
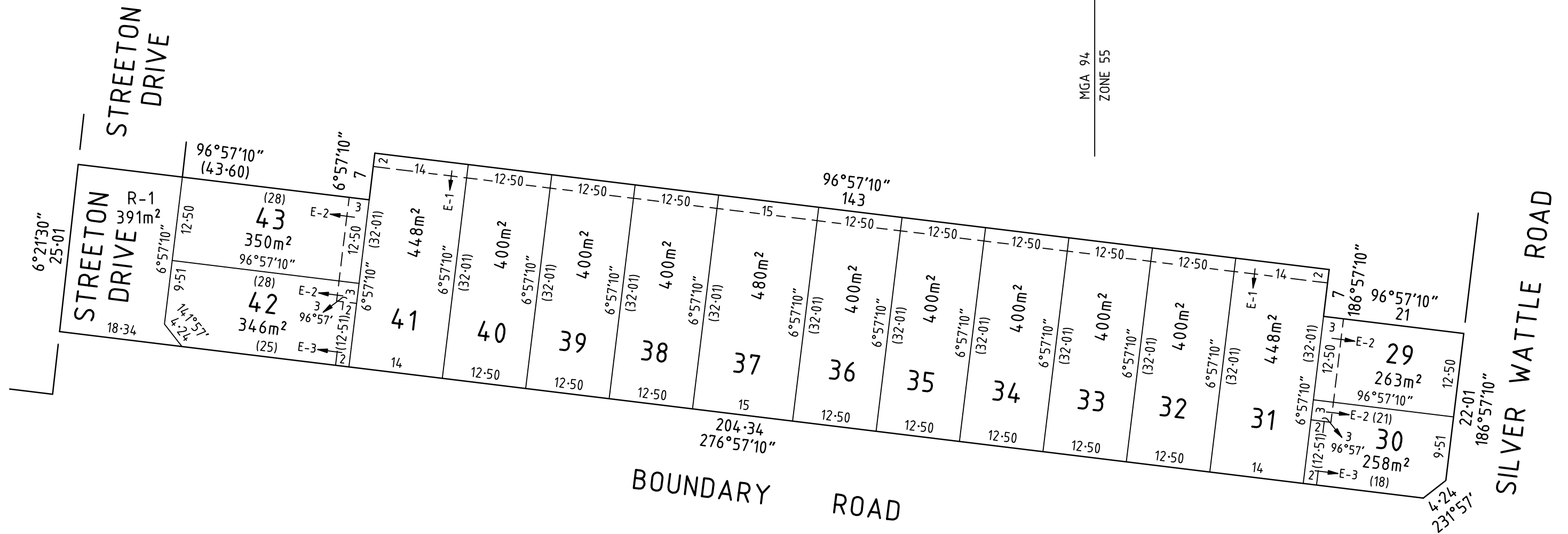
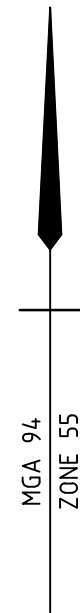


PLAN OF SUBDIVISION			EDITION 1	PS 816020V	
LOCATION OF LAND PARISH: DUNEED TOWNSHIP: SECTION: CROWN PORTION: 13 (PART) TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS 807872R LOT B1 POSTAL ADDRESS: 1 SILVER WATTLE ROAD (AT TIME OF SUBDIVISION) MOUNT DUNEED 3217 MGA94 CO-ORDINATES: E 266 250 ZONE 55 (AT APPROX CENTRE OF LAND IN PLAN) N 5 766 590 GDA 94			COUNCIL NAME: GREATER GEELONG CITY COUNCIL		
VESTING OF ROADS AND OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN - SEE SHEETS 3 AND 4. OTHER PURPOSE OF PLAN: PART OF THE DRAINAGE EASEMENT SHOWN AS E-3 CREATED IN PS 807872R AFFECTING ROADS R-1 ON THIS PLAN IS TO BE REMOVED UPON REGISTRATION OF THIS PLAN. GROUNDS FOR EASEMENT REMOVAL: BY AGREEMENT OF THE RELEVANT AUTHORITIES VIDE SECTION 6(1)(k)(iii) OF THE SUBDIVISION ACT		
ROAD R-1	GREATER GEELONG CITY COUNCIL				
NOTATIONS					
DEPTH LIMITATION: DOES NOT APPLY					
STAGING: THIS IS NOT A STAGED SUBDIVISION. PLANNING PERMIT No. LOTS 1 TO 28 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. SURVEY: THIS PLAN IS BASED ON SURVEY IN PS807872R THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK No(s) N/A IN PROCLAIMED SURVEY AREA No. N/A					
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,E-2	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	PS 807872R	BARWON REGION WATER CORPORATION	
E-2,E-3	DRAINAGE	SEE DIAG.	PS 807872R	GREATER GEELONG CITY COUNCIL	
 LICENSED LAND SURVEYORS & ENGINEERS CALIBRE CONSULTING (MELB) PTY LTD Level 2, 55 Southbank Boulevard Southbank VIC 3006 T 03 9203 9000 F 03 9203 9099 www.calibregroup.com		ARMSTRONG CREEK CENTRAL-Stage 4	DEVELOPMENT AREA: 0.62ha	NO.OF LOTS: 15	ORIGINAL SHEET SIZE: A3
REF: 16-001738/4 (17-002748) VERSION: A PG 17.10.17		ZOIS ARAVANIS, LICENSED SURVEYOR			SHEET 1 OF 4 SHEETS



CREATION OF RESTRICTION A:

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 31 TO 43 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 29 TO 43 (BOTH INCLUSIVE)

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 4 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 29 AND 30.

LAND TO BE BENEFITED: LOTS 29 TO 43.

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 29 AND 30.

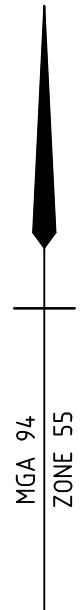
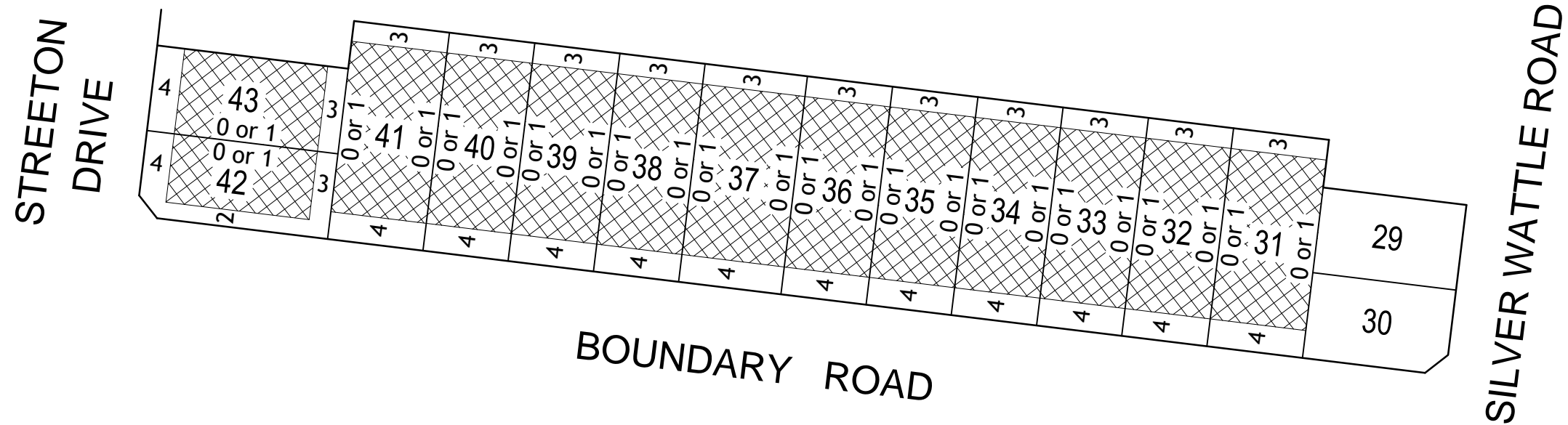
LAND TO BE BENEFITED: LOTS 29 TO 43.

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 & ENGINEERS CALIBRE CONSULTING (MELB) PTY LTD Level 2, 55 Southbank Boulevard Southbank VIC 3006 T 03 9203 9000 F 03 9203 9099 www.calibregroup.com</p>		ORIGINAL SHEET SIZE: A3	SHEET 3 OF 4 SHEETS
	ZOIS ARAVANIS, LICENSED SURVEYOR		
REF: 16-001738/4 (17-00278) VERSION: A PG 17.10.17			



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 DIAGRAM
SCHEDULE



BUILDING ENVELOPE

35

LOT NUMBER

4

SETBACK FROM BOUNDARY