

PLAN OF SUBDIVISION

LV USE ONLY

EDITION 1

PS 709524N/S8

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 S27 & S28)

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

MGA94 CO-ORDINATES: E 265 930 ZONE 55
 (OF APPROX CENTRE OF LAND IN PLAN) N 5 766 350 GDA 94

CITY OF GREATER GEELONG

NOTATIONS

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.8:

A RESTRICTION IS TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 8.

OTHER PURPOSE OF PLAN:

PART OF THE EASEMENTS FOR DRAINAGE PURPOSES SHOWN ON PS709524N WITHIN ROAD R-9 ARE TO BE REMOVED UPON REGISTRATION OF THIS PLAN.

GROUND FOR REMOVAL:

CONSENT OF CITY OF GREATER GEELONG VIDE SEC.6(1)(k)(iii) SUBDIVISION ACT 1988.

VESTING OF ROADS AND OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R-9 RESERVE No.8	CITY OF GREATER GEELONG 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

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-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

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 www.brownconsulting.com.au

BRISBANE CANBERRA MELBOURNE GEELONG SUNSHINE COAST SYDNEY SINGAPORE

DIGITALLY SIGNED BY ZOIS ARAVANIS, LICENSED SURVEYOR

REF: M100611/8

VERSION: L

GL 20/2/15

Armstrong MtDuneed - Stage 8

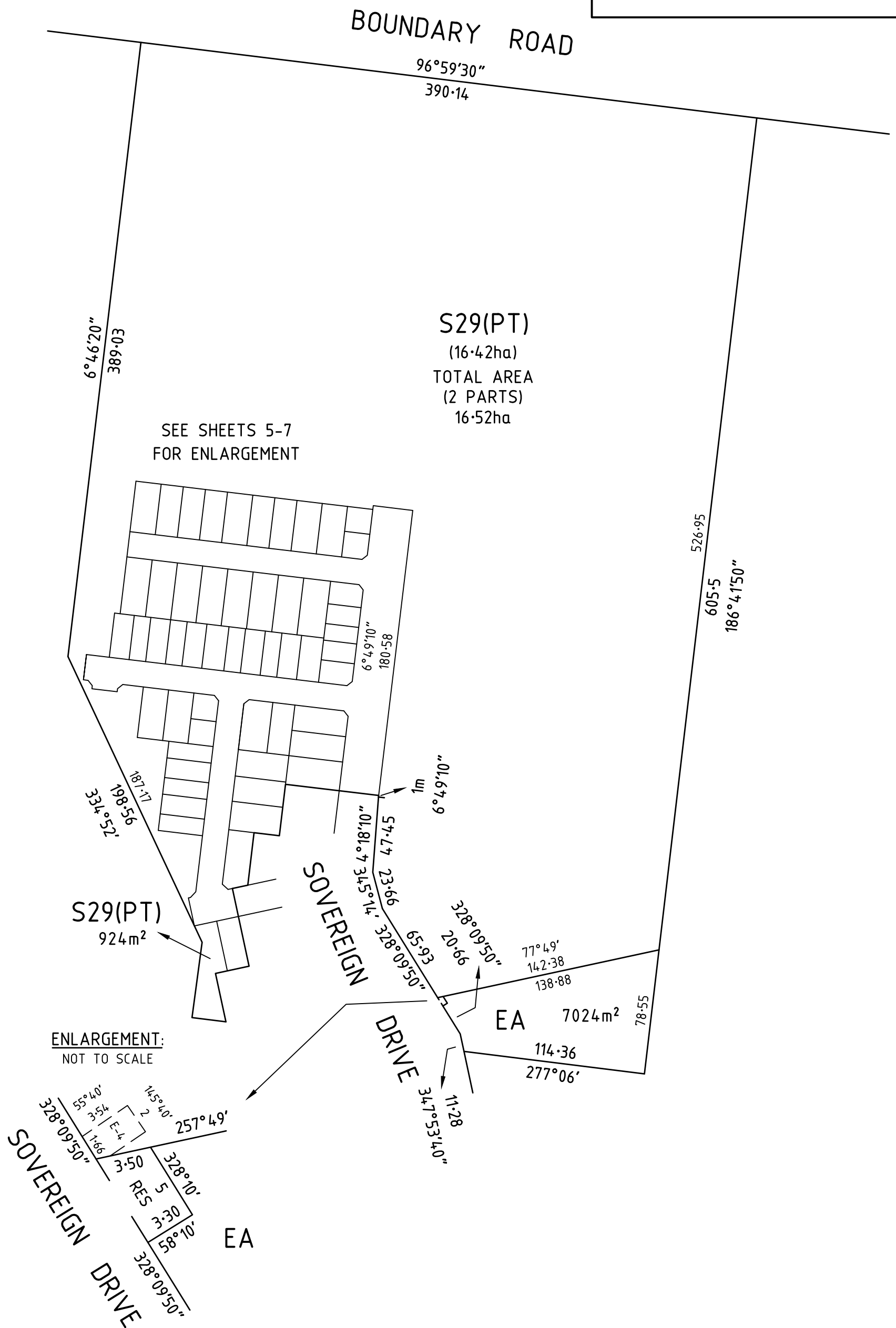
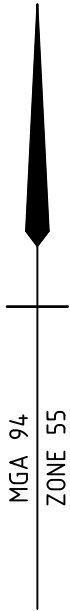
DEVELOPMENT AREA = 4.74ha

53 LOTS, S29,
S30 & LOT EA

SHEET 1 OF 9 SHEETS

ORIGINAL SHEET SIZE A3

PS 709524N/S8



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BRISBANE CANBERRA MELBOURNE GEELONG SUNSHINE COAST SYDNEY SINGAPORE

SCALE

25 0 25 50 75 100 125 150

LENGTHS ARE IN METRES

DIGITALLY SIGNED BY ZOIS ARAVANIS, LICENSED SURVEYOR

REF: **M100611/8** VERSION: **L**

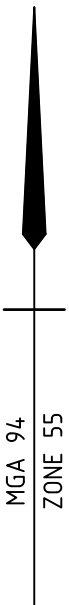
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1:2500

GL 20/2/15

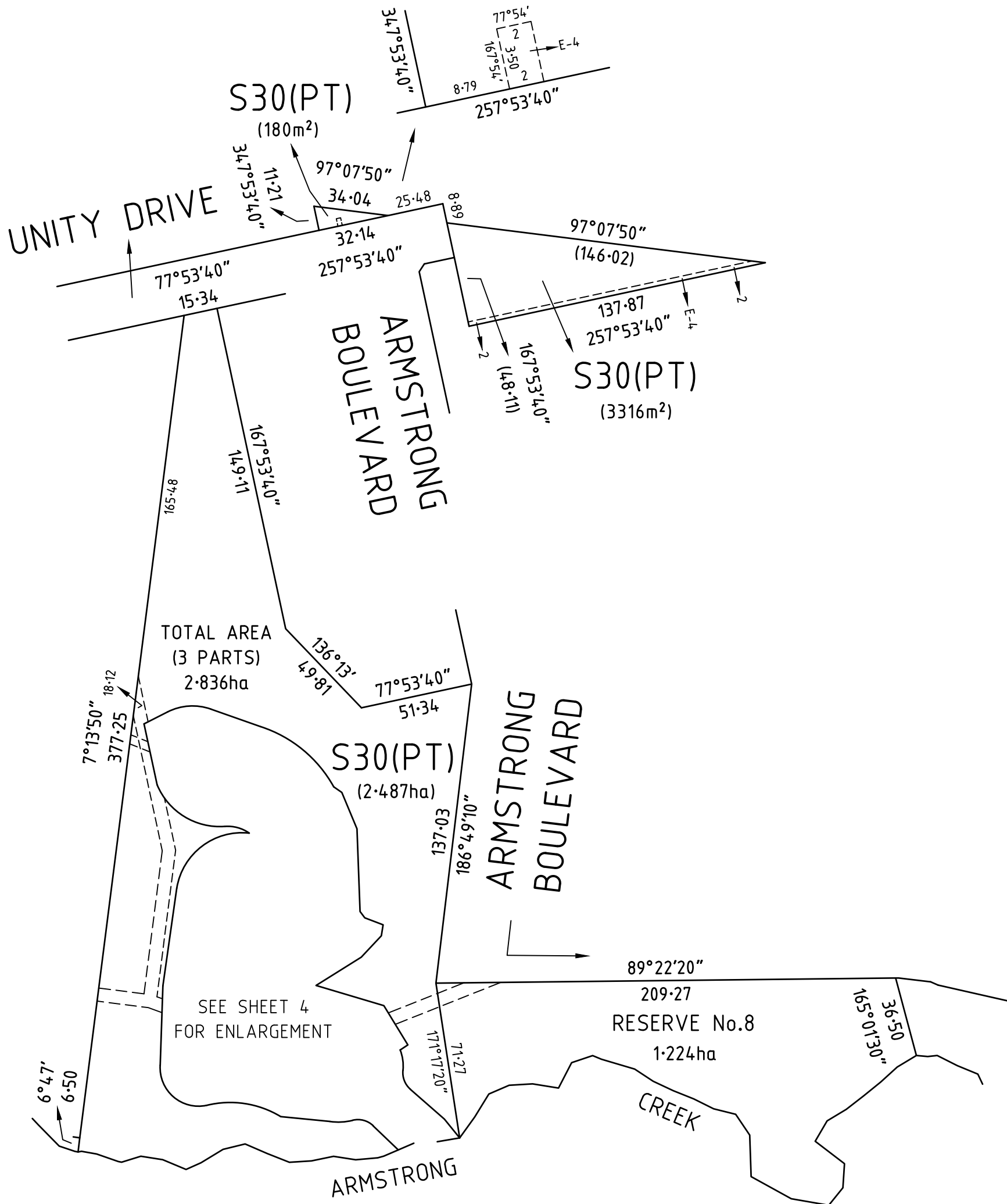
SHEET 2 OF 9 SHEETS

ORIGINAL SHEET SIZE A3

PS 709524N/S8



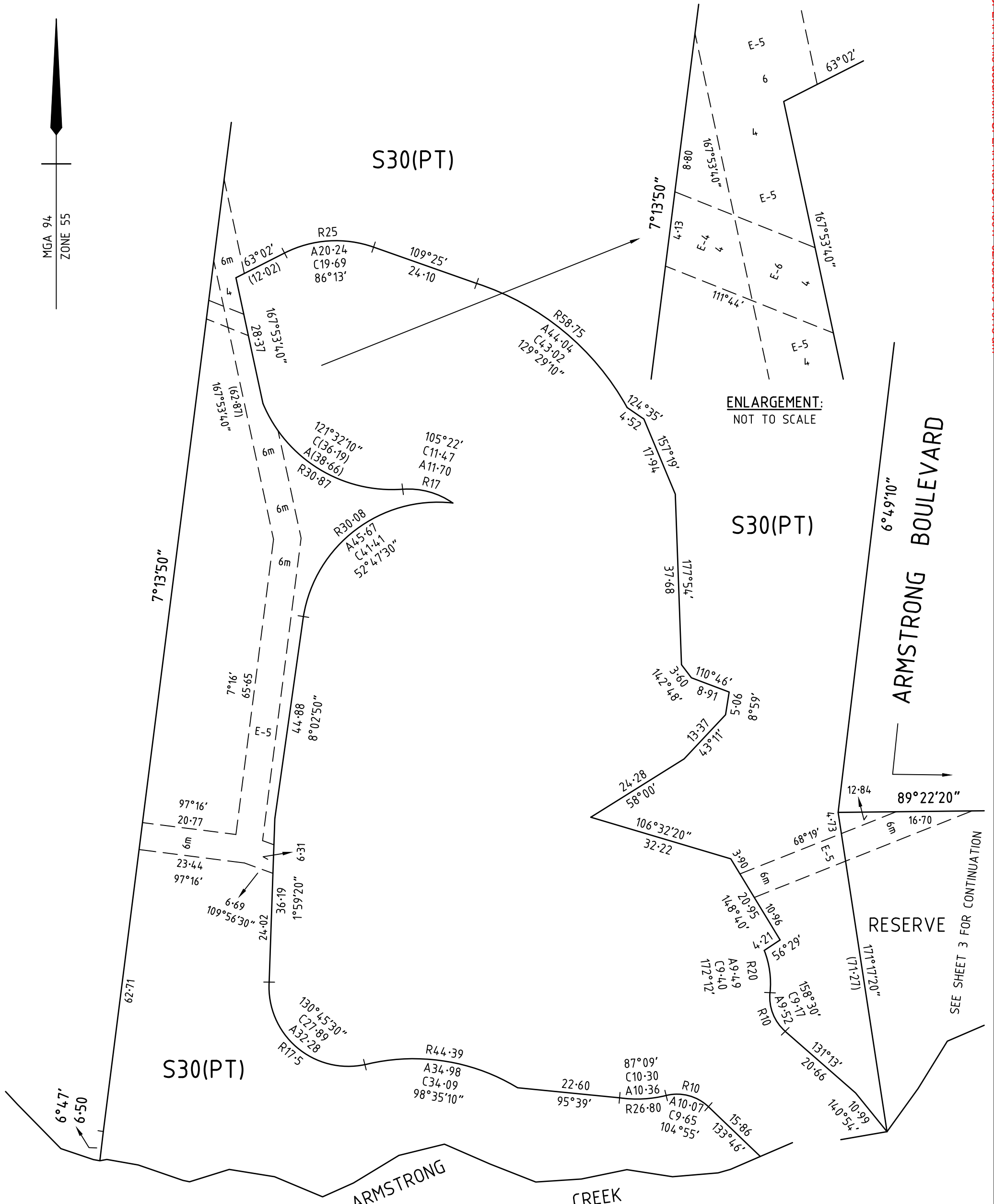
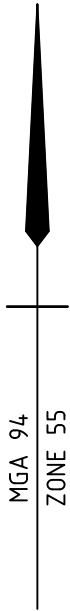
ENLARGEMENT:
NOT TO SCALE



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	DIGITALLY SIGNED BY ZOIS ARAVANIS LICENSED SURVEYOR REF: M100611/8 VERSION: L		GL 20/2/15

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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

REF: **M100611/8** VERSION: **L**

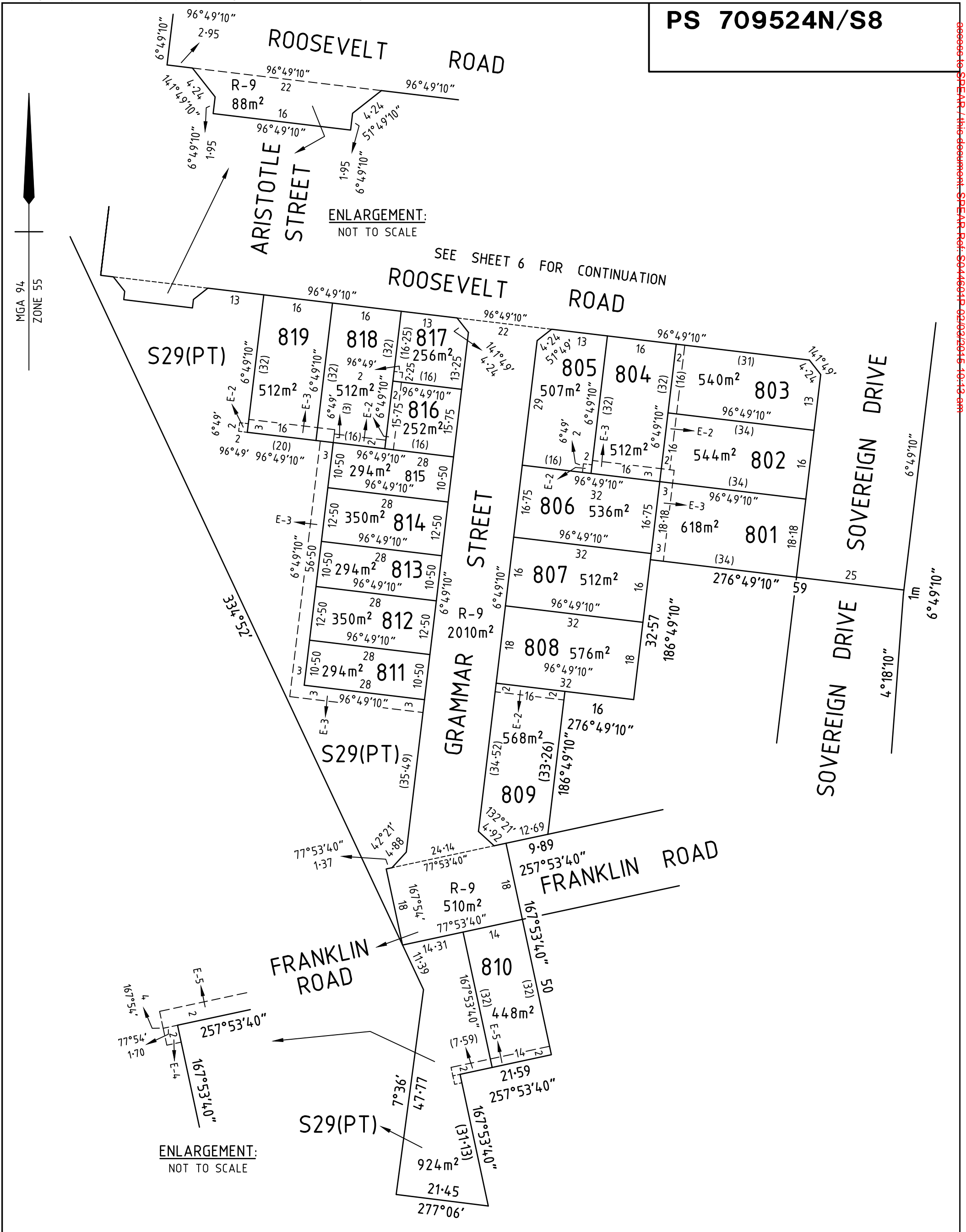
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1:800

GL 20/2/15

SHEET 4 OF 9 SHEETS

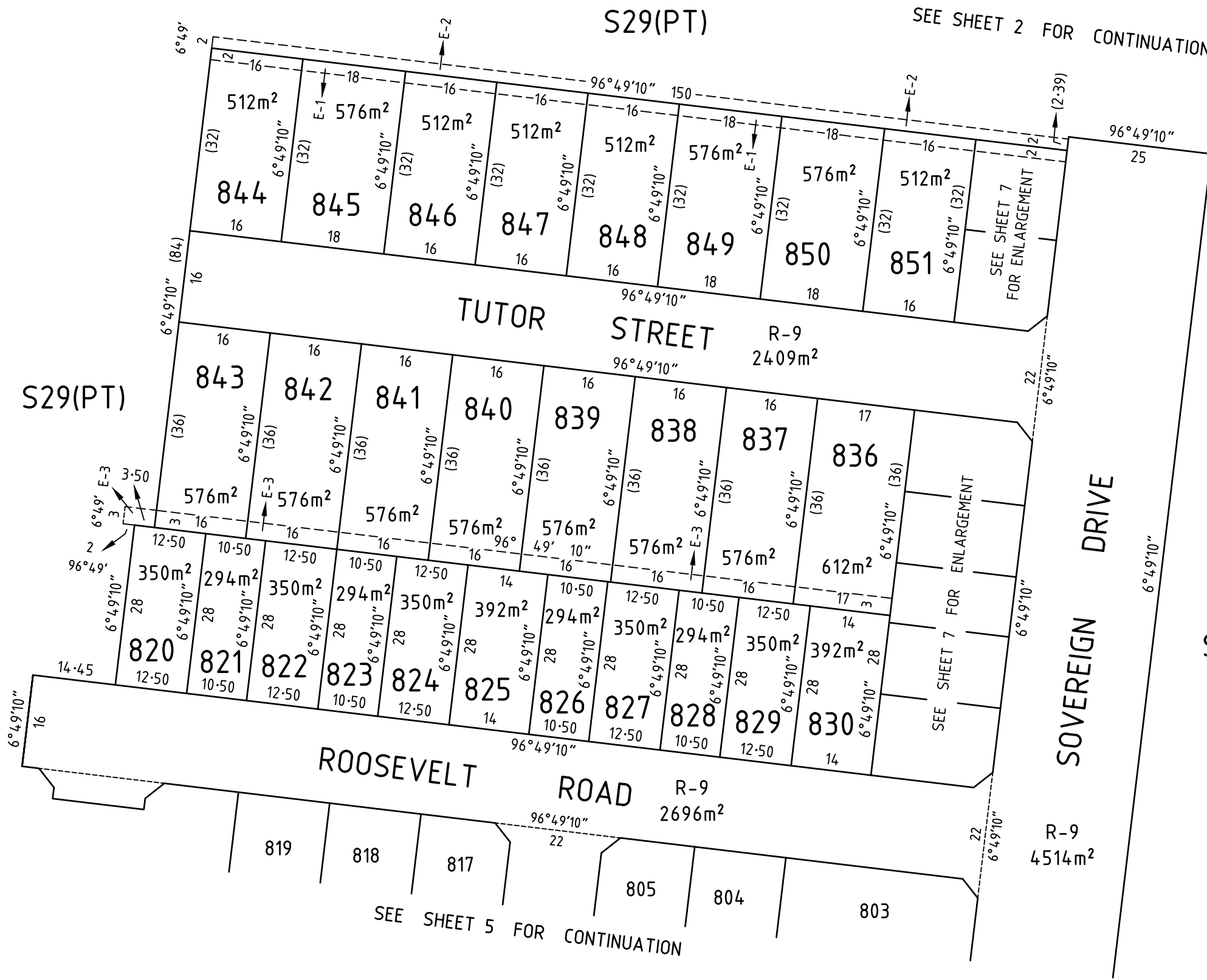
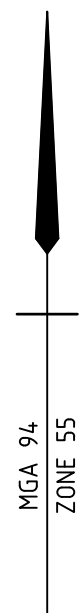
ORIGINAL SHEET SIZE A3

PS 709524N/S8



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<p>DIGITALLY SIGNED BY ZOIS ARAVANIS LICENSED SURVEYOR</p>		<p>REF: M100611/8 VERSION: L GL 20/2/15</p>	



Signed by Council: City of Greater Geelong, Council Ref: 11427, Original Certification: 13/06/2014, Recertification: 20/02/2015

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SCALE

LENGTHS ARE IN METRES

ORIGINAL SCALE 1:800

DIGITALLY SIGNED BY ZOIS ARAVANIS LICENSED SURVEYOR

REF: M100611/8

VERSION: L

SHEET 6 OF 9 SHEETS

ORIGINAL SHEET SIZE A3

GL 20/2/15

Signed by: Zois Aravanis (CALIBRE CONSULTING) Surveyor's Plan Version (L) SPEAR Ref: S044601P 20/02/2015

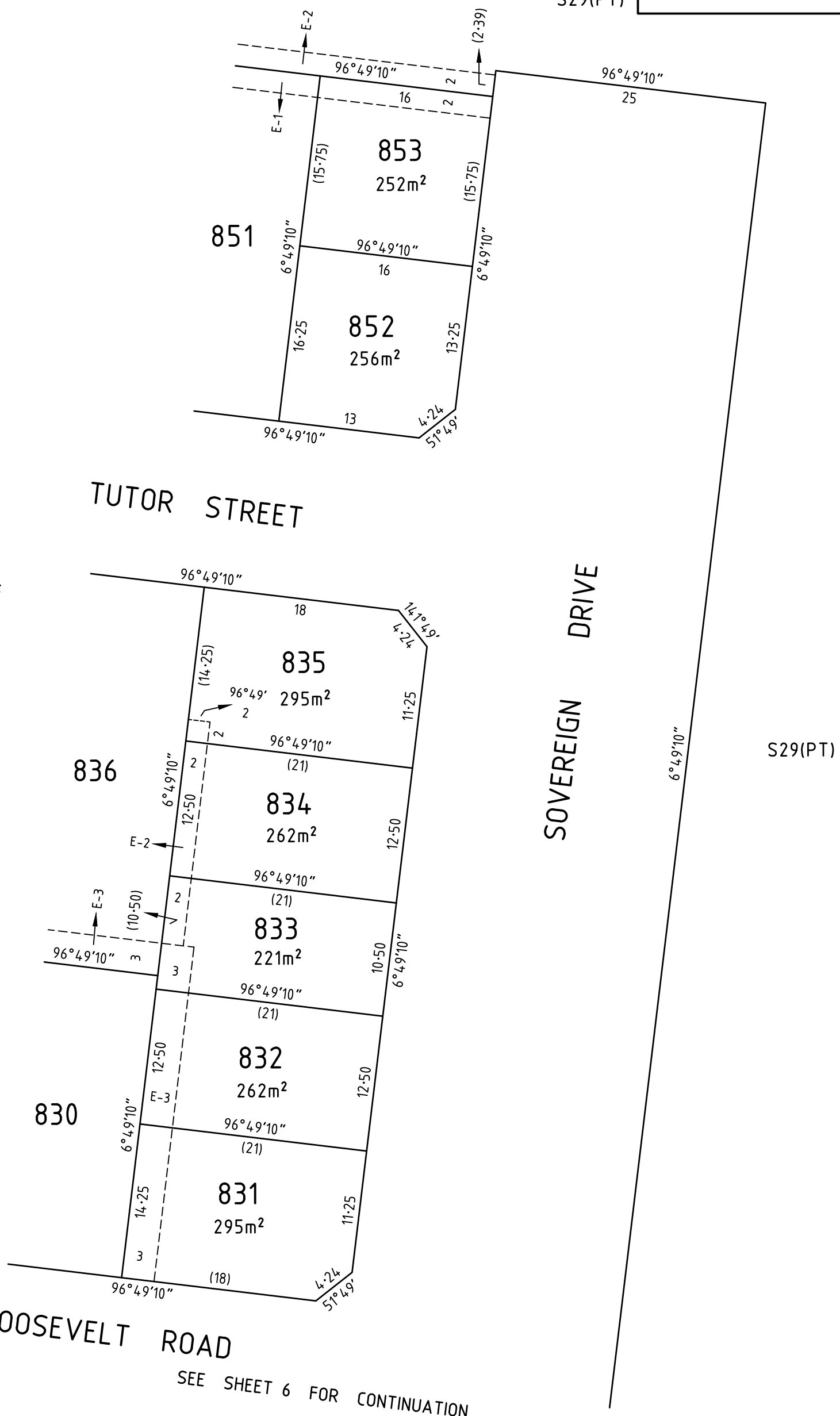
PS 709524N/S8

S29(PT)



SEE SHEET 6 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION



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SCALE

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REF: **M100611/8** VERSION: **L**

ORIGINAL SCALE
1:400

GL 20/2/15

SHEET 7 OF 9 SHEETS

ORIGINAL SHEET SIZE A3

CREATION OF RESTRICTION No.8

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 801 TO 853 (BOTH INCLUSIVE)
 LAND TO BENEFIT: LOTS 801 TO 853 (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/S8

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, 1001-1036, 1101-1147, S2, S6, S8, S18, S23, S25, S26 & COMMON PROPERTY No.1 FROM PREVIOUS STAGES & LOTS 801-853 (BOTH INCLUSIVE), S29 & S30

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	824	100	100						
			825	100	100						
201-226 (STAGE 2)	2600	2600	826	100	100						
			827	100	100						
301-322 (STAGE 3)	2200	2200	828	100	100						
			829	100	100						
401-436 (STAGE 4)	3600	3600	830	100	100						
			831	100	100						
501-528 (STAGE 5)	2800	2800	832	100	100						
			833	100	100						
601-617 & S18 (STAGE 6)	2500	1800	834	100	100						
			835	100	100						
700-735, S25 & S26 (STAGE 7)	503600	3800	836	100	100						
			837	100	100						
			838	100	100						
1001-1036 (STAGE 10)	3600	3600	839	100	100						
			840	100	100						
1101-1147 & S23 (STAGE 11)	104700	4800	841	100	100						
			842	100	100						
			843	100	100						
			844	100	100						
801	100	100	845	100	100						
802	100	100	846	100	100						
803	100	100	847	100	100						
804	100	100	848	100	100						
805	100	100	849	100	100						
806	100	100	850	100	100						
807	100	100	851	100	100						
808	100	100	852	100	100						
809	100	100	853	100	100						
810	100	100	S29	5000	100						
811	100	100	S30	1200	100						
812	100	100									
813	100	100									
814	100	100									
815	100	100									
816	100	100									
817	100	100									
818	100	100									
819	100	100									
820	100	100									
821	100	100									
822	100	100									
823	100	100									
			TOTAL	651200	35000						

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SHEET 9 OF 9 SHEETS

ORIGINAL SHEET SIZE A3

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