

PLAN OF SUBDIVISION

LV USE ONLY

EDITION 1

PS 709524N/S9

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 (LOT S29)

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

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.9:

A RESTRICTION IS TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 6.

VESTING OF ROADS AND OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R-10	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

CIVIL & STRUCTURAL ENGINEERS TOWN PLANNERS LAND SURVEYORS



calibre
CONSULTING

CALIBRE CONSULTING (MELB) PTY LTD
 Level 2, 55 Southbank Boulevard
 Southbank VIC 3006

T 03 9203 9000
 F 03 9203 9099
 www.calibreconsulting.co

BRISBANE CANBERRA MELBOURNE GEELONG SUNSHINE COAST SYDNEY SINGAPORE

DIGITALLY SIGNED BY ZOIS ARAVANIS, LICENSED SURVEYOR

SHEET 1 OF 7 SHEETS

ORIGINAL SHEET SIZE A3

REF: M100611/9

VERSION: K

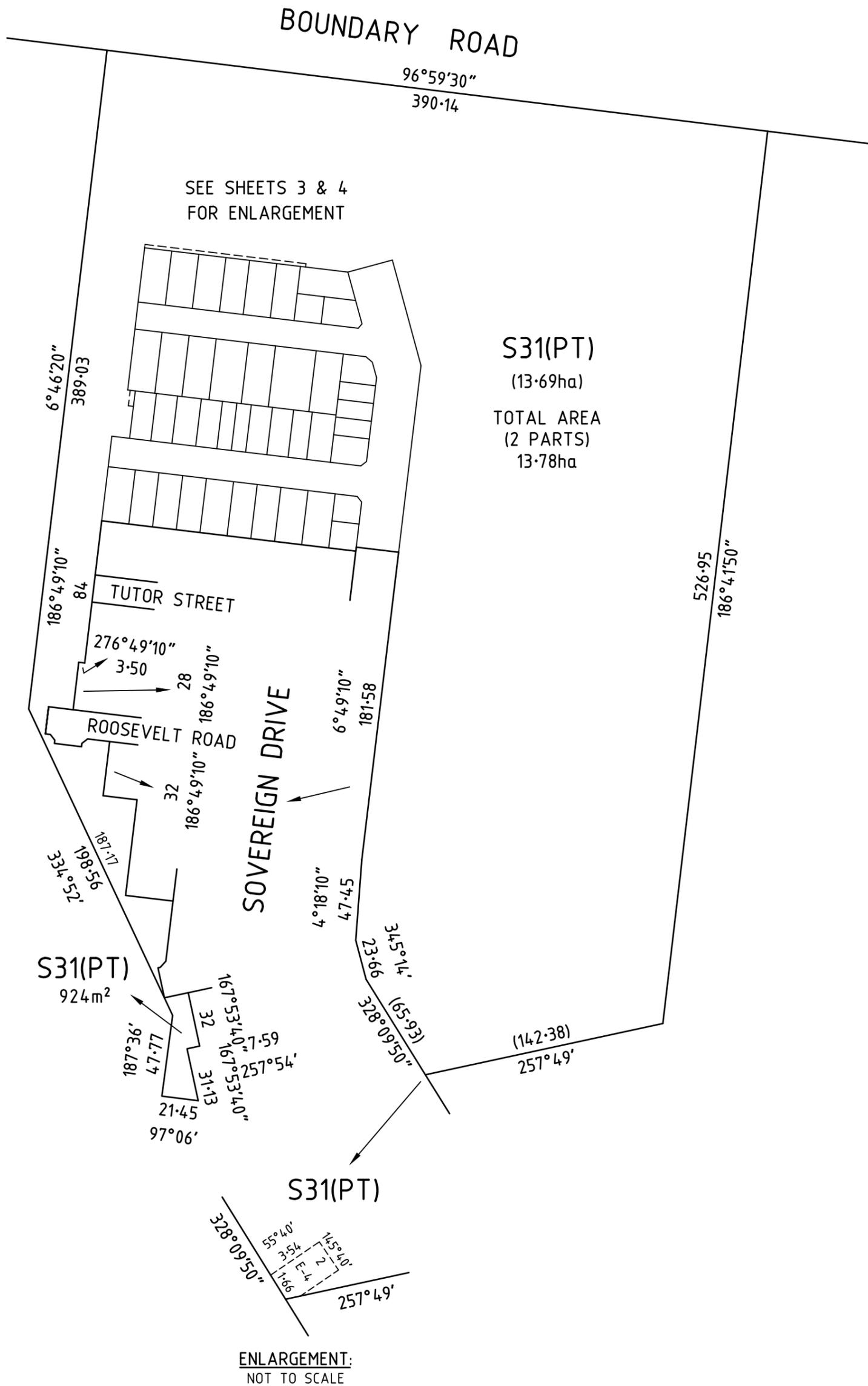
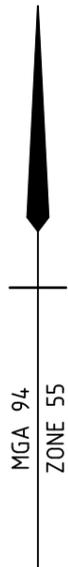
GL 21/1/15

Armstrong MtDuneed - Stage 9

DEVELOPMENT AREA = 2.72ha

42 LOTS & S31

PS 709524N/S9



WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from CALIBRE CONSULTING who gave you access to SPEAR / this document. SPEAR Ref: S044605V 17/03/2015 11:05 am

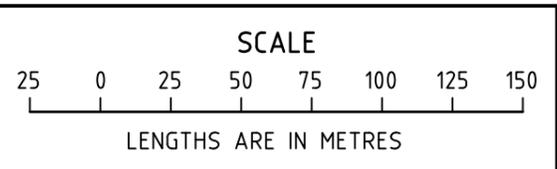
CIVIL & STRUCTURAL ENGINEERS TOWN PLANNERS LAND SURVEYORS

calibre CONSULTING

CALIBRE CONSULTING (MELB) PTY LTD
Level 2, 55 Southbank Boulevard
Southbank VIC 3006

T 03 9203 9000
F 03 9203 9099
www.calibreconsulting.co

BRISBANE CANBERRA MELBOURNE GEELONG SUNSHINE COAST SYDNEY SINGAPORE



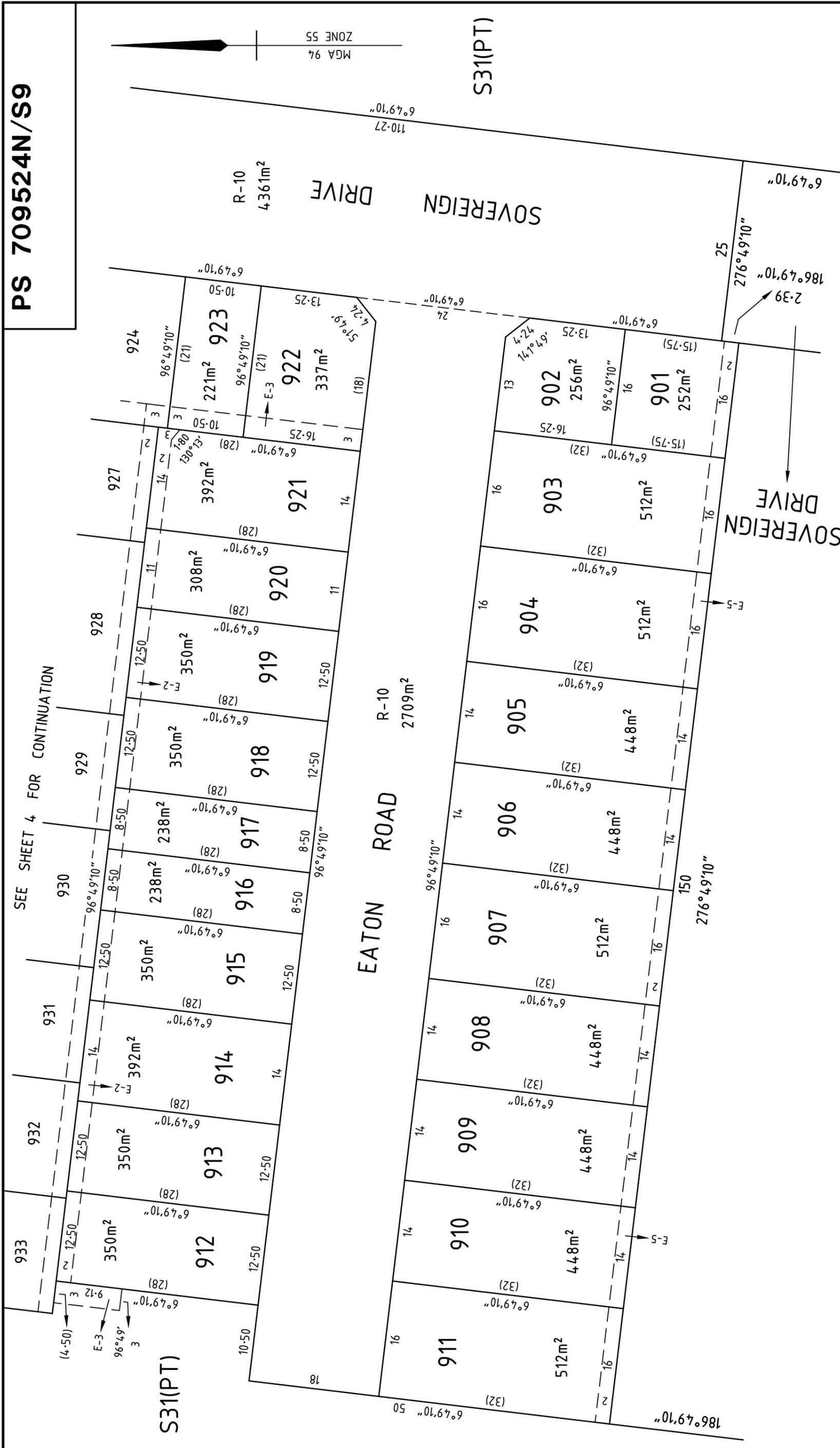
ORIGINAL SCALE
1:2500

SHEET 2 OF 7 SHEETS
ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY ZOIS ARAVANIS LICENSED SURVEYOR

REF: **M100611/9** VERSION: **K** GL 21/1/15

PS 709524N/S9



SHEET 4 OF 7 SHEETS
ORIGINAL SHEET SIZE A3

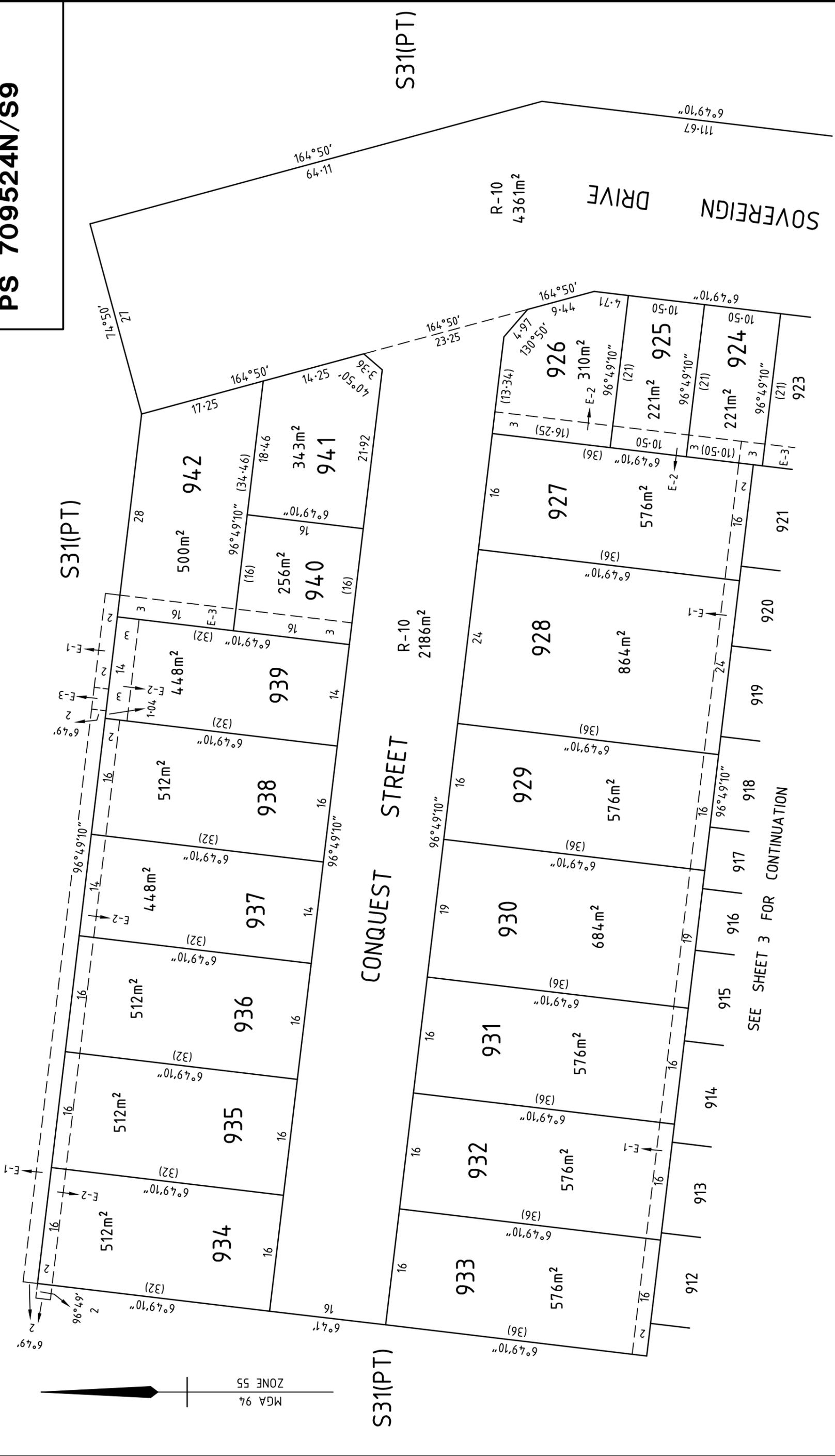
DIGITALLY SIGNED BY ZOIS ARAVANIS LICENSED SURVEYOR
REF: M100611/9
VERSION: K

SCALE
LENGTHS ARE IN METRES
ORIGINAL SCALE 1:500

CIVIL & STRUCTURAL ENGINEERS
TOWN PLANNERS
LAND SURVEYORS
CALIBRE CONSULTING (MELB) PTY LTD
Level 2, 55 Southbank Boulevard
Southbank VIC 3006
www.calibreconsulting.co
T 03 9203 9000
F 03 9203 9099

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from CALIBRE CONSULTING who gave you access to SPEAR. / this document. SPEAR Ref: S044605V 21/01/2015 11:05:38
GL 21/1/15

PS 709524N/S9



SHEET 5 OF 7 SHEETS
ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY ZOIS ARAVANIS LICENSED SURVEYOR
REF: M100611/9
VERSION: K
GL 21/1/15

SCALE
5 0 5 10 15 20 25 30
LENGTHS ARE IN METRES
ORIGINAL SCALE 1:500

CIVIL & STRUCTURAL ENGINEERS TOWN PLANNERS LAND SURVEYORS
calibre CONSULTING
CALIBRE CONSULTING (MELB) PTY LTD
Level 2, 55 Southbank Boulevard
Southbank VIC 3006
www.calibreconsulting.co
T 03 9203 9000
F 03 9203 9099
BRISBANE CANBERRA MELBOURNE GEELONG SUNSHINE COAST SYDNEY SINGAPORE

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from CALIBRE CONSULTING who gave you access to SPEAR / this document. SPEAR Ref: S044605V 21/01/2015 11:05:38

CREATION OF RESTRICTION No.9

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 901 TO 942 (BOTH INCLUSIVE)
 LAND TO BENEFIT: LOTS 901 TO 942 (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.

CIVIL & STRUCTURAL ENGINEERS TOWN PLANNERS LAND SURVEYORS  calibre CONSULTING <small>BRISBANE CANBERRA MELBOURNE GEELONG SUNSHINE COAST SYDNEY SINGAPORE</small>	TOWN PLANNERS LAND SURVEYORS CALIBRE CONSULTING (MELB) PTY LTD Level 2, 55 Southbank Boulevard Southbank VIC 3006 T 03 9203 9000 F 03 9203 9099 www.calibreconsulting.co	DIGITALLY SIGNED BY ZOIS ARAVANIS, LICENSED SURVEYOR REF: M100611/9 VERSION: K GL 21/1/15	SHEET 6 OF 7 SHEETS
			ORIGINAL SHEET SIZE A3

OWNERS CORPORATION SCHEDULE

PS 709524N/S9

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, 801-853, S2, S6, S8, S18, S23, S25, S26 & COMMON PROPERTY No.1 FROM PREVIOUS STAGES & LOTS 901-942 (BOTH INCLUSIVE) & S31

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	927	100	100						
			928	100	100						
201-226 (STAGE 2)	2600	2600	929	100	100						
			930	100	100						
301-322 (STAGE 3)	2200	2200	931	100	100						
			932	100	100						
401-436 (STAGE 4)	3600	3600	933	100	100						
			934	100	100						
501-528 (STAGE 5)	2800	2800	935	100	100						
			936	100	100						
601-617, S18 (STAGE 6)	2500	1800	937	100	100						
			938	100	100						
700-735, S25, S26 (STAGE 7)	503600	3700	939	100	100						
			940	100	100						
801-853 (STAGE 8)	5300	5300	941	100	100						
			942	100	100						
			S31	5000	100						
901	100	100									
902	100	100									
903	100	100									
904	100	100									
905	100	100									
906	100	100									
907	100	100									
908	100	100									
909	100	100									
910	100	100									
911	100	100									
912	100	100									
913	100	100									
914	100	100									
915	100	100									
916	100	100									
917	100	100									
918	100	100									
919	100	100									
920	100	100									
921	100	100									
922	100	100									
923	100	100									
924	100	100									
925	100	100									
926	100	100									
			TOTAL	545900	30600						

CIVIL & STRUCTURAL ENGINEERS TOWN PLANNERS LAND SURVEYORS



calibre
CONSULTING

CALIBRE CONSULTING (MELB) PTY LTD
Level 2, 55 Southbank Boulevard
Southbank VIC 3006

T 03 9203 9000
F 03 9203 9099
www.calibreconsulting.co

BRISBANE CANBERRA MELBOURNE GEELONG SUNSHINE COAST SYDNEY SINGAPORE

DIGITALLY SIGNED BY ZOIS ARAVANIS, LICENSED SURVEYOR

REF: M100611/9 VERSION: K

GL 21/1/15

SHEET 7 OF 7 SHEETS

ORIGINAL SHEET SIZE A3

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from CALIBRE CONSULTING who gave you access to SPEAR / this document. SPEAR Ref: S044605V 17/03/2015 11:05 am