# PLAN OF SUBDIVISION

**LOCATION OF LAND**

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

**TITLE REFERENCE:** VOL.11592 FOL.733

**LAST PLAN REFERENCE:** PS 709524N (LOT 533)

**POSTAL ADDRESS**

- **CORNER AVENUE**
- **MOUNT DUNED 3217**

**MGA94 CO-ORDINATES:**

- **E:** 265780
- **N:** 765885
- **ZONE:** 55
- **GDA 94**

**NOTATIONS**

- **VESTING OF ROADS AND OR RESERVES**
  - **IDENTIFIER:** COUNCIL/BODY/PERSON
  - **ROADS R-17:** CITY OF GREATER GEELONG
  - **RESERVE No.3:** POWERCOR AUSTRALIA LIMITED

**DEPT LIMITATION:** DOES NOT APPLY

**STAGING:**

- **THIS IS A STAGED SUBDIVISION**
- **PLANNING PERMIT No. 476/2012**

**SURVEY:**

- **THIS PLAN IS BASED ON SURVEY**
- **THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK(s) N/A**
- **MGA94 SURVEY AREA No. N/A**

**LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS.** SEE OWNERS CORPORATION SEARCH REPORTS FOR DETAIL

## EASEMENT INFORMATION

**LEGEND**

- **A** - APPURTEINANT EASEMENT
- **E** - ENCUMBERING EASEMENT
- **R** - ENCUMBERING EASEMENT (ROAD)

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<th>EASEMENT REFERENCES</th>
<th>PURPOSE</th>
<th>WIDTH (METRES)</th>
<th>ORIGIN</th>
<th>LAND BENEFITED/IN FAVOUR OF</th>
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<td>DRAINAGE</td>
<td>SEE PLAN THIS PLAN</td>
<td>CITY OF GREATER GEELONG</td>
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<td>E-2 &amp; E-3</td>
<td>PIPES OR ANNUAL PURPOSES</td>
<td>SEE PLAN THIS PLAN - Section 136 Water Act 1899</td>
<td>BARWON REGION WATER CORPORATION</td>
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**ZOIS ARAVANIS LICENSED SURVEYOR**

**REF:** M100611/17 **VERSION:** P **DATE:** 16/12/15

**SHEET 1 OF 7 SHEETS**

**ORIGINAL SHEET SIZE A3**

Signed by: Zois Aravanis (CALIBRE CONSULTING) Surveyor's Plan Version (M) SPEAR Ref: S061627E 10/12/2015
CREATION OF RESTRICTION No.17

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 1719 TO 1781 (BOTH INCLUSIVE)
LAND TO BENEFIT: LOTS 1719 TO 1781 (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.armstrongmtduneed.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.
CREATION OF RESTRICTION No.17A

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 1731, 1763 & 1771-1776 (BOTH INCLUSIVE).
LAND TO BENEFIT: LOTS 1729, 1730, 1732, 1749, 1762, 1764, 1768-1777 (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) 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.armstrongmtduneed.com.au

LAND TO BENEFIT: LOTS 1729, 1730, 1732, 1749, 1762, 1764, 1768-1777 (BOTH INCLUSIVE).

LAND TO BE BURDENED: LOTS 1731, 1763 & 1771-1776 (BOTH INCLUSIVE).

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

(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.armstrongmtduneed.com.au
# Owners Corporation Schedule

## Plan Number
PS 709524N

## Owners Corporation No. 1

### Land Affected by Owners Corporation

### Limitations on Owners Corporation
- Unlimited

### Notations
- NIL

## Lot Entitlement and Lot Liability

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