

<b>PLAN OF SUBDIVISION</b>	LV USE ONLY <b>EDITION 1</b>	<b>PS 709524N/S3</b>
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**LOCATION OF LAND**

PARISH: DUNEED  
 TOWNSHIP: -  
 SECTION: 12  
 CROWN ALLOTMENT: F (PART)  
 CROWN PORTION: -

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: PS 709524 (LOT S9)

POSTAL ADDRESS: ARMSTRONG BOULEVARD  
 (AT TIME OF SUBDIVISION) MOUNT DUNEED 3217

MGA94 CO-ORDINATES: E 266 220 ZONE 55  
 (OF APPROX CENTRE OF LAND IN PLAN) N 5 765 650 GDA 94

**NOTATIONS**

THE LAND BEING SUBDIVIDED IS SHOWN BY THICK CONTINUOUS LINES

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

THIS IS A SPEAR PLAN

**CREATION OF RESTRICTION No.3:**  
 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 ARE TO BE REMOVED UPON REGISTRATION OF THIS PLAN.

**GROUNDS FOR REMOVAL:**  
 CONSENT OF BARWON REGION WATER CORPORATION VIDE SEC.6(1)(k)(iii) SUBDIVISION ACT 1988.

**VESTING OF ROADS AND OR RESERVES**

IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R-4	CITY OF GREATER GEELONG

**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

**NOTATIONS**

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.

**GROUNDS FOR REMOVAL:**  
 CONSENT OF BARWON REGION WATER CORPORATION VIDE SEC.6(1)(k)(iii) SUBDIVISION ACT 1988.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS.

**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-8	POWERLINE PURPOSES	SEE PLAN	PS709524N - Section 88 Electricity Industry Act 2000	POWERCOR AUSTRALIA LIMITED

CIVIL & STRUCTURAL ENGINEERS TOWN PLANNERS LAND SURVEYORS

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 www.brownconsulting.com.au

BRISBANE CANBERRA MELBOURNE GEELONG SUNSHINE COAST SYDNEY SINGAPORE

DIGITALLY SIGNED BY ZOIS ARAVANIS LICENSED SURVEYOR

REF: **M100611/3** VERSION: **F** GL 9/1/14

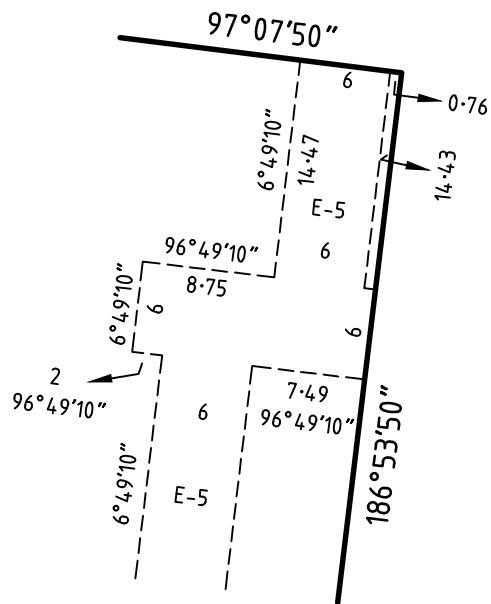
Armstrong MtDuneed - Stage 3 DEVELOPMENT AREA = 1.47ha 22 LOTS

SHEET 1 OF 5 SHEETS  
 ORIGINAL SHEET SIZE A3

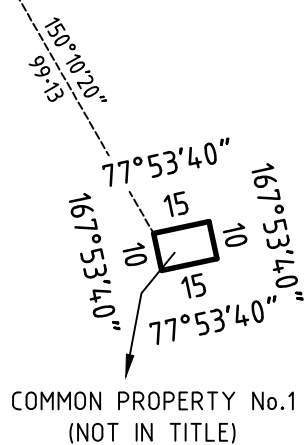
**PS 709524N/S3**



S10

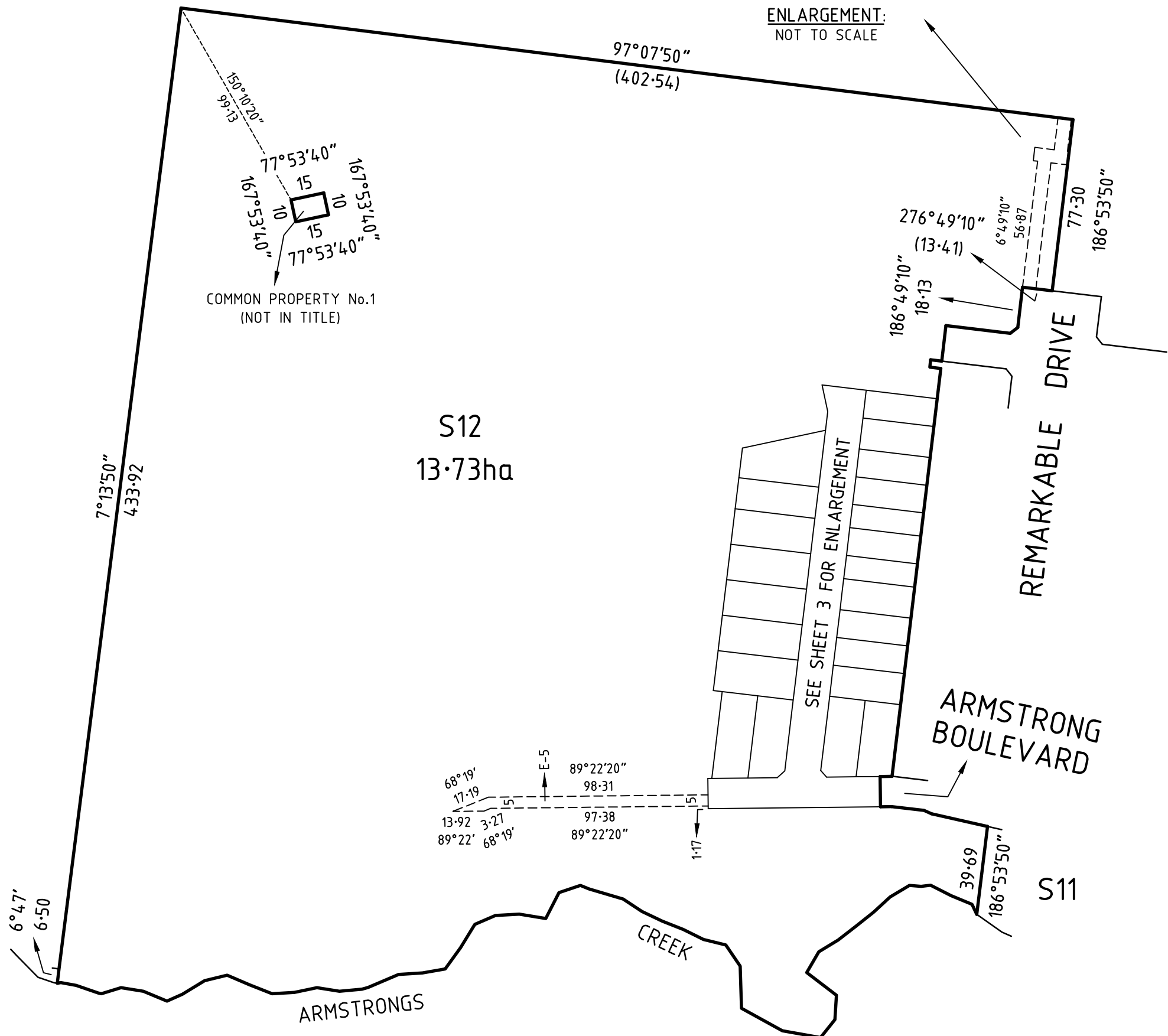


ENLARGEMENT:  
NOT TO SCALE



COMMON PROPERTY No.1  
(NOT IN TITLE)

S12  
13.73ha



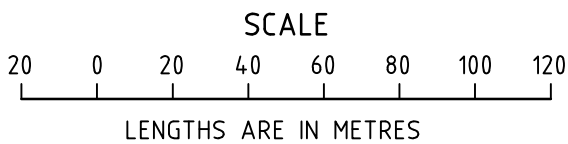
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ORIGINAL SCALE  
1:2000

SHEET 2 OF 5 SHEETS

ORIGINAL SHEET SIZE A3

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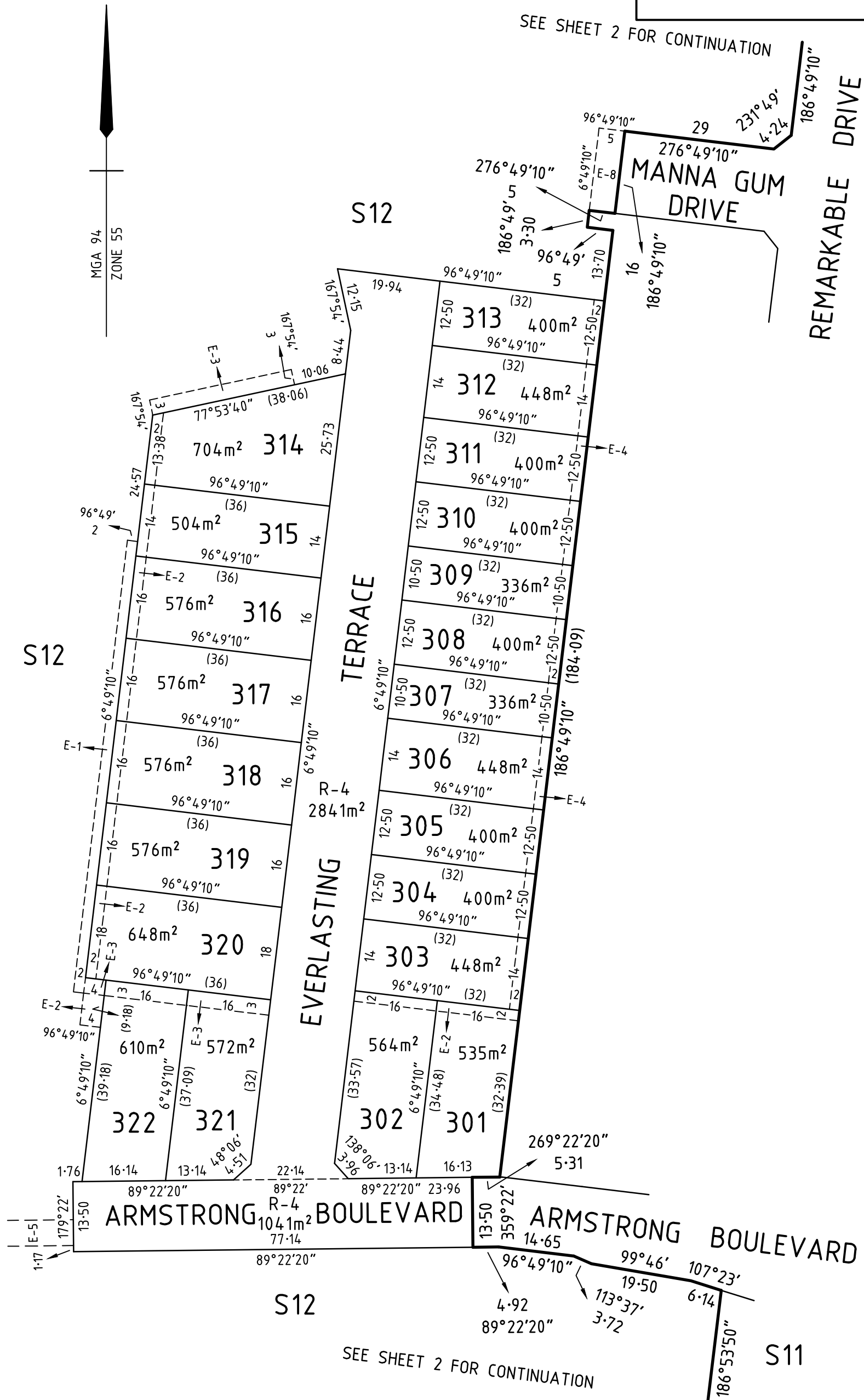
REF: M100611/3

VERSION: F

GL 18/4/13

**PS 709524N/S3**

SEE SHEET 2 FOR CONTINUATION



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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: **M100611/3**    VERSION: **F**

ORIGINAL SCALE  
1:1000

GL 18/4/13

SHEET 3 OF 5 SHEETS

ORIGINAL SHEET SIZE A3

## CREATION OF RESTRICTION No.3

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 301 TO 322 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 301 TO 322 (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.armstrongvillageonline.com.au](http://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.

<p>CIVIL &amp; STRUCTURAL ENGINEERS    TOWN PLANNERS    LAND SURVEYORS</p> <p><b>BROWN</b> <i>Smart Consulting</i></p> <p>BROWN CONSULTING (VIC) PTY LTD Level 2, 55 Southbank Boulevard Southbank VIC 3006</p> <p>T 03 9203 9000 F 03 9203 9099 <a href="http://www.brownconsulting.com.au">www.brownconsulting.com.au</a></p> <p>BRISBANE    CANBERRA    MELBOURNE    GEELONG    SUNSHINE COAST    SYDNEY    SINGAPORE</p>	<p>DIGITALLY SIGNED BY ZOIS ARAVANIS LICENSED SURVEYOR</p> <p>REF: <b>M100611/3</b>                      VERSION: <b>F</b></p>	<p>SHEET 4 OF 5 SHEETS</p> <p>ORIGINAL SHEET SIZE A3</p> <p>GL 18/4/13</p>
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**OWNERS CORPORATION SCHEDULE****PS 709524N/S3****OWNERS CORPORATION No.1****PLAN NUMBER PS 709524N**

LAND AFFECTED BY OWNERS CORPORATION: LOTS 101-140, 201-226, S2, S6-S8, S10, S11 &amp; COMMON PROPERTY No.1 FROM PREVIOUS STAGES &amp; LOTS 301-322 (BOTH INCLUSIVE) &amp; S12

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									
201-226, S10, S11 (STAGE 2)	602600	2800									
301	100	100									
302	100	100									
303	100	100									
304	100	100									
305	100	100									
306	100	100									
307	100	100									
308	100	100									
309	100	100									
310	100	100									
311	100	100									
312	100	100									
313	100	100									
314	100	100									
315	100	100									
316	100	100									
317	100	100									
318	100	100									
319	100	100									
320	100	100									
321	100	100									
322	100	100									
S12	5000	100									
<b>TOTAL</b>	<b>628900</b>	<b>9500</b>									

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SHEET 5 OF 5 SHEETS

ORIGINAL SHEET SIZE A3

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