

PLAN OF SUBDIVISION

EDITION 1

PS 709524N/S31

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 709524 (LOTS S45 & S46)

POSTAL ADDRESS: BOUNDARY ROAD
 (AT TIME OF SUBDIVISION) MOUNT DUNEED 3217

MGA94 CO-ORDINATES: E: 266 600 ZONE: 55
 (AT APPROX CENTRE OF LAND IN PLAN) N: 5 766 220 GDA 94

COUNCIL NAME: CITY OF GREATER GEELONG

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R-31 RESERVE No.16	CITY OF GREATER GEELONG CITY OF GREATER GEELONG

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

LOT B32 COMPRISES 2 PARTS.

LOTS 3102-3112 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.31:

A RESTRICTION IS TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 4.

OTHER PURPOSE OF PLAN:

PART OF THE EASEMENTS FOR PIPELINE AND ANCILLARY PURPOSES SHOWN ON PS709524N WITHIN ROAD R-31 ARE TO BE REMOVED UPON REGISTRATION OF THIS PLAN.

GROUND FOR REMOVAL:

CONSENT OF BARWON REGION WATER CORPORATION VIDE SEC.6(1)(k)(iii) SUBDIVISION ACT 1988.

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-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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Armstrong MtDuneed
 Stage 31

DEVELOPMENT
 AREA: 1.52ha

22 LOTS, B31, B32 &
 S47

ORIGINAL SHEET
 SIZE: A3

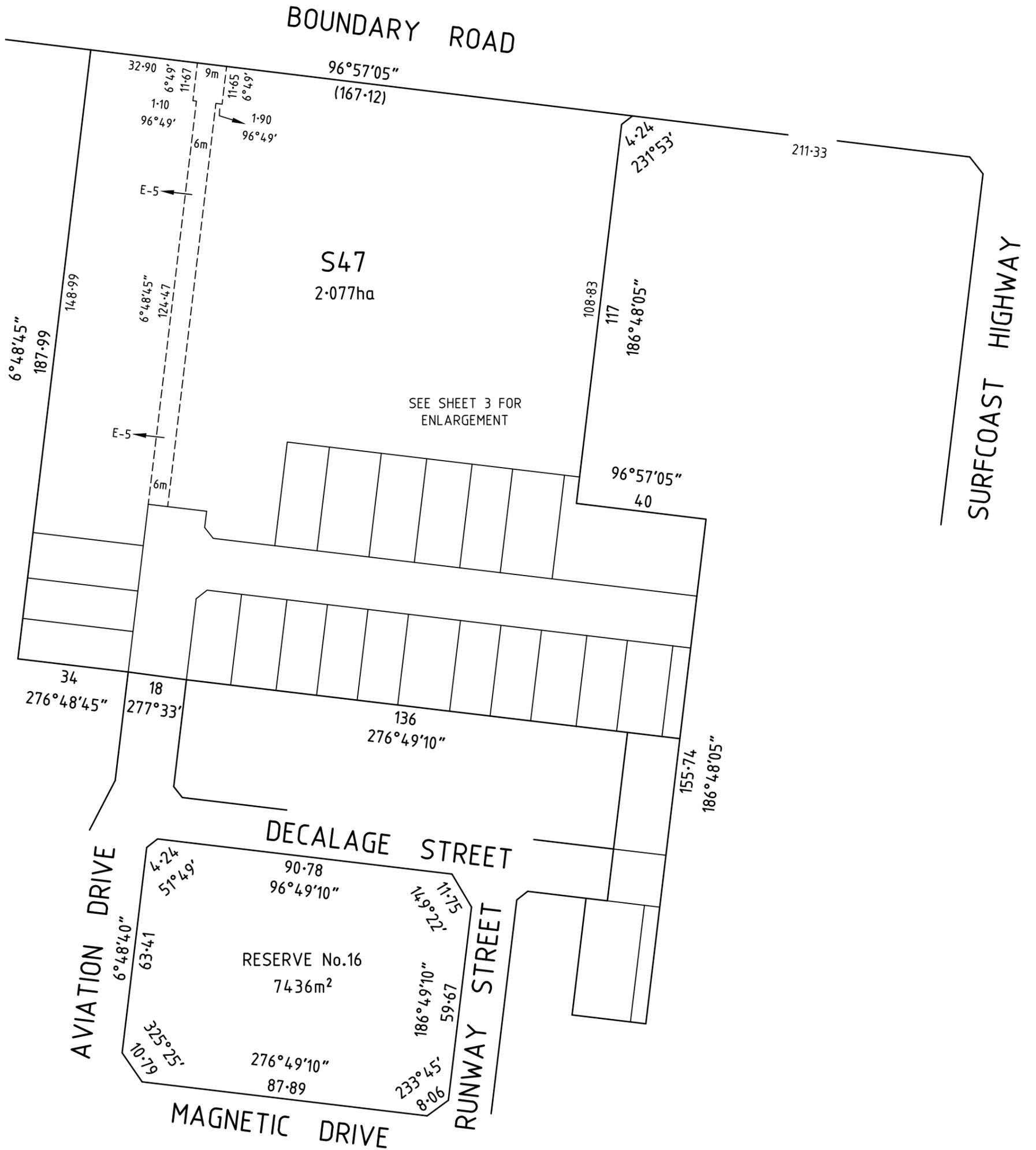
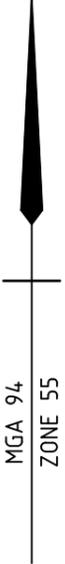
SHEET 1 OF 4 SHEETS

ZOIS ARAVANIS, LICENSED SURVEYOR

REF: M100611/31

VERSION: F

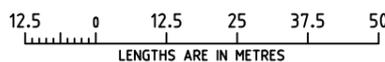
GL 12/7/16



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SCALE
1:1250

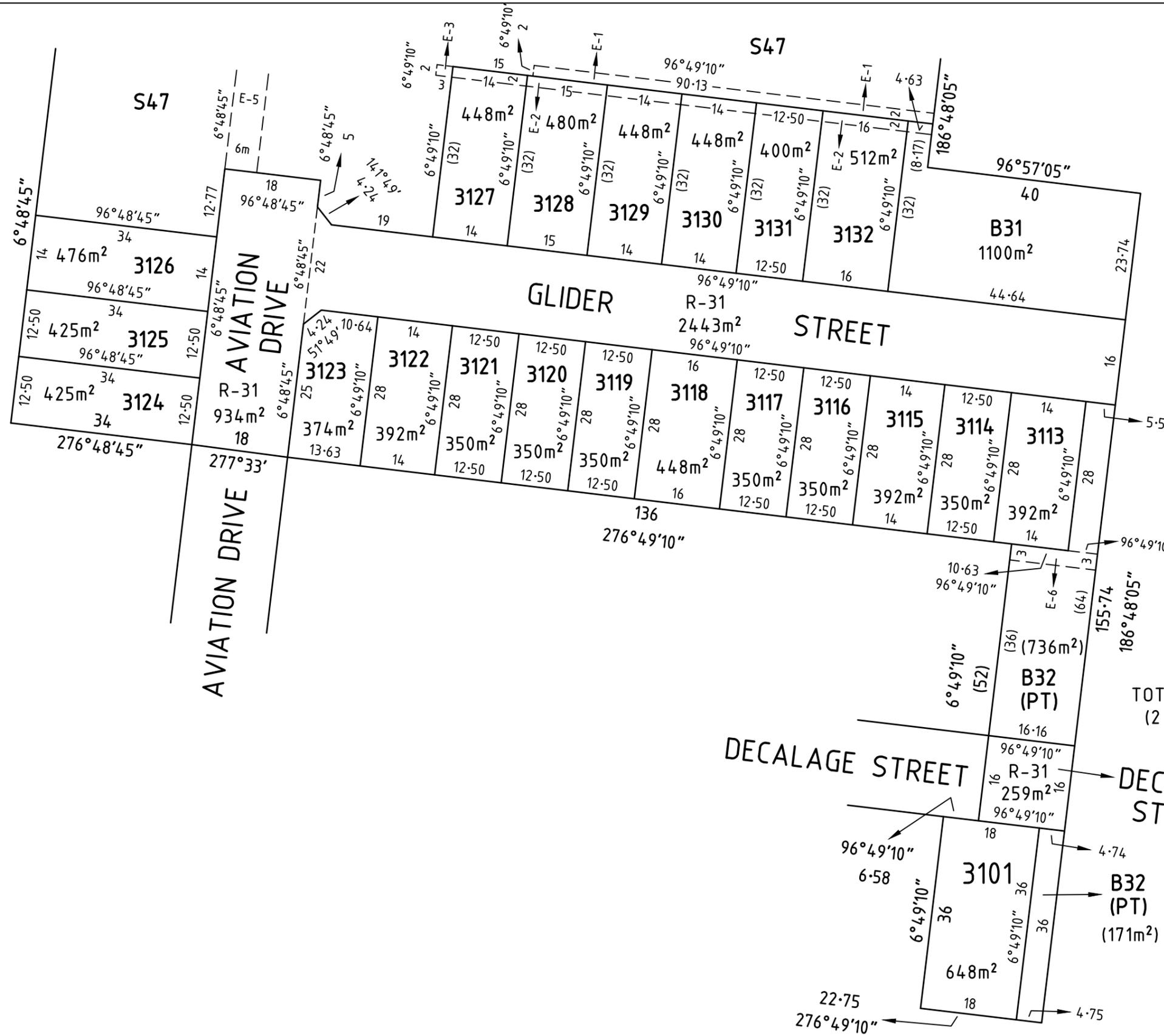


ORIGINAL SHEET
SIZE: A3

SHEET 2

ZOIS ARAVANIS, LICENSED SURVEYOR

MGA 94
ZONE 55



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REF: M100611/S31 VERSION: F GL 12/7/16

SCALE 1:800
8 0 8 16 24 32
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3 SHEET 3

ZOIS ARAVANIS, LICENSED SURVEYOR

CREATION OF RESTRICTION No.31

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 3101 & 3113 TO 3132 (ALL INCLUSIVE)

LAND TO BENEFIT: LOTS 3101 & 3113 TO 3132 (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.

 <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>		ORIGINAL SHEET SIZE: A3	SHEET 4
	ZOIS ARAVANIS, LICENSED SURVEYOR		
REF: M100611/S31	VERSION: F	GL 12/7/16	

OWNERS CORPORATION SCHEDULE

PS 709524N/S31

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, 2301-2363, 2801-2873, 2901-2946, 3001-3039, S2, S6, S18, S23, S34, S41, S44 & COMMON PROPERTY No.1 FROM PREVIOUS STAGES & LOTS 3101, 3113-3132 & S47.

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	3101	100	100						
			3113	100	100						
			3114	100	100						
201-226 (STAGE 2)	2600	2600	3115	100	100						
			3116	100	100						
301-322 (STAGE 3)	2200	2200	3117	100	100						
			3118	100	100						
401-436 (STAGE 4)	3600	3600	3119	100	100						
			3120	100	100						
501-528 (STAGE 5)	2800	2800	3121	100	100						
			3122	100	100						
601-617 & S18 (STAGE 6)	2500	1800	3123	100	100						
			3124	100	100						
700-735 (STAGE 7)	3600	3600	3125	100	100						
			3126	100	100						
801-853 (STAGE 8)	5300	5300	3127	100	100						
			3128	100	100						
901-942 (STAGE 9)	4200	4200	3129	100	100						
			3130	100	100						
1001-1036 (STAGE 10)	3600	3600	3131	100	100						
			3132	100	100						
1101-1147 & S23 (STAGE 11)	104700	4800	S47	5000	100						
1201-1218 (STAGE 12)	1800	1800									
1301, S34 (STAGE 13)	1000	200									
1701-1718 (STAGE 16)	1800	1800									
1719-1781 & S41 (STAGE 17)	256300	6400									
1801-1862 (STAGE 18) Sec.32 PLAN	6200	6200									
1901-1965 (STAGE 19) Sec.32 PLAN	6500	6500									
2301-2363 & S44 (STAGE 23)	6800	6400									
2801-2873 (STAGE 28)	7300	7300									
2901-2946 (STAGE 29)	4600	4600									
3001-3039 (STAGE 30)	3900	3900									
			TOTAL	447500	86000						



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ORIGINAL SHEET
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SHEET 1 OF 1 SHEETS

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