#### PLAN OF SUBDIVISION EDITION 1 | PS 709524N/S73 LOCATION OF LAND Council Name: City of Greater Geelong DUNEED Council Reference Number: 16351 PARISH: Planning Permit Reference: PP496-2012 TOWNSHIP: SPEAR Reference Number: S223904E SECTION: Certification CROWN ALLOTMENT: PARTS OF F, G, K, M & N **CROWN PORTION:** This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space TITLE REFERENCE: FOL. VOL. A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement is to be satisfied in stage: 69 VOL. FOL. Digitally signed by: Shane Pritchard for City of Greater Geelong on 13/05/2025 LAST PLAN REFERENCE: PS 709524N (LOTS S352 AND S521) CANOPY WAY POSTAL ADDRESS: (AT TIME OF SUBDIVISION) MOUNT DUNEED 3217 **ZONE 55** MGA94 CO-ORDINATES: E 265 790 (AT APPROX CENTRE OF N 5 765 630 **GDA 94** LAND IN PLAN) **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 ROADS R-73 CITY OF GREATER GEELONG PURPOSE, RESPONSIBILITY, ENTITLEMENT & LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF RESERVE No.45 CITY OF GREATER GEELONG 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. **NOTATIONS DEPTH LIMITATION:** DOES NOT APPLY CREATION OF RESTRICTIONS No.73, 73A & 73B: RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE STAGING: THIS IS A STAGED SUBDIVISION. SHEET 6. PLANNING PERMIT No.496/2012 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. SURVEY: THIS PLAN IS BASED ON SURVEY GROUNDS FOR REMOVAL: THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK No(s) N/A CONSENT OF THE RELEVANT AUTHORITY VIDE SEC.6(1)(k)(iii) SUBDIVISION ACT 1988. IN PROCLAIMED SURVEY AREA No. N/A **EASEMENT INFORMATION** LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) Width Easement Land Benefited/In Favour Of Purpose Origin Reference (Metres) E-1 & E-3 DRAINAGE SEE PLAN PS709524N CITY OF GREATER GEELONG SEE PLAN E-2, E-3 PIPELINES OR ANCILLARY PS709524N -BARWON REGION WATER CORPORATION & L-5 E-4, E-5 DRAINAGE SEE PLAN THIS PLAN CITY OF GREATER GEELONG & E-6 PIPELINES OR ANCILLARY THIS PLAN -BARWON REGION WATER CORPORATION E-6 SEE PLAN **PURPOSES** Section 136 Water Act 1989 Overland Surveying Pty Ltd ORIGINAL SHEET Armstrong MtDuneed **DEVELOPMENT** SHEET 1 OF 6 SHEETS NO.OF LOTS: 29 Licensed Land Surveyors OVERLAND AREA: 1.153ha Stage 73(35B) SIZE: A3 Digitally signed by: Zois Aravanis, Licensed Surveyor, Office Ph. +61 3 8832 8012

admin@overland-surveying.com.au 384 Keilor Road, Niddrie, VIC 3042

GL 30/1/25

REF: M100611/73/(35B) VERSION: J

Surveyor's Plan Version (J), 26/02/2025, SPEAR Ref: S223904E

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SCALE	
1:800	

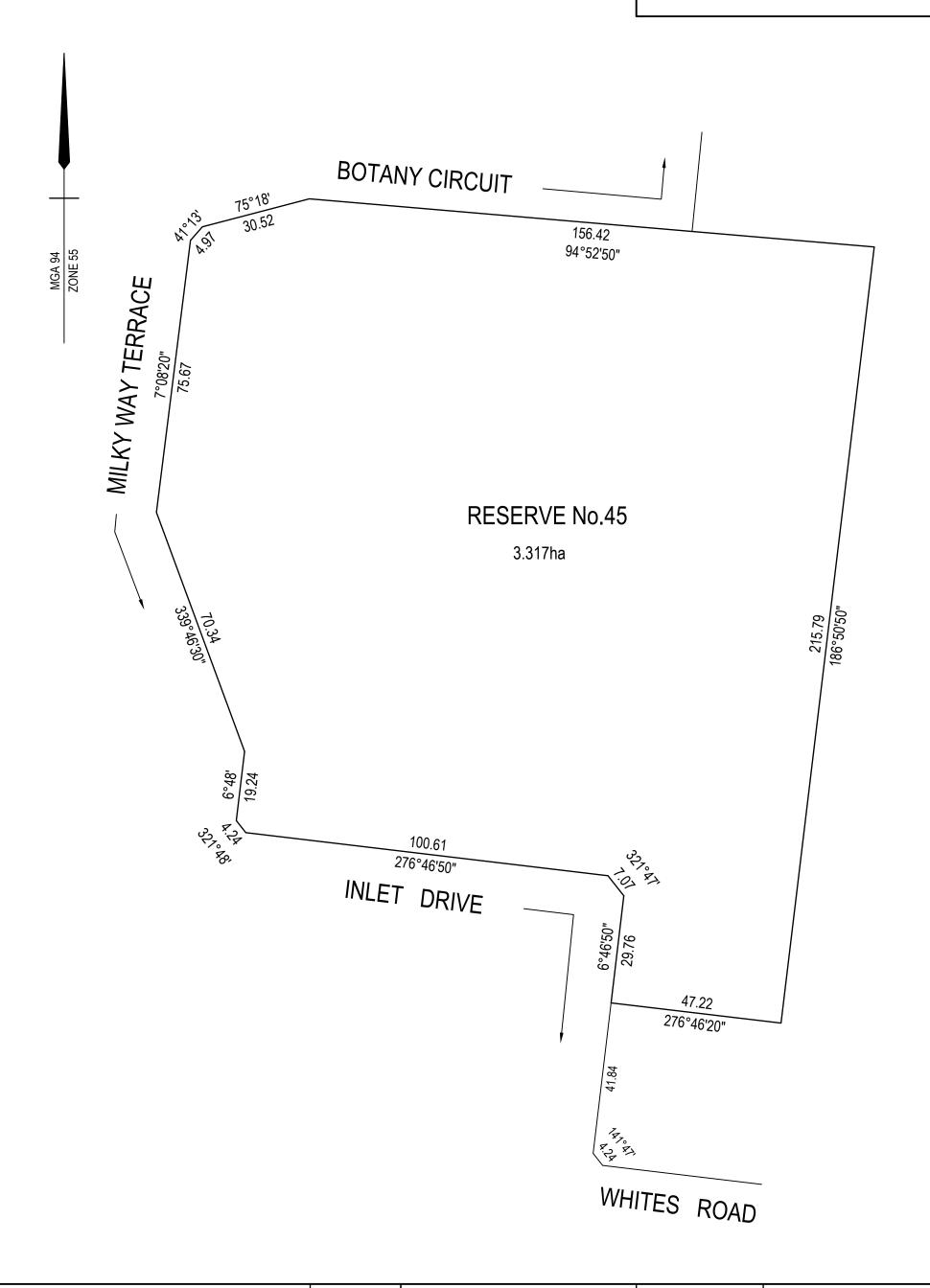
8 0 8 16 24 32 LENGTHS ARE IN METRES ORIGINAL SHEET SIZE: A3

SHEET 2

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SCALE	
1:1000	

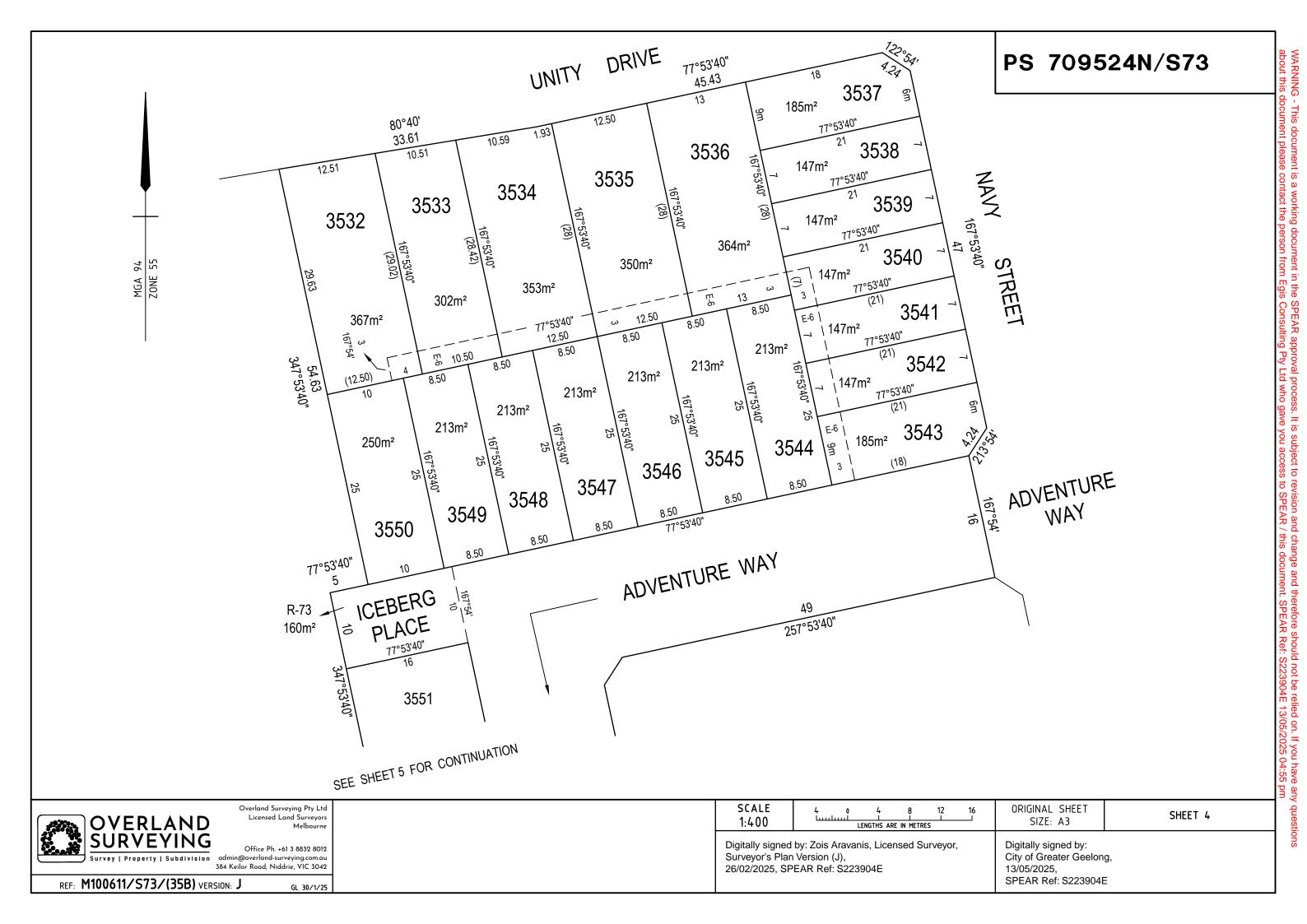
40 \_\_\_ 30 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 3

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PS 709524N/S73

### 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:

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

- 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, UNLESS OTHERWISE APPROVED BY A PLANNING PERMIT ISSUED BY THE CITY OF GREATER GEELONG
- 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

#### 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:

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 6

SPEAR Ref: S223904E

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GL 30/1/25

process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please 55 pm tact the person from Egis Consulting Pty Ltd who gave you

## **OWNERS CORPORATION SCHEDULE**

### PS709524N/S73

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	2900	2900
Balance of existing OC	417200	177900
Overall	420100	180800

Lot Entitlement and Lot Liability

	<del>,</del>			_	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									
3544	100	100									
3545	100	100									
3545 3546	100	100									
3546	100	100									
354 <i>7</i> 3548	100	100									
3549	100	100									
3550	100	100									
3551	100	100									
3552	100	100									
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3559	100	100									
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SURVEYORS FILE REFERENCE: M100611/35B

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