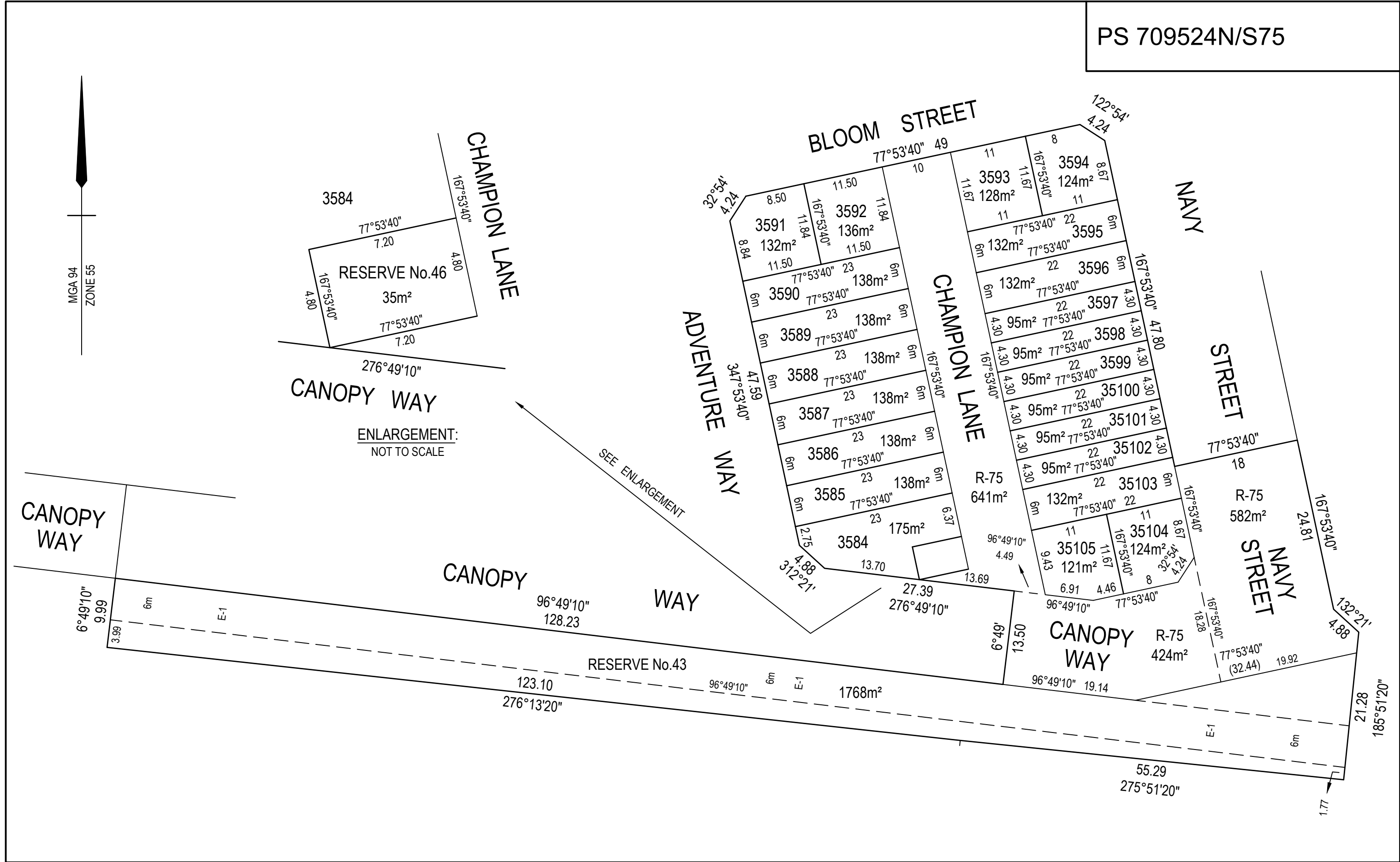


PLAN OF SUBDIVISION				EDITION 1		PS 709524N/S75	
<div>LOCATION OF LAND</div> <div>PARISH: DUNEED</div> <div>TOWNSHIP: -</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: PARTS OF F, G & N</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: VOL. FOL.</div> <div>LAST PLAN REFERENCE: PS 709524N (LOT 354)</div> <div>POSTAL ADDRESS: NAVY STREET</div> <div>(AT TIME OF SUBDIVISION) MOUNT DUNEED 3217</div> <div>MGA94 CO-ORDINATES: E 265 835 ZONE 55</div> <div>(AT APPROX CENTRE OF LAND IN PLAN) N 5 765 565 GDA 94</div>				<div>Council Name: City of Greater Geelong</div> <div>SPEAR Reference Number: S223909H</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 & LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES.</div> <div>LOTS 1-3583 AND 3600-35099 HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>CREATION OF RESTRICTIONS No.75 AND 75A:</div> <div>RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 3.</div> <div>OTHER PURPOSE OF PLAN:</div> <div>PART OF THE EASEMENTS FOR PIPELINE OR ANCILLARY PURPOSES AND DRAINAGE PURPOSES AND ALL OF THE EASEMENT FOR POWERLINE PURPOSES CONTAINED WITHIN ROADS R-75 AND EASEMENTS FOR DRAINAGE PURPOSES CONTAINED WITHIN RESERVE No.43 SHOWN ON PS709524N ARE TO BE REMOVED UPON REGISTRATION OF THIS PLAN.</div> <div>GROUNDS FOR REMOVAL:</div> <div>CONSENT OF THE RELEVANT AUTHORITY VIDE SEC.6(1)(k)(iii) SUBDIVISION ACT 1988.</div>			
ROADS R-75		CITY OF GREATER GEELONG					
RESERVE No.43		CITY OF GREATER GEELONG					
RESERVE No.46		POWERCOR AUSTRALIA LIMITED					
NOTATIONS							
DEPTH LIMITATION: DOES NOT APPLY							
<div>STAGING: THIS IS A STAGED SUBDIVISION.</div> <div>PLANNING PERMIT No.496/2012</div> <div>SURVEY: THIS PLAN IS BASED ON SURVEY</div> <div>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK No(s) N/A</div> <div>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	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS709524N - Section 136 Water Act 1989		BARWON REGION WATER CORPORATION		
		Armstrong MtDuneed Stage 75(35D)	DEVELOPMENT AREA: 6181m²	NO.OF LOTS: 22	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3 SHEETS	
		ZOIS ARAVANIS, LICENSED SURVEYOR					
REF: M100611/75(35D)		VERSION: G		GL 10/2/25			

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Egis Consulting Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S223909H 22/04/2025 01:43 pm



CREATION OF RESTRICTION No.75

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 3584-3599 AND 35100-35105 (ALL INCLUSIVE)
LAND TO BENEFIT: LOTS 3584-3599 AND 35100-35105 (ALL 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.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.75A

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 3584-3599 AND 35100-35105 (ALL INCLUSIVE)
LAND TO BENEFIT: LOTS 3584-3599 AND 35100-35105 (ALL 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, 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.armstrongmtduneed.com.au

 <div><div>OVERLAND SURVEYING</div><div>Survey Property Subdivision</div></div>	Overland Surveying Pty Ltd Licensed Land Surveyors Melbourne			ORIGINAL SHEET SIZE: A3	SHEET 3
	Office Ph. +61 3 8832 8012 admin@overland-surveying.com.au 384 Keilor Road, Niddrie, VIC 3042	ZOIS ARAVANIS, LICENSED SURVEYOR			
REF: M100611/75(35D) VERSION: G GL 10/25					

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Egis Consulting Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S223909H 22/04/2025 01:43 pm

OWNERS CORPORATION SCHEDULE							PS709524N/S75																			
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																										
<table><tr><td colspan="3">Totals</td></tr><tr><td></td><td>Entitlement</td><td>Liability</td></tr><tr><td>This schedule</td><td>2100</td><td>2100</td></tr><tr><td>Balance of existing OC</td><td>185800</td><td>180700</td></tr><tr><td>Overall Total</td><td>187900</td><td>182800</td></tr></table>												Totals				Entitlement	Liability	This schedule	2100	2100	Balance of existing OC	185800	180700	Overall Total	187900	182800
Totals																										
	Entitlement	Liability																								
This schedule	2100	2100																								
Balance of existing OC	185800	180700																								
Overall Total	187900	182800																								
Lot Entitlement and Lot Liability																										
Lot	Entitlement	Liability		Lot	Entitlement	Liability		Lot	Entitlement	Liability																
3561	100	100																								
3562	100	100																								
3563	100	100																								
3564	100	100																								
3565	100	100																								
3566	100	100																								
3567	100	100																								
3568	100	100																								
3591	100	100																								
3592	100	100																								
3593	100	100																								
3594	100	100																								
3595	100	100																								
3596	100	100																								
3597	100	100																								
3598	100	100																								
3599	100	100																								
35100	100	100																								
35101	100	100																								
35102	100	100																								
35103	100	100																								

| 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, Australia | | | | SURVEYORS FILE REFERENCE: M100611/35D | | | | | SHEET 1 | | |
| Surveyor: Zois Aravanis (Overland Surveying Pty Ltd) Surveyor's Version: G | | | | | ORIGINAL SHEET SIZE: A3 | | |
|

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Egis Consulting Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S223909H 22/04/2025 01:43 pm