

PLAN OF SUBDIVISION

LV USE ONLY

EDITION 1

PS 709524N/S11

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 S17, S19 & S21)

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.11:

A RESTRICTION IS TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 7.

OTHER PURPOSE OF PLAN:

PART OF THE EASEMENTS FOR PIPELINE AND ANCILLARY PURPOSES SHOWN ON PS709524N WITHIN ROAD R-12 ARE TO BE REMOVED UPON REGISTRATION OF THIS PLAN.

GROUNDS FOR REMOVAL:

CONSENT OF BARWON REGION WATER CORPORATION VIDE SEC.6(1)(k)(iii) SUBDIVISION ACT 1988.

OTHER PURPOSE OF PLAN:

PART OF THE EASEMENTS FOR DRAINAGE PURPOSES SHOWN ON PS709524N WITHIN ROAD R-12 ARE TO BE REMOVED UPON REGISTRATION OF THIS PLAN.

GROUNDS FOR REMOVAL:

CONSENT OF CITY OF GREATER GEELONG VIDE SEC.6(1)(k)(iii) SUBDIVISION ACT 1988.

VESTING OF ROADS AND OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R-12	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	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-4 & 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

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BRISBANE CANBERRA MELBOURNE GEELONG SUNSHINE COAST SYDNEY SINGAPORE

DIGITALLY SIGNED BY ZOIS ARAVANIS, LICENSED SURVEYOR

REF: M100611/11

VERSION: D

GL 19/8/14

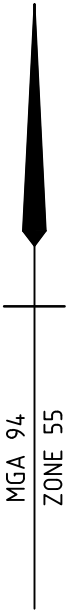
Armstrong MtDuneed - Stage 11

DEVELOPMENT AREA = 2.51ha

47 LOTS, S22-S24

SHEET 1 OF 6 SHEETS

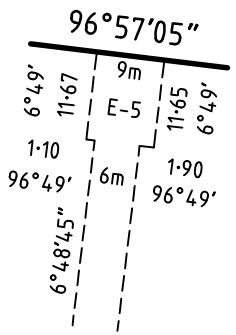
ORIGINAL SHEET SIZE A3



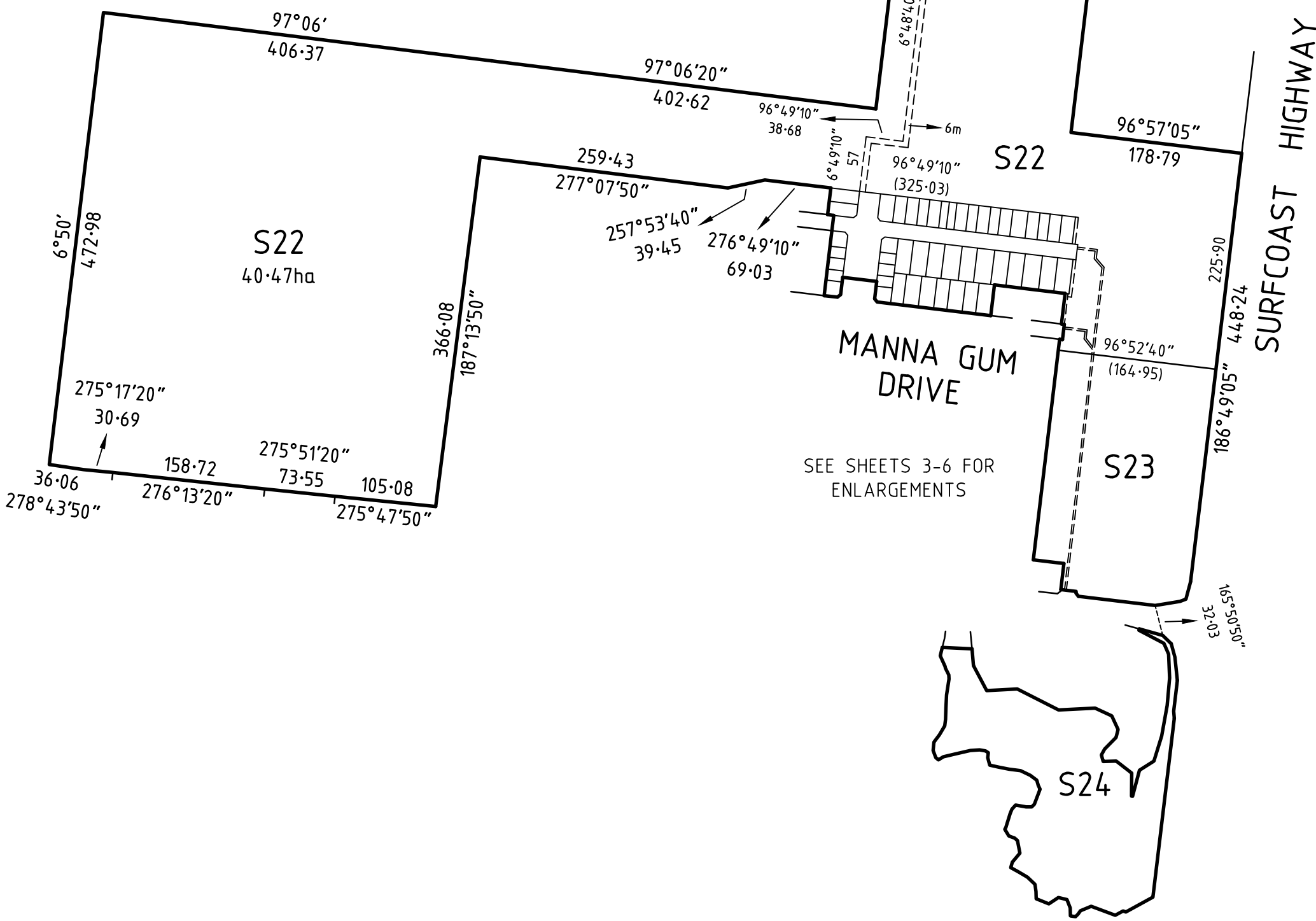
BOUNDARY ROAD

BOUNDARY ROAD

SURFCOAST HIGHWAY



ENLARGEMENT:
NOT TO SCALE



SEE SHEETS 3-6 FOR ENLARGEMENTS

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SCALE

LENGTHS ARE IN METRES

ORIGINAL SCALE 1:5000

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REF: M100611/11 VERSION: D

SHEET 2 OF 6 SHEETS

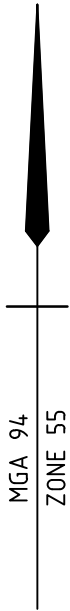
ORIGINAL SHEET SIZE A3

GL 19/8/14

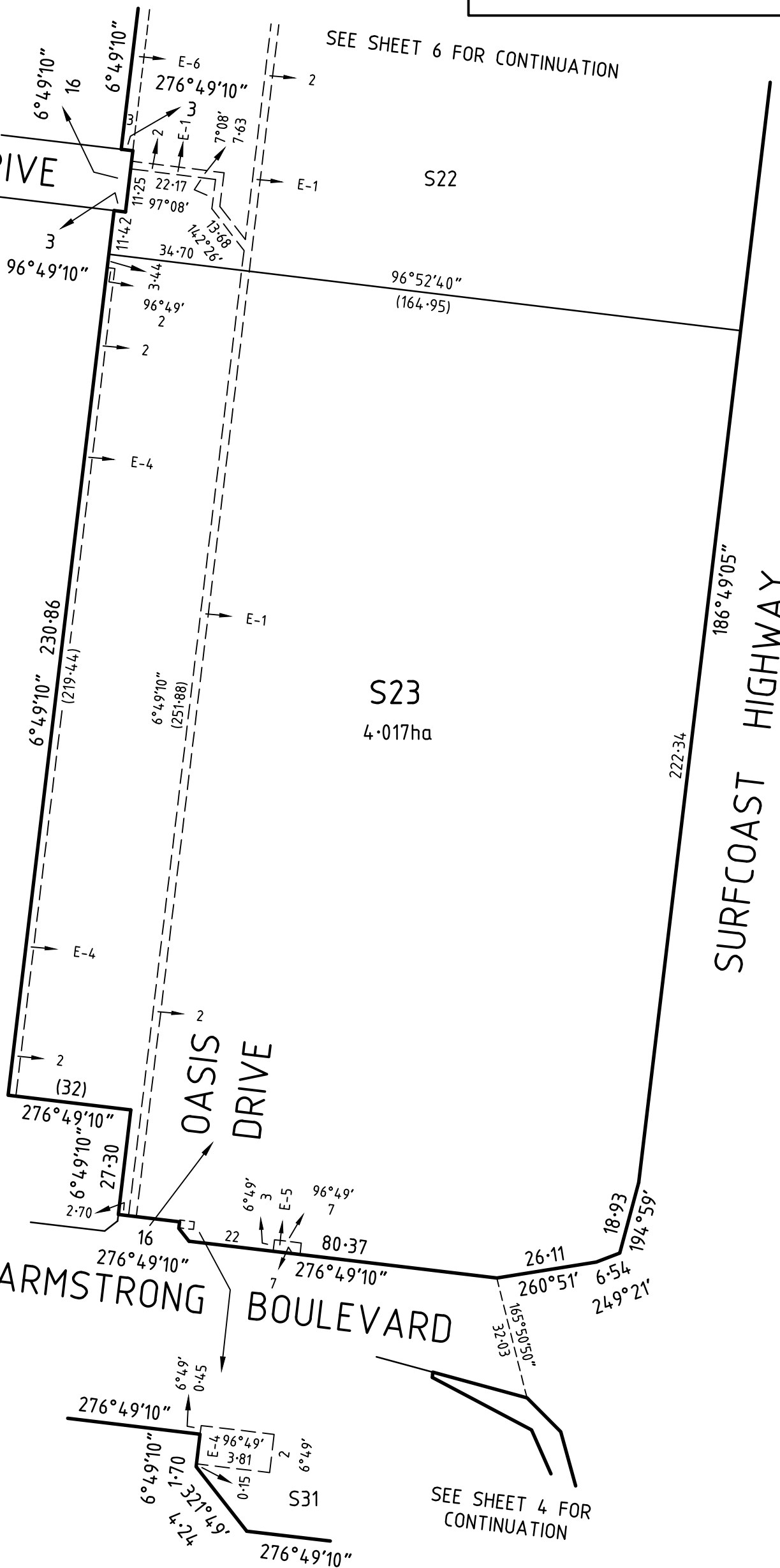
MANNA GUM DRIVE

DRIVE

SEE SHEET 6 FOR CONTINUATION



MGA 94
ZONE 55



SURFCOAST HIGHWAY

OASIS DRIVE

ARMSTRONG BOULEVARD

SEE SHEET 4 FOR CONTINUATION

ENLARGEMENT:
NOT TO SCALE

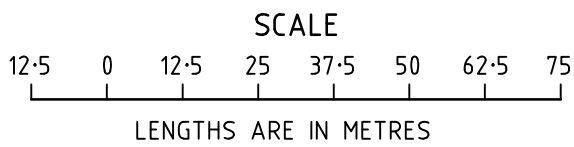
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ORIGINAL SCALE
1:1250

SHEET 3 OF 6 SHEETS
ORIGINAL SHEET SIZE A3

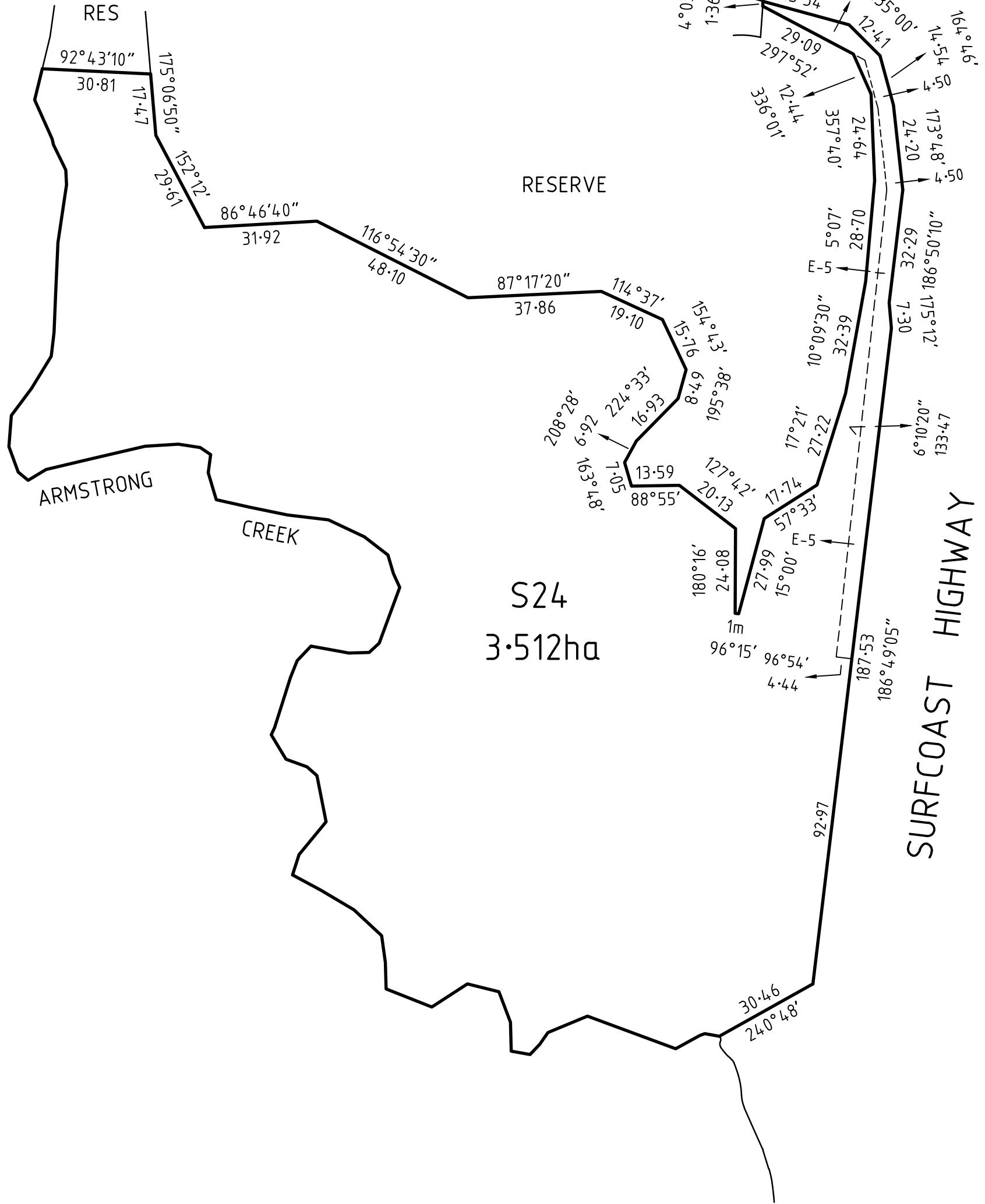
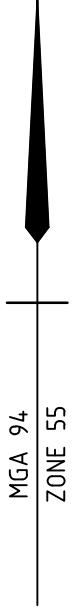
DIGITALLY SIGNED BY ZOIS ARAVANIS LICENSED SURVEYOR

REF: M100611/11

VERSION: D

GL 19/8/14

SEE SHEET 3 FOR CONTINUATION
ARMSTRONG
BOULEVARD



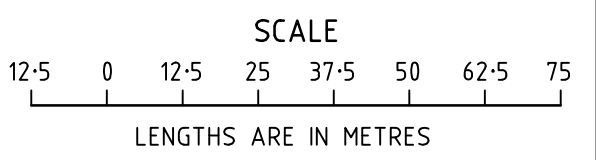
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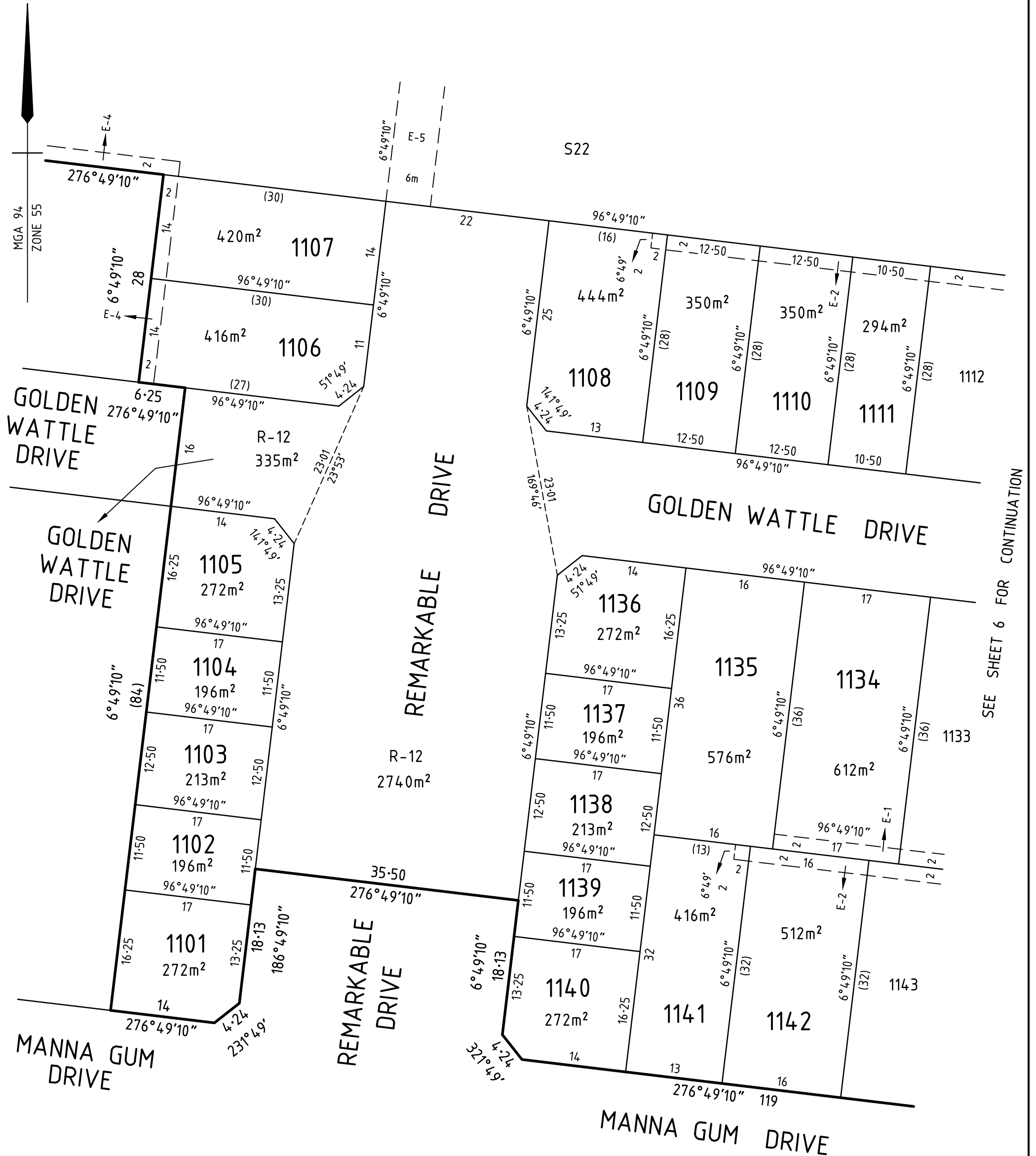


ORIGINAL SCALE
1:1250

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SHEET 4 OF 6 SHEETS
ORIGINAL SHEET SIZE A3



SEE SHEET 6 FOR CONTINUATION

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SCALE

5 0 5 10 15 20 25 30

LENGTHS ARE IN METRES

DIGITALLY SIGNED BY ZOIS ARAVANIS LICENSED SURVEYOR

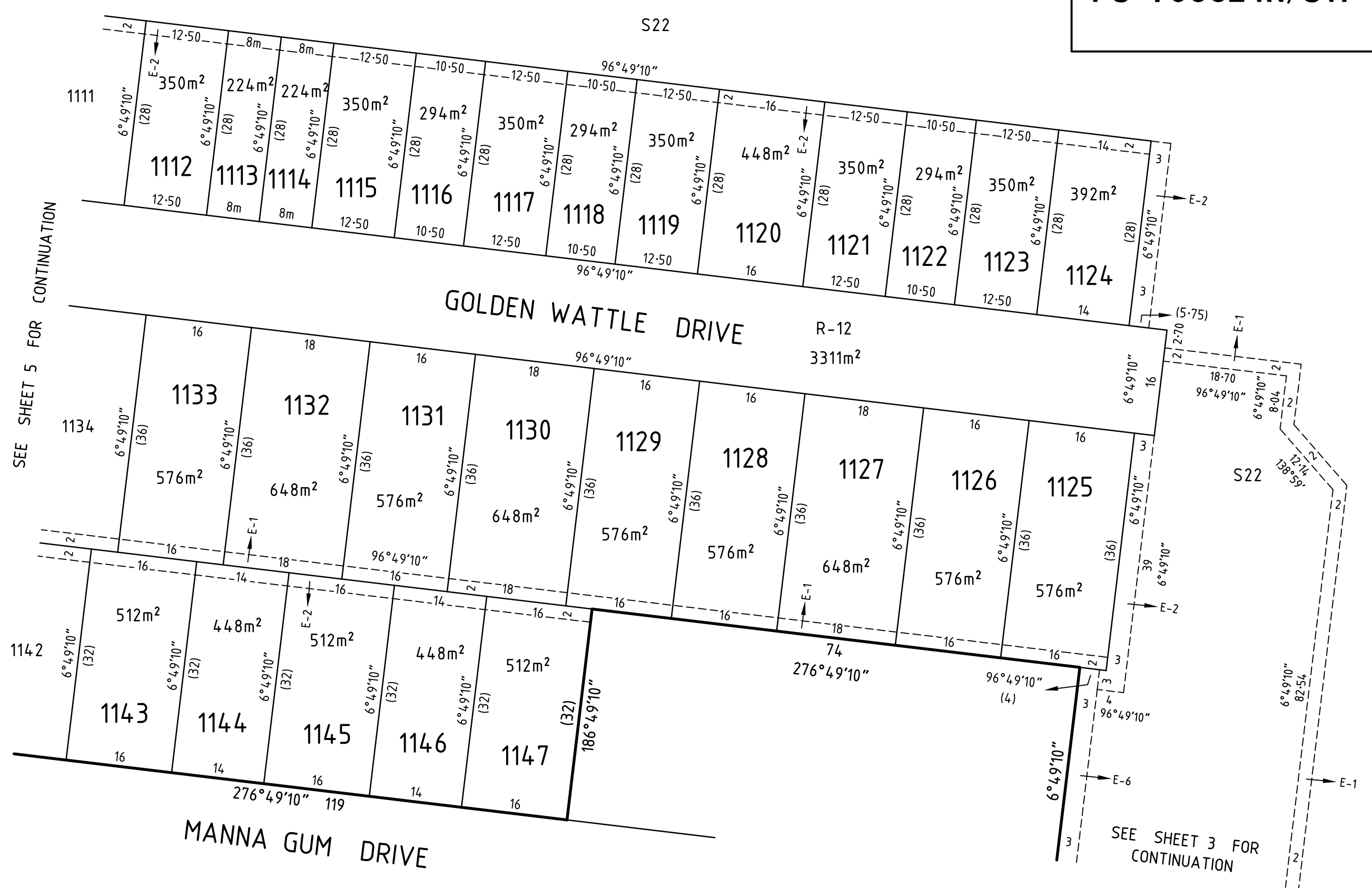
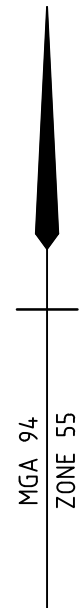
REF: M100611/11 VERSION: D

ORIGINAL SCALE
1:500

GL 19/8/14

SHEET 5 OF 6 SHEETS

ORIGINAL SHEET SIZE A3



SEE SHEET 5 FOR CONTINUATION

SEE SHEET 3 FOR CONTINUATION

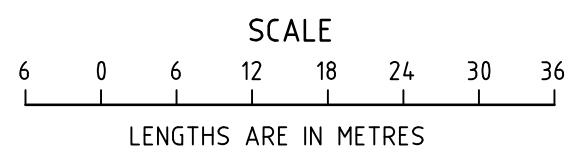
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ORIGINAL SCALE 1:600

DIGITALLY SIGNED BY ZOIS ARAVANIS LICENSED SURVEYOR

REF: M100611/11 VERSION: D

SHEET 6 OF 6 SHEETS
ORIGINAL SHEET SIZE A3

CREATION OF RESTRICTION No.11

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 1101 TO 1147 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 1101 TO 1147 (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.

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OWNERS CORPORATION SCHEDULE

PS 709524N/S11

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, 1001-1036, S2, S6, S7, S8, S18, S20 & COMMON PROPERTY No.1 FROM PREVIOUS STAGES & LOTS 1101-1147 (BOTH INCLUSIVE), S22 & S23

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	1128	100	100						
			1129	100	100						
201-226 (STAGE 2)	2600	2600	1130	100	100						
			1131	100	100						
301-322 (STAGE 3)	2200	2200	1132	100	100						
			1133	100	100						
401-436 (STAGE 4)	3600	3600	1134	100	100						
			1135	100	100						
501-528 (STAGE 5)	2800	2800	1136	100	100						
			1137	100	100						
601-617 & S18 (STAGE 6)	2500	1800	1138	100	100						
			1139	100	100						
1001-1036 & S20 (STAGE 10)	4800	3700	1140	100	100						
			1141	100	100						
			1142	100	100						
			1143	100	100						
			1144	100	100						
1101	100	100	1145	100	100						
1102	100	100	1146	100	100						
1103	100	100	1147	100	100						
1104	100	100	S22	500000	100						
1105	100	100	S23	100000	100						
1106	100	100									
1107	100	100									
1108	100	100									
1109	100	100									
1110	100	100									
1111	100	100									
1112	100	100									
1113	100	100									
1114	100	100									
1115	100	100									
1116	100	100									
1117	100	100									
1118	100	100									
1119	100	100									
1120	100	100									
1121	100	100									
1122	100	100									
1123	100	100									
1124	100	100									
1125	100	100									
1126	100	100									
1127	100	100									
			TOTAL	642300	26000						

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SHEET 8 OF 6 SHEETS

ORIGINAL SHEET SIZE A3

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