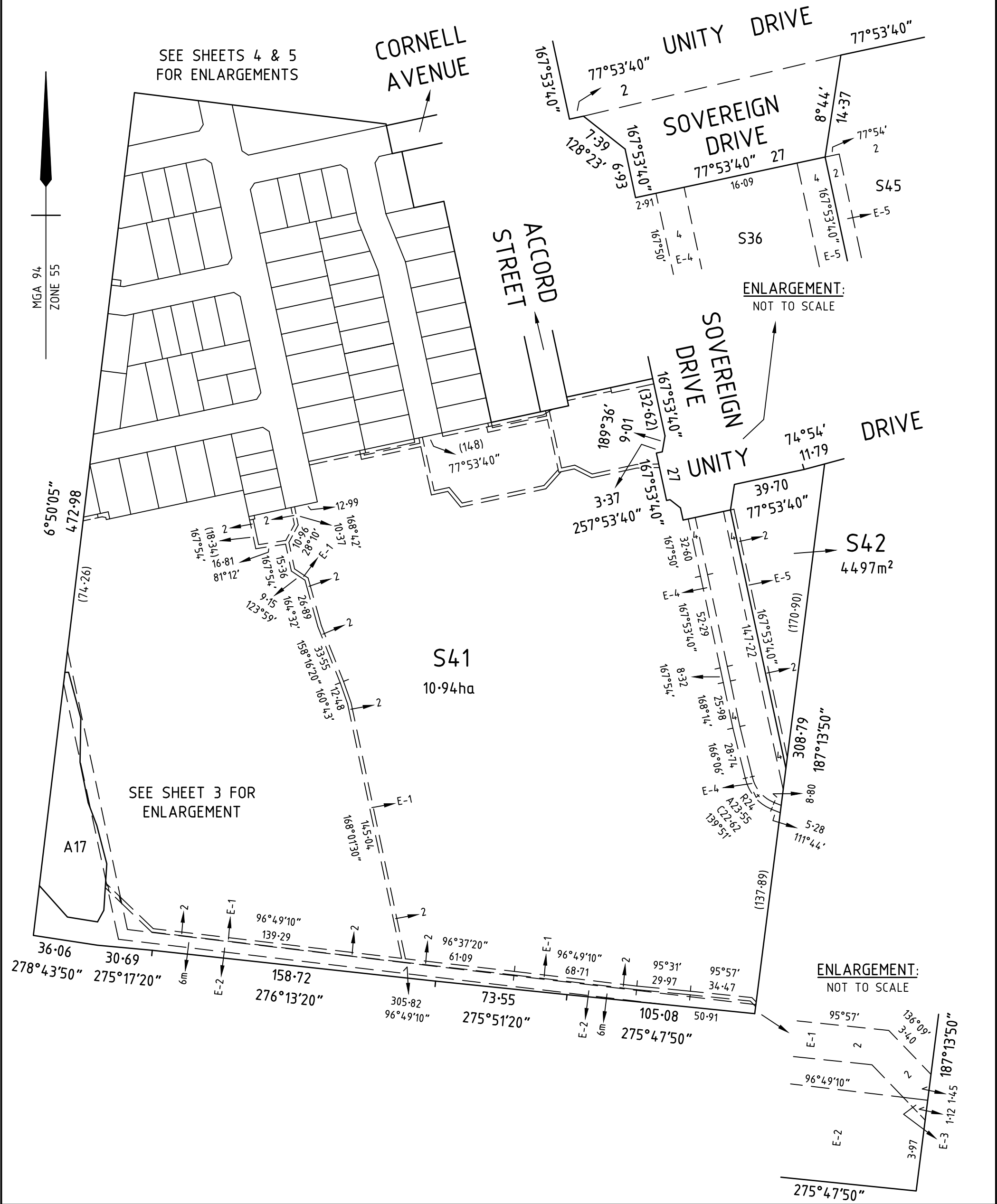


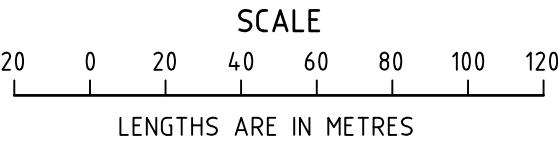
PLAN OF SUBDIVISION			LV USE ONLY EDITION 1	PS 709524N/S17		
LOCATION OF LAND PARISH: DUNEED TOWNSHIP: - SECTION: 12 CROWN ALLOTMENT: PARTS OF B, D, E, F, G, & N CROWN PORTION: - TITLE REFERENCE: VOL.11592 FOL.733 LAST PLAN REFERENCE: PS 709524N (LOT S33) POSTAL ADDRESS: CORNELL AVENUE (AT TIME OF SUBDIVISION) MOUNT DUNEED 3217 MGA94 CO-ORDINATES: E 265 780 ZONE 55 (OF APPROX CENTRE OF LAND IN PLAN) N 5 765 885 GDA 94			CITY OF GREATER GEELONG			
VESTING OF ROADS AND OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON		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.17 & 17A: RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEETS 6 & 7.			
ROADS R-17 RESERVE No.13	CITY OF GREATER GEELONG POWERCOR AUSTRALIA LIMITED					
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	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		
 LICENSED LAND SURVEYORS & ENGINEERS CALIBRE CONSULTING (MELB) PTY LTD Level 2, 55 Southbank Boulevard Southbank VIC 3006 T 03 9203 9000 F 03 9203 9099 www.calibreconsulting.co			ZOIS ARAVANIS LICENSED SURVEYOR		SHEET 1 OF 7 SHEETS ORIGINAL SHEET SIZE A3	
			REF: M100611/17	VERSION: M	GL 10/12/15	
			Armstrong MtDuneed - Stage 17	DEVELOPMENT AREA = 3.94ha	63 LOTS, S41,S42 A17 & B171-B173	

PS 709524N/S17



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ORIGINAL SCALE
1:2000

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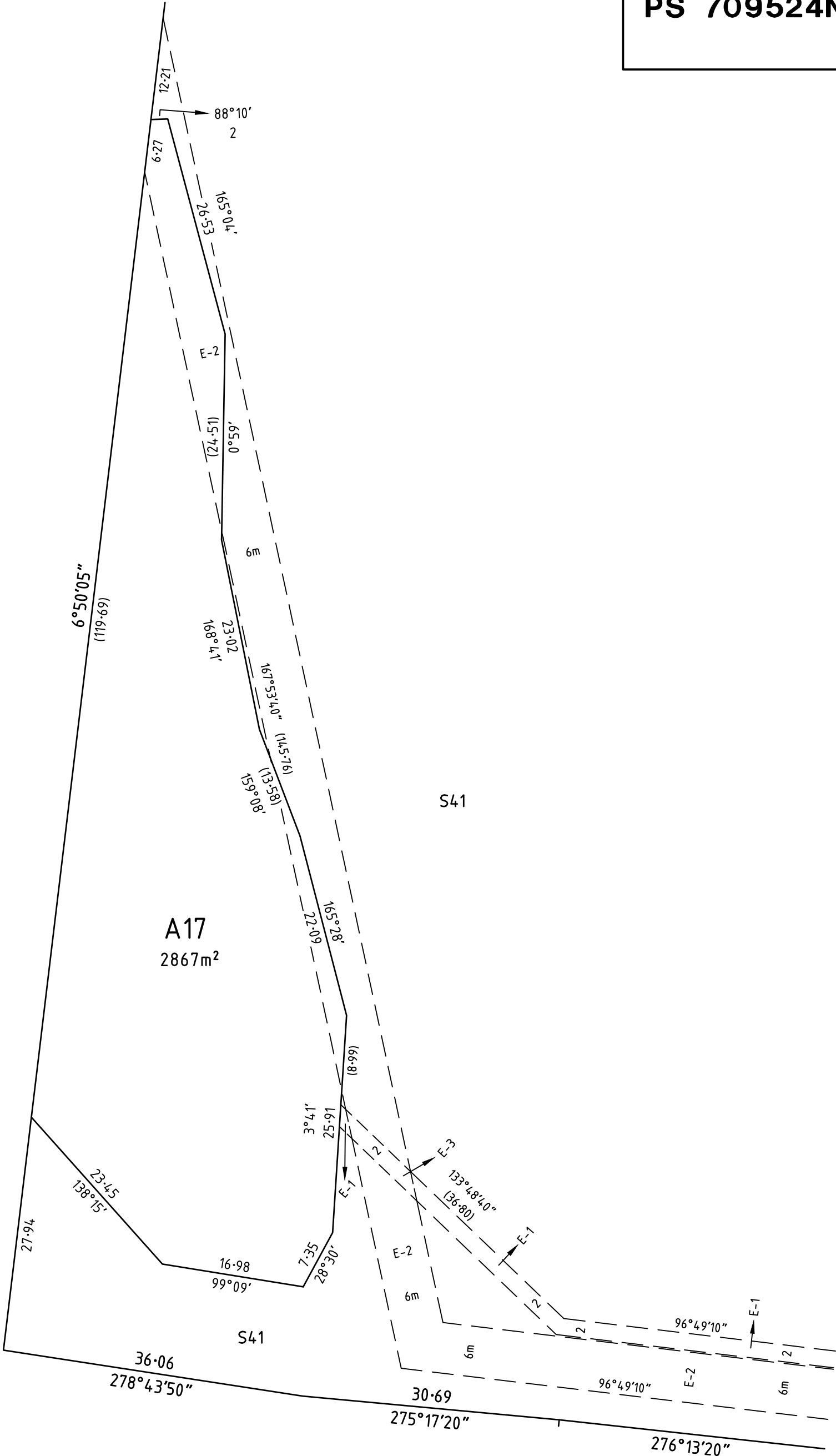
VERSION: M

GL 10/12/15

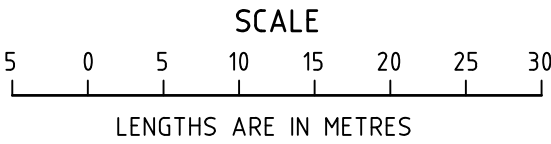
SHEET 2

ORIGINAL SHEET SIZE A3

PS 709524N/S17



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ORIGINAL SCALE
1:500

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REF: M100611/17

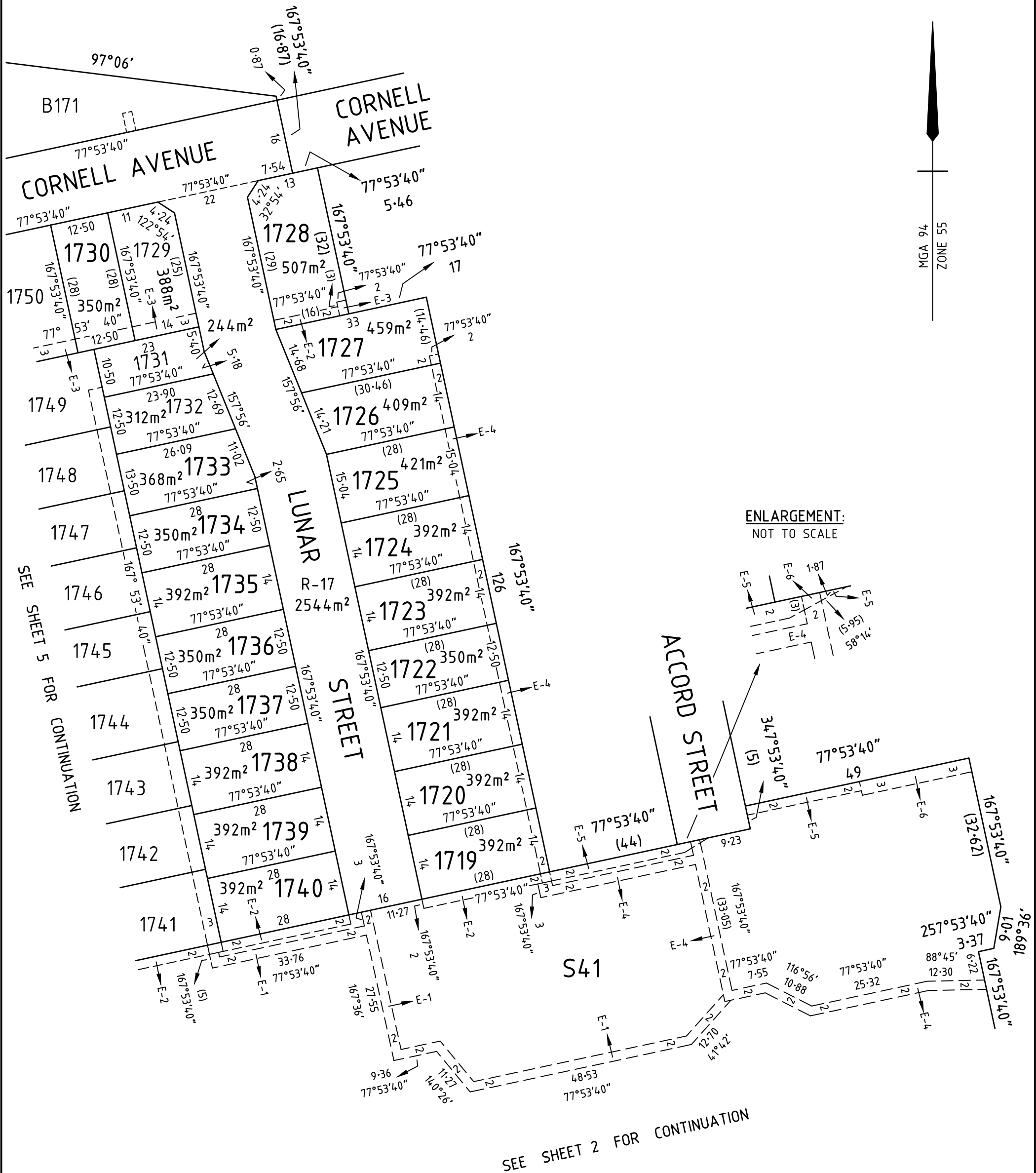
VERSION: M

GL 10/12/15

SHEET 3

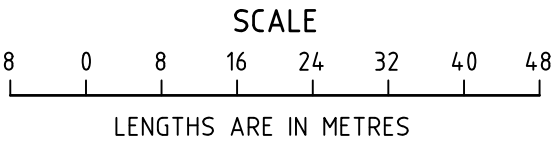
ORIGINAL SHEET SIZE A3

PS 709524N/S17



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ORIGINAL SCALE
1:800

ZOIS ARAVANIS LICENSED SURVEYOR

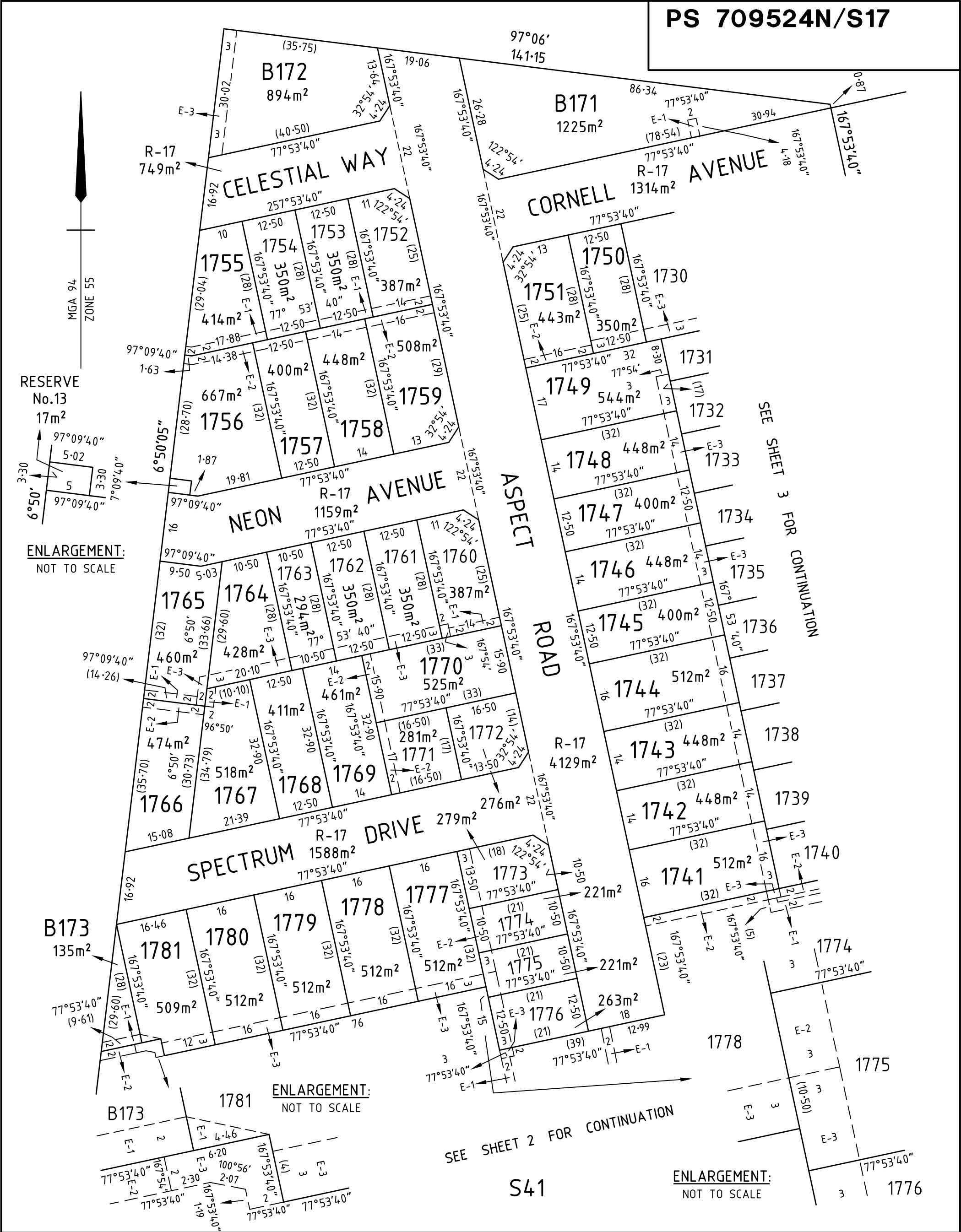
REF: M100611/17

VERSION: M

GL 10/12/15

SHEET 4

ORIGINAL SHEET SIZE A3



 LICENSED LAND SURVEYORS & ENGINEERS CALIBRE CONSULTING (MELB) PTY LTD Level 2, 55 Southbank Boulevard Southbank VIC 3006 T 03 9203 9000 F 03 9203 9099 www.calibreconsulting.co	SCALE 8 0 8 16 24 32 40 48 LENGTHS ARE IN METRES	ORIGINAL SCALE 1:800	SHEET 5
			ORIGINAL SHEET SIZE A3
	ZOIS ARAVANIS LICENSED SURVEYOR REF: M100611/17 VERSION: M GL 10/12/15		

PS 709524N/S17

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.

 LICENSED LAND SURVEYORS & ENGINEERS CALIBRE CONSULTING (MELB) PTY LTD Level 2, 55 Southbank Boulevard Southbank VIC 3006 T 03 9203 9000 F 03 9203 9099 www.calibreconsulting.co		SHEET 6
		ORIGINAL SHEET SIZE A3
	ZOIS ARAVANIS LICENSED SURVEYOR REF: M100611/17 VERSION: M GL 10/12/15	

PS 709524N/S17

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.armstrongmtduneeed.com.au

 LICENSED LAND SURVEYORS & ENGINEERS CALIBRE CONSULTING (MELB) PTY LTD Level 2, 55 Southbank Boulevard Southbank VIC 3006 T 03 9203 9000 F 03 9203 9099 www.calibreconsulting.co			SHEET 7
			ORIGINAL SHEET SIZE A3
	ZOIS ARAVANIS, LICENSED SURVEYOR REF: M100611/17 VERSION: M GL 10/12/15		

OWNERS CORPORATION SCHEDULE						PS 709524N/S17					
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, 1301, 1701-1718, 2801-2873, 2901-2946, S2, S6, S18, S23, S30, S34, S36, S37, S40 & COMMON PROPERTY No.1 FROM PREVIOUS STAGES & LOTS 1719-1781 & S41											
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	1728	100	100	1772	100	100			
			1729	100	100	1773	100	100			
201-226 (STAGE 2)	2600	2600	1730	100	100	1774	100	100			
			1731	100	100	1775	100	100			
301-322 (STAGE 3)	2200	2200	1732	100	100	1776	100	100			
			1733	100	100	1777	100	100			
401-436 (STAGE 4)	3600	3600	1734	100	100	1778	100	100			
			1735	100	100	1779	100	100			
501-528 (STAGE 5)	2800	2800	1736	100	100	1780	100	100			
			1737	100	100	1781	100	100			
601-617, S18 (STAGE 6)	2500	1800	1738	100	100	S41	250000	100			
			1739	100	100						
700-735 (STAGE 7)	3600	3600	1740	100	100						
			1741	100	100						
801-853, S30 (STAGE 8)	6500	5400	1742	100	100						
			1743	100	100						
901-942 (STAGE 9)	4200	4200	1744	100	100						
			1745	100	100						
1001-1036 (STAGE 10)	3600	3600	1746	100	100						
			1747	100	100						
1101-1147 & S23 (STAGE 11)	104700	4800	1748	100	100						
			1749	100	100						
1201-1218 (STAGE 12)	1800	1800	1750	100	100						
			1751	100	100						
1301, S34 (STAGE 13)	1000	200	1752	100	100						
			1753	100	100						
1701-1718 (STAGE 16)	1800	1800	1754	100	100						
			1755	100	100						
2801-2873 S36 & S37 (STAGE 28)	13900	7500	1756	100	100						
			1757	100	100						
2901-2946 & S40 (STAGE 29)	15000	4700	1758	100	100						
			1759	100	100						
			1760	100	100						
			1761	100	100						
			1762	100	100						
			1763	100	100						
1719	100	100	1764	100	100						
1720	100	100	1765	100	100						
1721	100	100	1766	100	100						
1722	100	100	1767	100	100						
1723	100	100	1768	100	100						
1724	100	100	1769	100	100						
1725	100	100	1770	100	100						
1726	100	100	1771	100	100						
1727	100	100									
						TOTAL	435200	61200			
 LICENSED LAND SURVEYORS & ENGINEERS CALIBRE CONSULTING (MELB) PTY LTD Level 2, 55 Southbank Boulevard Southbank VIC 3006 T 03 9203 9000 F 03 9203 9099 www.calibreconsulting.co										SHEET 1 OF 1 SHEETS	
										ORIGINAL SHEET SIZE A3	
										ZOIS ARAVANIS LICENSED SURVEYOR	
REF: M100611/17					VERSION: M					GL 10/12/15	