

# PLAN OF SUBDIVISION

**EDITION 1****PS 709524N/S23****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 709524N (LOTS S24, S30, S36 & S37)  
POSTAL ADDRESS: UNITY DRIVE  
(AT TIME OF SUBDIVISION) MOUNT DUNEED 3217  
  
MGA CO-ORDINATES: E: 266 590 ZONE: 55  
(OF APPROX CENTRE OF LAND IN PLAN) N: 5 765 970 GDA 94

COUNCIL NAME: CITY OF GREATER GEELONG

**VESTING OF ROADS AND/OR RESERVES**

IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R-23 RESERVE No.14	CITY OF GREATER GEELONG CITY OF GREATER GEELONG

**NOTATIONS**

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

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.

LOTS 2360 & 2361 HAVE BEEN OMITTED FROM THIS PLAN.

**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

**CREATION OF RESTRICTION No.23:**  
RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 7.

**OTHER PURPOSE OF PLAN:**  
PART OF THE EASEMENTS FOR PIPELINE OR ANCILLARY PURPOSES & DRAINAGE PURPOSES SHOWN ON PS709524N CONTAINED WITHIN ROADS R-23 ARE TO BE REMOVED UPON REGISTRATION OF THIS PLAN.

**GROUNDS FOR REMOVAL:**  
CONSENT OF BARWON REGION WATER CORPORATION & GREATER GEELONG CITY COUNCIL RESPECTIVELY VIDE SEC.6(1)(k)(iii) SUBDIVISION ACT 1988.

Armstrong MtDuneed - Stage 23

DEVELOPMENT AREA = 8.71ha

60 LOTS, S43 &amp; S44

**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



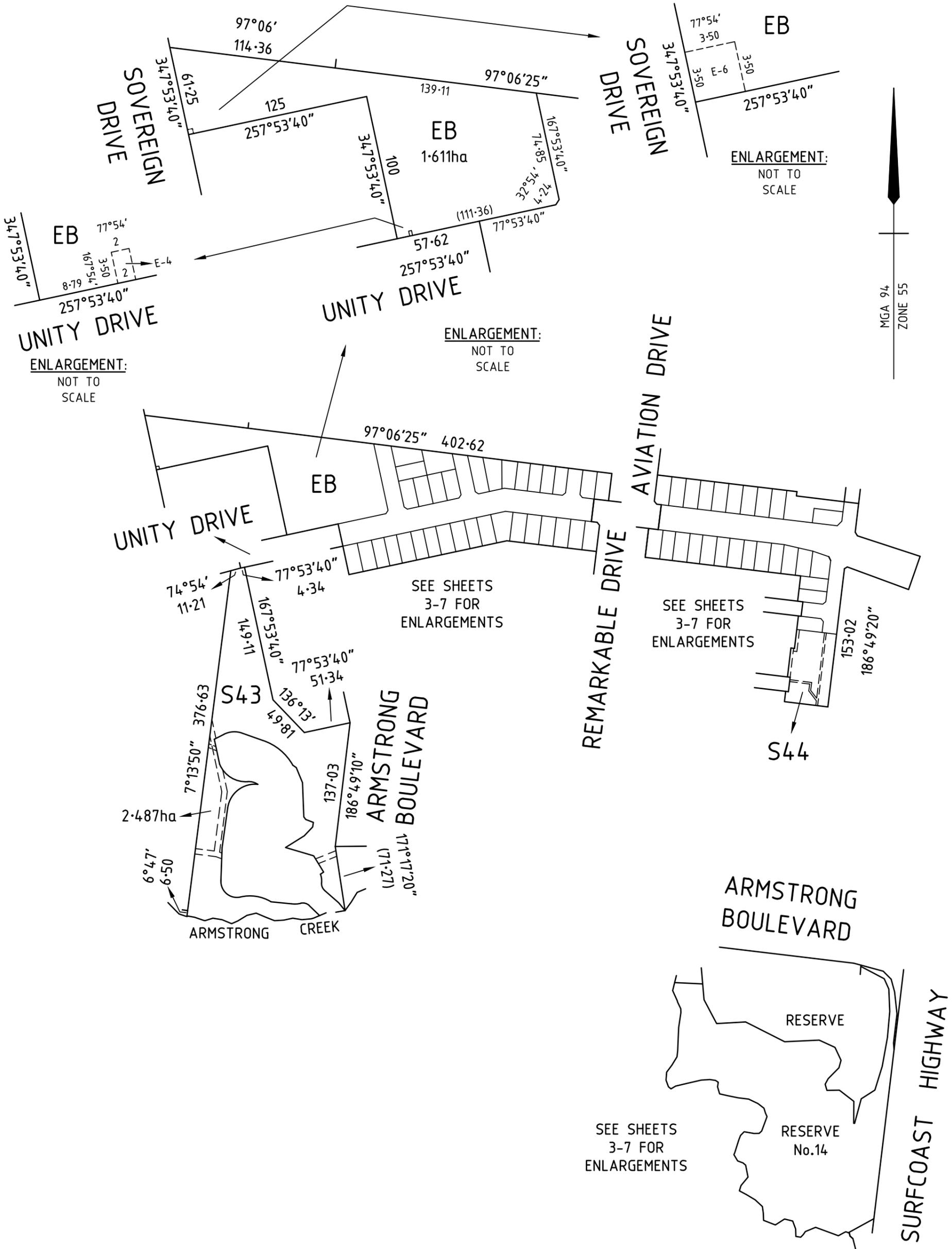
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REF: **M100611/23**VERSION: **E** GL 14/1/16ORIGINAL SHEET  
SIZE: A3

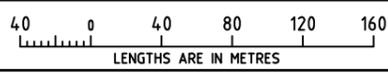
SHEET 1 OF 8 SHEETS

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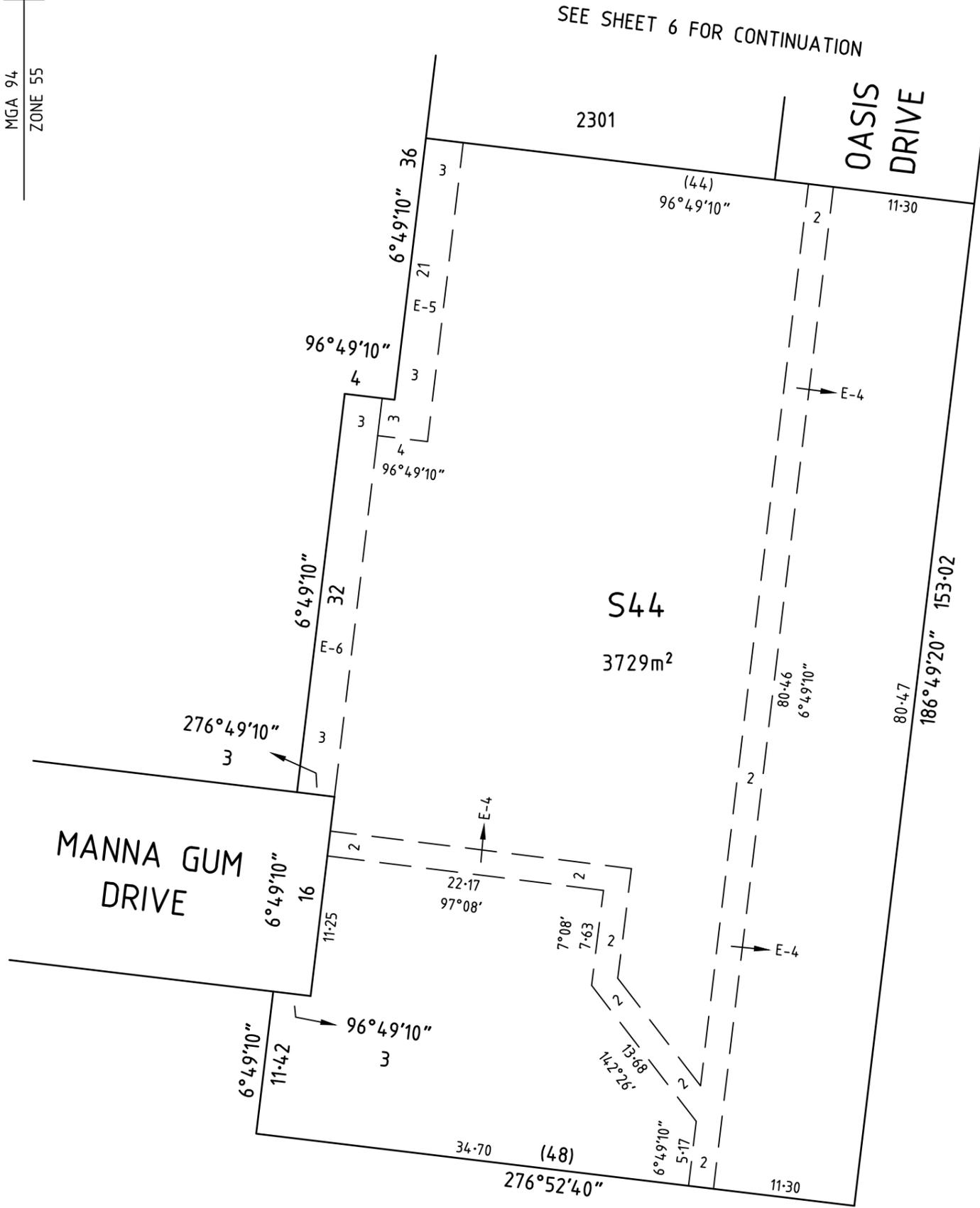
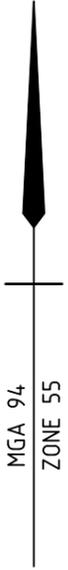
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ORIGINAL SHEET  
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SHEET 2

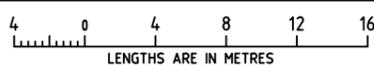
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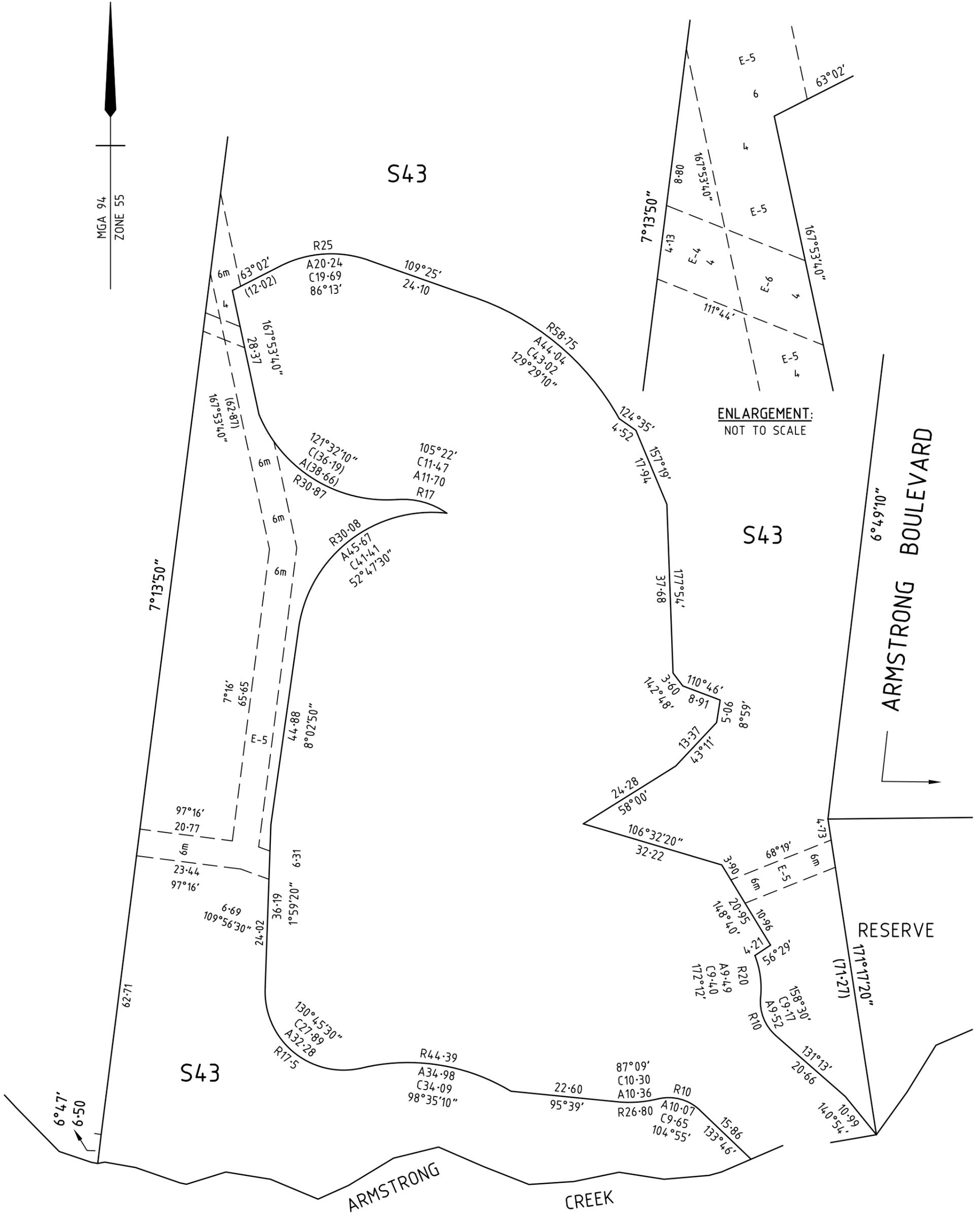
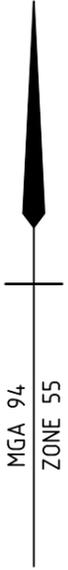


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SHEET 3

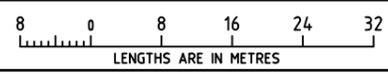
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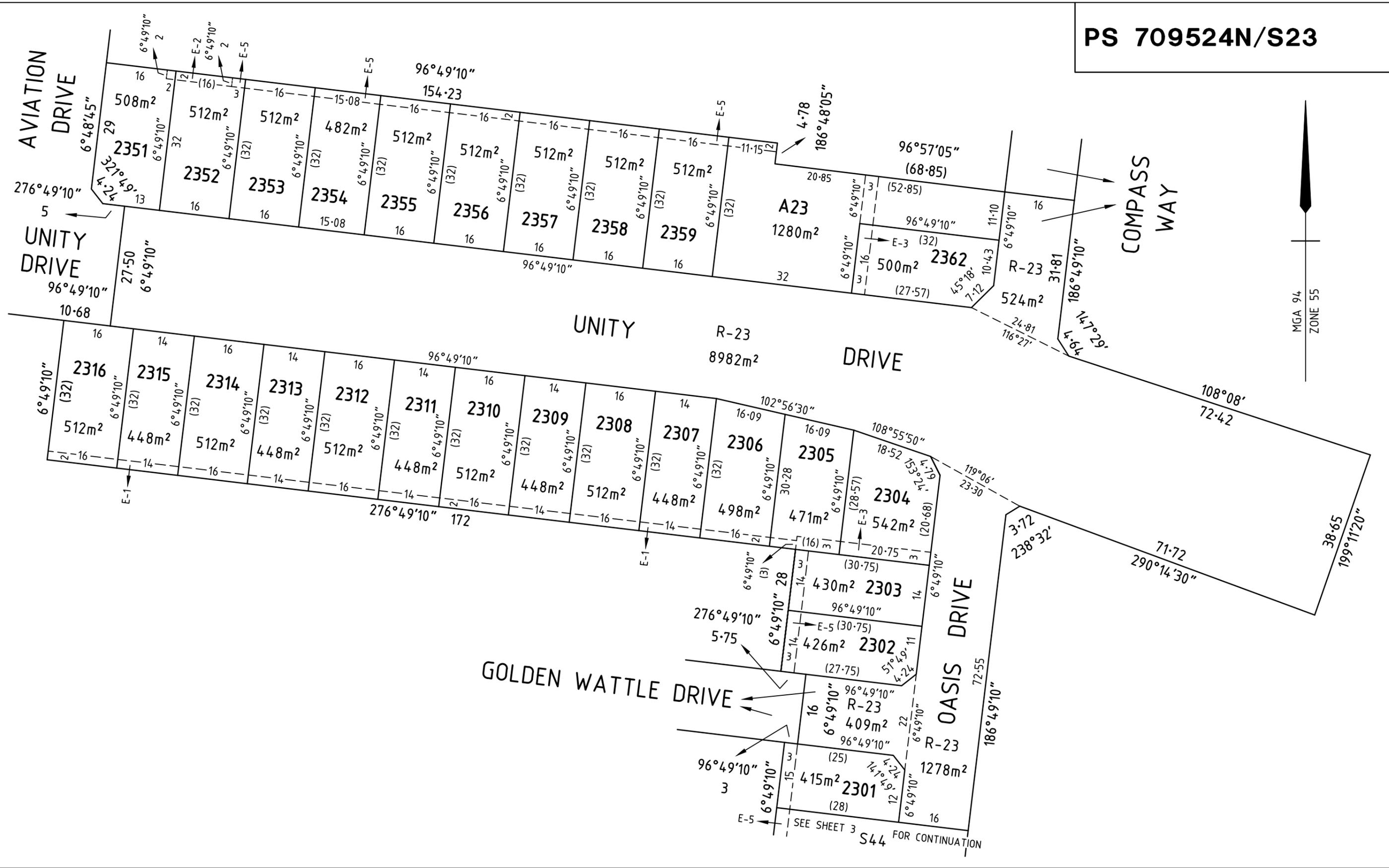
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ORIGINAL SHEET  
 SIZE: A3

SHEET 5

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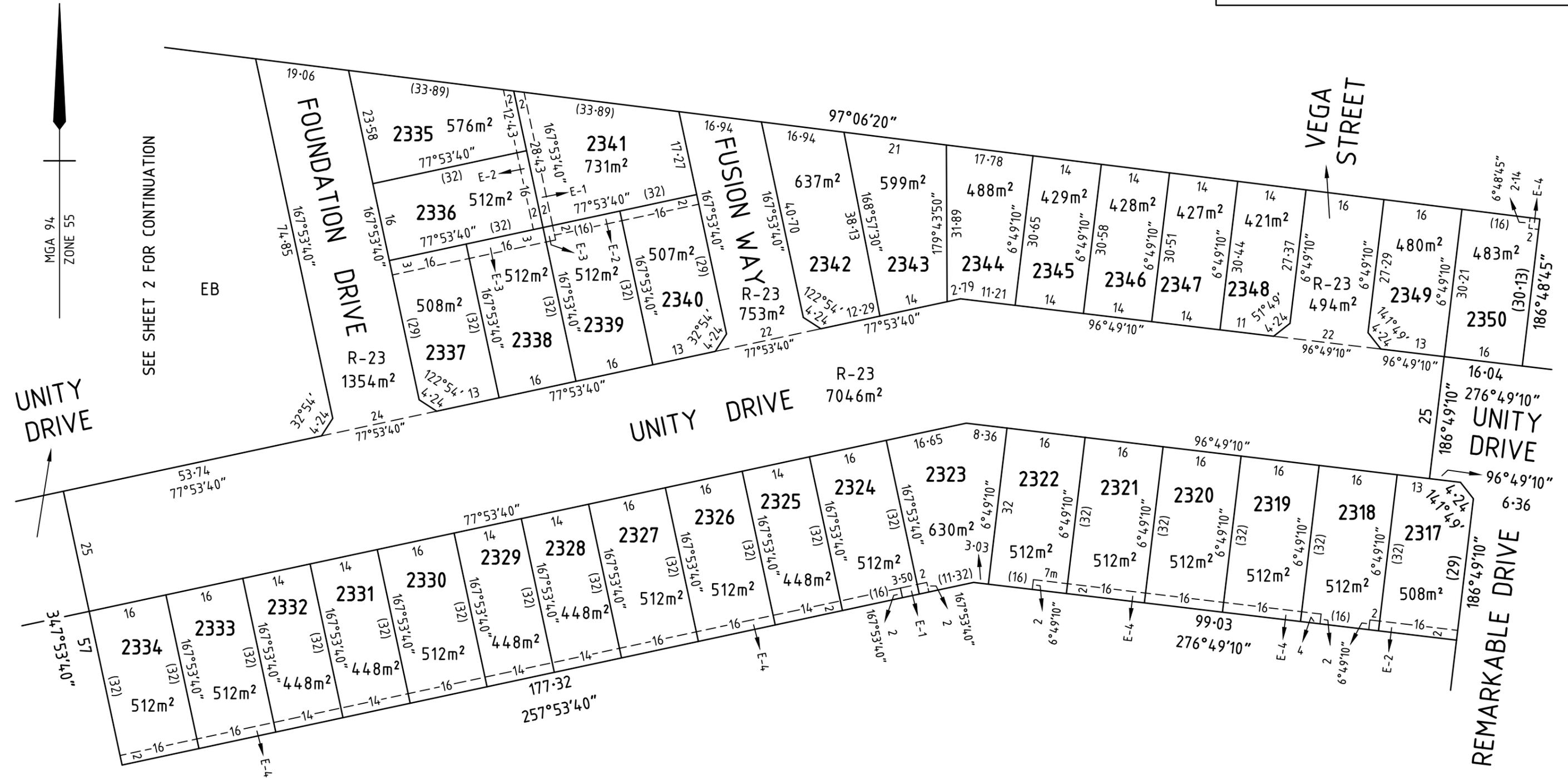


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SCALE 1:800  
  
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3  
 SHEET 6

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SEE SHEET 2 FOR CONTINUATION

MGA 94  
ZONE 55

UNITY DRIVE

EB

FOUNDATION DRIVE

FUSION WAY

UNITY DRIVE

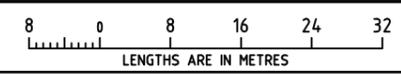
VEGA STREET

REMARKABLE DRIVE



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SIZE: A3

SHEET 7

ZOIS ARAVANIS, LICENSED SURVEYOR

**CREATION OF RESTRICTION No.23**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 2301 TO 2359 (ALL INCLUSIVE) & LOT 2362

LAND TO BENEFIT: LOTS 2301 TO 2359 (ALL INCLUSIVE) & LOT 2362

**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.

 <p>LICENSED LAND SURVEYORS &amp; 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</p>		ORIGINAL SHEET SIZE: A3	SHEET 8
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# OWNERS CORPORATION SCHEDULE

**PS 709524N/S23**

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, 1701-1781, 1801-1862, 2801-2873, 2901-2946, S2, S6, S18, S23, S34, S40, S41 & COMMON PROPERTY No.1 FROM PREVIOUS STAGES & LOTS 2301-2359, 2362 & S44.

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	2309	100	100	2357	100	100			
			2310	100	100	2358	100	100			
			2311	100	100	2359	100	100			
201-226 (STAGE 2)	2600	2600	2312	100	100	2362	100	100			
			2313	100	100	S44	500	100			
301-322 (STAGE 3)	2200	2200	2314	100	100						
			2315	100	100						
401-436 (STAGE 4)	3600	3600	2316	100	100						
			2317	100	100						
501-528 (STAGE 5)	2800	2800	2318	100	100						
			2319	100	100						
601-617 & S18 (STAGE 6)	2500	1800	2320	100	100						
			2321	100	100						
700-735 (STAGE 7)	3600	3600	2322	100	100						
			2323	100	100						
801-853 (STAGE 8)	5300	5300	2324	100	100						
			2325	100	100						
901-942 (STAGE 9)	4200	4200	2326	100	100						
			2327	100	100						
1001-1036 (STAGE 10)	3600	3600	2328	100	100						
			2329	100	100						
1101-1147 & S23 (STAGE 11)	104700	4800	2330	100	100						
			2331	100	100						
1201-1218 (STAGE 12)	1800	1800	2332	100	100						
			2333	100	100						
1301, S34 (STAGE 13)	1000	200	2334	100	100						
			2335	100	100						
1701-1718 (STAGE 16)	1800	1800	2336	100	100						
			2337	100	100						
1719-1781 & S41 (STAGE 17)	256300	6400	2338	100	100						
			2339	100	100						
1801-1862 (STAGE 18) Sec.32 PLAN	6200	6200	2340	100	100						
			2341	100	100						
2801-2873 (STAGE 28)	7300	7300	2342	100	100						
			2343	100	100						
2901-2946 & S40 (STAGE 29)	15000	4700	2344	100	100						
			2345	100	100						
			2346	100	100						
			2347	100	100						
			2348	100	100						
			2349	100	100						
2301	100	100	2350	100	100						
2302	100	100	2351	100	100						
2303	100	100	2352	100	100						
2304	100	100	2353	100	100						
2305	100	100	2354	100	100						
2306	100	100	2355	100	100						
2307	100	100	2356	100	100						
2308	100	100									
						TOTAL	438500	72000			



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SHEET 1 OF 1 SHEETS