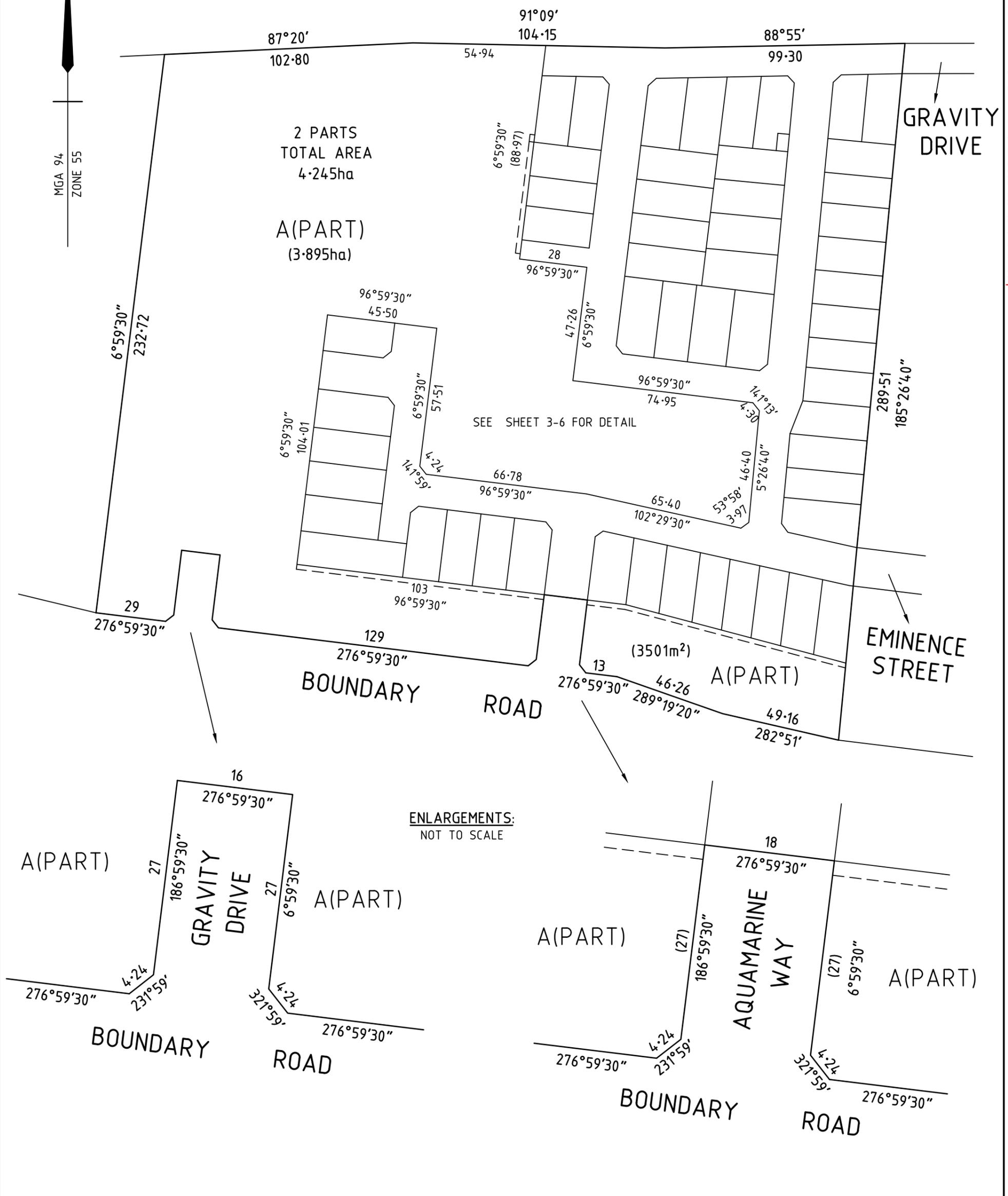
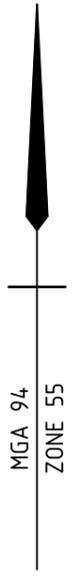


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PLAN OF SUBDIVISION			EDITION 1	PS 816035G		
LOCATION OF LAND PARISH: DUNEED TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 14 (PART) TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS 822696Y (LOT A) POSTAL ADDRESS: 165-191 BOUNDARY ROAD (AT TIME OF SUBDIVISION) MOUNT DUNEED 3217 MGA94 CO-ORDINATES: E 265 365 ZONE 55 (AT APPROX CENTRE OF LAND IN PLAN) N 5 766 790 GDA 94			Council Name: City of Greater Geelong Council Reference Number: 13810 Planning Permit Reference: 496/2012 SPEAR Reference Number: S124385E Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Marshall Sullivan for City of Greater Geelong on 25/10/2018			
VESTING OF ROADS AND OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON		CREATION OF RESTRICTION No.42: A RESTRICTION IS TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 7. LOTS 1-4200 HAVE BEEN OMITTED FROM THIS PLAN. LOT A COMPRISES TWO PARTS.			
ROADS R-1 RESERVE No.1	CITY OF GREATER GEELONG POWERCOR AUSTRALIA LIMITED					
NOTATIONS						
DEPTH LIMITATION: DOES NOT APPLY						
STAGING: THIS IS NOT A STAGED SUBDIVISION. PLANNING PERMIT No.						
SURVEY: THIS PLAN IS BASED ON SURVEY IN PS 807893H 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 E-2 & E-3	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN - SECTION 136 WATER ACT 1989	CITY OF GREATER GEELONG 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 42	DEVELOPMENT AREA: 3.534ha	NO.OF LOTS: 53 + A	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7 SHEETS
REF: M100611/42 VERSION: E		Digitally signed by: Zois Aravanis (CALIBRE CONSULTING), Surveyor's Plan Version (E), 17/10/2018, SPEAR Ref: S124385E			GL 17/10/18	

BAANIP BOULEVARD



ENLARGEMENTS:
NOT TO SCALE

A(PART)

A(PART)

A(PART)

A(PART)

A(PART)

A(PART)
(3.895ha)

2 PARTS
TOTAL AREA
4.245ha

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SCALE
1:1500

LENGTHS ARE IN METRES

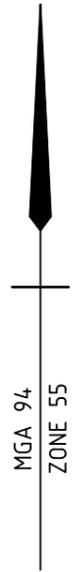
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SHEET 2

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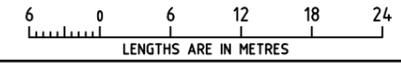


SEE SHEET 4 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION


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REF: **M100611/42** VERSION: **E** GL 17/10/18

SCALE 1:600

 LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3 **SHEET 3**

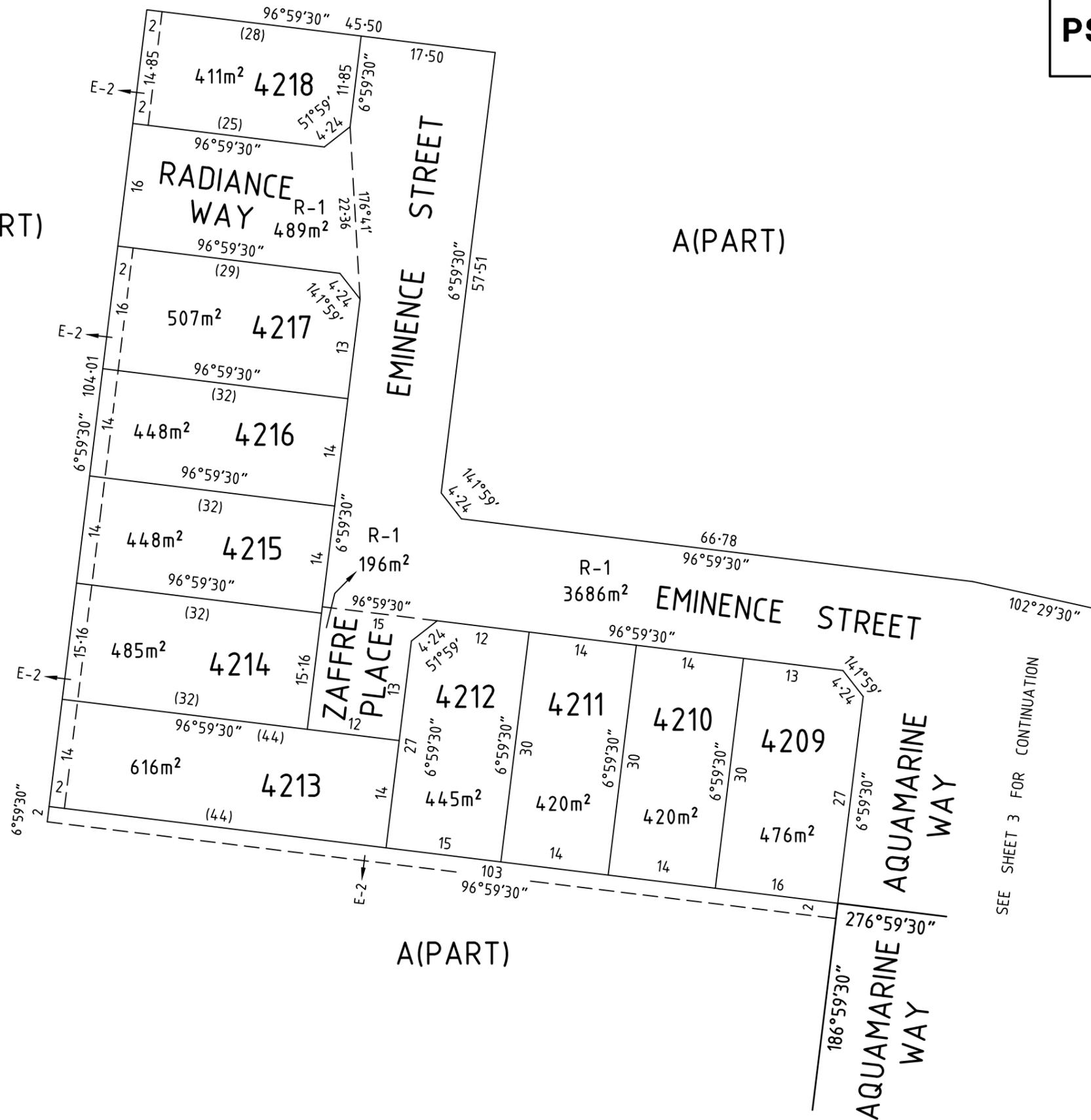
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A(PART)

A(PART)



SEE SHEET 3 FOR CONTINUATION

A(PART)



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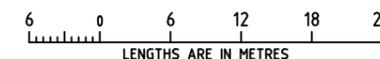
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VERSION: E

GL 17/10/18

SCALE
1:600

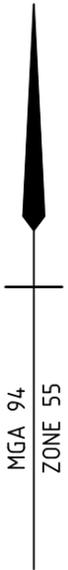


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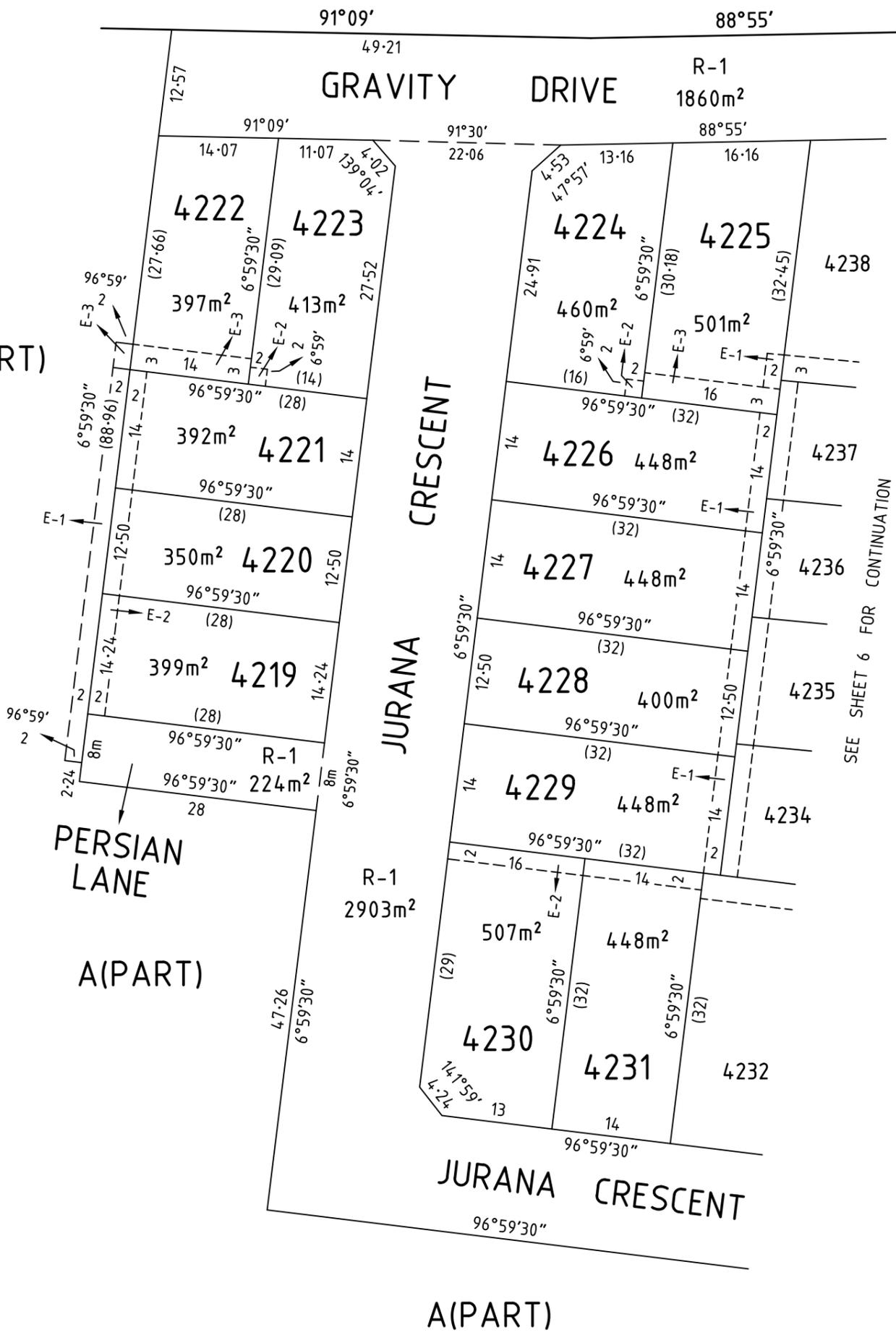
ORIGINAL SHEET
SIZE: A3

SHEET 4

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A(PART)



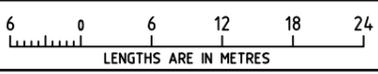
SEE SHEET 6 FOR CONTINUATION

A(PART)



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SHEET 5

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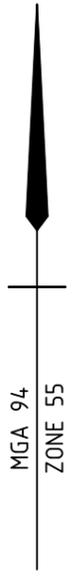
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BAANIP BOULEVARD

88°55'

R-1

GRAVITY DRIVE

GRAVITY DRIVE



SEE SHEET 5 FOR CONTINUATION

SEE SHEET 3 FOR CONTINUATION

4239

4237

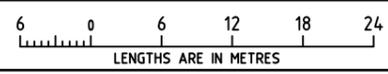
ENLARGEMENT:
NOT TO SCALE

NACELLE STREET



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SHEET 6

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CREATION OF RESTRICTION No.42

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 4201-4253 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 4201-4253 (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 DESIGN GUIDELINES AND 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; AND
 - (C) 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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