
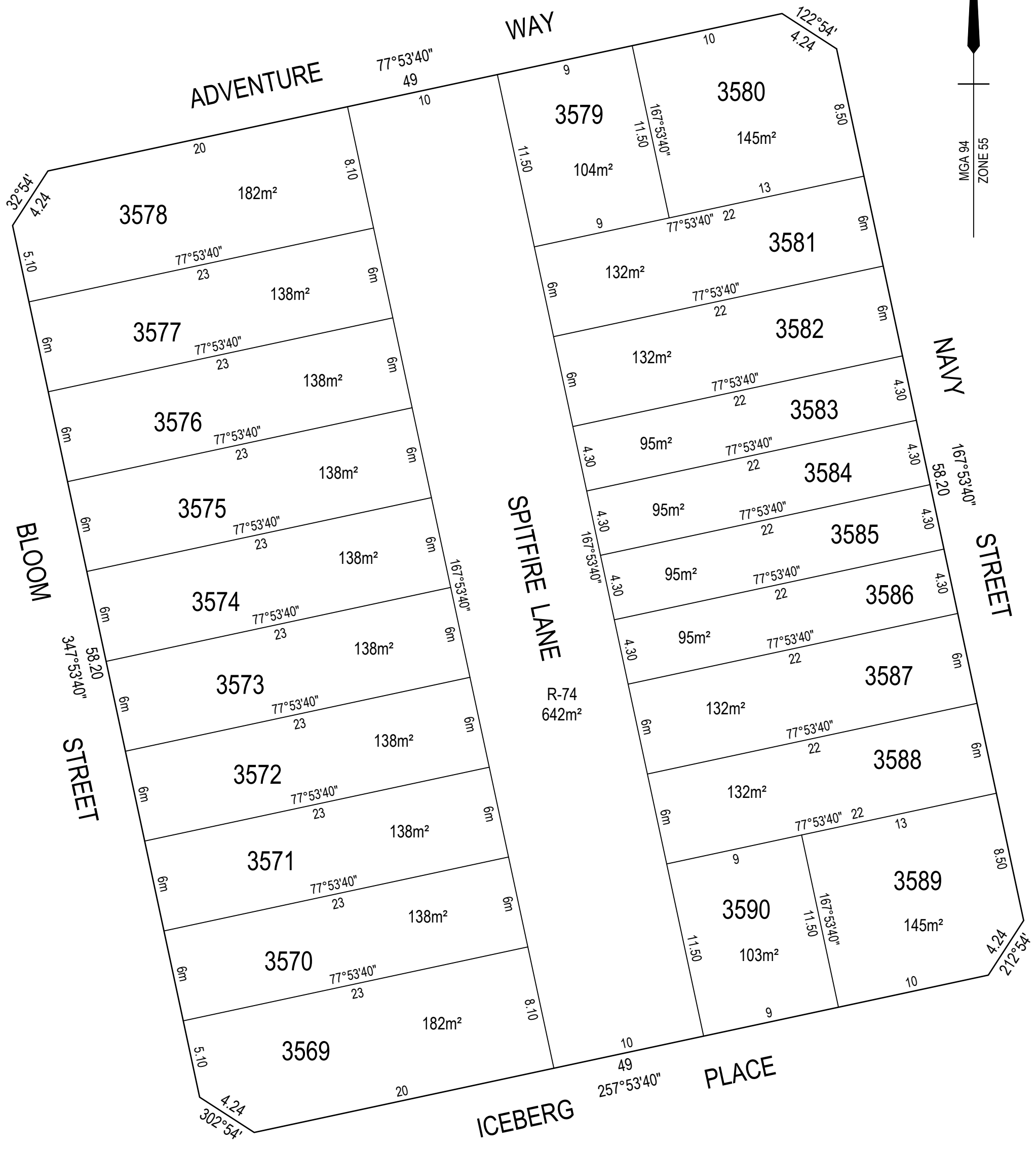
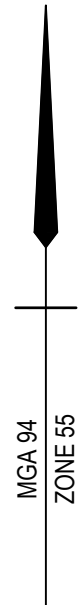
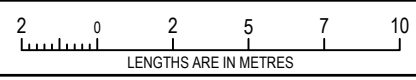


<b>PLAN OF SUBDIVISION</b>			<b>EDITION 1</b>	<b>PS 709524N/S74</b>		
<b>LOCATION OF LAND</b>  PARISH: DUNEED TOWNSHIP: - SECTION: 12 CROWN ALLOTMENT: PARTS OF F, G & N CROWN PORTION: -  TITLE REFERENCE: VOL. FOL.  LAST PLAN REFERENCE: PS 709524N (LOT 353)  POSTAL ADDRESS: NAVY STREET (AT TIME OF SUBDIVISION) MOUNT DUNEED 3217  MGA94 CO-ORDINATES: E 265 820 ZONE 55 (AT APPROX CENTRE OF LAND IN PLAN) N 5 765 640 GDA 94			COUNCIL NAME: CITY OF GREATER GEELONG			
<b>VESTING OF ROADS AND OR RESERVES</b>			<b>NOTATIONS</b>			
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.  LOTS 1-3568 HAVE BEEN OMITTED FROM THIS PLAN.  CREATION OF RESTRICTIONS No.74 AND 74A: RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 3.			
ROAD R-74	CITY OF GREATER GEELONG					
<b>NOTATIONS</b>						
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						
<b>EASEMENT INFORMATION</b>						
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)						
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF		
 EGIS CONSULTING P/L LICENSED LAND SURVEYORS ENGINEERS AND PLANNERS Level 18   530 Collins Street Melbourne   Victoria   3000 T 03 9203 9000		Armstrong MtDuneed Stage 74	DEVELOPMENT AREA: 3513m <sup>2</sup>	NO.OF LOTS: 22	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3 SHEETS
REF: M100611/74/(35C)    VERSION: D    GL 14/3/24		ZOIS ARAVANIS, LICENSED SURVEYOR				



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SCALE  
 1:250



ORIGINAL SHEET  
 SIZE: A3

SHEET 2

ZOIS ARAVANIS, LICENSED SURVEYOR

**CREATION OF RESTRICTION No.74**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 3570-3591 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 3570-3591 (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.armstrongtduneeed.com.au](http://www.armstrongtduneeed.com.au);
- (C) THE PLANS COMPLY WITH THE DESIGN GUIDELINES, A COPY OF WHICH CAN BE OBTAINED FROM THE WEBSITE AT [www.armstrongtduneeed.com.au](http://www.armstrongtduneeed.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.74A**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 3570-3591 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 3570-3591 (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.armstrongtduneeed.com.au](http://www.armstrongtduneeed.com.au)



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ZOIS ARAVANIS, LICENSED SURVEYOR

ORIGINAL SHEET  
SIZE: A3

SHEET 3

# OWNERS CORPORATION SCHEDULE

# PS709524N/S74

Owners Corporation No. 1 Plan No. PS709524N/S74

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	2200	2200
Previous stages	192800	184200
Overall Total	195000	186400

### Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
3569	100	100									
3570	100	100									
3571	100	100									
3572	100	100									
3573	100	100									
3574	100	100									
3575	100	100									
3576	100	100									
3577	100	100									
3578	100	100									
3579	100	100									
3580	100	100									
3581	100	100									
3582	100	100									
3583	100	100									
3584	100	100									
3585	100	100									
3586	100	100									
3587	100	100									
3588	100	100									
3589	100	100									
3590	100	100									

SURVEYORS FILE REFERENCE: M100611/35C

SHEET 1

ORIGINAL SHEET  
SIZE: A3



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