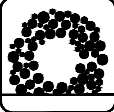
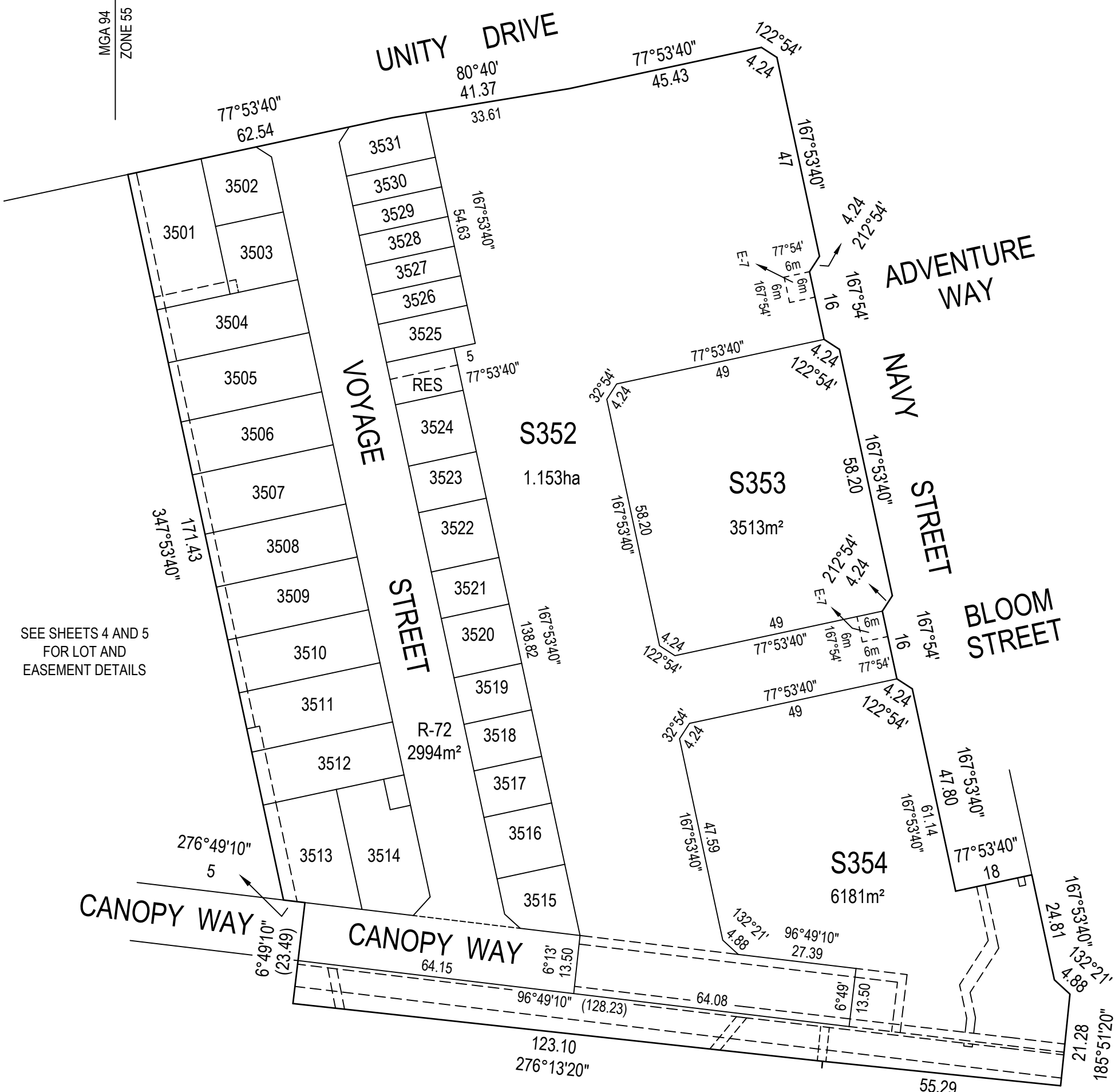
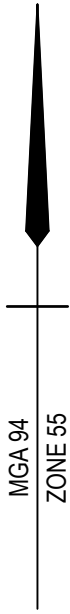


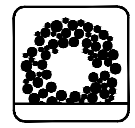
PLAN OF SUBDIVISION			EDITION 1	PS 709524N/S72		
<b>LOCATION OF LAND</b> PARISH: DUNEED TOWNSHIP: - SECTION: 12 CROWN ALLOTMENT: PARTS OF F, G, K, M & N CROWN PORTION: -  TITLE REFERENCE: VOL.12567 FOL.622 & VOL. FOL.  LAST PLAN REFERENCE: PS 709524N (S351 AND S533)  POSTAL ADDRESS: 155 UNITY DRIVE & 80A BOTANY CIRCUIT (AT TIME OF SUBDIVISION) MOUNT DUNEED 3217  MGA94 CO-ORDINATES: E 265 730 ZONE 55 (AT APPROX CENTRE OF LAND IN PLAN) N 5 765 640 GDA 94			Council Name: City of Greater Geelong  Council Reference Number: 16350 Planning Permit Reference: PP496-2012 SPEAR Reference Number: S223901T  <b>Certification</b>  This plan is certified under section 6 of the Subdivision Act 1988  Public Open Space  A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied  Digitally signed by: Lewis Muston for City of Greater Geelong on 26/09/2024			
VESTING OF ROADS AND OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON		<b>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS:</b> FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, ENTITLEMENT & LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES.  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  LOTS 1-3500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  <b>CREATION OF RESTRICTIONS No.72A, 72B &amp; 72C:</b> RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 7.  <b>OTHER PURPOSE OF PLAN:</b> 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.  <b>GROUND FOR REMOVAL:</b> CONSENT OF THE RELEVANT AUTHORITY VIDE SEC.6(1)(k)(iii) SUBDIVISION ACT 1988.			
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.44	POWERCOR AUSTRALIA PTY LTD					
NOTATIONS			<b>DEPTH LIMITATION:</b> DOES NOT APPLY  <b>STAGING:</b> THIS IS A STAGED SUBDIVISION. PLANNING PERMIT No.496/2012  <b>SURVEY:</b> 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			
<b>DEPTH LIMITATION:</b> DOES NOT APPLY						
<b>STAGING:</b> THIS IS A STAGED SUBDIVISION. PLANNING PERMIT No.496/2012						
<b>SURVEY:</b> 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						
EASEMENT INFORMATION						
<b>LEGEND:</b> 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 E-7 & E-9	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS709524N - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION		
E-4 & E-5	DRAINAGE	SEE PLAN	PS709524N	CITY OF GREATER GEELONG		
E-6	POWERLINE PURPOSES	SEE PLAN	PS709524N-Section 88 Electricity Industry Act 2000	POWERCOR AUSTRALIA LIMITED		
E-7	GAS SUPPLY	SEE PLAN	PS709524N - Section 146 Gas Industry Act 2001	AUSNET GAS SERVICES PTY LTD		
E-8 & E-9	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG		
E-8, E-10 & E-11	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION		
E-11	GAS SUPPLY	SEE PLAN	THIS PLAN - Section 146 Gas Industry Act 2001	AUSNET GAS SERVICES PTY LTD		
 <b>OVERLAND SURVEYING</b> Survey   Property   Subdivision Office Ph. +61 3 8832 8012 admin@overland-surveying.com.au 384 Keilor Road, Niddrie, VIC 3042		Armstrong MtDuneed Stage 72(35A)	DEVELOPMENT AREA: 1.306ha	NO.OF LOTS: 31, S352, S353 & S354	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6 SHEETS
REF: <b>M100611/72(35A)</b> VERSION: <b>K</b>		Digitally signed by: Zois Aravanis, Licensed Surveyor, Surveyor's Plan Version (K), 25/09/2024, SPEAR Ref: S223901T				
GL 25/9/24						

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SEE SHEETS 4 AND 5 FOR LOT AND EASEMENT DETAILS

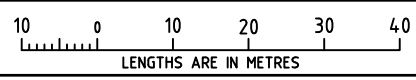
SEE SHEET 6 FOR LOT AND EASEMENT DETAILS



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SCALE 1:1000



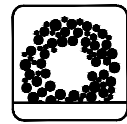
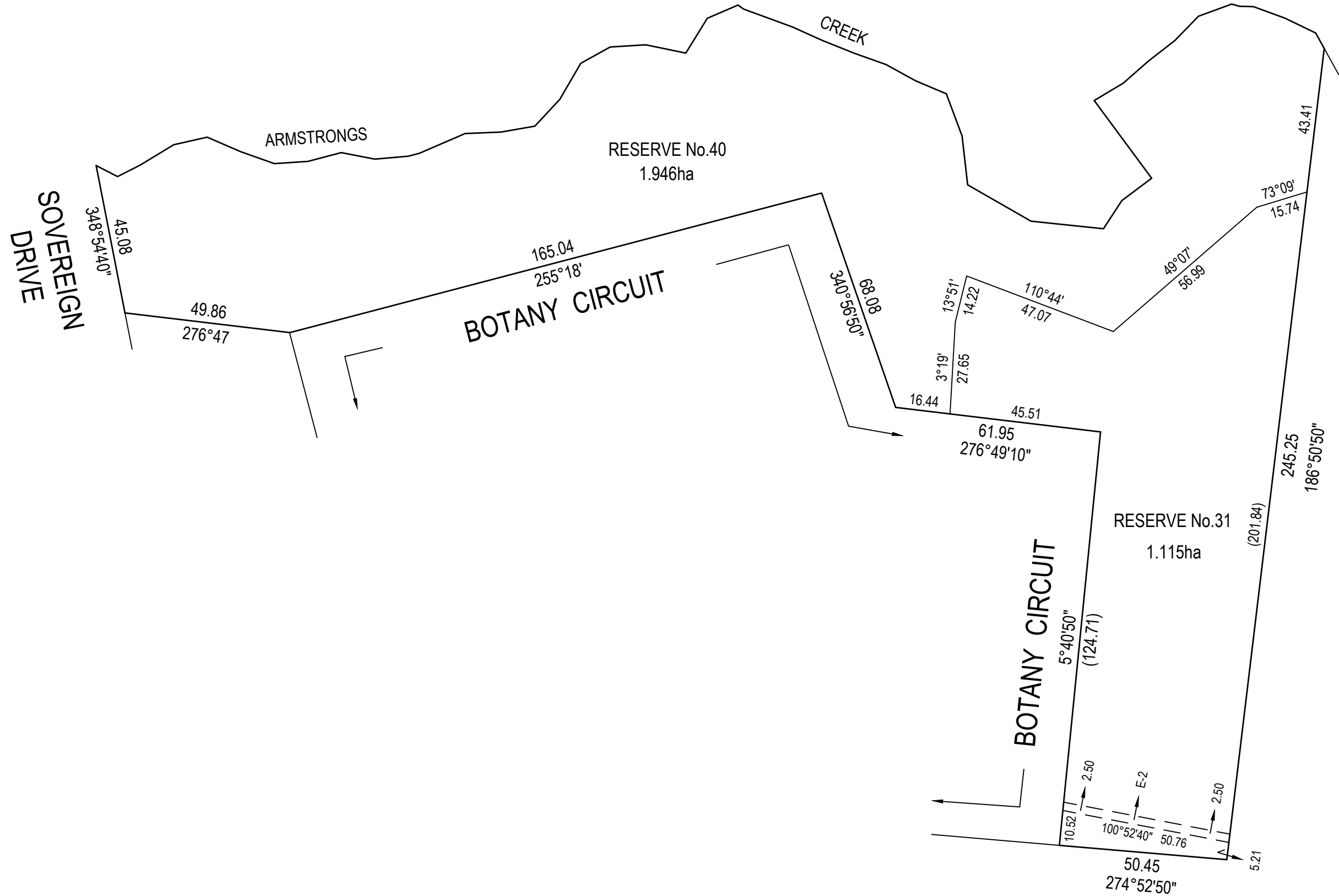
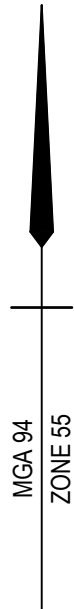
ORIGINAL SHEET SIZE: A3

SHEET 2

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Digitally signed by: City of Greater Geelong, 26/09/2024, SPEAR Ref: S223901T

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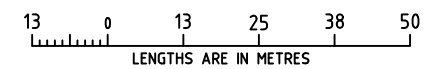


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REF: M100611/72(35A) VERSION: K GL 25/9/24

SCALE  
 1:1250



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 25/09/2024, SPEAR Ref: S223901T

ORIGINAL SHEET  
 SIZE: A3

SHEET 3

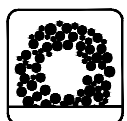
Digitally signed by:  
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SEE SHEET 2 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

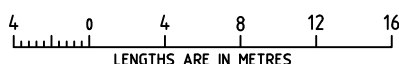


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SCALE  
1:400



ORIGINAL SHEET  
SIZE: A3

SHEET 4

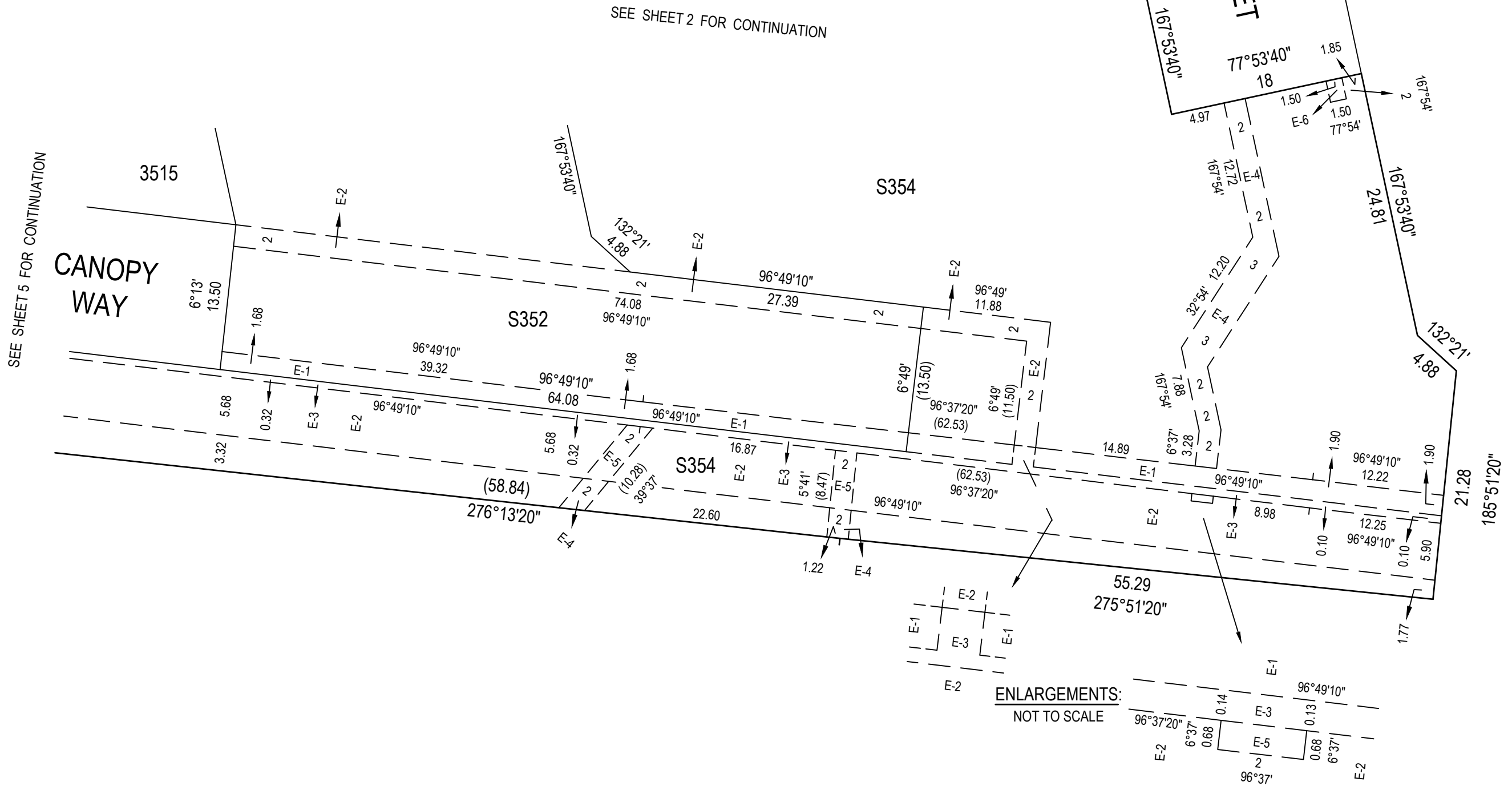
Digitally signed by: Zois Aravanis, Licensed Surveyor,  
Surveyor's Plan Version (K),  
25/09/2024, SPEAR Ref: S223901T

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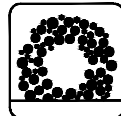
MGA 94  
ZONE 55



SEE SHEET 5 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

ENLARGEMENTS:  
NOT TO SCALE



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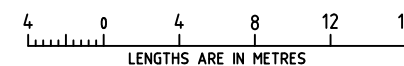
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SCALE  
1:400



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ORIGINAL SHEET  
SIZE: A3

SHEET 6

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## 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.armstrongmtduneeed.com.au](http://www.armstrongmtduneeed.com.au);
  - (C) THE PLANS COMPLY WITH THE DESIGN GUIDELINES, A COPY OF WHICH CAN BE OBTAINED FROM THE WEBSITE AT [www.armstrongmtduneeed.com.au](http://www.armstrongmtduneeed.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 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, UNLESS OTHERWISE APPROVED BY A PLANNING PERMIT ISSUED BY THE CITY OF GREATER GEELONG
- (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.armstrongmtduneeed.com.au](http://www.armstrongmtduneeed.com.au)

## CREATION OF RESTRICTION No.72C

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

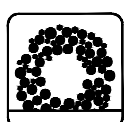
LAND TO BE BURDENED: LOTS 3501, 3504-3513 (BOTH INCLUSIVE)

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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ORIGINAL SHEET  
SIZE: A3

SHEET 7

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26/09/2024,  
SPEAR Ref: S223901T

REF: M100611/72(35A)

VERSION: K

GL 25/9/24

# OWNERS CORPORATION SCHEDULE

PS709524N/S72

Owners Corporation No. 1

Plan No. PS709524N

Land affected by Owners Corporation: 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

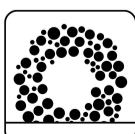
**Notations**

NIL

Totals		
	Entitlement	Liability
This schedule	242500	3400
Balance of existing OC	177600	174600
Overall Total	420100	178000

**Lot Entitlement and Lot Liability**

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
3501	100	100									
3502	100	100									
3503	100	100									
3504	100	100									
3505	100	100									
3506	100	100									
3507	100	100									
3508	100	100									
3509	100	100									
3510	100	100									
3511	100	100									
3512	100	100									
3513	100	100									
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3525	100	100									
3526	100	100									
3527	100	100									
3528	100	100									
3529	100	100									
3530	100	100									
3531	100	100									
S352	2900	100									
S353	2200	100									
S354	234300	100									



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384 Keilor Road, Niddrie, VIC, 3042, Australia

SURVEYORS FILE REFERENCE: M100611/35A

SHEET 1

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