

PLAN OF SUBDIVISION	LV USE ONLY EDITION 1	PS 709524N/S5
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LOCATION OF LAND

PARISH: DUNEED
 TOWNSHIP: -
 SECTION: 12
 CROWN ALLOTMENT: PARTS OF A, B, D, E, F, G & N
 CROWN PORTION: -

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: PS 709524 (LOTS S10 & S11)

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

MGA94 CO-ORDINATES: E 266 400 ZONE 55
 (OF APPROX CENTRE OF LAND IN PLAN) N 5 765 840 GDA 94

NOTATIONS

THE LAND BEING SUBDIVIDED IS SHOWN BY THICK CONTINUOUS LINES

THIS IS A SPEAR PLAN

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

CREATION OF RESTRICTION No.5:
 A RESTRICTION IS 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 ARE TO BE REMOVED UPON REGISTRATION OF THIS PLAN.

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

VESTING OF ROADS AND OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R-6	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

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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 & E-9	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 & E-9	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS709524N - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION

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BRISBANE CANBERRA MELBOURNE GEELONG SUNSHINE COAST SYDNEY SINGAPORE

DIGITALLY SIGNED BY ZOIS ARAVANIS LICENSED SURVEYOR

REF: **M100611/5** VERSION: **E** GL 9/1/14

Armstrong MtDuneed - Stage 5 DEVELOPMENT AREA = 1.75ha 28 LOTS

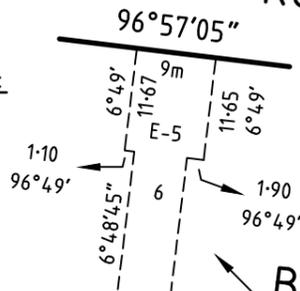
SHEET 1 OF 7 SHEETS
 ORIGINAL SHEET SIZE A3

PS 709524N/S5

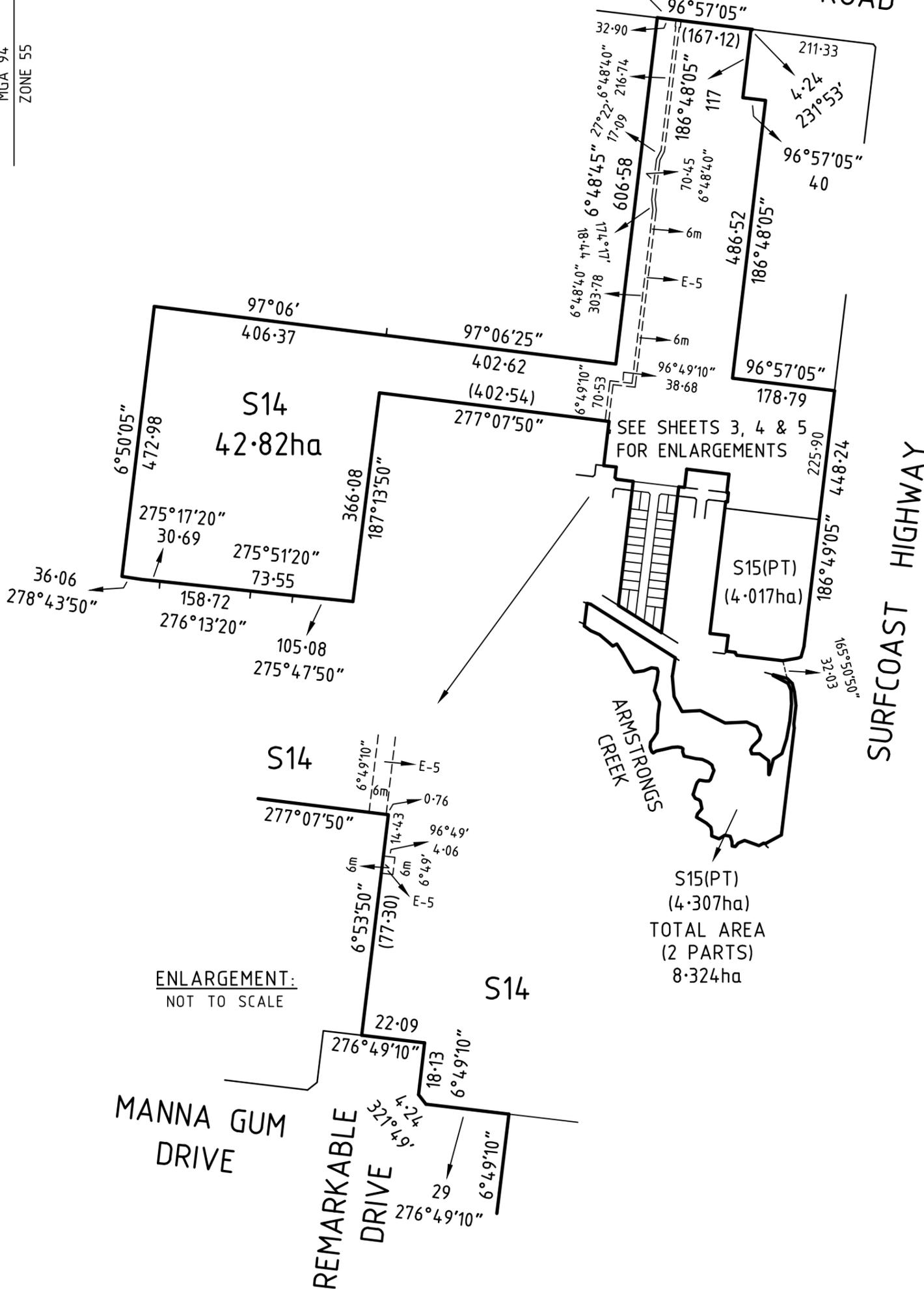


ENLARGEMENT:
NOT TO SCALE

BOUNDARY ROAD



BOUNDARY ROAD



ENLARGEMENT:
NOT TO SCALE

MANNA GUM DRIVE

REMARKABLE DRIVE

SURFCAST HIGHWAY

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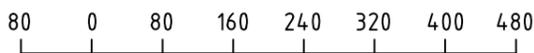
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SCALE



LENGTHS ARE IN METRES

ORIGINAL SCALE
1:8000

SHEET 2 OF 7 SHEETS

ORIGINAL SHEET SIZE A3

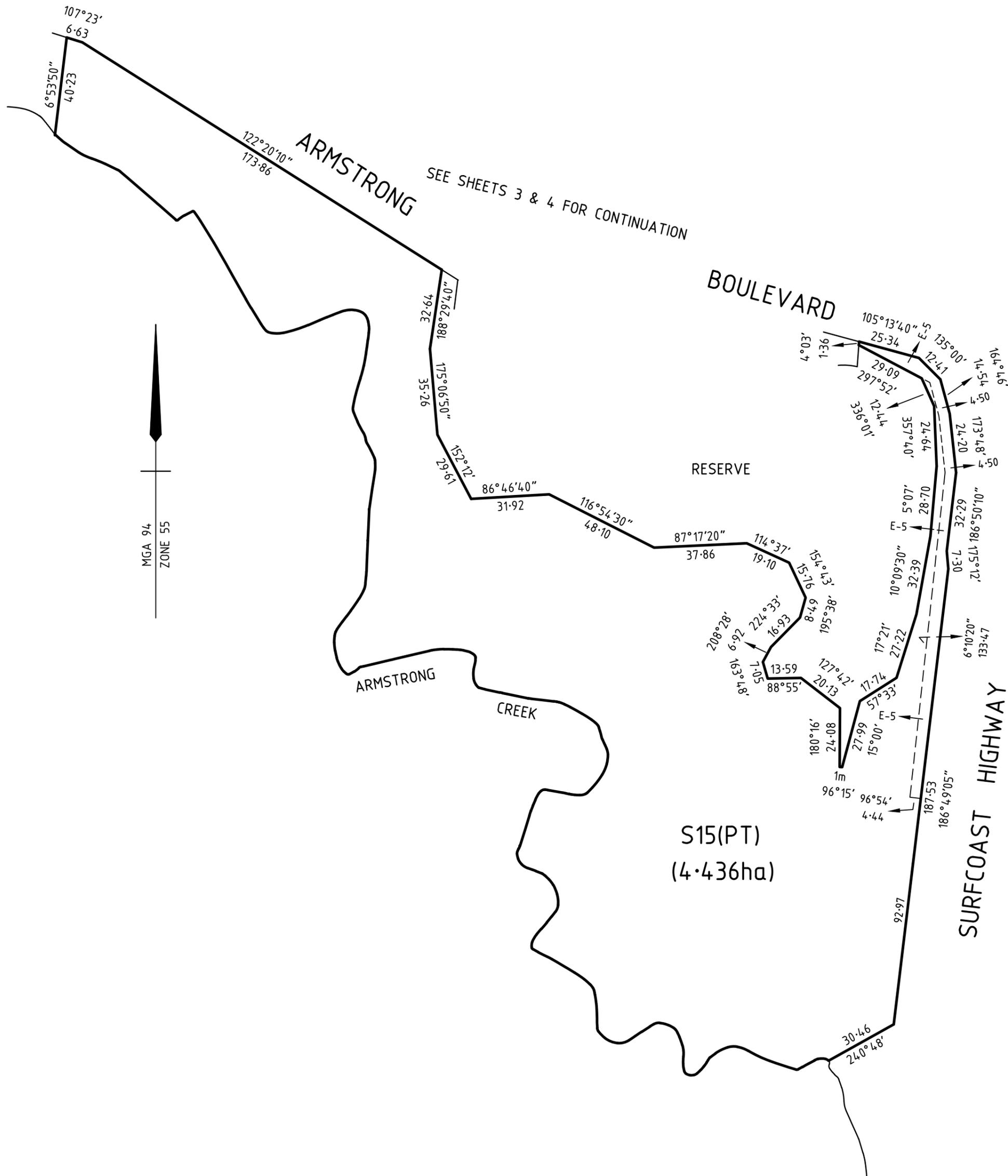
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SCALE
15 0 15 30 45 60 75 90
LENGTHS ARE IN METRES

ORIGINAL SCALE
1:1500

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REF: **M100611/5** VERSION: **E**

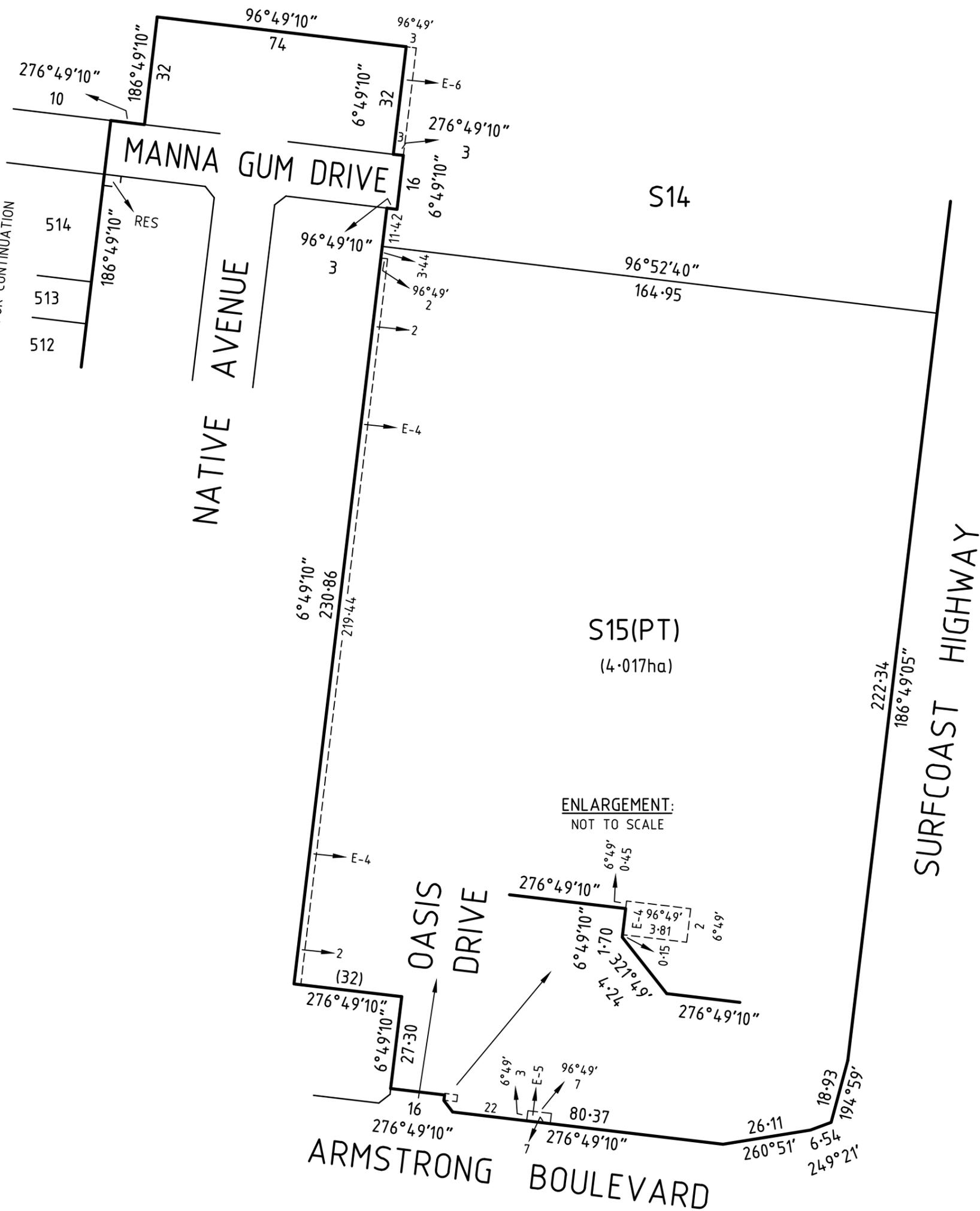
SHEET 3 OF 7 SHEETS
ORIGINAL SHEET SIZE A3

GL 9/1/14

PS 709524N/S5



SEE SHEET 5 FOR CONTINUATION



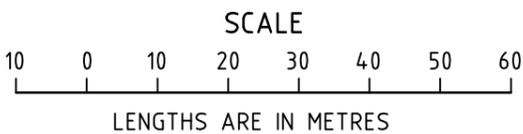
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ORIGINAL SCALE
1:1000

SHEET 4 OF 7 SHEETS

ORIGINAL SHEET SIZE A3

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REF: M100611/5

VERSION: E

GL 9/1/14

CREATION OF RESTRICTION No.5

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 501 TO 528 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 501 TO 528 (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.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>CIVIL & STRUCTURAL ENGINEERS TOWN PLANNERS LAND SURVEYORS</p> <p>BROWN <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 www.brownconsulting.com.au</p> <p>BRISBANE CANBERRA MELBOURNE GEELONG SUNSHINE COAST SYDNEY SINGAPORE</p>	<p>DIGITALLY SIGNED BY ZOIS ARAVANIS LICENSED SURVEYOR</p> <p>REF: M100611/5 VERSION: E</p>	<p>SHEET 6 OF 7 SHEETS</p> <p>ORIGINAL SHEET SIZE A3</p> <p>GL 9/1/14</p>
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OWNERS CORPORATION SCHEDULE**PS 709524N/S5****OWNERS CORPORATION No.1****PLAN NUMBER PS 709524N**

LAND AFFECTED BY OWNERS CORPORATION: LOTS 101-140, 201-226, 301-322, 401-436, S2, S6-S8, S13 & COMMON PROPERTY No.1 FROM PREVIOUS STAGES & LOTS 501-528 (BOTH INCLUSIVE), S14 & S15

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 (STAGE 2)	2600	2600									
301-322 (STAGE 3)	2200	2200									
401-436 & S13 (STAGE 4)	8600	3700									
501	100	100									
502	100	100									
503	100	100									
504	100	100									
505	100	100									
506	100	100									
507	100	100									
508	100	100									
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522	100	100									
523	100	100									
524	100	100									
525	100	100									
526	100	100									
527	100	100									
528	100	100									
S14	500000	100									
S15	100000	100									
TOTAL	635300	15900									

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SHEET 7 OF 7 SHEETS

ORIGINAL SHEET SIZE A3

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