

PLAN OF SUBDIVISION

PS 905317A

LOCATION OF LAND

PARISH: DUNEED
TOWNSHIP:
SECTION: 20
CROWN ALLOTMENT: E (PART), C & D
CROWN PORTION:
TITLE REFERENCE: VOL 10318 FOL 491

LAST PLAN REFERENCE: LOT 2 ON PS321846A
POSTAL ADDRESS: 649 - 671 TORQUAY ROAD
 (at time of subdivision) MOUNT DUNEED, VIC 3217

MGA CO-ORDINATES: E: 265 950 ZONE:55
 (of approx centre of land in plan) N: 5 764 400

Council Name: City of Greater Geelong
Council Reference Number: 15861
Planning Permit Reference: PP-113-2017
SPEAR Reference Number: S200503H

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 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification

 Digitally signed by: Shane Pritchard for City of Greater Geelong on 17/03/2023

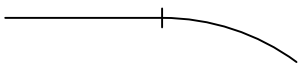
VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	CITY OF GREATER GEELONG POWERCOR AUSTRALIA LIMITED

LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

 AREA OF LAND SUBDIVIDED (EXCLUDING BALANCE LOT A) - 2.847ha

 TANGENT POINTS ARE SHOWN THUS: 

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:
 This plan is based on survey.

STAGING:
 This is not a staged subdivision.

THIS PLAN INCLUDES THE CREATION OF A RESTRICTIVE COVENANT ON SHEET 4 OF THE PLAN.

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	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN SEC. 136 WATER ACT 1989	GREATER GEELONG CITY COUNCIL BARWON REGION WATER CORPORATION
E-2	DRAINAGE	SEE DIAG.	THIS PLAN	GREATER GEELONG CITY COUNCIL
E-3	PIPELINES OR ANCILLARY PURPOSES	2.50	THIS PLAN SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-4	GAS PIPELINE	2	THIS PLAN SEC. 146 GAS INDUSTRY ACT 2001	AUSNET GAS SERVICES PTY LTD

649-671 TORQUAY ROAD, MOUNT DUNEED - 1
42 LOTS AND BALANCE LOT A

LICENSED SURVEYOR: ANDREW J. REAY



Lyssna Group Pty Ltd
 ABN 18 616 811 191
 Tel: +61 3 9516 6899
 PO Box 1098, South Melbourne 3205
 Suite 3, 102 Dodds Street
 Southbank VIC 3006 Australia

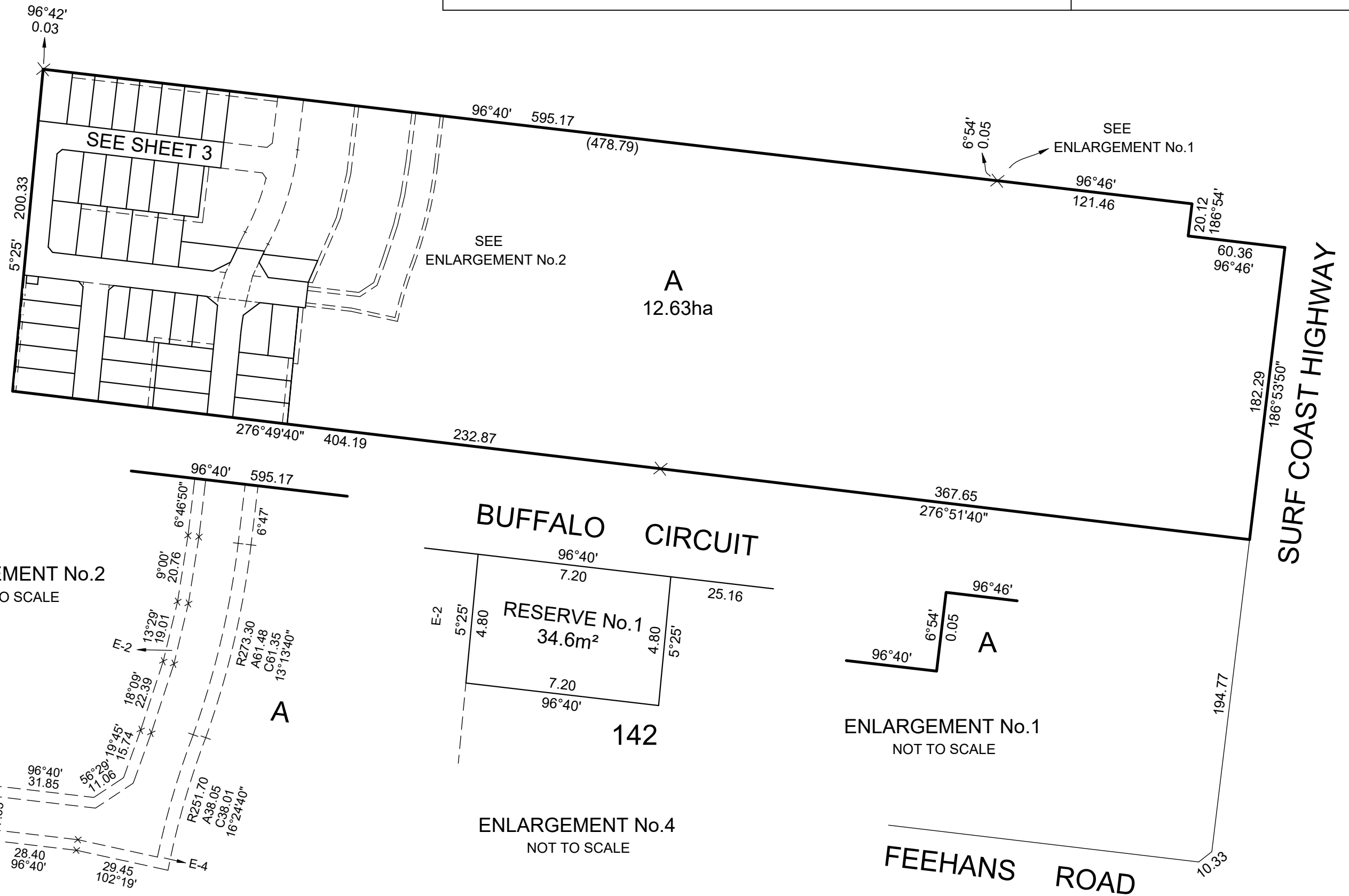
DATE: 28/11/22 REFERENCE: AA0237
 DRAWING: SU01AG DRAWN BY: MI

ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 4

Digitally signed by: Andrew Reay, Licensed Surveyor,
 Surveyor's Plan Version (G),
 28/11/2022, SPEAR Ref: S200503H

PLAN OF SUBDIVISION

PS 905317A



Lyssna Group Pty Ltd
 ABN 18 616 811 191
 Tel: +61 3 9516 6899
 PO Box 1098, South Melbourne 3205
 Suite 3, 102 Dodds Street
 Southbank VIC 3006 Australia

649-671 TORQUAY ROAD, MOUNT DUNEED - 1
 LICENSED SURVEYOR: ANDREW J. REAY
 DATE: 28/11/22 REFERENCE: AA0237
 DRAWING: SU01AG DRAWN BY: MI

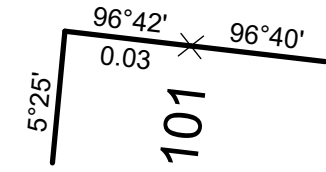
SCALE
 1:2500
 0 25 50 75 100
 LENGTHS ARE IN METRES
 Digitally signed by: Andrew Reay, Licensed Surveyor,
 Surveyor's Plan Version (G),
 28/11/2022, SPEAR Ref: S200503H

ORIGINAL SHEET
 SIZE: A3
 SHEET 2
 Digitally signed by:
 City of Greater Geelong,
 17/03/2023,
 SPEAR Ref: S200503H

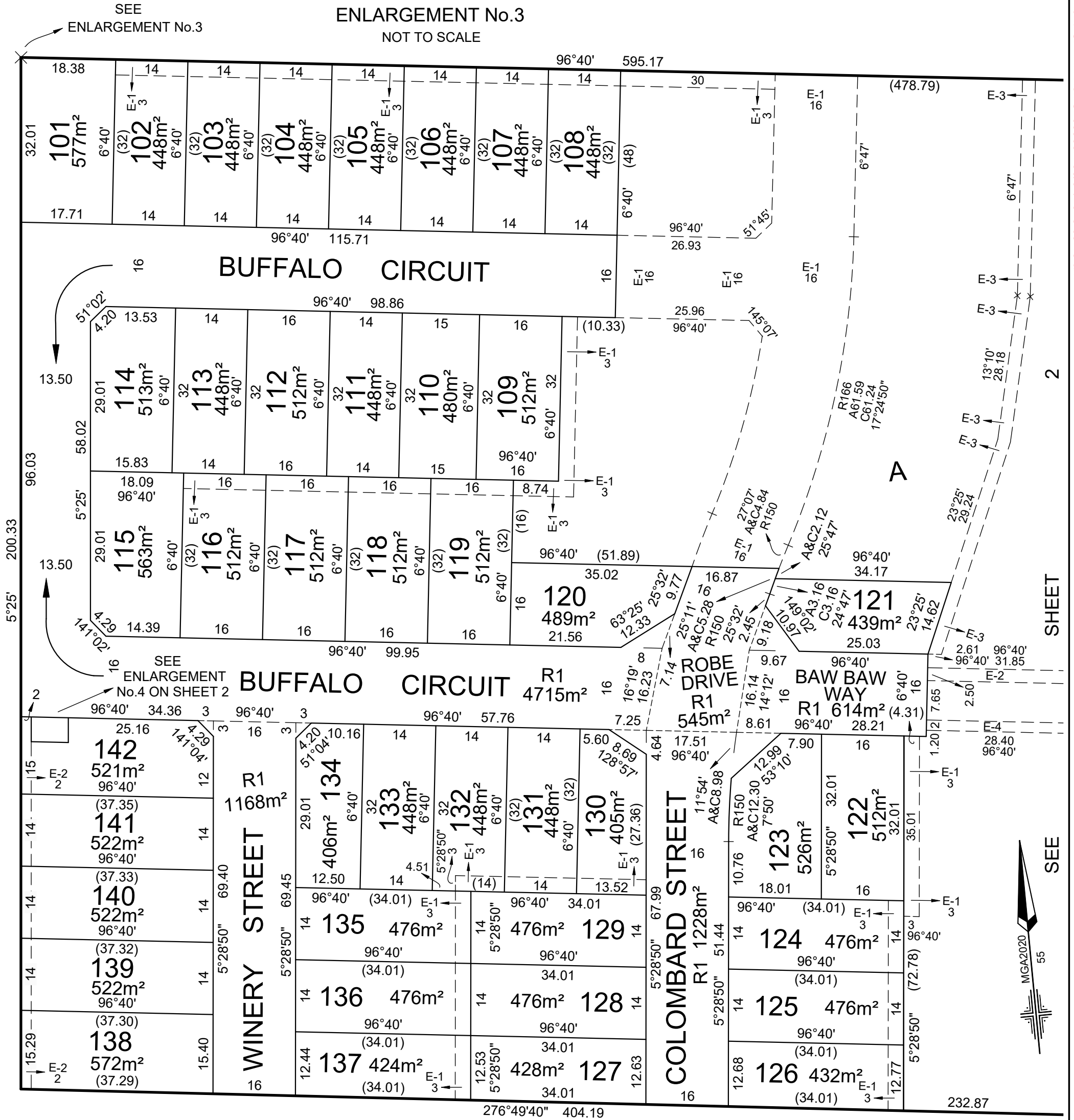
WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Lyssna Group Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S200503H 30/04/2023 05:49 am

PLAN OF SUBDIVISION

PS 905317A



ENLARGEMENT No.3
NOT TO SCALE



649-671 TORQUAY ROAD, MOUNT DUNEED - 1

Lyssna Group Pty Ltd
 ABN 18 616 811 191
 Tel: +61 3 9516 6899
 PO Box 1098, South Melbourne 3205
 Suite 3, 102 Dodds Street
 Southbank VIC 3006 Australia
 LyssnaGroup.com

LICENSED SURVEYOR: ANDREW J. REAY		SCALE 1:750	0 7.5 15 22.5 30 LENGTHS ARE IN METRES
DATE: 28/11/22	REFERENCE: AA0237	ORIGINAL SHEET SIZE: A3	
DRAWING: SU01AG	DRAWN BY: MI	SHEET 3	
Digitally signed by: Andrew Reay, Licensed Surveyor, Surveyor's Plan Version (G), 28/11/2022, SPEAR Ref: S200503H		Digitally signed by: City of Greater Geelong, 17/03/2023, SPEAR Ref: S200503H	

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 Lyssna Group Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S200503H 30/04/2023 05:49 am

CREATION OF RESTRICTION "A"

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.

Burdened Land: Lots 101 to 142 (both inclusive) on the Plan of Subdivision

Benefited Land: Lots 101 to 142 (both inclusive) on the Plan of Subdivision

DESCRIPTION OF RESTRICTION

Except with the written consent of the Transferor and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

- (a) build or allow to be built on the Lot any dwelling
 - i. with a setback distance less than 4m from the front boundary;
 - ii. with a floor area less than 140m² excluding any verandahs and garage;
 - iii. which is a transportable home or a kit home;
 - iv. which is externally constructed out of materials other than clay or masonry brick, painted weatherboard, rendered masonry block, rendered brick or rendered cement sheeting.
- (b) build or allow to be built on the Lot a garage
 - i. which is set back less than 800mm from the front wall of the dwelling;
 - ii. other than a double car garage when the Lot's frontage is equal to or greater than 12 metres, except for corner allotments being developed as dual occupancy allotments;
 - iii. other than a single car garage (as a minimum) with an additional area available on the lot to park a second car when the Lot's frontage is less than 12 metres;
 - iv. which is constructed out of different building material to the dwelling;
 - v. with roller doors;
 - vi. with doors other than a sectional overhead door, panel lift door or a tilt door;
 - vii. with doors which are not complementary to the external colour scheme of the dwelling.
- (c) build or allow to be built or remain on the Lot
 - i. more or less than one private house dwelling per Lot, except for corner allotments being developed as dual occupancy allotments;
 - ii. any garden shed that is constructed from materials other than non reflective or colorbond sheeting;
 - iii. solar panels that can be seen from the street frontage of that Lot;
 - iv. solar panels which are installed in locations other than the side or rear of the dwelling;
 - v. front fencing;
 - vi. side fencing other than timber, 1.8m high with capping, which is set back 1m from the front wall of that Lot's garage;
 - vii. side borders in the front yard of the dwelling other than planted hedges under a maximum height of 1 metre.
- (d) build or allow to be built on the Lot any roof of materials other than roof tiles, non reflective or colorbond sheet roofing, stone, terracotta tiles or slate shingles.
- (e) allow the landscaping of the front yard to remain uncompleted for longer than 6 months from the certificate of occupancy being issued.
- (f) further subdivide the lot hereby transferred unless the land is of an area of 600 square metres or greater except for corner lots or land with frontage of 16m or greater.

CREATION OF RESTRICTION "B"

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.

Burdened Land: Lots 102 to 113, 116 to 119, 122, 124 to 129, 131, 132, 135 to 137 (all inclusive) on the Plan of Subdivision

Benefited Land: Lots 101 to 142 (both inclusive) on the Plan of Subdivision

DESCRIPTION OF RESTRICTION

Except with the written consent of Barwon Water the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not build or permit to be built any building(s) that does not provide 1.0 metre clear horizontal access down the entire length of at least one side boundary of the lot for the purpose of access to sewer.

649-671 TORQUAY ROAD, MOUNT DUNEED - 1



LyssnaGroup.com

Lyssna Group Pty Ltd
 ABN 18 616 811 191
 Tel: +61 3 9516 6899
 PO Box 1098, South Melbourne 3205
 Suite 3, 102 Dodds Street
 Southbank VIC 3006 Australia

LICENSED SURVEYOR: ANDREW J. REAY

DATE: 28/11/22 REFERENCE: AA0237
 DRAWING: SU01AG DRAWN BY: MI

ORIGINAL SHEET SIZE: A3
 SHEET 4

Digitally signed by: Andrew Reay, Licensed Surveyor,
 Surveyor's Plan Version (G),
 28/11/2022, SPEAR Ref: S200503H

Digitally signed by:
 City of Greater Geelong,
 17/03/2023,
 SPEAR Ref: S200503H