

PLAN OF SUBDIVISION

EDITION 1

PS 835211F

LOCATION OF LAND

PARISH: DUNEED
 TOWNSHIP: -
 SECTION: 11
 CROWN ALLOTMENT: A (PART)
 CROWN PORTION: -

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: PS 835219N (LOT B)

POSTAL ADDRESS: 110A BOUNDARY ROAD
 (AT TIME OF SUBDIVISION) MOUNT DUNEED 3217

MGA94 CO-ORDINATES: E 264 700 ZONE 55
 (AT APPROX CENTRE OF LAND IN PLAN) N 5766 500

Council Name: City of Greater Geelong
 SPEAR Reference Number: S156288M

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	POWERCOR AUSTRALIA LIMITED

RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN ---- SEE SHEETS 4.

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

STAGING: THIS IS NOT A STAGED SUBDIVISION.
 PLANNING PERMIT No.
 LOTS 1 TO 6600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

SURVEY: THIS PLAN IS BASED ON SURVEY IN PS 835210H
 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 DIAG.	THIS PLAN	CITY OF GREATER GEELONG
E-2, E-3	PIPELINES AND ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN	BARWON REGION WATER CORPORATION
E-4	DRAINAGE	SEE DIAG.	PS 835210H	CITY OF GREATER GEELONG
E-4	PIPELINES AND ANCILLARY PURPOSES	SEE DIAG.	PS 835210H	BARWON REGION WATER CORPORATION



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Armstrong MtDuneed
 Stage 66

DEVELOPMENT
 AREA: 3.773ha

NO.OF LOTS: 51
 + C

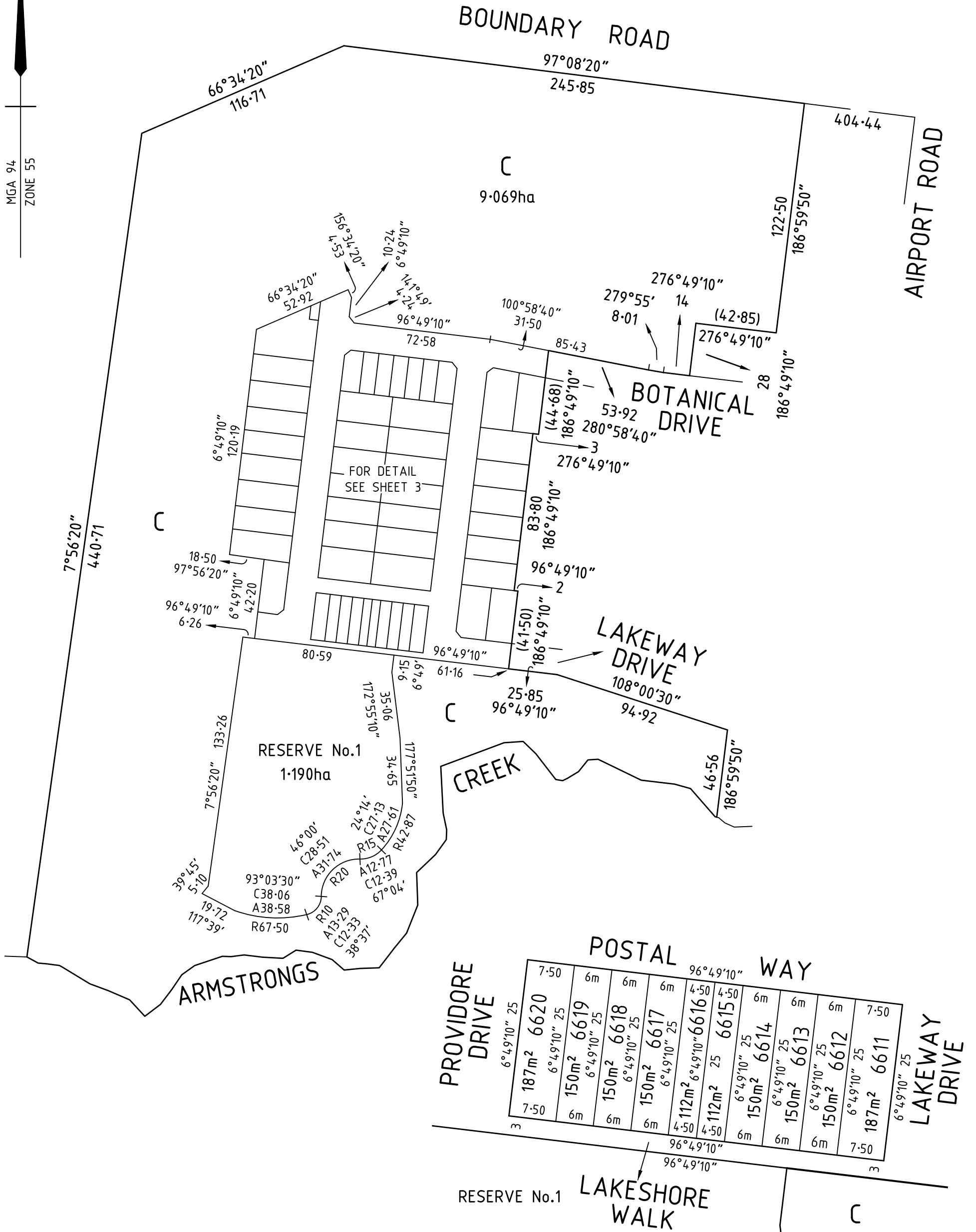
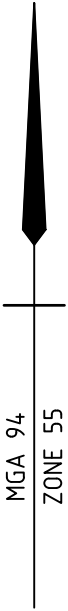
ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 4 SHEETS

Digitally signed by: Zois Aravanis, Licensed Surveyor,
 Surveyor's Plan Version (C),
 18/02/2021, SPEAR Ref: S156288M

REF: M100611/66 [19-000552] VERSION: C RM 06.04.20

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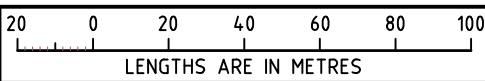
PROVIDORE DRIVE		POSTAL WAY										LAKEWAY DRIVE	
7-50	6m	7-50	6m	6m	6m	4-50	4-50	6m	6m	6m	6m	7-50	6m
187m ²	6620	150m ²	6619	150m ²	6618	150m ²	6617	112m ²	6616	112m ²	6615	150m ²	6614
6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m
7-50	6m	6m	6m	6m	6m	4-50	4-50	6m	6m	6m	6m	7-50	6m
150m ²	6619	150m ²	6618	150m ²	6617	112m ²	6616	112m ²	6615	150m ²	6614	150m ²	6613
6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m
7-50	6m	6m	6m	6m	6m	4-50	4-50	6m	6m	6m	6m	7-50	6m
150m ²	6619	150m ²	6618	150m ²	6617	112m ²	6616	112m ²	6615	150m ²	6614	150m ²	6613
6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m
7-50	6m	6m	6m	6m	6m	4-50	4-50	6m	6m	6m	6m	7-50	6m
187m ²	6620	150m ²	6619	150m ²	6618	150m ²	6617	112m ²	6616	112m ²	6615	150m ²	6614
6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m
7-50	6m	6m	6m	6m	6m	4-50	4-50	6m	6m	6m	6m	7-50	6m
187m ²	6620	150m ²	6619	150m ²	6618	150m ²	6617	112m ²	6616	112m ²	6615	150m ²	6614
6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m

ENLARGEMENT 1
REFER SHEET 3
SCALE 1:600



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SCALE
1:2000

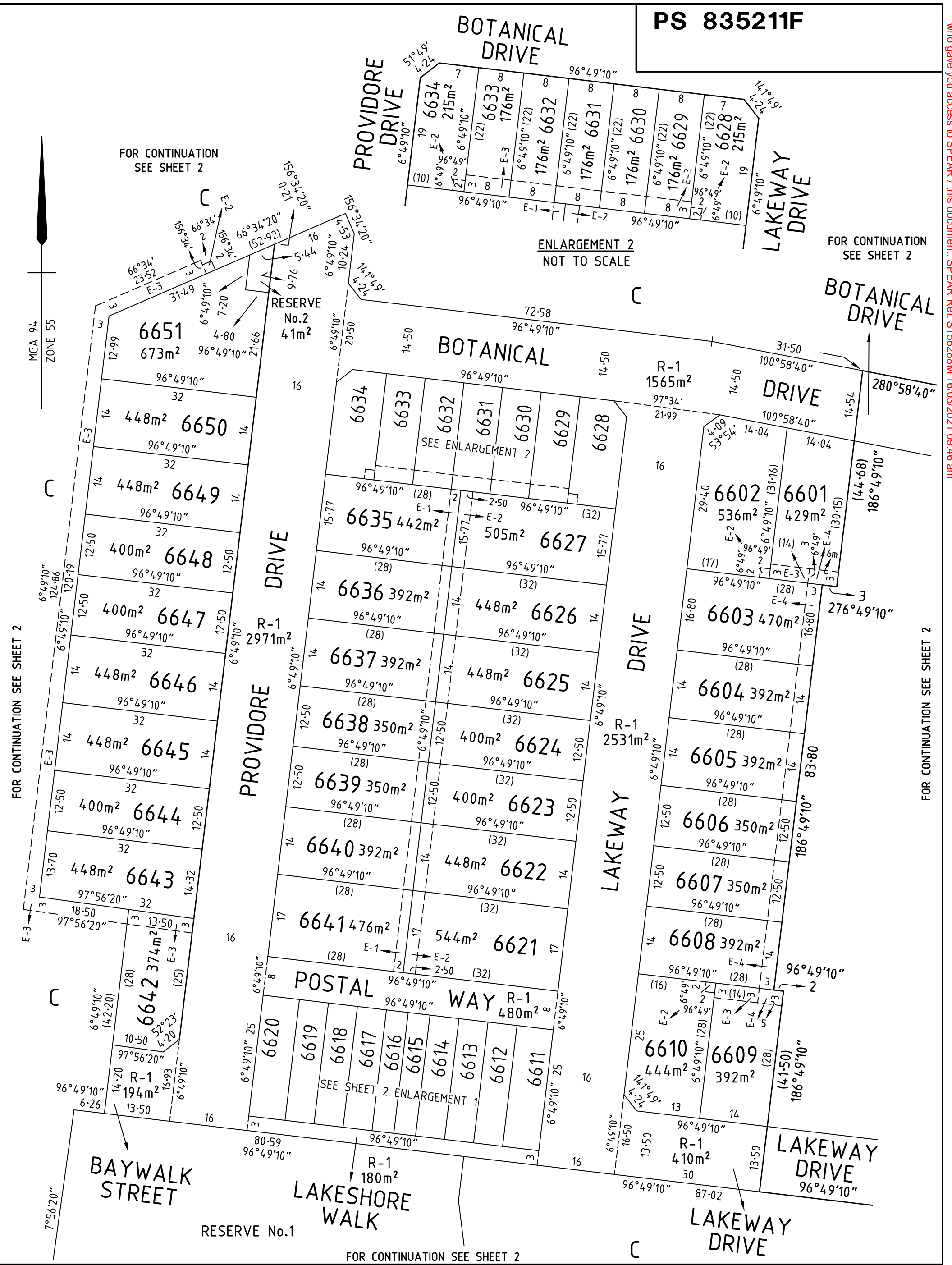


ORIGINAL SHEET
SIZE: A3

SHEET 2 OF 4 SHEETS

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FOR CONTINUATION SEE SHEET 2


FOR CONTINUATION SEE SHEET 2

ENLARGEMENT 2 NOT TO SCALE

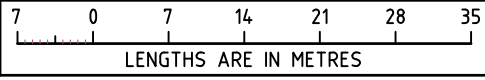
FOR CONTINUATION SEE SHEET 2

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SCALE 1:700



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 3 OF 4 SHEETS

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CREATION OF RESTRICTION A

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 6601 TO 6610, 6621 TO 6627, 6635 TO 6651 (ALL INCLUSIVE) ON THIS PLAN

LAND TO BENEFIT: LOTS 6601 TO 6651 (BOTH INCLUSIVE) ON THIS PLAN

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 B

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 6611 TO 6620 AND 6628 TO 6634 (ALL INCLUSIVE) ON THIS PLAN


LAND TO BENEFIT: LOTS 6601 TO 6651 (BOTH INCLUSIVE) ON THIS PLAN

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

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