

**PLAN OF SUBDIVISION****EDITION 1****PS 749768G****LOCATION OF LAND**

PARISH: DUNEED  
 TOWNSHIP: -  
 SECTION: 12  
 CROWN ALLOTMENT: PARTS OF D, E, F, G, & N  
 CROWN PORTION: -

TITLE REFERENCE: VOL. FOL. & VOL.11919 FOL.280

LAST PLAN REFERENCE: PS 709524N (LOT B27)  
 & PS 741865C (LOT A)

POSTAL ADDRESS: 318 BOUNDARY ROAD  
 (AT TIME OF SUBDIVISION) MOUNT DUNEED 3217

MGA94 CO-ORDINATES: E: 266 600 ZONE: 55  
 (AT APPROX CENTRE OF LAND IN PLAN) N: 5 766 220

COUNCIL NAME: CITY OF GREATER GEELONG

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

IDENTIFIER	COUNCIL/BODY/PERSON

**CREATION OF RESTRICTION:**  
 A RESTRICTION IS TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 3.  
  
 LOTS 1-2710 HAVE BEEN OMITTED FROM THIS PLAN.

**NOTATIONS**

DEPTH LIMITATION: DOES NOT APPLY

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

**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	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-2	DRAINAGE	SEE PLAN	PS 709524N	CITY OF GREATER GEELONG



LICENSED LAND SURVEYORS & ENGINEERS  
 CALIBRE CONSULTING (MELB) PTY LTD  
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 www.calibregroup.com

Armstrong MtDuneed  
 Stage 27A

DEVELOPMENT  
 AREA: 0.146ha

NO.OF LOTS: 3  
 + A

ORIGINAL SHEET  
 SIZE: A3

SHEET 1 OF 3 SHEETS

ZOIS ARAVANIS, LICENSED SURVEYOR

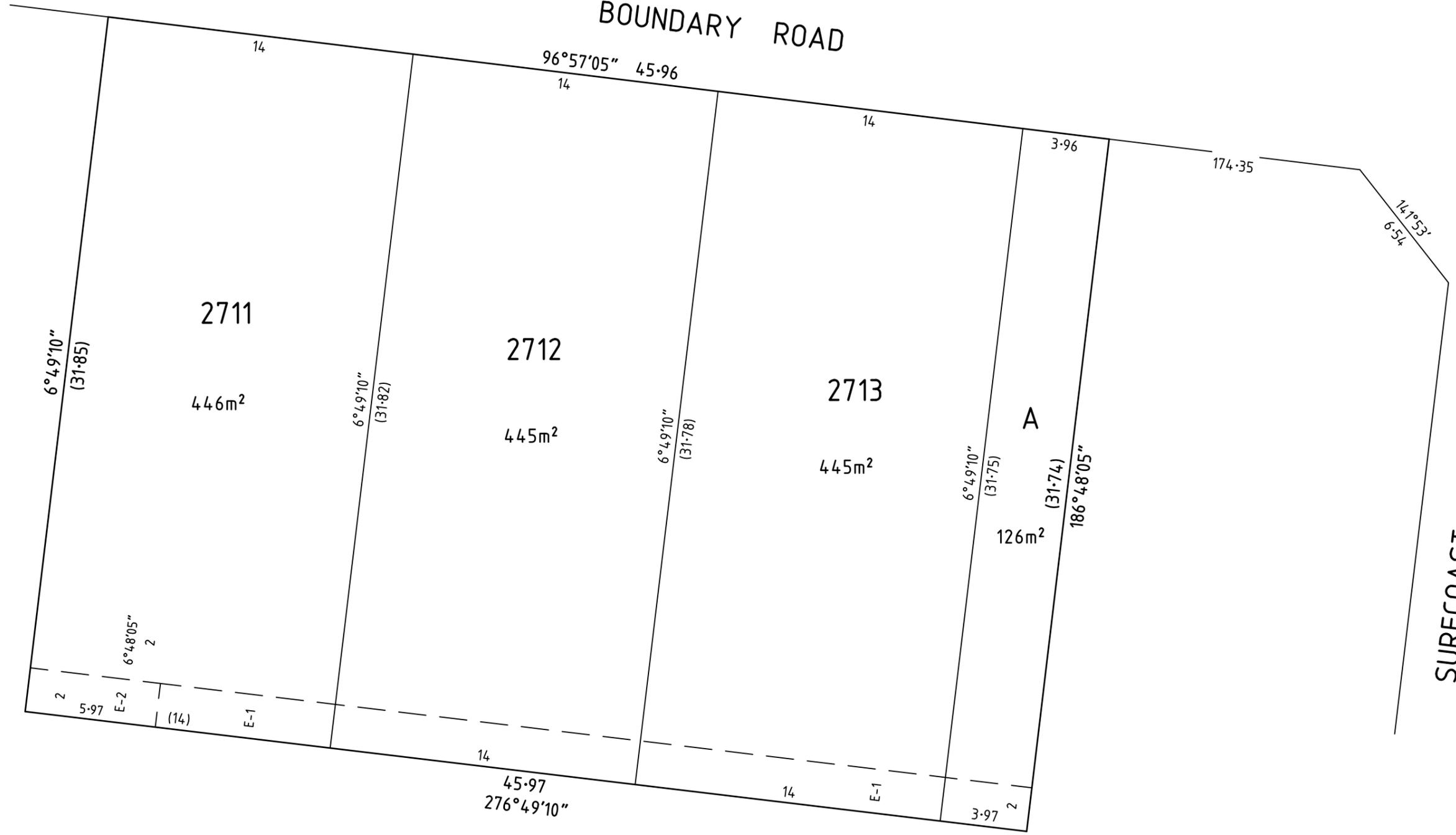
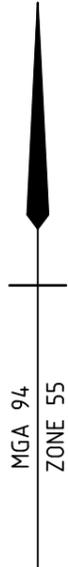
REF: M100611/27A

VERSION: B

RM 21/7/20

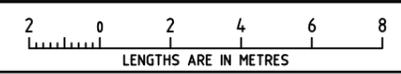
BOUNDARY ROAD

SURFCOAST HIGHWAY



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SCALE  
1:200



ORIGINAL SHEET  
SIZE: A3

SHEET 2

ZOIS ARAVANIS, LICENSED SURVEYOR

**CREATION OF RESTRICTION No.1**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 2711, 2712 AND 2713

LAND TO BENEFIT: LOTS 2711, 2712 AND 2713

**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); AND
  - (C) THE PLANS COMPLY WITH THE DESIGN GUIDELINES, A COPY OF WHICH CAN BE OBTAINED FROM THE WEB SITE 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.

 <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.calibreconsulting.co</p>		ORIGINAL SHEET SIZE: A3	SHEET 3
	ZOIS ARAVANIS, LICENSED SURVEYOR		
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