

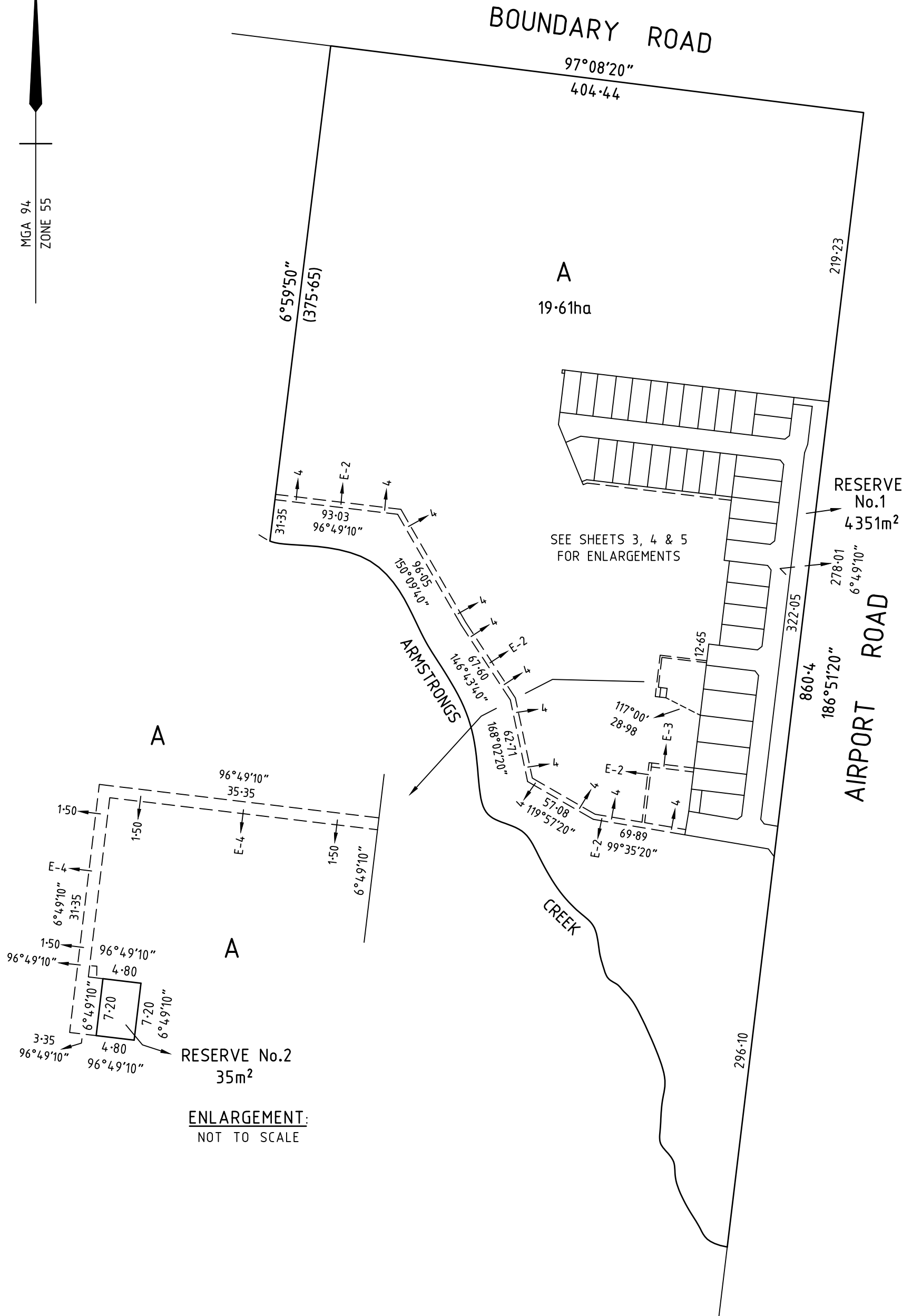
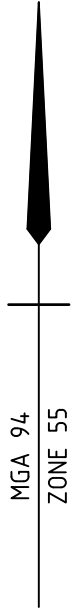
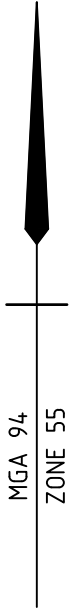


<b>PLAN OF SUBDIVISION</b>			<b>EDITION 1</b>	<b>PS 807896B</b>			
<b>LOCATION OF LAND</b> PARISH: DUNEED TOWNSHIP: - SECTION: 11 CROWN ALLOTMENT: B CROWN PORTION: -  TITLE REFERENCE: VOL.9608 FOL.291  LAST PLAN REFERENCE: TP 282673F  POSTAL ADDRESS: 60 AIRPORT ROAD (AT TIME OF SUBDIVISION) MOUNT DUNEED 3216  MGA94 CO-ORDINATES: E 265 130 ZONE 55 (AT APPROX CENTRE OF LAND IN PLAN) N 5 766 385 GDA 94			COUNCIL NAME: CITY OF GREATER GEELONG				
<b>VESTING OF ROADS AND OR RESERVES</b>			<b>NOTATIONS</b>				
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1-4400 HAVE BEEN OMITTED FROM THIS PLAN.  <b>CREATION OF RESTRICTION No.44:</b> RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 6.				
RESERVE No.1 RESERVE No.2 ROADS R-1	CITY OF GREATER GEELONG POWERCOR AUSTRALIA LIMITED CITY OF GREATER GEELONG						
<b>NOTATIONS</b>							
DEPTH LIMITATION: DOES NOT APPLY							
STAGING: THIS IS NOT A STAGED SUBDIVISION. PLANNING PERMIT No.496/2012  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							
<b>EASEMENT INFORMATION</b>							
<b>LEGEND:</b> 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 E-4	DRAINAGE PIPELINES OR ANCILLARY PURPOSES POWERLINE PURPOSES	SEE PLAN SEE PLAN SEE PLAN	THIS PLAN THIS PLAN - Section 136 Water Act 1989 THIS PLAN - Section 88 Electricity Industry Act 2000	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION POWERCOR AUSTRALIA LIMITED			
		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 44	DEVELOPMENT AREA: 3.175ha	NO.OF LOTS: 36 + BW1 + A	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6 SHEETS
			<b>ZOIS ARAVANIS, LICENSED SURVEYOR</b>				
REF: M100611/44 [18-001289] VERSION: H GL 13/9/18							

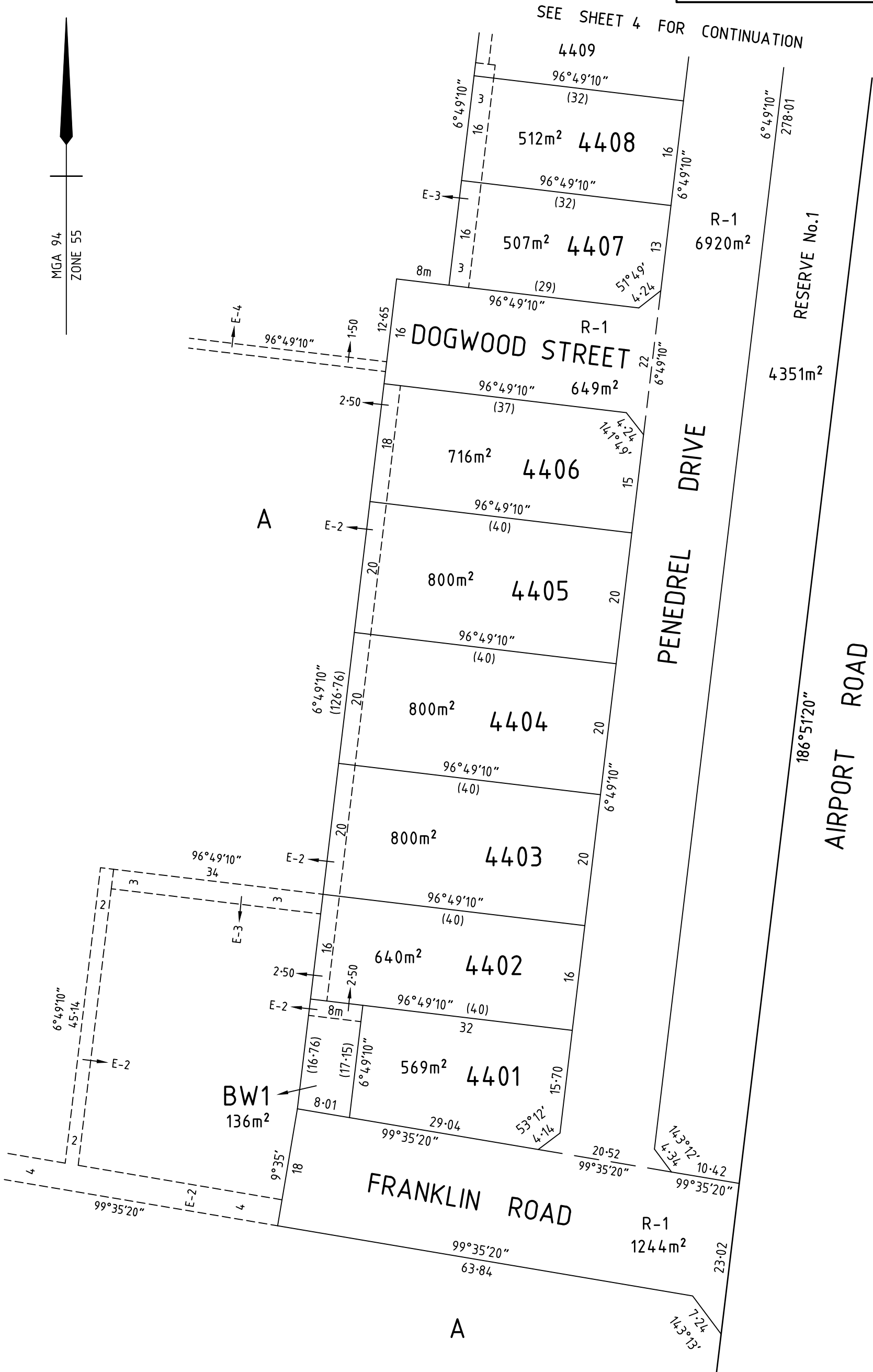


 <p>LICENSED LAND SURVEYORS &amp; ENGINEERS CALIBRE CONSULTING (MELB) PTY LTD Level 2, 55 Southbank Boulevard Southbank VIC 3006 T 03 9203 9000 F 03 9203 9099 www.calibregroup.com</p>	<p>SCALE 1:3000</p>	 <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 2</p>
	<p>ZOIS ARAVANIS, LICENSED SURVEYOR</p>			

REF: M100611/44 [18-001289]    VERSION: H    GL 13/9/18



SEE SHEET 4 FOR CONTINUATION

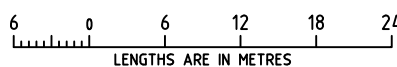


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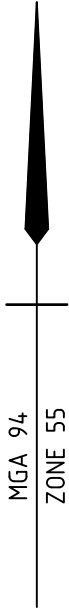
SCALE  
1:600



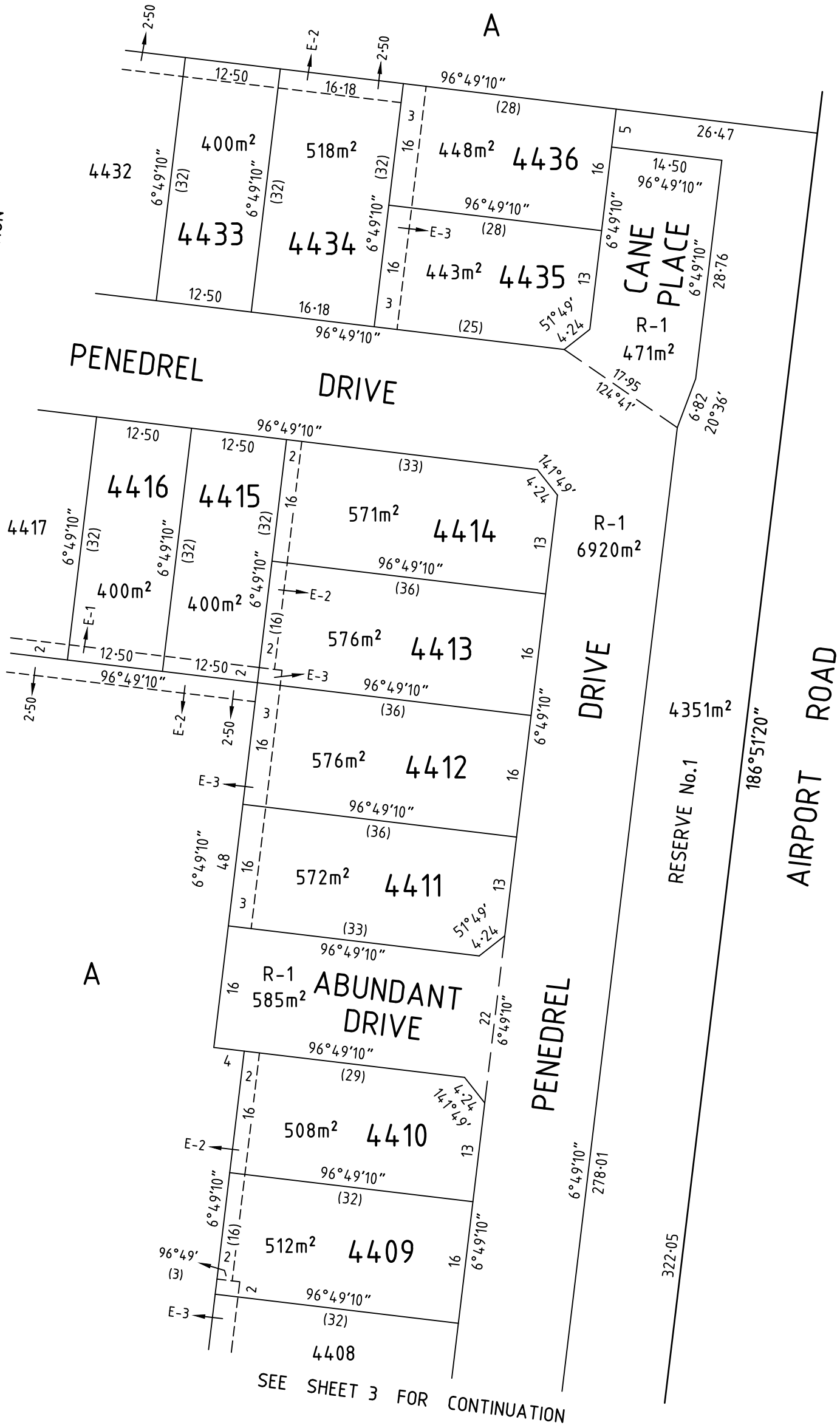
ORIGINAL SHEET  
SIZE: A3

SHEET 3

ZOIS ARAVANIS, LICENSED SURVEYOR



SEE SHEET 5 FOR CONTINUATION

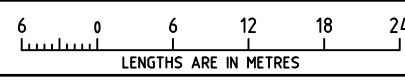


SEE SHEET 3 FOR CONTINUATION


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SCALE  
**1:600**

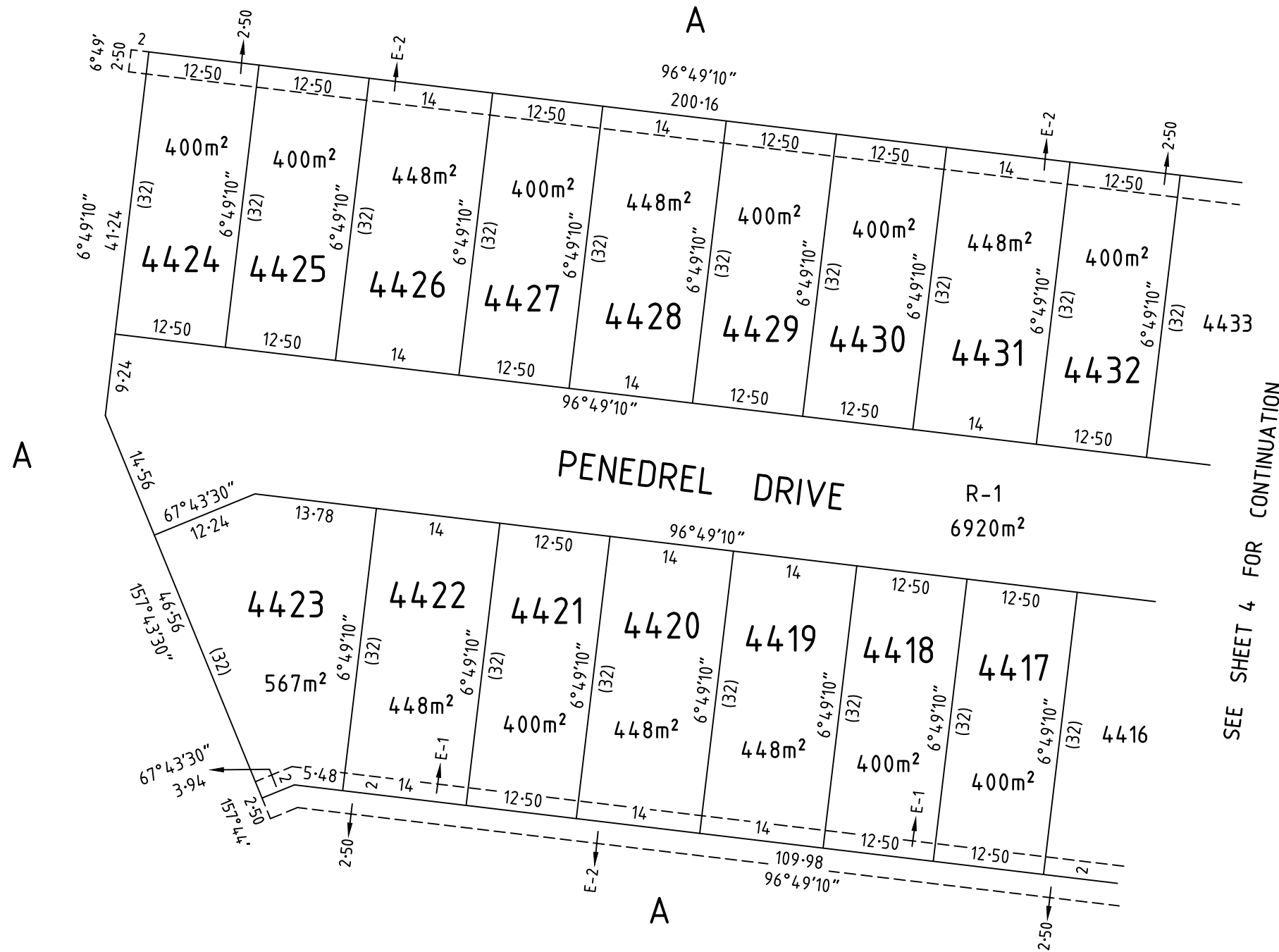


LENGTHS ARE IN METRES

**ZOIS ARAVANIS, LICENSED SURVEYOR**

ORIGINAL SHEET  
 SIZE: **A3**

SHEET **4**



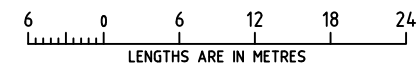
SEE SHEET 4 FOR CONTINUATION



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SCALE  
 1:600



ORIGINAL SHEET  
 SIZE: A3

SHEET 5

ZOIS ARAVANIS, LICENSED SURVEYOR

**CREATION OF RESTRICTION No.44**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 4401 TO 4436 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 4401 TO 4436 (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](http://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.

 <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.calibregroup.com</p>		ORIGINAL SHEET SIZE: A3	SHEET 6
	ZOIS ARAVANIS, LICENSED SURVEYOR		
REF: M100611/44 [18-001289]	VERSION: H	GL 13/9/18	