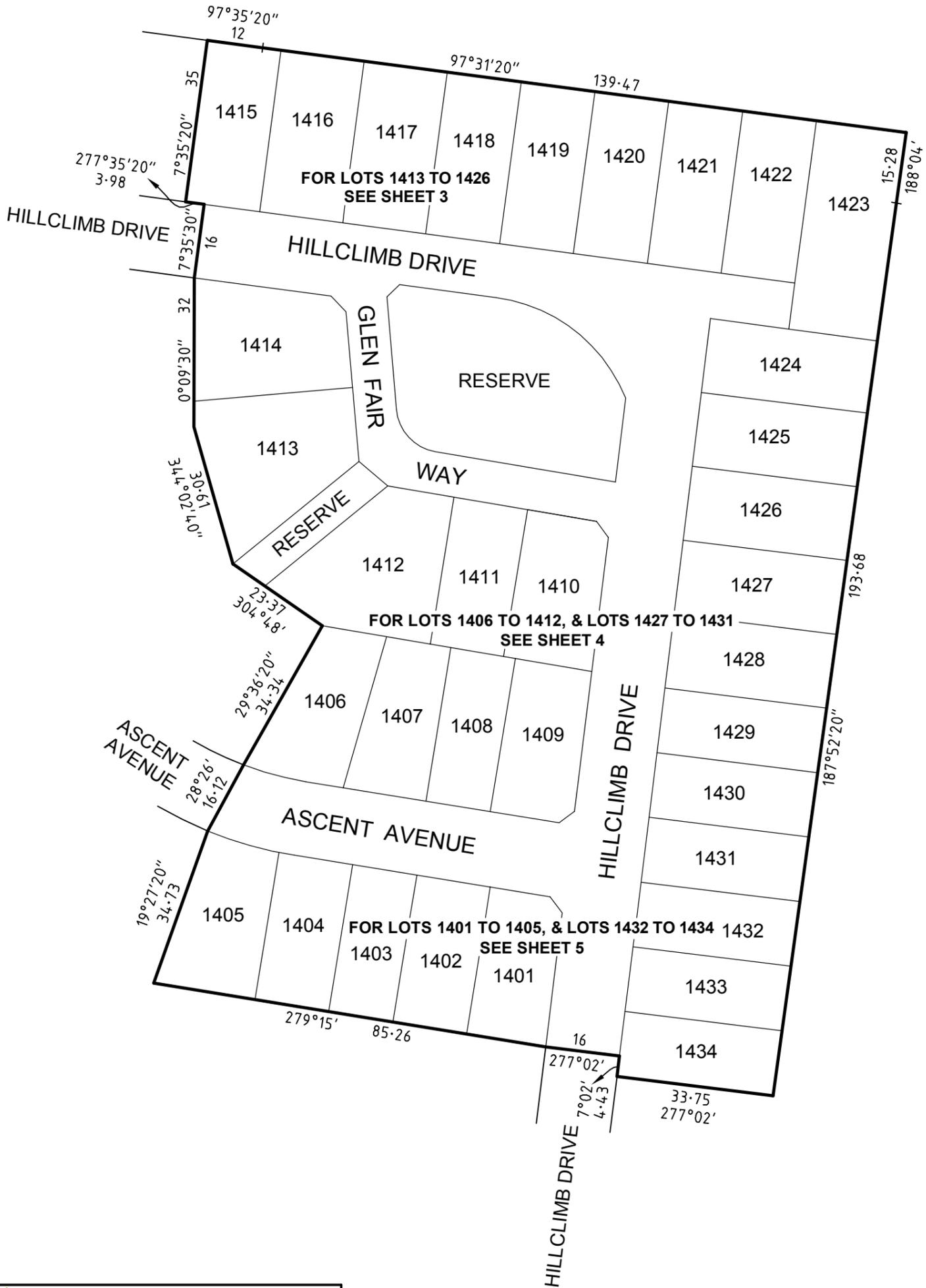


PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

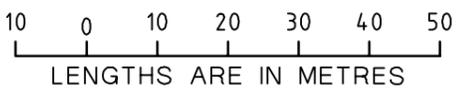
PS 648121Y



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30040248S.14EST - 02 Ver B.dwg

SCALE



ORIGINAL

SCALE SHEET
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LICENSED SURVEYOR (PRINT).....

SIGNATURE DATE

REF **30040248S.14EST** VERSION **B**

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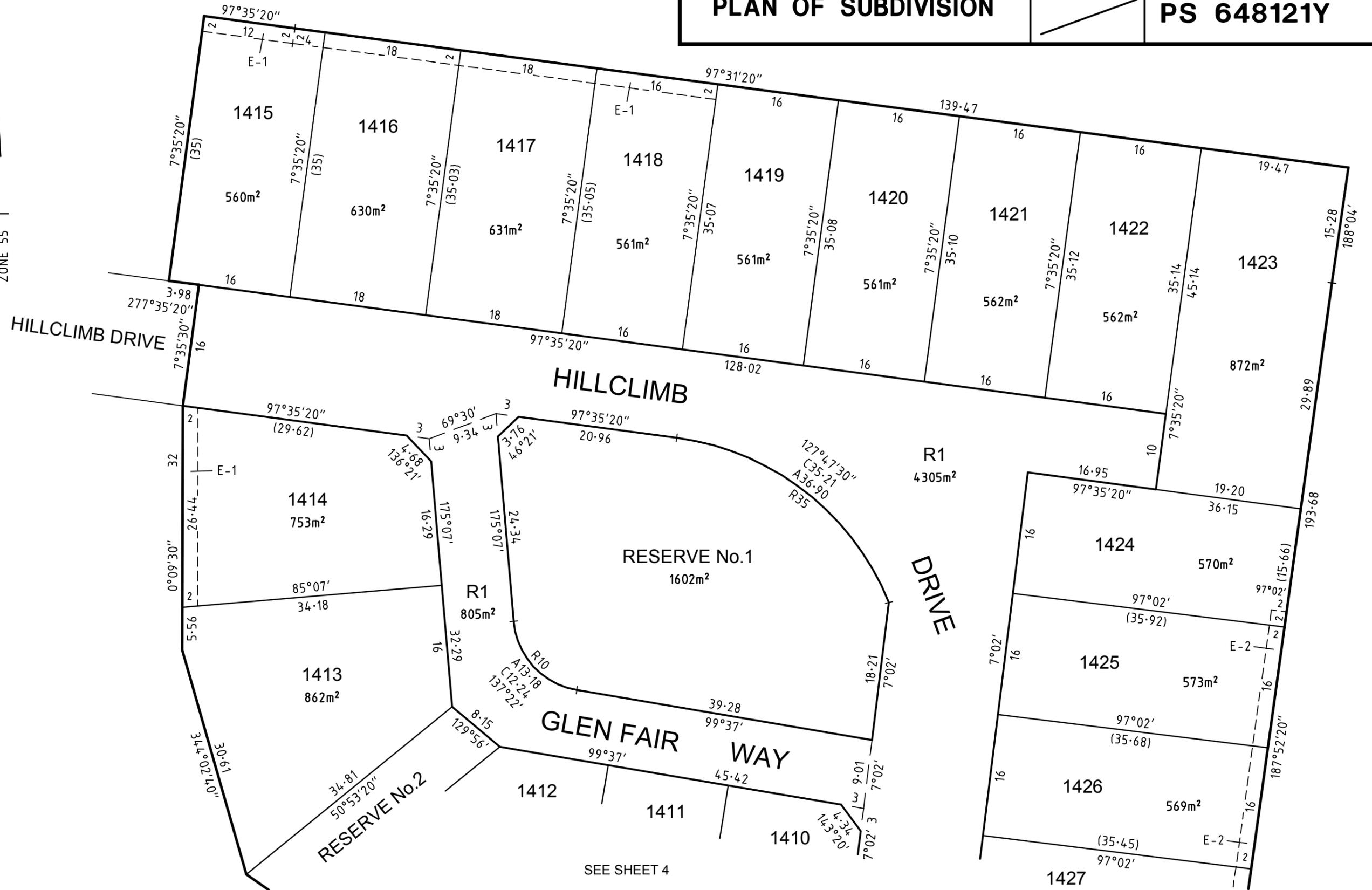
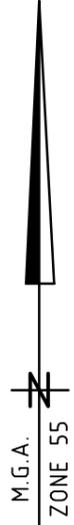
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PLAN OF SUBDIVISION

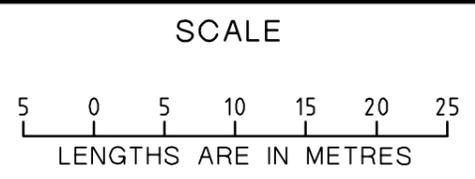
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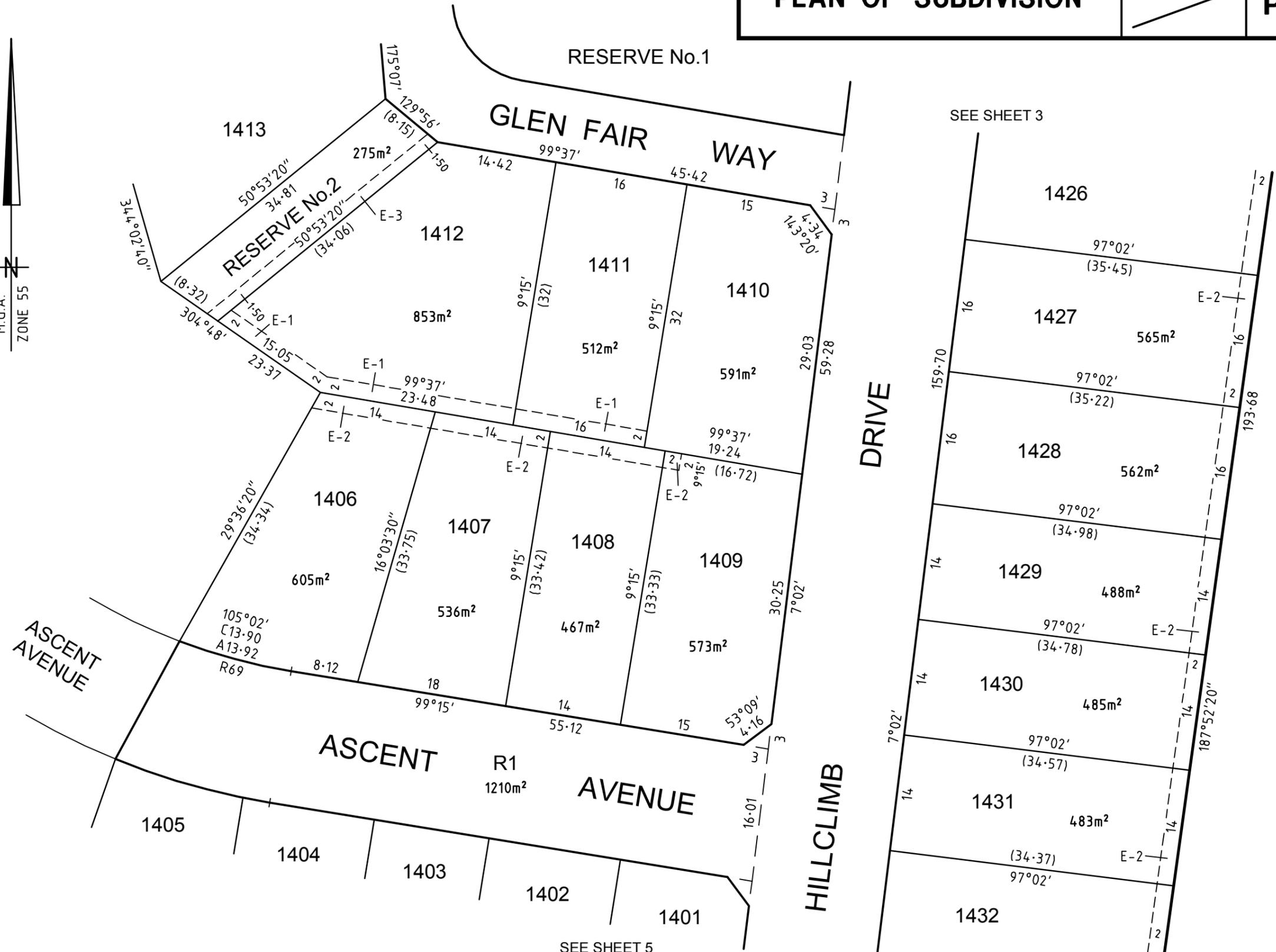
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PLAN OF SUBDIVISION

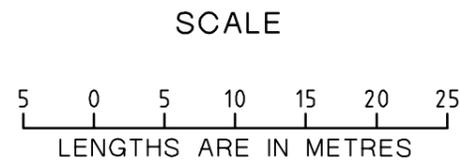
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PLAN NUMBER

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SIGNATURE DATE
REF 30040248S.14EST VERSION B

SHEET 4

DATE
COUNCIL DELEGATE SIGNATURE

CREATION OF RESTRICTION No 1

The following restriction is to be created upon Registration of this plan:

Land to benefit: Lots 1401 to 1434 (all inclusive) on this plan

Land to be burdened: Lots 1401 to 1434 (all inclusive) on this plan

Description of Restriction:

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 any time on the said lot or any part or parts thereof:

1. 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);
2. 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 Pty Ltd, PO Box 356, Mont Albert, Victoria 3127 or such other entity as may be nominated by the Design Assessment Panel from time to time;
 - (B) the plans comply with the approved Design Guidelines and Building Envelopes issued in accordance with Planning Permit 128/2009/B or any subsequent permit, a copy of which can be obtained from the website at www.estuaryleopold.com.au/guidelines.htm; 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;
3. 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.
4. Subdivide or cause to subdivide or allow to be subdivided the burdened land.

This Restriction shall cease to have effect 10 years after the date of registration of this plan.



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SCALE



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SHEET 6

DATE
COUNCIL DELEGATE SIGNATURE