

# PLAN OF SUBDIVISION

LV USE ONLY

**EDITION 1**

**PS 709524N/S7**

## LOCATION OF LAND

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

TITLE REFERENCE: VOL. FOL.  
 VOL. FOL.  
 VOL. FOL.

LAST PLAN REFERENCE: PS 709524 (LOTS S7, S20 & S22)

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

MGA94 CO-ORDINATES: E 266 200 ZONE 55  
 (OF APPROX CENTRE OF LAND IN PLAN) N 5 765 900 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.7:  
 A RESTRICTION IS TO BE CREATED UPON REGISTRATION OF THIS PLAN  
 -SEE SHEET 10.

## VESTING OF ROADS AND OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R-8	CITY OF GREATER GEELONG
RESERVE No.6	CITY OF GREATER GEELONG
RESERVE No.7	POWERCOR AUSTRALIA LIMITED

## 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	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-5 & E-6	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS709524N - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-4 & E-6	DRAINAGE	SEE PLAN	PS709524N	CITY OF GREATER GEELONG

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BRISBANE CANBERRA MELBOURNE GEELONG SUNSHINE COAST SYDNEY SINGAPORE

DIGITALLY SIGNED BY ZOIS ARAVANIS, LICENSED SURVEYOR

REF: M100611/7

VERSION: M

GL 16/9/14

Armstrong MtDuneed - Stage 7

DEVELOPMENT AREA = 6.16ha

36 LOTS, CC,  
& S25-S28

SHEET 1 OF 11 SHEETS

ORIGINAL SHEET SIZE A3

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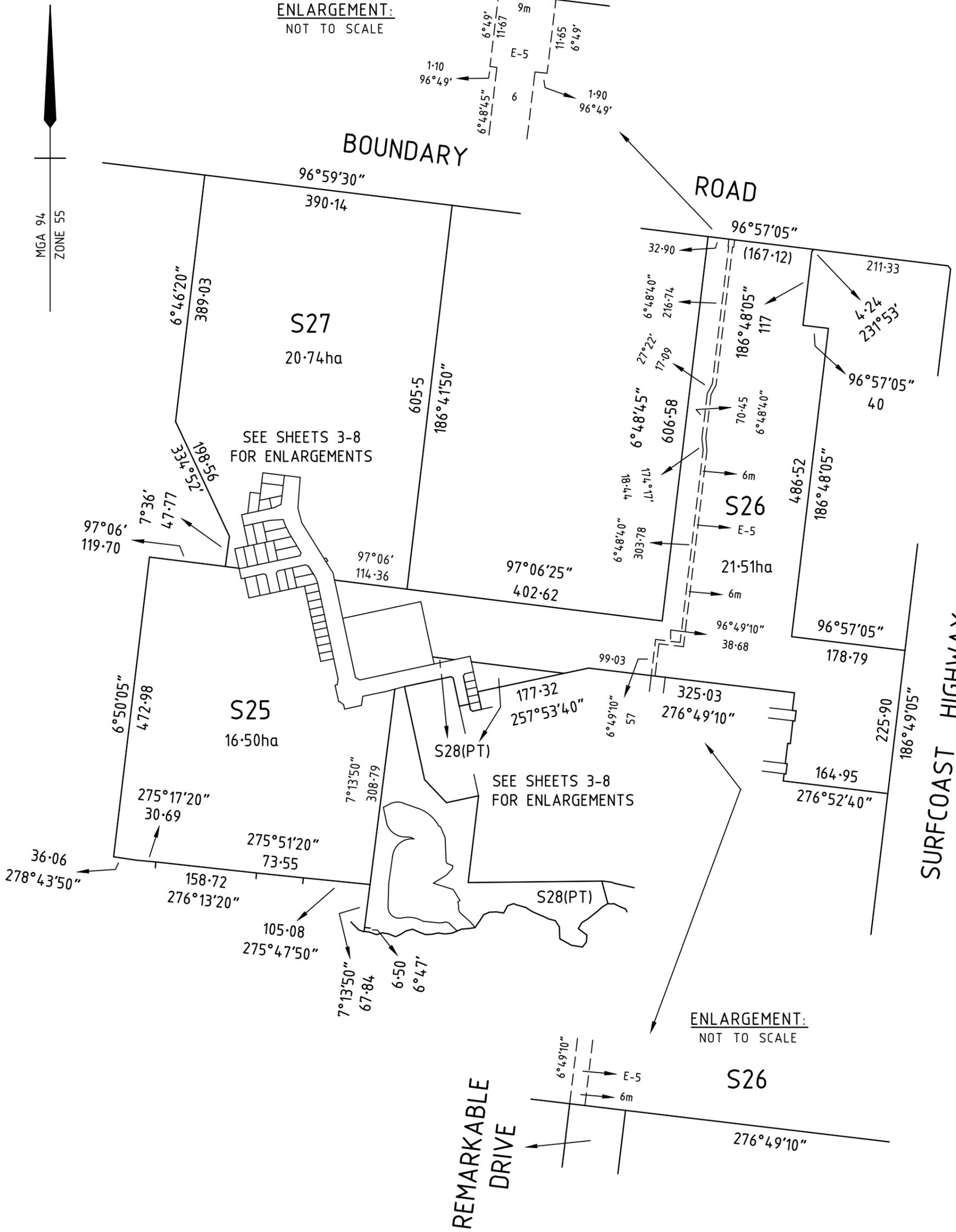
BOUNDARY ROAD

ENLARGEMENT:  
NOT TO SCALE

BOUNDARY

ROAD

SURFCOAST HIGHWAY



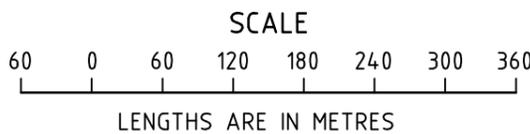
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ORIGINAL SCALE  
1:6000

SHEET 2 OF 11 SHEETS

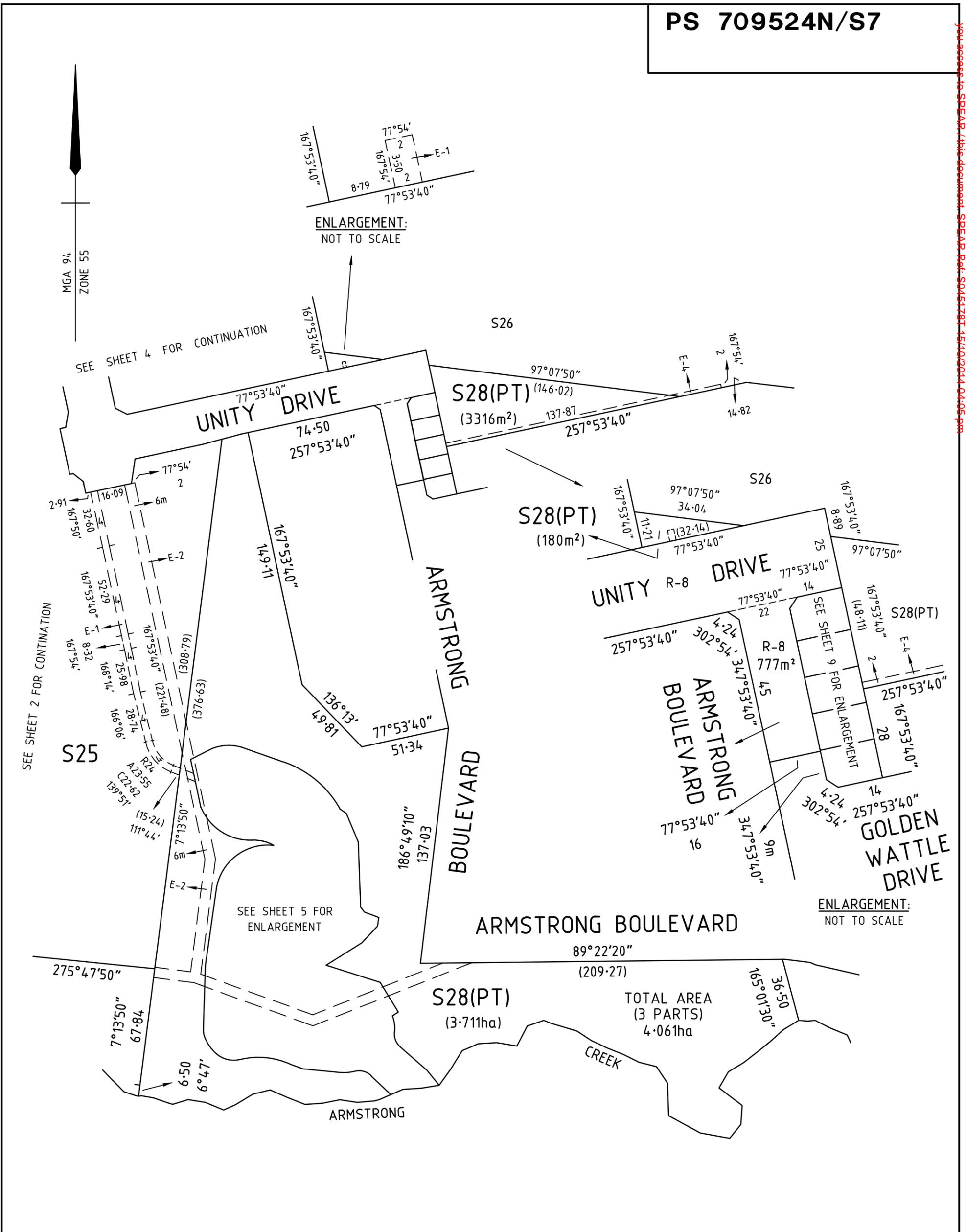
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SCALE

20 0 20 40 60 80 100 120

LENGTHS ARE IN METRES

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REF: M100611/7 VERSION: M

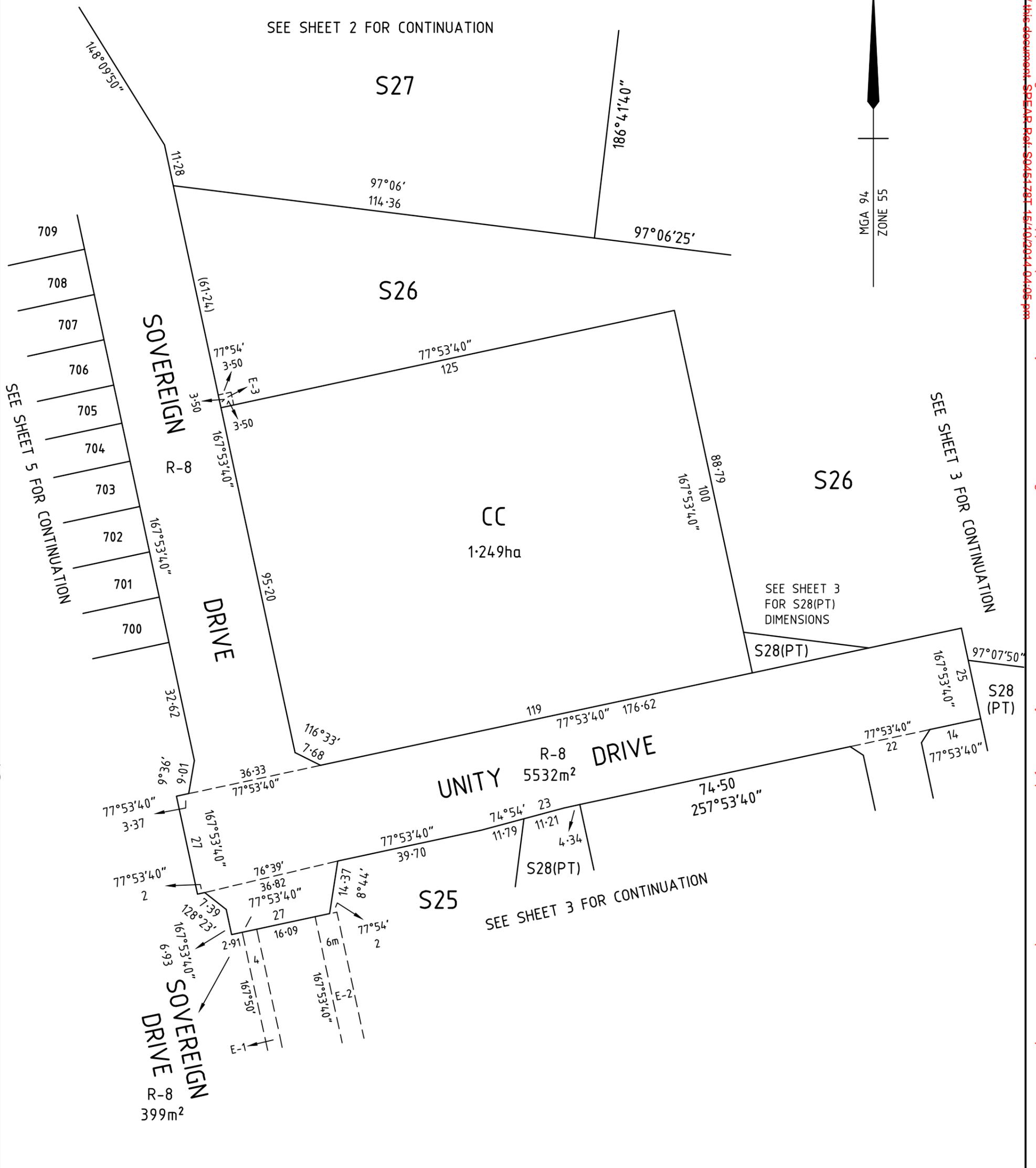
ORIGINAL SCALE  
1:2000

GL 16/9/14

SHEET 3 OF 11 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

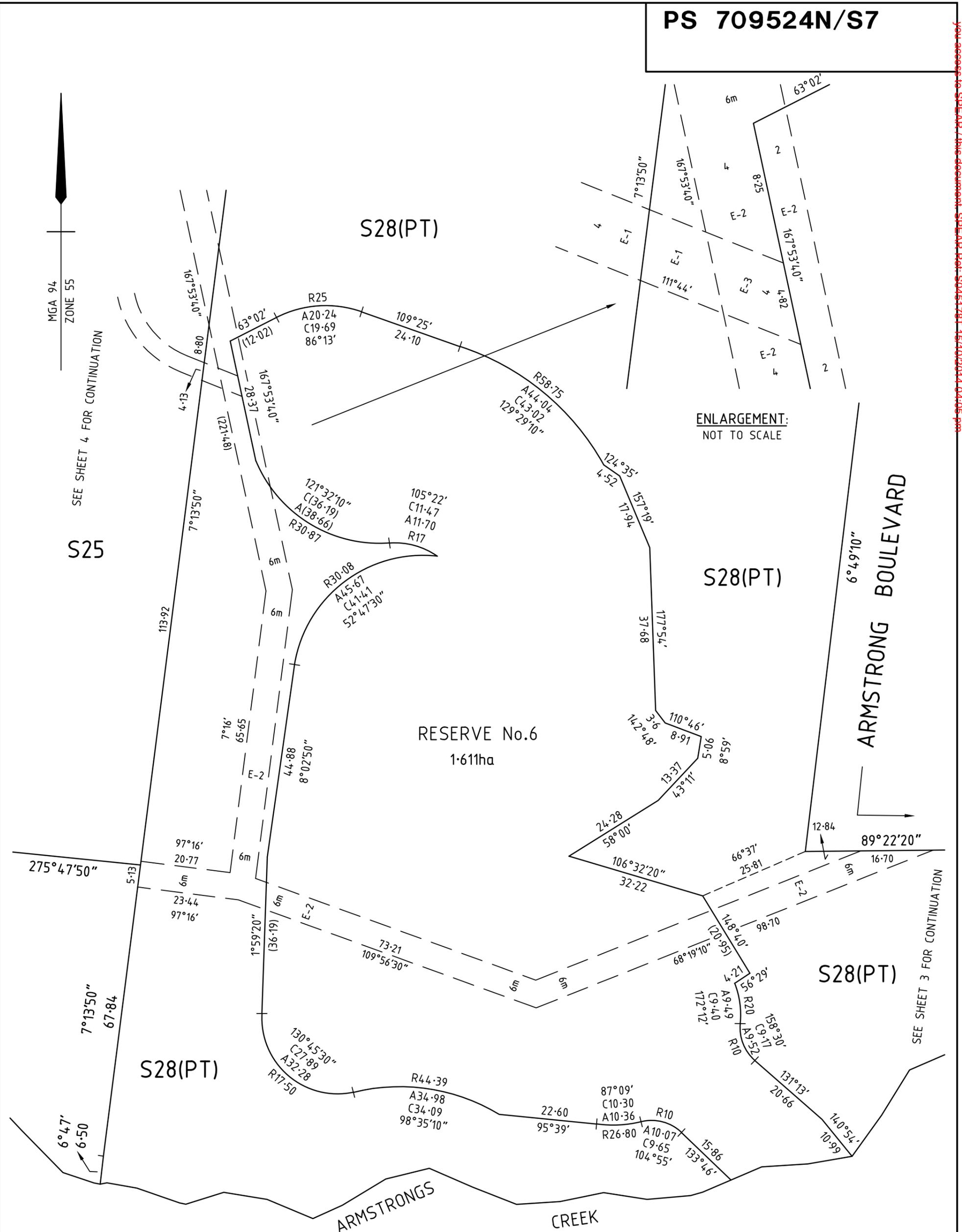
REF: M100611/7 VERSION: M

ORIGINAL SCALE  
1:1000

GL 16/9/14

SHEET 4 OF 11 SHEETS

ORIGINAL SHEET SIZE A3



ENLARGEMENT:  
NOT TO SCALE

SEE SHEET 4 FOR CONTINUATION

SEE SHEET 3 FOR CONTINUATION

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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

ORIGINAL SCALE  
1:800

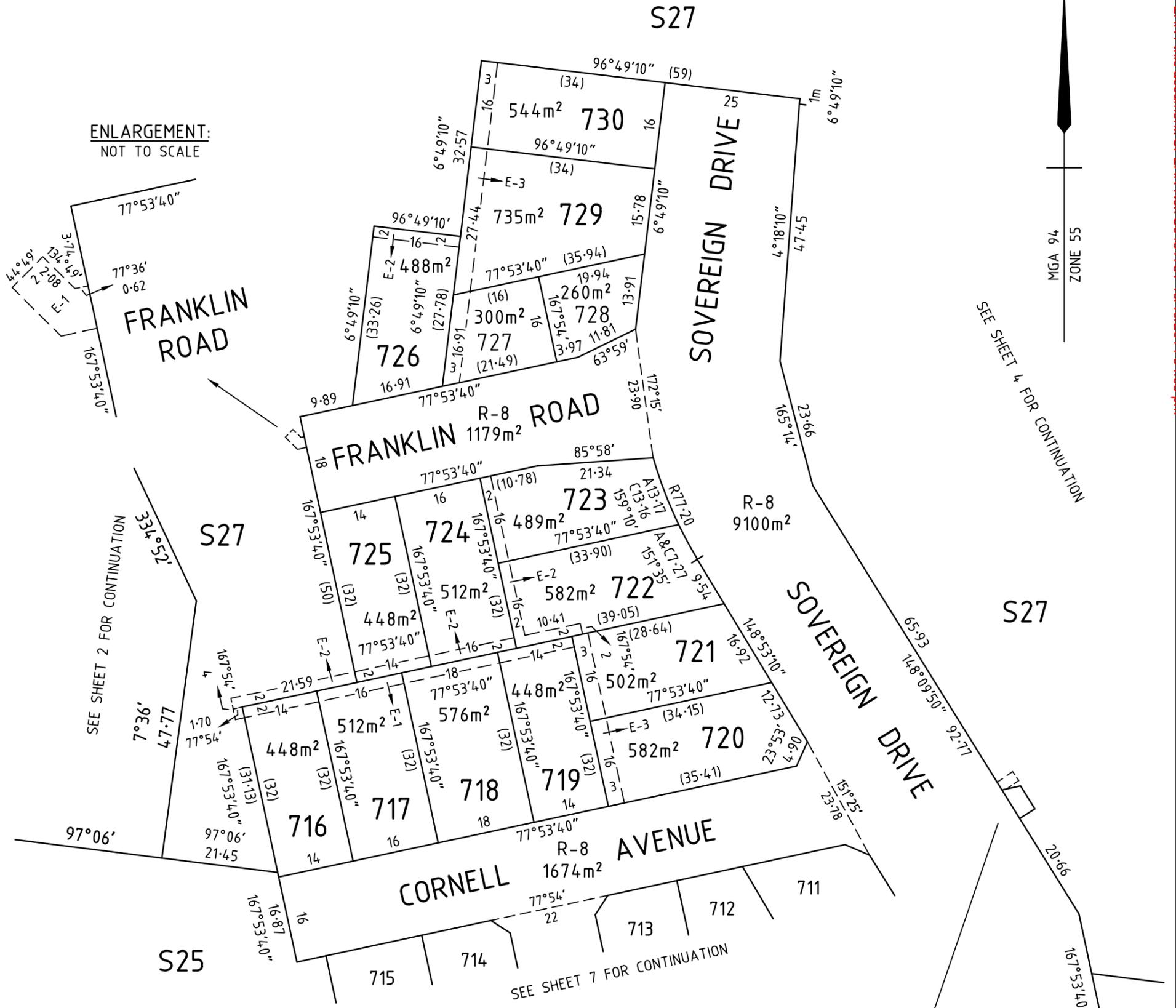
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SHEET 7 OF 11 SHEETS

ORIGINAL SHEET SIZE A3

GL 16/9/14



MGA 94  
ZONE 55

SEE SHEET 4 FOR CONTINUATION

ENLARGEMENT:  
NOT TO SCALE

ENLARGEMENT:  
NOT TO SCALE

RESERVE No.7  
18m²

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SCALE

8 0 8 16 24 32 40 48

LENGTHS ARE IN METRES

DIGITALLY SIGNED BY ZOIS ARAVANIS, LICENSED SURVEYOR

REF: M100611/7 VERSION: M

ORIGINAL SCALE  
1:800

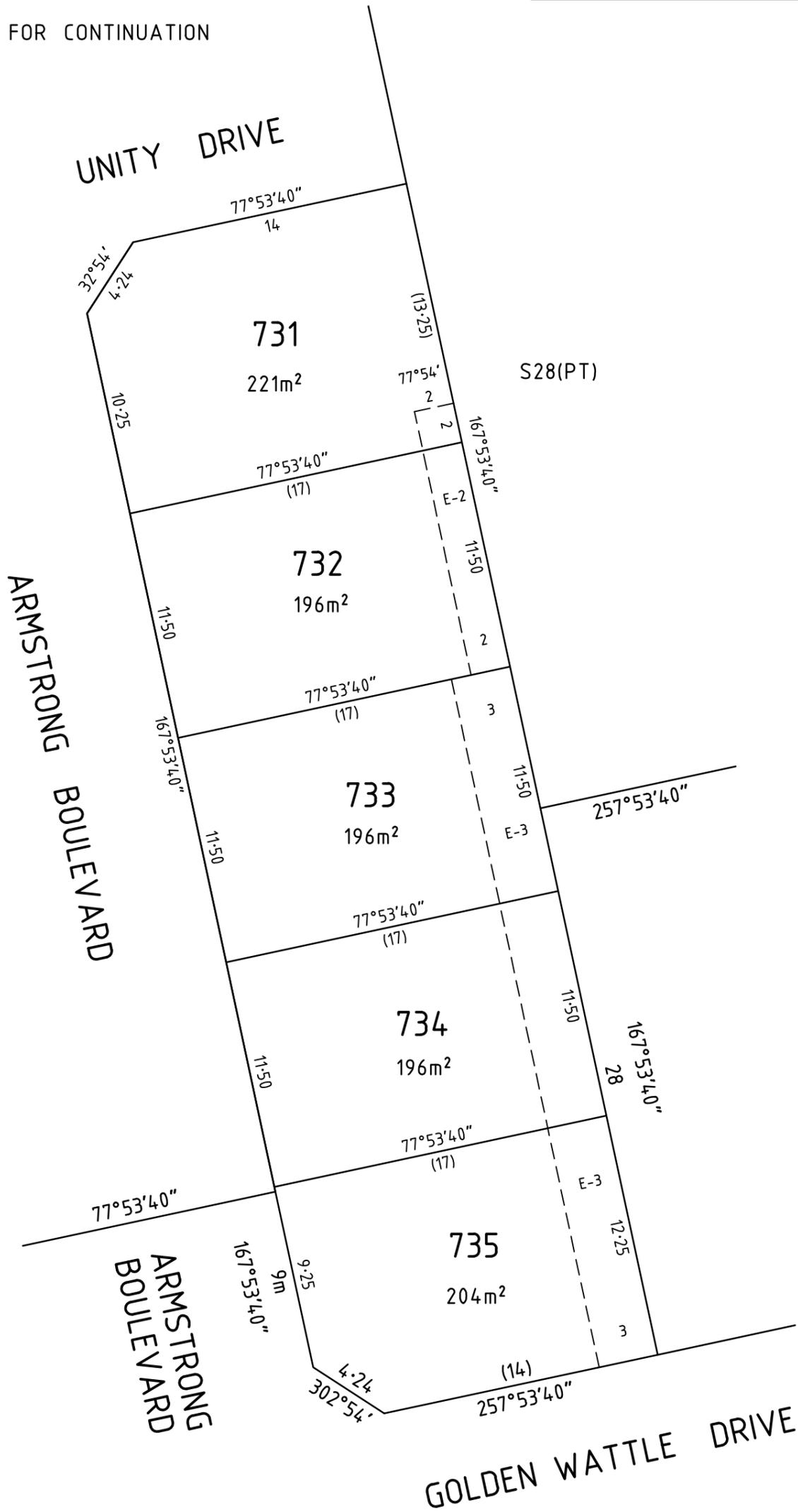
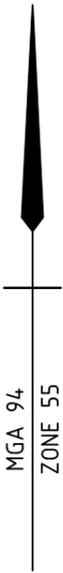
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SHEET 8 OF 11 SHEETS

ORIGINAL SHEET SIZE A3

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SEE SHEET 3 FOR CONTINUATION



S28(PT)

SEE SHEET 3 FOR CONTINUATION

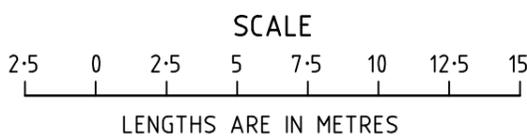
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ORIGINAL SCALE  
1:250

SHEET 9 OF 11 SHEETS

ORIGINAL SHEET SIZE A3

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REF: M100611/7

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GL 16/9/14

# CREATION OF RESTRICTION No.7

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 700 TO 735 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 700 TO 735 (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](http://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/S7**

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, 1001-1036, 1101-1147, S2, S6, S8, S18, S23 & COMMON PROPERTY No.1 FROM PREVIOUS STAGES & LOTS 700-735 (BOTH INCLUSIVE) & S25-S28

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)	14100	4300	726	100	100						
			727	100	100						
201-226 (STAGE 2)	2600	2600	728	100	100						
			729	100	100						
301-322 (STAGE 3)	2200	2200	730	100	100						
			731	100	100						
401-436 (STAGE 4)	3600	3600	732	100	100						
			733	100	100						
501-528 (STAGE 5)	2800	2800	734	100	100						
			735	100	100						
601-617 & S18 (STAGE 6)	2500	1800	S25	250000	100						
			S26	250000	100						
1001-1036 (STAGE 10)	3600	3600	S27	5000	100						
			S28	1200	100						
1101-1147 & S23 (STAGE 11)	104700	4800									
700	100	100									
701	100	100									
702	100	100									
703	100	100									
704	100	100									
705	100	100									
706	100	100									
707	100	100									
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716	100	100									
717	100	100									
718	100	100									
719	100	100									
720	100	100									
721	100	100									
722	100	100									
723	100	100									
724	100	100									
725	100	100									
			TOTAL	645900	29700						

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SHEET 11 OF 11 SHEETS

ORIGINAL SHEET SIZE A3

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