

PLAN OF SUBDIVISION

EDITION 1

PS 822702H

LOCATION OF LAND

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

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: PS 816036E (LOT B)

POSTAL ADDRESS: PENEDREL DRIVE
 (AT TIME OF SUBDIVISION) MOUNT DUNEED 3216

MGA94 CO-ORDINATES: E 265 180 ZONE 55
 (AT APPROX CENTRE OF LAND IN PLAN) N 5 766 500 GDA 94

Council Name: City of Greater Geelong
 SPEAR Reference Number: S141749J

VESTING OF ROADS AND OR RESERVES

NOTATIONS

| IDENTIFIER | COUNCIL/BODY/PERSON |
|---|--|
| ROADS R-1 RESERVE No.1 RESERVE No.2 | CITY OF GREATER GEELONG CITY OF GREATER GEELONG POWERCOR AUSTRALIA PTY LTD |

LOTS 1-4600 & 4646-4676 HAVE BEEN OMITTED FROM THIS PLAN.

CREATION OF RESTRICTIONS No.46A & 46B:
 RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN
 -SEE SHEET 6.

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

STAGING: THIS IS NOT A STAGED SUBDIVISION.
 PLANNING PERMIT No.496/2012

SURVEY: THIS PLAN IS BASED ON SURVEY IN PS 822720F
 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, E-4 & E-7 | PIPELINES OR ANCILLARY PURPOSES | SEE PLAN | THIS PLAN - Section 136 Water Act 1989 | BARWON REGION WATER CORPORATION |
| E-4, E-7 & E-8 | POWERLINE PURPOSES | SEE PLAN | THIS PLAN - Section 88 Electricity Industry Act 2000 | POWERCOR AUSTRALIA LIMITED |
| E-4 | GAS SUPPLY | SEE PLAN | THIS PLAN - Section 146 Gas Industry Act 2001 | AUSNET GAS SERVICES PTY LTD |
| E-4 | TELECOMMUNICATIONS (UNDERGROUND CABLE) | SEE PLAN | THIS PLAN | LAND IN THIS PLAN |
| E-5 | PIPELINES OR ANCILLARY PURPOSES | SEE PLAN | PS 807896B - Section 136 Water Act 1989 | BARWON REGION WATER CORPORATION |
| E-6 | PIPELINES OR ANCILLARY PURPOSES | SEE PLAN | PS 816036E - Section 136 Water Act 1989 | BARWON REGION WATER CORPORATION |



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Armstrong MtDuneed
 Stage 46A

DEVELOPMENT
 AREA: 3.620ha

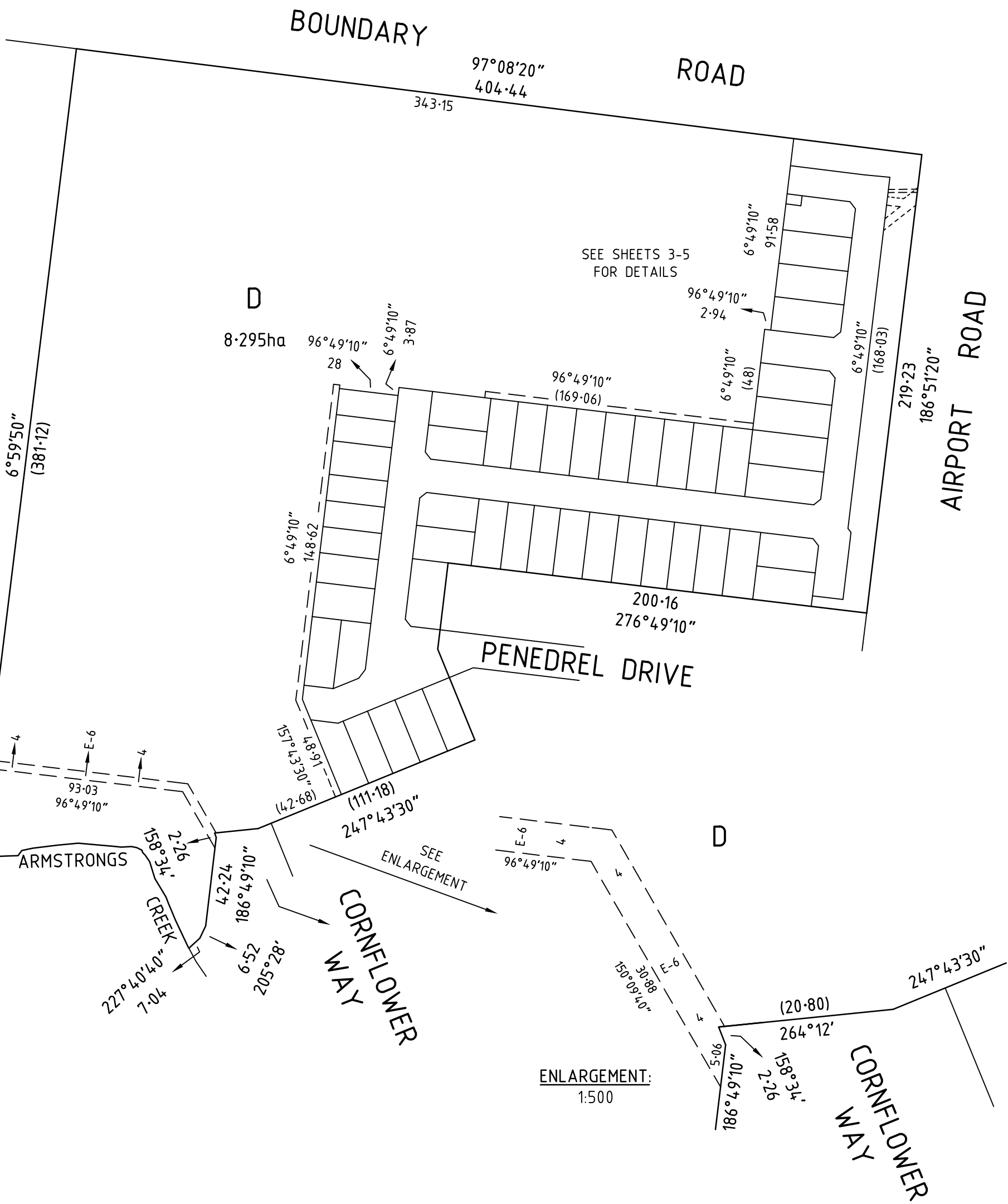
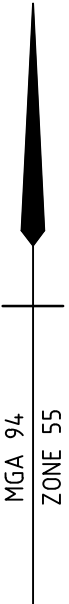
NO.OF LOTS: 49
 & D

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 6 SHEETS

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 Surveyor's Plan Version (K),
 19/03/2020, SPEAR Ref: S141749J

REF: M100611/46A [18-001291] VERSION: K GL 19/3/20



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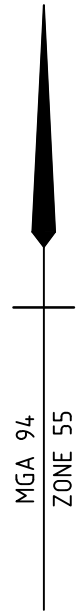
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LENGTHS ARE IN METRES

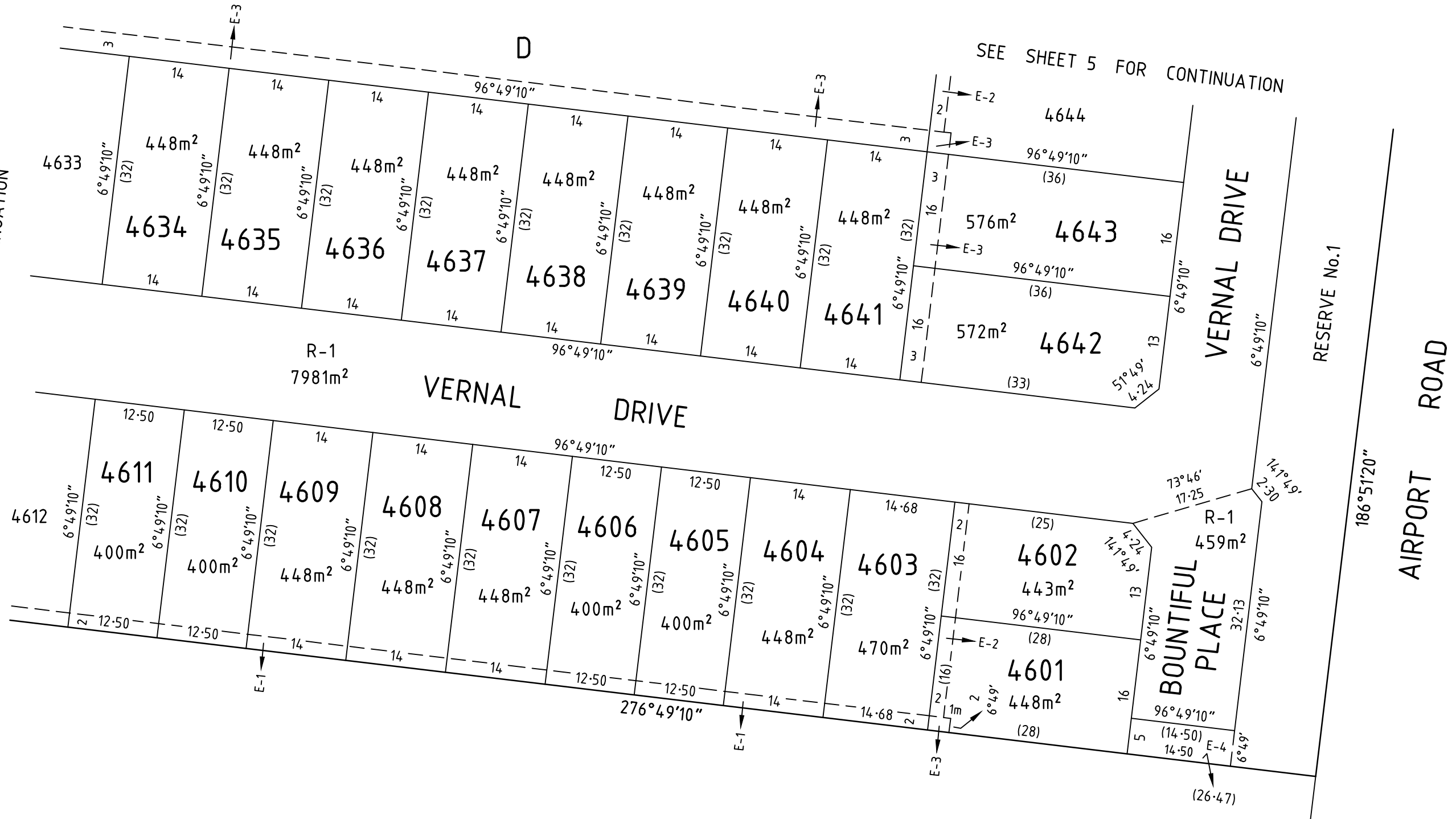
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SIZE: A3

SHEET 2



SEE SHEET 4 FOR CONTINUATION



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SCALE
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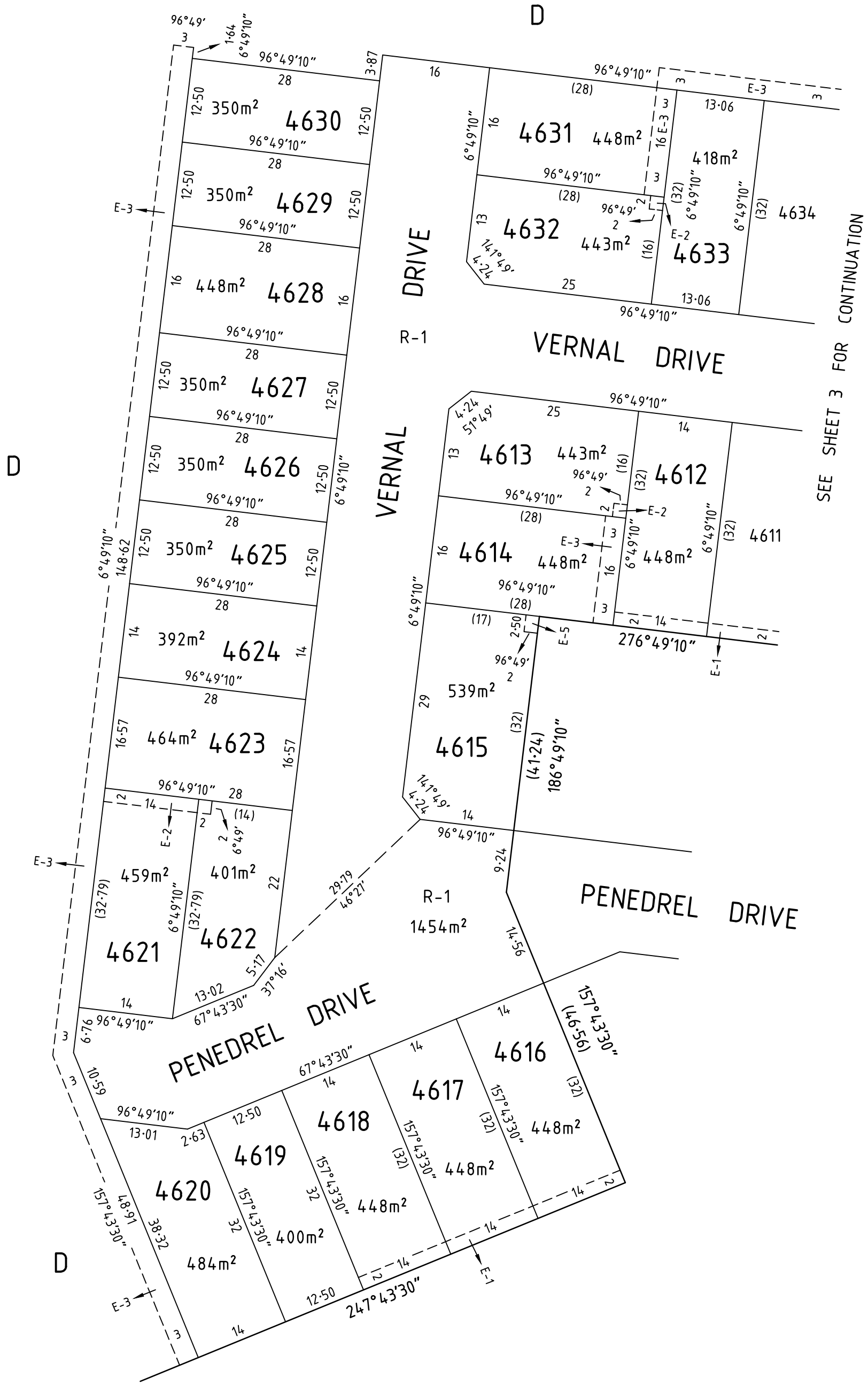
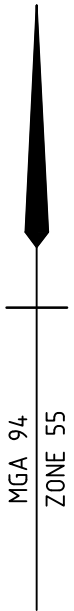
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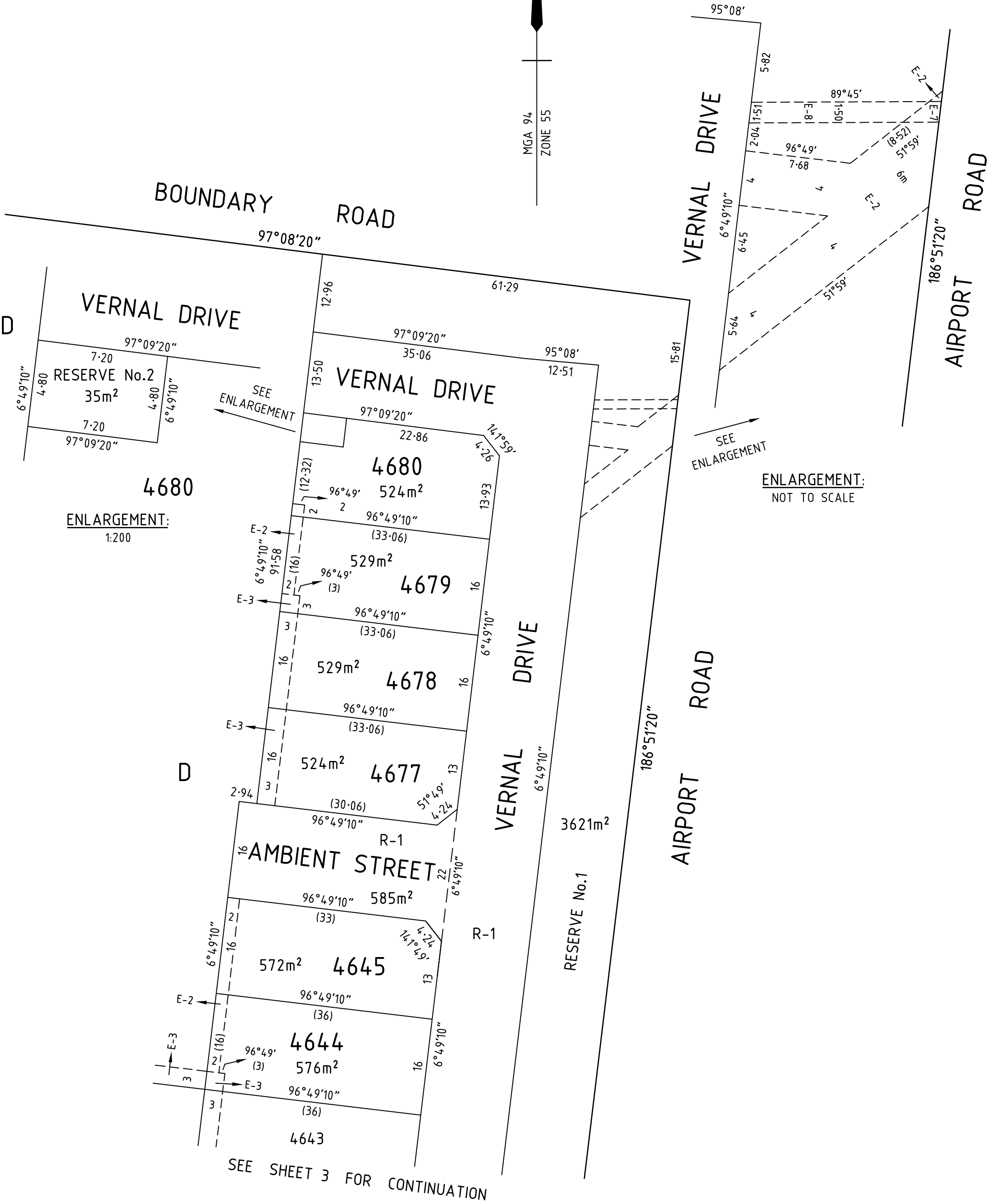
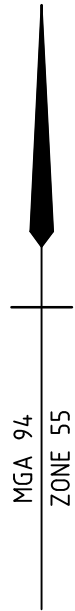
SHEET 3

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4680
ENLARGEMENT:
1:200

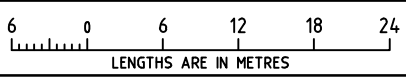
ENLARGEMENT:
NOT TO SCALE

SEE SHEET 3 FOR CONTINUATION



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SCALE
1:600



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SHEET 5

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CREATION OF RESTRICTION No.46A

PS 822702H

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 4601 TO 4645 & 4677 TO 4680 (ALL INCLUSIVE)

LAND TO BENEFIT: LOTS 4601 TO 4645 & 4677 TO 4680 (ALL 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 VERANDAS 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.

CREATION OF RESTRICTION No.46B

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 4601, 4602, 4613, 4614, 4615, 4621, 4622, 4631, 4632, 4642-4645 AND 4677-4680 (ALL INCLUSIVE)

LAND TO BENEFIT: LOTS 4601-4645 AND 4677-4680 (ALL INCLUSIVE)

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A BURDENED LOT MUST NOT:

- (i) BUILD OR PERMIT TO BE BUILT ANY BUILDING(S) THAT DOES NOT PROVIDE 1.0 METRE CLEAR HORIZONTAL ACCESS ALONG THE FULL LENGTH OF A MINIMUM ONE SIDE BOUNDARY OF THE LOT.



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SHEET 6