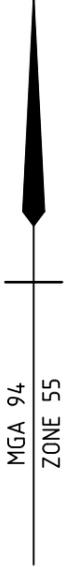


PLAN OF SUBDIVISION		EDITION 1	PS 835210H					
LOCATION OF LAND PARISH: DUNEED TOWNSHIP: - SECTION: 11 CROWN ALLOTMENT: A (PART) CROWN PORTION: - TITLE REFERENCE: VOL.9713 FOL.816 LAST PLAN REFERENCE: PS 716119H (LOT 1) POSTAL ADDRESS: 110A BOUNDARY ROAD (AT TIME OF SUBDIVISION) MOUNT DUNEED 3217 MGA94 CO-ORDINATES: E 264 850 ZONE 55 (AT APPROX CENTRE OF LAND IN PLAN) N 5766 500		Council Name: City of Greater Geelong Council Reference Number: 14825 Planning Permit Reference: PP-282-2019 SPEAR Reference Number: S156281T Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 20/11/2020 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Shane Pritchard for City of Greater Geelong on 20/04/2021						
VESTING OF ROADS AND OR RESERVES		NOTATIONS						
IDENTIFIER	COUNCIL/BODY/PERSON		RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN ---- SEE SHEET 4.					
ROADS R-1	CITY OF GREATER GEELONG							
RESERVE No.1	CITY OF GREATER GEELONG							
RESERVE No.2	CITY OF GREATER GEELONG							
NOTATIONS								
DEPTH LIMITATION: DOES NOT APPLY								
STAGING: THIS IS NOT A STAGED SUBDIVISION. PLANNING PERMIT No. LOTS 1 TO 6500 (BOTH 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								
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-3	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION				
E-2, E-3	PIPELINES AND ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN					
		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 MtDuneed Stage 65A	DEVELOPMENT AREA: 0.926ha + A	NO.OF LOTS: 13 + A	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4 SHEETS
REF: M100611/65A VERSION: F		Digitally signed by: Zois Aravanis, Licensed Surveyor, Surveyor's Plan Version (F), 24/03/2021, SPEAR Ref: S156281T						
GL 18/3/21								



BOUNDARY ROAD

AIRPORT ROAD

BOTANICAL DRIVE

MAGNIFICENT GROVE

ARMSTRONGS

A
14.12ha

FOR DETAIL
SEE SHEET 3

66°34'20"
116.71

97°08'20"
245.85

404.44

122.50

96°49'10"

42.85

6°49'10"

28

96°49'10"

2.78

6°49'10"

28

6513

6512

6511

6510

6509

6508

6507

6506

6505

6504

6503

6502

6501

6°49'10"

(162.42)

(381.12)

186°59'50"

6°49'

6m

E-2

96°49'10"

148.85

108°00'30"

54.18

6m

7°56'20"
440.71

A
14.12ha

FOR DETAIL
SEE SHEET 3

6°49'

6m

E-2

96°49'10"

148.85

108°00'30"

54.18

6m

7°56'20"
440.71

A
14.12ha

FOR DETAIL
SEE SHEET 3

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148.85

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6m

6m

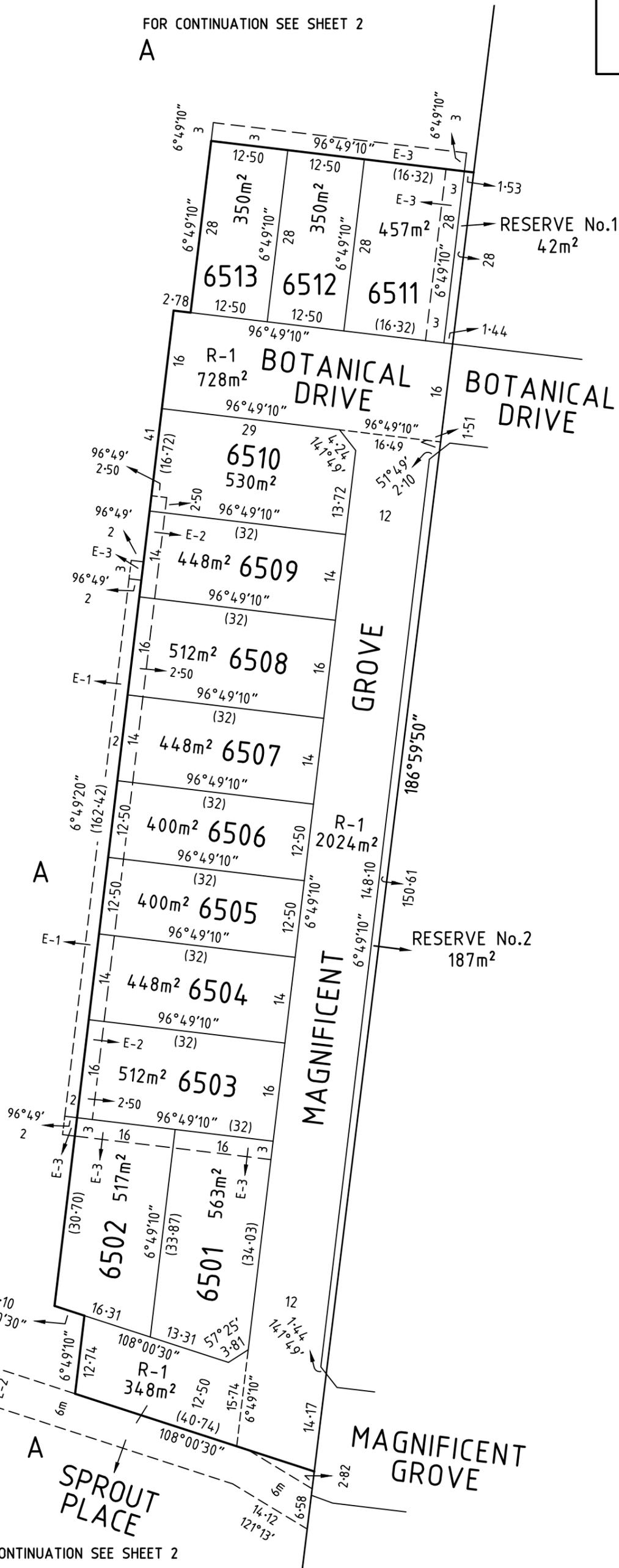
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FOR CONTINUATION SEE SHEET 2

A

MGA 94
ZONE 55

FOR CONTINUATION SEE SHEET 2



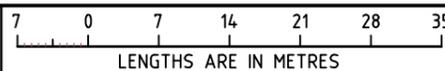
FOR CONTINUATION SEE SHEET 2



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

SCALE
1:700



ORIGINAL SHEET
SIZE: A3

SHEET 3 OF 4 SHEETS

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Surveyor's Plan Version (F),
24/03/2021, SPEAR Ref: S156281T

Digitally signed by:
City of Greater Geelong,
20/04/2021,
SPEAR Ref: S156281T

CREATION OF RESTRICTION 65A-A

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 6501 TO 6513 (BOTH INCLUSIVE)
 LAND TO BENEFIT: LOTS 6501 TO 6513 (BOTH INCLUSIVE)

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 AT ANY TIME ON THE SAID LOT OR ANY PART OR PARTS THEREOF:

- (i) 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);
- (ii) 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 P/L, PO BOX 356, MONT ALBERT, VIC 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 BUILDING ENVELOPES ISSUED IN ACCORDANCE WITH PLANNING PERMIT 496-2012 OR ANY SUBSEQUENT PERMIT, A COPY OF WHICH CAN BE OBTAINED FROM THE WEBSITE AT www.armstrongmtduneeed.com.au;
 - (C) THE PLANS COMPLY WITH THE DESIGN GUIDELINES, A COPY OF WHICH CAN BE OBTAINED FROM THE WEBSITE AT www.armstrongmtduneeed.com.au;
 - (D) 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;
- (iii) BUILD OR CAUSE TO BE BUILT OR ALLOW TO BE BUILT OR ALLOW TO REMAIN STANDING A DWELLING-HOUSE WITH A FLOOR AREA OF LESS THAN:
 - (A) 160 SQUARE METRES IN THE CASE OF A LOT HAVING AN AREA OF 500 SQUARE METRES OR GREATER; OR
 - (B) 130 SQUARE METRES IN THE CASE OF A LOT HAVING AN AREA OF 400 SQUARE METRES OR GREATER BUT LESS THAN 500 SQUARE METRES; OR
 - (C) 100 SQUARE METRES IN THE CASE OF A LOT HAVING AN AREA OF 300 SQUARE METRES OR GREATER BUT LESS THAN 400 SQUARE METRES; OR
 - (D) 75 SQUARE METRES IN THE CASE OF A LOT HAVING AN AREA OF LESS THAN 300 SQUARE METRES.

FOR THE PURPOSES OF CALCULATING THE FLOOR AREA OF A DWELLING HOUSE THE AREA OF THE GARAGES, TERRACES, PERGOLAS OR VERANDAHS SHALL BE EXCLUDED.

- (iv) 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.
- (v) SUBDIVIDE OR CAUSE TO SUBDIVIDE OR ALLOW TO BE SUBDIVIDED THE BURDENED LAND.
- (vi) ALLOW ANY OF THE ABOVE RESTRICTIONS TO BE CHANGED OR AMENDED UNLESS OTHERWISE APPROVED IN WRITING BY THE RESPONSIBLE AUTHORITY AND THE DESIGN ASSESSMENT PANEL.

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT 10 YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

CREATION OF RESTRICTION 65A-B

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 6501-6511 (BOTH INCLUSIVE)
 LAND TO BENEFIT: LOTS 6501-6513 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A BURDENED LOT MUST NOT:

- (i) BUILD OR PERMIT TO BE BUILT ANY BUILDING(S) THAT DOES NOT PROVIDE 1.0 METRE CLEAR HORIZONTAL ACCESS ALONG THE FULL LENGTH OF A MINIMUM ONE SIDE BOUNDARY OF THE LOT.

 <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 4 OF 4 SHEETS
	Digitally signed by: Zois Aravanis, Licensed Surveyor, Surveyor's Plan Version (F), 24/03/2021, SPEAR Ref: S156281T	Digitally signed by: City of Greater Geelong, 20/04/2021, SPEAR Ref: S156281T	
REF: M100611/65A VERSION: F GL 18/3/21			