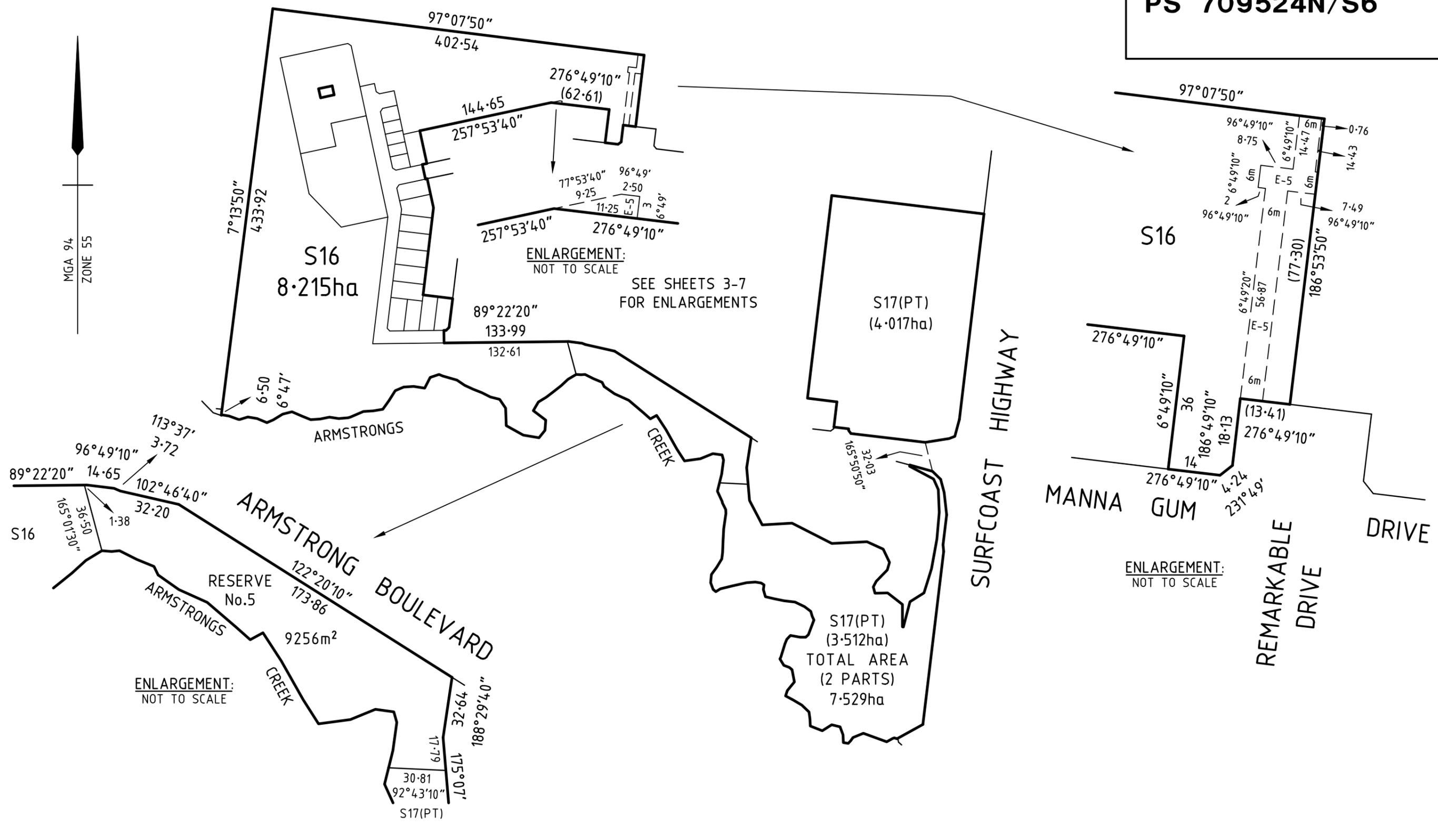
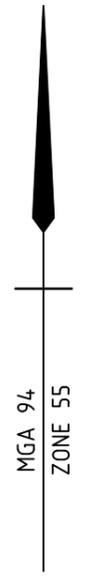


PLAN OF SUBDIVISION		LV USE ONLY EDITION 1	PS 709524N/S6					
LOCATION OF LAND		NOTATIONS						
PARISH:	DUNEED							
TOWNSHIP:	-							
SECTION:	12							
CROWN ALLOTMENT:	F (PART)	<p>THE LAND BEING SUBDIVIDED IS SHOWN BY THICK CONTINUOUS LINES</p> <p>NONE OF THE EASEMENTS AND RIGHTS MENTIONED IN SUB-SECTION (2) OF SECTION 12 OF THE SUBDIVISION ACT 1988 ARE IMPLIED OVER ANY OF THE LAND IN THIS PLAN</p> <p>THIS IS A SPEAR PLAN</p> <p>CREATION OF RESTRICTION No.6: A RESTRICTION IS TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 8.</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>						
CROWN PORTION:	-							
TITLE REFERENCE:	VOL. FOL.							
LAST PLAN REFERENCE:	PS 709524 (LOT S13 & S15)							
POSTAL ADDRESS: (AT TIME OF SUBDIVISION)	ARMSTRONG BOULEVARD MOUNT DUNEED 3217		<p>VESTING OF ROADS AND OR RESERVES</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> </thead> <tbody> <tr> <td>ROADS R-7 RESERVE No.5</td> <td>CITY OF GREATER GEELONG CITY OF GREATER GEELONG</td> </tr> </tbody> </table>		IDENTIFIER	COUNCIL/BODY/PERSON	ROADS R-7 RESERVE No.5	CITY OF GREATER GEELONG CITY OF GREATER GEELONG
IDENTIFIER	COUNCIL/BODY/PERSON							
ROADS R-7 RESERVE No.5	CITY OF GREATER GEELONG CITY OF GREATER GEELONG							
MGA94 CO-ORDINATES: (OF APPROX CENTRE OF LAND IN PLAN)	E 266 180 N 5 765 650	ZONE 55 GDA 94						
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								
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				
CIVIL & STRUCTURAL ENGINEERS TOWN PLANNERS LAND SURVEYORS		DIGITALLY SIGNED BY ZOIS ARAVANIS LICENSED SURVEYOR		SHEET 1 OF 8 SHEETS				
 BROWN <i>Smart Consulting</i> 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: M100611/6 VERSION: E GL 9/1/14		ORIGINAL SHEET SIZE A3				
		Armstrong MtDuneed - Stage 6	DEVELOPMENT AREA = 2.86ha	17 LOTS				

PS 709524N/S6



Signed by Council: City of Greater Geelong, Council Ref: 11027, Original Certification: 15/01/2014, Recertification: 26/02/2014

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BRISBANE CANBERRA MELBOURNE GEELONG SUNSHINE COAST SYDNEY SINGAPORE

SCALE

40 0 40 80 120 160 200 240

LENGTHS ARE IN METRES

ORIGINAL SCALE 1:4000

DIGITALLY SIGNED BY ZOIS ARAVANIS LICENSED SURVEYOR

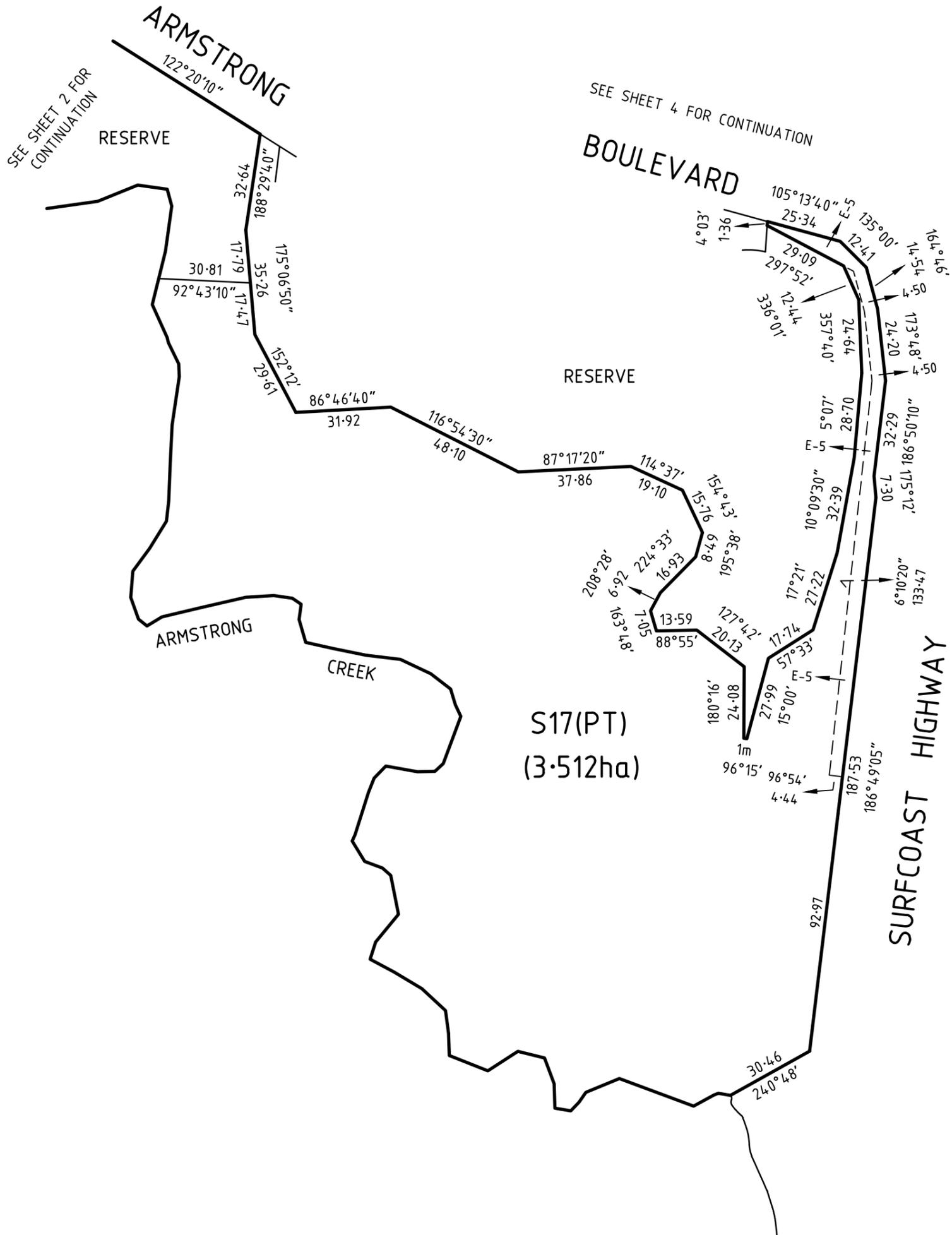
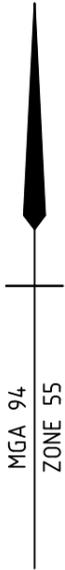
REF: **M100611/6** VERSION: **E**

GL 9/1/14

SHEET 2 OF 8 SHEETS

ORIGINAL SHEET SIZE A3

Signed by: Zois Aravanis (BROWN CONSULTING (VIC)) Surveyor's Plan Version (E) SPEAR Ref: S033240C 17/02/2014



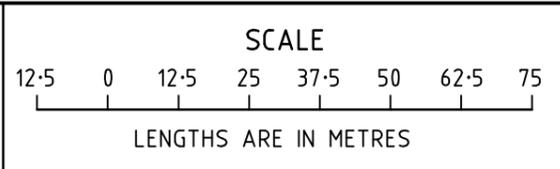
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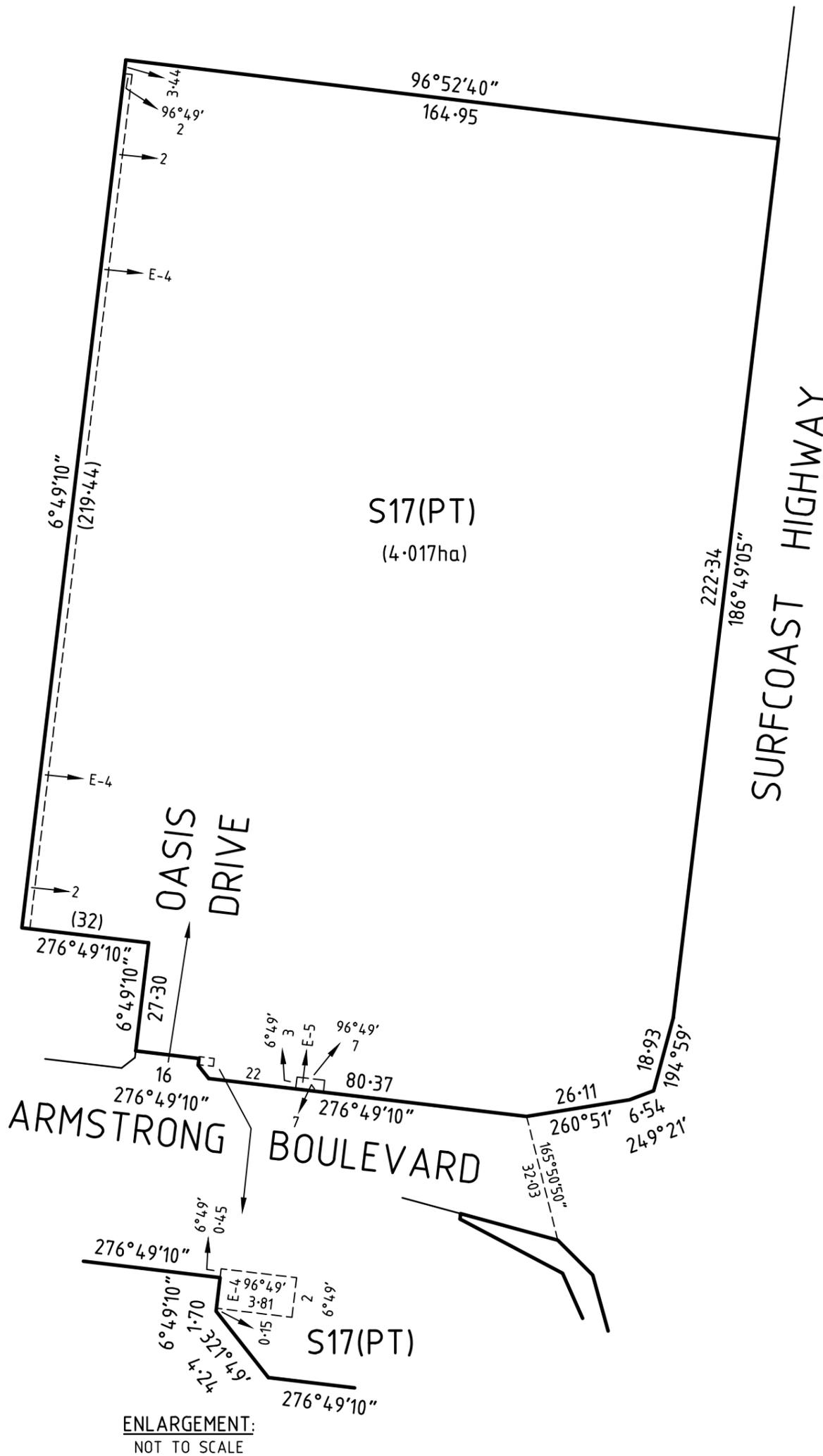


ORIGINAL SCALE
1:1250

SHEET 3 OF 8 SHEETS
ORIGINAL SHEET SIZE A3

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REF: **M100611/6** VERSION: **E** GL 9/1/14



ENLARGEMENT:
NOT TO SCALE

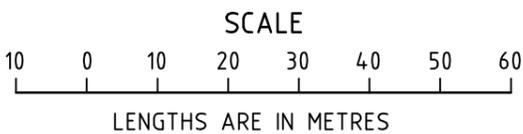
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ORIGINAL SCALE
1:1000

SHEET 4 OF 8 SHEETS

ORIGINAL SHEET SIZE A3

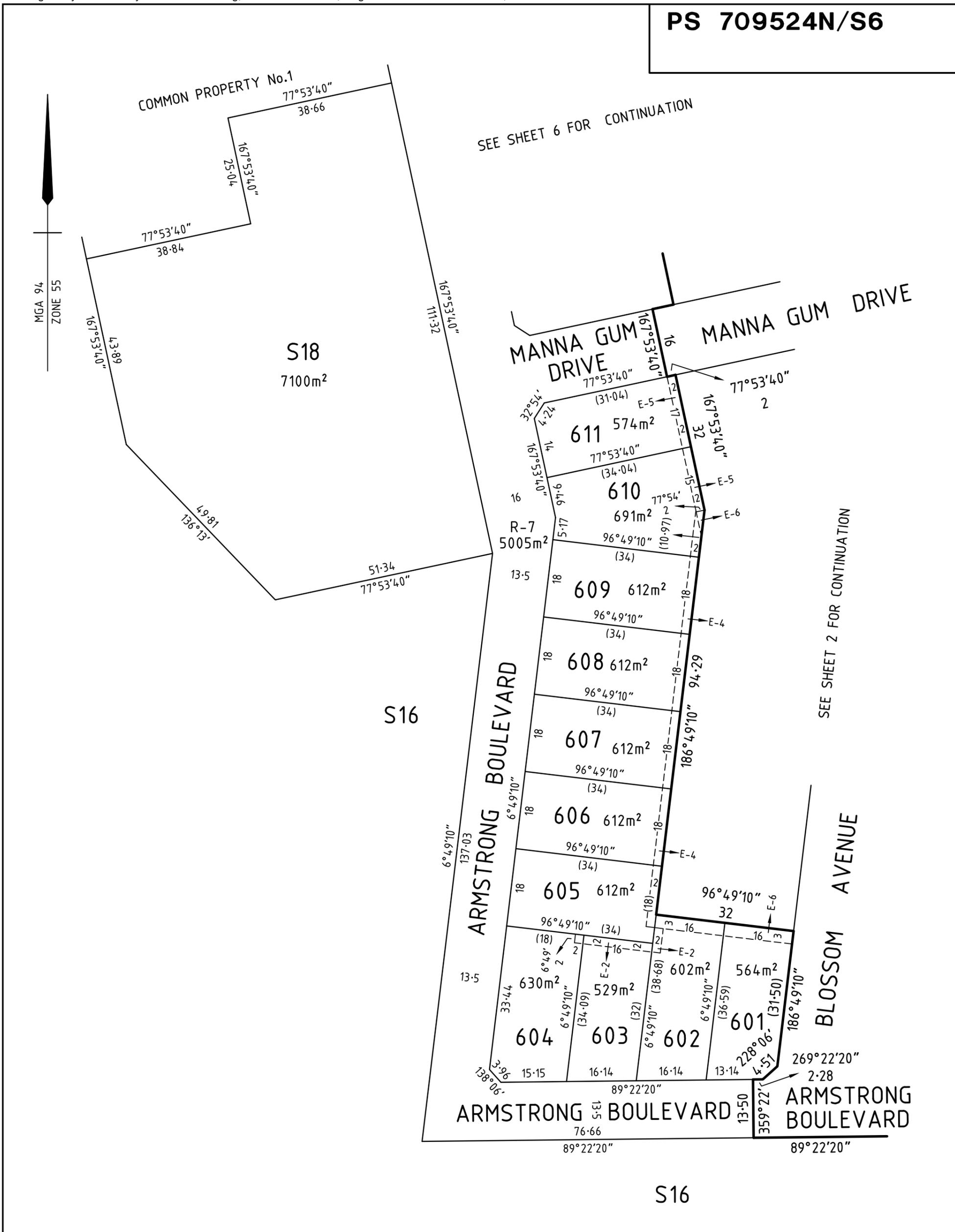
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REF: M100611/6

VERSION: E

GL 9/1/14

PS 709524N/S6



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BRISBANE CANBERRA MELBOURNE GEELONG SUNSHINE COAST SYDNEY SINGAPORE

SCALE

8 0 8 16 24 32 40 48

LENGTHS ARE IN METRES

DIGITALLY SIGNED BY ZOIS ARAVANIS LICENSED SURVEYOR

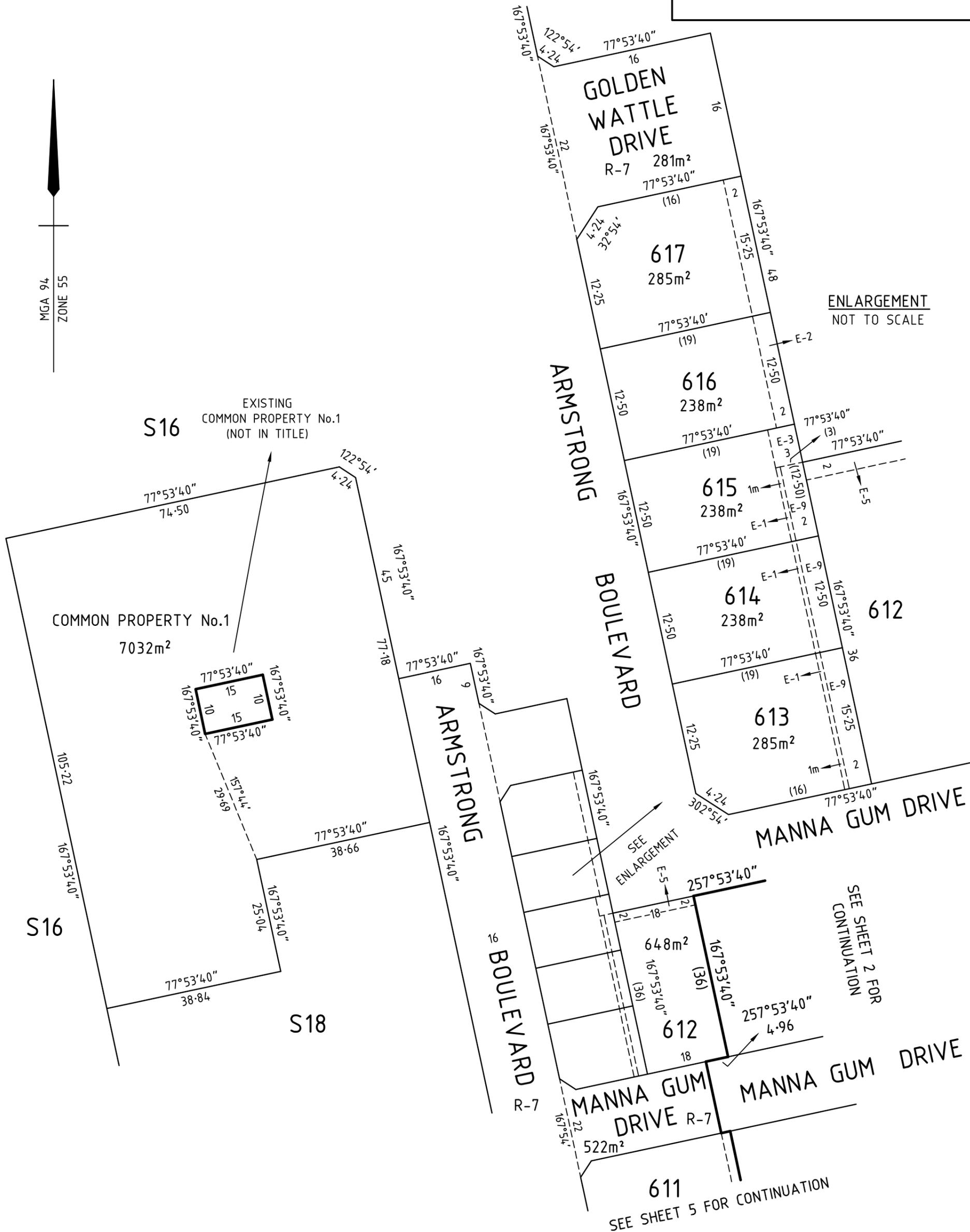
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ORIGINAL SCALE
1:800

GL 9/1/14

SHEET 5 OF 8 SHEETS

ORIGINAL SHEET SIZE A3



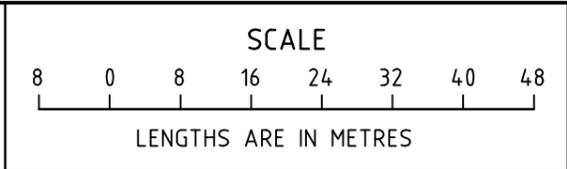
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ORIGINAL SCALE
1:800

SHEET 6 OF 8 SHEETS
ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY ZOIS ARAVANIS LICENSED SURVEYOR

REF: **M100611/6** VERSION: **E** GL 9/1/14

PS 709524N/S6**CREATION OF RESTRICTION No.6**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 601 TO 617 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 601 TO 617 (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.

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OWNERS CORPORATION SCHEDULE**PS 709524N/S6****OWNERS CORPORATION No.1****PLAN NUMBER**

LAND AFFECTED BY OWNERS CORPORATION: LOTS 101-140, 201-226, 301-322, 401-436, 501-528, S2, S6-S8, S14 & COMMON PROPERTY No.1 FROM PREVIOUS STAGES & LOTS 601-617 (BOTH INCLUSIVE), S16, S17, S18 & COMMON PROPERTY No.1

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 (STAGE 4)	3600	3600									
501-528 & S14 (STAGE 5)	502800	2900									
601	100	100									
602	100	100									
603	100	100									
604	100	100									
605	100	100									
606	100	100									
607	100	100									
608	100	100									
609	100	100									
610	100	100									
611	100	100									
612	100	100									
613	100	100									
614	100	100									
615	100	100									
616	100	100									
617	100	100									
S16	5000	100									
S17	100000	100									
S18	800	100									
TOTAL	637800	17700									

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SHEET 8 OF 8 SHEETS

ORIGINAL SHEET SIZE A3

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