

PLAN OF SUBDIVISION

EDITION 1

PS 749796B

LOCATION OF LAND

PARISH: DUNEED
 TOWNSHIP: -
 SECTION: 12
 CROWN ALLOTMENT: PARTS OF A, B & H
 CROWN PORTION: -

TITLE REFERENCE: VOL.11889 FOLS.560/561, VOL.11947 FOL.018
 VOL.12070 FOL.909 & VOL.12084 FOL.607

LAST PLAN REFERENCE: PS731543H (LOT B193 & B194), PS749790P (LOT B212)
 PS749792K (LOT B342) & PS816009H (LOT B393)

POSTAL ADDRESS: 40 FLOURISH DRIVE, 7A SOLSTICE STREET,
 8 SOLSTICE STREET, 34 BOSE STREET &
 (AT TIME OF SUBDIVISION) 1-43 BOSE STREET
 MOUNT DUNEED 3216

MGA94 CO-ORDINATES: E 265 450 ZONE 55
 (AT APPROX CENTRE OF LAND IN PLAN) N 5 766 280 GDA 94

Council Name: City of Greater Geelong

Council Reference Number: 13313
 Planning Permit Reference: 496/2012
 SPEAR Reference Number: S106456S

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
 Date of original certification under section 6: 19/10/2017

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988
 has not been made

Digitally signed by: Rory O'Loughlen for City of Greater Geelong on 01/07/2019

VESTING OF ROADS AND OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R-1 & R-2	CITY OF GREATER GEELONG
RESERVE No.1	CITY OF GREATER GEELONG
RESERVE No.2	CITY OF GREATER GEELONG
RESERVE No.3	CITY OF GREATER GEELONG
RESERVE No.4	CITY OF GREATER GEELONG

NOTATIONS

CREATION OF RESTRICTIONS:

RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEETS 8 & 9.

OTHER PURPOSES OF PLAN:

- i/. PART OF THE EASEMENT FOR PIPELINE OR ANCILLARY PURPOSES CREATED ON PS731543H CONTAINED WITHIN LOT 2503 AND CONTAINED WITHIN ROADS R-1 ON THIS PLAN AND PART OF THE DRAINAGE EASEMENT CREATED ON PS731543H CONTAINED WITHIN LOT 2503 IS TO BE REMOVED UPON REGISTRATION OF THIS PLAN.
- ii/. THE EASEMENT FOR POWERLINE PURPOSES CREATED ON PS749790P CONTAINED WITHIN ROADS R-1 ON THIS PLAN IS TO BE REMOVED UPON REGISTRATION OF THIS PLAN.

GROUND FOR REMOVAL:

CONSENT OF THE RELEVANT AUTHORITY VIDE SEC.6(1)(k)(iii) SUBDIVISION ACT 1988.

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

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

LOTS 2-2500 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
SEE SHEET 2 FOR EASEMENT DETAILS				



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Armstrong MtDuneed
 Stage 25

DEVELOPMENT
 AREA: 8.99ha

NO.OF LOTS: 86

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 9 SHEETS

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 Surveyor's Plan Version (U),
 26/06/2019, SPEAR Ref: S106456S

REF: M100611/25

VERSION: U

GL 25/6/19

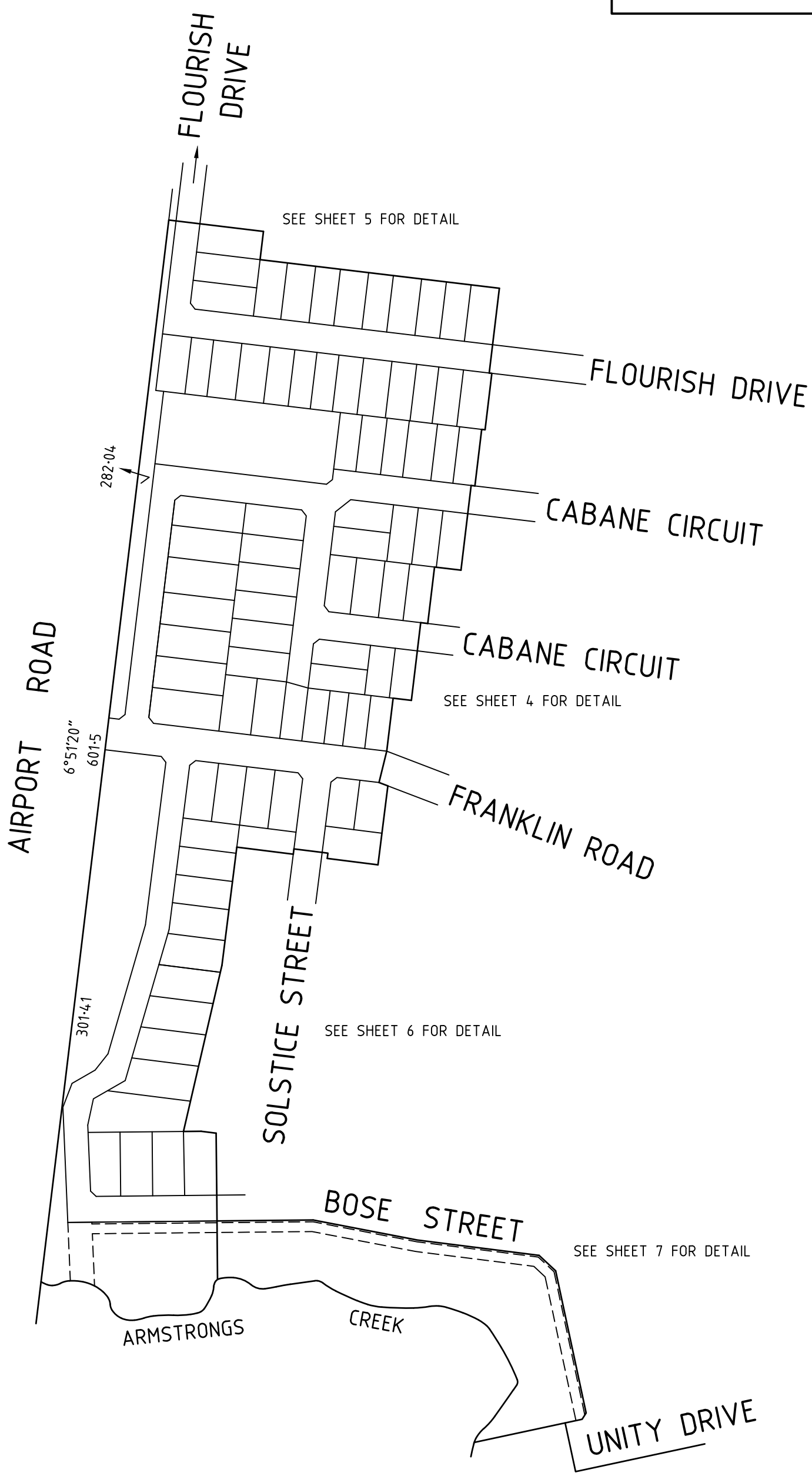
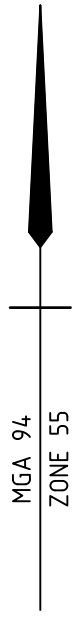
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EASEMENT INFORMATION


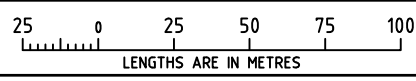
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)

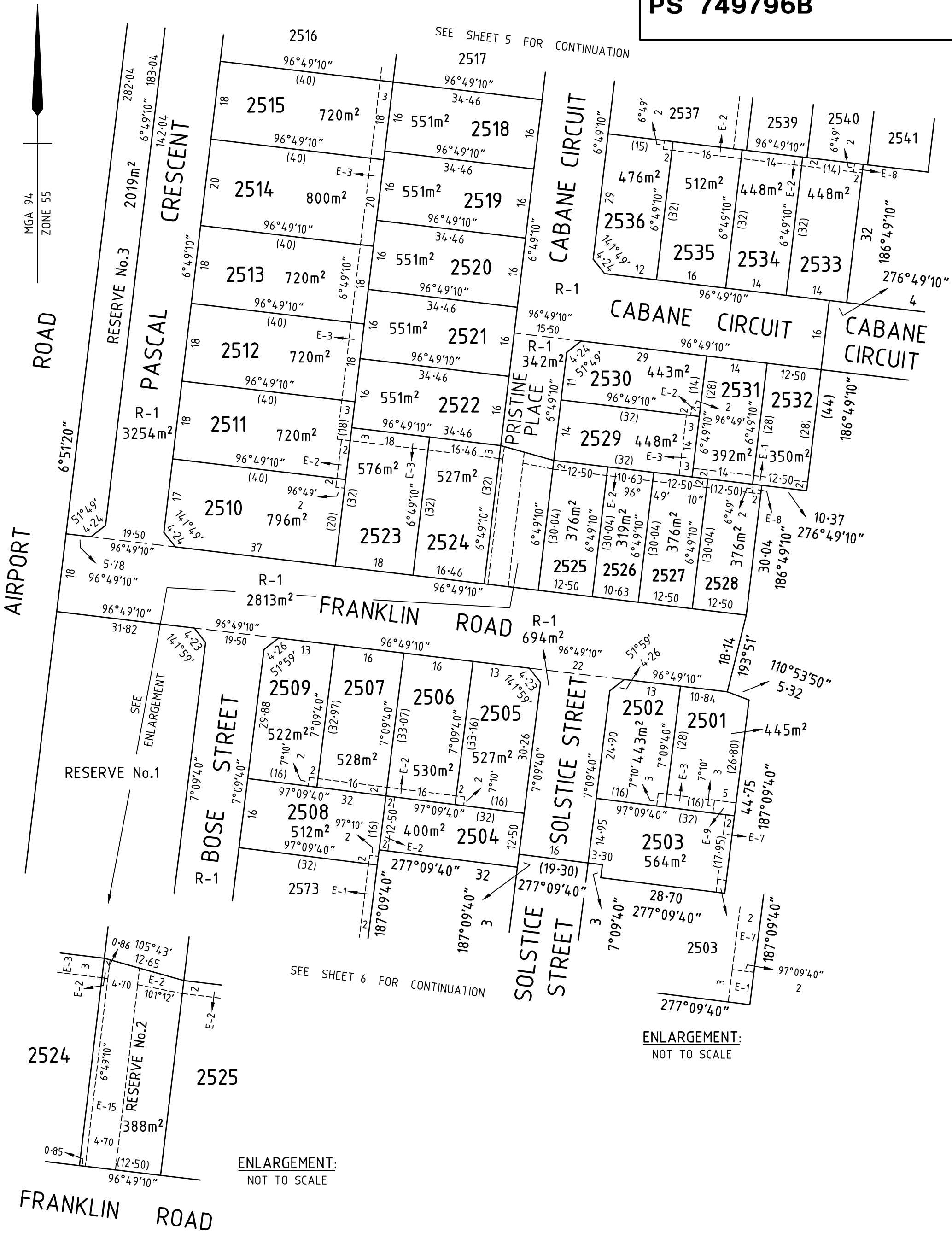
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1 & E-3	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-2, E-3 & E-15	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	PS 731543H	CITY OF GREATER GEELONG
E-4	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 731543H - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-7 & E-9	DRAINAGE	SEE PLAN	PS 749790P	CITY OF GREATER GEELONG
E-8 & E-9	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 749790P - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-10	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 749792K - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-11 & E-15	POWERLINE PURPOSES	SEE PLAN	THIS PLAN - Section 88 Electricity Industry Act 2000	POWERCOR AUSTRALIA LIMITED
E-13	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 749794F - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-15	GAS SUPPLY	SEE PLAN	THIS PLAN - Section 146 Gas Industry Act 2001	AUSNET GAS SERVICES PTY LTD
E-15	TELECOMMUNICATIONS (underground cable)	SEE PLAN	THIS PLAN	LAND IN THIS PLAN
E-17	DRAINAGE	SEE PLAN	PS 816009H	CITY OF GREATER GEELONG
E-16 & E-17	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 816009H - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION

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<p>REF: M100611/25</p>	<p>VERSION: U</p>	<p>GL 25/6/19</p>	



ENLARGEMENT:
NOT TO SCALE

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NOT TO SCALE

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SCALE
1:800

8 0 8 16 24 32
LENGTHS ARE IN METRES

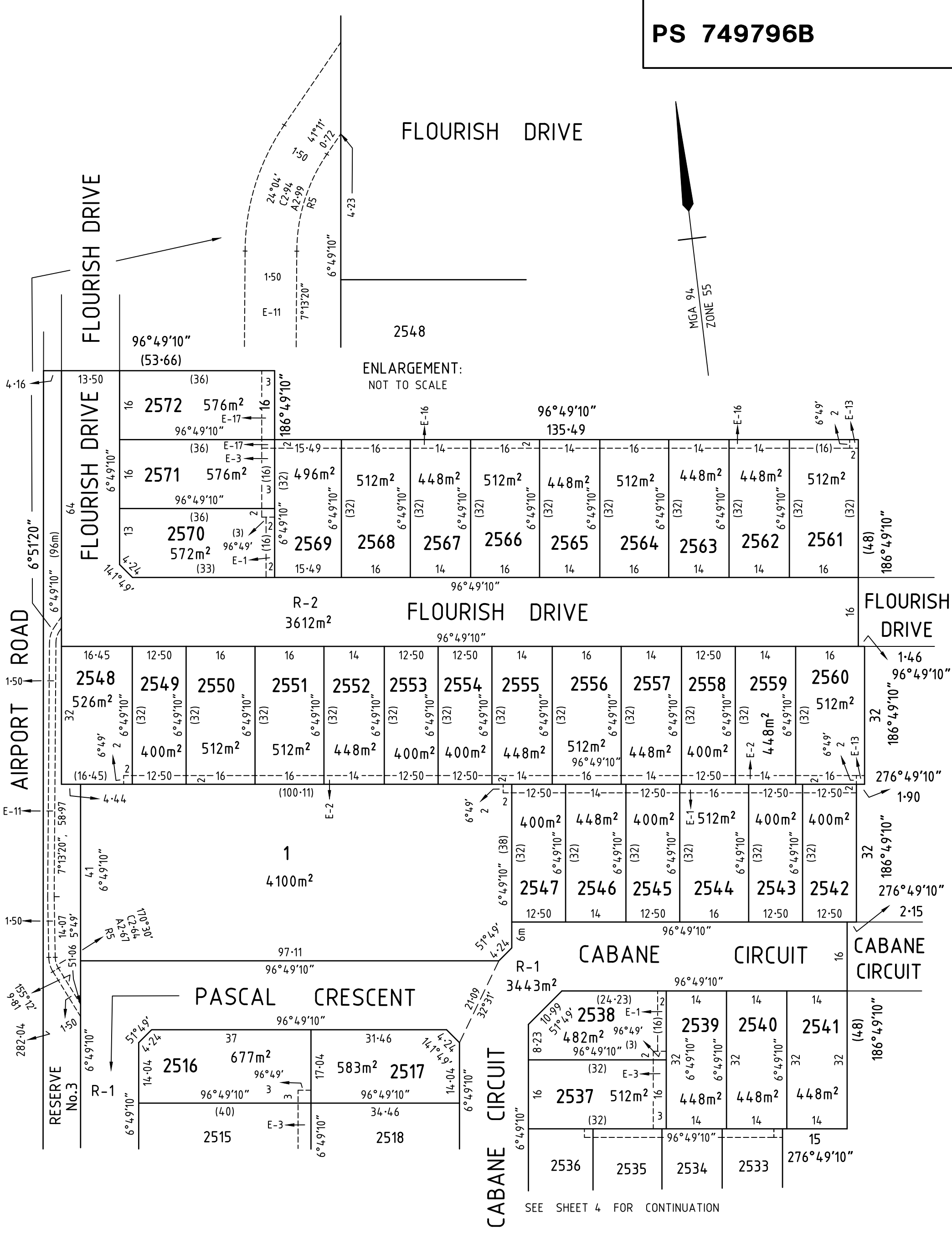
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SHEET 4

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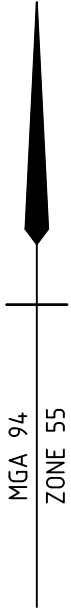
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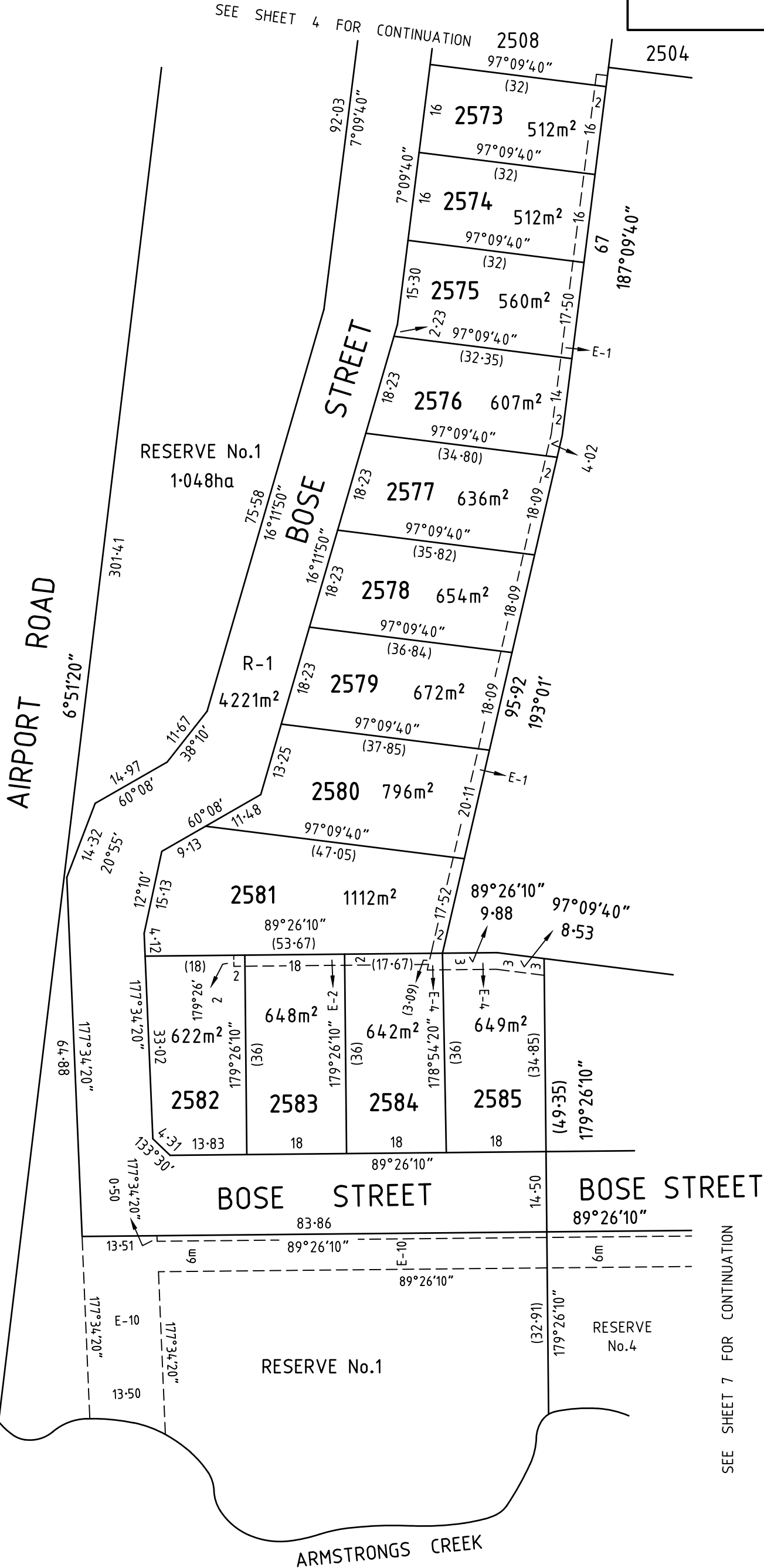
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ORIGINAL SHEET SIZE: A3 SHEET 5

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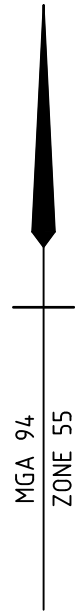


SEE SHEET 4 FOR CONTINUATION

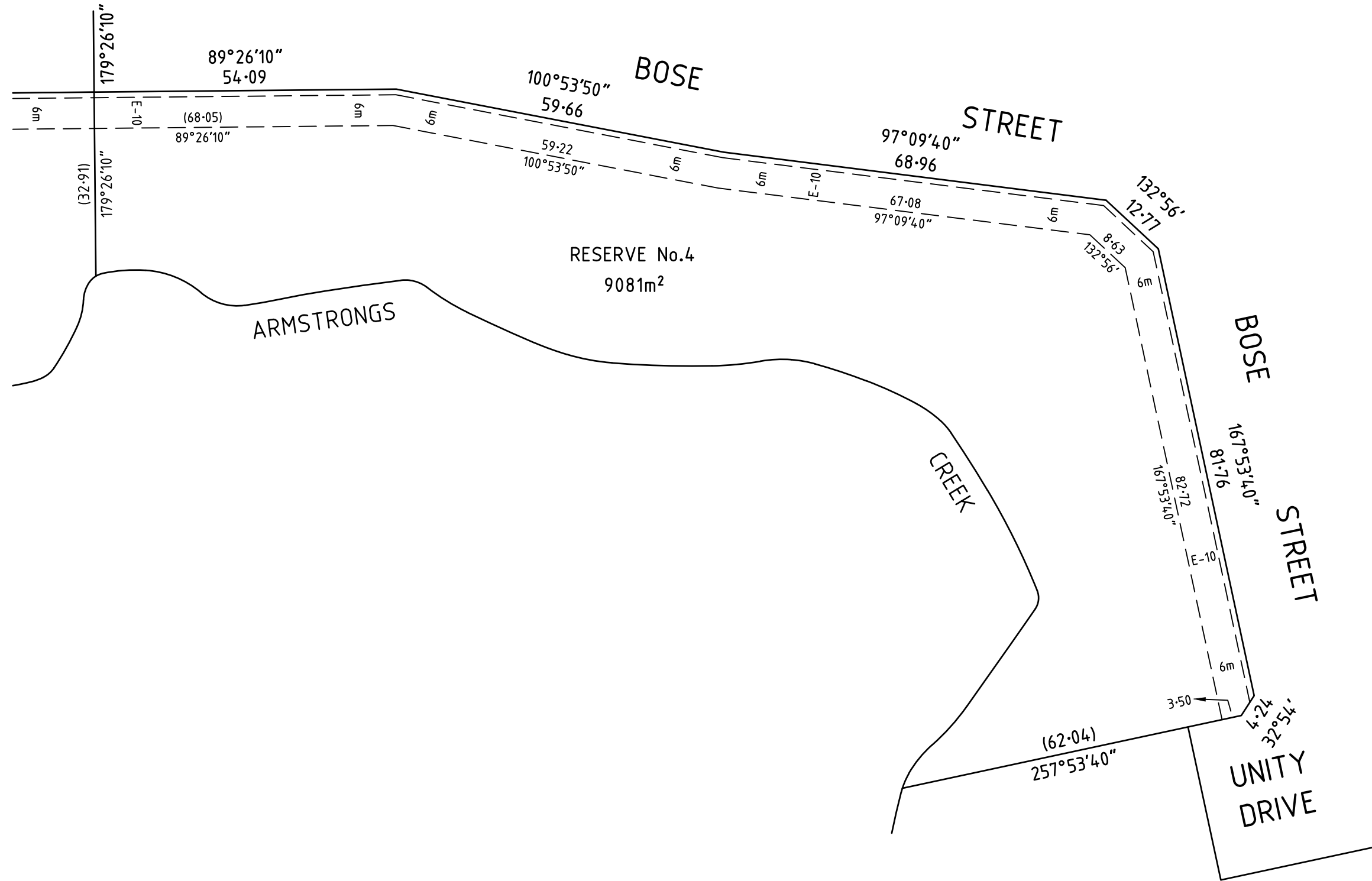


SEE SHEET 7 FOR CONTINUATION

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SEE SHEET 6 FOR CONTINUATION



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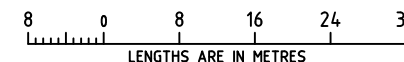
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SHEET 7

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CREATION OF RESTRICTION No.1

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 2501-2585 (BOTH INCLUSIVE)
 LAND TO BENEFIT: LOTS 2501-2585 (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.

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CREATION OF RESTRICTION No.2

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOT 2548


LAND TO BENEFIT: LOTS 2501-2585 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOT 2548 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 A DRIVEWAY/CROSS-OVER OTHER THAN ON OR WITHIN 5 METRES OF THE EASTERN BOUNDARY OF THE SAID LOT;
- (ii) BUILD OR CAUSE TO BE BUILT OR ALLOW TO BE BUILT OR ALLOW TO REMAIN A GARAGE OTHER THAN ON OR WITHIN 8 METRES OF THE EASTERN BOUNDARY OF THE SAID LOT;

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