
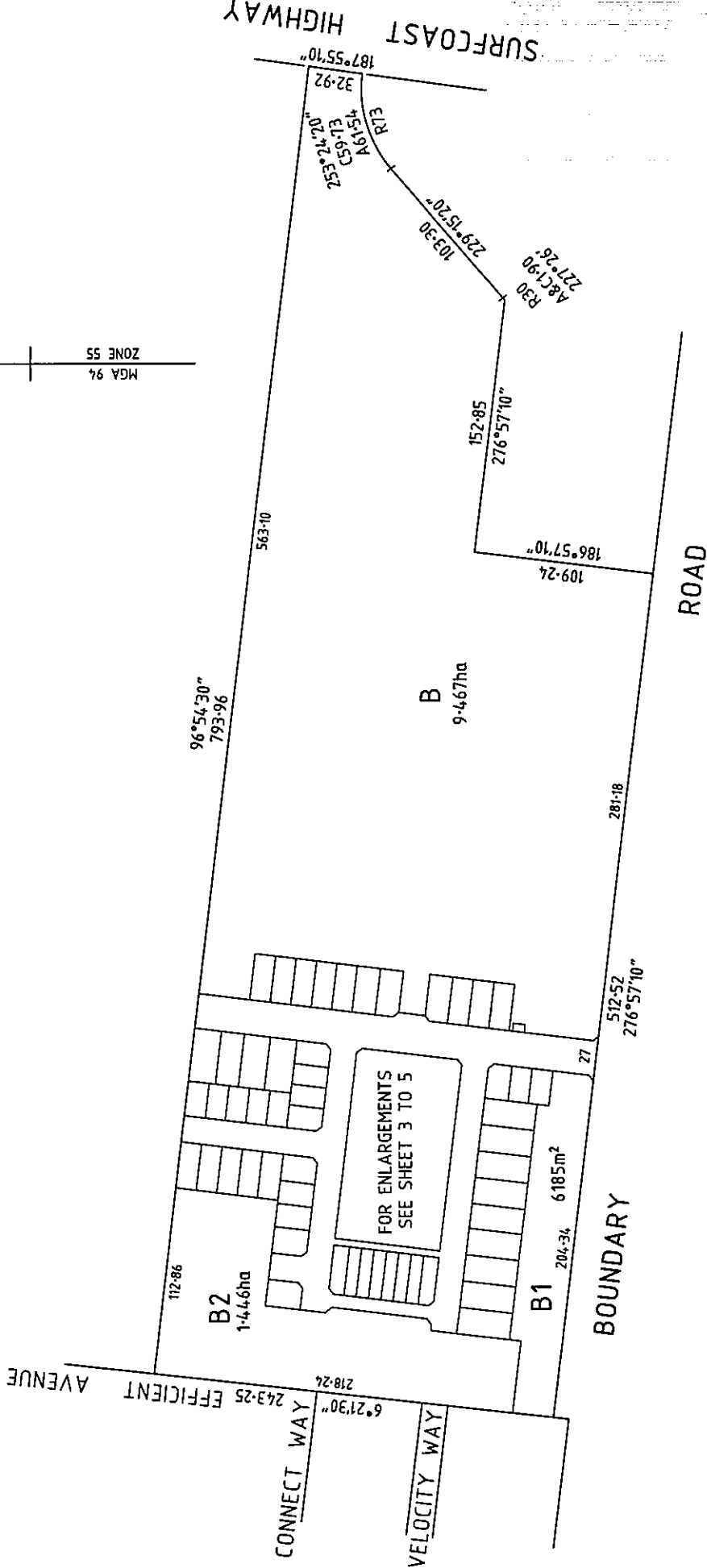


<b>PLAN OF SUBDIVISION</b>			<b>EDITION 1</b>	<b>PS 807872R</b>		
<b>LOCATION OF LAND</b> PARISH: DUNEED TOWNSHIP: SECTION: CROWN PORTION: 13 (PART)  TITLE REFERENCE: VOL.11583 FOL.217  LAST PLAN REFERENCE: PS 732897 LOT A  POSTAL ADDRESS: 381-383 TORQUAY ROAD <small>(AT TIME OF SUBDIVISION)</small> MOUNT DUNEED 3217  MGA94 CO-ORDINATES: E 266 470 ZONE 55 <small>(AT APPROX CENTRE OF LAND IN PLAN)</small> N 5 766 670 GDA 94			COUNCIL NAME: GREATER GEELONG CITY COUNCIL			
<b>VESTING OF ROADS AND OR RESERVES</b>			<b>NOTATIONS</b>			
<b>IDENTIFIER</b>	<b>COUNCIL/BODY/PERSON</b>		RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN - SEE SHEETS 6 AND 7.			
ROAD R-1 RESERVE No.1 RESERVE No.2	GREATER GEELONG CITY COUNCIL GREATER GEELONG CITY COUNCIL POWERCOR AUSTRALIA LIMITED					
<b>NOTATIONS</b>						
DEPTH LIMITATION: DOES NOT APPLY						
STAGING: THIS IS NOT A STAGED SUBDIVISION. PLANNING PERMIT No.  LOTS 1 TO 27, 29 TO 46, 66 TO 84, 88 TO 91 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK No(s) N/A IN PROCLAIMED SURVEY AREA No. N/A						
<b>EASEMENT INFORMATION</b>						
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)						
<b>EASEMENT REFERENCE</b>	<b>PURPOSE</b>	<b>WIDTH (METRES)</b>	<b>ORIGIN</b>	<b>LAND BENEFITED/IN FAVOUR OF</b>		
E-1, E-2	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION		
E-2, E-3	DRAINAGE	SEE DIAG.	THIS PLAN	GREATER GEELONG CITY COUNCIL		
 LICENSED LAND SURVEYORS & ENGINEERS CALIBRE CONSULTING (MELB) PTY LTD <small>Level 2, 55 Southbank Boulevard          Southbank VIC 3006</small> T 03 9203 9000 F 03 9203 9099 www.calibregruop.com		TORQUAY ROAD Stage 1	DEVELOPMENT AREA: 3.93ha	NO. OF LOTS: 54 + B, B1, B2	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7 SHEETS
		ZOIS ARAVANIS, LICENSED SURVEYOR				
REF: 16-001738/1 (16-003560) VERSION: N RM 25.10.17						




PS 807872R



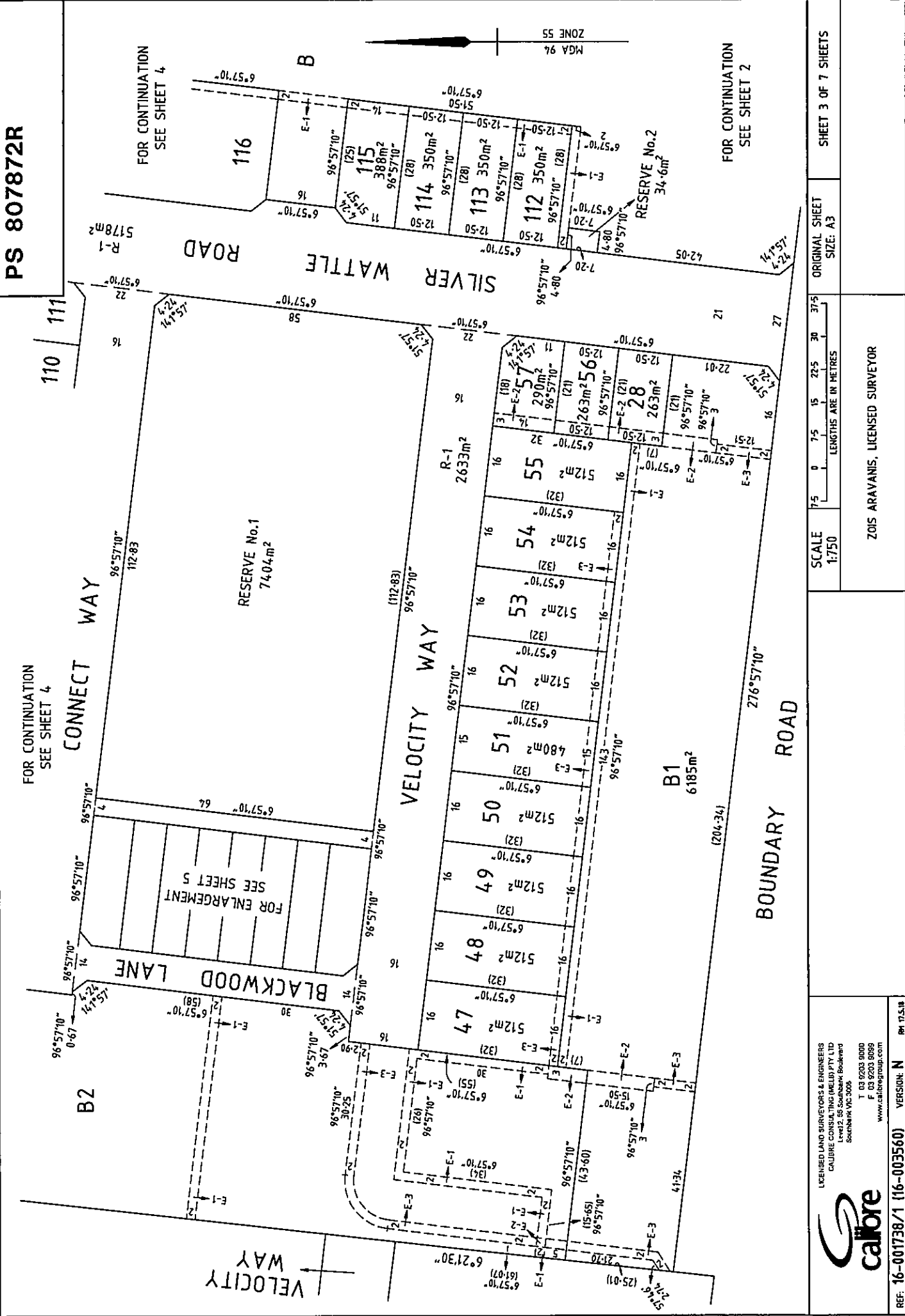
SCALE 1:2500	25 0 25 50 75 100 125 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2 OF 7 SHEETS
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ZOIS ARAVANIS, LICENSED SURVEYOR


  
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PS 807872R



FOR CONTINUATION  
SEE SHEET 4

CONNECT WAY

FOR CONTINUATION  
SEE SHEET 4

SILVER WATTLE ROAD

VELOCITY WAY

VELOCITY WAY

SILVER WATTLE ROAD

FOR CONTINUATION  
SEE SHEET 2

BOUNDARY ROAD

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REF: 16-001738/1 (116-003560) VERSION: N PM 17.5.18

SCALE  
 1:750

LENGTHS ARE IN METRES

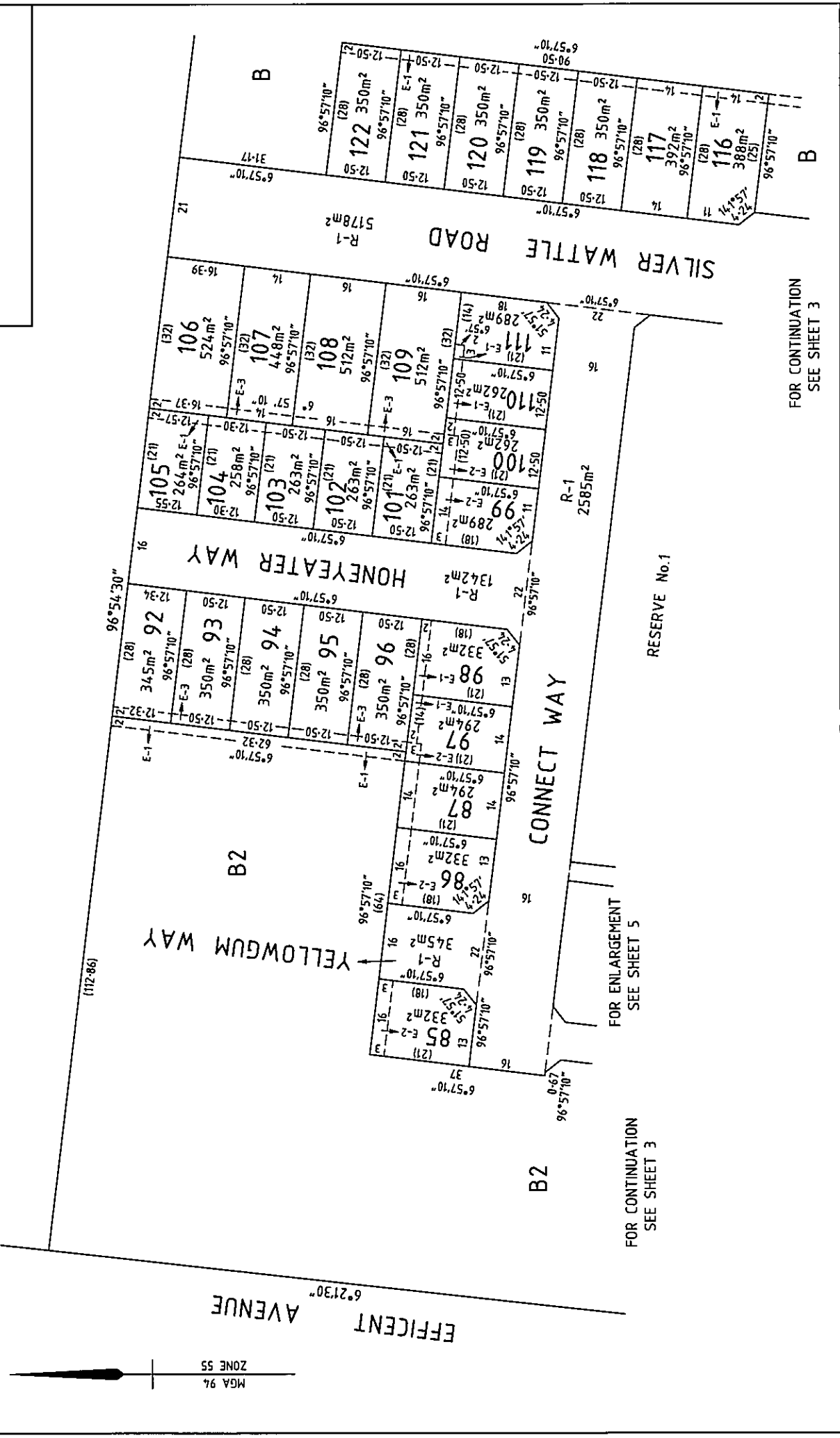
ORIGINAL SHEET  
 SIZE: A3

SHEET 3 OF 7 SHEETS

ZOIS ARAVANIS, LICENSED SURVEYOR



PS 807872R



FOR CONTINUATION  
SEE SHEET 3

FOR CONTINUATION  
SEE SHEET 3

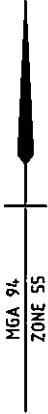
FOR ENLARGEMENT  
SEE SHEET 5

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	<p>ZOIS ARAVANIS, LICENSED SURVEYOR</p>			
<p>REF: 16-001738/1 (16-003560) VERSION: N PM 17.5.18</p>				

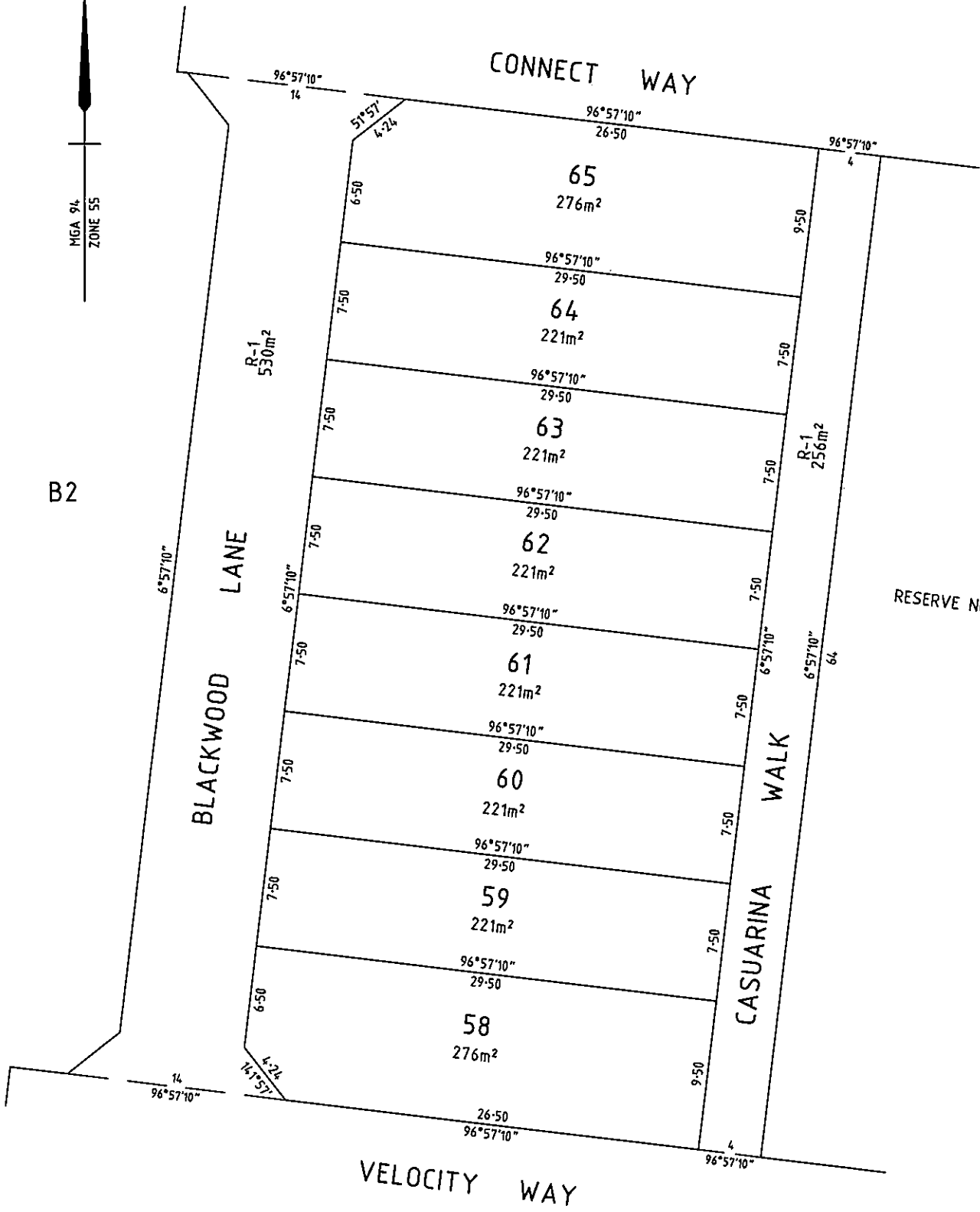




FOR CONTINUATION  
SEE SHEET 4



B2



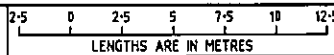
RESERVE No.1

FOR CONTINUATION  
SEE SHEET 3



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SCALE  
1:250



ORIGINAL SHEET  
SIZE: A3

SHEET 5 OF 7 SHEETS

ZOIS ARAVANIS, LICENSED SURVEYOR



**CREATION OF RESTRICTION A:**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 47 TO 55 (BOTH INCLUSIVE), 85, 86, 92 TO 96 (BOTH INCLUSIVE), 98, 106 TO 109 AND 112 TO 122 (ALL INCLUSIVE) ON THIS PLAN.

LAND TO BE BENEFITED: LOTS 47 TO 55 (BOTH INCLUSIVE), 85, 86, 92 TO 96 (BOTH INCLUSIVE), 98, 106 TO 109 AND 112 TO 122 (BOTH INCLUSIVE) ON THIS PLAN.

**DESCRIPTION OF RESTRICTION**

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A BURDENED LOT TO WHICH THIS RESTRICTION APPLIES SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PART OR PARTS THEREOF:

1. BUILD OR CAUSE TO BE BUILT OR ALLOW TO REMAIN ANY DWELLING OTHER THAN WITHIN THE APPROVED BUILDING ENVELOPE SHOWN ON THE SCHEDULE ON SHEET 7 ON THIS PLAN.  
THE ENCROACHMENTS PERMITTED BY REGULATION 409 OF THE BUILDING REGULATIONS 2006 APPLY BUT MAY NOT ENCROACH MORE THAN 1 METRE INTO THE SPECIFIED FRONT SETBACK.
2. CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY FRONT FENCE UNLESS IT IS LESS THAN 1.20 METRES IN HEIGHT AND CONSTRUCTED WITH TIMBER OR A COMBINATION OF TIMBER AND MASONRY OR STONE MATERIALS WITH A MINIMUM 20% TRANSPARENCY. WOVEN WIRE, STEEL, COLOURBOND AND MINI-ORB STYLE FENCES ARE NOT PERMITTED.
3. CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY SIDE OR REAR FENCE UNLESS IT IS CONSTRUCTED OF TIMBER PALING WITH EXPOSED POSTS AND CAPPED ACROSS THE TOP TO A MAXIMUM HEIGHT OF 2.00 METRES INCLUDING THE CAPPING.
4. CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY SIDE FENCE FOWARD OF THE BUILDING LINE UNLESS IT IS CONSTRUCTED OF TIMBER PALING WITH EXPOSED POSTS AND CAPPED ACROSS THE TOP TO A MAXIMUM HEIGHT OF 1.20 METRES INCLUDING THE CAPPING.
5. CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY DRIVEWAY WITHIN 0.50 METRES OF A SIDE BOUNDARY.
6. CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY GARAGE WITH A SETBACK OF LESS THAN 5.50 METRES FROM THE FRONT BOUNDARY.

THIS RESTRICTION SHALL EXPIRE FIVE YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

**CREATION OF RESTRICTION B:**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 28, 56 TO 65 (BOTH INCLUSIVE), 87, 97, 99 TO 105 (BOTH INCLUSIVE), 110 AND 111 ON THIS PLAN.

LAND TO BE BENEFITED: LOTS 28, 56 TO 65 (BOTH INCLUSIVE), 87, 97, 99 TO 105 (BOTH INCLUSIVE), 110 AND 111 ON THIS PLAN.

**DESCRIPTION OF RESTRICTION**

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A BURDENED LOT TO WHICH THIS RESTRICTION APPLIES SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PART OR PARTS THEREOF:

1. CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY FRONT FENCE UNLESS IT IS LESS THAN 1.20 METRES IN HEIGHT AND CONSTRUCTED WITH TIMBER OR A COMBINATION OF TIMBER AND MASONRY OR STONE MATERIALS WITH A MINIMUM 20% TRANSPARENCY. WOVEN WIRE, STEEL, COLOURBOND AND MINI-ORB STYLE FENCES ARE NOT PERMITTED.
2. CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY SIDE OR REAR FENCE UNLESS IT IS CONSTRUCTED OF TIMBER PALING WITH EXPOSED POSTS AND CAPPED ACROSS THE TOP TO A MAXIMUM HEIGHT OF 2.00 METRES INCLUDING THE CAPPING.
3. CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY SIDE FENCE FOWARD OF THE BUILDING LINE UNLESS IT IS CONSTRUCTED OF TIMBER PALING WITH EXPOSED POSTS AND CAPPED ACROSS THE TOP TO A MAXIMUM HEIGHT OF 1.20 METRES INCLUDING THE CAPPING.
4. CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY DRIVEWAY WITHIN 0.50 METRES OF A SIDE BOUNDARY.

THIS RESTRICTION SHALL EXPIRE FIVE YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

**CREATION OF RESTRICTION C:**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED


LAND TO BE BURDENED: LOTS 28, 56 TO 65 (BOTH INCLUSIVE), 87, 97, 99 TO 105 (BOTH INCLUSIVE), 110 AND 111 ON THIS PLAN.

LAND TO BE BENEFITED: LOTS 28, 56 TO 65 (BOTH INCLUSIVE), 87, 97, 99 TO 105 (BOTH INCLUSIVE), 110 AND 111 ON THIS PLAN.

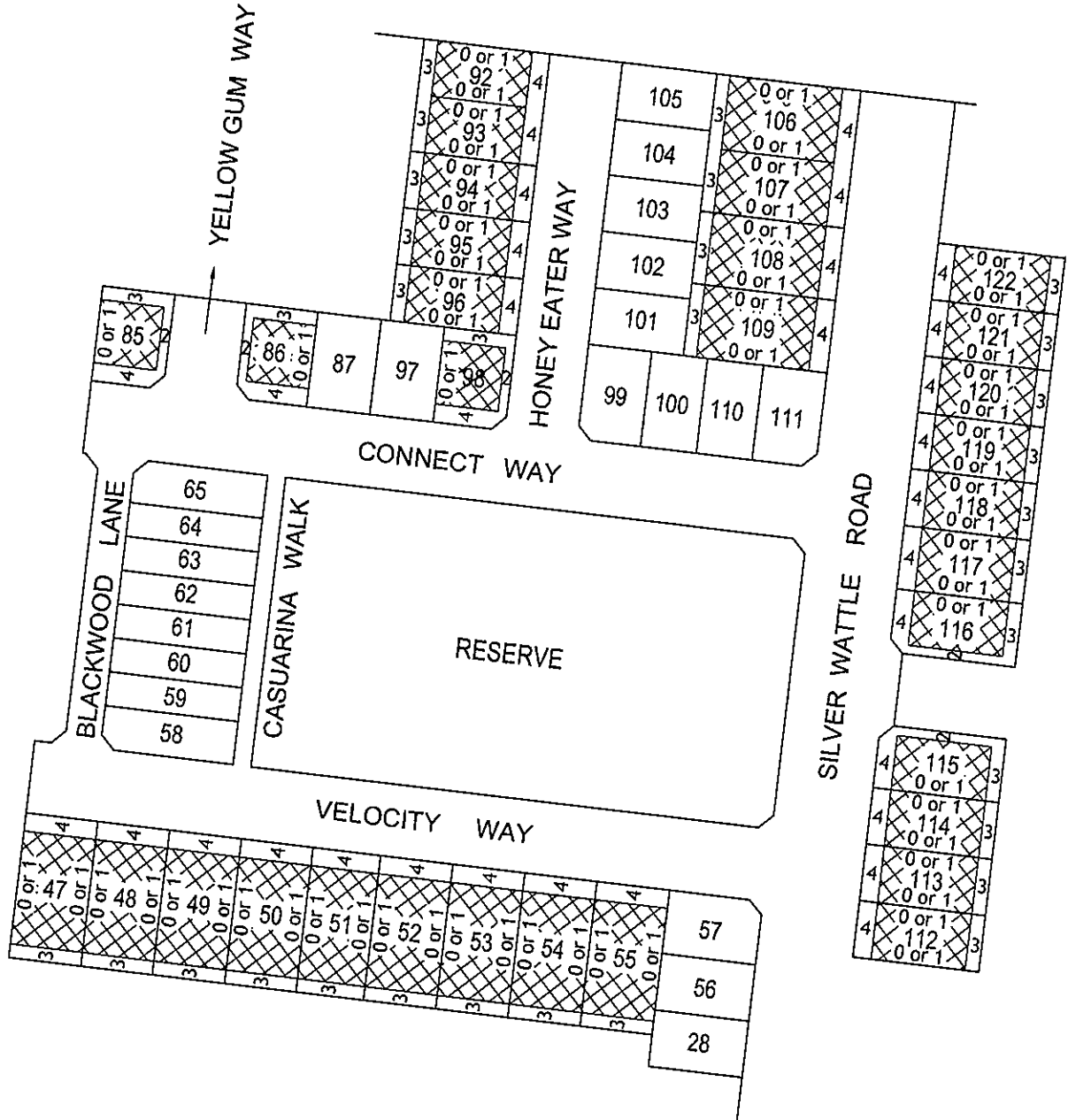
**DESCRIPTION OF RESTRICTION**

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A BURDENED LOT TO WHICH THIS RESTRICTION APPLIES SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PART OR PARTS THEREOF:

1. CONSTRUCT OR EXTEND ANY DWELLING UNLESS IT HAS BEEN ASSESSED FOR COMPLIANCE AGAINST THE SMALL LOT HOUSING CODE. FOR THE PURPOSES OF OF ASSESSMENT AGAINST THE SMALL LOT HOUSING CODE, ALL BURDENED LOTS ARE TO BE ASSESSED AS TYPE A LOTS.

 <p>LICENSED LAND SURVEYORS &amp; ENGINEERS CALBRE CONSULTING (MELB) PTY LTD Level 2, 55 Southbank Boulevard Southbank VIC 3006 T 03 9203 9000 F 03 9203 9099 www.calbregroup.com</p>	ORIGINAL SHEET SIZE: A3		SHEET 6 OF 7 SHEETS
	ZOIS ARAVANIS, LICENSED SURVEYOR		
REF: 16-001738/1 (16-003560) VERSION: N PG 31.10.17			





BUILDING ENVELOPE DIAGRAM  
SCHEDULE

NOTES:

1. THE BUILDING CAN BE BUILT ON EITHER SIDE BOUNDARY WHERE NOTED AS "0 or 1" ON THIS DIAGRAM BUT MUST MAINTAIN A MINIMUM 1m SETBACK TO THE OPPOSITE BOUNDARY.
2. THE PROVISIONS OF PART 4 OF THE BUILDING REGULATIONS APPLY (APART FROM ALL SETBACKS WHICH IS REGULATION 409 AND 414); AND
3. EASEMENT NOTATION – WHERE A PROFILE WHEN APPLIED COVERS AN EASEMENT, THE PORTION OF THE PROFILE WITHIN THE EASEMENT CANNOT BE CONSIDERED FOR APPROVAL/BUILT UPON. THIS MAY VARY THIS MAY VARY ONLY IN THE CIRCUMSTANCES WHERE BUILDINGS ON THE RECEIVES PRIOR WRITTEN CONSENT BY THE RELEVANT SERVICE AUTHORITY.



BUILDING ENVELOPE

85

LOT NUMBER

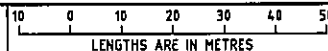
4

SETBACK FROM BOUNDARY



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SCALE  
1:1000



ORIGINAL SHEET  
SIZE: A3

SHEET 7 OF 7 SHEETS

ZOIS ARAVANIS, LICENSED SURVEYOR

