

<b>PLAN OF SUBDIVISION</b>	LV USE ONLY <b>EDITION 1</b>	<b>PS 709524N/S13</b>
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**LOCATION OF LAND**

PARISH: DUNEED  
 TOWNSHIP: -  
 SECTION: 12  
 CROWN ALLOTMENT: PARTS OF A & B  
 CROWN PORTION: 14 (PART)

TITLE REFERENCE: VOL.11470 FOL.060  
 VOL. FOL.

LAST PLAN REFERENCE: PS 709524N (LOTS S8 & S32)

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

MGA94 CO-ORDINATES: E 265 880 ZONE 55  
 (OF APPROX CENTRE OF LAND IN PLAN) N 5 766 830 GDA 94

CITY OF GREATER GEELONG

**VESTING OF ROADS AND OR RESERVES**

IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R-14 RESERVE No.10 RESERVE No.11	CITY OF GREATER GEELONG POWERCOR AUSTRALIA LIMITED CITY OF GREATER GEELONG

**NOTATIONS**

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 RESTRICTIONS No.13 & 13A:**  
 RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEETS 7 & 8.

**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

**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	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
E-10	WATER SUPPLY	SEE PLAN	AJ034456P	BARWON REGION WATER CORPORATION

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BRISBANE CANBERRA MELBOURNE GEELONG SUNSHINE COAST SYDNEY SINGAPORE

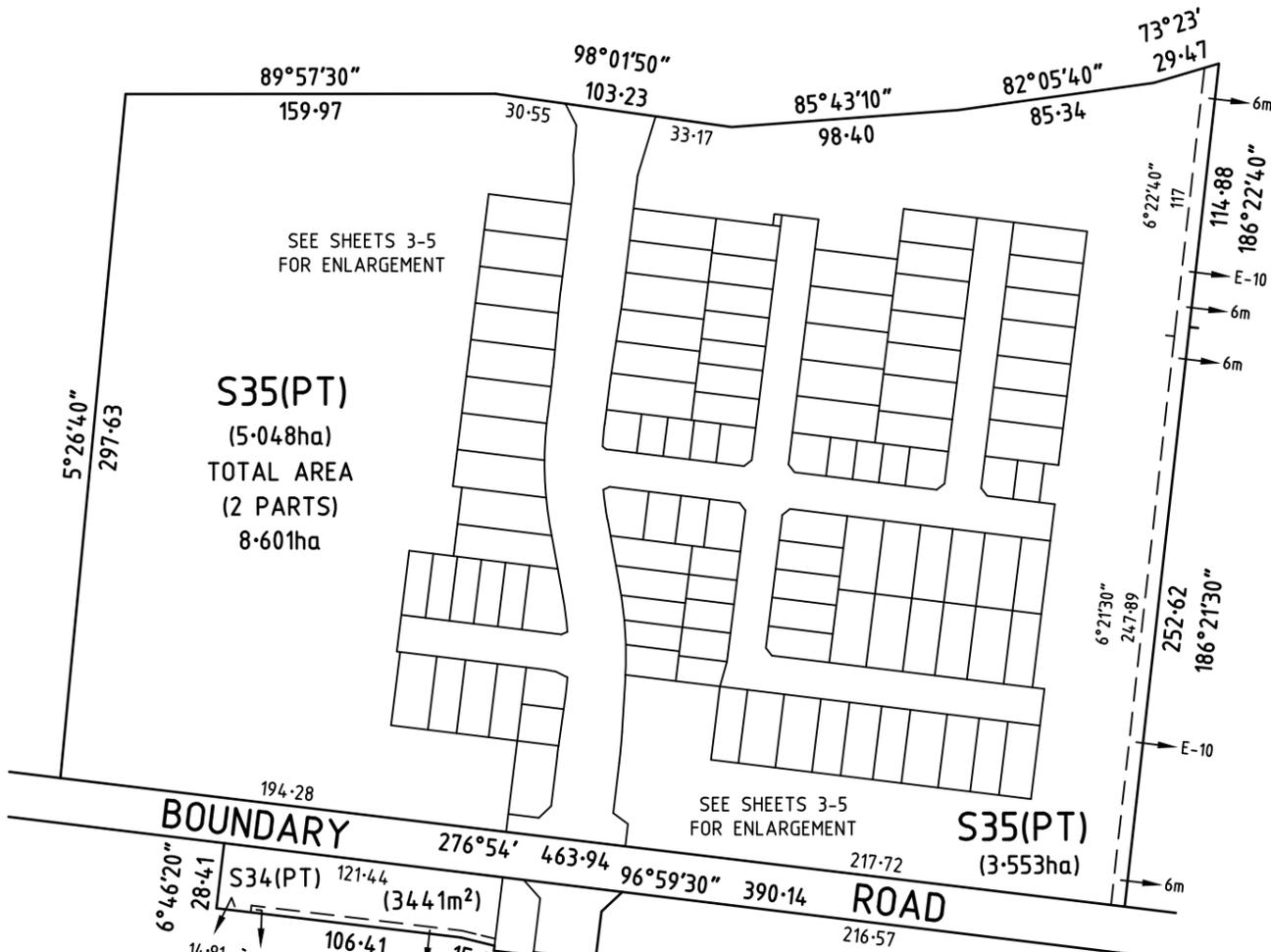
**DIGITALLY SIGNED BY ZOIS ARAVANIS LICENSED SURVEYOR**

REF: **M100611/13** VERSION: **L** GL 20/5/15

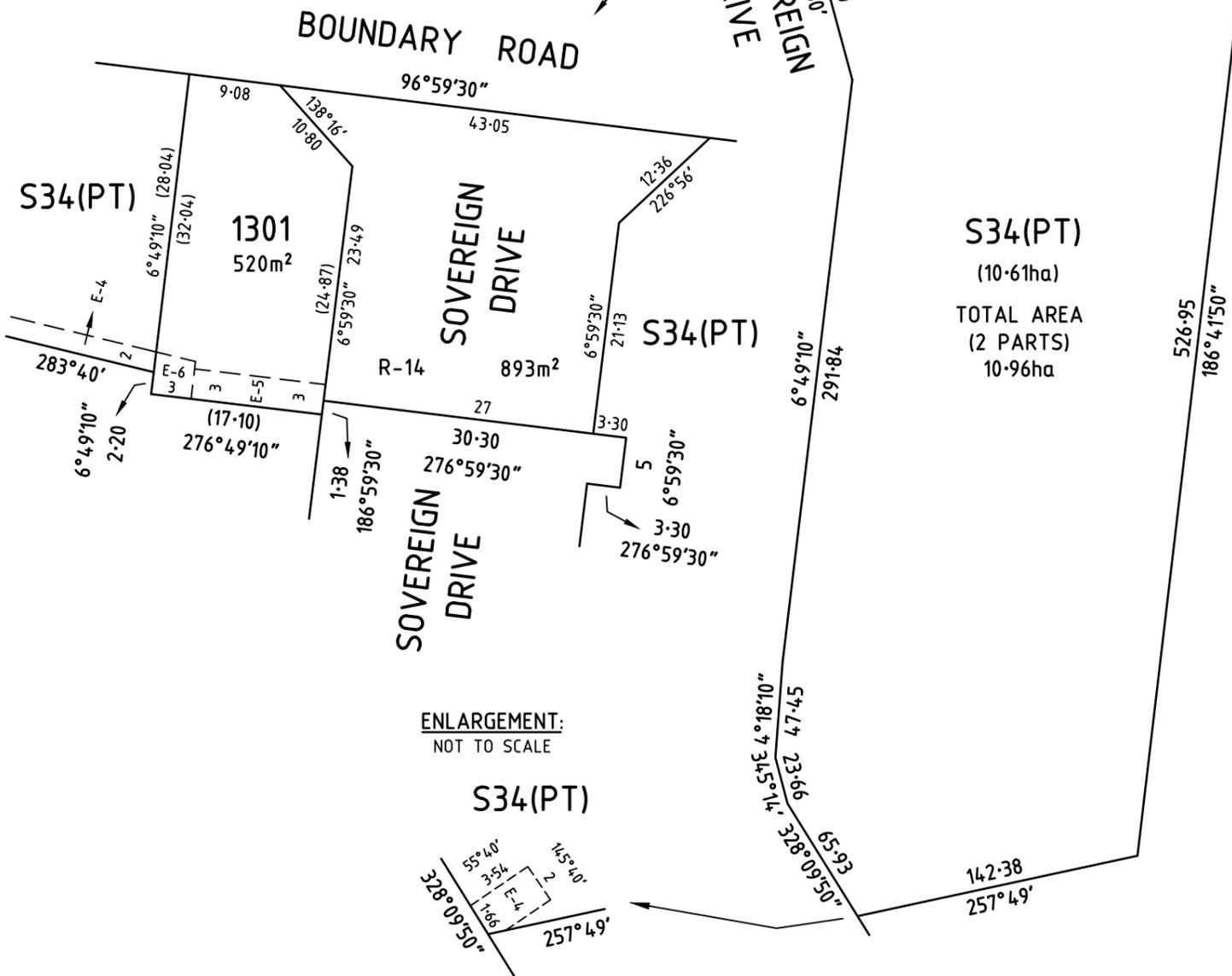
Armstrong MtDuneed - Stage 13 DEVELOPMENT AREA = 6.55ha 108 LOTS, S34 & S35

SHEET 1 OF 9 SHEETS  
 ORIGINAL SHEET SIZE A3

**PS 709524N/S13**



ENLARGEMENT:  
NOT TO SCALE



ENLARGEMENT:  
NOT TO SCALE

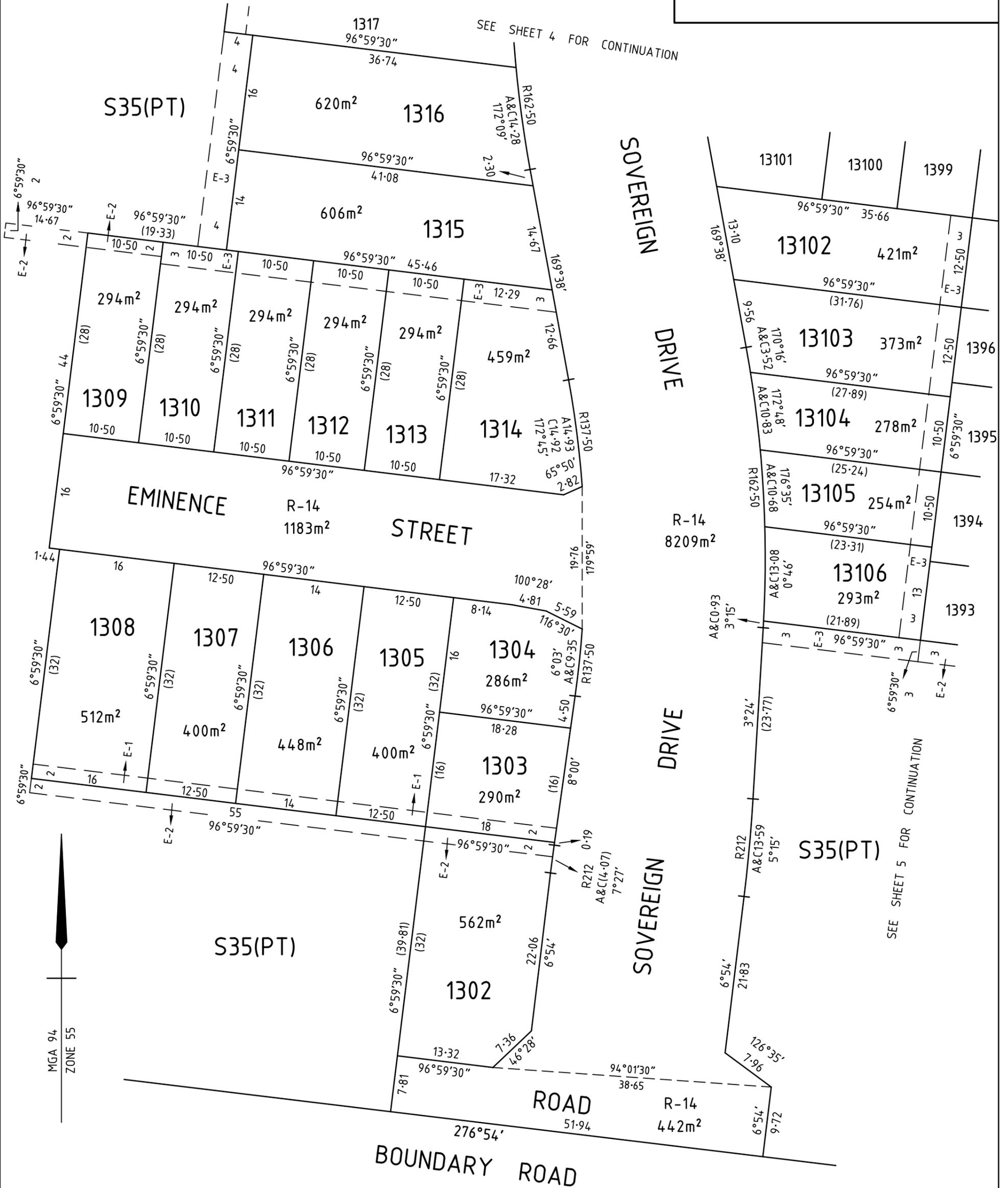
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SCALE  
 30 0 30 60 90 120 150 180  
 LENGTHS ARE IN METRES  
 DIGITALLY SIGNED BY ZOIS ARAVANIS LICENSED SURVEYOR  
 REF: **M100611/13** VERSION: **L**

ORIGINAL SCALE  
**1:3000**  
 GL 20/5/15

SHEET 2 OF 9 SHEETS  
 ORIGINAL SHEET SIZE A3

**PS 709524N/S13**



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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: **M100611/13** VERSION: **L**

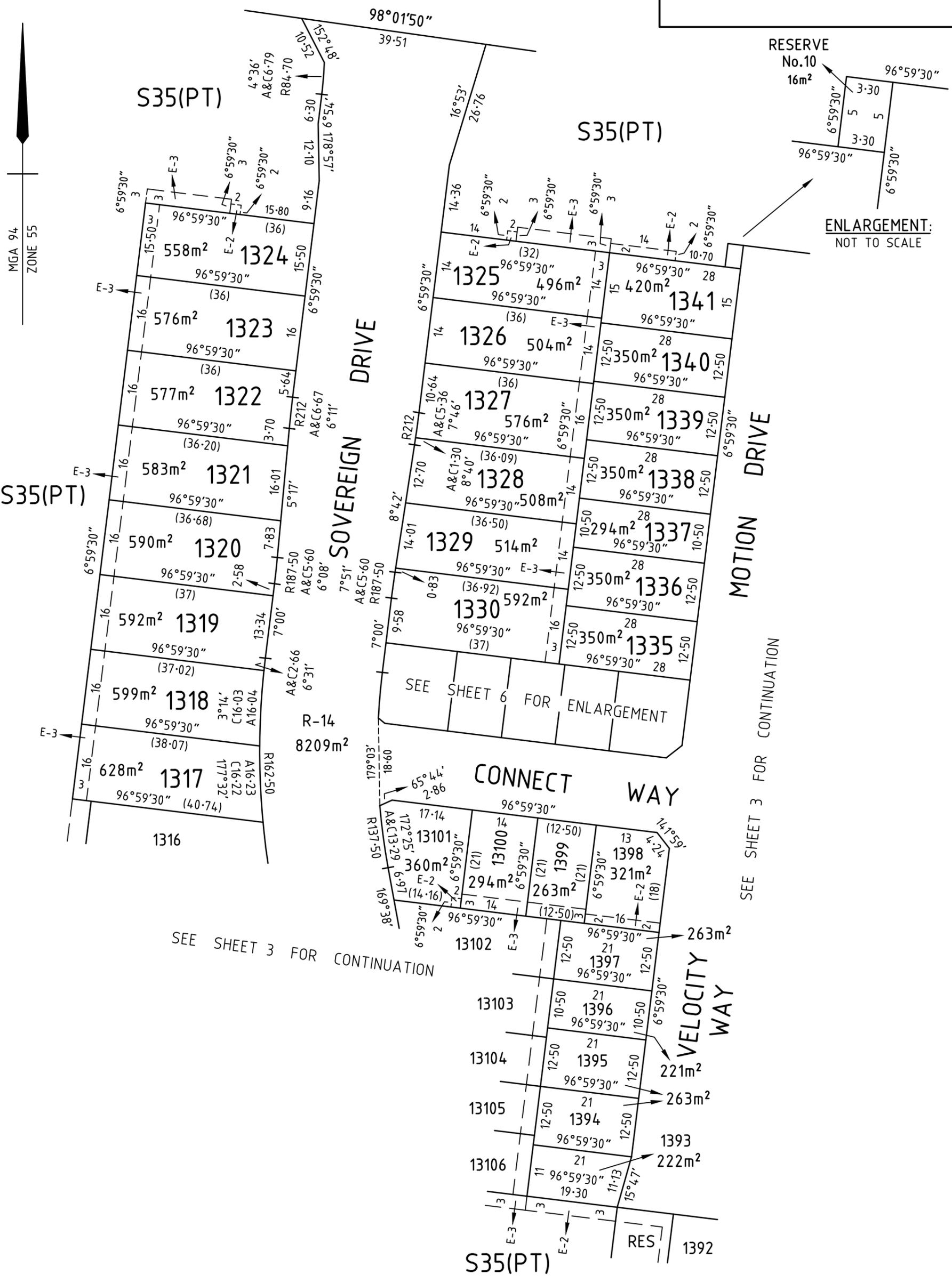
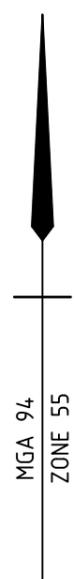
ORIGINAL SCALE  
**1:500**

GL 20/5/15

SHEET 3 OF 9 SHEETS

ORIGINAL SHEET SIZE A3

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SCALE

LENGTHS ARE IN METRES

DIGITALLY SIGNED BY ZOIS ARAVANIS LICENSED SURVEYOR

REF: **M100611/13** VERSION: **L**

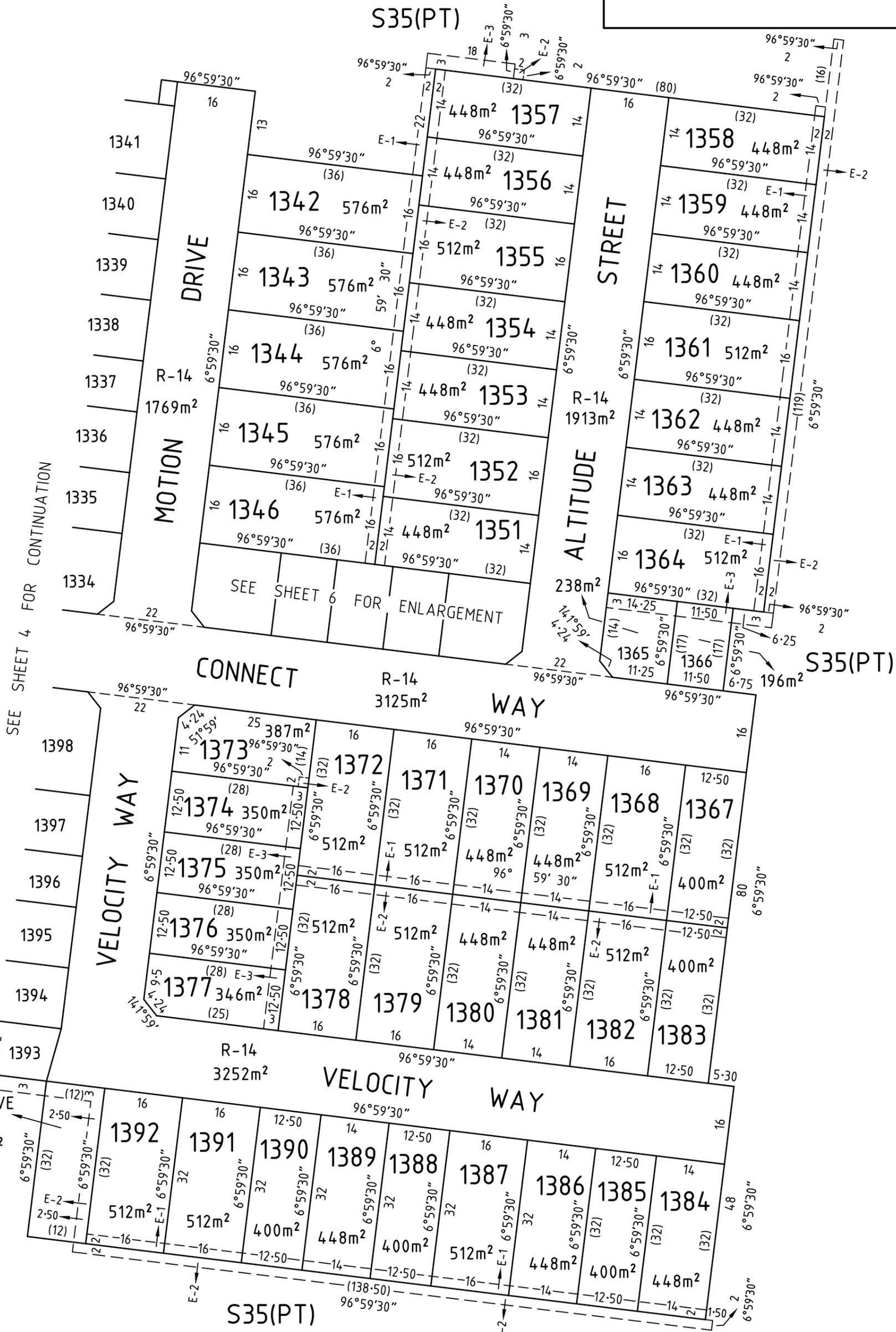
ORIGINAL SCALE  
1:1000

GL 20/5/15

SHEET 4 OF 9 SHEETS

ORIGINAL SHEET SIZE A3

**PS 709524N/S13**



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SCALE

10 0 10 20 30 40 50 60

LENGTHS ARE IN METRES

DIGITALLY SIGNED BY ZOIS ARAVANIS LICENSED SURVEYOR

REF: M100611/13 VERSION: L

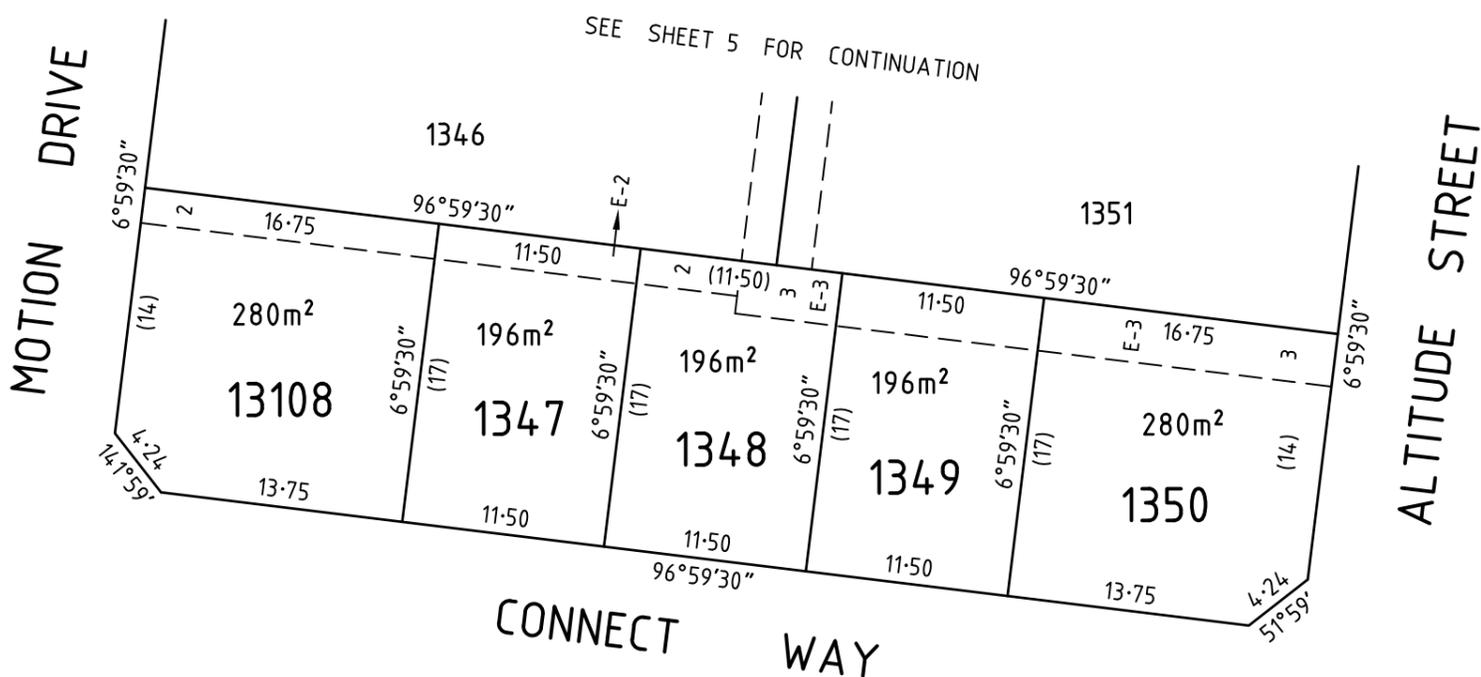
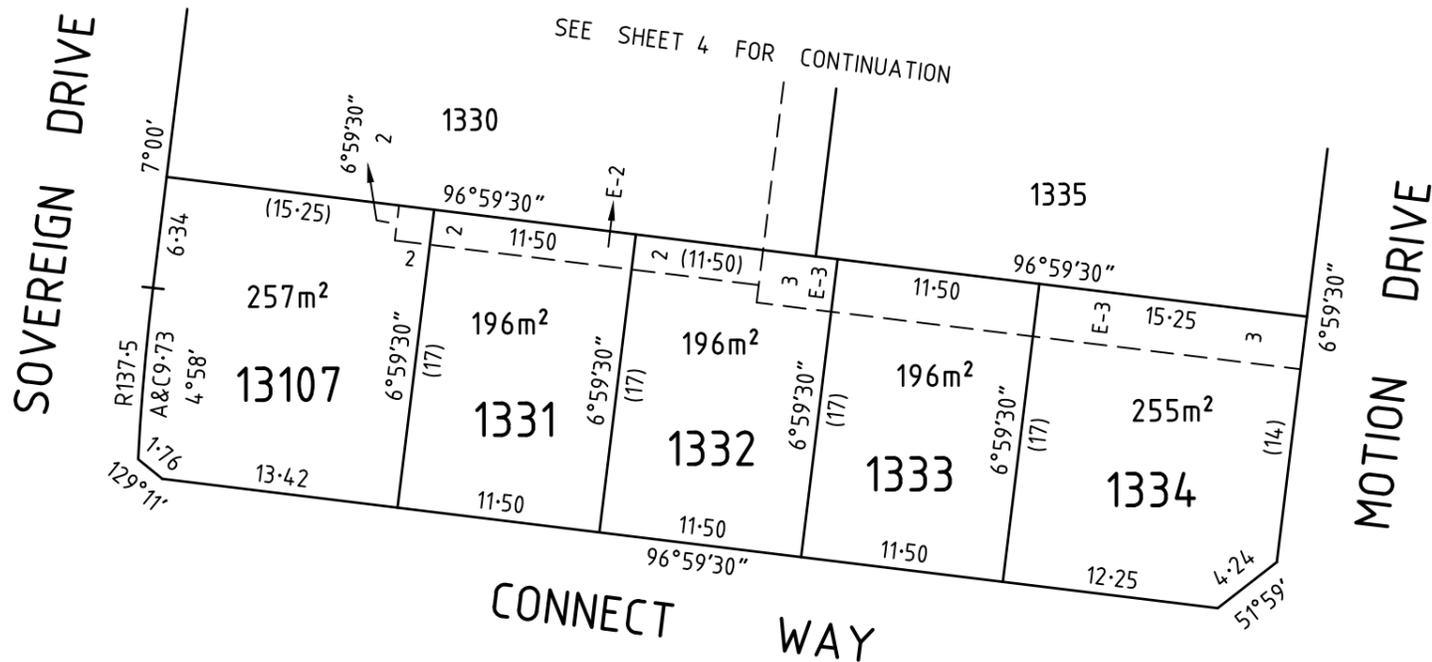
ORIGINAL SCALE 1:1000

GL 20/5/15

SHEET 5 OF 9 SHEETS

ORIGINAL SHEET SIZE A3

**PS 709524N/S13**



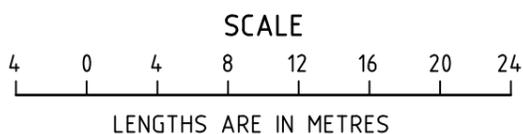
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BRISBANE CANBERRA MELBOURNE GEELONG SUNSHINE COAST SYDNEY SINGAPORE



ORIGINAL SCALE  
1:400

SHEET 6 OF 9 SHEETS

ORIGINAL SHEET SIZE A3

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REF: M100611/13

VERSION: L

GL 20/5/15

**CREATION OF RESTRICTION No.13**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 1301, 1302, 1305-1308, 1314-1330, 1335, 1336, 1338-1346, 1351-1364, 1367-1392, 1398 & 13101-13103

LAND TO BENEFIT: LOTS 1301, 1302, 1305-1308, 1314-1330, 1335, 1336, 1338-1346, 1351-1364, 1367-1392, 1398 & 13101-13103

**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](http://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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			ORIGINAL SHEET SIZE A3

**PS 709524N/S13**

**CREATION OF RESTRICTION No.13A**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 1303, 1304, 1309-1313, 1331-1334, 1337, 1347-1350, 1365, 1366, 1393-1397, 1399, 13100 & 13104-13108

LAND TO BENEFIT: LOTS 1303, 1304, 1309-1313, 1331-1334, 1337, 1347-1350, 1365, 1366, 1393-1397, 1399, 13100 & 13104-13108

**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) CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING UNLESS IT HAS BEEN ASSESSED FOR COMPLIANCE AGAINST THE SMALL LOT HOUSING CODE. FOR THE PURPOSES OF ASSESSMENT AGAINST THE SMALL LOT HOUSING CODE, ALL BURDENED LOTS ARE TO BE ASSESSED AS TYPE B LOTS.
- (ii) CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING UNLESS THE PLANS COMPLY WITH THE RELEVANT CLAUSES OF THE APPROVED DESIGN GUIDELINES, A COPY OF WHICH CAN BE OBTAINED FROM THE WEBSITE AT [www.armstrongmtduneeed.com.au](http://www.armstrongmtduneeed.com.au)

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			ORIGINAL SHEET SIZE A3

**OWNERS CORPORATION SCHEDULE****PS 709524N/S13****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, 700-735, 801-853, 901-942, 1001-1036, 1101-1147, 1201-1218, 1701-1718, S2, S6, S18, S23, S26, S30, S33 & COMMON PROPERTY No.1 FROM PREVIOUS STAGES & LOTS 1301 & S34

**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 (STAGE 1)	9100	4200									
201-226 (STAGE 2)	2600	2600									
301-322 (STAGE 3)	2200	2200									
401-436 (STAGE 4)	3600	3600									
501-528 (STAGE 5)	2800	2800									
601-617, S18 (STAGE 6)	2500	1800									
700-735 & S26 (STAGE 7)	253600	3700									
801-853, S30 (STAGE 8)	6500	5400									
901-942 (STAGE 9)	4200	4200									
1001-1036 (STAGE 10)	3600	3600									
1101-1147 & S23 (STAGE 11)	104700	4800									
1201-1218 (STAGE 12)	1800	1800									
1701-1718 & S33 (STAGE 16)	251800	1900									
1301 S34	100 900	100 100									
<b>TOTAL</b>	<b>650000</b>	<b>42800</b>									

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TOWN PLANNERS

LAND SURVEYORS



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SHEET 9 OF 9 SHEETS

ORIGINAL SHEET SIZE A3

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REF: M100611/13

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