

# PLAN OF SUBDIVISION

## EDITION 1

# PS 822695B

### LOCATION OF LAND

PARISH: DUNEED  
 TOWNSHIP:  
 SECTION:  
 CROWN PORTION: 13 (PART)

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: PS 822693F (LOT B7)

POSTAL ADDRESS: CALLISTEMON ROAD  
 (AT TIME OF SUBDIVISION) MOUNT DUNEED 3217

MGA94 CO-ORDINATES: E 266 700 ZONE 55  
 (AT APPROX CENTRE OF LAND IN PLAN) N 5 766 650

Council Name: City of Greater Geelong

Council Reference Number: 14082  
 Planning Permit Reference: pp-1504-2016  
 SPEAR Reference Number: S132940J

#### 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: 11

Digitally signed by: Tim Webb for City of Greater Geelong on 09/09/2020

### VESTING OF ROADS AND OR RESERVES

### NOTATIONS

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

RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN ---- SEE SHEET 4.

#### OTHER PURPOSE OF PLAN:

- PART OF THE DRAINAGE EASEMENTS SHOWN AS E-1 CREATED IN PS 822693F AFFECTING ROADS R-1 ON THIS PLAN ARE TO BE REMOVED UPON REGISTRATION OF THIS PLAN.
- PART OF THE SEWERAGE EASEMENTS SHOWN AS E-2 CREATED IN PS 822693F AFFECTING ROADS R-1 ON THIS PLAN ARE TO BE REMOVED UPON REGISTRATION OF THIS PLAN.

### NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

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

LOTS 1 TO 150, 157 TO 170, 177 TO 182, 189 TO 196 AND 203 TO 259 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

SURVEY: THIS PLAN IS BASED ON SURVEY IN PS 807872R  
 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK No(s) N/A  
 IN PROCLAIMED SURVEY AREA No. N/A

#### GROUNDS FOR EASEMENT REMOVAL:

BY AGREEMENT OF THE RELEVANT AUTHORITIES VIDE SECTION 6(1)(k)(iii) OF THE SUBDIVISION ACT

### 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 DIAG.	PS 822693F	GREATER GEELONG CITY COUNCIL
E-2, E-3	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	PS 822693F	BARWON REGION WATER CORPORATION
E-4	DRAINAGE	SEE DIAG.	THIS PLAN	GREATER GEELONG CITY COUNCIL
E-5	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN	BARWON REGION WATER CORPORATION



ARMSTRONG CREEK  
 CENTRAL-Stage 9

DEVELOPMENT  
 AREA: 1.77ha

NO.OF LOTS: 33  
 + B8

ORIGINAL SHEET  
 SIZE: A3

SHEET 1 OF 4 SHEETS

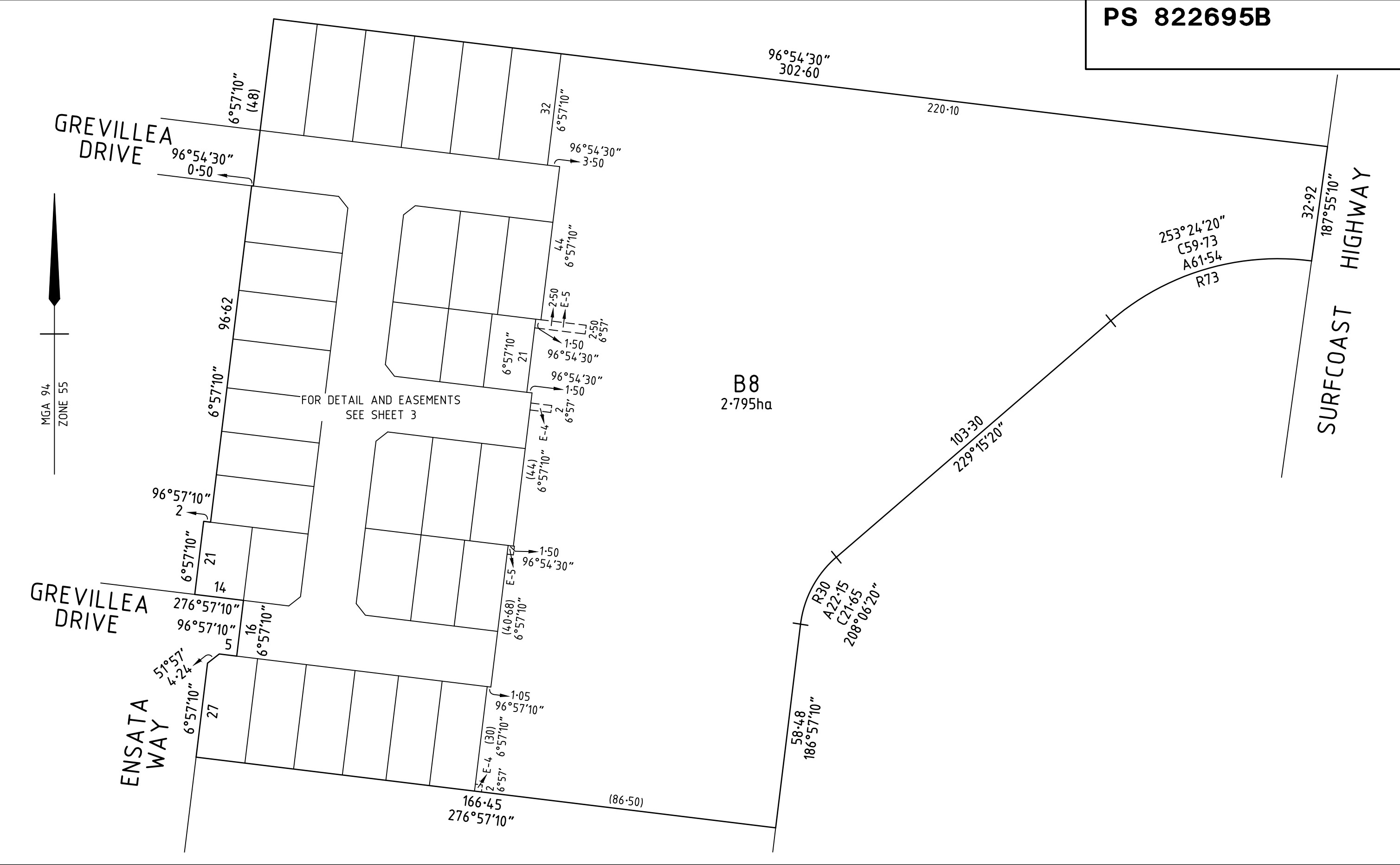
Digitally signed by: Zois Aravanis, Licensed Surveyor,  
 Surveyor's Plan Version (M),  
 01/09/2020, SPEAR Ref: S132940J

REF: 16-001738/9

VERSION: M

RM 21-08-20

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 www.calibregroup.com

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SCALE 1:1000

LENGTHS ARE IN METRES

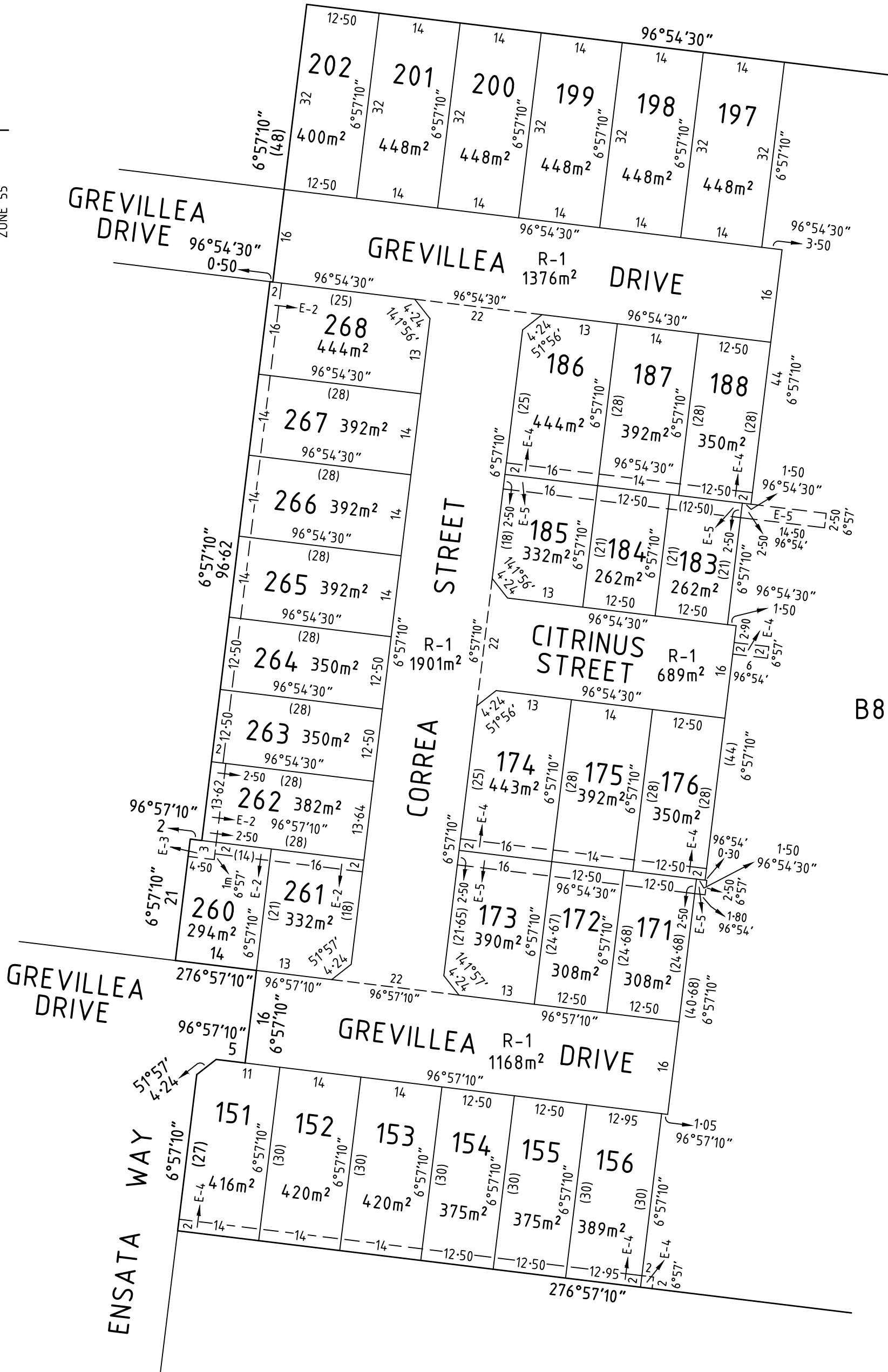
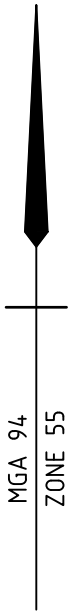
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ORIGINAL SHEET SIZE: A3

SHEET 2 OF 4 SHEETS

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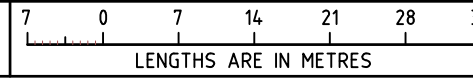
B8

FOR CONTINUATION SEE SHEET 2


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**SCALE**  
 1:700



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<b>ORIGINAL SHEET</b> SIZE: A3	SHEET 3 OF 4 SHEETS
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**CREATION OF RESTRICTION A:**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 151 TO 156, 171 TO 176, 185 TO 188, 197 TO 202 AND 260 TO 268 (ALL INCLUSIVE) ON THIS PLAN.

LAND TO BE BENEFITED: LOTS 151 TO 156, 171 TO 176, 183 TO 188, 197 TO 202 AND 260 TO 268 (ALL INCLUSIVE) ON THIS PLAN.

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

RESTRICTION: 1. THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN MCP No. AA5935

EXPIRY DATE: THIS RESTRICTION SHALL EXPIRE FIVE YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

**CREATION OF RESTRICTION B:**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 183, 184 AND 260 ON THIS PLAN.

LAND TO BE BENEFITED: LOTS 183, 184 AND 260 ON THIS PLAN.

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

RESTRICTION: 1. MUST NOT CONSTRUCT OR EXTEND ANY DWELLING UNLESS IT HAS BEEN ASSESSED FOR COMPLIANCE AGAINST THE SMALL LOT HOUSING CODE.  
 FOR THE PURPOSES OF OF ASSESSMENT AGAINST THE SMALL LOT HOUSING CODE, ALL BURDENED LOTS ARE TO BE ASSESSED AS TYPE A LOTS.

**CREATION OF RESTRICTION C:**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 171 TO 176, 183 TO 188 AND 260 TO 268 (ALL INCLUSIVE) ON THIS PLAN.


LAND TO BE BENEFITED: LOTS 171 TO 176, 183 TO 188 AND 260 TO 268 (ALL INCLUSIVE) ON THIS PLAN.

**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.

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