
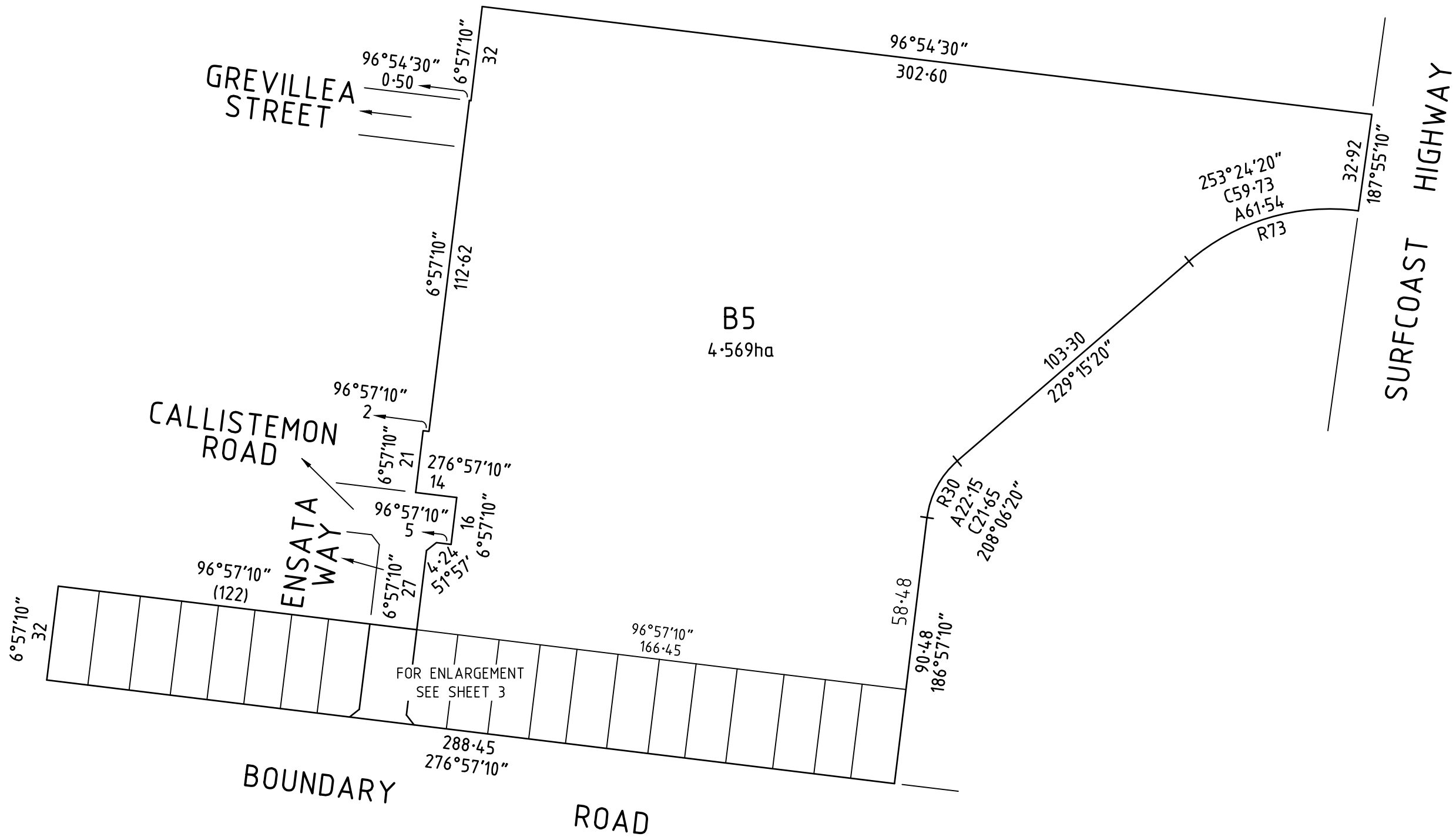
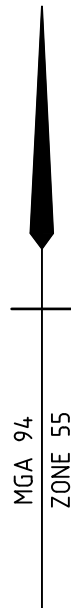


<b>PLAN OF SUBDIVISION</b>			<b>EDITION 1</b>	<b>PS 816034J</b>		
<b>LOCATION OF LAND</b> PARISH: DUNEED TOWNSHIP: SECTION: CROWN PORTION: 13 (PART)  TITLE REFERENCE: VOL. FOL. VOL.11583 FOL.216  LAST PLAN REFERENCE: PS 822693F (LOT B7) PS 732897P (LOT 2)  POSTAL ADDRESS: 381-383 TORQUAY ROAD (AT TIME OF SUBDIVISION) MOUNT DUNEED 3217  MGA94 CO-ORDINATES: E 266 600 ZONE 55 (AT APPROX CENTRE OF LAND IN PLAN) N 5 766 550			COUNCIL NAME: GREATER GEELONG CITY COUNCIL			
<b>VESTING OF ROADS AND OR RESERVES</b>			<b>NOTATIONS</b>			
IDENTIFIER	COUNCIL/BODY/PERSON		RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN ---- SEE SHEETS 4 AND 5.			
ROAD R-1	GREATER GEELONG CITY COUNCIL					
<b>NOTATIONS</b>						
DEPTH LIMITATION: DOES NOT APPLY						
STAGING: THIS IS NOT A STAGED SUBDIVISION. PLANNING PERMIT No.  LOT 13 HAS BEEN OMITTED FROM THIS PLAN.  SURVEY: THIS PLAN IS BASED ON SURVEY IN PS 807872R 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)						
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF		
E-1	PIPELINES OR ANCILLARY PURPOSES	2	THIS PLAN	BARWON REGION WATER CORPORATION		
 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 6	DEVELOPMENT AREA: 0.92ha	NO.OF LOTS: 20 + B5	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5 SHEETS
REF: 16-001738/6		VERSION: E		RM 18.07.18		
			ZOIS ARAVANIS, LICENSED SURVEYOR			



B5  
4.569ha

FOR ENLARGEMENT  
SEE SHEET 3



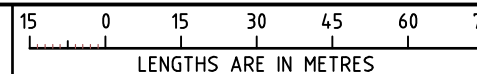
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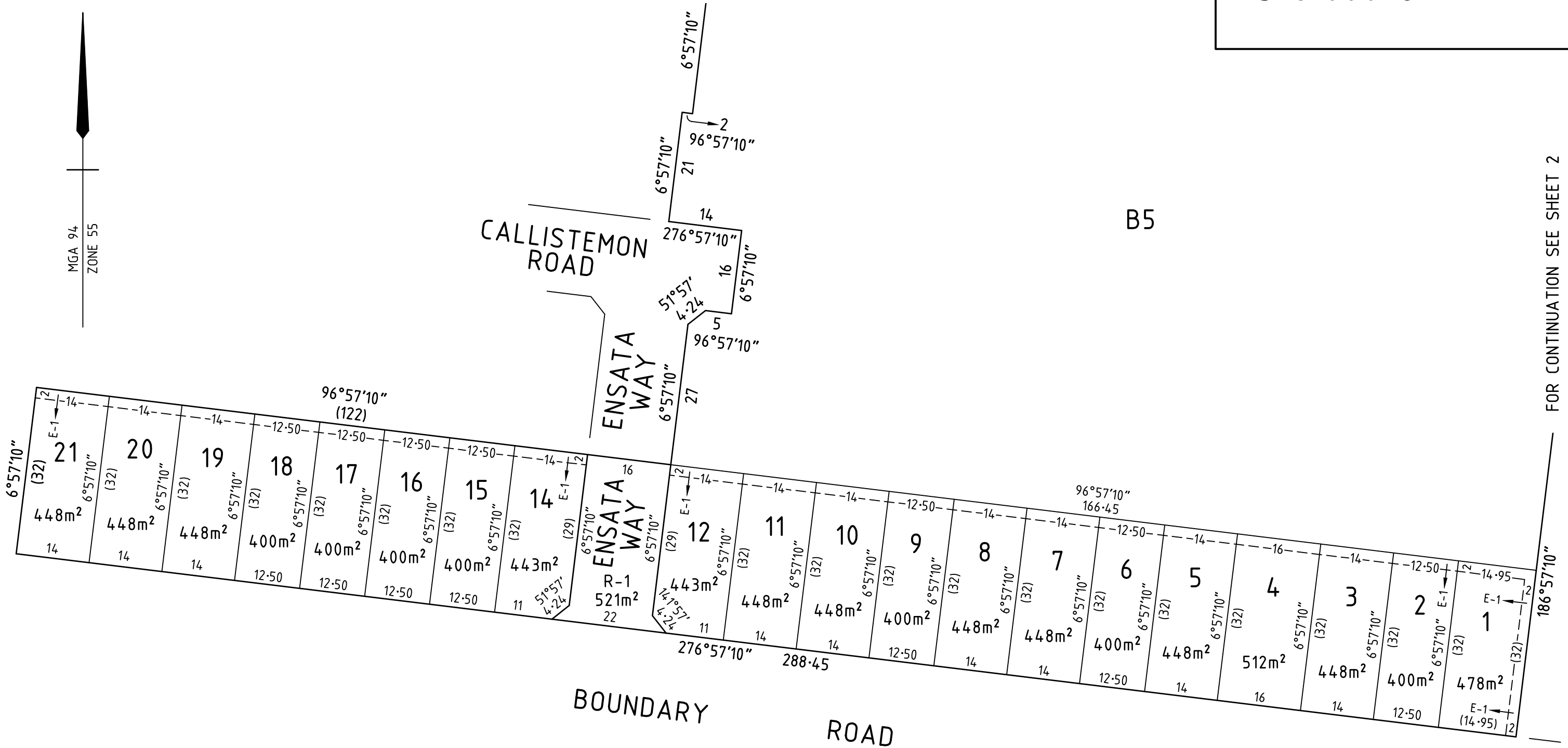
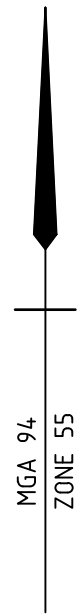
SCALE  
1:1500



ORIGINAL SHEET  
SIZE: A3

SHEET 2 OF 5 SHEETS

ZOIS ARAVANIS, LICENSED SURVEYOR



FOR CONTINUATION SEE SHEET 2

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SCALE 1:750  
  
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 3 OF 5 SHEETS

ZOIS ARAVANIS, LICENSED SURVEYOR

**CREATION OF RESTRICTION:**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 1 TO 12 AND 14 TO 21 (ALL INCLUSIVE) ON THIS PLAN.


LAND TO BE BENEFITED: LOTS 1 TO 12 AND 14 TO 21 (ALL INCLUSIVE) ON THIS PLAN.

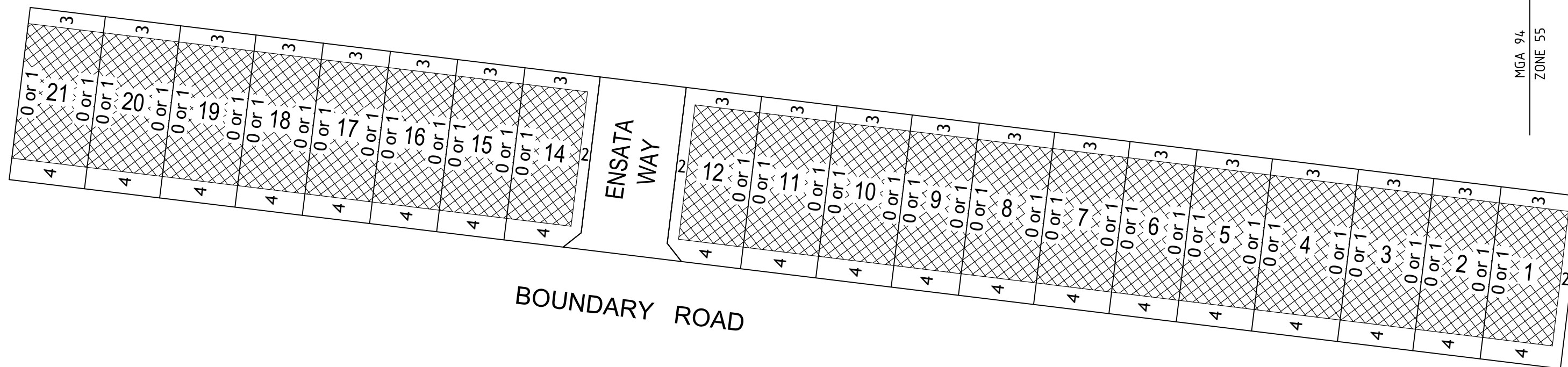
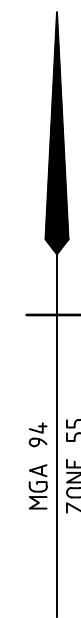
**DESCRIPTION OF RESTRICTION**

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 5 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.


 <p>LICENSED LAND SURVEYORS &amp; 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 4 OF 5 SHEETS
	ZOIS ARAVANIS, LICENSED SURVEYOR		
REF: 16-001738/6	VERSION: E	RM 16.05.18	



**BUILDING ENVELOPE DIAGRAM  
SCHEDULE**

**NOTES:**

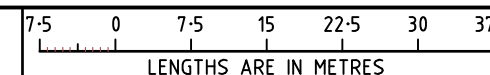
1. THE BUILDING CAN BE BUILT ON EITHER SIDE BOUNDARY WHERE NOTED AS "0 or 1" ON THIS DIAGRAM BUT MUST MAINTAIN A MINIMUM 1m SETBACK TO THE OPPOSITE BOUNDARY.
2. THE PROVISIONS OF PART 4 OF THE BUILDING REGULATIONS APPLY (APART FROM ALL SETBACKS WHICH IS REGULATION 409 AND 414); AND
3. EASEMENT NOTATION – 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
- 20 LOT NUMBER
- 4 SETBACK FROM BOUNDARY



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SCALE  
1:750



ORIGINAL SHEET  
SIZE: A3

SHEET 5 OF 5 SHEETS

ZOIS ARAVANIS, LICENSED SURVEYOR