

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

Council Reference Number: 15174
 Planning Permit Reference: PP-282-2019
 SPEAR Reference Number: S173696J

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
 Date of original certification under section 6 of the Subdivision Act 1988: 20/01/2022

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification

Digitally signed by: Rory O'Loughlen for City of Greater Geelong on 25/08/2022

VESTING OF ROADS AND OR RESERVES

| 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 |
| RESERVE No.3 | CITY OF GREATER GEELONG |
| RESERVE No.4 | CITY OF GREATER GEELONG |

NOTATIONS

RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN ---- SEE SHEET 6.

LOTS 1 TO 6700 (BOTH INCLUSIVE) AND 6756 HAVE BEEN OMITTED FROM THIS PLAN.

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.calibreconsulting.com

Armstrong MtDuneed
 Stage 67

DEVELOPMENT
 AREA: 3.646ha

NO.OF LOTS: 59 +
 LOT D

ORIGINAL SHEET
 SIZE: A3

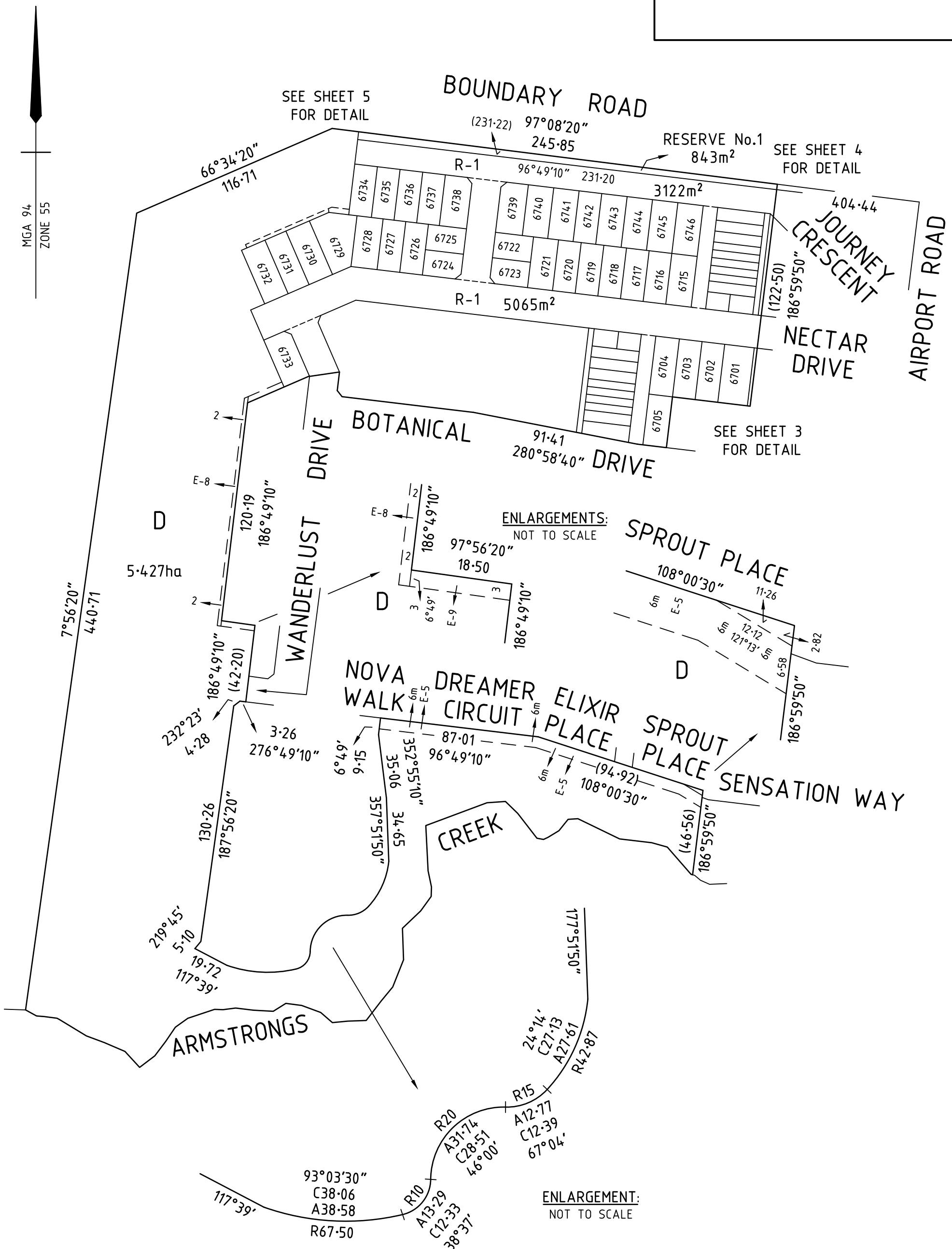
SHEET 1 OF 6 SHEETS

Digitally signed by: Zois Aravanis, Licensed Surveyor,
 Surveyor's Plan Version (P),
 08/08/2022, SPEAR Ref: S173696J


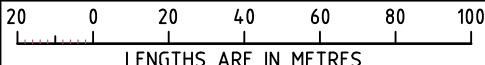
REF: M100611/67 [19-000553] VERSION: P GL 25.7.22

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: S173696J 25/08/2022 11:11 am

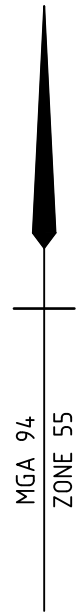
MGA 94
ZONE 55



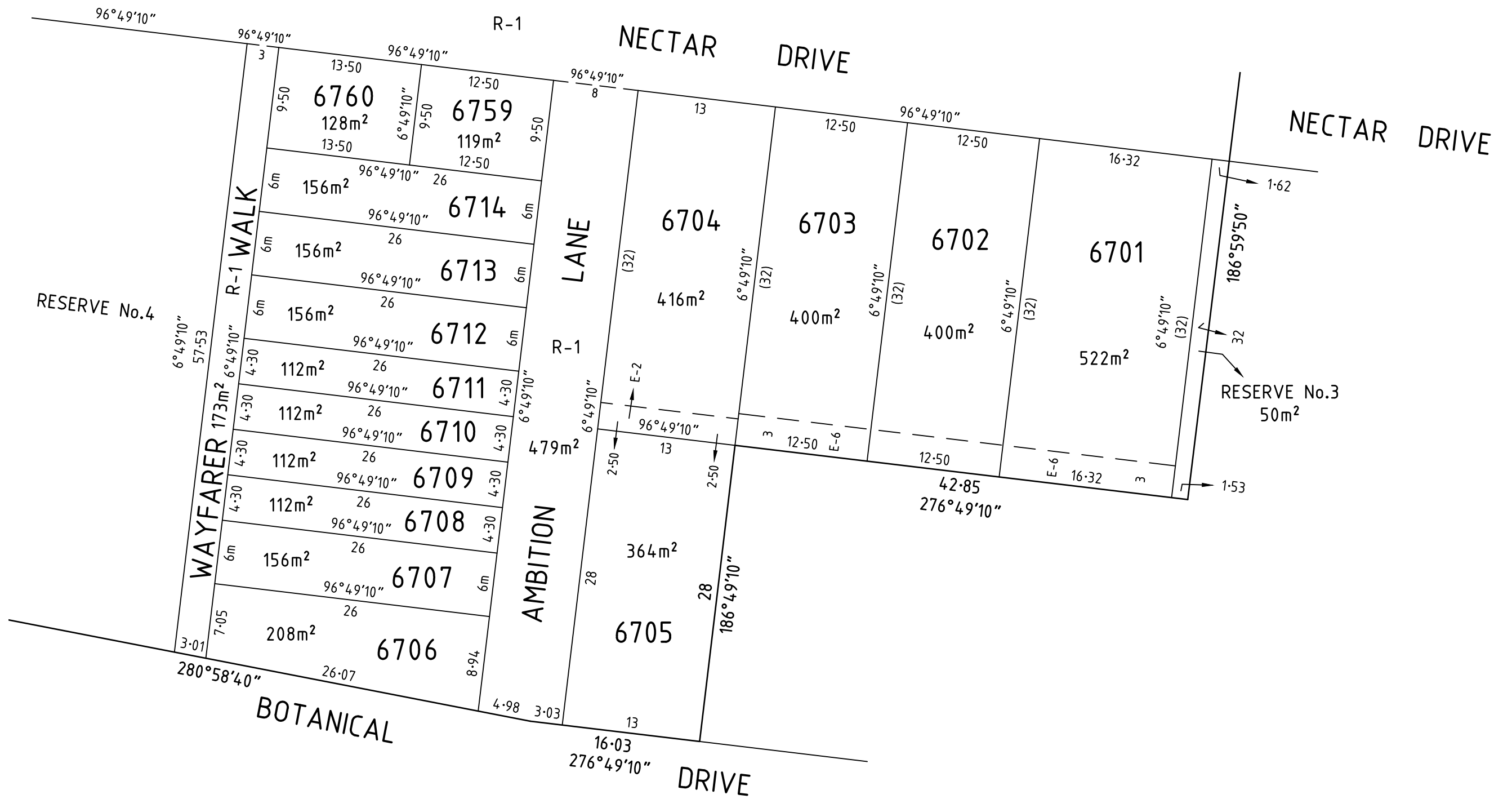
WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Calibre Professional Services Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S173696J 25/08/2022 11:11 am

| | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|----------------|
|  <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.calibregruop.com</p> | <p>SCALE 1:2000</p>  <p>LENGTHS ARE IN METRES</p> | <p>ORIGINAL SHEET SIZE: A3</p> | <p>SHEET 2</p> |
| | <p>Digitally signed by: Zois Aravanis, Licensed Surveyor, Surveyor's Plan Version (P), 08/08/2022, SPEAR Ref: S173696J</p> | <p>Digitally signed by: City of Greater Geelong, 25/08/2022, SPEAR Ref: S173696J</p> | |

FOR CONTINUATION SEE SHEET 4



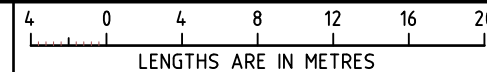
FOR CONTINUATION SEE SHEET 5



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

REF: M100611/67 [19-000553] VERSION: P GL 25.7.22

SCALE
1:400

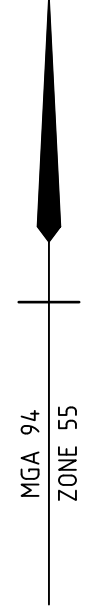
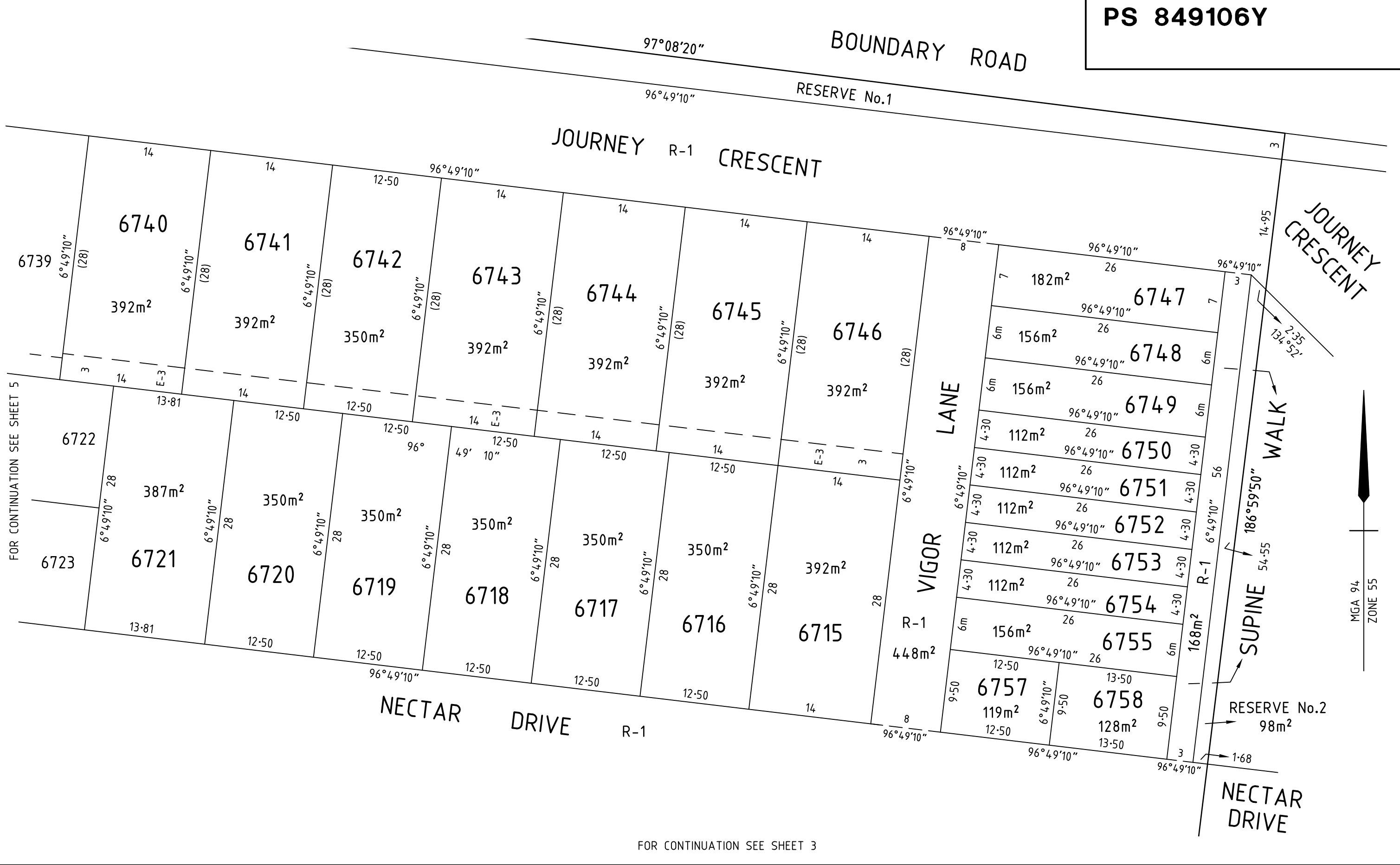


Digitally signed by: Zois Aravanis, Licensed Surveyor,
 Surveyor's Plan Version (P),
 08/08/2022, SPEAR Ref: S173696J

ORIGINAL SHEET
 SIZE: A3

SHEET 3

Digitally signed by:
 City of Greater Geelong,
 25/08/2022,
 SPEAR Ref: S173696J



FOR CONTINUATION SEE SHEET 5

FOR CONTINUATION SEE SHEET 3

calibre
 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

REF: **M100611/67 [19-000553]** VERSION: **P** GL 25.7.22

SCALE
1:400

LENGTHS ARE IN METRES

Digitally signed by: Zois Aravanis, Licensed Surveyor,
 Surveyor's Plan Version (P),
 08/08/2022, SPEAR Ref: S173696J

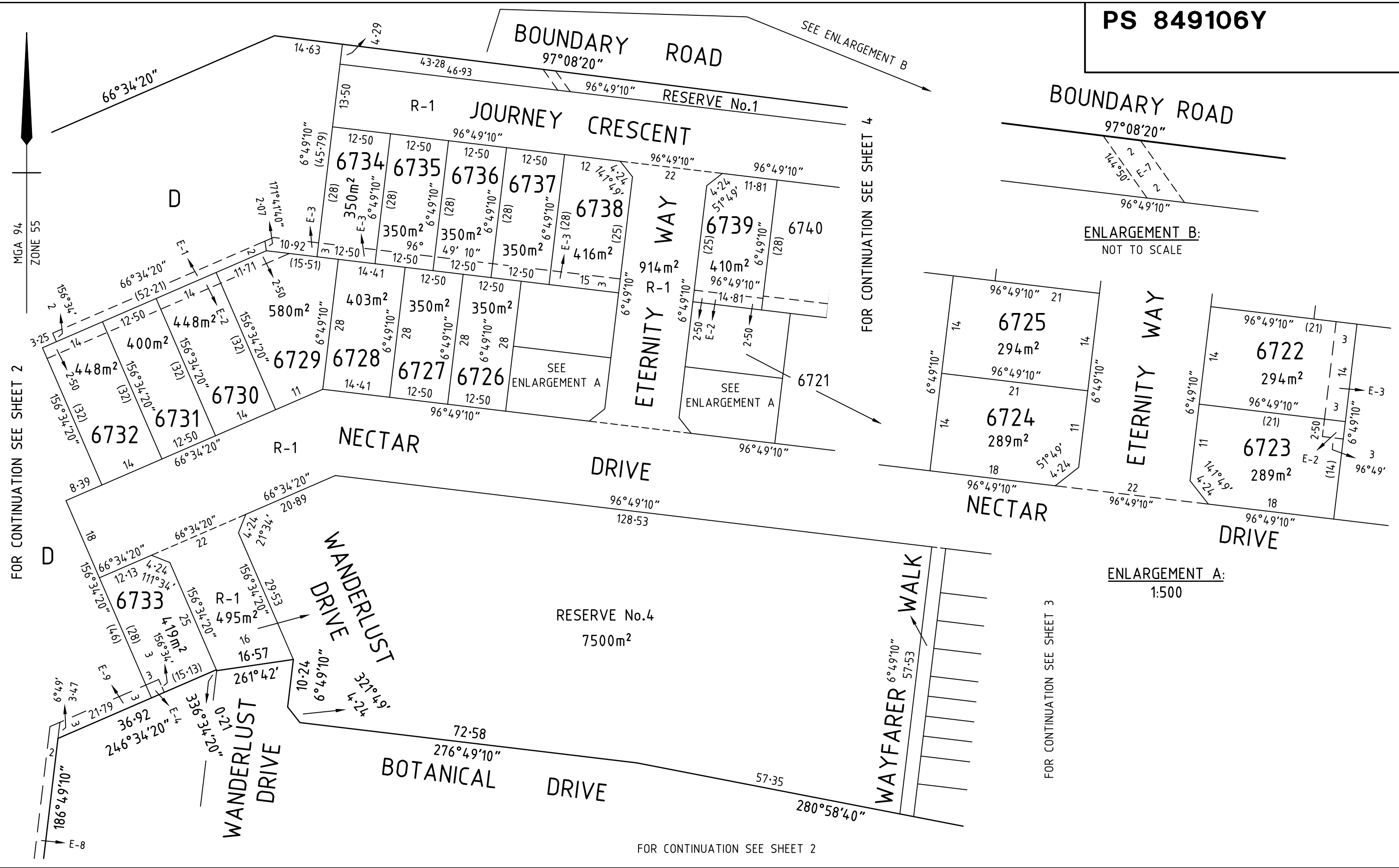
ORIGINAL SHEET
SIZE: A3

SHEET 4

Digitally signed by:
 City of Greater Geelong,
 25/08/2022,
 SPEAR Ref: S173696J

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: S173696J 25/08/2022 11:11 am

PS 849106Y



FOR CONTINUATION SEE SHEET 2

FOR CONTINUATION SEE SHEET 4

FOR CONTINUATION SEE SHEET 3

FOR CONTINUATION SEE SHEET 2

calibre
 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

REF: M100611/67 [19-000553] VERSION: P GL 25.7.22

SCALE 1:750

7.5 0 7.5 15 22.5 30 37.5
 LENGTHS ARE IN METRES

Digitally signed by: Zois Aravanis, Licensed Surveyor,
 Surveyor's Plan Version (P),
 08/08/2022, SPEAR Ref: S173696J

ORIGINAL SHEET SIZE: A3 SHEET 5

Digitally signed by:
 City of Greater Geelong,
 25/08/2022,
 SPEAR Ref: S173696J

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: S173696J 25/08/2022 11:11 am

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 BUILDING ENVELOPES, 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 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.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, 6747-6755 AND 6757-6761 (ALL INCLUSIVE)

LAND TO BENEFIT: LOTS 6701-6755 AND 6757-6761 (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) 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 6 |
| | Digitally signed by: Zois Aravanis, Licensed Surveyor, Surveyor's Plan Version (P), 08/08/2022, SPEAR Ref: S173696J | Digitally signed by: City of Greater Geelong, 25/08/2022, SPEAR Ref: S173696J | |
| REF: M100611/67 [19-000553] VERSION: P GL 25.7.22 | | | |

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: S173696J 25/08/2022 11:11 am