
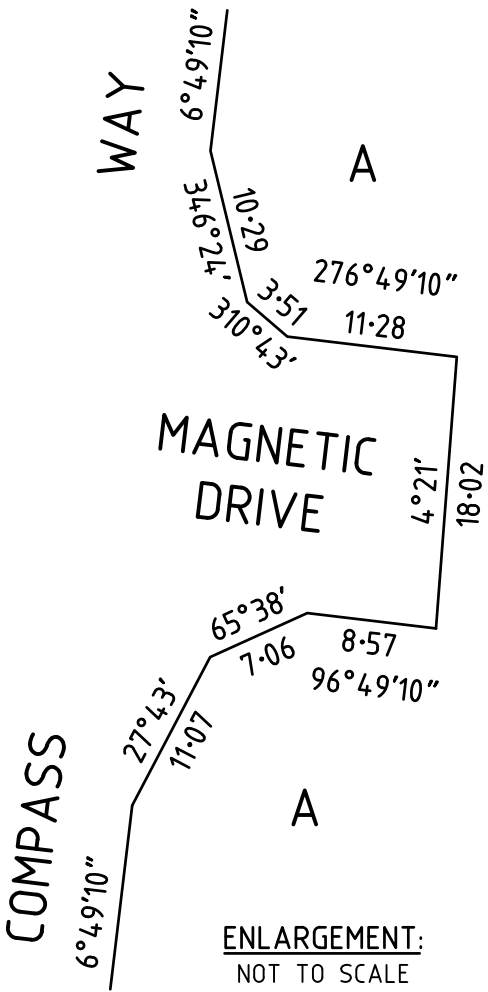
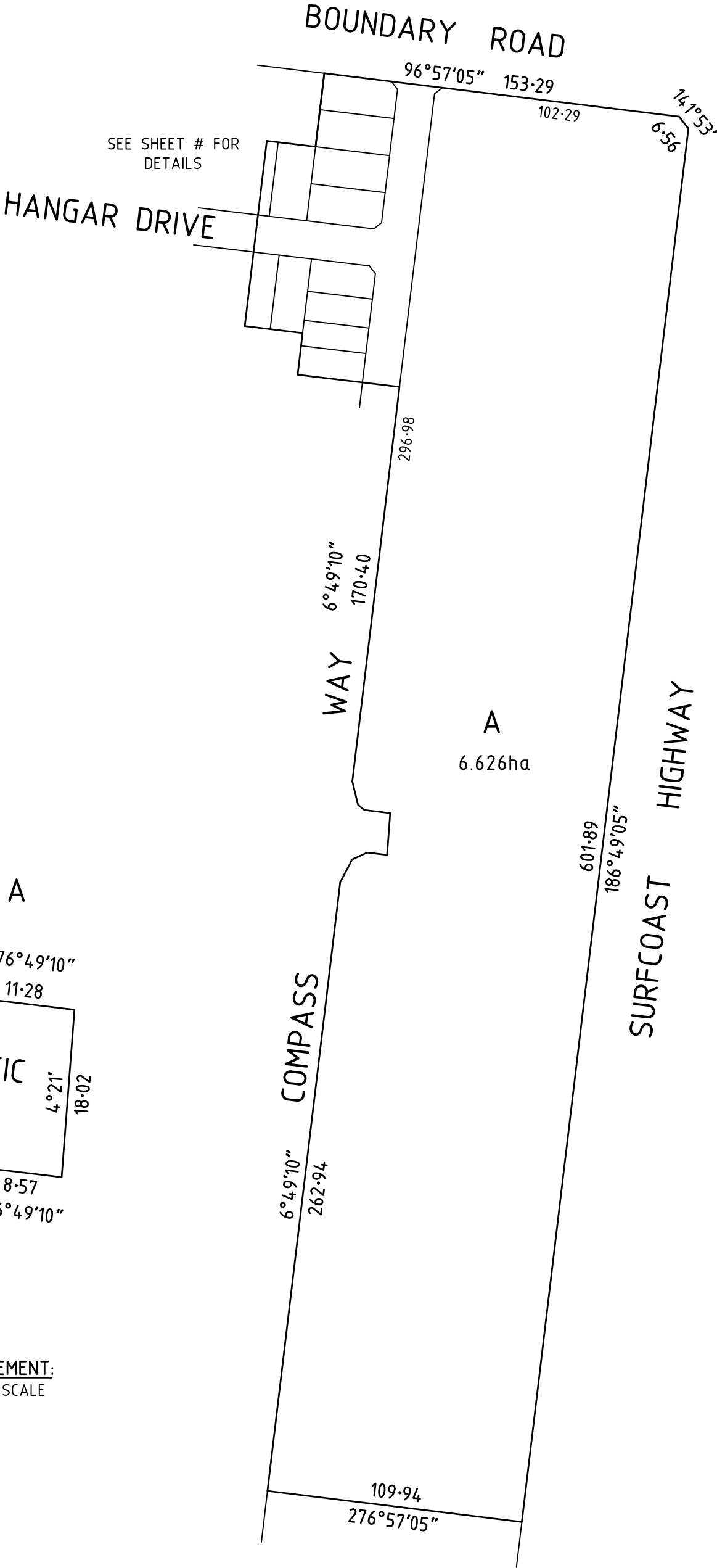
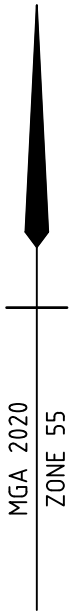
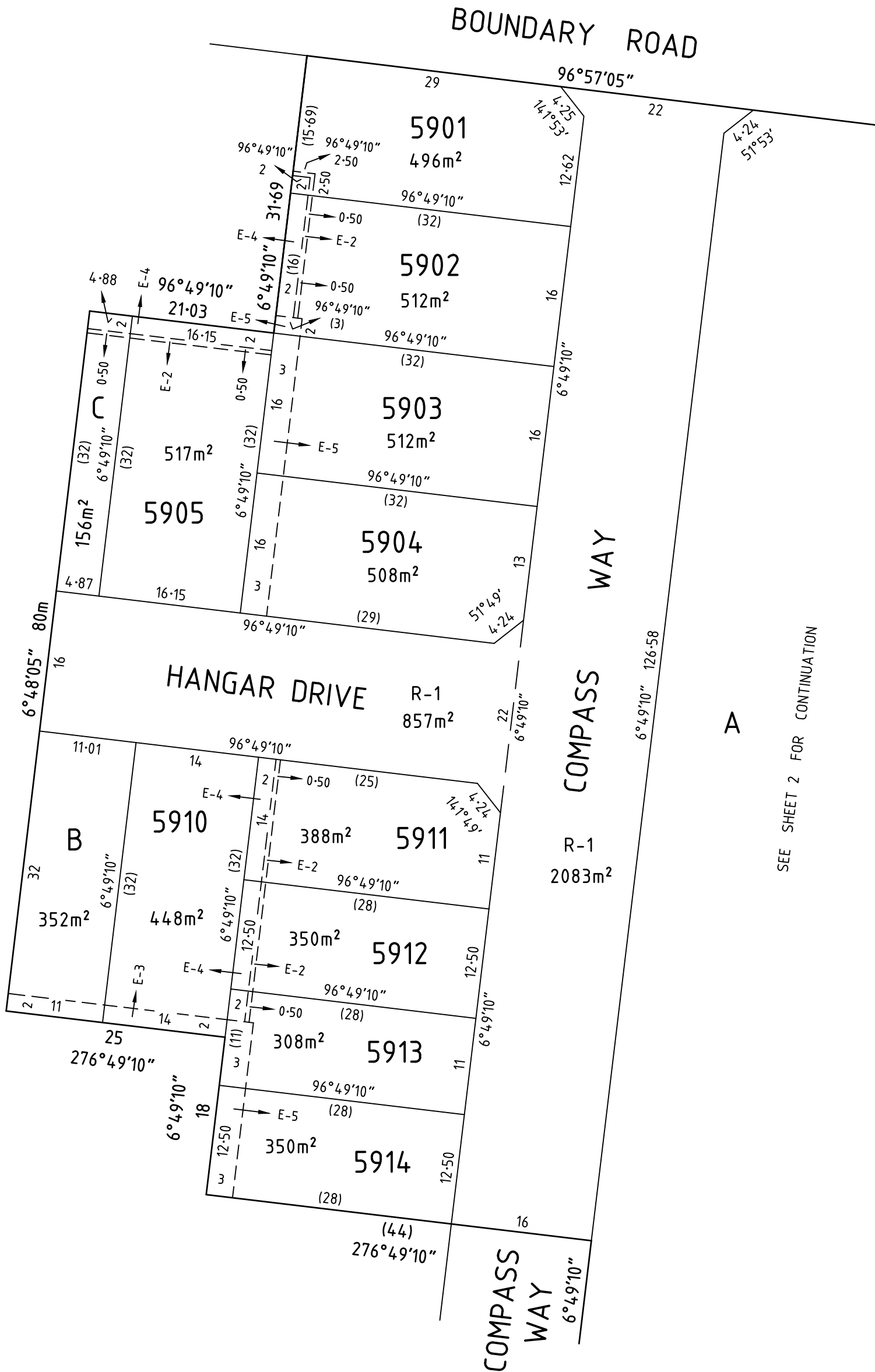
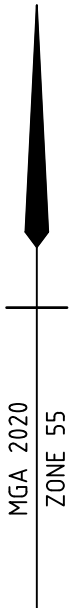


| | | | | | | | |
|--|---------------------------------|---|--|--|----------------------------|---------------------|--|
| PLAN OF SUBDIVISION | | | | EDITION 1 | | PS 849132X | |
| <div>LOCATION OF LAND</div> <div>PARISH: DUNEED</div> <div>TOWNSHIP: -</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: D (PART)</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: VOL.12310 FOL.762</div> <div>LAST PLAN REFERENCE: PS 749767J (LOT A)</div> <div>POSTAL ADDRESS: 340 BOUNDARY ROAD</div> <div>(AT TIME OF SUBDIVISION) MOUNT DUNEED 3217</div> <div>MGA94 CO-ORDINATES: E 266 770 ZONE 55</div> <div>(AT APPROX CENTRE OF LAND IN PLAN) N 5 766 420 GDA 94</div> | | | | <div>Council Name: City of Greater Geelong</div> <div>Council Reference Number: 15537</div> <div>Planning Permit Reference: PP-496-2012</div> <div>SPEAR Reference Number: S185956A</div> <div>Certification</div> <div>This plan is certified under section 6 of the Subdivision Act 1988</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement is to be satisfied in stage: 64</div> <div>Digitally signed by: Tim Webb for City of Greater Geelong on 01/04/2022</div> | | | |
| VESTING OF ROADS AND OR RESERVES | | | | NOTATIONS | | | |
| IDENTIFIER | | COUNCIL/BODY/PERSON | | <div>LOTS 1-5900 AND 5906-5909 HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>CREATION OF RESTRICTION:</div> <div>RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN - SEE SHEET 4.</div> <div>OTHER PURPOSE OF PLAN:</div> <div>PART OF THE EASEMENTS FOR DRAINAGE PURPOSES AND FOR PIPELINE AND ANCILLARY PURPOSES SHOWN ON PS 749767J ARE TO REMOVED UPON REGISTRATION OF THIS PLAN.</div> <div>GROUND'S FOR REMOVAL:</div> <div>BY CONSENT OF THE RELEVANT AUTHORITY VIDE SEC.6(1)(k)(iii) SUBDIVISION ACT 1988.</div> | | | |
| ROADS R-1 | | CITY OF GREATER GEELONG | | | | | |
| | | | | | | | |
| NOTATIONS | | | | | | | |
| DEPTH LIMITATION: DOES NOT APPLY | | | | | | | |
| <div>STAGING: THIS IS NOT A STAGED SUBDIVISION.</div> <div>PLANNING PERMIT No. N/A</div> <div>SURVEY: THIS PLAN IS BASED ON SURVEY IN PS 731544F</div> <div>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK No(s) N/A</div> <div>IN PROCLAIMED SURVEY AREA No. N/A</div> | | | | | | | |
| 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-2 | PIPELINES OR ANCILLARY PURPOSES | SEE PLAN | THIS PLAN - Section 136 Water Act 1989 | BARWON REGION WATER CORPORATION | | | |
| E-3 & E-5 | DRAINAGE | SEE PLAN | PS 741827L | CITY OF GREATER GEELONG | | | |
| E-4 & E-5 | PIPELINES OR ANCILLARY PURPOSES | SEE PLAN | PS 741827L - Section 136 Water Act 1989 | BARWON REGION WATER CORPORATION | | | |
| <div><div>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</div></div> | | Armstrong MtDuneed Stage 59 | DEVELOPMENT AREA: 7387m² | NO.OF LOTS: 10 + A, B & C | ORIGINAL SHEET SIZE: A3 | SHEET 1 OF 4 SHEETS | |
| REF: M100611/59-(21-000436) VERSION: B GL 11/3/22 | | Digitally signed by: Zois Aravanis, Licensed Surveyor, Surveyor's Plan Version (B), 21/03/2022, SPEAR Ref: S185956A | | | | | |

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Calibre Professional Services Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S185956A 04/08/2022 09:36 am





SEE SHEET 2 FOR CONTINUATION

A

CREATION OF RESTRICTION No.59-1

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 5901-5905 AND 5910-5914 (ALL INCLUSIVE)

LAND TO BENEFIT: LOTS 5901-5905 AND 5910-5914 (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, 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 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.armstrongmtduneed.com.au;
 - (C) THE PLANS COMPLY WITH THE DESIGN GUIDELINES, A COPY OF WHICH CAN BE OBTAINED FROM THE WEB SITE AT www.armstrongmtduneed.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* 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 DESIGN ASSESSMENT PANEL.

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT 10 YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

CREATION OF RESTRICTION No.59-2

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED


LAND TO BE BURDENED: LOTS 5901-5905 AND 5910-5914 (ALL INCLUSIVE)

LAND TO BENEFIT: LOTS 5901-5905 AND 5910-5914 (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.

| | | | | |
|--|--|---|--|---------|
|  <p>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</p> | | | ORIGINAL SHEET SIZE: A3 | SHEET 4 |
| | REF: M100611-(21-000436) VERSION: B GL 11/3/22 | Digitally signed by: Zois Aravanis, Licensed Surveyor, Surveyor's Plan Version (B), 21/03/2022, SPEAR Ref: S185956A | Digitally signed by: City of Greater Geelong, 01/04/2022, SPEAR Ref: S185956A | |