

**PLAN OF SUBDIVISION****EDITION 1****PS 835211F****LOCATION OF LAND**

PARISH: DUNEED  
 TOWNSHIP: -  
 SECTION: 11  
 CROWN ALLOTMENT: A (PART)  
 CROWN PORTION: -

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: PS 835219N (LOT B)

POSTAL ADDRESS: 110A BOUNDARY ROAD  
 (AT TIME OF SUBDIVISION) MOUNT DUNEED 3217

MGA94 CO-ORDINATES: E 264 700 ZONE 55  
 (AT APPROX CENTRE OF LAND IN PLAN) N 5766 500

COUNCIL NAME: CITY OF GREATER GEELONG

**VESTING OF ROADS AND OR RESERVES****NOTATIONS**

IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R-1 RESERVE No.1 RESERVE No.2	CITY OF GREATER GEELONG CITY OF GREATER GEELONG POWERCOR AUSTRALIA LIMITED

RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN ---- SEE SHEET 4.

**NOTATIONS**

DEPTH LIMITATION: DOES NOT APPLY

STAGING: THIS IS NOT A STAGED SUBDIVISION.  
 PLANNING PERMIT No.

LOTS 1 TO 6600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

SURVEY: THIS PLAN IS BASED ON SURVEY IN PS 835210H  
 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
E-2, E-3	PIPELINES AND ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN	BARWON REGION WATER CORPORATION
E-4, E-6	DRAINAGE	SEE DIAG.	PS 835210H	CITY OF GREATER GEELONG
E-5, E-6	PIPELINES AND ANCILLARY PURPOSES	SEE DIAG.	PS 835210H	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 MtDuneed Stage 66

DEVELOPMENT AREA: 3.773ha

NO.OF LOTS: 51 + C

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 4 SHEETS

ZOIS ARAVANIS, LICENSED SURVEYOR

MGA 94  
ZONE 55

BOUNDARY ROAD

AIRPORT ROAD

9.069ha

RESERVE No.1  
1.190ha

CREEK

ARMSTRONGS

LIMERENCE LANE

WANDERLUST DRIVE

DREAMER CIRCUIT

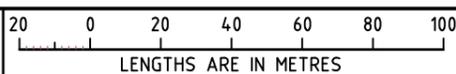
DREAMER CIRCUIT

NOVA WALK

ENLARGEMENT 1  
REFER SHEET 3  
SCALE 1:600

ENLARGEMENT:  
NOT TO SCALE

SCALE  
1:2000



ORIGINAL SHEET  
SIZE: A3

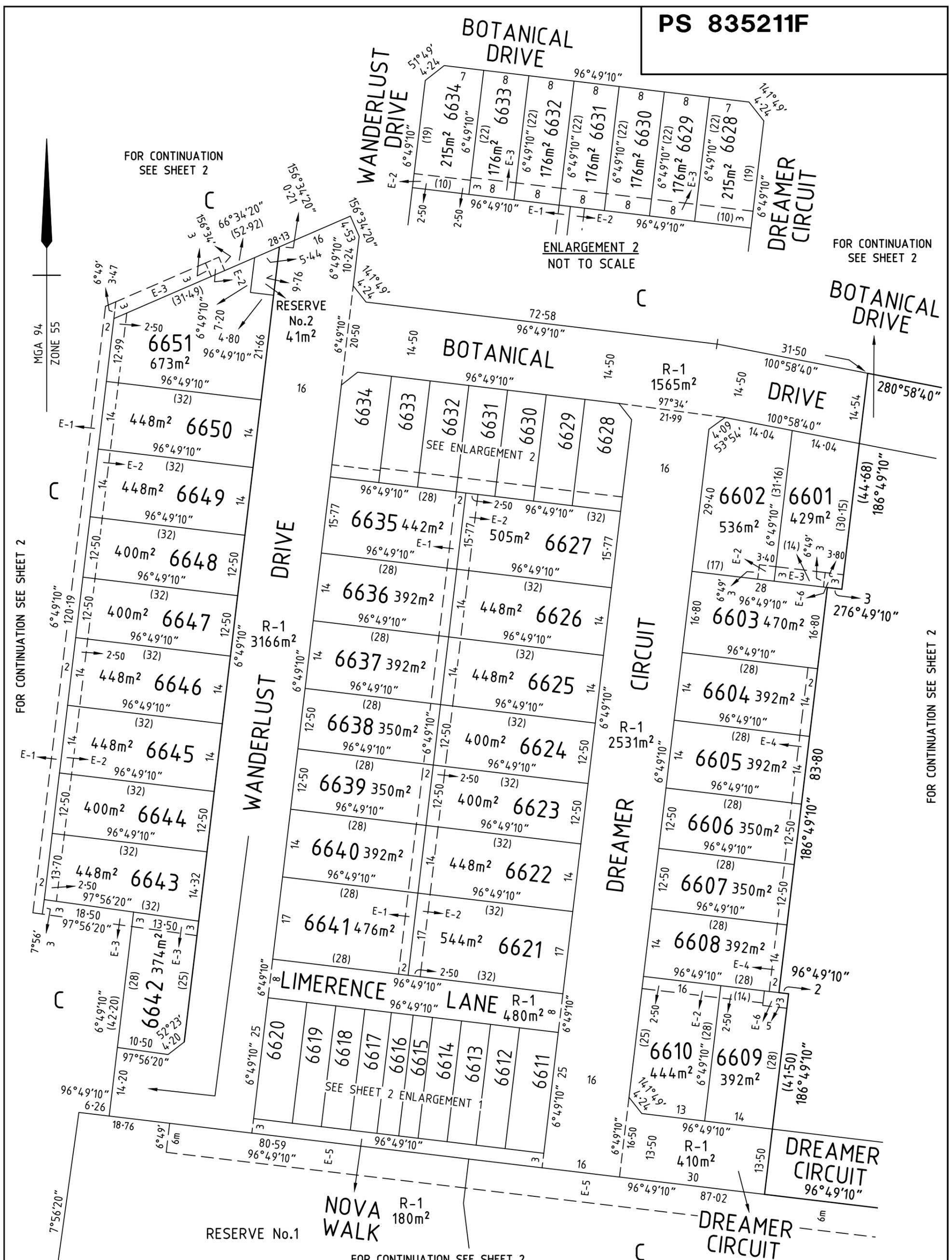
SHEET 2 OF 4 SHEETS

ZOIS ARAVANIS, LICENSED SURVEYOR



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# CREATION OF RESTRICTION No.66-A

PS 835211F

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 6601-6610, 6621-6627 AND 6635-6651 (ALL INCLUSIVE)

LAND TO BENEFIT: LOTS 6601-6651 (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](http://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](http://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 No.66-B

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 6601, 6602, 6609, 6610, 6621-6634 AND 6642-6651 (ALL INCLUSIVE)

LAND TO BENEFIT: LOTS 6601-6651 (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.

# CREATION OF RESTRICTION No.66-C

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 6611-6620 AND 6628-6634 (ALL INCLUSIVE)

LAND TO BENEFIT: LOTS 6601-6651 (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) CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING UNLESS IT HAS BEEN ASSESSED FOR COMPLIANCE AGAINST THE SMALL LOT HOUSING CODE. FOR THE PURPOSES OF ASSESSMENT AGAINST THE SMALL LOT HOUSING CODE, ALL BURDENED LOTS ARE TO BE ASSESSED AS TYPE B LOTS.
- (ii) CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING UNLESS THE PLANS COMPLY WITH THE RELEVANT CLAUSES OF THE APPROVED DESIGN GUIDELINES, A COPY OF WHICH CAN BE OBTAINED FROM THE WEBSITE AT [www.armstrongmtduneeed.com.au](http://www.armstrongmtduneeed.com.au)

 <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 <a href="http://www.calibregroup.com">www.calibregroup.com</a></p>		ORIGINAL SHEET SIZE: A3	SHEET 4 OF 4 SHEETS
	ZOIS ARAVANIS, LICENSED SURVEYOR		
REF: M100611/66 [19-000552]    VERSION: D    RM 17.3.21			