
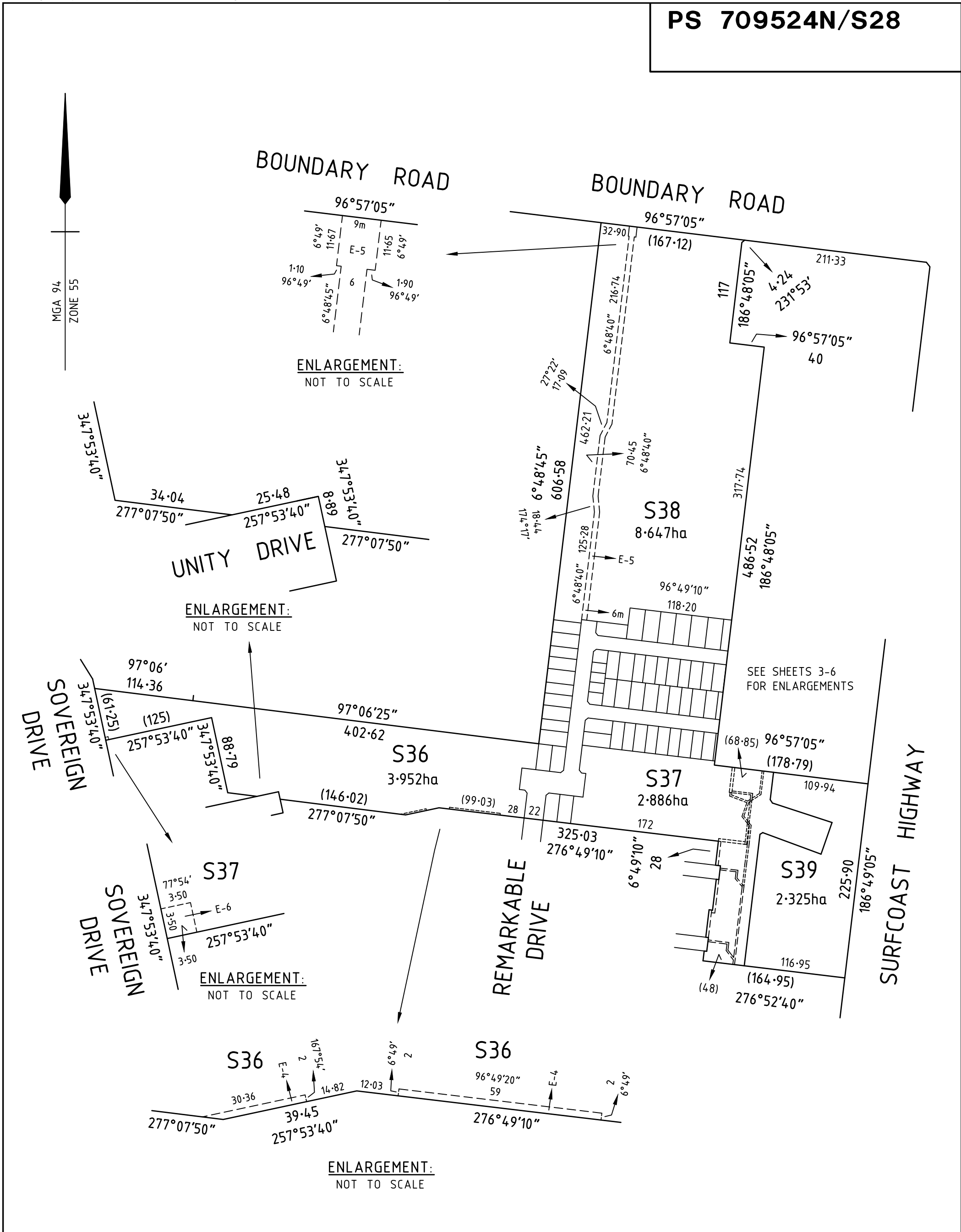

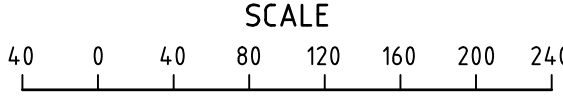


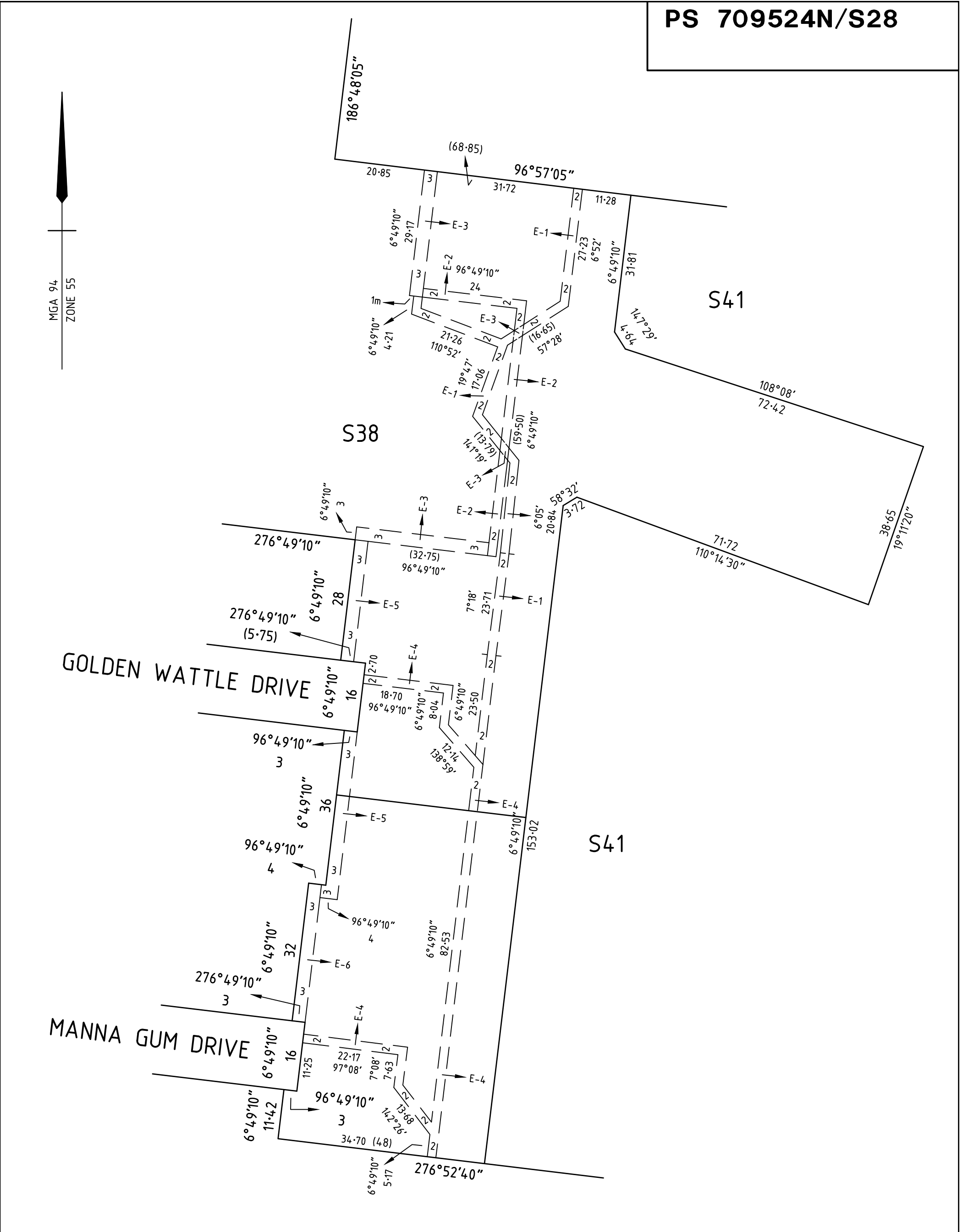
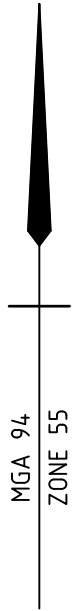
PLAN OF SUBDIVISION		LV USE ONLY EDITION 1	PS 709524N/S28	
LOCATION OF LAND		CITY OF GREATER GEELONG		
PARISH:	DUNEED			
TOWNSHIP:	-			
SECTION:	12			
CROWN ALLOTMENT:	PARTS OF B, D, E, F, G, & N			
CROWN PORTION:	-			
TITLE REFERENCE:	VOL. FOL.			
LAST PLAN REFERENCE: PS 709524N (LOT S26)				
POSTAL ADDRESS: (AT TIME OF SUBDIVISION)	BOUNDARY ROAD MOUNT DUNEED 3217			
MGA94 CO-ORDINATES: (OF APPROX CENTRE OF LAND IN PLAN)	E 266 590 N 5 765 970	ZONE 55 GDA 94		
VESTING OF ROADS AND OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON			
ROADS R-28	CITY OF GREATER GEELONG			
NOTATIONS		<p>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</p> <p>LOT B28 IS COMPRISED OF 3 PARTS.</p> <p>CREATION OF RESTRICTIONS No.28 & 28A: RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEETS 7 & 8.</p> <p>OTHER PURPOSE OF PLAN: PART OF THE EASEMENTS FOR PIPELINE AND ANCILLARY PURPOSES SHOWN ON PS709524N WITHIN ROAD R-28 ARE TO BE REMOVED UPON REGISTRATION OF THIS PLAN.</p> <p>GROUNDS FOR REMOVAL: CONSENT OF BARWON REGION WATER CORPORATION VIDE SEC.6(1)(k)(iii) SUBDIVISION ACT 1988.</p>		
DEPTH LIMITATION: DOES NOT APPLY				
<p>STAGING: THIS IS A STAGED SUBDIVISION. PLANNING PERMIT No. 496/2012</p> <p>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</p>				
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
 <p>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</p>		DIGITALLY SIGNED BY ZOIS ARAVANIS, LICENSED SURVEYOR		SHEET 1 OF 8 SHEETS ORIGINAL SHEET SIZE A3
		REF: M100611/28	VERSION: J	GL 8/10/15
		Armstrong MtDuneed - Stage 28	DEVELOPMENT AREA = 3.70ha	

PS 709524N/S28



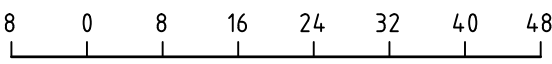
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	<p>DIGITALLY SIGNED BY ZOIS ARAVANIS LICENSED SURVEYOR</p>		<p>ORIGINAL SHEET SIZE A3</p>
	<p>REF: M100611/28</p>	<p>VERSION: J</p>	<p>GL 8/10/15</p>

PS 709524N/S28




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SCALE



LENGTHS ARE IN METRES

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REF: **M100611/28** VERSION: **J**

ORIGINAL SCALE
1:800

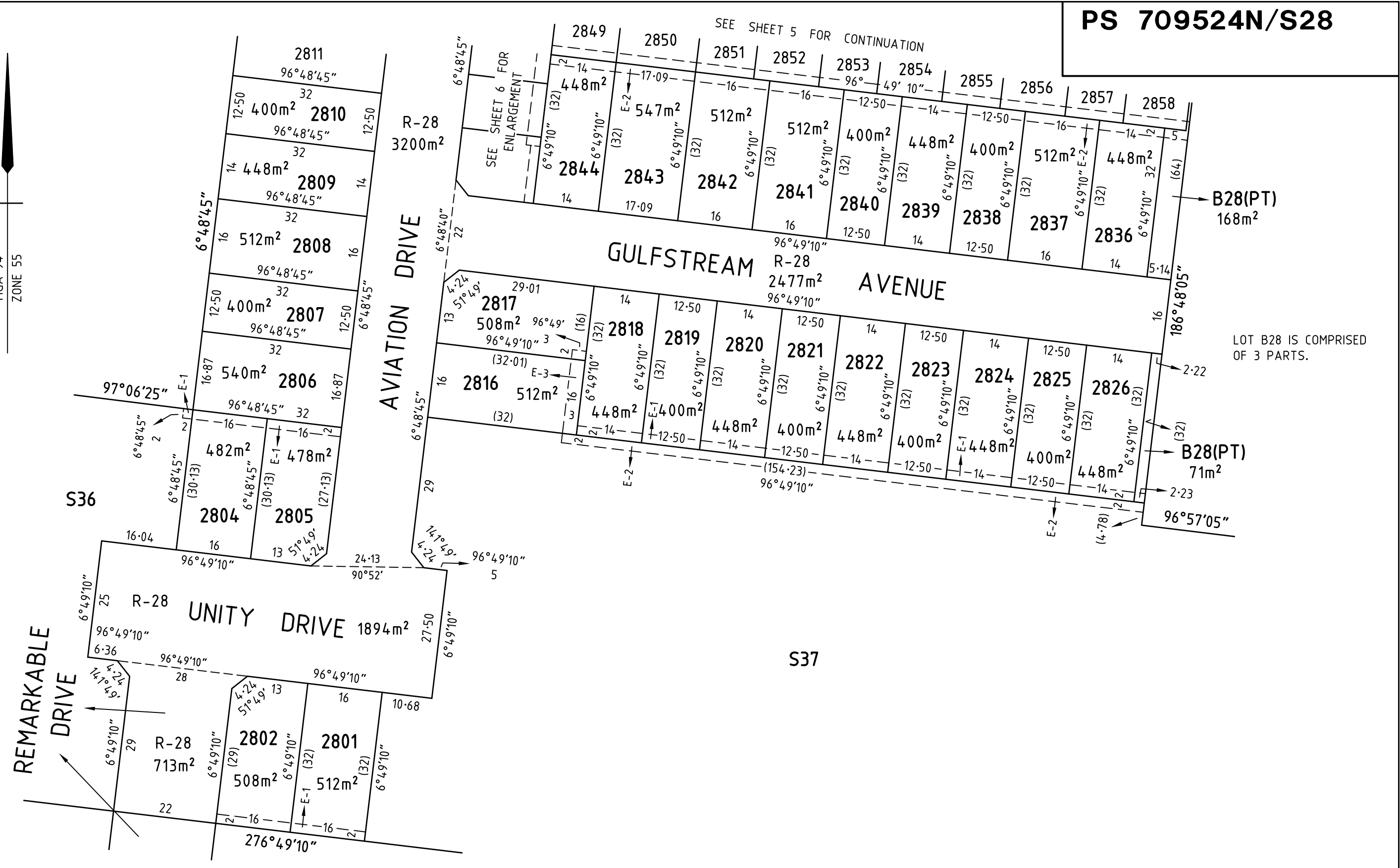
SHEET 3 OF 8 SHEETS

ORIGINAL SHEET SIZE A3

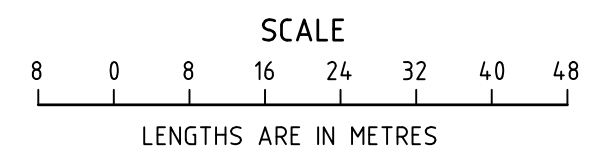
GL 8/10/15

PS 709524N/S28

MGA 94
ZONE 55



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ORIGINAL SCALE 1:800

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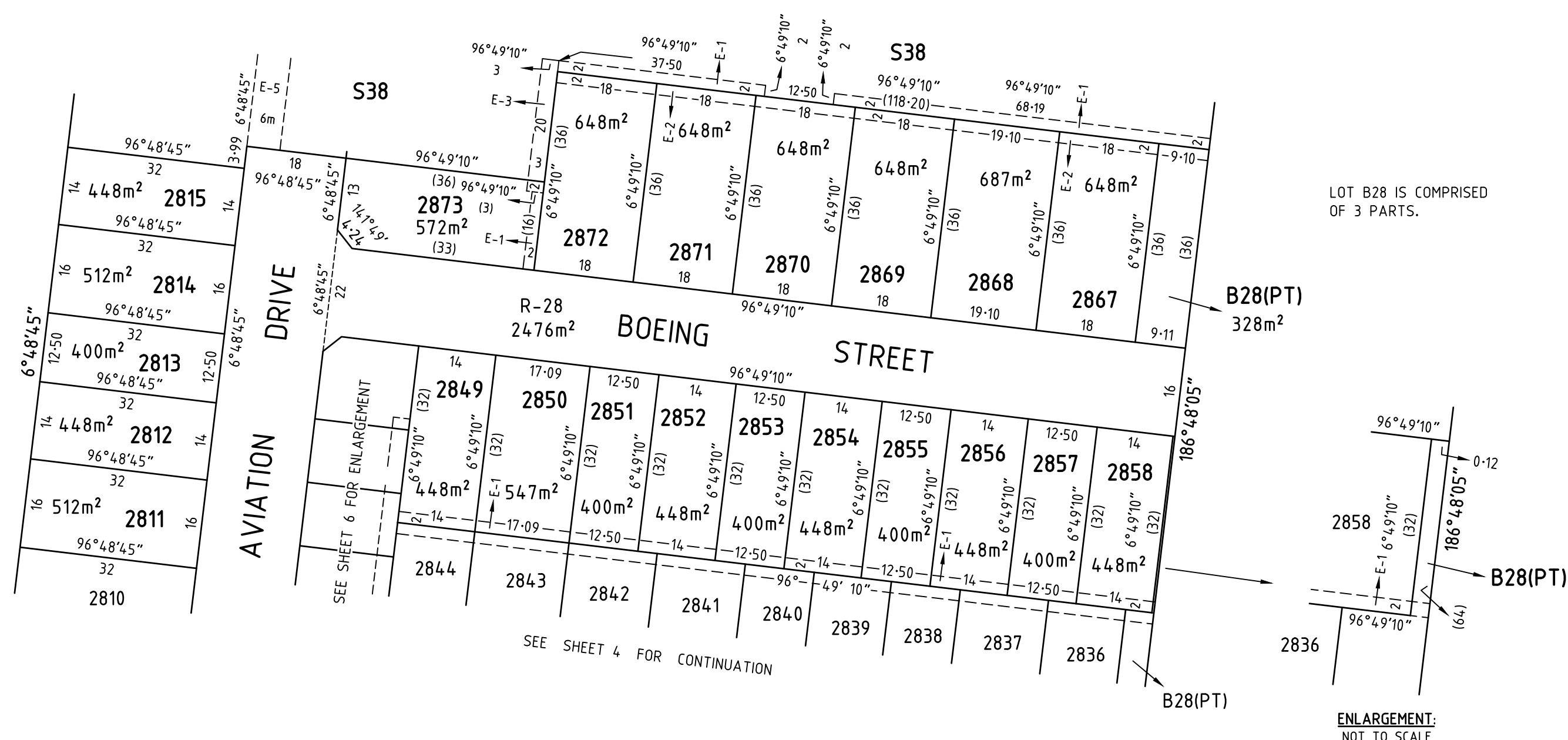
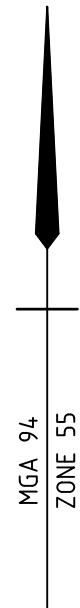
REF: M100611/28

VERSION: J

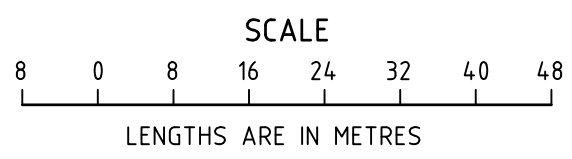
SHEET 4 OF 8 SHEETS
 ORIGINAL SHEET SIZE A3

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ORIGINAL SCALE 1:800

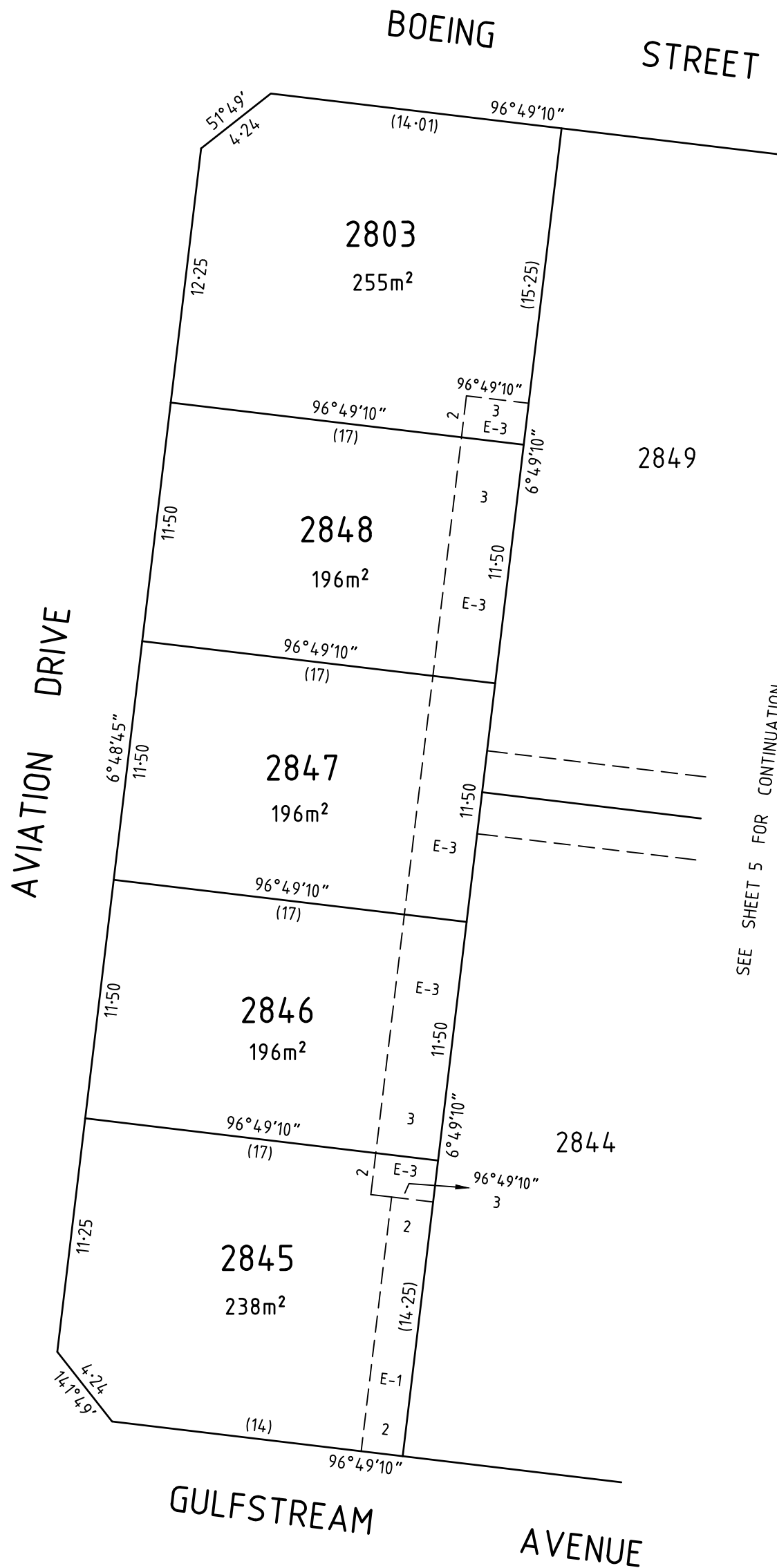
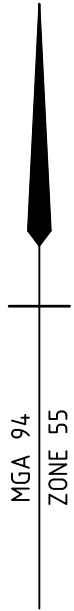
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SHEET 5 OF 8 SHEETS
 ORIGINAL SHEET SIZE A3

GL 8/10/15

PS 709524N/S28

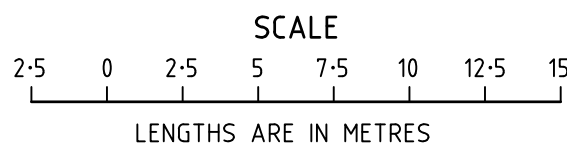


SEE SHEET 5 FOR CONTINUATION



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ORIGINAL SCALE
 1:250

SHEET 6 OF 8 SHEETS

ORIGINAL SHEET SIZE A3

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REF: **M100611/28**

VERSION: **J**

GL 8/10/15

CREATION OF RESTRICTION No.28

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED


LAND TO BE BURDENED: LOTS 2801, 2802, 2804 TO 2826, 2836 TO 2844, 2849 TO 2858 & 2867 TO 2873 (ALL INCLUSIVE)
 LAND TO BENEFIT: LOTS 2801, 2802, 2804 TO 2826, 2836 TO 2844, 2849 TO 2858 & 2867 TO 2873 (ALL 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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		ORIGINAL SHEET SIZE A3

PS 709524N/S28

CREATION OF RESTRICTION No.28A

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 2803, 2845 TO 2848 (BOTH INCLUSIVE).

LAND TO BENEFIT: LOTS 2803, 2845 TO 2848 (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



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REF: **M100611/28**

VERSION: **J**

GL 8/10/15

SHEET 8 OF 8 SHEETS

ORIGINAL SHEET SIZE A3

OWNERS CORPORATION SCHEDULE**PS 709524N/S28****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, S2, S6, S18, S23, S30, S33, S34 & COMMON PROPERTY No.1 FROM PREVIOUS STAGES & LOTS 2801-2826, 2836-2858, 2867-2873 & S36-S38.

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	2811	100	100	2872	100	100			
			2812	100	100	2873	100	100			
			2813	100	100	S36	3200	100			
201-226 (STAGE 2)	2600	2600	2814	100	100	S37	3400	100			
			2815	100	100	S38	13400	100			
301-322 (STAGE 3)	2200	2200	2816	100	100						
			2817	100	100						
401-436 (STAGE 4)	3600	3600	2818	100	100						
			2819	100	100						
501-528 (STAGE 5)	2800	2800	2820	100	100						
			2821	100	100						
601-617, S18 (STAGE 6)	2500	1800	2822	100	100						
			2823	100	100						
700-735 (STAGE 7)	3600	3600	2824	100	100						
			2825	100	100						
801-853, S30 (STAGE 8)	6500	5400	2826	100	100						
			2836	100	100						
			2837	100	100						
901-942 (STAGE 9)	4200	4200	2838	100	100						
			2839	100	100						
1001-1036 (STAGE 10)	3600	3600	2840	100	100						
			2841	100	100						
1101-1147 & S23 (STAGE 11)	104700	4800	2842	100	100						
			2843	100	100						
1201-1218 (STAGE 12)	1800	1800	2844	100	100						
			2845	100	100						
1301, S34 (STAGE 13)	1000	200	2846	100	100						
			2847	100	100						
1701-1718 & S33 (STAGE 16)	251800	1900	2848	100	100						
			2849	100	100						
			2850	100	100						
			2851	100	100						
			2852	100	100						
			2853	100	100						
			2854	100	100						
2801	100	100	2855	100	100						
2802	100	100	2856	100	100						
2803	100	100	2857	100	100						
2804	100	100	2858	100	100						
2805	100	100	2867	100	100						
2806	100	100	2868	100	100						
2807	100	100	2869	100	100						
2808	100	100	2870	100	100						
2809	100	100	2871	100	100						
2810	100	100									
						TOTAL	425600	48600			

SHEET 1 OF 1 SHEETS

ORIGINAL SHEET SIZE A3



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