
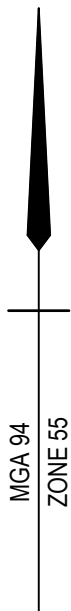
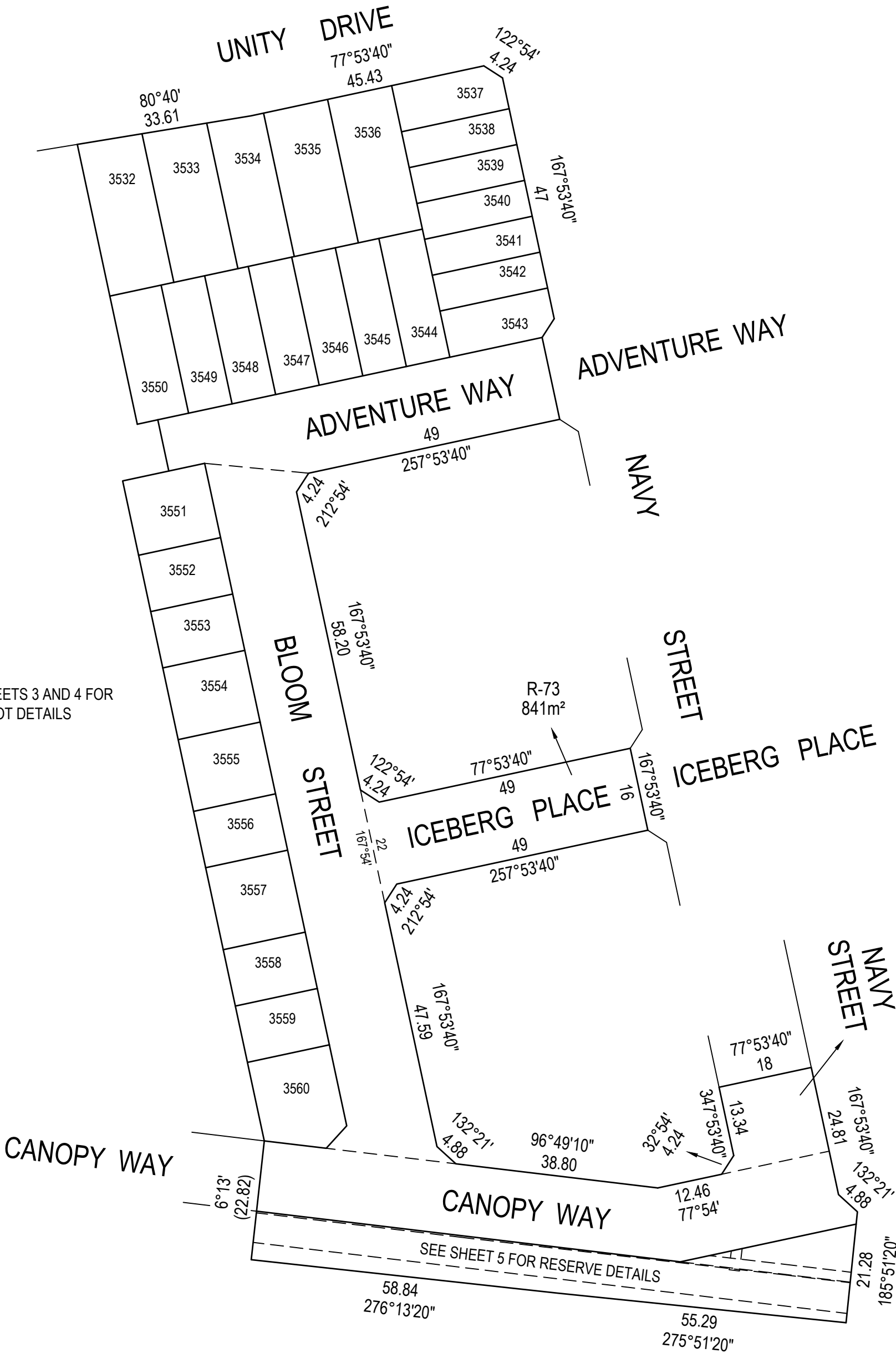


PLAN OF SUBDIVISION				EDITION 1		PS 709524N/S73	
<div>LOCATION OF LAND</div> <div>PARISH: DUNEED</div> <div>TOWNSHIP: -</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: PARTS OF F, G &amp; N</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: VOL. FOL.</div> <div>LAST PLAN REFERENCE: PS 709524N (LOT S352)</div> <div>POSTAL ADDRESS: CANOPY WAY</div> <div>(AT TIME OF SUBDIVISION) MOUNT DUNEED 3217</div> <div>MGA94 CO-ORDINATES: E 265 790 ZONE 55</div> <div>(AT APPROX CENTRE OF LAND IN PLAN) N 5 765 630 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 1-3531 HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>CREATION OF RESTRICTIONS No.73 AND 73A:</div> <div>RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 6.</div> <div>OTHER PURPOSE OF PLAN:</div> <div>EASEMENTS FOR DRAINAGE, POWERLINE PURPOSES, GAS SUPPLY AND PIPELINE AND ANCILLIARY PURPOSES SHOWN ON PS709524N CONTAINED WITHIN ROADS R-73 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-73 RESERVE No.29		CITY OF GREATER GEELONG CITY OF GREATER GEELONG					
NOTATIONS				<div>DEPTH LIMITATION: DOES NOT APPLY</div> <div>STAGING: THIS IS A STAGED SUBDIVISION. PLANNING PERMIT No.496/2012</div> <div>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</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 E-2, E-3 & E-5 E-4 & E-5	DRAINAGE PIPELINES OR ANCILLARY PURPOSES DRAINAGE	SEE PLAN SEE PLAN SEE PLAN	PS709524N PS709524N - Section 136 Water Act 1989 THIS PLAN	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION CITY OF GREATER GEELONG			
<div>EGIS CONSULTING PTY LTD LICENSED LAND SURVEYORS ENGINEERS AND PLANNERS Level 18   530 Collins Street Melbourne   Victoria   3000 T 03 9203 9000</div>		Armstrong MtDuneed Stage 73/(35B)/73	DEVELOPMENT AREA: 1.359ha	NO.OF LOTS: 29	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6 SHEETS	
REF: M100611/73/(35B) VERSION: E		GL 13/3/24		ZOIS ARAVANIS, LICENSED SURVEYOR			

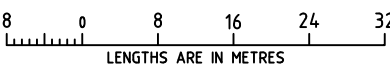


SEE SHEETS 3 AND 4 FOR LOT DETAILS



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ENGINEERS AND PLANNERS  
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Melbourne | Victoria | 3000  
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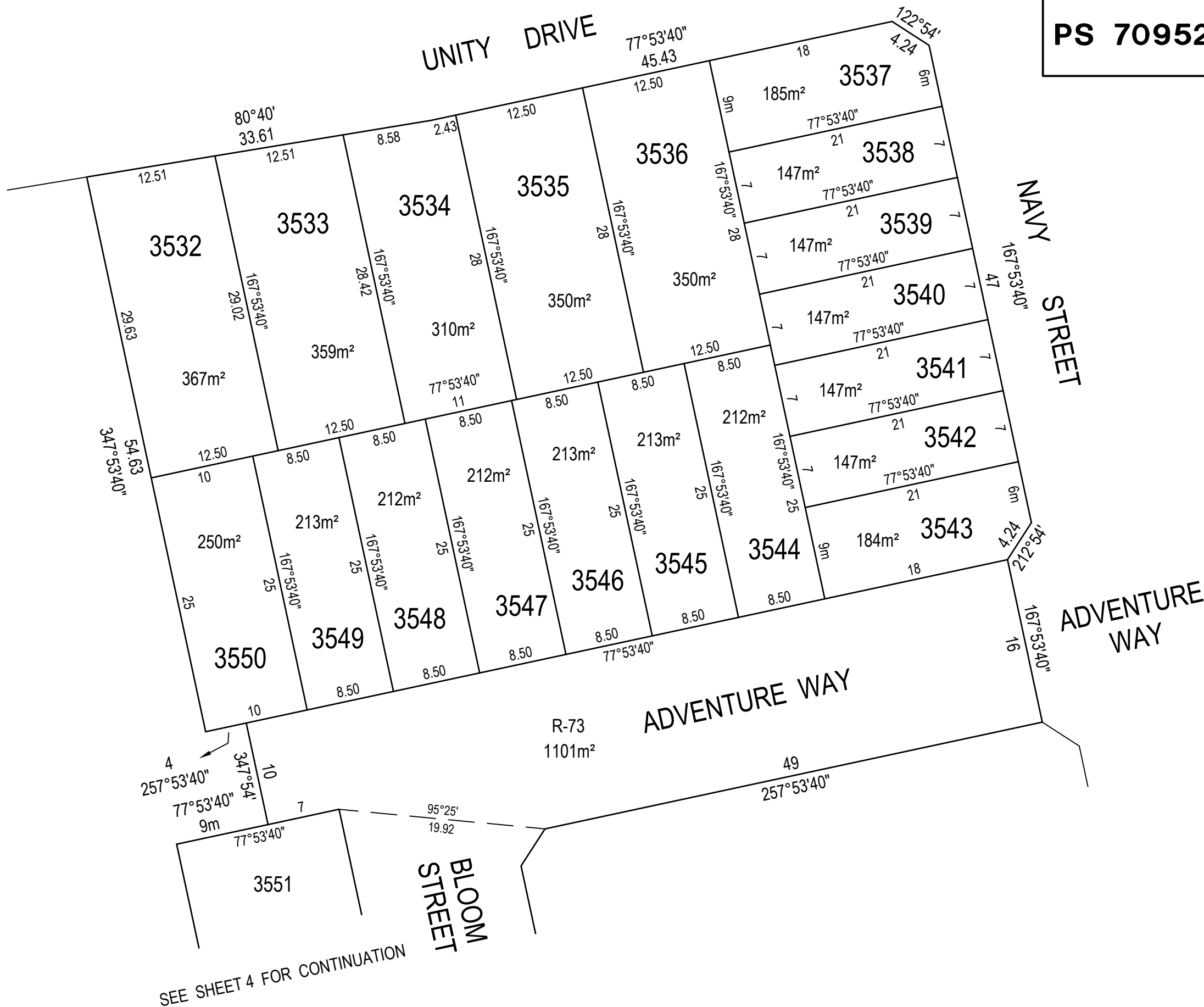
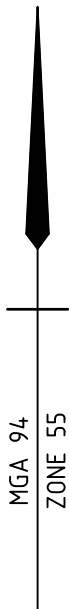
SCALE  
1:800



ORIGINAL SHEET  
SIZE: A3

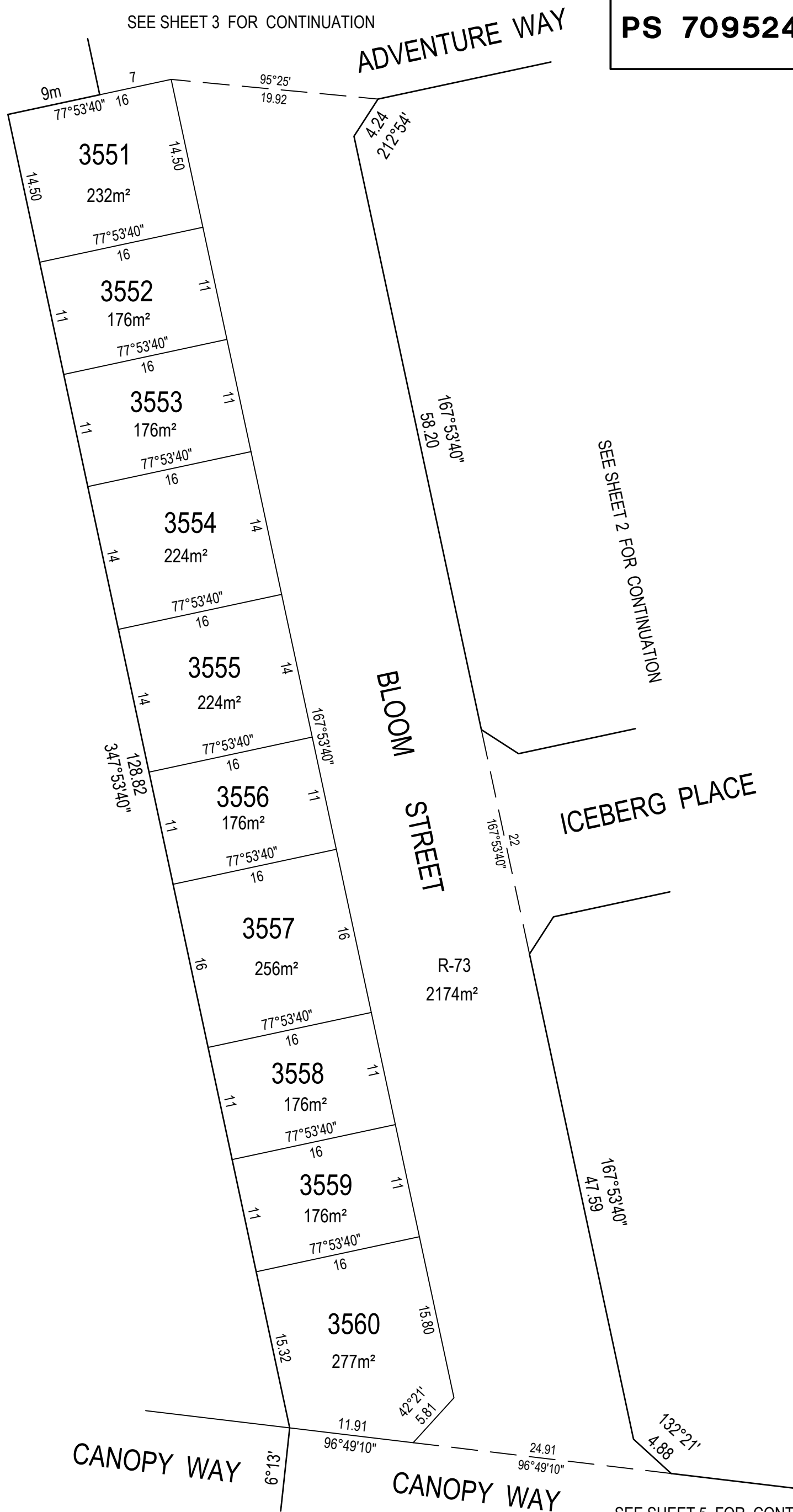
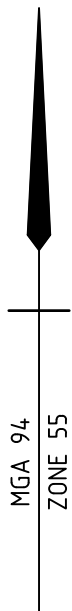
SHEET 2

ZOIS ARAVANIS, LICENSED SURVEYOR



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PS 709524N/S73

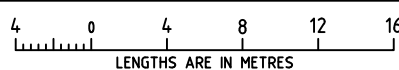


SEE SHEET 5 FOR CONTINUATION



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ENGINEERS AND PLANNERS  
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Melbourne | Victoria | 3000  
T 03 9203 9000

SCALE  
1:400



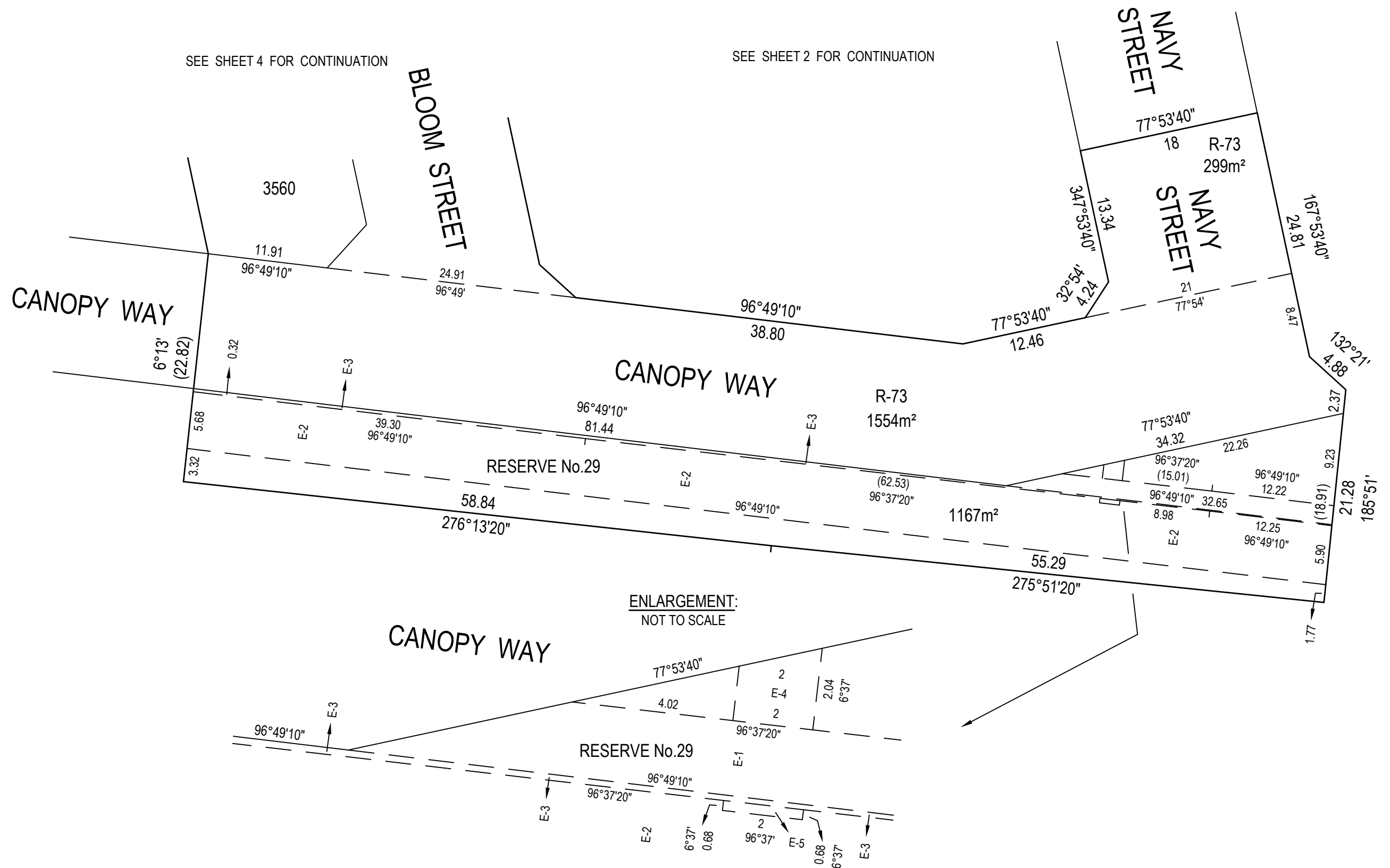
ORIGINAL SHEET  
SIZE: A3

SHEET 4

ZOIS ARAVANIS, LICENSED SURVEYOR

REF: **M100611/73/(35B)**    VERSION: **E**

GL 13/3/24



CREATION OF RESTRICTION No.73

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 3532-3560 (BOTH INCLUSIVE)  
LAND TO BENEFIT: LOTS 3532-3560 (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 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.73A

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 3537-3560 (BOTH INCLUSIVE)  
LAND TO BENEFIT: LOTS 3532-3560 (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, ALL BURDENED LOTS ARE TO BE ASSESSED AS TYPE B LOTS .

(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)

 <div>EGIS CONSULTING P/L LICENSED LAND SURVEYORS ENGINEERS AND PLANNERS Level 18   530 Collins Street Melbourne   Victoria   3000 T 03 9203 9000</div>			ORIGINAL SHEET SIZE: A3	SHEET 6
	ZOIS ARAVANIS, LICENSED SURVEYOR			
REF: M100611/73/(35B)	VERSION: E	GL 13/3/24		



OWNERS CORPORATION SCHEDULE							PS709524N/S73							
Owners Corporation No.			1				Plan No.			PS709524N/S73				
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														
										Totals				
										Entitlement	Liability			
										This schedule	2900	2900		
										Previous stages	189900	181300		
										Overall Total	192800	184200		
Lot Entitlement and Lot Liability														
Lot	Entitlement	Liability		Lot	Entitlement	Liability		Lot	Entitlement	Liability		Lot	Entitlement	Liability
3532	100	100												
3533	100	100												
3534	100	100												
3535	100	100												
3536	100	100												
3537	100	100												
3538	100	100												
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3559	100	100												
3560	100	100												
<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: M100611/35B								SHEET 1		
												ORIGINAL SHEET SIZE: A3		
				ZOIS ARAVANIS, LICENSED SURVEYOR										