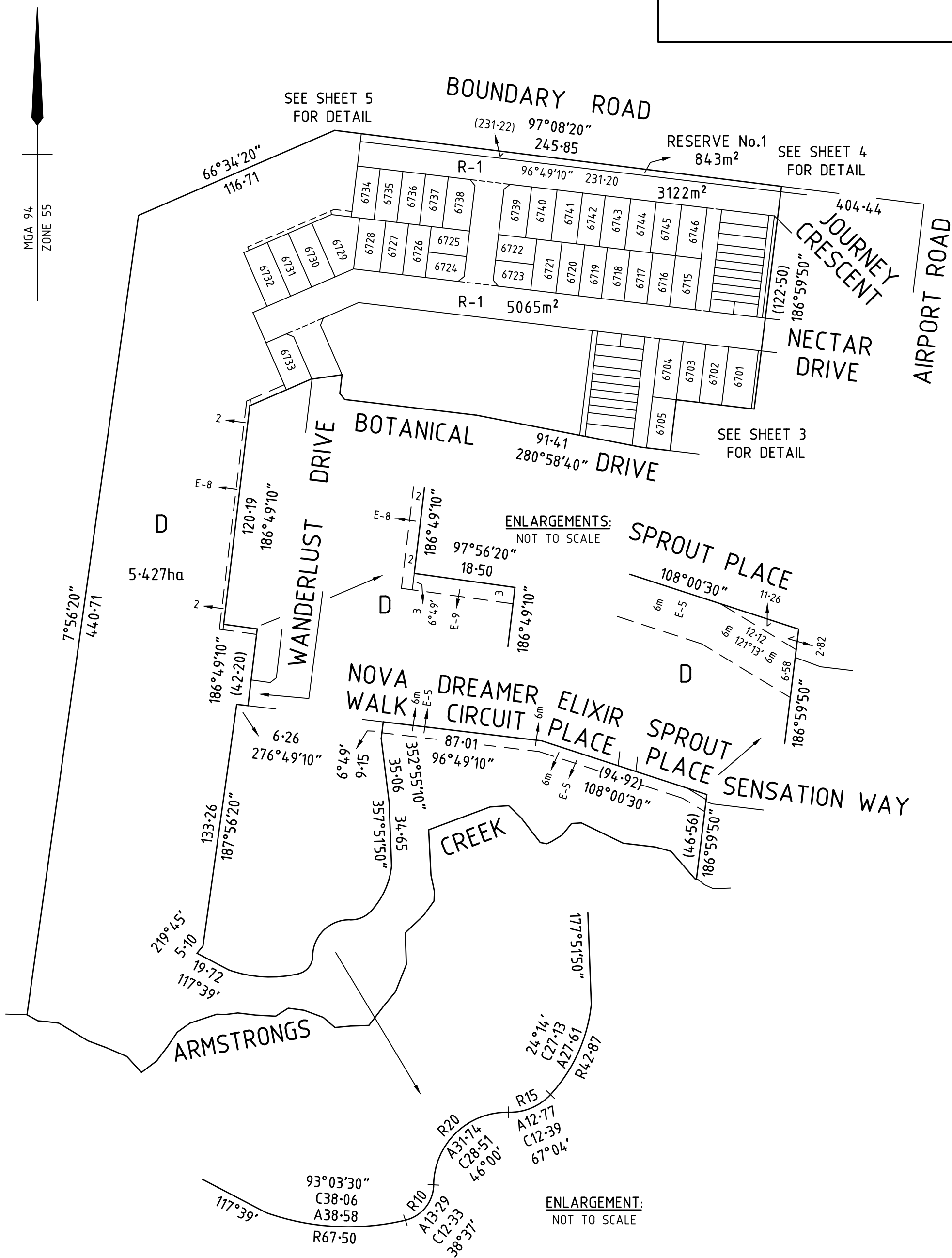


PLAN OF SUBDIVISION				EDITION 1		PS 849106Y	
LOCATION OF LAND PARISH: DUNEED TOWNSHIP: - SECTION: 11 CROWN ALLOTMENT: A (PART) CROWN PORTION: - TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS 835211F (LOT C) POSTAL ADDRESS: 110A BOUNDARY ROAD (AT TIME OF SUBDIVISION) MOUNT DUNEED 3217 MGA94 CO-ORDINATES: E 264 789 ZONE 55 (AT APPROX CENTRE OF LAND IN PLAN) N 5 766 648				COUNCIL NAME: CITY OF GREATER GEELONG			
VESTING OF ROADS AND OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN ---- SEE SHEET 6. LOTS 1 TO 6700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.			
ROADS R-1		CITY OF GREATER GEELONG					
RESERVE No.1		CITY OF GREATER GEELONG					
RESERVE No.2		CITY OF GREATER GEELONG					
RESERVE No.3		CITY OF GREATER GEELONG					
RESERVE No.4		CITY OF GREATER GEELONG					
NOTATIONS							
DEPTH LIMITATION: DOES NOT APPLY							
STAGING: THIS IS NOT A STAGED SUBDIVISION. PLANNING PERMIT No.PP-282-2019 SURVEY: THIS PLAN IS BASED ON SURVEY IN PS835210H THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK No(s) PM 242 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-6	DRAINAGE	SEE PLAN	PS 835210H	CITY OF GREATER GEELONG			
E-5 & E-6	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 835210H - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION			
E-4 & E-9	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 835211F - 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-8 & E-9	DRAINAGE	SEE PLAN	PS 835211F	CITY OF GREATER GEELONG			
 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			Armstrong MtDuneed Stage 67	DEVELOPMENT AREA: 3.646ha	NO.OF LOTS: 61 + LOT D	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6 SHEETS
REF: M100611/67 [19-000553] VERSION: G GL 11.11.21			ZOIS ARAVANIS, LICENSED SURVEYOR				

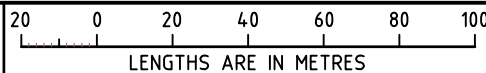
MGA 94
ZONE 55



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SCALE
1:2000



ORIGINAL SHEET
SIZE: A3

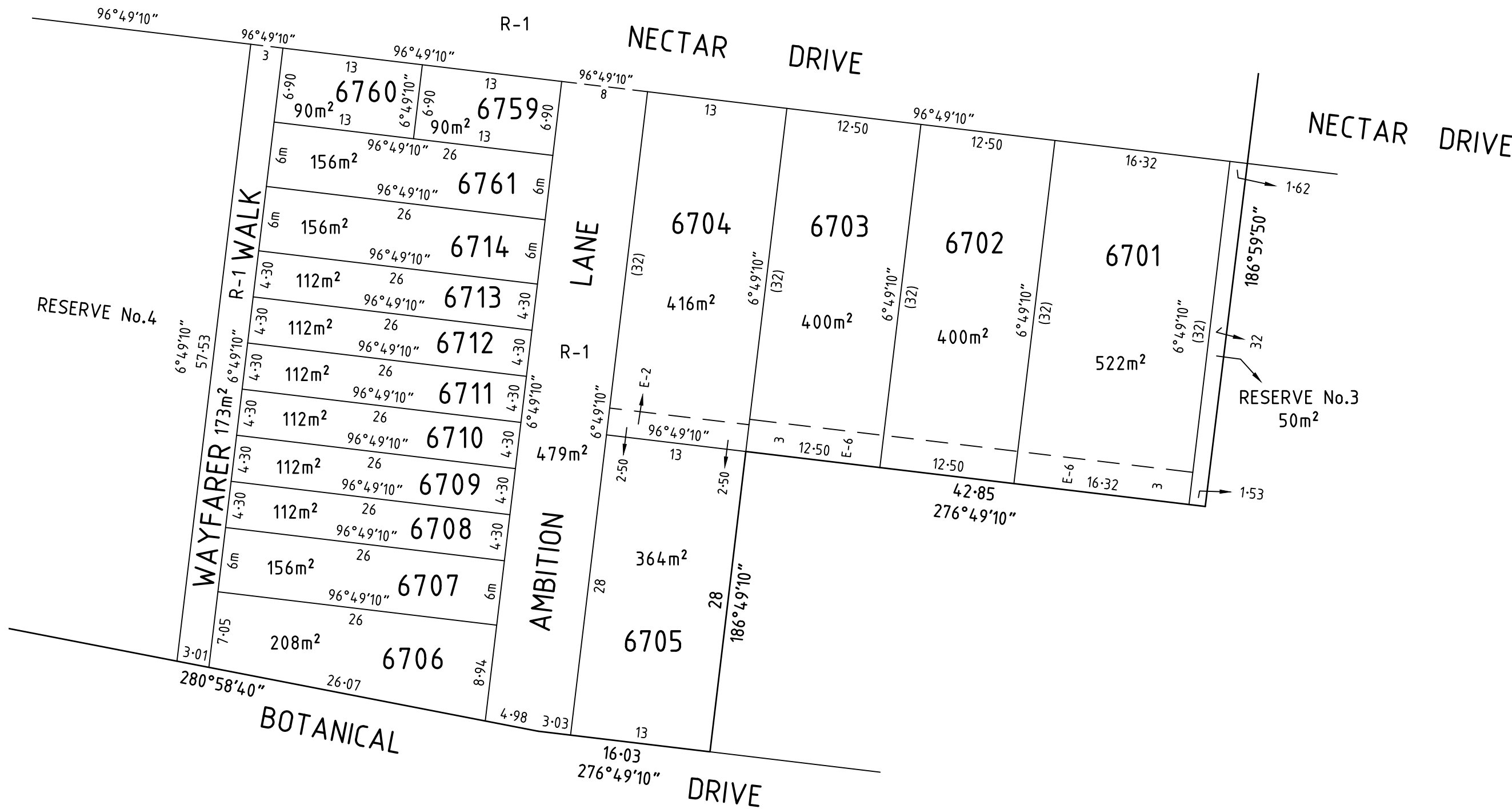
SHEET 2

ZOIS ARAVANIS, LICENSED SURVEYOR

FOR CONTINUATION SEE SHEET 4

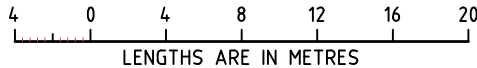


FOR CONTINUATION SEE SHEET 5



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SCALE
1:400



ORIGINAL SHEET
SIZE: A3

SHEET 3

ZOIS ARAVANIS, LICENSED SURVEYOR

PS 849106Y

BOUNDARY ROAD

RESERVE No.1

JOURNEY R-1 CRESCENT

JOURNEY
CRESCENT

LANE

VIGOR

WALK

SUPINE

RESERVE No.2
→ 98m²

NECTAR
DRIVE

94 MGA

55 ZONE

FOR CONTINUATION SEE SHEET 3

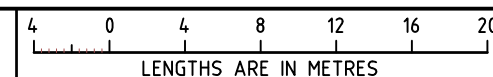


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REF: **M100611/67 [19-000553]** VERSION: **G** GL 11.11.21

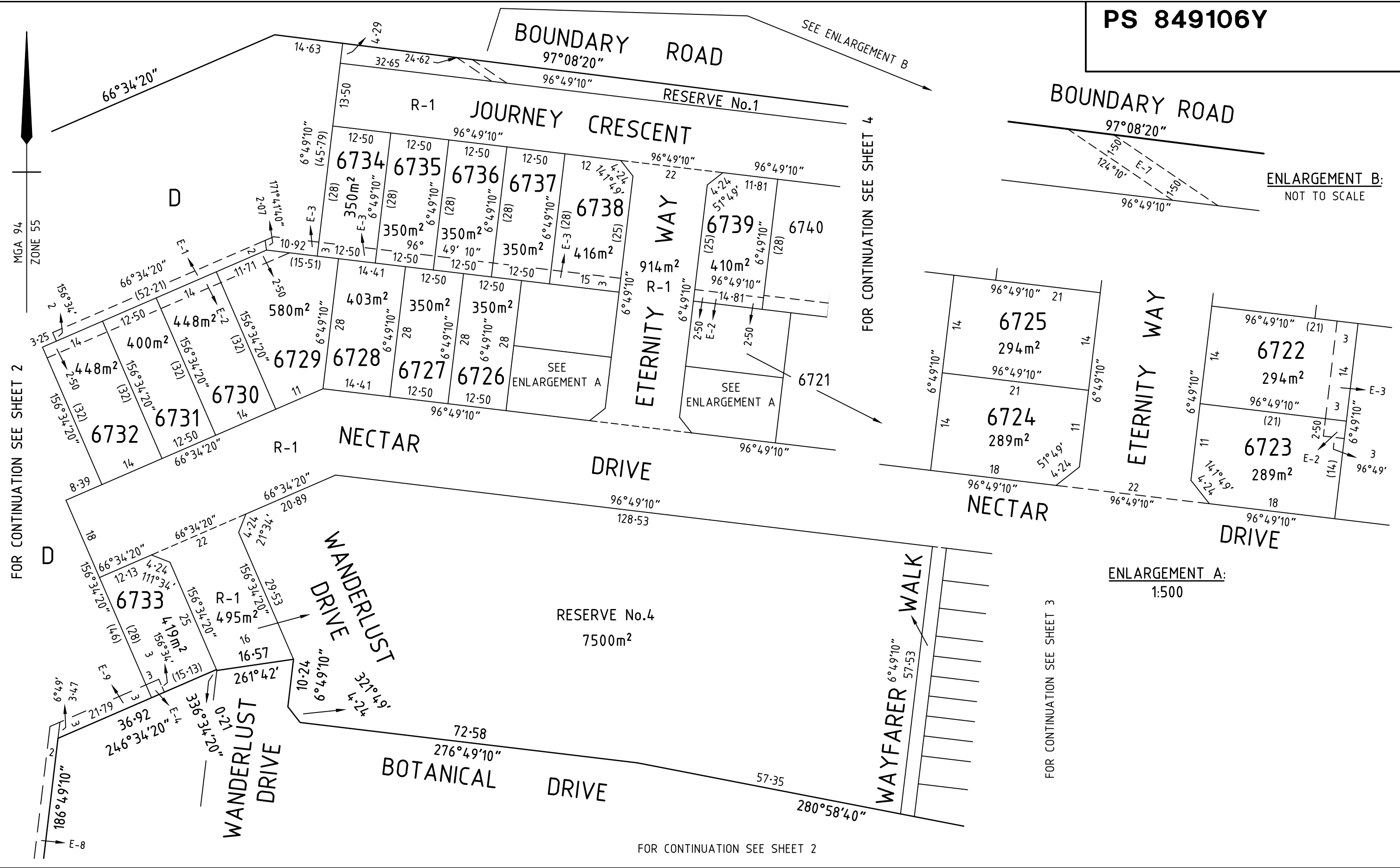
SCALE
1:400



ORIGINAL SHEET
SIZE: A3

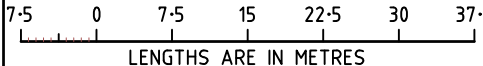
SHEET 4

ZOIS ARAVANIS, LICENSED SURVEYOR



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SCALE
1:750



ORIGINAL SHEET
SIZE: A3

SHEET 5

ZOIS ARAVANIS, LICENSED SURVEYOR

CREATION OF RESTRICTION No.67-A

PS 849106Y

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 6701-6705, 6715-6721 AND 6726-6746 (ALL INCLUSIVE)
LAND TO BENEFIT: LOTS 6701-6705, 6718-6721 AND 6726-6746 (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 WEBSITE AT www.armstrongmtduneed.com.au;

(C)

THE PLANS COMPLY WITH THE DESIGN GUIDELINES, A COPY OF WHICH CAN BE OBTAINED FROM THE WEBSITE 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.

(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.67-B

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 6701-6705, 6715-6723 AND 6726-6746 (ALL INCLUSIVE)
LAND TO BENEFIT: LOTS 6701-6705, 6715-6723 AND 6726-6746 (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.67-C

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 6706-6714, 6722-6725 AND 6747-6761 (ALL INCLUSIVE)
LAND TO BENEFIT: LOTS 6701-6761 (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)

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.armstrongmtduneed.com.au

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	ZOIS ARAVANIS, LICENSED SURVEYOR		
REF: M100611/67 [19-000553] VERSION: G GL 11.11.21			