

PLAN OF SUBDIVISION

EDITION 1

PS 816036E

LOCATION OF LAND

PARISH: DUNEED
 TOWNSHIP: -
 SECTION: 11
 CROWN ALLOTMENT: B
 CROWN PORTION: -

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: PS 807896B (LOT A)

POSTAL ADDRESS: FRANKLIN 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

Council Reference Number: 13852
 Planning Permit Reference: PP-496-2012
 SPEAR Reference Number: S118929S

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: Hugh Griffiths for City of Greater Geelong on 25/02/2019

VESTING OF ROADS AND OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R-1	CITY OF GREATER GEELONG

LOTS 2-4500 HAVE BEEN OMITTED FROM THIS PLAN.

CREATION OF RESTRICTION No.45:

RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 6.

NOTATIONS

OTHER PURPOSE OF PLAN:

PART OF THE EASEMENT FOR PIPELINE AND ANCILLARY PURPOSES AND THE WHOLE OF THE EASEMENT FOR POWERLINE PURPOSES SHOWN ON PS 807896B WITHIN ROAD R-1 IS TO BE REMOVED UPON REGISTRATION OF THIS PLAN.

GROUNDS FOR REMOVAL:

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

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

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	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-6	DRAINAGE	SEE PLAN	PS 807896B	CITY OF GREATER GEELONG
E-5 & E-6	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 807896B - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION



LICENSED LAND SURVEYORS & ENGINEERS
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Armstrong MtDuneed
 Stage 45

DEVELOPMENT
 AREA: 4.775ha

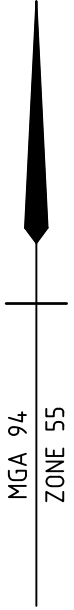
NO.OF LOTS: 60 + B
 & C

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 6 SHEETS

Digitally signed by: Zois Aravanis, Licensed Surveyor,
 Surveyor's Plan Version (D),
 12/12/2018, SPEAR Ref: S118929S

REF: M100611/45 [18-001290] VERSION: D GL 10/9/18



BOUNDARY ROAD

97°08'20"
404.44

AIRPORT ROAD

B
11.89ha

219.23
186°51'20"

PENEDREL DRIVE

200.16
276°49'10"

SEE SHEETS 3, 4 & 5
FOR ENLARGEMENTS

ABUNDANT DRIVE

DOGWOOD STREET

FRANKLIN ROAD

86.62
7.24
143°13'

AIRPORT ROAD

C
3.013ha

CORNFLOWER WAY

ARMSTRONGS CREEK

FRANKLIN ROAD

ARMSTRONGS CREEK

ENLARGEMENTS:
1:1000

FRANKLIN ROAD

ROAD

1
4334m²

99°35'20"
67.89

70.01
8°30'

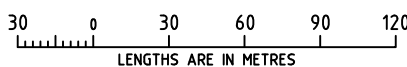
26.38
99°35'

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SCALE
1:3000

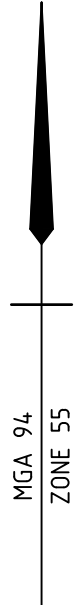


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ORIGINAL SHEET
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SHEET 2

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City of Greater Geelong,
25/02/2019,
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COPSE WAY

4508

RESERVE
N.I.S.

4506

ENLARGEMENT:
NOT TO SCALE

SEE SHEET 4 FOR CONTINUATION

STREET

276°49'10"
8m

DOGWOOD
STREET

DOGWOOD

FRANKLIN
ROAD

WAY

COPSE

R-1
1760m²

R-1
4891m²

FRANKLIN
ROAD

ROAD

FRANKLIN
ROAD

1

SEE SHEET 2 FOR CONTINUATION

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SCALE
1:600



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ORIGINAL SHEET
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SHEET 3

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SEE SHEET 5 FOR CONTINUATION

DRIVE

ABUNDANT DRIVE

MGA 94
ZONE 55

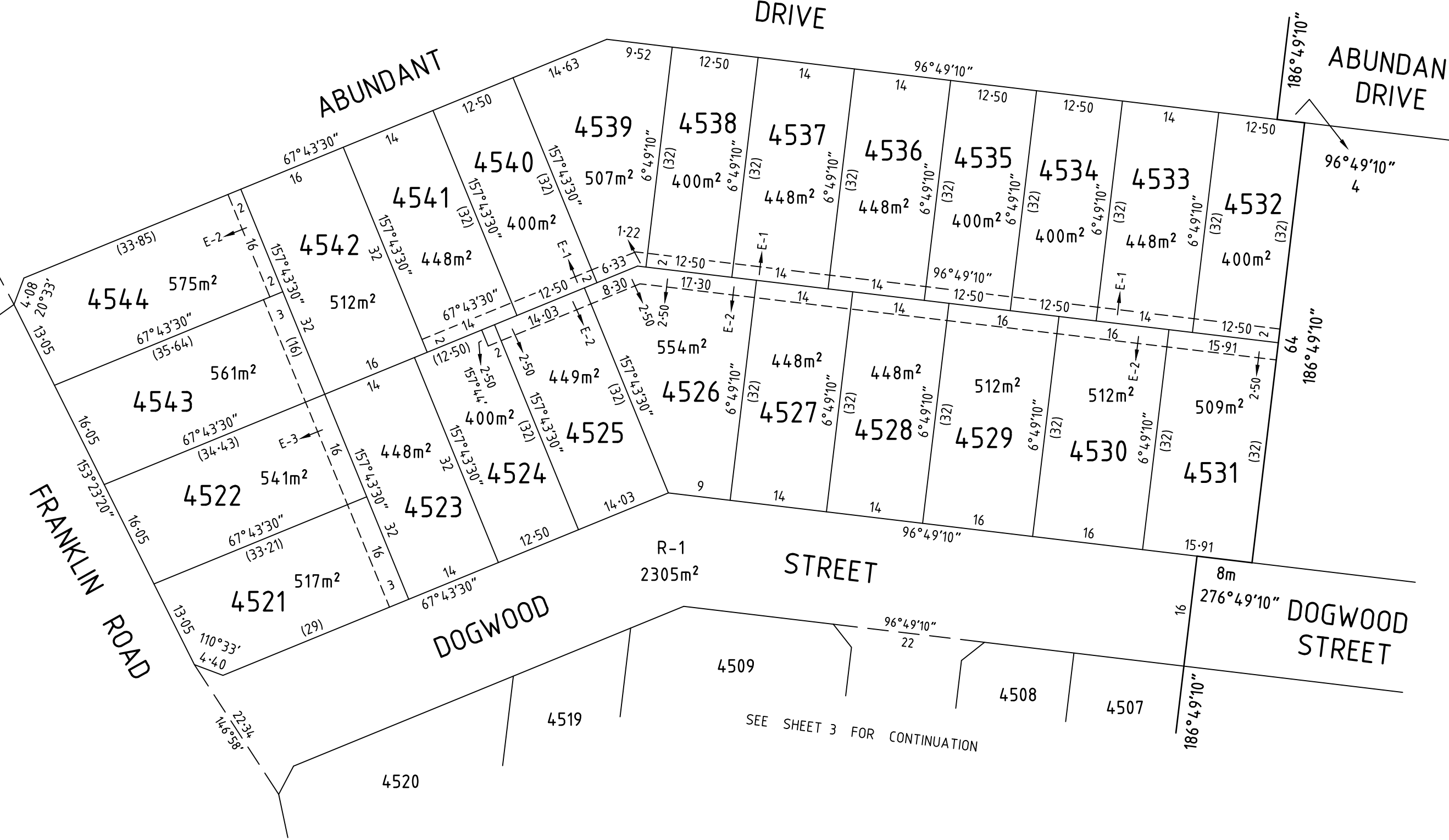
FRANKLIN ROAD

DOGWOOD STREET

R-1 STREET

DOGWOOD STREET

SEE SHEET 3 FOR CONTINUATION

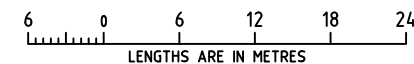


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SCALE
1:600

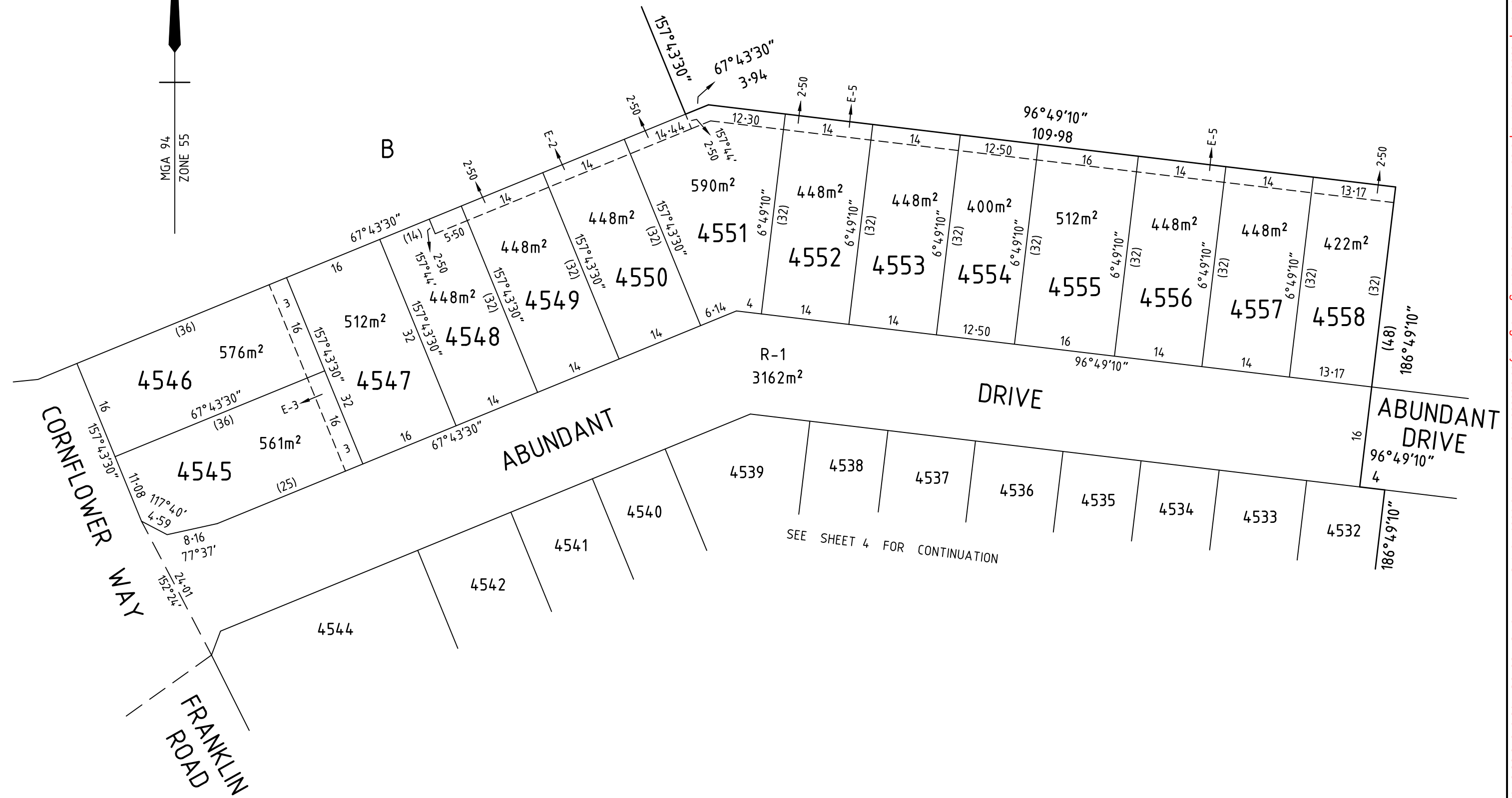
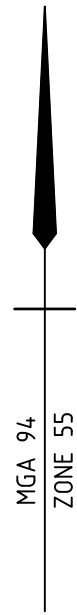


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SHEET 4

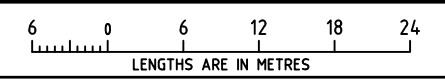
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SHEET 5

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CREATION OF RESTRICTION No.45

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 4501 TO 4559 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 4501 TO 4559 (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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