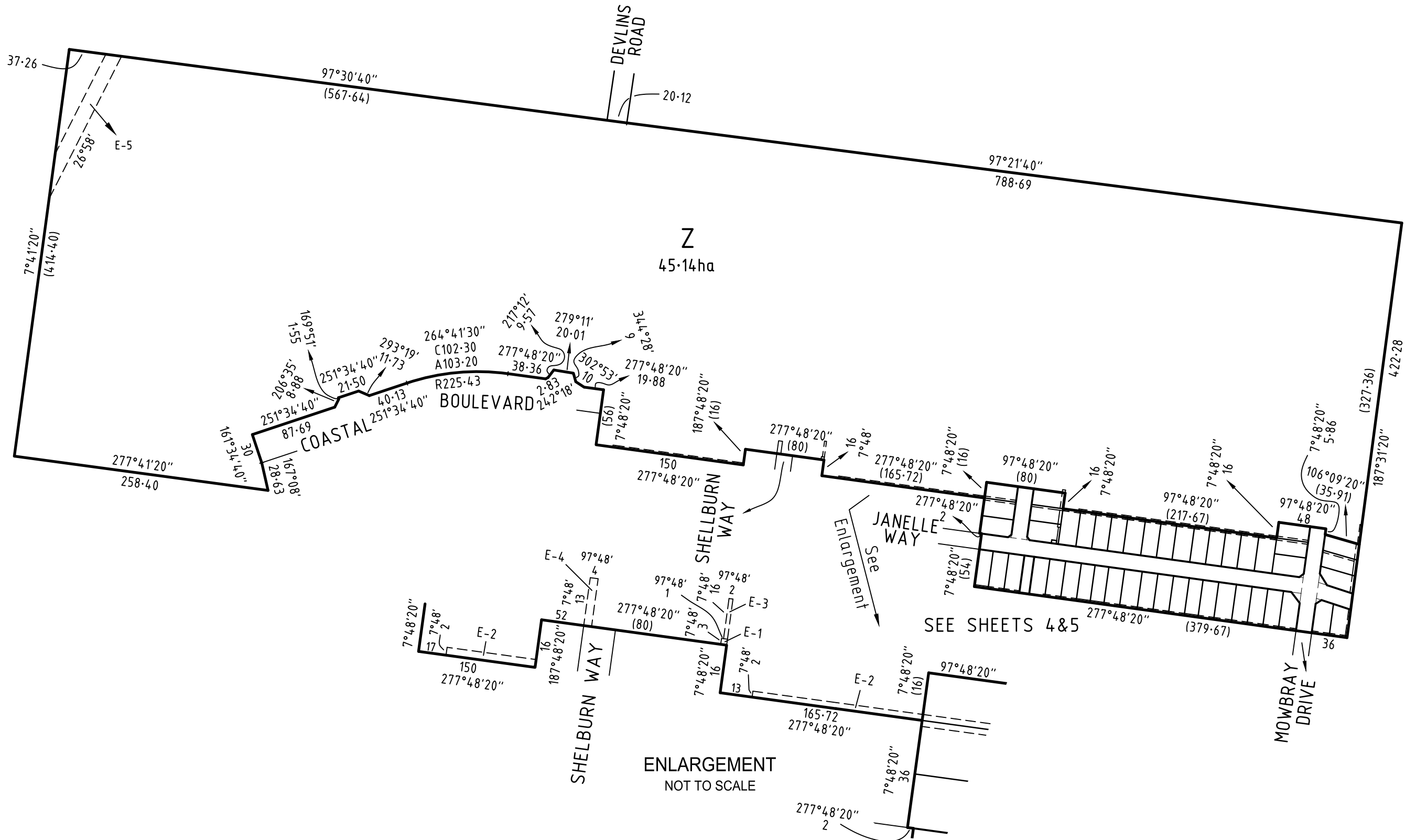


PLAN OF SUBDIVISION		EDITION 1	PS 742167X	
LOCATION OF LAND PARISH: BELLARINE TOWNSHIP: - SECTION: 3 CROWN ALLOTMENT: - CROWN PORTION: 19(Part) & 20(Part) TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: Lot W on PS 742166A POSTAL ADDRESS: Janelle Way (at time of subdivision) Ocean Grove 3226 MGA94 CO-ORDINATES: E: 285 940 ZONE: 55 (of approx centre of land N: 5 763 805 in plan)				
VESTING OF ROADS AND/OR RESERVES		Notations		
IDENTIFIER	COUNCIL/BODY/PERSON	Land being subdivided is enclosed within thick continuous lines Lot Nos. 1-3300 (both inclusive) and Lots A-Y (both inclusive) have been omitted from this plan. See Sheets 5 & 6 for Creation of Restrictions No.1 to No.5 <u>Other Purpose of the Plan</u> to remove by agreement that part of easement E-3 created on PS742166A that lies within Road R1 (Janelle Way, Duneview Drive & Mowbray Drive) in this plan via section 6(i)(k)(iii) of the Subdivision Act 1988. <u>Grounds for Removal</u> By Agreement		
ROAD R1	CITY OF GREATER GEELONG			
RESERVE No. 1	CITY OF GREATER GEELONG			
RESERVE No. 2	POWERCOR AUSTRALIA LIMITED A.C.N. 064 651 109			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. 1263/2011 This survey has been connected to permanent marks No(s). 20, 21, 140, 141, 166, 168, 276, 284, 306 & 315 (Parish of Bellarine) & 241 Parish of Paywit In Proclaimed Survey Area No. -				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of
KINGSTON ESTATE - STAGE 33 (47 LOTS)			AREA OF STAGE - 3.654ha	
 10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 spiire.com.au		SURVEYORS FILE REF: 302161SV00		ORIGINAL SHEET SIZE: A3
		LICENSED SURVEYOR: Bradley Lloyd Millar		SHEET 1 OF 7
		VERSION 7		

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	Drainage	3	PS 742166A	City of Greater Geelong
E-1	Pipelines or Ancillary Purposes	3	PS 742166A Section 136 of the Water Act	Barwon Region Water Corporation
E-2	Drainage	2	PS 742166A	City of Greater Geelong
E-3	Pipelines or Ancillary Purposes	2	PS 742166A Section 136 of the Water Act	Barwon Region Water Corporation
E-4	Pipeline or Ancillary Purposes	4	PS 742166A Section 136 of the Water Act	Barwon Region Water Corporation
E-5	Water Supply	10.06	LP 19515 Inst. 162582	Lots on LP 19515 State Rivers and Water Supply Commission
E-6	Drainage	3	This Plan	City of Greater Geelong
E-6	Pipelines or Ancillary Purposes	3	This Plan Section 136 of the Water Act	Barwon Region Water Corporation
E-7	Drainage	2	This Plan	City of Greater Geelong
E-8	Pipelines or Ancillary Purposes	2	This Plan Section 136 of the Water Act	Barwon Region Water Corporation
E-9	Drainage	2	This Plan	City of Greater Geelong
E-9	Pipelines or Ancillary Purposes	2	This Plan Section 136 of the Water Act	Barwon Region Water Corporation

MGA 94
ZONE 55

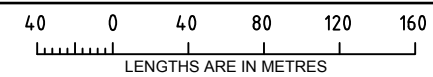


ENLARGEMENT
NOT TO SCALE



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SCALE
1: 4000

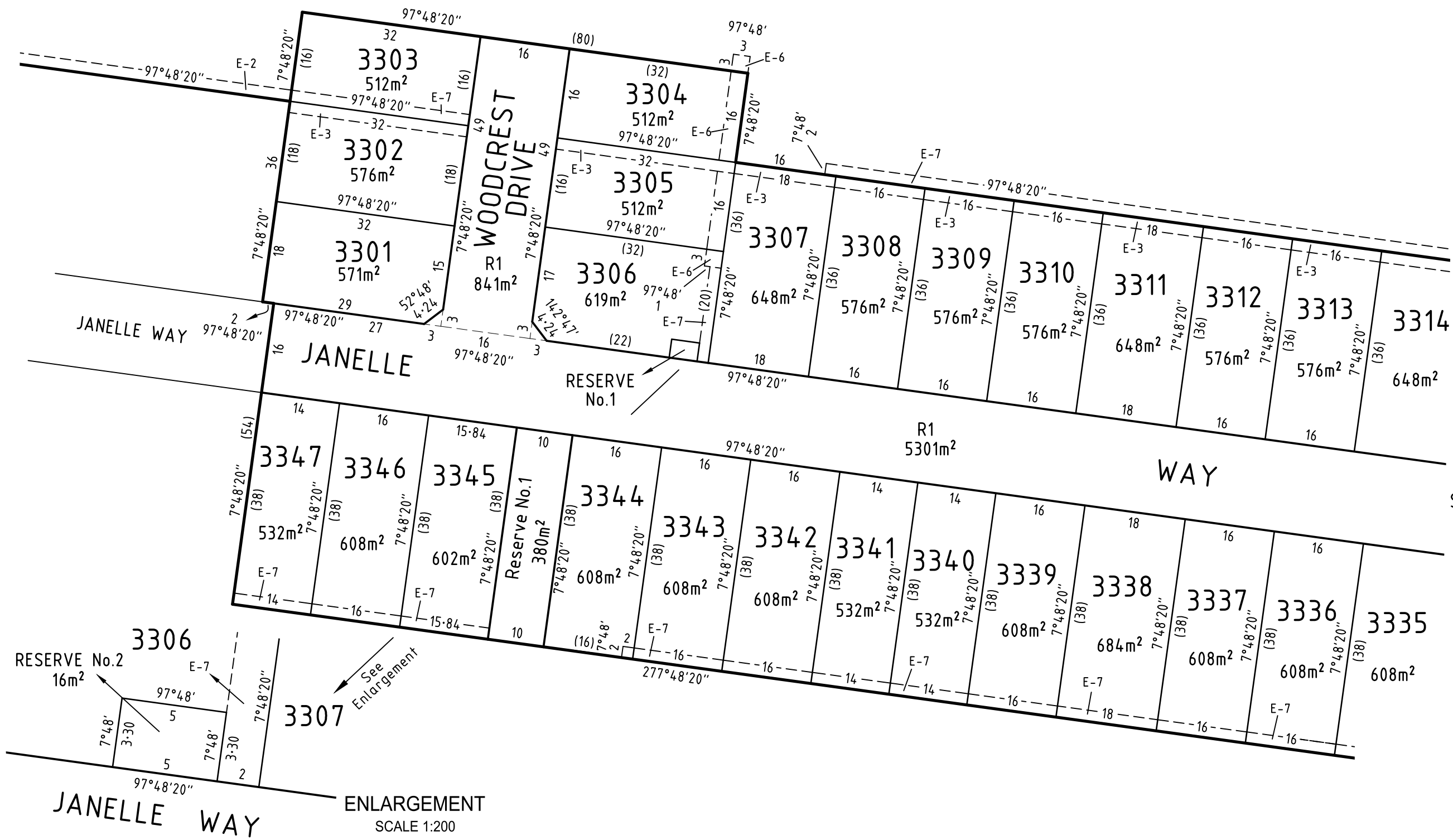
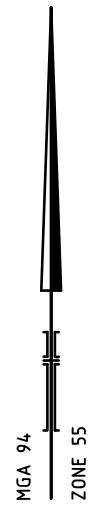


ORIGINAL SHEET
SIZE: A3

SHEET 3

LICENSED SURVEYOR: Bradley Lloyd Millar
REF: 302161SV00
VERSION 7

SEE SHEET 3 Z

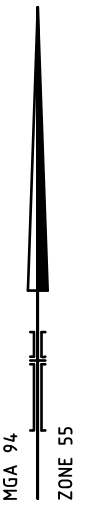
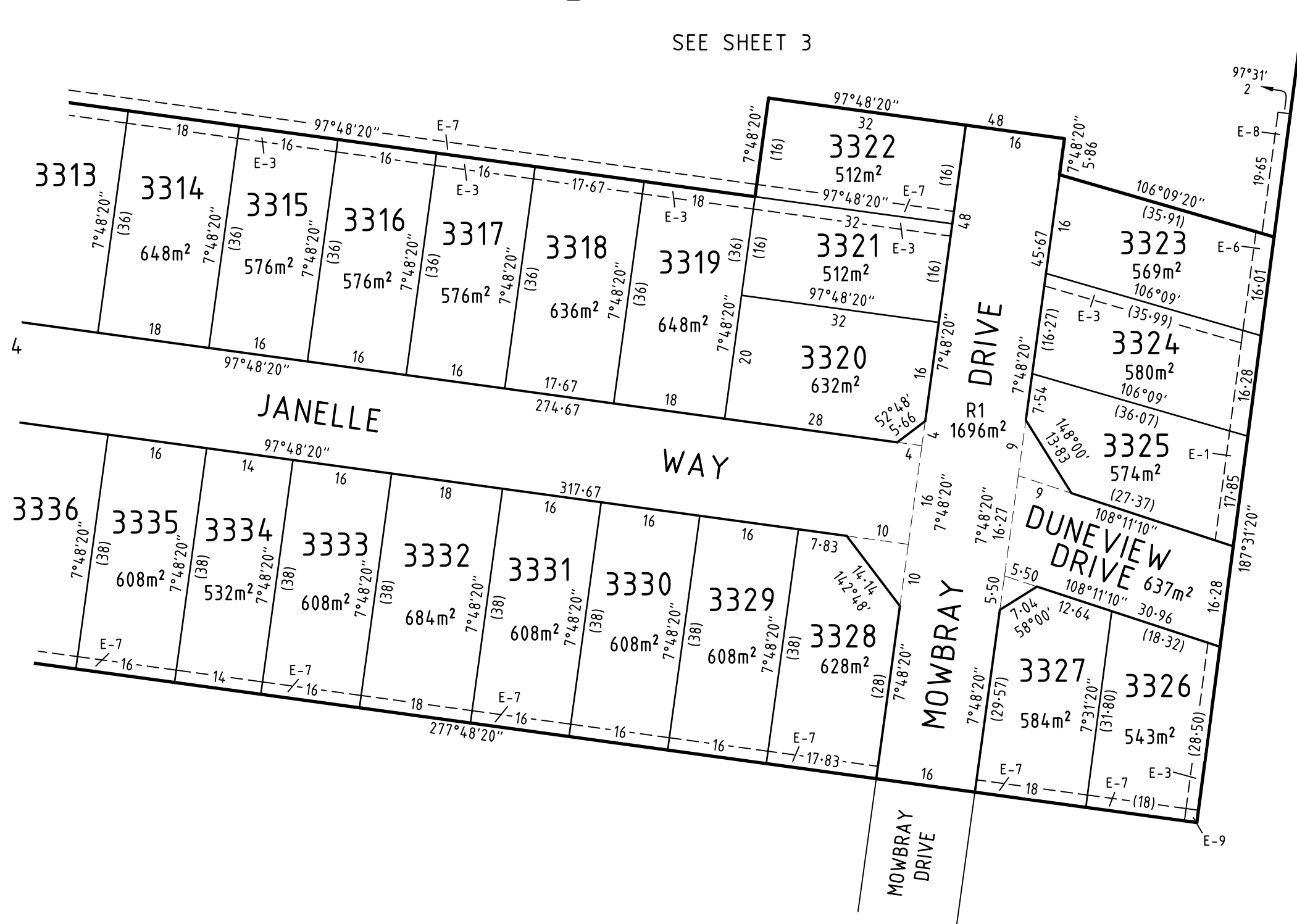


SEE SHEET 5

Z

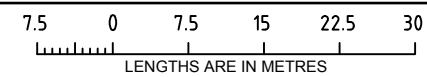
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SEE SHEET 4



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SCALE
 1: 750



ORIGINAL SHEET
 SIZE: A3

SHEET 5

LICENSED SURVEYOR: Bradley Lloyd Millar
 REF: 302161SV00
 VERSION 7

Definitions

Building - Any Structure

Dwelling - House - Habitable Room (Excludes Carport/Garage)

PS 742167X

Creation of Restriction No 1

The following Restriction is to be created upon registration of this plan:

Land to Benefit: Lots 3301 to 3347(all inclusive) on this plan.

Land to be Burdened: Lots 3301 to 3310(all inclusive), 3312 to 3319(all inclusive) & 3321 to 3347 (all inclusive) on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of Lots 3301 to 3305 (all inclusive) 3307 to 3319(all inclusive) & 3321 to 3347 (all inclusive) on this plan must not:

1. further subdivide the lots;
2. construct more than one dwelling on any single lot; and
3. construct on any single lot a dwelling with a floor area less than 135 square metres.

This Restriction will cease to have effect 10 years after the date of Registration of this plan.

Creation of Restriction No 2

The following Restriction is to be created upon Registration of this Plan:

Land to Benefit: Lots 3301 to 3347 (all inclusive) on this plan.

Land to be Burdened: Lots 3301 to 3347 (all inclusive) on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of Lots 3301 to 3347 (all inclusive) must not:

1. Construct or allow to be constructed any improvements on any lot:
 - 1.1. that is not in accordance with Kingston Ocean Grove Building Information & Design Guidelines unless otherwise approved by the Kingston Ocean Grove Design Consultant, 22 Kingston Drive Ocean Grove Victoria 3226 ("Kingston Design Consultant") a copy of which guidelines can be obtained from the Kingston Design Consultant; and
 - 1.2. without obtaining written approval of the design for that improvement from the Kingston Design Consultant, which approval must be obtained even if the design for that lot improvement complies with the Kingston Ocean Grove Building Information & Design Guidelines.
2. Construct or allow to be constructed any fencing;
 - 2.1. along a front street alignment; or
 - 2.2. on a side or rear boundary of a lot unless the fence:
 - 2.2.1. is constructed of lapped timber palings with a timber capping;
 - 2.2.2. does not exceed 1.8 metres in height; and
 - 2.2.3. tapers down to 1 metre in height at the front street alignment from 1.8 metres in height for the distance of the required setback from the front street alignment.
3. Construct or allow to be constructed;
 - 3.1. any building which is more than 7.5 metres above the natural ground level (excluding any television antenna, chimney or flue) or an extension to a dwelling where the extension is more than 7.5 metres above natural ground level (excluding any television antenna, chimney or flue);
 - 3.2. a building (excluding any eaves, entry porch, verandah, balcony, pergola or side boundary fencing) unless the building line facing the front street alignment is sited at least 4.5 metres but no more than 6.5 metres from the front street alignment;
 - 3.3. a dwelling unless 50 % of the external walls (excluding windows) are constructed of brick, brick veneer, stone, render or masonry like material;
 - 3.4. the roof of any building, garage door or outbuilding of galvanised iron or other reflective material; and
 - 3.5. a driveway unless constructed of coloured concrete, exposed aggregate concrete, stencilled or stamped coloured concrete or brick pavers.
4. Store or site or permit to be stored or sited on a lot any caravan or boat or any commercial motor vehicle having a registered carrying capacity of more than 1 tonne unless within an approved building or screened from view from any road reserve by a structure that is in line with or behind the most forward line of the building abutting any road reserve;
5. Occupy any dwelling on a lot without a driveway and fences on the side and rear boundaries.

Clauses 1, 2 and 5 of this restriction will cease to have effect 10 years after the date of registration of this plan. Clauses 3 and 4 of this restriction will cease to have effect 20 years after the date of registration of this plan.

Creation of Restriction No 3

The following Restriction is to be created upon Registration of this Plan:

Land to Benefit: Lots 3301 to 3347 (all inclusive)

Land to be Burdened: Lots 3306 & 3320 on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of Lots 3306, & 3320 on this plan must not construct on the lot or any lot derived from a further subdivision of the lot, a dwelling with a floor area less than 115 square metres.

This Restriction will cease to have effect 10 years after the date of Registration of this plan.



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SIZE: A3

SHEET 6

Creation of Restriction No 4

The following Restriction is to be created upon Registration of this Plan:

Land to benefit: Reserve No.1 on this plan.

Land to be burdened: Lots 3344 & 3345 on this plan.

Description of Restriction:

Except with the written consent of the responsible authority for the benefited land, the registered proprietor or proprietors for the time being of lots 3344 & 3345 must not construct a fence on the boundary between the reserve and the burdened land unless:

1. it is semi-permeable; and
2. does not exceed the height of 1.2 metres for the distance of the required setback from the front street alignment.

Creation of Restriction No 5

Upon registration of this plan the following restriction is created.

Land to benefit: Lots 3301- 3347 (all inclusive) on this plan.

Land to be burdened: Lots 3325, 3327 & 3328 on this plan.

Description of Restriction:

No building (excluding any eaves, entry porch, verandah, balcony, pergola or side boundary fencing) shall be located in the area shown thus: 