
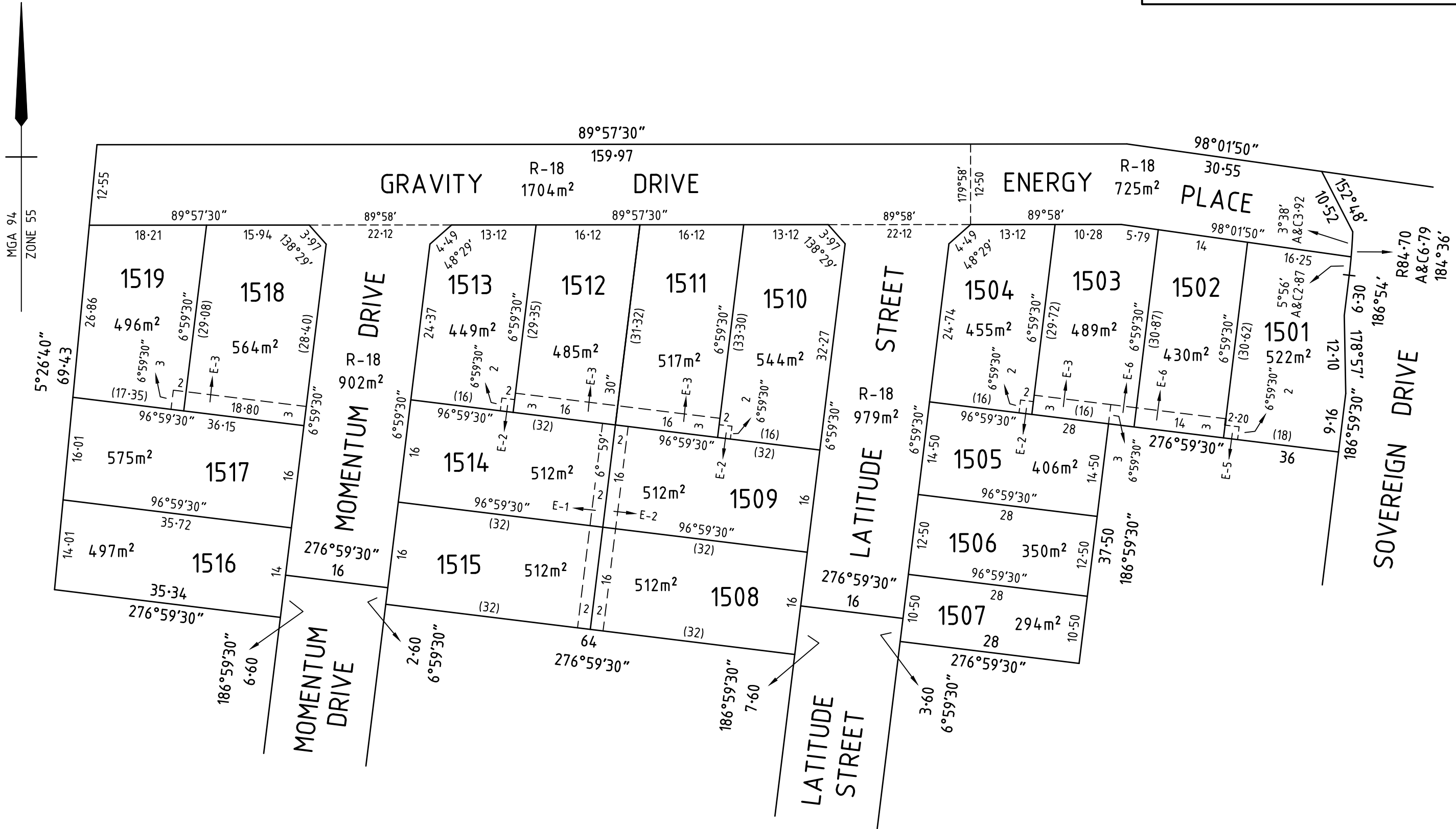

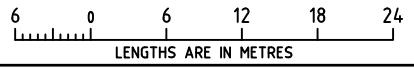


<b>PLAN OF SUBDIVISION</b>			<b>EDITION 1</b>	<b>PS 709524N/S15</b>		
<b>LOCATION OF LAND</b>  PARISH: DUNEED TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 14 (PART)  TITLE REFERENCE: VOL.11819 FOL.272  LAST PLAN REFERENCE: PS 709524N (LOT S61)  POSTAL ADDRESS: SOVEREIGN DRIVE (AT TIME OF SUBDIVISION) MOUNT DUNEED 3217  MGA94 CO-ORDINATES: E 265 820 ZONE 55 (AT APPROX CENTRE OF LAND IN PLAN) N 5 766 800 GDA 94			Council Name: City of Greater Geelong  Council Reference Number: 12651 Planning Permit Reference: 496/2012-A SPEAR Reference Number: S084179V  Certification  This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 09/05/2016  Public Open Space  A requirement for public open space under section 18 of the Subdivision Act 1988 Has not been made at Certification  Digitally signed by: Hugh Griffiths for City of Greater Geelong on 18/05/2017			
<b>VESTING OF ROADS AND OR RESERVES</b>			<b>NOTATIONS</b>			
IDENTIFIER	COUNCIL/BODY/PERSON		NONE OF THE EASEMENTS AND RIGHTS MENTIONED IN SUB-SECTION (2) OF SECTION 12 OF THE SUBDIVISION ACT 1988 ARE IMPLIED OVER ANY OF THE LAND IN THIS PLAN  CREATION OF RESTRICTIONS No.15, 15A & 15B: RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEETS 3-5.			
ROADS R-18	CITY OF GREATER GEELONG					
<b>NOTATIONS</b>						
DEPTH LIMITATION: DOES NOT APPLY						
STAGING: THIS IS 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						
<b>EASEMENT INFORMATION</b>						
<b>LEGEND:</b> 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	PS709524N	CITY OF GREATER GEELONG		
E-5 & E-6	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS709524N - 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.calibreconsulting.co		Armstrong MtDuneed Stage 15	DEVELOPMENT AREA: 1.343ha	NO.OF LOTS: 19	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5 SHEETS
REF: <b>M100611/15</b> VERSION: <b>D</b> GL 25/11/16		Digitally signed by: Zois Aravanis (CALIBRE CONSULTING), Surveyor's Plan Version (D), 16/05/2017				




**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.co

**SCALE**  
 1:600



Digitally signed by: Zois Aravanis (CALIBRE CONSULTING),  
 Surveyor's Plan Version (D),  
 16/05/2017

**ORIGINAL SHEET**  
 SIZE: A3

**SHEET 2**

Digitally signed by:  
 City of Greater Geelong,  
 18/05/2017,  
 SPEAR Ref: S084179V

**CREATION OF RESTRICTION No.15**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 1501 TO 1506 & 1508 TO 1519 (ALL INCLUSIVE)

LAND TO BENEFIT: LOTS 1501 TO 1506 & 1508 TO 1519 (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, 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 DESIGN GUIDELINES AND 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](http://www.armstrongmtduneeed.com.au); AND
  - (C) 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.

 <p>LICENSED LAND SURVEYORS &amp; ENGINEERS CALIBRE CONSULTING (MELB) PTY LTD Level 2, 55 Southbank Boulevard Southbank VIC 3006 T 03 9203 9000 F 03 9203 9099 www.calibreconsulting.co</p>		ORIGINAL SHEET SIZE: A3	SHEET 3
	Digitally signed by: Zois Aravanis (CALIBRE CONSULTING), Surveyor's Plan Version (D), 16/05/2017	Digitally signed by: City of Greater Geelong, 18/05/2017, SPEAR Ref: S084179V	
REF: M100611/15	VERSION: D	GL 25/11/16	

## **CREATION OF RESTRICTION No.15A**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED


LAND TO BE BURDENED: LOT 1507

LAND TO BENEFIT: LOTS 1506

### **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](http://www.armstrongmtduneeed.com.au)

 <p>LICENSED LAND SURVEYORS &amp; ENGINEERS CALIBRE CONSULTING (MELB) PTY LTD Level 2, 55 Southbank Boulevard Southbank VIC 3006 T 03 9203 9000 F 03 9203 9099 <a href="http://www.calibreconsulting.co">www.calibreconsulting.co</a></p>		<b>ORIGINAL SHEET SIZE: A3</b>	<b>SHEET 4</b>
	REF: <b>M100611/15</b> VERSION: <b>D</b> GL 25/11/16	Digitally signed by: Zois Aravanis (CALIBRE CONSULTING), Surveyor's Plan Version (D), 16/05/2017	Digitally signed by: City of Greater Geelong, 18/05/2017, SPEAR Ref: S084179V

**CREATION OF RESTRICTION No.15B**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED


LAND TO BE BURDENED: LOTS 1501 TO 1504, 1510 TO 1513, 1518 & 1519 (ALL INCLUSIVE)

LAND TO BENEFIT: LOTS 1501 TO 1504, 1510-1513, 1518 & 1519 (ALL INCLUSIVE)

**DESCRIPTION OF RESTRICTION**

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT AND MUST NOT PERMIT ANY OTHER PERSON UNDER ITS CONTROL OR DIRECTION TO:

1. CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY DWELLING ON A BURDENED LOT EXCEPT IN ACCORDANCE WITH THE FOLLOWING SPECIFICATION:
  - A. EXTERNAL WALLS TO BE CONSTRUCTED OF BRICK VENEER WITH ANY LIGHT-WEIGHT INFILLS TO BE CLAD WITH COMPRESSED FIBRE CEMENT SHEET OF NOT LESS THAN 9 MILLIMETRES THICK.
  - B. THE ROOF MUST BE OF CEMENT TILE OR OF NOT LESS THAN 6 MILLIMETRE STEEL ROOFING.
  - C. CEILINGS:
    - (I) BEDROOM CEILINGS ARE TO BE LINED WITH 2 LAYERS OF PLASTERBOARD OF NOT LESS THAN 13 MILLIMETRES THICKNESS.
    - (II) CEILINGS TO OTHER SPACES ARE TO BE LINED WITH 1 LAYER OF PLASTERBOARD OF NOT LESS THAN 10 MILLIMETRES THICKNESS.
    - (III) ALL CEILINGS ARE TO BE INSULATED BY MEANS OF 14KG/CUBIC METRE GLASSWOOL OR POLYESTER BATTS OF NOT LESS THAN 200 MILLIMETRES THICK.
  - D. WINDOWS ARE TO BE OF SINGLE LAMINATED PANE OR DOUBLE GLAZING WITH 6/8/4 CONFIGURATION SEALED BY TIGHT FITTING RUBBER OR NEOPRENE COMPRESSION SEALS.
  - E. DOORS:
    - (I) ANY DOOR ON A FACADE FACING TO THE NORTH MUST BE A SOLID-CORE TIMBER DOOR WITH ACOUSTIC SEALS AND MUST BE NOT LESS THAN 40 MILLIMETRES THICK.
    - (II) ON OTHER FACADES ANY DOOR CONTAINING GLAZING, SUCH GLAZING MUST BE OF SINGLE LAMINATED PANE OR DOUBLE GLAZING WITH 6/8/4 CONFIGURATION SEALED BY TIGHT FITTING RUBBER OR NEOPRENE COMPRESSION SEALS.
  - F. VENTILATION:
 PROVISION SHOULD BE MADE FOR THE MAINTENANCE OF ADEQUATE VENTILATION WHEN THE WINDOWS AND DOORS FACING NORTH ARE CLOSED.
2. CONSTRUCTION OF DWELLINGS MAY VARY FROM THESE SPECIFICATIONS PROVIDED THAT WRITTEN ADVICE IS FIRST OBTAINED FROM A QUALIFIED ACOUSTIC CONSULTANT WHICH CONFIRMS THAT THE ALTERNATIVE TREATMENT IS OF EQUIVALENT EFFECTIVENESS OR MORE EFFECTIVE IN ACHIEVING ACCEPTABLE INTERNAL NOISE LEVELS.

 <p>LICENSED LAND SURVEYORS &amp; ENGINEERS CALIBRE CONSULTING (MELB) PTY LTD Level 2, 55 Southbank Boulevard Southbank VIC 3006 T 03 9203 9000 F 03 9203 9099 www.calibreconsulting.co</p>		ORIGINAL SHEET SIZE: A3	SHEET 5
	Digitally signed by: Zois Aravanis (CALIBRE CONSULTING), Surveyor's Plan Version (D), 16/05/2017	Digitally signed by: City of Greater Geelong, 18/05/2017, SPEAR Ref: S084179V	
REF: M100611/15	VERSION: D	GL 25/11/16	