

PLAN OF SUBDIVISION

EDITION 1**PS 822713C****LOCATION OF LAND**

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

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: PS 822702H (LOT C)

POSTAL ADDRESS: VERNAL CIRCUIT
(AT TIME OF SUBDIVISION) MOUNT DUNEED 3216

MGA94 CO-ORDINATES: E 265 250 ZONE 55
(AT APPROX CENTRE OF LAND IN PLAN) N 5 766 490 GDA 94

COUNCIL NAME: CITY OF GREATER GEELONG

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 LIMITED

LOTS 1-4630 HAVE BEEN OMITTED FROM THIS PLAN.

CREATION OF RESTRICTIONS No.46B-A & 46B-B:
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
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-7	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	PS 822702H	CITY OF GREATER GEELONG
E-8	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 822702H - 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
E-7	POWERLINE PURPOSES	SEE PLAN	THIS PLAN - Section 88 Electricity Industry Act 2000	POWERCOR AUSTRALIA LIMITED
E-7	GAS SUPPLY	SEE PLAN	THIS PLAN - Section 146 Gas Industry Act 2001	AUSNET GAS SERVICES PTY LTD
E-7	TELECOMMUNICATIONS (UNDERGROUND CABLE)	SEE PLAN	THIS PLAN	LAND IN THIS PLAN



LICENSED LAND SURVEYORS & ENGINEERS
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Armstrong MtDuneed
Stage 46B

DEVELOPMENT
AREA: 2.597ha

NO.OF LOTS: 32

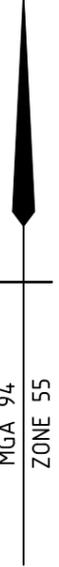
ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 6 SHEETS

ZOIS ARAVANIS, LICENSED SURVEYOR

BOUNDARY ROAD

97°08'20" 404.44
343.15

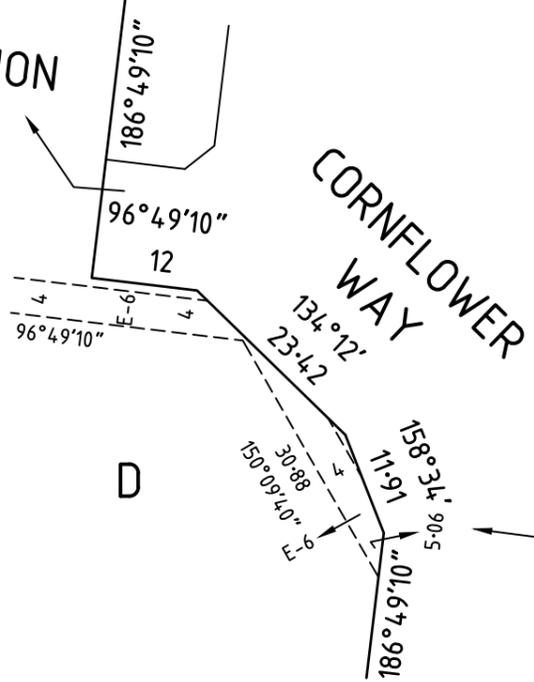


D
7.166ha

AIRPORT ROAD

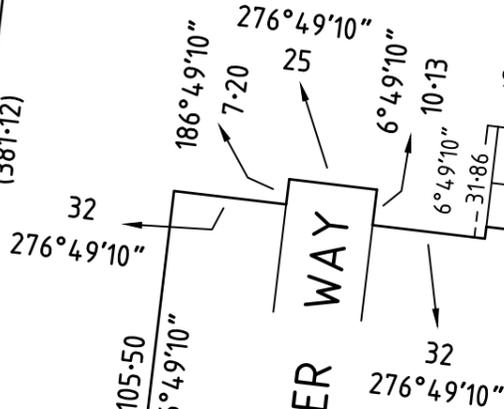
ENLARGEMENT:
NOT TO SCALE

SENSATION DRIVE



6°59'50" (381.12)

CORNFLOWER WAY

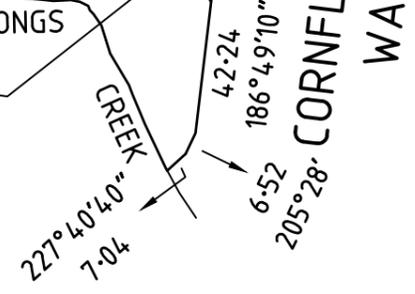


SEE SHEETS 3-5 FOR DETAILS

SEE ENLARGEMENT

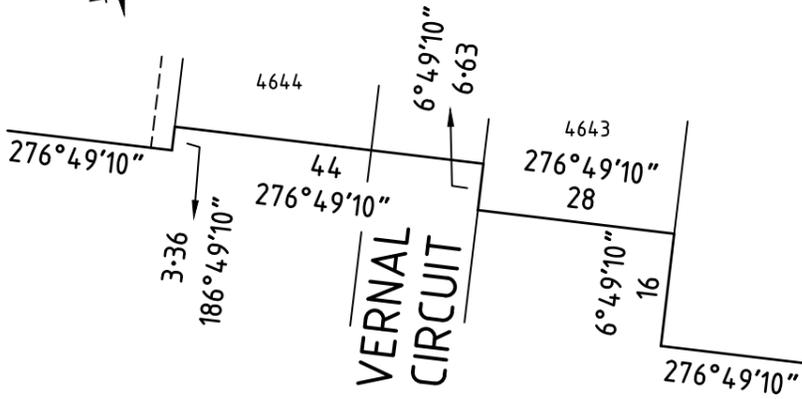
SEE ENLARGEMENT

ARMSTRONGS CREEK



ENLARGEMENT:
NOT TO SCALE

VERNAL CIRCUIT



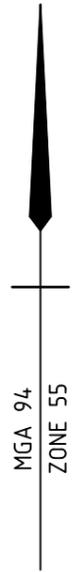
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SCALE 1:2000

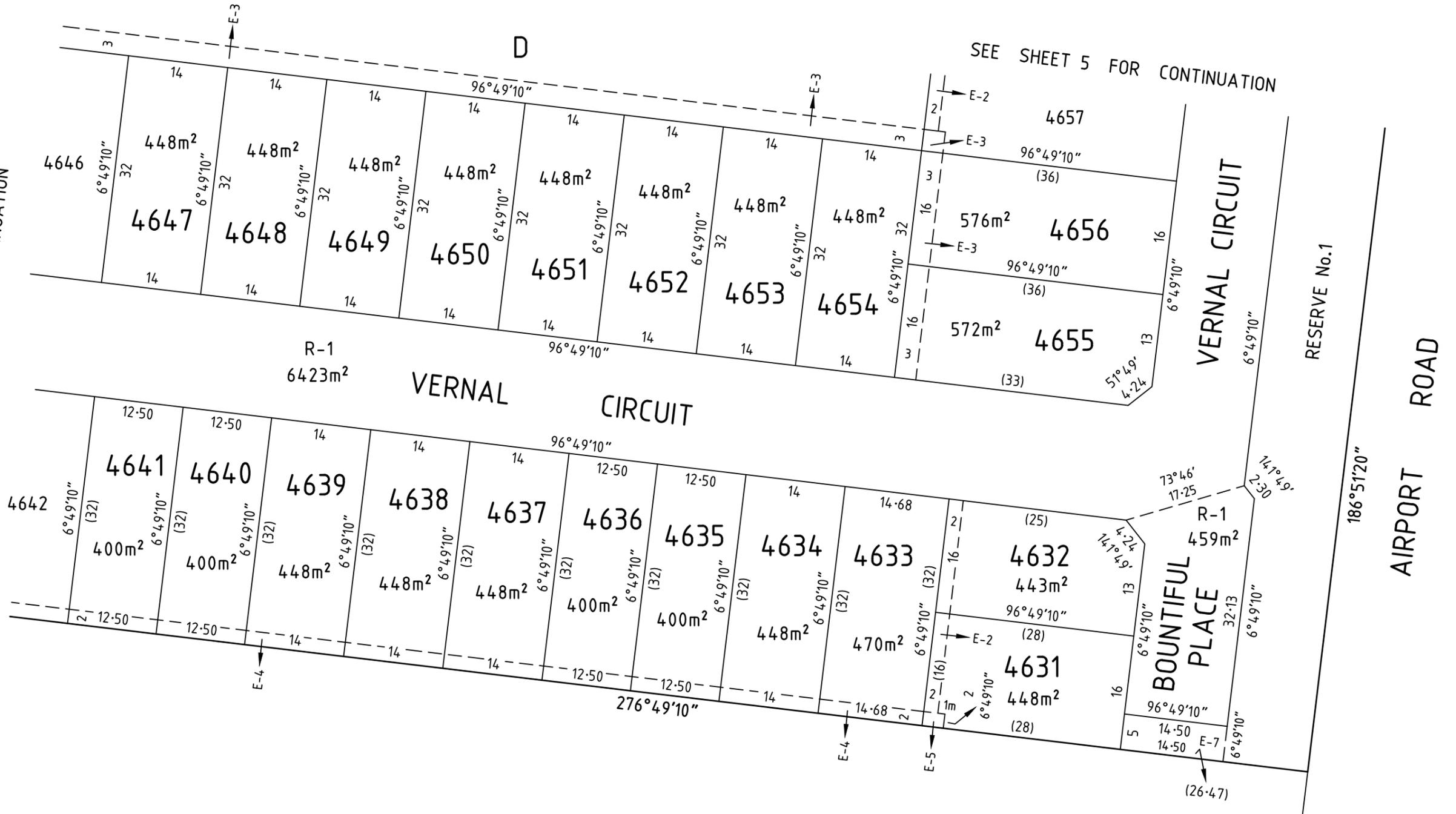
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
SHEET 2

ZOIS ARAVANIS, LICENSED SURVEYOR



SEE SHEET 4 FOR CONTINUATION



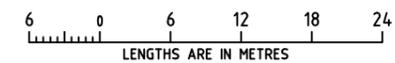
SEE SHEET 5 FOR CONTINUATION

MGA 94
ZONE 55



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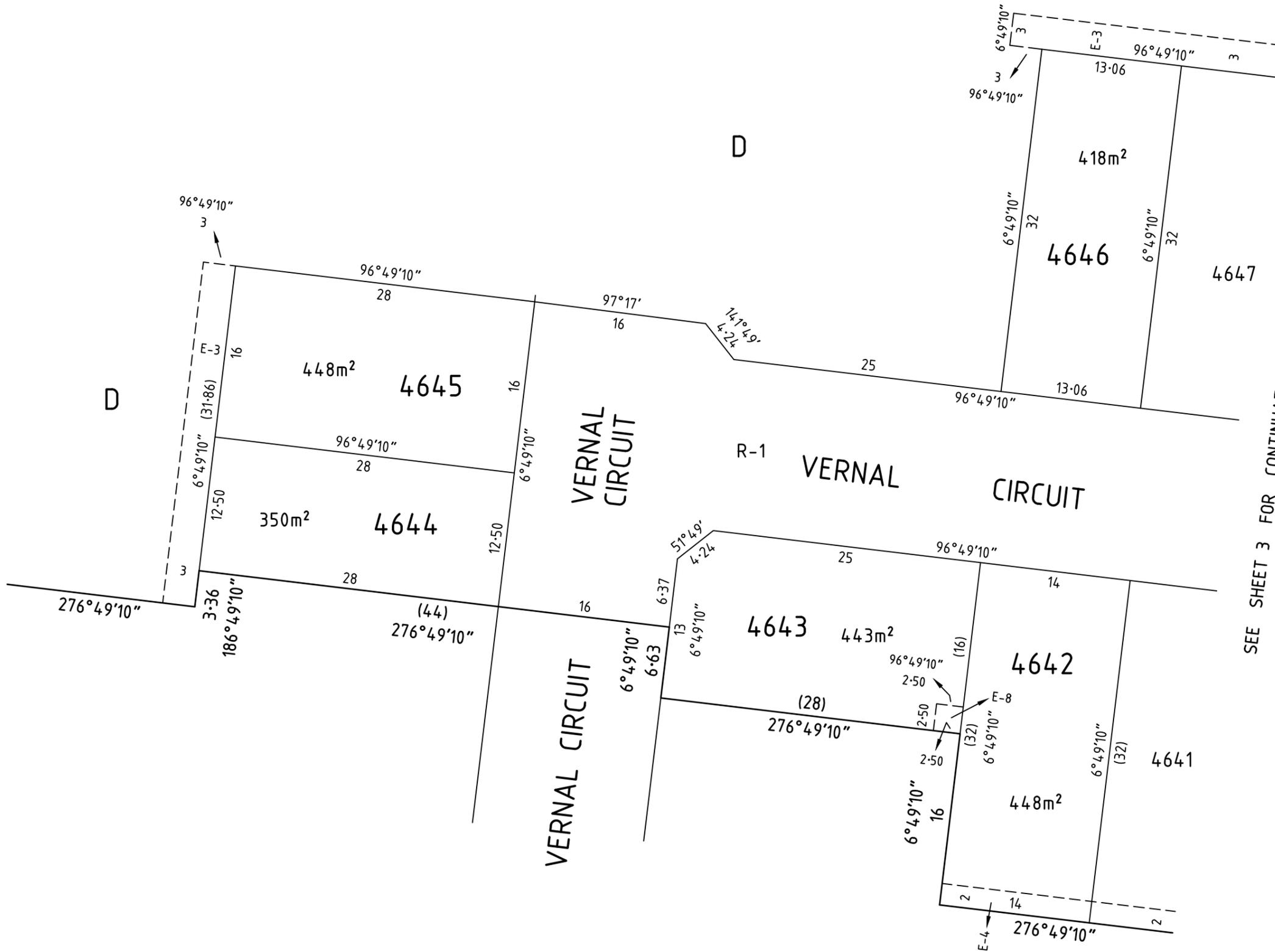
SCALE
1:600



ORIGINAL SHEET
SIZE: A3

SHEET 3

ZOIS ARAVANIS, LICENSED SURVEYOR



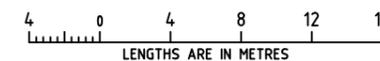
SEE SHEET 3 FOR CONTINUATION



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SCALE
 1:400

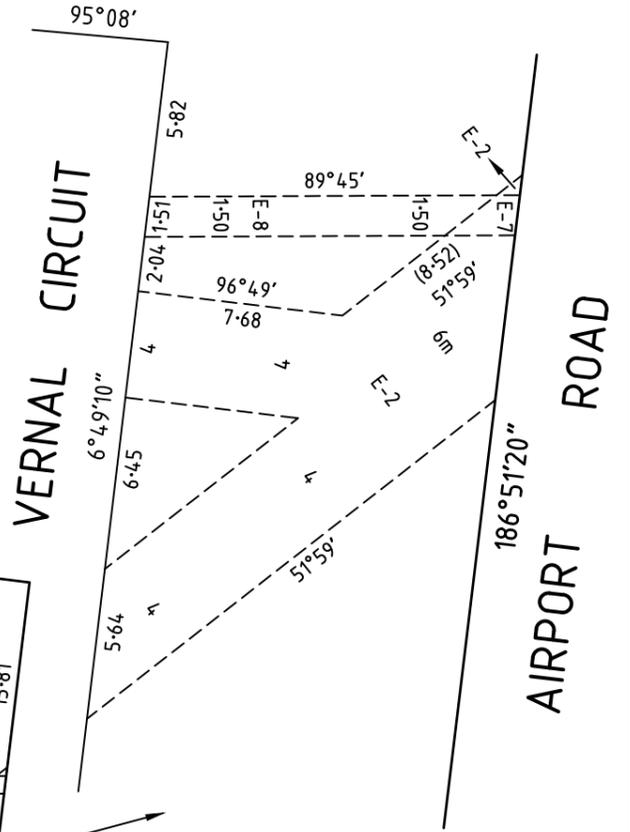
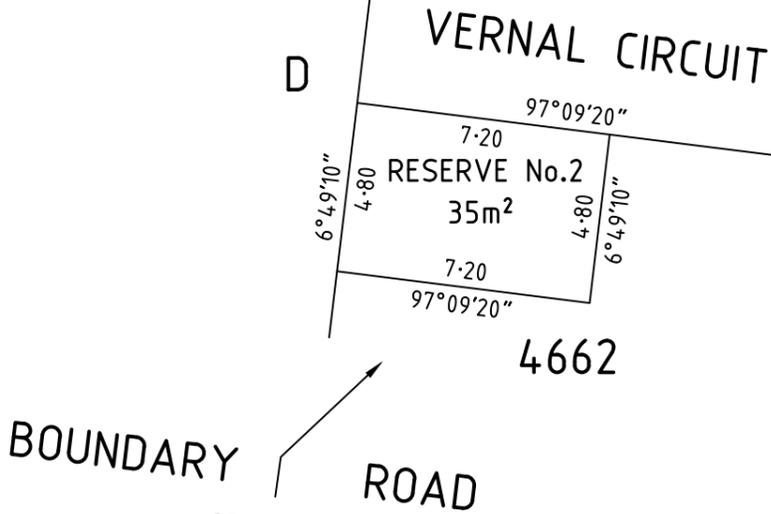
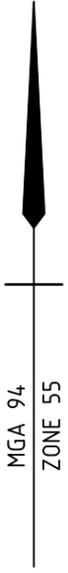


ORIGINAL SHEET
 SIZE: A3

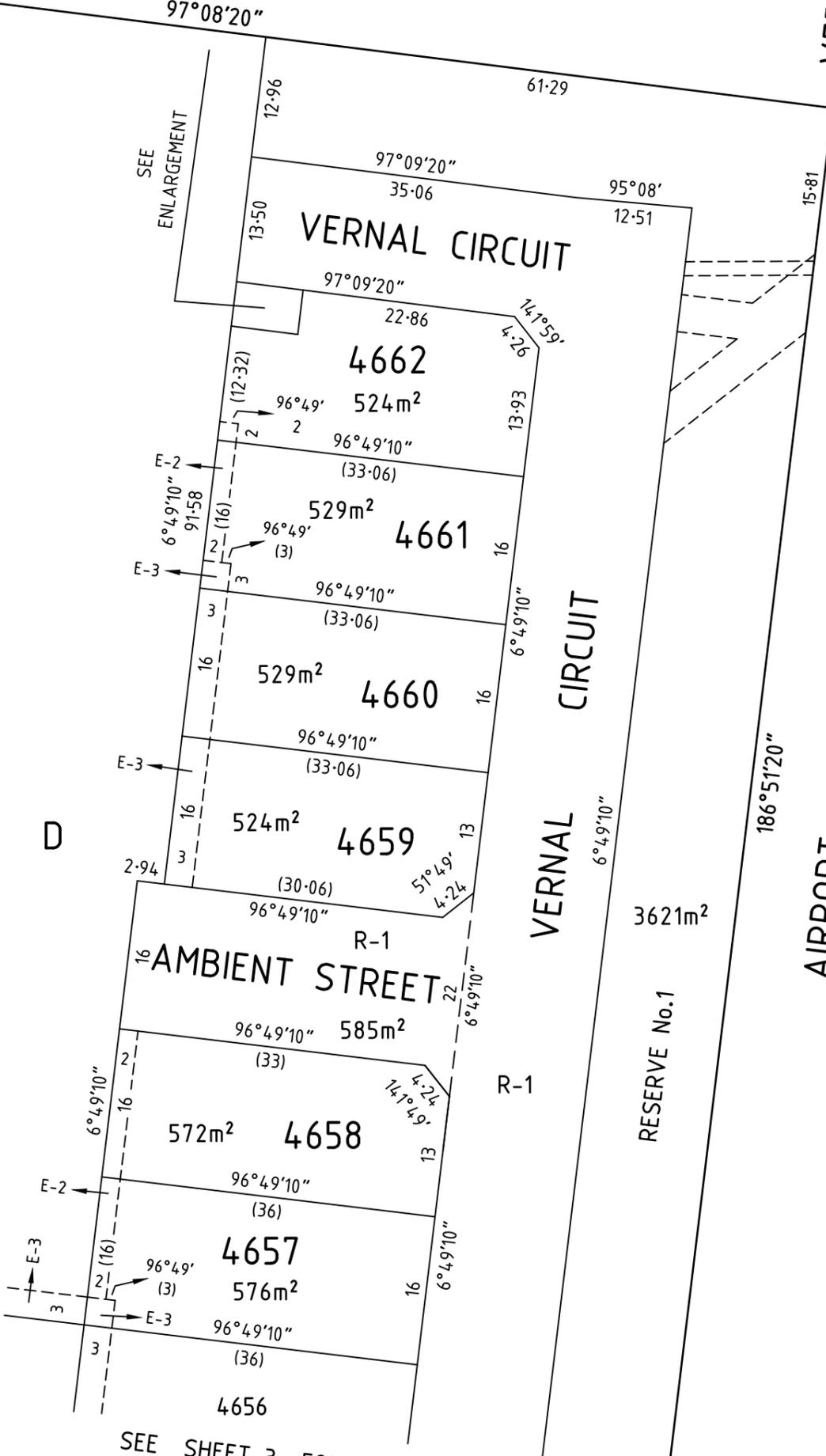
SHEET 4

ZOIS ARAVANIS, LICENSED SURVEYOR

ENLARGEMENT:
1:200



ENLARGEMENT:
NOT TO SCALE



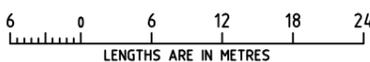
SEE SHEET 3 FOR CONTINUATION



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SCALE
1:600



ORIGINAL SHEET
SIZE: A3

SHEET 5

ZOIS ARAVANIS, LICENSED SURVEYOR

CREATION OF RESTRICTION No.46B-A

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 4631-4662 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 4631-4662 (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 BUILDING ENVELOPES ISSUED IN ACCORDANCE WITH PLANNING PERMIT 496-2012 OR ANY SUBSEQUENT PERMIT, A COPY OF WHICH CAN BE OBTAINED FROM THE WEB SITE AT www.armstrongmtduneeed.com.au;
 - (C) THE PLANS COMPLY WITH THE DESIGN GUIDELINES, A COPY OF WHICH CAN BE OBTAINED FROM THE WEB SITE 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 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.

CREATION OF RESTRICTION No.46B-B

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 4631, 4632, 4643 & 4655-4662 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 4631, 4632, 4643 & 4655-4662 (BOTH 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.

 <p>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</p>		ORIGINAL SHEET SIZE: A3	SHEET 6
	ZOIS ARAVANIS, LICENSED SURVEYOR		
REF: M100611/46B [19-000054] VERSION: K GL 27/1/20			