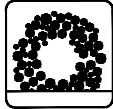
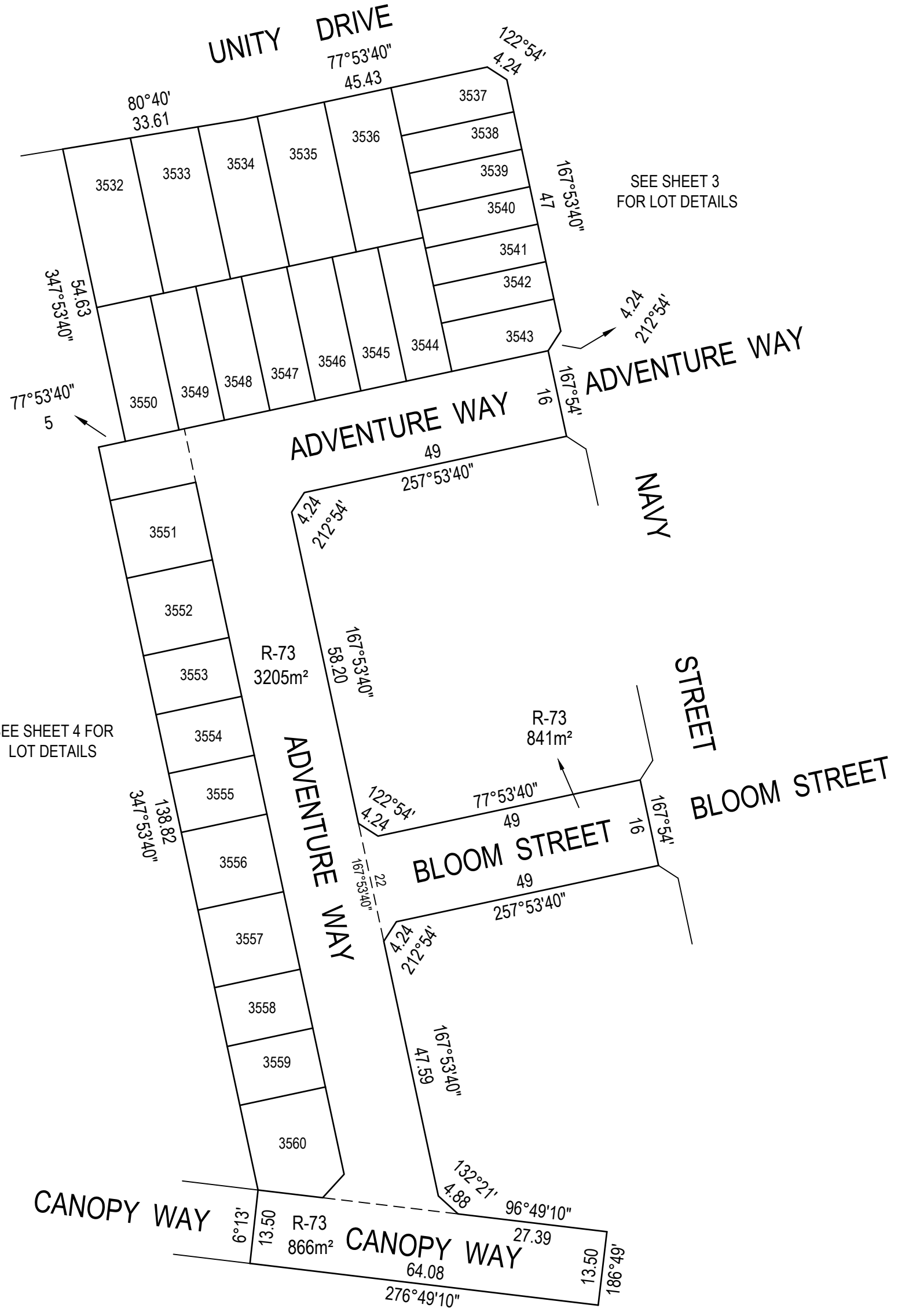
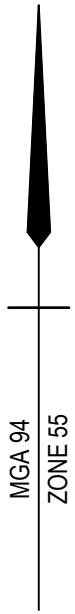


PLAN OF SUBDIVISION			EDITION 1	PS 709524N/S73	
LOCATION OF LAND PARISH: DUNEED TOWNSHIP: - SECTION: 12 CROWN ALLOTMENT: PARTS OF F, G & N CROWN PORTION: - TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS 709524N (LOT S352) POSTAL ADDRESS: CANOPY WAY (AT TIME OF SUBDIVISION) MOUNT DUNEED 3217 MGA94 CO-ORDINATES: E 265 790 ZONE 55 (AT APPROX CENTRE OF LAND IN PLAN) N 5 765 630 GDA 94			COUNCIL NAME: CITY OF GREATER GEELONG		
VESTING OF ROADS AND OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS: 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 1-3531 HAVE BEEN OMITTED FROM THIS PLAN. CREATION OF RESTRICTIONS No.73, 73A & 73B: RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 6. OTHER PURPOSE OF PLAN: 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. GROUNDS FOR REMOVAL: CONSENT OF THE RELEVANT AUTHORITY VIDE SEC.6(1)(k)(iii) SUBDIVISION ACT 1988.		
ROADS R-73	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					
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-4, E-5 & E-6	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG	
E-6	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION	
 OVERLAND SURVEYING Survey Property Subdivision		Overland Surveying Pty Ltd Licensed Land Surveyors Melbourne Office Ph. +61 3 8832 8012 admin@overland-surveying.com.au 384 Keilor Road, Niddrie, VIC 3042	Armstrong MtDuneed Stage 73(35B) DEVELOPMENT AREA: 1.153ha	NO.OF LOTS: 29 ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5 SHEETS
REF: M100611/73/(35B) VERSION: F		ZOIS ARAVANIS, LICENSED SURVEYOR			
GL 15/7/24					



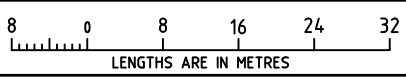
SEE SHEET 4 FOR LOT DETAILS

SEE SHEET 3 FOR LOT DETAILS



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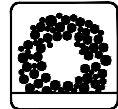
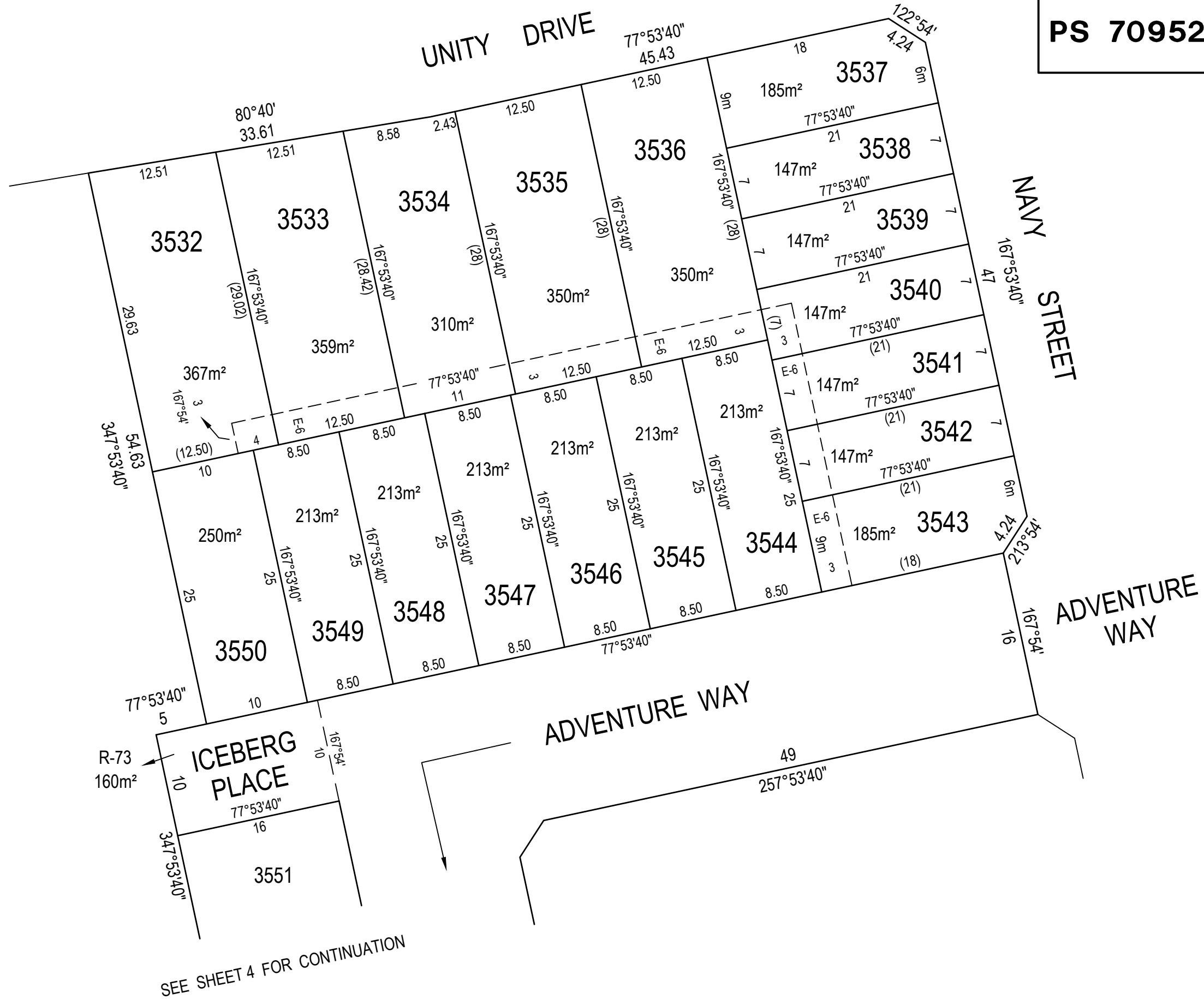
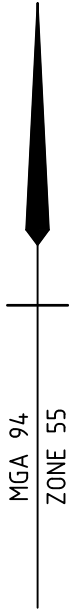
SCALE
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ORIGINAL SHEET
 SIZE: A3

SHEET 2

ZOIS ARAVANIS, LICENSED SURVEYOR

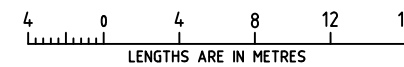


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 admin@overland-surveying.com.au
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SCALE
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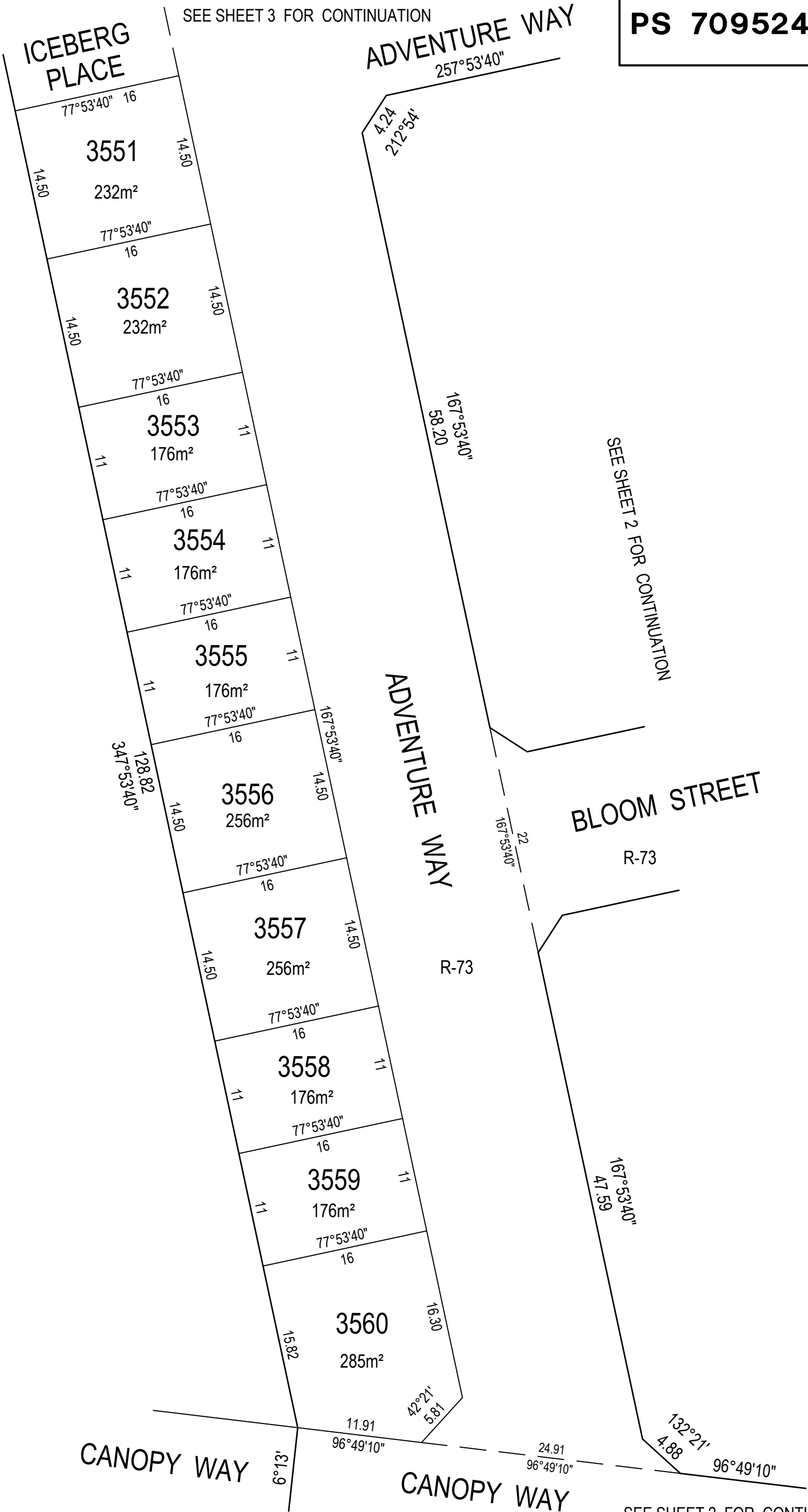
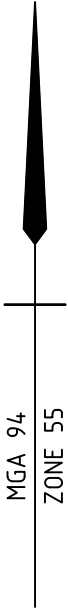


ORIGINAL SHEET
 SIZE: A3

SHEET 3

ZOIS ARAVANIS, LICENSED SURVEYOR

SEE SHEET 3 FOR CONTINUATION



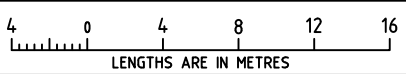
SEE SHEET 2 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION



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Melbourne
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admin@overland-surveying.com.au
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SCALE
1:400



ORIGINAL SHEET
SIZE: A3

SHEET 4

ZOIS ARAVANIS, LICENSED SURVEYOR

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;
- (C) THE PLANS COMPLY WITH THE DESIGN GUIDELINES, A COPY OF WHICH CAN BE OBTAINED FROM THE WEBSITE AT 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

CREATION OF RESTRICTION No.73B

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 3532 - 3536 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 3532-3560 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 3532 - 3536 (BOTH INCLUSIVE) SHALL NOT:

- 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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MelbourneOffice Ph. +61 3 8832 8012
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384 Keilor Road, Niddrie, VIC 3042ORIGINAL SHEET
SIZE: A3

SHEET 5

ZOIS ARAVANIS, LICENSED SURVEYOR

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	417200	177900
Overall Total	420100	180800

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									
3539	100	100									
3540	100	100									
3541	100	100									
3542	100	100									
3543	100	100									
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3551	100	100									
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3553	100	100									
3554	100	100									
3555	100	100									
3556	100	100									
3557	100	100									
3558	100	100									
3559	100	100									
3560	100	100									

SURVEYORS FILE REFERENCE: M100611/35B

SHEET 1

ORIGINAL SHEET
SIZE: A3

ZOIS ARAVANIS, LICENSED SURVEYOR