

PLAN OF SUBDIVISION

LV USE ONLY

EDITION 1

PS 709524N/S10

LOCATION OF LAND

PARISH: DUNEED
 TOWNSHIP: -
 SECTION: 12
 CROWN ALLOTMENT: PARTS OF B, D, E, F, G, & N
 CROWN PORTION: -

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: PS 709524 (LOTS S14 & S16)

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

MGA94 CO-ORDINATES: E 265 930 ZONE 55
 (OF APPROX CENTRE OF LAND IN PLAN) N 5 766 350 GDA 94

NOTATIONS

THE LAND BEING SUBDIVIDED IS SHOWN BY THICK CONTINUOUS LINES
 THIS IS A SPEAR PLAN
 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 RESTRICTION No.10:
 A RESTRICTION IS TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 5.

VESTING OF ROADS AND OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R-11	CITY OF GREATER GEELONG

NOTATIONS

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

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. SEE OWNERS CORPORATION SEARCH REPORT(S) FOR DETAIL

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 & E-9	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 & E-9	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS709524N - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION

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 www.brownconsulting.com.au

BRISBANE CANBERRA MELBOURNE GEELONG SUNSHINE COAST SYDNEY SINGAPORE

DIGITALLY SIGNED BY ZOIS ARAVANIS, LICENSED SURVEYOR

REF: **M100611/10**

VERSION: **C**

GL 14/4/14

SHEET 1 OF 6 SHEETS

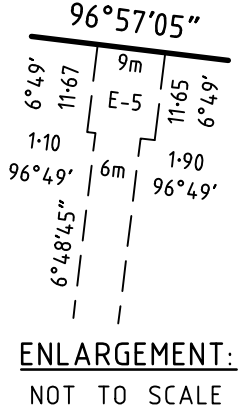
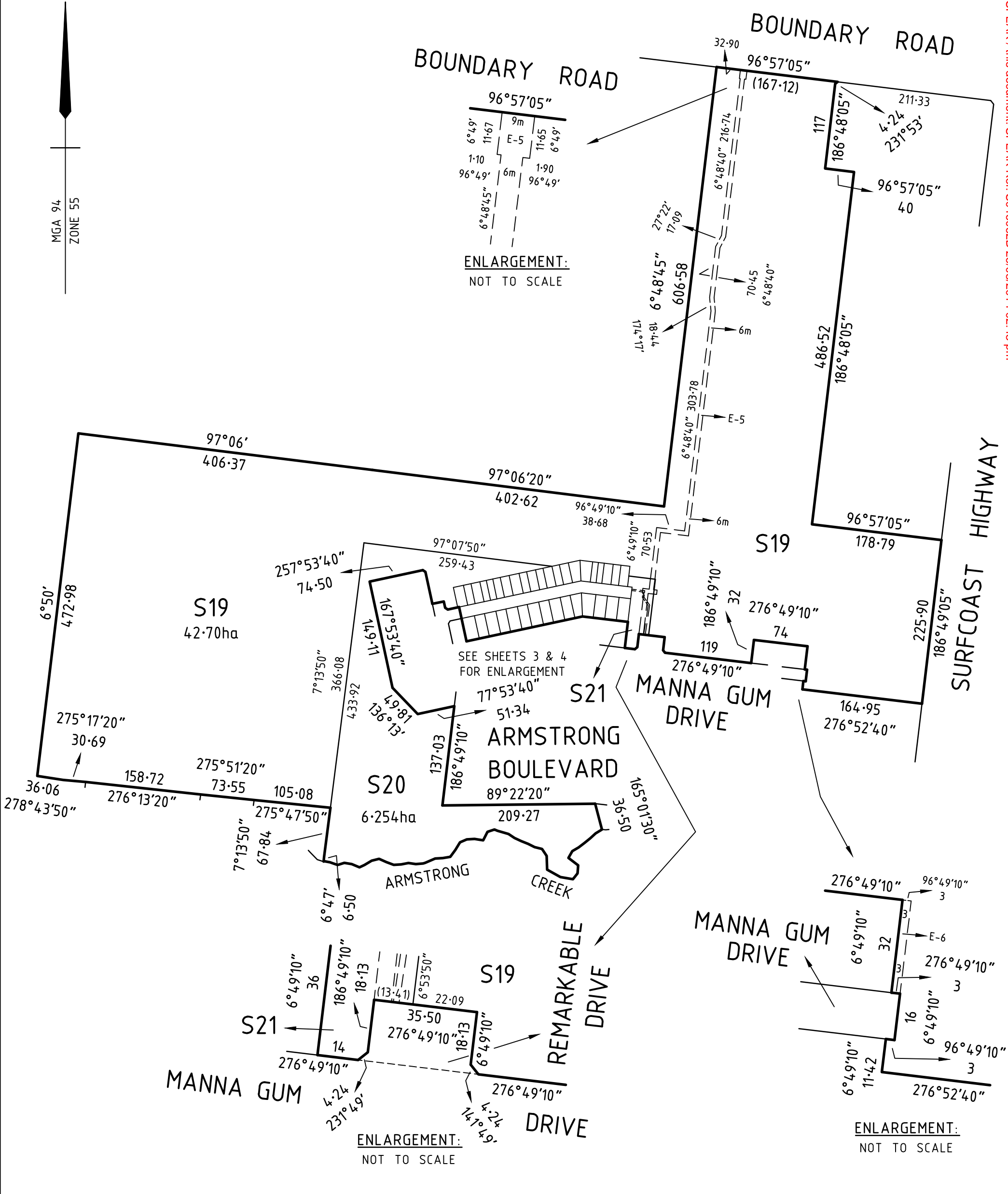
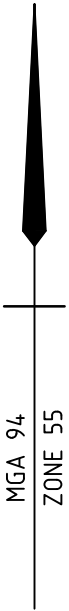
ORIGINAL SHEET SIZE A3

Armstrong MtDuneed - Stage 10

DEVELOPMENT AREA = 1.79ha

36 LOTS,S19-S21

PS 709524N/S10



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SCALE

LENGTHS ARE IN METRES

ORIGINAL SCALE 1:5000

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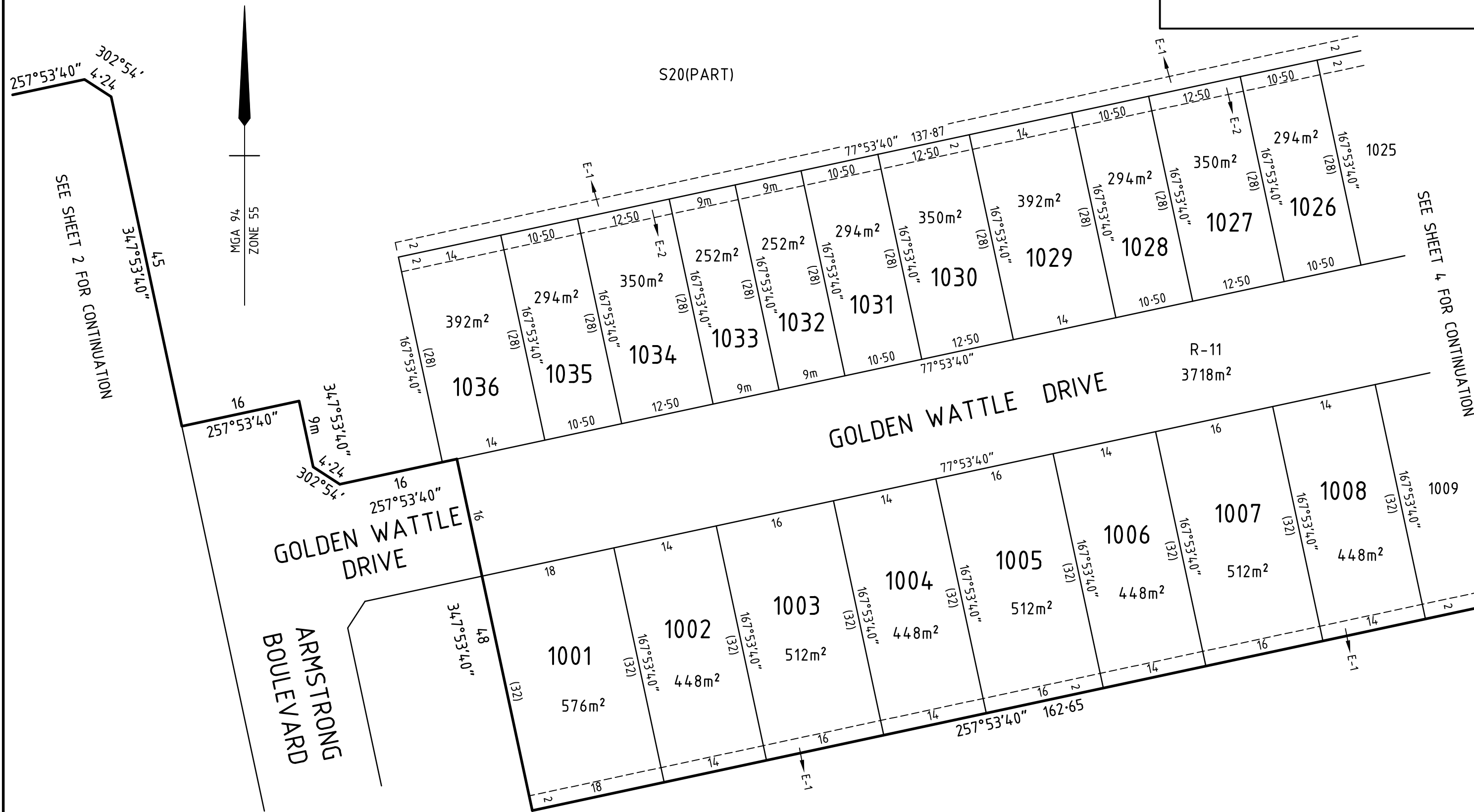
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SHEET 2 OF 6 SHEETS

ORIGINAL SHEET SIZE A3

GL 14/4/14

PS 709524N/S10



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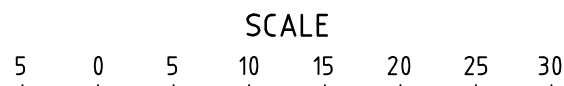
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LENGTHS ARE IN METRES

ORIGINAL SCALE 1:500

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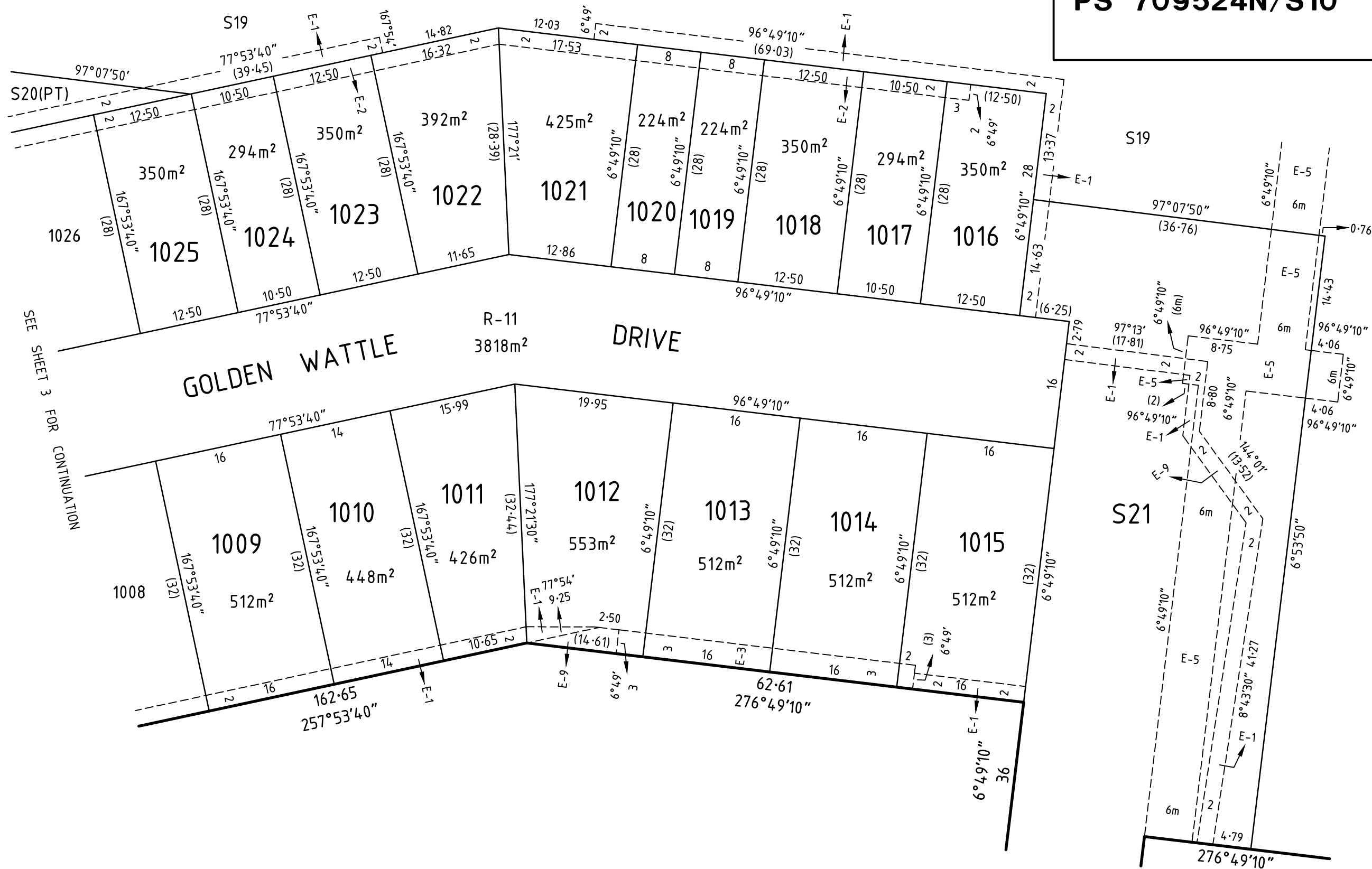
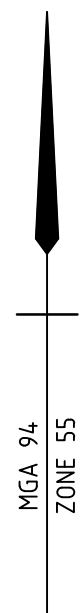
SHEET 3 OF 6 SHEETS

ORIGINAL SHEET SIZE A3

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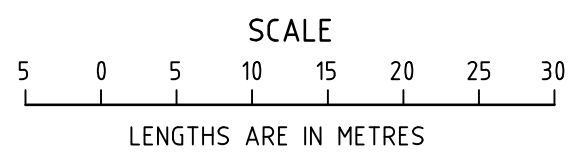
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ORIGINAL SCALE 1:500

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SHEET 4 OF 6 SHEETS
ORIGINAL SHEET SIZE A3

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CREATION OF RESTRICTION No.10

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 1001 TO 1036 (BOTH INCLUSIVE)


LAND TO BENEFIT: LOTS 1001 TO 1036 (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 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.

CIVIL & STRUCTURAL ENGINEERS TOWN PLANNERS LAND SURVEYORS  BROWN CONSULTING (VIC) PTY LTD Level 2, 55 Southbank Boulevard Southbank VIC 3006 T 03 9203 9000 F 03 9203 9099 www.brownconsulting.com.au BRISBANE CANBERRA MELBOURNE GEELONG SUNSHINE COAST SYDNEY SINGAPORE			SHEET 5 OF 6 SHEETS ORIGINAL SHEET SIZE A3
	DIGITALLY SIGNED BY ZOIS ARAVANIS, LICENSED SURVEYOR REF: M100611/10 VERSION: C GL 14/4/14		

OWNERS CORPORATION SCHEDULE

PS 709524N/S10

OWNERS CORPORATION No.1

PLAN NUMBER PS 709524N

LAND AFFECTED BY OWNERS CORPORATION: LOTS 101-140, 201-226, 301-322, 401-436, 501-528, 601-617, S2, S6, S7, S8, S17, S18 & COMMON PROPERTY No.1 FROM PREVIOUS STAGES & LOTS 1001-1036 (BOTH INCLUSIVE), S19, S20 & S21

LIMITATIONS ON OWNERS CORPORATION: UNLIMITED

NOTATIONS: NIL

LOT ENTITLEMENT AND LOT LIABILITY

LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY
101-140, S2,S6-S8 (STAGE 1)	19100	4400	1031	100	100						
			1032	100	100						
201-226 (STAGE 2)	2600	2600	1033	100	100						
			1034	100	100						
301-322 (STAGE 3)	2200	2200	1035	100	100						
			1036	100	100						
401-436 (STAGE 4)	3600	3600	S19	500000	100						
			S20	1200	100						
501-528 (STAGE 5)	2800	2800	S21	700	100						
601-617, S17,S18 (STAGE 6)	102500	1900									
1001	100	100									
1002	100	100									
1003	100	100									
1004	100	100									
1005	100	100									
1006	100	100									
1007	100	100									
1008	100	100									
1009	100	100									
1010	100	100									
1011	100	100									
1012	100	100									
1013	100	100									
1014	100	100									
1015	100	100									
1016	100	100									
1017	100	100									
1018	100	100									
1019	100	100									
1020	100	100									
1021	100	100									
1022	100	100									
1023	100	100									
1024	100	100									
1025	100	100									
1026	100	100									
1027	100	100									
1028	100	100									
1029	100	100									
1030	100	100									
			TOTAL	638300	21400						

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SHEET 6 OF 6 SHEETS

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