

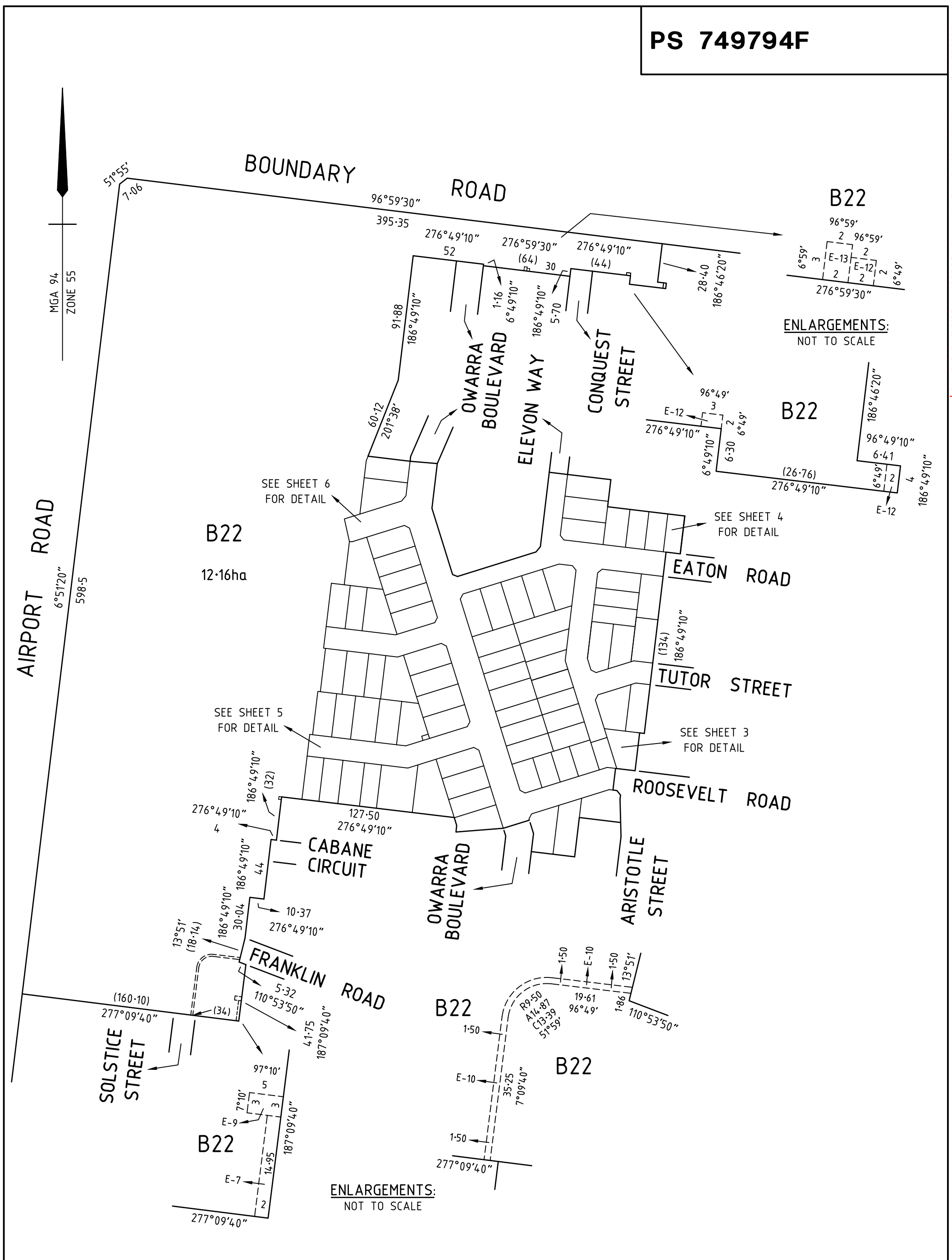
WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from CALIBRE CONSULTING who gave you access to SPEAR / this document. SPEAR Ref: S098817A 08/08/2018 02:16 pm

<h2 style="margin: 0;">PLAN OF SUBDIVISION</h2>	<h2 style="margin: 0;">EDITION 1</h2>	<h2 style="margin: 0;">PS 749794F</h2>
<p>LOCATION OF LAND</p> <p>PARISH: DUNEED TOWNSHIP: - SECTION: 12 CROWN ALLOTMENT: PARTS OF A, B & H CROWN PORTION: -</p> <p>TITLE REFERENCE: VOL. FOL.</p> <p>LAST PLAN REFERENCE: PS 749795D (LOT B24)</p> <p>POSTAL ADDRESS: OWARRA BOULEVARD (AT TIME OF SUBDIVISION) MOUNT DUNEED 3216</p> <p>MGA94 CO-ORDINATES: E 265 450 ZONE 55 (AT APPROX CENTRE OF LAND IN PLAN) N 5 766 280 GDA 94</p>	<p>Council Name: City of Greater Geelong</p> <p>Council Reference Number: 13080 Planning Permit Reference: 496/2012 SPEAR Reference Number: S098817A</p> <p>Certification</p> <p>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 21/06/2017</p> <p>Public Open Space</p> <p>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: 56</p> <p>Digitally signed by: Marshall Sullivan for City of Greater Geelong on 07/08/2018</p>	


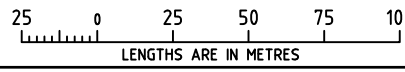
VESTING OF ROADS AND OR RESERVES	NOTATIONS								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> <tr> <td>ROADS R-1</td> <td>CITY OF GREATER GEELONG</td> </tr> <tr> <td>RESERVE No.1</td> <td>CITY OF GREATER GEELONG</td> </tr> <tr> <td>RESERVE No.2</td> <td>POWERCOR AUSTRALIA LIMITED</td> </tr> </table>	IDENTIFIER	COUNCIL/BODY/PERSON	ROADS R-1	CITY OF GREATER GEELONG	RESERVE No.1	CITY OF GREATER GEELONG	RESERVE No.2	POWERCOR AUSTRALIA LIMITED	<p>LOTS 1-2200 HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>CREATION OF RESTRICTION: A RESTRICTION IS TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 7.</p>
IDENTIFIER	COUNCIL/BODY/PERSON								
ROADS R-1	CITY OF GREATER GEELONG								
RESERVE No.1	CITY OF GREATER GEELONG								
RESERVE No.2	POWERCOR AUSTRALIA LIMITED								
NOTATIONS	<p>OTHER PURPOSE OF PLAN: ALL OF THE EASEMENT FOR PIPELINE OR ANCILLARY PURPOSES & DRAINAGE PURPOSES SHOWN ON PS709524N CONTAINED WITHIN LOT 2211 IS TO BE REMOVED UPON REGISTRATION OF THIS PLAN.</p> <p>GROUND FOR REMOVAL: CONSENT OF BARWON REGION WATER CORPORATION & GREATER GEELONG CITY COUNCIL RESPECTIVELY VIDE SEC.6(1)(k)(iii) SUBDIVISION ACT 1988.</p>								
<p>DEPTH LIMITATION: DOES NOT APPLY</p>									
<p>STAGING: THIS IS NOT A STAGED SUBDIVISION. PLANNING PERMIT No.</p> <p>SURVEY: THIS PLAN IS BASED ON SURVEY IN PS 749789X THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK No(s) N/A IN PROCLAIMED SURVEY AREA No. N/A</p>									

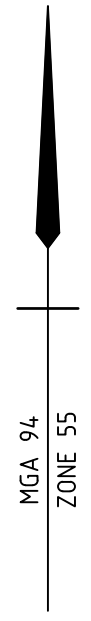
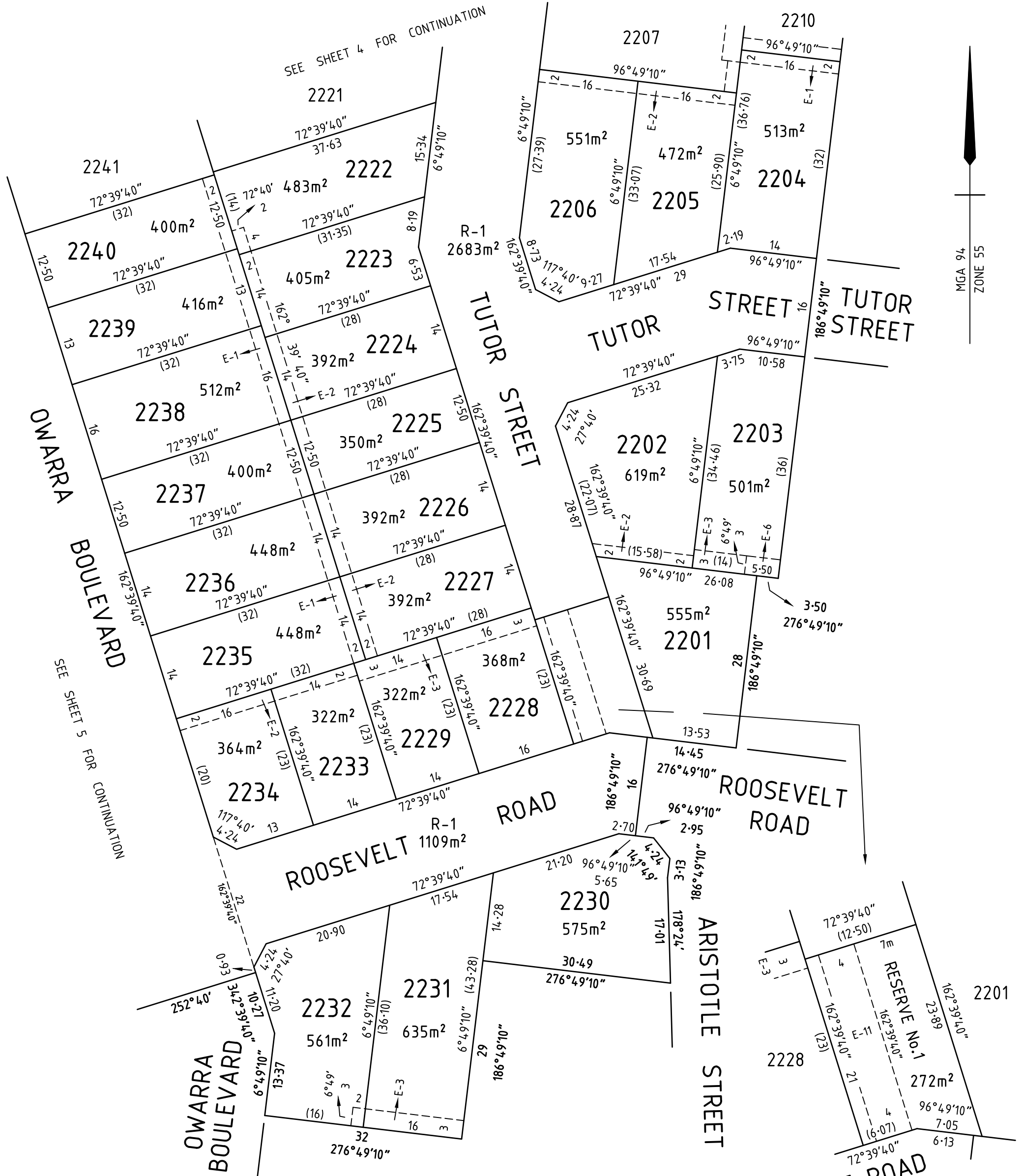
EASEMENT INFORMATION				
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 & E-3	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-2,E-3 & E-11	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-6	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 709524N - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-6	DRAINAGE	SEE PLAN	PS 709524N	CITY OF GREATER GEELONG
E-7 & E-9	DRAINAGE	SEE PLAN	PS 749790P	CITY OF GREATER GEELONG
E-8 & E-9	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 749790P - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-10	POWERLINE PURPOSES	SEE PLAN	PS 749790P-Section 88 Electricity Industry Act 2000	POWERCOR AUSTRALIA LIMITED
E-11	GAS SUPPLY	SEE PLAN	THIS PLAN - Section 146 Gas Industry Act 2001	AUSNET GAS SERVICES PTY LTD
E-13	DRAINAGE	SEE PLAN	PS 749795D	CITY OF GREATER GEELONG
E-12 & E-13	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 749795D - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION

<p style="font-size: small; margin: 0;"> 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>	<p style="font-size: small; margin: 0;"> Armstrong MtDuneed Stage 22 </p>	<p style="font-size: small; margin: 0;"> DEVELOPMENT AREA: 5.48ha </p>	<p style="font-size: small; margin: 0;"> NO.OF LOTS: 78 & B22 </p>	<p style="font-size: small; margin: 0;"> ORIGINAL SHEET SIZE: A3 </p>	<p style="font-size: small; margin: 0;"> SHEET 1 OF 7 SHEETS </p>
<p style="font-size: small; margin: 0;"> Digitally signed by: Zois Aravanis (CALIBRE CONSULTING), Surveyor's Plan Version (H), 10/05/2018, SPEAR Ref: S098817A </p>					
<p style="font-size: x-small; margin: 0;"> REF: M100611/22 VERSION: H GL 19/3/18 </p>					



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 CONSULTING who gave you access to SPEAR / this document. SPEAR Ref: S098817A 08/08/2018 02:16 pm

 <p>LICENSED LAND SURVEYORS & ENGINEERS CALIBRE CONSULTING (MELB) PTY LTD Level 2, 55 Southbank Boulevard Southbank VIC 3006</p> <p>T 03 9203 9000 F 03 9203 9099 www.calibreconsulting.com</p>	<p>SCALE 1:2500</p>  <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 2</p>
	<p>Digitally signed by: Zois Aravanis (CALIBRE CONSULTING), Surveyor's Plan Version (H), 10/05/2018, SPEAR Ref: S098817A</p>	<p>Digitally signed by: City of Greater Geelong, 07/08/2018, SPEAR Ref: S098817A</p>	



SEE SHEET 4 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

ENLARGEMENT:
NOT TO SCALE

calibre
CALIBRE GROUP

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: M100611/22 VERSION: H GL 19/3/18

SCALE
1:600

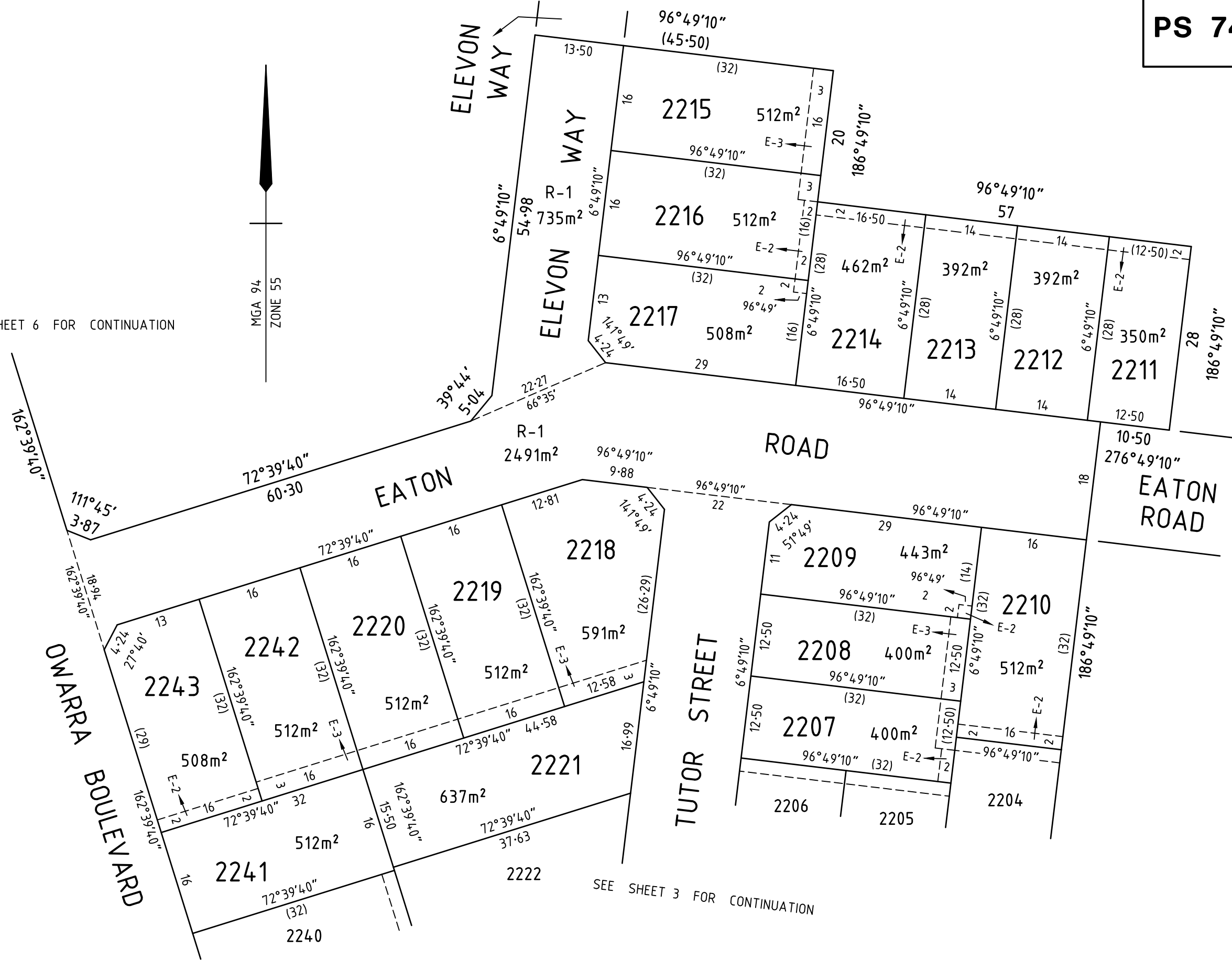
LENGTHS ARE IN METRES

Digitally signed by: Zois Aravanis (CALIBRE CONSULTING),
Surveyor's Plan Version (H),
10/05/2018, SPEAR Ref: S098817A

ORIGINAL SHEET SIZE: A3	SHEET 3
Digitally signed by: City of Greater Geelong, 07/08/2018, SPEAR Ref: S098817A	

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 CONSULTING who gave you access to SPEAR / this document. SPEAR Ref: S098817A 08/08/2018 02:16 pm

SEE SHEET 6 FOR CONTINUATION



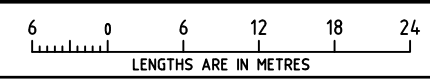
SEE SHEET 3 FOR CONTINUATION



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/S22 VERSION: H GL 19/3/18

SCALE
1:600



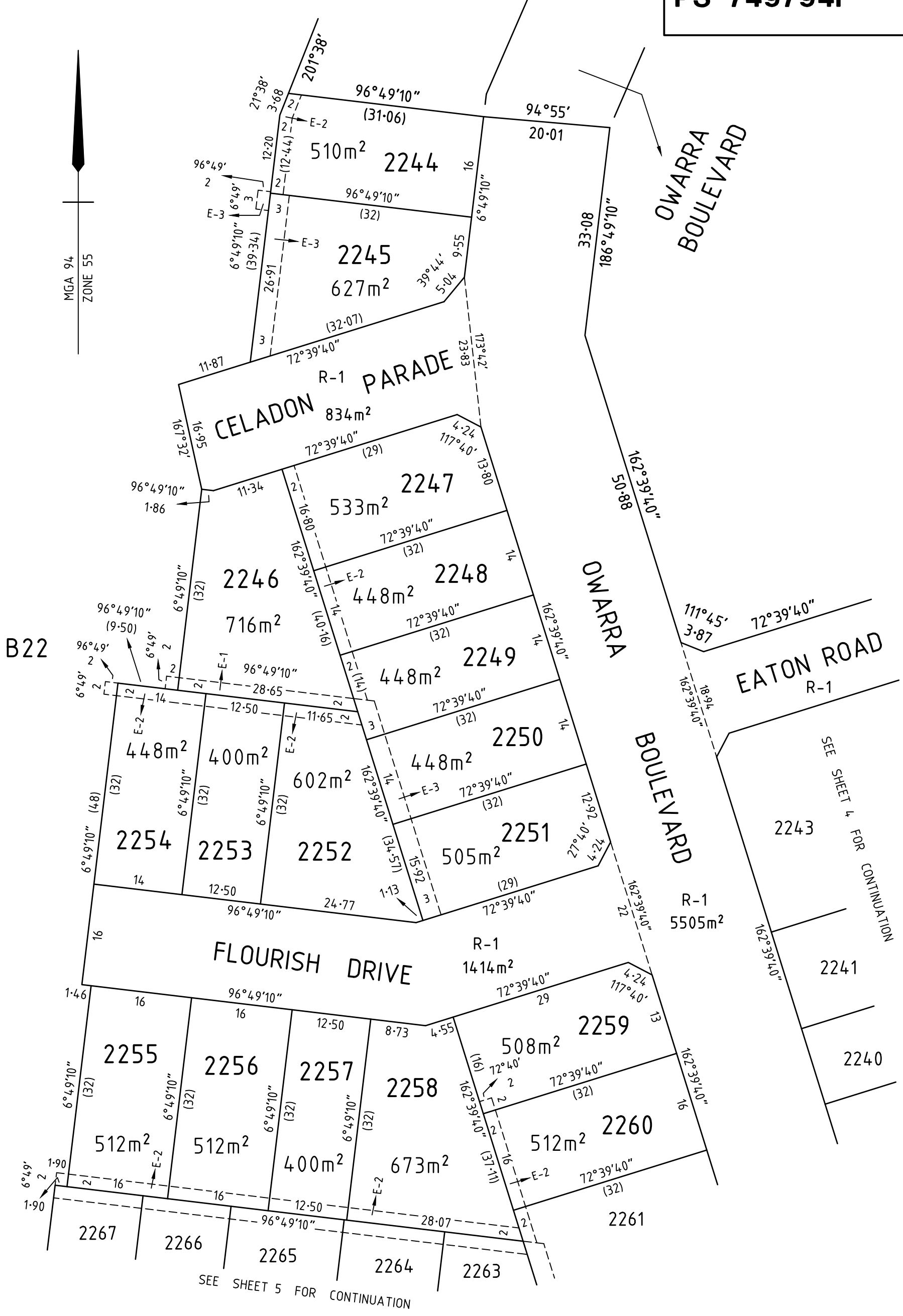
Digitally signed by: Zois Aravanis (CALIBRE CONSULTING),
 Surveyor's Plan Version (H),
 10/05/2018, SPEAR Ref: S098817A

ORIGINAL SHEET
SIZE: A3

SHEET 4

Digitally signed by:
 City of Greater Geelong,
 07/08/2018,
 SPEAR Ref: S098817A

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 CONSULTING who gave you access to SPEAR / this document. SPEAR Ref: S098817A 08/08/2018 02:16 pm



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 CONSULTING who gave you access to SPEAR / this document. SPEAR Ref: S098817A 08/08/2018 02:16 pm

calibre
CALIBRE GROUP

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: M100611/22 VERSION: H GL 19/3/18

SCALE
1:600

LENGTHS ARE IN METRES

Digitally signed by: Zois Aravanis (CALIBRE CONSULTING),
Surveyor's Plan Version (H),
10/05/2018, SPEAR Ref: S098817A

ORIGINAL SHEET SIZE: A3	SHEET 6
Digitally signed by: City of Greater Geelong, 07/08/2018, SPEAR Ref: S098817A	

CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 2201-2278 (ALL INCLUSIVE)

LAND TO BENEFIT: LOTS 2201-2278 (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; 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 & 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 7
	Digitally signed by: Zois Aravanis (CALIBRE CONSULTING), Surveyor's Plan Version (H), 10/05/2018, SPEAR Ref: S098817A		Digitally signed by: City of Greater Geelong, 07/08/2018, SPEAR Ref: S098817A
REF: M100611/22	VERSION: H	GL 19/3/18	