
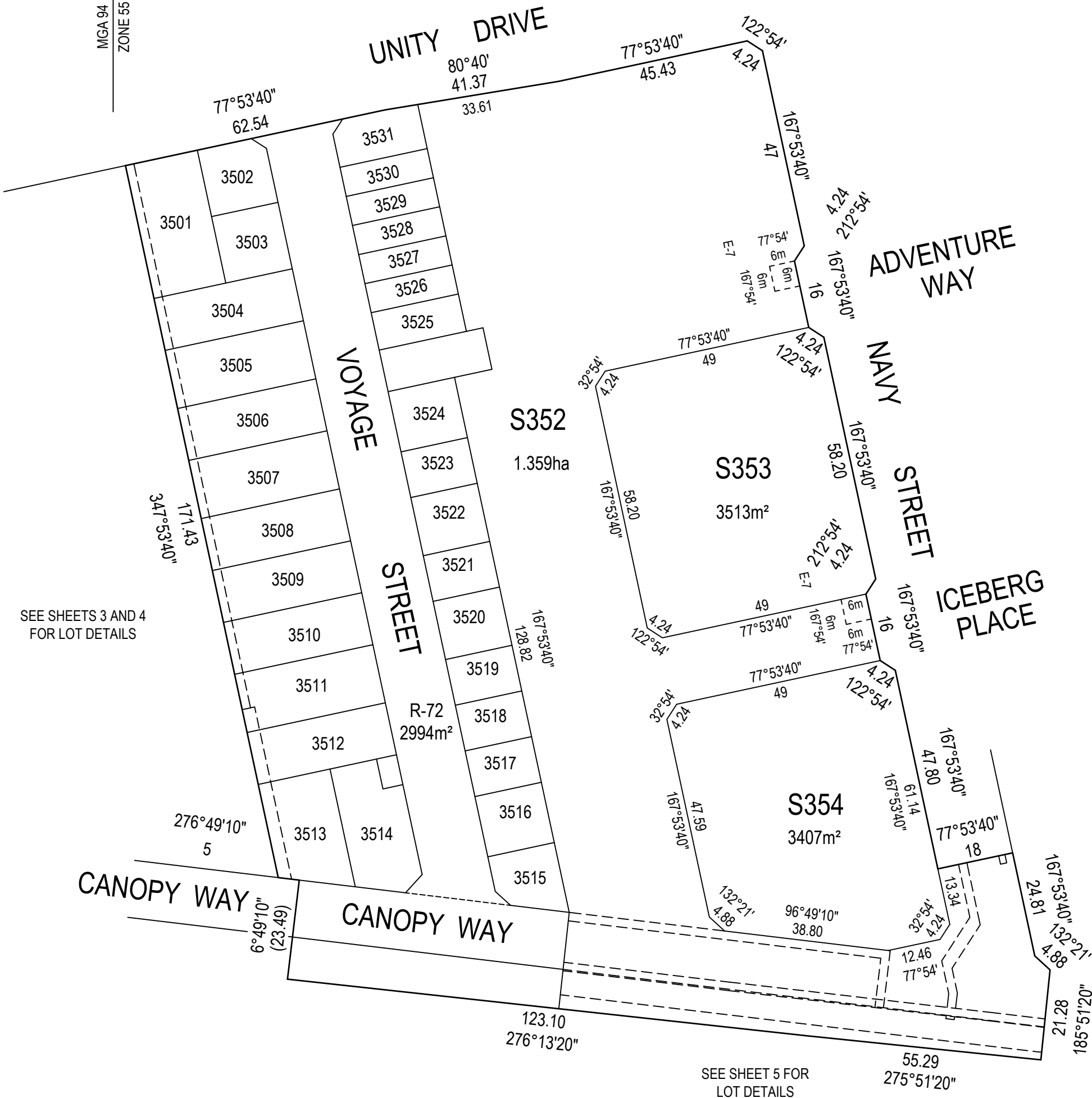
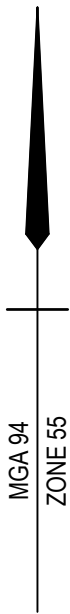
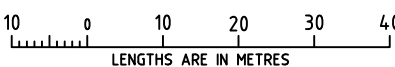


PLAN OF SUBDIVISION				EDITION 1		PS 709524N/S72	
<div>LOCATION OF LAND</div> <div>PARISH: DUNEED</div> <div>TOWNSHIP: -</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: PARTS OF F, G, K, M &amp; N</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: VOL. FOL. &amp; VOL. FOL.</div> <div>LAST PLAN REFERENCE: PS 709524N (S351 AND S533)</div> <div>POSTAL ADDRESS: UNITY DRIVE</div> <div>(AT TIME OF SUBDIVISION) MOUNT DUNEED 3217</div> <div>MGA94 CO-ORDINATES: E 265 730 ZONE 55</div> <div>(AT APPROX CENTRE OF LAND IN PLAN) N 5 765 640 GDA 94</div>				<div>COUNCIL NAME: CITY OF GREATER GEELONG</div>			
VESTING OF ROADS AND OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS: FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, ENTITLEMENT &amp; LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES.</div> <div>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</div> <div>LOTS 1-3500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>CREATION OF RESTRICTIONS No.72A &amp; 72B:</div> <div>RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 7.</div> <div>OTHER PURPOSE OF PLAN:</div> <div>PART OF THE EASEMENTS FOR PIPELINE OR ANCILLARY PURPOSES AND DRAINAGE PURPOSES SHOWN ON PS709524N CONTAINED WITHIN ROADS R-72 AND LOTS S352-S354 ARE TO BE REMOVED UPON REGISTRATION OF THIS PLAN.</div> <div>GROUND'S FOR REMOVAL:</div> <div>CONSENT OF THE RELEVANT AUTHORITY VIDE SEC.6(1)(k)(iii) SUBDIVISION ACT 1988.</div>			
ROADS R-72		CITY OF GREATER GEELONG					
RESERVE No.31		CITY OF GREATER GEELONG					
RESERVE No.40		CITY OF GREATER GEELONG					
RESERVE No.42		CITY OF GREATER GEELONG					
RESERVE No.43		CITY OF GREATER GEELONG					
RESERVE No.44		POWERCOR AUSTRALIA PTY LTD					
NOTATIONS							
DEPTH LIMITATION: DOES NOT APPLY							
<div>STAGING: THIS IS A STAGED SUBDIVISION.</div> <div>PLANNING PERMIT No.496/2012</div> <div>SURVEY: THIS PLAN IS BASED ON SURVEY</div> <div>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK No(s) N/A</div> <div>IN PROCLAIMED SURVEY AREA No. N/A</div>							
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	PS709524N	CITY OF GREATER GEELONG			
E-2, E-3, E-5	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS709524N - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION			
E-7 & E-9	DRAINAGE	SEE PLAN	PS709524N	CITY OF GREATER GEELONG			
E-4 & E-5	POWERLINE PURPOSES	SEE PLAN	PS709524N-Section 88 Electricity Industry Act 2000	POWERCOR AUSTRALIA LIMITED			
E-6	GAS SUPPLY	SEE PLAN	PS709524N - Section 146 Gas Industry Act 2001	AUSNET GAS SERVICES PTY LTD			
E-7	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG			
E-8 & E-9							
<div>EGIS CONSULTING P/L LICENSED LAND SURVEYORS ENGINEERS AND PLANNERS Level 18   530 Collins Street Melbourne   Victoria   3000 T 03 9203 9000</div>		Armstrong MtDuneed Stage 72	DEVELOPMENT AREA: 4.438ha	NO.OF LOTS: 31, S352, S353 & S354	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6 SHEETS	
REF: M100611/72/(35A) VERSION: H		ZOIS ARAVANIS, LICENSED SURVEYOR					
GL 13/3/24							



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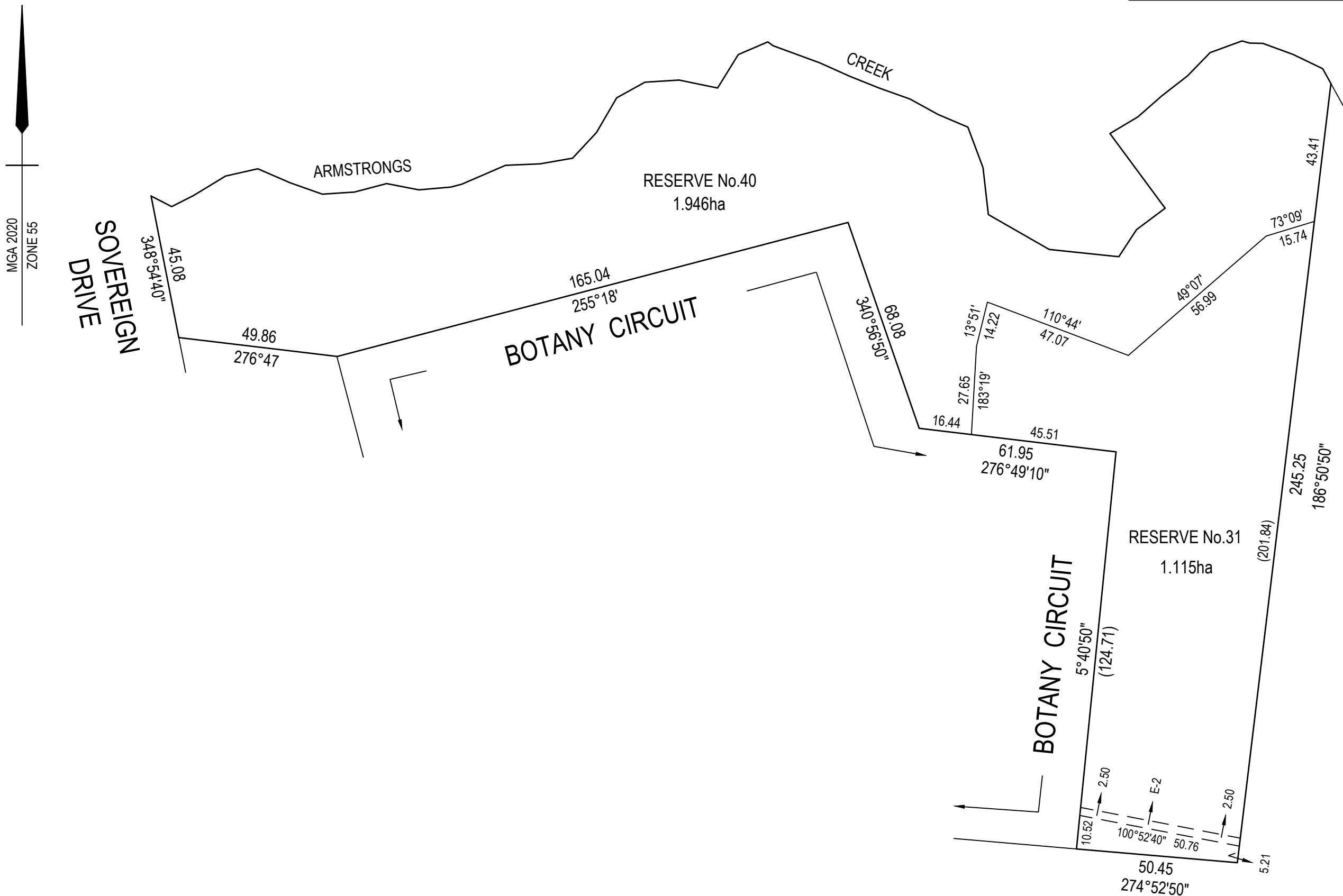
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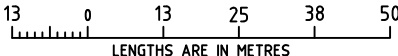
ORIGINAL SHEET  
SIZE: A3

SHEET 2

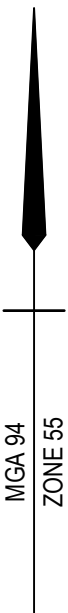
ZOIS ARAVANIS, LICENSED SURVEYOR



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UNITY DRIVE



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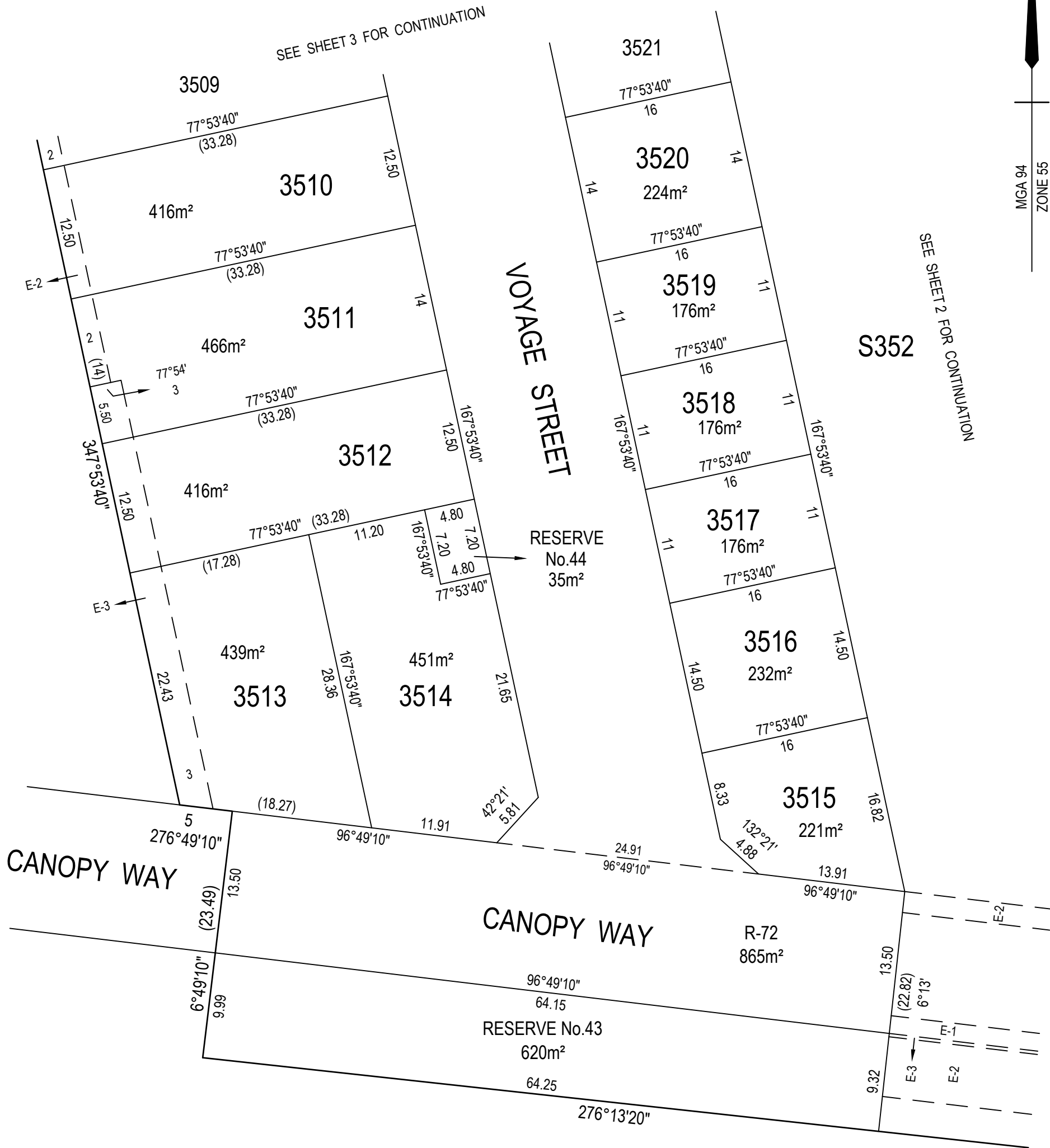
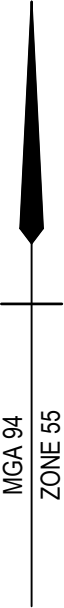
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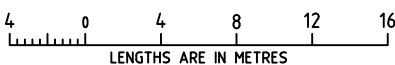
SHEET 4

ZOIS ARAVANIS, LICENSED SURVEYOR



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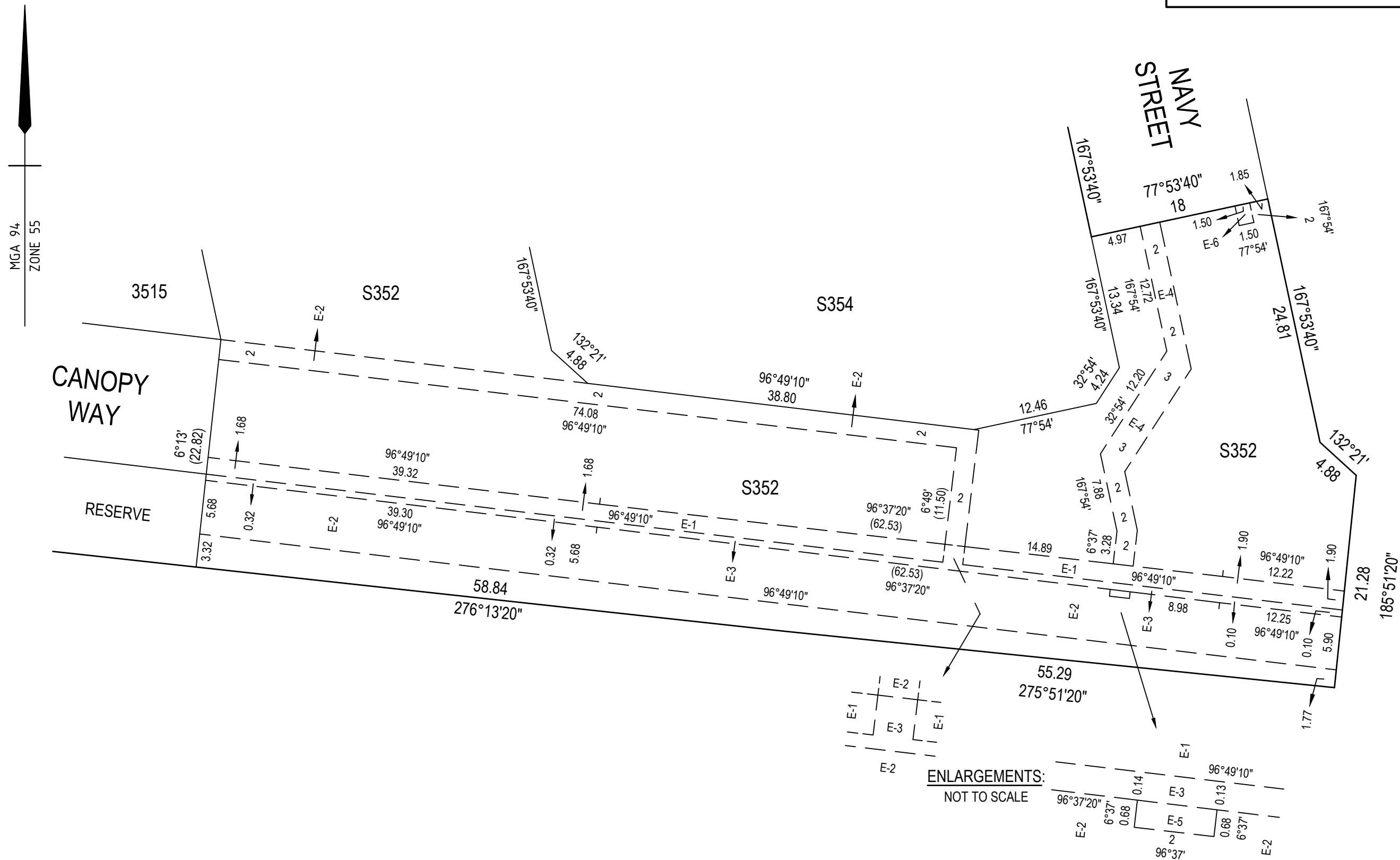
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ORIGINAL SHEET  
SIZE: A3

SHEET 5

ZOIS ARAVANIS, LICENSED SURVEYOR

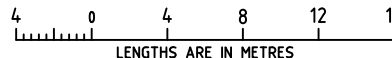


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SCALE  
1:400



ORIGINAL SHEET  
SIZE: A3

SHEET 6

ZOIS ARAVANIS, LICENSED SURVEYOR



CREATION OF RESTRICTION No.72A

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

PS 709524N/S72

LAND TO BE BURDENED: LOTS 3501-3531 (BOTH INCLUSIVE)  
LAND TO BENEFIT: LOTS 3501-3531 (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, 27 CHURCH STREET, HAWTHORN, VIC 3122 OR SUCH OTHER ENTITY AS MAY BE NOMINATED BY THE DESIGN ASSESSMENT PANEL FROM TIME TO TIME;

(B)

THE PLANS COMPLY WITH THE APPROVED 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.armstrongmtduneed.com.au](http://www.armstrongmtduneed.com.au);

(C)

THE PLANS COMPLY WITH THE DESIGN GUIDELINES, A COPY OF WHICH CAN BE OBTAINED FROM THE WEBSITE AT [www.armstrongmtduneed.com.au](http://www.armstrongmtduneed.com.au);

(D)

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 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* 2018 IN RELATION TO OVERLOOKING.

(iv)

SUBDIVIDE OR CAUSE TO SUBDIVIDE OR ALLOW TO BE SUBDIVIDED THE BURDENED LAND.

(v)

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.

CREATION OF RESTRICTION No.72B

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 3502, 3503 AND 3515-3531 (BOTH INCLUSIVE)  
LAND TO BENEFIT: LOTS 3501-3531 (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)

CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING UNLESS IT HAS BEEN ASSESSED FOR COMPLIANCE AGAINST THE SMALL LOT HOUSING CODE. FOR THE PURPOSES OF ASSESSMENT AGAINST THE SMALL LOT HOUSING CODE, BURDENED LOTS 3520, 3522 AND 3525-3531 ARE TO BE ASSESSED AS TYPE A LOTS AND ALL OTHER BURDENED LOTS ASSESSED AS TYPE B.

(ii)

CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING UNLESS THE PLANS COMPLY WITH THE RELEVANT CLAUSES OF THE APPROVED DESIGN GUIDELINES, A COPY OF WHICH CAN BE OBTAINED FROM THE WEBSITE AT [www.armstrongmtduneed.com.au](http://www.armstrongmtduneed.com.au)

CREATION OF RESTRICTION No.72C

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 3501, 3504-3513 (BOTH INCLUSIVE)  
LAND TO BENEFIT: LOTS 3501-3531 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 3501, 3504 TO 3513 (BOTH INCLUSIVE) SHALL NOT:

1.

BUILD OR PERMIT TO BE BUILT ANY BUILDING(S) THAT DOES NOT PROVIDE 1.0 METRE CLEAR HORIZONTAL ACCESS ALONG THE FULL LENGTH OF A MINIMUM ONE SIDE BOUNDARY OF THE LOT, FOR THE PURPOSE OF ACCESS TO SEWER.

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ZOIS ARAVANIS, LICENSED SURVEYOR


ORIGINAL SHEET  
SIZE: A3

SHEET 7

REF: M100611/72/(35A)

VERSION: H

GL 13/3/24

OWNERS CORPORATION SCHEDULE							PS709524N/S72																			
Owners Corporation No.			1				Plan No.			PS709524N/S72																
Land affected by Owners Corporation			Lots:			ALL LAND AFFECTED BY OWNERS CORPORATION 1 ON PREVIOUS STAGES OF THIS PLAN AND ALL OF THE LOTS IN THE TABLE BELOW																				
			Common Property No.:			1																				
Limitations of Owners Corporation:			UNLIMITED																							
Notations NIL																										
<table><tr><td colspan="3">Totals</td></tr><tr><td></td><td>Entitlement</td><td>Liability</td></tr><tr><td>This schedule</td><td>10300</td><td>10300</td></tr><tr><td>Previous stages</td><td>183900</td><td>175300</td></tr><tr><td>Overall Total</td><td>194200</td><td>185600</td></tr></table>												Totals				Entitlement	Liability	This schedule	10300	10300	Previous stages	183900	175300	Overall Total	194200	185600
Totals																										
	Entitlement	Liability																								
This schedule	10300	10300																								
Previous stages	183900	175300																								
Overall Total	194200	185600																								
Lot Entitlement and Lot Liability																										
Lot	Entitlement	Liability		Lot	Entitlement	Liability		Lot	Entitlement	Liability		Lot	Entitlement	Liability												
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3502	100	100																								
3503	100	100																								
3504	100	100																								
3505	100	100																								
3506	100	100																								
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3531	100	100																								
S352	2900	2900																								
S353	2200	2200																								
S354	2100	2100																								
 <div>EGIS CONSULTING PTY LTD LICENSED LAND SURVEYORS ENGINEERS AND PLANNERS Level 18   530 Collins Street Melbourne   Victoria   3000 T 03 9203 9000</div>				SURVEYORS FILE REFERENCE: M100611/35A							SHEET 1															
				ZOIS ARAVANIS, LICENSED SURVEYOR							ORIGINAL SHEET SIZE: A3															