
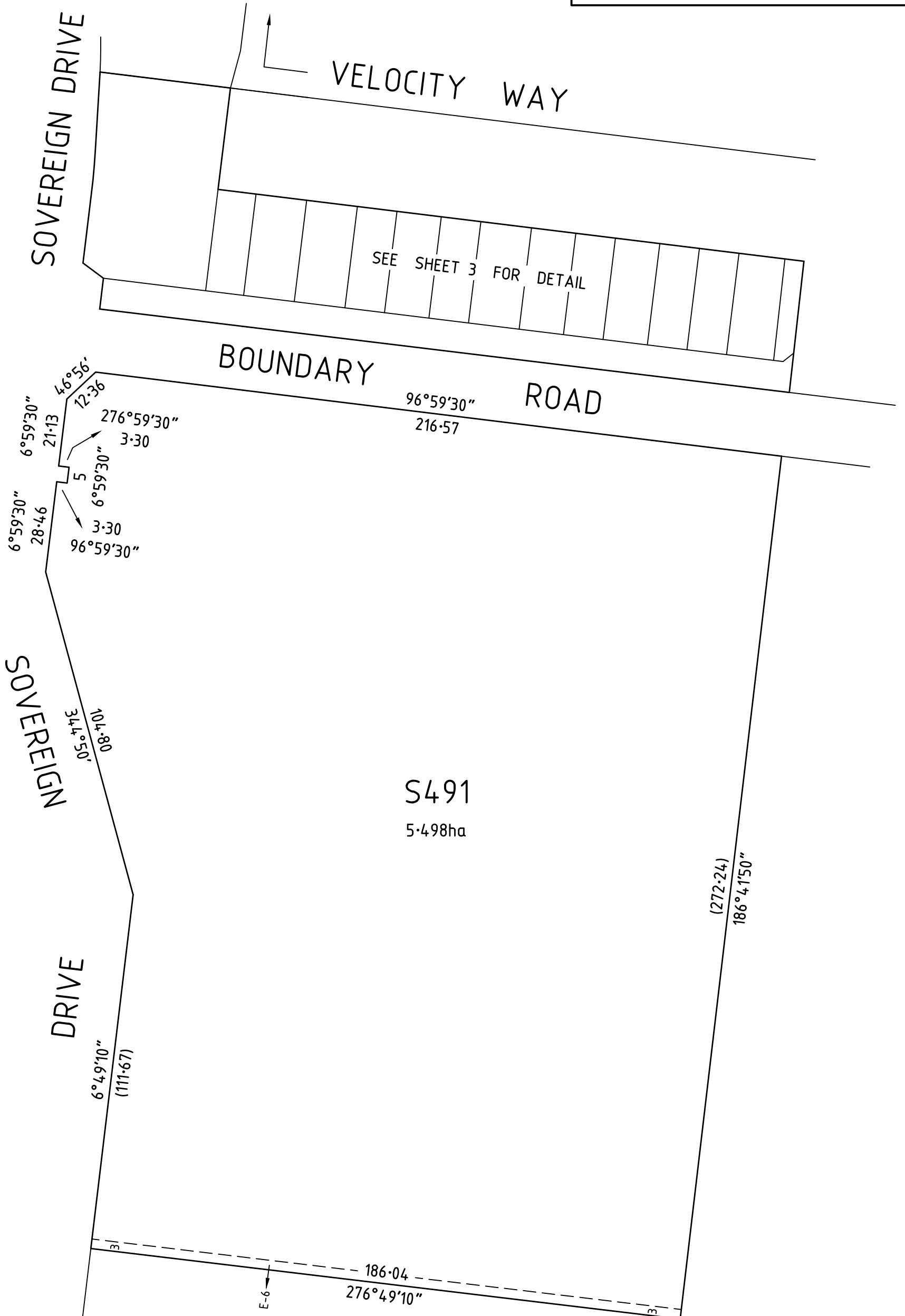
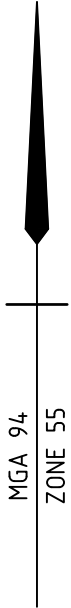
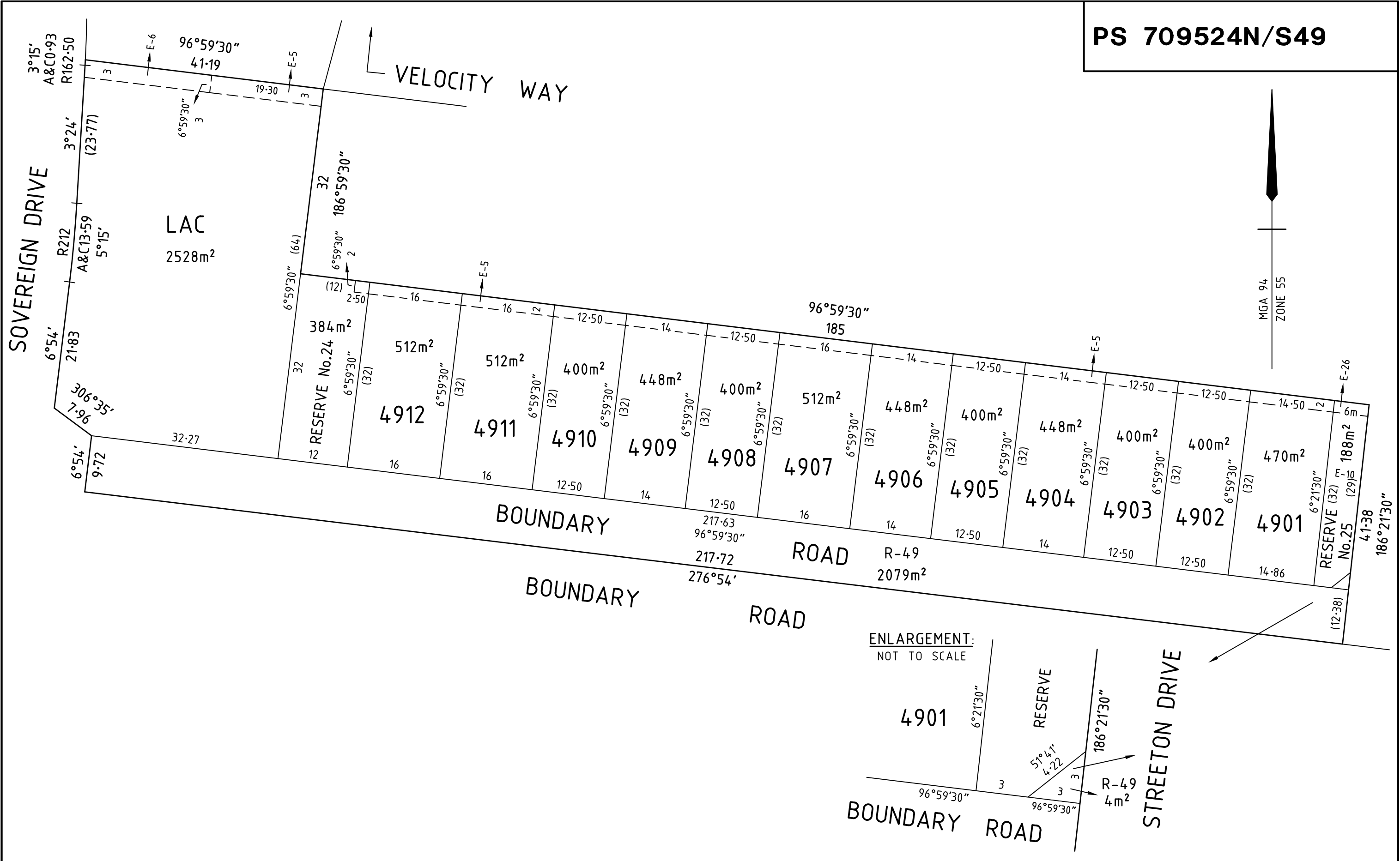


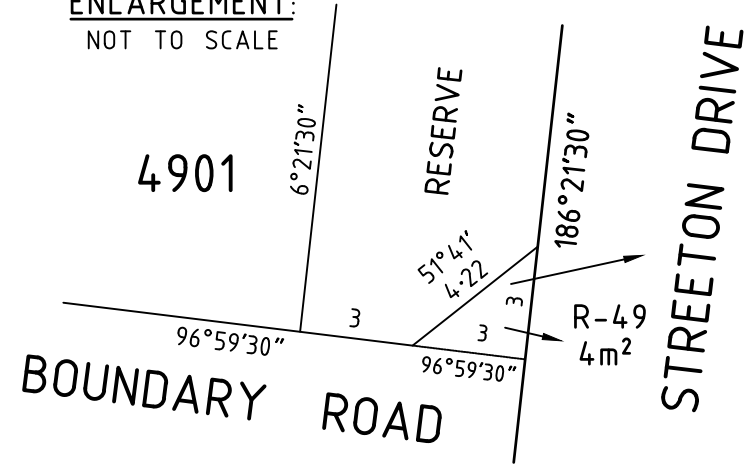
<b>PLAN OF SUBDIVISION</b>			<b>EDITION 1</b>	<b>PS 709524N/S49</b>		
<b>LOCATION OF LAND</b> PARISH: DUNEED TOWNSHIP: - SECTION: 12 CROWN ALLOTMENT: B (PART) CROWN PORTION: 14 (PART)  TITLE REFERENCE: VOL.12050 FOL.364 & VOL.12239 FOL.539  LAST PLAN REFERENCE: PS 709524N (LOTS S62 & S140)  POSTAL ADDRESS: 51-79 SOVEREIGN DRIVE (AT TIME OF SUBDIVISION) MOUNT DUNEED 3216  MGA94 CO-ORDINATES: E 266 030 ZONE 55 (AT APPROX CENTRE OF LAND IN PLAN) N 5 766 480 GDA 94			COUNCIL NAME: CITY OF GREATER GEELONG			
<b>VESTING OF ROADS AND OR RESERVES</b>			<b>NOTATIONS</b>			
IDENTIFIER	COUNCIL/BODY/PERSON		<b>CREATION OF RESTRICTIONS No.49 AND 49A:</b> RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 4.  <b>OTHER PURPOSE OF PLAN:</b> PART OF THE EASEMENT FOR WATER SUPPLY SHOWN AS E-10 CREATED IN AJ034456P AFFECTING ROADS R-49 ON THIS PLAN IS TO BE REMOVED UPON REGISTRATION OF THIS PLAN.  <b>GROUNDS FOR EASEMENT REMOVAL:</b> CONSENT OF BARWON REGION WATER CORPORATION VIDE SECTION 6(1)(k)(iii) OF THE SUBDIVISION ACT 1988.  LOTS 1-4900 HAVE BEEN OMITTED FROM THIS PLAN.			
RESERVE No.25	CITY OF GREATER GEELONG					
RESERVE No.26 ROAD R-49	CITY OF GREATER GEELONG					
<b>NOTATIONS</b>						
DEPTH LIMITATION: DOES NOT APPLY						
<b>STAGING:</b> THIS IS A STAGED SUBDIVISION. PLANNING PERMIT No.PP-492-2012  <b>SURVEY:</b> 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-5, E-6 & E-26	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 709524N - SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION		
E-6	DRAINAGE	SEE PLAN	PS 709524N	CITY OF GREATER GEELONG		
E-10 & E-26	WATER SUPPLY	SEE PLAN	AJ034456P	BARWON REGION WATER CORPORATION		
 LICENSED LAND SURVEYORS & ENGINEERS CALIBRE PROFESSIONAL SERVICES P/L Level 2, 55 Southbank Boulevard Southbank VIC 3006 T 03 9203 9000 F 03 9203 9099 www.calibregroup.com		Armstrong MtDuneed Stage 49	DEVELOPMENT AREA: 1.053ha	NO.OF LOTS: 12 + LAC + S491	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4 SHEETS
<b>REF: M100611/49 [18-001584] VERSION: C</b>		<b>ZOIS ARAVANIS, LICENSED SURVEYOR</b>			GL 4/11/21	



PS 709524N/S49



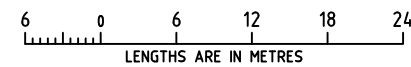
ENLARGEMENT:  
NOT TO SCALE



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SCALE  
1:600



ORIGINAL SHEET  
SIZE: A3

SHEET 3

ZOIS ARAVANIS, LICENSED SURVEYOR

# CREATION OF RESTRICTION No.49

PS 709524N/S49

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 4901-4912 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 4901-4912 (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, 27 CHURCH STREET, HAWTHORN, VIC 3122 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;
  - (D) THE DESIGN ASSESSMENT PANEL OR SUCH OTHER ENTITY AS MAY BE NOMINATED BY THE DESIGN ASSESSMENT PANEL FROM TIME TO TIME HAS GIVEN IT'S 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* 2018 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.49A

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED


LAND TO BE BURDENED: LOTS 4901-4912 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 4901-4912 (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 &amp; ENGINEERS CALIBRE PROFESSIONAL SERVICES P/L Level 2, 55 Southbank Boulevard Southbank VIC 3006 T 03 9203 9000 F 03 9203 9099 <a href="http://www.calibregroup.com">www.calibregroup.com</a></p>		ORIGINAL SHEET SIZE: A3	SHEET 4
	ZOIS ARAVANIS, LICENSED SURVEYOR		
REF: M100611/49 [18-001584]    VERSION: C    GL 4/11/21			