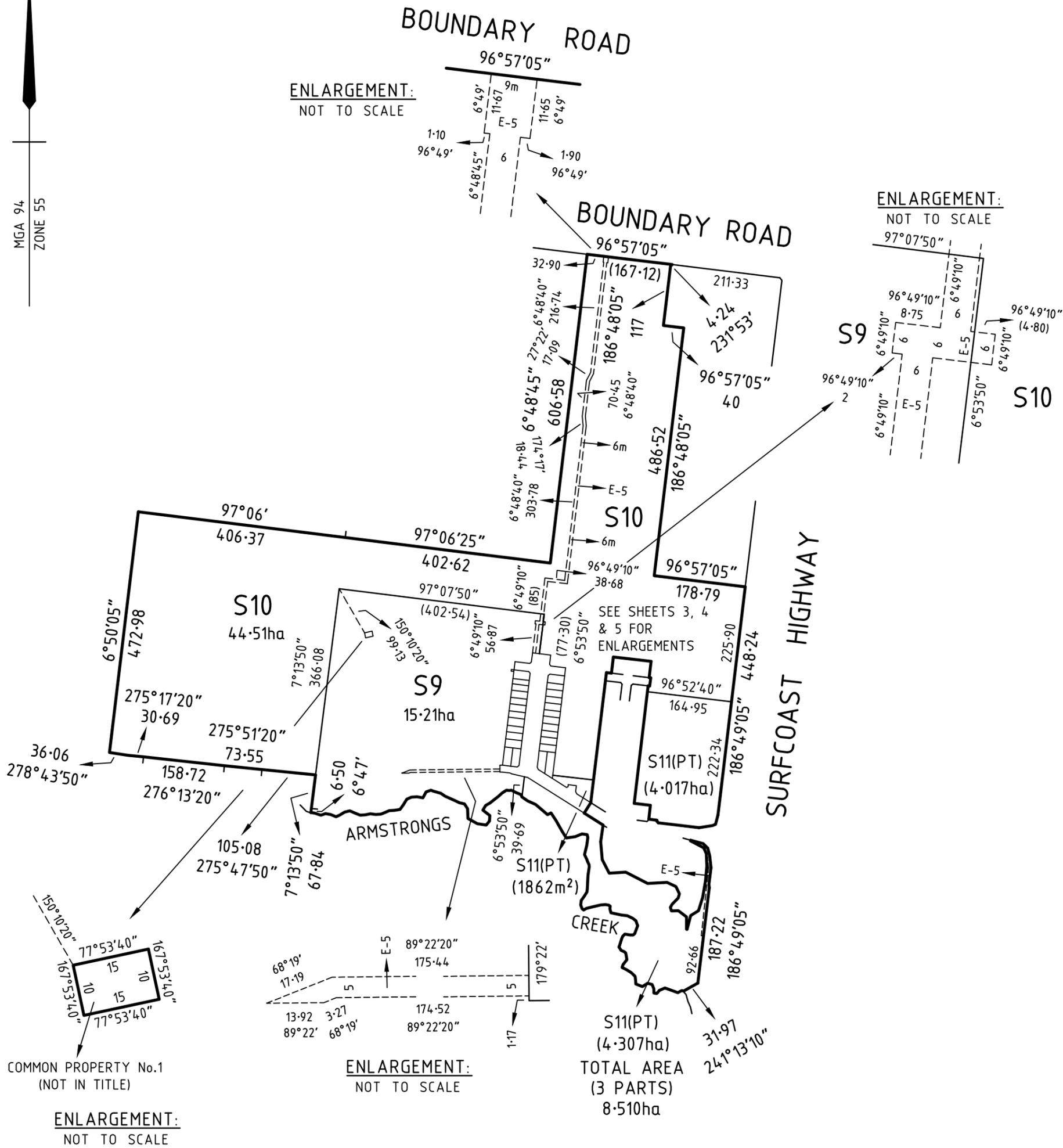


| | | | | |
|--|---|--|---|---------------------------------|
| PLAN OF SUBDIVISION | | LV USE ONLY EDITION 1 | PS 709524N/S2 | |
| LOCATION OF LAND | | | | |
| PARISH: | DUNEED | | | |
| TOWNSHIP: | - | | | |
| SECTION: | 12 | | | |
| CROWN ALLOTMENT: | PARTS OF D, E, F, G & N | | | |
| CROWN PORTION: | - | | | |
| TITLE REFERENCE: | VOL. | FOL. | | |
| LAST PLAN REFERENCE: PS 709524 (LOTS S3, S4 & S5) | | | | |
| POSTAL ADDRESS: (AT TIME OF SUBDIVISION) | BOUNDARY ROAD MOUNT DUNEED 3217 | | | |
| MGA94 CO-ORDINATES: (OF APPROX CENTRE OF LAND IN PLAN) | E 266 400 N 5 765 700 | ZONE 55 GDA 94 | | |
| VESTING OF ROADS AND OR RESERVES | | NOTATIONS | | |
| IDENTIFIER | COUNCIL/BODY/PERSON | | | |
| ROADS R-3 RESERVE No.3 | CITY OF GREATER GEELONG POWERCOR AUSTRALIA LIMITED | | | |
| NOTATIONS | | <p>THE LAND BEING SUBDIVIDED IS SHOWN BY THICK CONTINUOUS LINES</p> <p>THIS IS A SPEAR PLAN</p> <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>CREATION OF RESTRICTION No.2: A RESTRICTION IS TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 6.</p> <p>OTHER PURPOSE OF PLAN: PART OF THE EASEMENTS FOR PIPELINE AND ANCILLARY PURPOSES SHOWN ON PS709524N 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 | | | | |
| 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 |
| E-7 | POWERLINE PURPOSES | SEE PLAN | THIS PLAN - Section 88 Electricity Industry Act 2000 | POWERCOR AUSTRALIA LIMITED |
| CIVIL & STRUCTURAL ENGINEERS TOWN PLANNERS LAND SURVEYORS | | DIGITALLY SIGNED BY ZOIS ARAVANIS LICENSED SURVEYOR | | SHEET 1 OF 7 SHEETS |
|  BROWN CONSULTING (VIC) PTY LTD Level 2, 55 Southbank Boulevard Southbank VIC 3006 T 03 9203 9000 F 03 9203 9099 www.brownconsulting.com.au BRISBANE CANBERRA MELBOURNE GEELONG SUNSHINE COAST SYDNEY SINGAPORE | | REF: M100611/2 VERSION: G GL 8/1/14 | | ORIGINAL SHEET SIZE A3 |
| | | Armstrong MtDuneed - Stage 2 | DEVELOPMENT AREA = 2.51ha | 26 LOTS & S9,S10 & S11 |



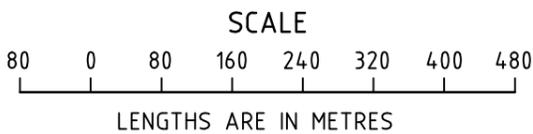
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BRISBANE CANBERRA MELBOURNE GEELONG SUNSHINE COAST SYDNEY SINGAPORE



ORIGINAL SCALE
1:8000

SHEET 2 OF 7 SHEETS

ORIGINAL SHEET SIZE A3

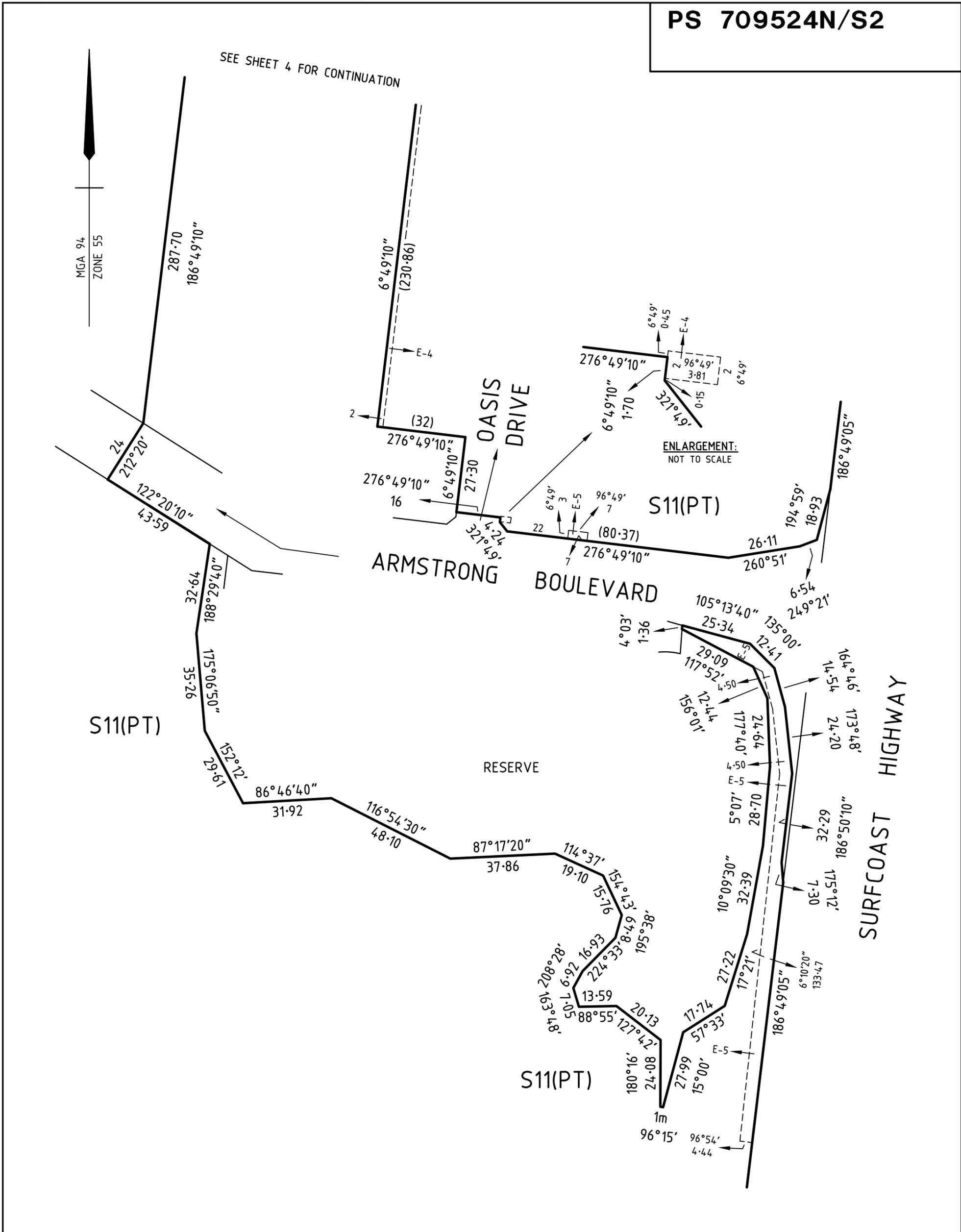
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VERSION: G

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PS 709524N/S2



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BRISBANE CANBERRA MELBOURNE GEELONG SUNSHINE COAST SYDNEY SINGAPORE

SCALE

12.5 0 12.5 25 37.5 50 62.5 75

LENGTHS ARE IN METRES

ORIGINAL SCALE
1:1250

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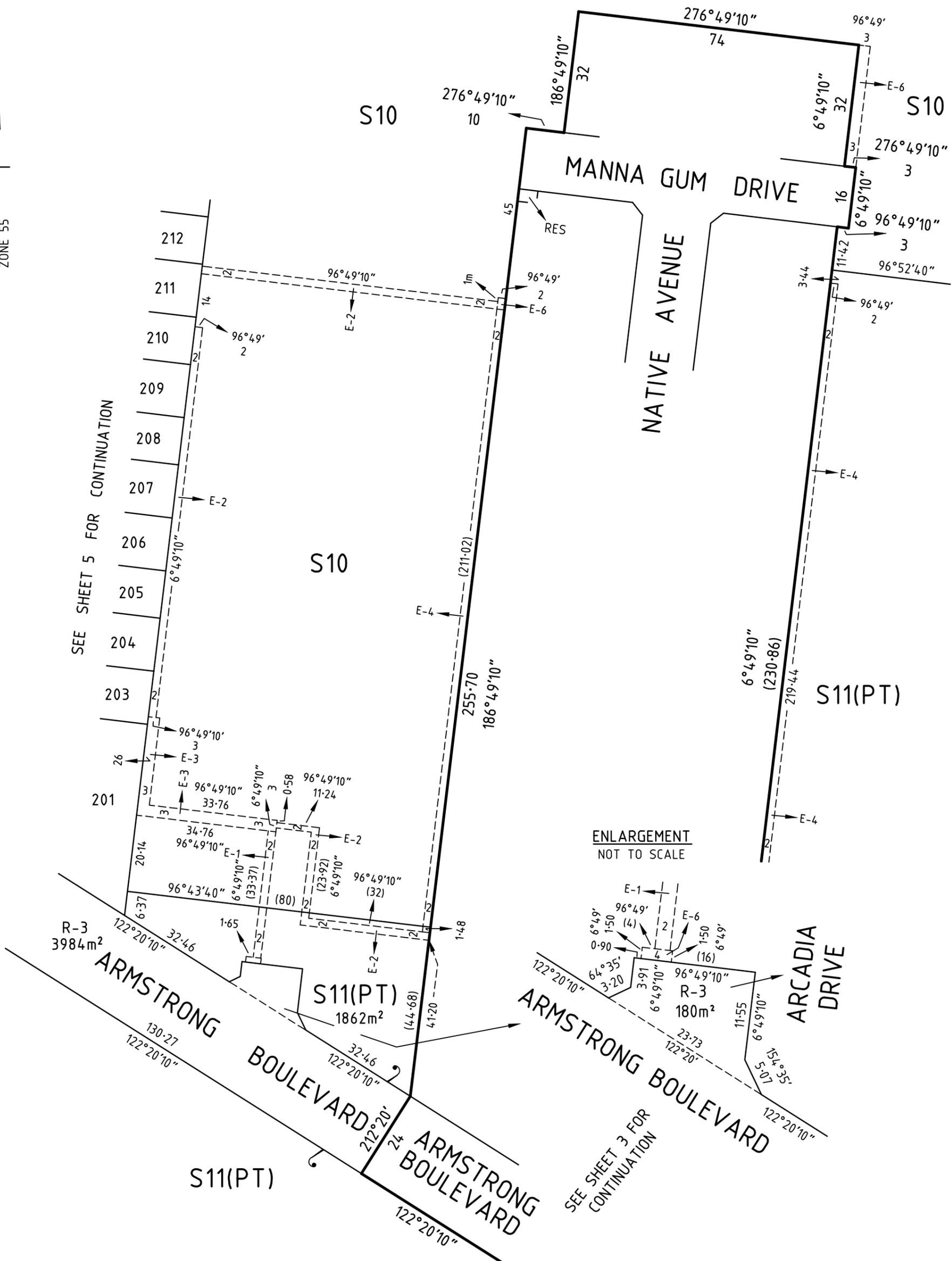
REF: M100611/2 VERSION: G

SHEET 3 OF 7 SHEETS

ORIGINAL SHEET SIZE A3

GL 8/1/14

PS 709524N/S2



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BRISBANE CANBERRA MELBOURNE GEELONG SUNSHINE COAST SYDNEY SINGAPORE

SCALE

10 0 10 20 30 40 50 60

LENGTHS ARE IN METRES

DIGITALLY SIGNED BY ZOIS ARAVANIS LICENSED SURVEYOR

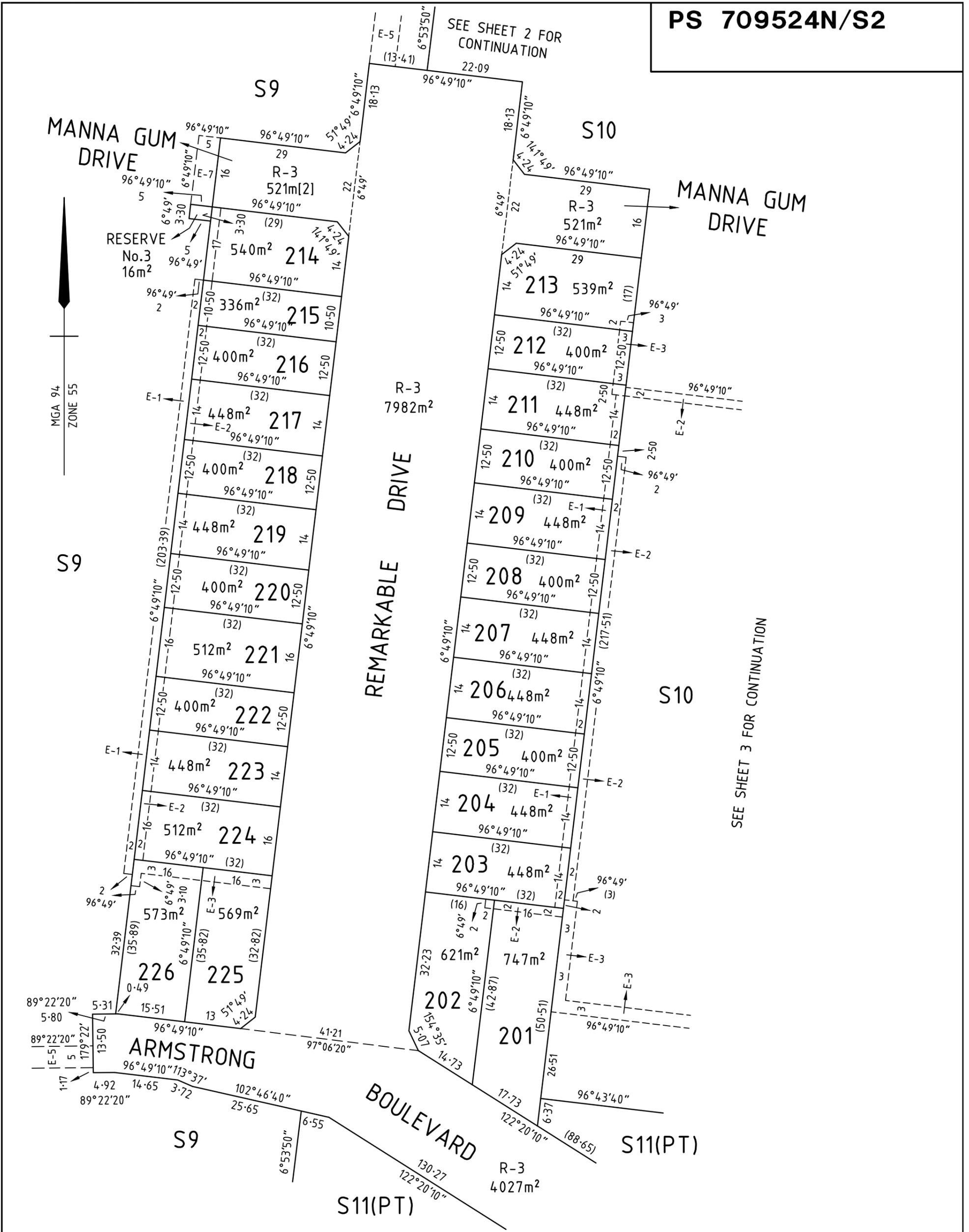
REF: **M100611/2** VERSION: **G**

ORIGINAL SCALE
1:1000

GL 8/1/14

SHEET 4 OF 7 SHEETS

ORIGINAL SHEET SIZE A3



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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: **M100611/2** VERSION: **G**

ORIGINAL SCALE
1:1000

GL 8/1/14

SHEET 5 OF 7 SHEETS

ORIGINAL SHEET SIZE A3

CREATION OF RESTRICTION No.2

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 201 TO 226 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 201 TO 226 (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 OR ANY SUBSEQUENT PERMIT, A COPY OF WHICH CAN BE OBTAINED FROM THE WEBSITE AT www.armstrongvillageonline.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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|--|--|---|

OWNERS CORPORATION SCHEDULE**PS 709524N/S2****OWNERS CORPORATION No.1****PLAN NUMBER**

LAND AFFECTED BY OWNERS CORPORATION: LOTS 101-140, S2, S6, S7, S8 & COMMON PROPERTY No.1 FROM PREVIOUS STAGE, LOTS 201-226, S9, S10 & S11

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-S8 (STAGE 1) | 19100 | 4400 | | | | | | | | | |
| 201 | 100 | 100 | | | | | | | | | |
| 202 | 100 | 100 | | | | | | | | | |
| 203 | 100 | 100 | | | | | | | | | |
| 204 | 100 | 100 | | | | | | | | | |
| 205 | 100 | 100 | | | | | | | | | |
| 206 | 100 | 100 | | | | | | | | | |
| 207 | 100 | 100 | | | | | | | | | |
| 208 | 100 | 100 | | | | | | | | | |
| 209 | 100 | 100 | | | | | | | | | |
| 210 | 100 | 100 | | | | | | | | | |
| 211 | 100 | 100 | | | | | | | | | |
| 212 | 100 | 100 | | | | | | | | | |
| 213 | 100 | 100 | | | | | | | | | |
| 214 | 100 | 100 | | | | | | | | | |
| 215 | 100 | 100 | | | | | | | | | |
| 216 | 100 | 100 | | | | | | | | | |
| 217 | 100 | 100 | | | | | | | | | |
| 218 | 100 | 100 | | | | | | | | | |
| 219 | 100 | 100 | | | | | | | | | |
| 220 | 100 | 100 | | | | | | | | | |
| 221 | 100 | 100 | | | | | | | | | |
| 222 | 100 | 100 | | | | | | | | | |
| 223 | 100 | 100 | | | | | | | | | |
| 224 | 100 | 100 | | | | | | | | | |
| 225 | 100 | 100 | | | | | | | | | |
| 226 | 100 | 100 | | | | | | | | | |
| S9 | 5000 | 100 | | | | | | | | | |
| S10 | 500000 | 100 | | | | | | | | | |
| S11 | 100000 | 100 | | | | | | | | | |
| TOTAL | 626700 | 7300 | | | | | | | | | |

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BRISBANE CANBERRA MELBOURNE GEELONG SUNSHINE COAST SYDNEY SINGAPORE

SHEET 7 OF 7 SHEETS

ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY ZOIS ARAVANIS LICENSED SURVEYOR

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