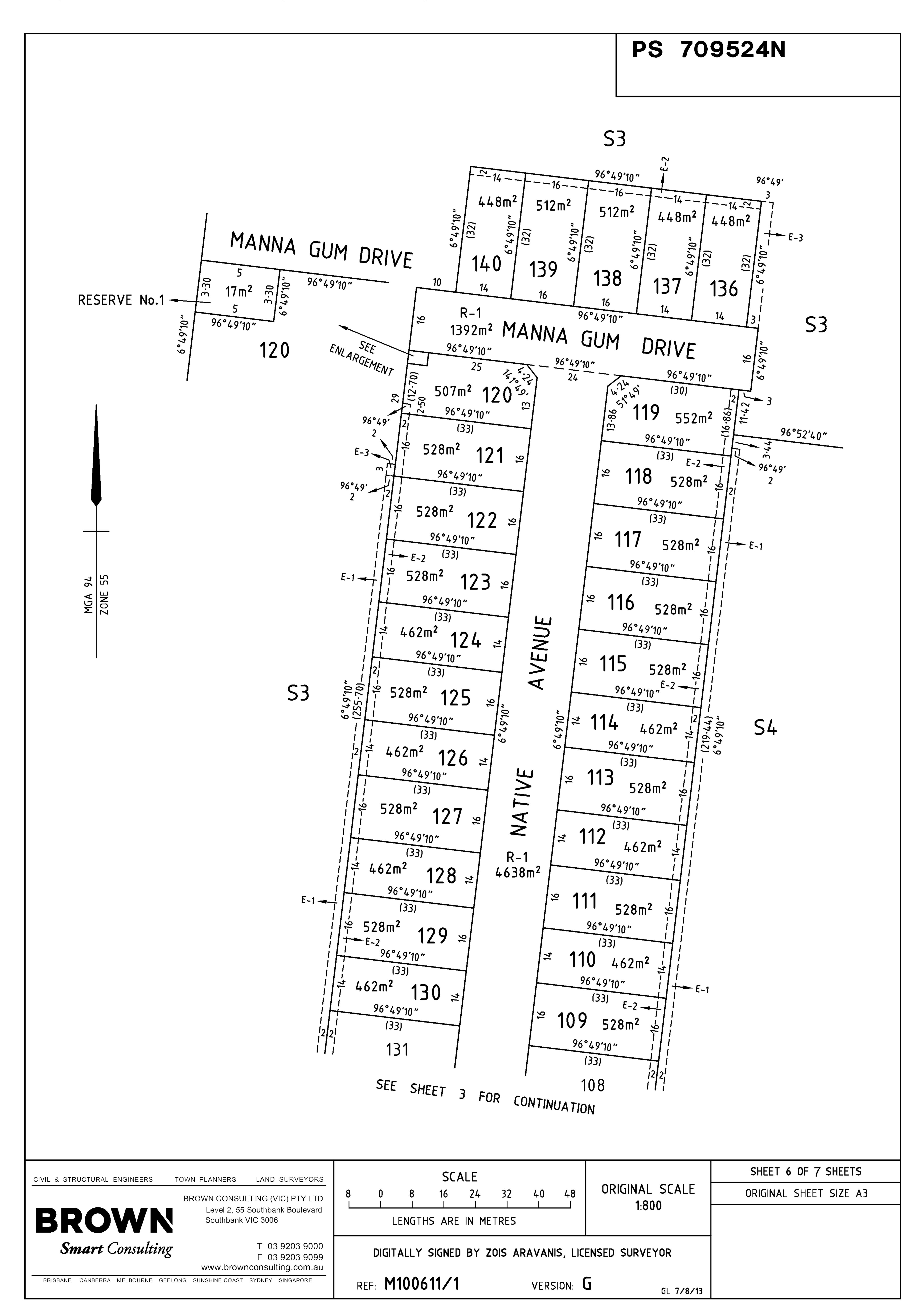
VERSION: G

ORIGINAL SHEET SIZE A3

ORIGINAL SHEET SIZE A3

ORIGINAL SHEET SIZE A3





PS 709524N

CREATION OF RESTRICTION No.1

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 101 TO 140 (BOTH INCLUSIVE)
LAND TO BENEFIT: LOTS 101 TO 140 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION

FROM TIME TO TIME;

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A LOT ON THIS PLAN OF SUBDIVISION HIS HEIRS EXECUTORS ADMINISTRATORS AND TRANSFEREES SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PART OR PARTS THEREOF:

- (i) BUILD OR CAUSE TO BE BUILT OR ALLOW TO BE BUILT OR ALLOW TO REMAIN MORE THAN ONE PRIVATE DWELLING-HOUSE (WHICH EXPRESSION SHALL INCLUDE A HOUSE, APARTMENT, UNIT OR FLAT);
- (ii) BUILD OR CAUSE TO BE BUILT OR ALLOW TO BE BUILT OR ALLOW TO REMAIN A DWELLING-HOUSE OR ANY OTHER IMPROVEMENTS, OR CARRY OUT CAUSE TO BE CARRIED OUT OR ALLOW TO BE CARRIED OUT ANY BUILDING OR CONSTRUCTION WORKS ON THE LOT UNLESS:
 - (A) COPIES OF BUILDING PLANS, ELEVATIONS, ROOF PLAN, SITE PLAN (INCORPORATING SET-BACK FROM ALL BOUNDARIES, BUILDING ENVELOPE, EXISTING CONTOUR, PROPOSED FINISHED FLOOR LEVELS AND SITE LEVELS, ALL PROPOSED DRIVEWAYS AND PATHS, DETAILS OF FENCES AND OUTBUILDINGS AND LANDSCAPING) AND SCHEDULE OF EXTERNAL COLOURS AND MATERIALS ("PLANS") HAVE BEEN SUBMITTED TO THE DESIGN ASSESSMENT PANEL CARE OF STEPHAN P. KOSA & ASSOCIATES P/L, PO BOX 356, MONT ALBERT, VIC 3127 OR SUCH OTHER ENTITY AS MAY BE NOMINATED BY THE DESIGN ASSESSMENT PANEL
 - (B) THE PLANS COMPLY WITH THE APPROVED DESIGN GUIDELINES AND BUILDING ENVELOPES ISSUED IN ACCORDANCE WITH PLANNING PERMIT 496-2012 OR ANY SUBSEQUENT PERMIT, A COPY OF WHICH CAN BE OBTAINED FROM THE WEBSITE AT www.armstrongmtduneed.com.au; AND
 - (C) THE DESIGN ASSESSMENT PANEL OR SUCH OTHER ENTITY AS MAY BE NOMINATED BY THE DESIGN ASSESSMENT PANEL FROM TIME TO TIME HAS GIVEN ITS WRITTEN APPROVAL TO THE PLANS PRIOR TO THE COMMENCEMENT OF WORKS;
- (iii) BUILD OR CAUSE TO BE BUILT OR ALLOW TO BE BUILT OR ALLOW TO REMAIN STANDING A DWELLING-HOUSE WITH A FLOOR AREA OF LESS THAN:
 - (A) 160 SQUARE METRES IN THE CASE OF A LOT HAVING AN AREA OF 500 SQUARE METRES OR GREATER; OR
 - (B) 130 SQUARE METRES IN THE CASE OF A LOT HAVING AN AREA OF 400 SQUARE METRES OR GREATER BUT LESS THAN 500 SQUARE METRES; OR
 - (C) 100 SQUARE METRES IN THE CASE OF A LOT HAVING AN AREA OF 300 SQUARE METRES OR GREATER BUT LESS THAN 400 SQUARE METRES; OR
 - (D) 75 SQUARE METRES IN THE CASE OF A LOT HAVING AN AREA OF LESS THAN 300 SQUARE METRES.

FOR THE PURPOSES OF CALCULATING THE FLOOR AREA OF A DWELLING HOUSE THE AREA OF THE GARAGES, TERRACES, PERGOLAS OR VERANDAHS SHALL BE EXCLUDED.

- (iv) BUILD OR CAUSE TO BE BUILT OR ALLOW TO BE BUILT OR ALLOW TO REMAIN ANY FENCING:
 - (A) ALONG A FRONT STREET BOUNDARY; OR
 - (B) BETWEEN THE FRONT STREET BOUNDARY AND THE BUILDING LINE; OR
 - (C) UPON A SIDE OR REAR BOUNDARY OF A LOT EXCEPT A FENCE:
 - a. WHICH IS CONSTRUCTED OF TIMBER PALINGS WITH EXPOSED POSTS CAPPED ACROSS THE TOP OF THE PALINGS; AND
 - b. WHICH DOES NOT EXCEED 1.8 METRES IN HEIGHT EXCLUDING A SCREEN ERECTED TO MEET THE REQUIREMENTS OF PART 4 OF THE *BUILDING REGULATIONS* 2006 IN RELATION TO OVERLOOKING.
- (v) SUBDIVIDE OR CAUSE TO SUBDIVIDE OR ALLOW TO BE SUBDIVIDED THE BURDENED LAND.
- (vi) ALLOW ANY OF THE ABOVE RESTRICTIONS TO BE CHANGED OR AMENDED UNLESS OTHERWISE APPROVED IN WRITING BY THE RESPONSIBLE AUTHORITY AND THE DESIGN ASSESSMENT PANEL.

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT 10 YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

SHEET 7 OF 7 SHEETS CIVIL & STRUCTURAL ENGINEERS TOWN PLANNERS LAND SURVEYORS ORIGINAL SHEET SIZE A3 BROWN CONSULTING (VIC) PTY LTD BROWN Level 2, 55 Southbank Boulevard Southbank VIC 3006 Smart Consulting T 03 9203 9000 DIGITALLY SIGNED BY ZOIS ARAVANIS, LICENSED SURVEYOR F 03 9203 9099 www.brownconsulting.com.au REF: M100611/1 CANBERRA MELBOURNE GEELONG SUNSHINE COAST SYDNEY SINGAPORE VERSION: G GL 7/8/13

Plan of Subdivision PS709524N/S1 Certifying a New Version of an Existing Plan (Form 11)



SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S028115S

Plan Number: PS709524N/S1

Responsible Authority Name: City of Greater Geelong Responsible Authority Reference Number 1: 10786

Surveyor's Plan Version: G

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 24/04/2013

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 Council Delegate: Hugh Griffiths

Organisation: City of Greater Geelong

Date: 14/08/2013