

PLAN OF SUBDIVISION

EDITION 1

PS 822706Y

LOCATION OF LAND

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

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: PS 822713C (LOT D)

POSTAL ADDRESS: CORNFLOWER WAY
(AT TIME OF SUBDIVISION) MOUNT DUNEED 3216

MGA94 CO-ORDINATES: E 264 950 ZONE 55
(AT APPROX CENTRE OF LAND IN PLAN) N 5 766 525 GDA 94

COUNCIL NAME: CITY OF GREATER GEELONG

VESTING OF ROADS AND OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R-1	CITY OF GREATER GEELONG
RESERVE No.1	CITY OF GREATER GEELONG
RESERVE No.2	CITY OF GREATER GEELONG

LOTS 1 - 4700 HAVE BEEN OMITTED FROM THIS PLAN.

CREATION OF RESTRICTIONS No.47A-A, 47A-B & 47A-C:
RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN
-SEE SHEET 5.

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	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-4	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 822702H - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-5	DRAINAGE	SEE PLAN	PS 822713C	CITY OF GREATER GEELONG
E-5	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 822713C - 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 47A

DEVELOPMENT
AREA: 1.734ha

NO.OF LOTS: 24, Lot E
& Lot H

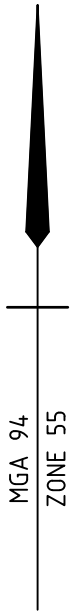
ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5 SHEETS

ZOIS ARAVANIS, LICENSED SURVEYOR

BOUNDARY ROAD

97°08'20"
343.15



SEE SHEETS 3 & 4
FOR DETAILS

AIRPORT ROAD

VERNAL CIRCUIT

AMBIENT STREET

E
4.954ha

SENSATION WAY

CORNFLOWER WAY

CORNFLOWER WAY

VERNAL CIRCUIT

CORNFLOWER WAY

ENLARGEMENTS:
NOT TO SCALE

SEE ENLARGEMENT

SEE ENLARGEMENT

ARMSTRONGS CREEK

96°49'10"
(58.52)

6°49'10"

57°49'
4.24

6°49'10"

96°49'10"

26.64

276°49'10"

6°49'10"

277°17'

6°49'10"

125.06

276°49'10"

186°49'10"

(4.8)

186°49'10"

91.58

61.29

6°59'50"

381.12

150.61

148.10

6°49'10"

27.20

276°49'10"

31.86

186°49'10"

276°49'10"

25

276°49'10"

32

186°49'10"

32

186°49'10"

6°49'10"

105.50

6°49'10"

96°49'10"

20

96°49'10"

276°49'10"

32

276°49'10"

(42.68)

36.83V

E-6

93.03

96°49'10"

4780m²

H

(34.50)

186°49'10"

186°49'10"

7.20

186°49'10"

276°49'10"

(29.80)

6°49'10"

10.13

276°49'10"

4717

42.24

186°49'10"

6.52

205°28'

7.04

227°40'40"

11.91

5.06

158°34'

186°49'10"

30.88

E-6

150°09'40"

23.42

134°12'

96°49'10"

12

96°49'10"

186°49'10"

186°49'10"

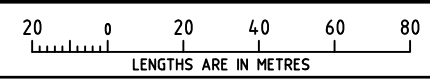
12

96°49'10"



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SCALE
1:2000

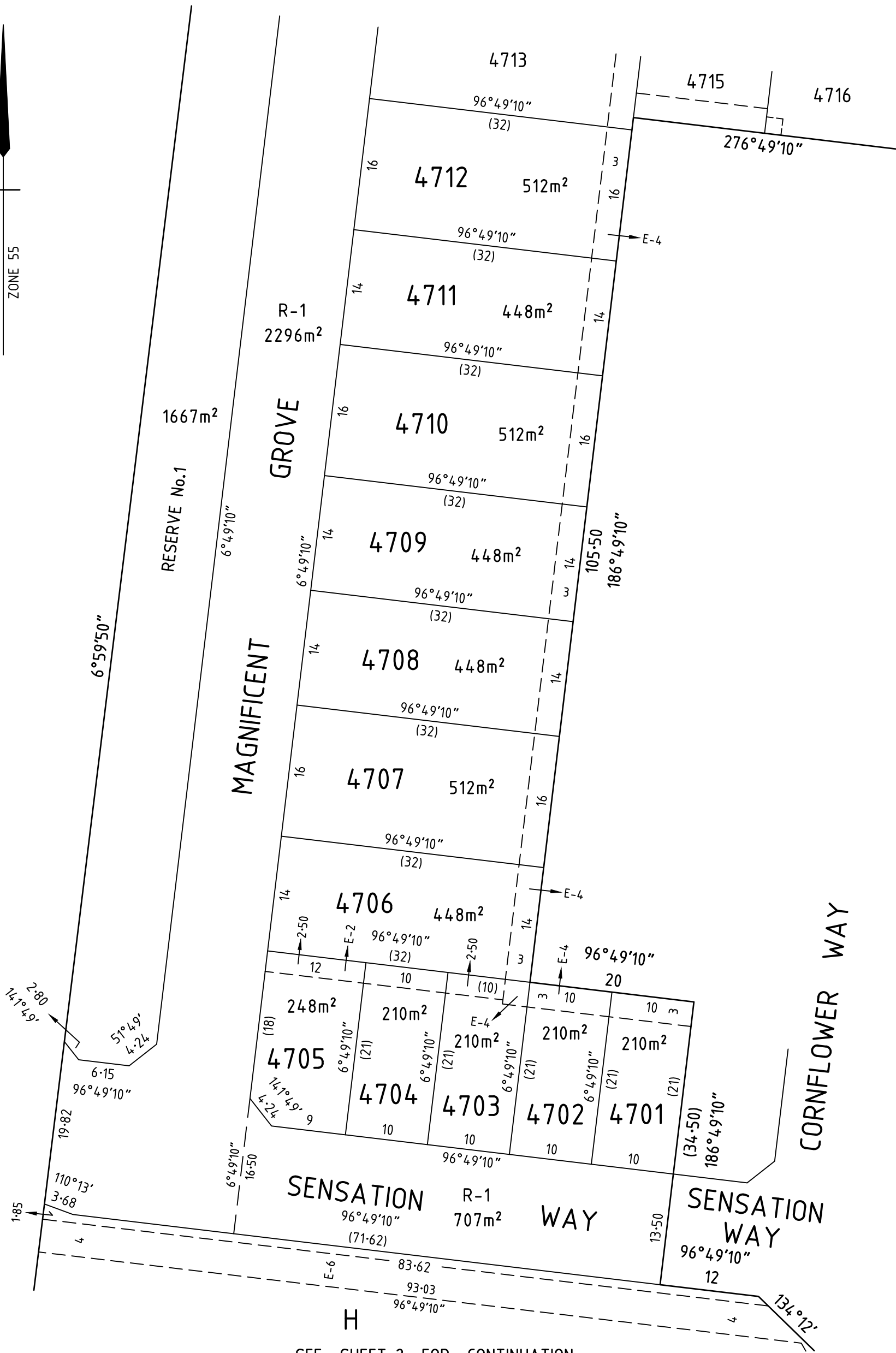
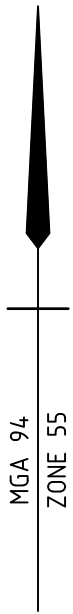


ORIGINAL SHEET
SIZE: A3

SHEET 2

ZOIS ARAVANIS, LICENSED SURVEYOR

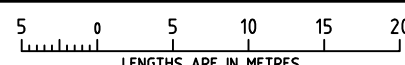
SEE SHEET 3 FOR CONTINUATION



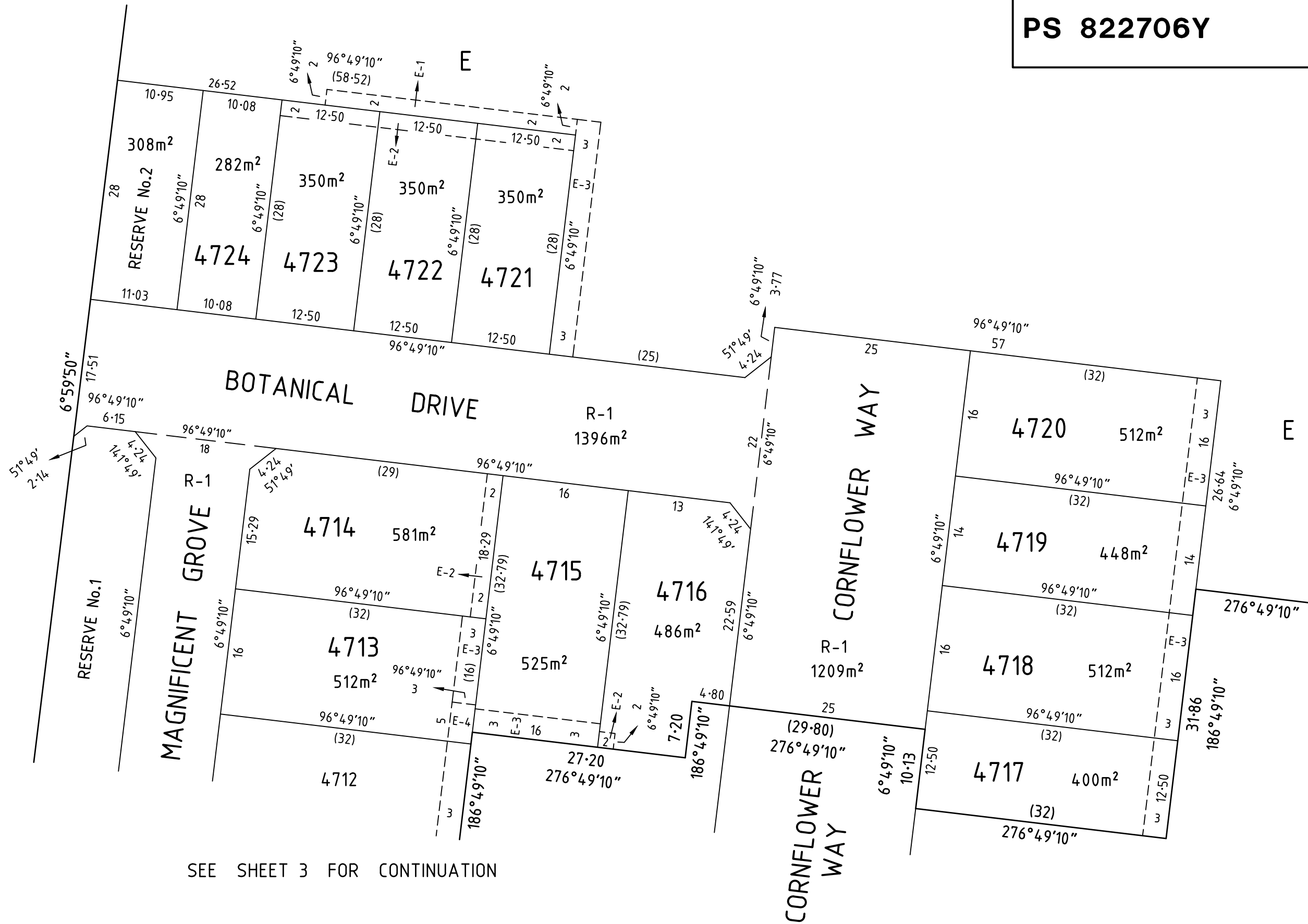
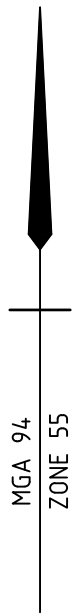
SEE SHEET 2 FOR CONTINUATION


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REF: M100611/47A 18-001292 VERSION: L GL 17/8/20

SCALE 1:500

 LENGTHS ARE IN METRES
 ZOIS ARAVANIS, LICENSED SURVEYOR

ORIGINAL SHEET SIZE: A3
 SHEET 3

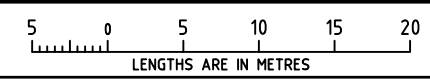


SEE SHEET 3 FOR CONTINUATION



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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 4

ZOIS ARAVANIS, LICENSED SURVEYOR

CREATION OF RESTRICTION No.47A-A

PS 822706Y

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 4706 TO 4723 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 4701 TO 4724 (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 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.47A-B

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 4701-4723 (ALL INCLUSIVE)

LAND TO BENEFIT: LOTS 4701-4723 (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.

CREATION OF RESTRICTION No.47A-C

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED


LAND TO BE BURDENED: LOTS 4701 TO 4705 (BOTH INCLUSIVE) & 4724

LAND TO BENEFIT: LOTS 4701 TO 4705 (BOTH INCLUSIVE) & 4724

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) CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING UNLESS IT HAS BEEN ASSESSED FOR COMPLIANCE AGAINST THE SMALL LOT HOUSING CODE. FOR THE PURPOSES OF ASSESSMENT AGAINST THE SMALL LOT HOUSING CODE, ALL BURDENED LOTS ARE TO BE ASSESSED AS TYPE B LOTS.
- (ii) CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING UNLESS THE PLANS COMPLY WITH THE RELEVANT CLAUSES OF THE APPROVED DESIGN GUIDELINES, A COPY OF WHICH CAN BE OBTAINED FROM THE WEBSITE AT www.armstrongmtduneeed.com.au

 <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 5
	ZOIS ARAVANIS, LICENSED SURVEYOR		
REF: M100611/47A 18-001292	VERSION: L	GL 17/8/20	