

PLAN OF SUBDIVISION

EDITION 1

PS 835215W

LOCATION OF LAND

PARISH: DUNEED
TOWNSHIP: -
SECTION: 11
CROWN ALLOTMENT: B
CROWN PORTION: -

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: PS 822714A (LOT F)

POSTAL ADDRESS: VERNAL CIRCUIT
(AT TIME OF SUBDIVISION) MOUNT DUNEED 3216

MGA94 CO-ORDINATES: E 264 960 ZONE 55
(AT APPROX CENTRE OF LAND IN PLAN) N 5 766 500 GDA 94

Council Name: City of Greater Geelong

Council Reference Number: 14918
Planning Permit Reference: 496/2012
SPEAR Reference Number: S162431S

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

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

Digitally signed by: Tim Webb for City of Greater Geelong on 02/06/2021

VESTING OF ROADS AND OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R-1	CITY OF GREATER GEELONG

LOTS 1-4662 HAVE BEEN OMITTED FROM THIS PLAN.

CREATION OF RESTRICTIONS No.46C-A & 46C-B:
RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN
-SEE SHEET 4.

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

STAGING: THIS IS NOT A STAGED SUBDIVISION.
PLANNING PERMIT No.496/2012

SURVEY: 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

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-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-5	DRAINAGE	SEE PLAN	PS 822713C	CITY OF GREATER GEELONG
E-5	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 822713C - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION



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 46C

DEVELOPMENT
AREA: 1.594ha

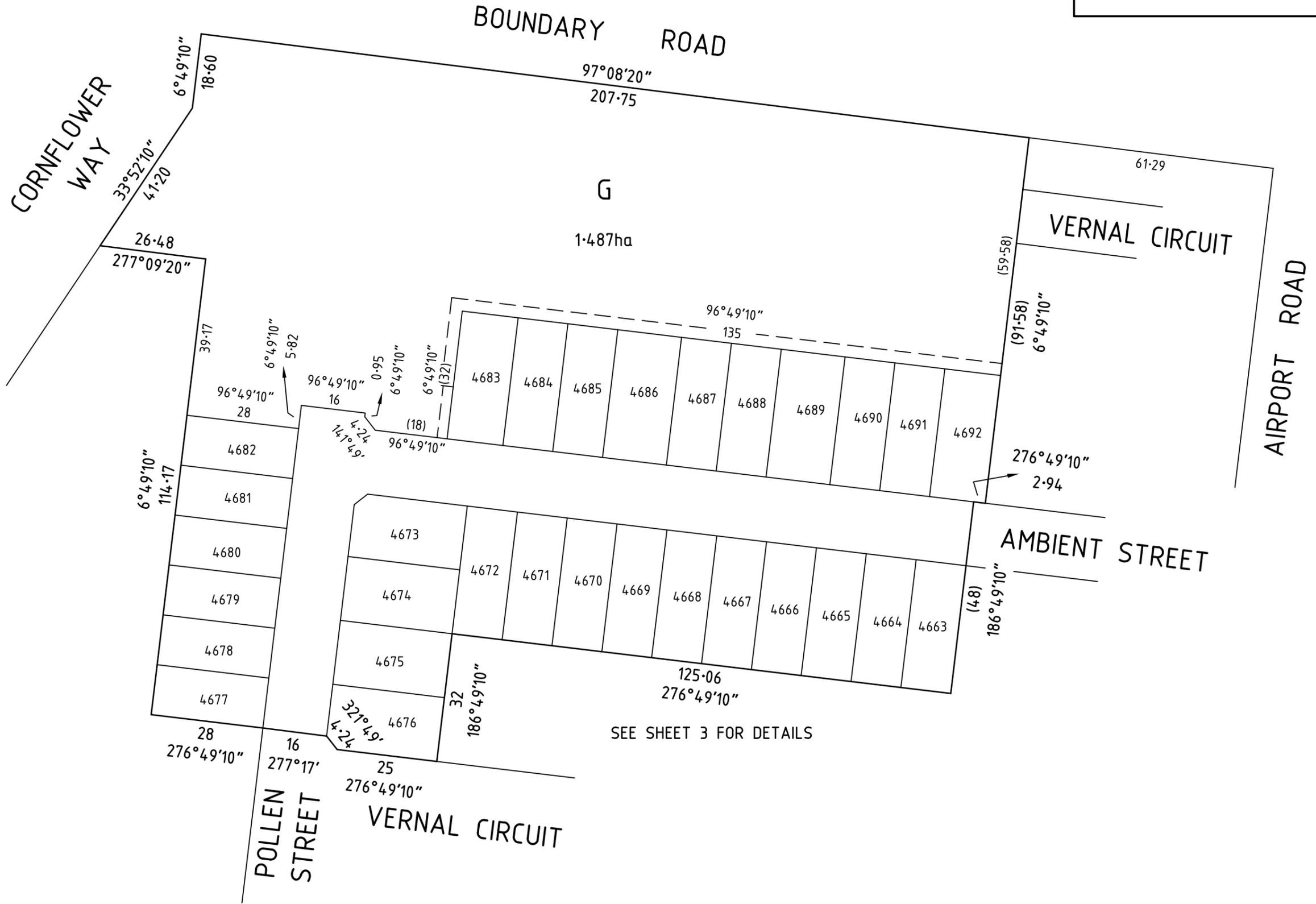
NO.OF LOTS: 30 + G

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4 SHEETS

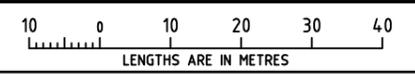
Digitally signed by: Zois Aravanis, Licensed Surveyor,
Surveyor's Plan Version (E),
02/06/2021, SPEAR Ref: S162431S

REF: M100611/46C [20-000362] VERSION: E GL 1/4/21



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SCALE
 1:1000

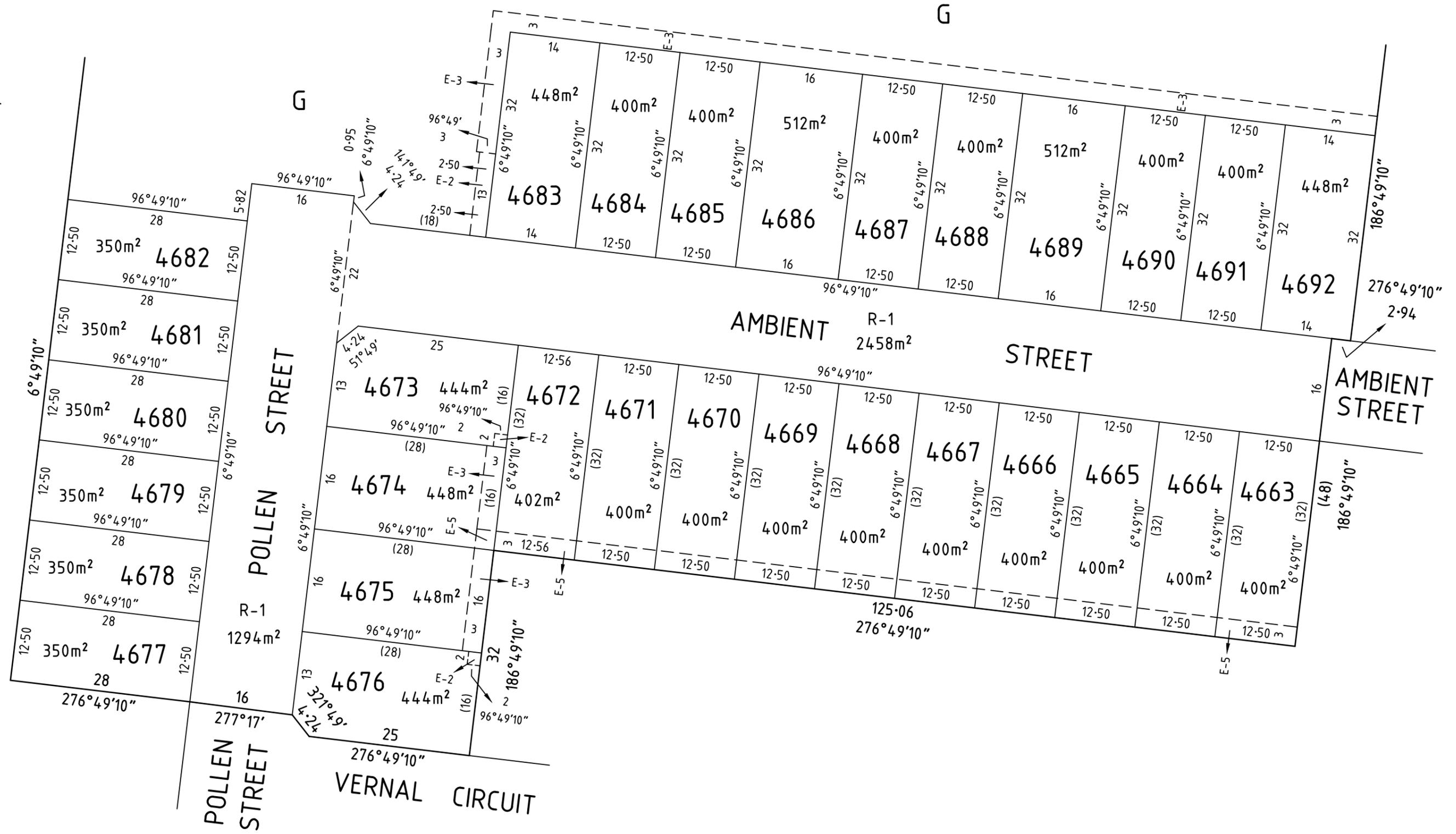


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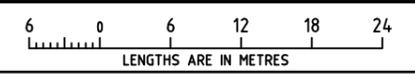
SHEET 2

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SCALE
 1:600



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ORIGINAL SHEET
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SHEET 3

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CREATION OF RESTRICTION No.46C-A

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 4663-4692 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 4663-4692 (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 TRANSFERREES 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.armstrongmtduneeed.com.au;
 - (C) THE PLANS COMPLY WITH THE DESIGN GUIDELINES, A COPY OF WHICH CAN BE OBTAINED FROM THE WEB SITE 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 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.46C-B

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 4663-4673 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 4663-4673 (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 & 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 4
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