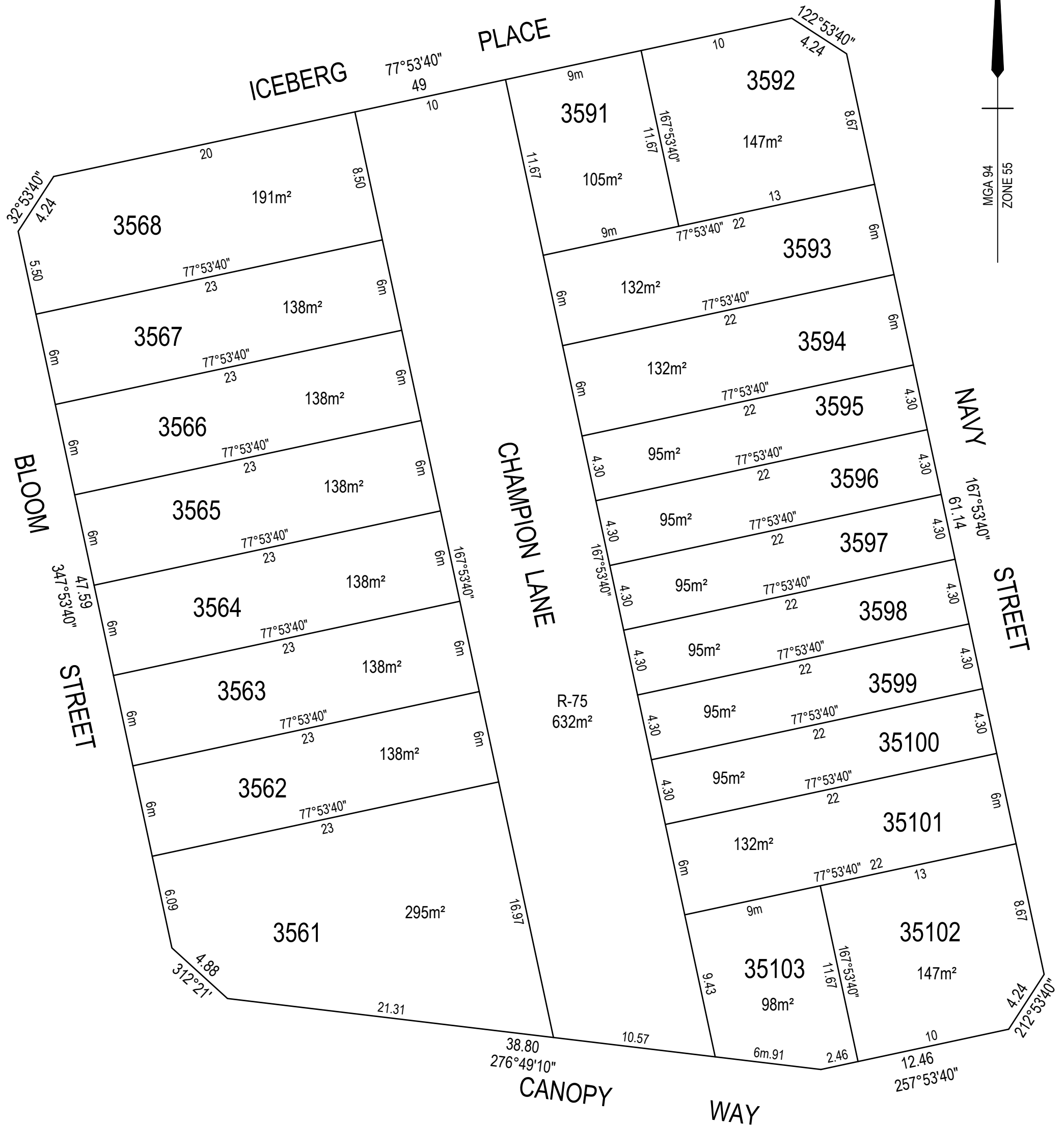


PLAN OF SUBDIVISION			EDITION 1	PS 709524N/S75		
LOCATION OF LAND PARISH: DUNEED TOWNSHIP: - SECTION: 12 CROWN ALLOTMENT: PARTS OF F, G & N CROWN PORTION: - TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS 709524N (LOT 354) POSTAL ADDRESS: NAVY STREET (AT TIME OF SUBDIVISION) MOUNT DUNEED 3217 MGA94 CO-ORDINATES: E 265 835 ZONE 55 (AT APPROX CENTRE OF LAND IN PLAN) N 5 765 565 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. LOTS 1-3560, 3569-3590 AND 3600-35099 HAVE BEEN OMITTED FROM THIS PLAN. CREATION OF RESTRICTIONS No.75 AND 75A: RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 3.			
ROAD R-75	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		
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 75	DEVELOPMENT AREA: 3407m ²	NO.OF LOTS: 21	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3 SHEETS
		ZOIS ARAVANIS, LICENSED SURVEYOR				
REF: M100611/75/(35D)		VERSION: D	GL 14/3/24			



CREATION OF RESTRICTION No.75

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 3562-3569, 3592-3599 AND 35100-35104 (ALL INCLUSIVE)

LAND TO BENEFIT: LOTS 3562-3569, 3592-3599 AND 35100-35104 (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.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.75A

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 3562-3569, 3592-3599 AND 35100-35104 (ALL INCLUSIVE)

LAND TO BENEFIT: LOTS 3562-3569, 3592-3599 AND 35100-35104 (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 .
- (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



EGIS CONSULTING P/L
LICENSED LAND SURVEYORS
ENGINEERS AND PLANNERS
Level 18 | 530 Collins Street
Melbourne | Victoria | 3000
T 03 9203 9000

ZOIS ARAVANIS, LICENSED SURVEYOR

ORIGINAL SHEET
SIZE: A3

SHEET 3

OWNERS CORPORATION SCHEDULE

PS709524N/S75

Owners Corporation No. 1 Plan No. PS709524N/S75

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	2100	2100
Previous stages	195000	186400
Overall Total	197100	188500

Lot Entitlement and Lot Liability

Lot	Entitlement	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									

SURVEYORS FILE REFERENCE: M100611/35D

SHEET 1

ORIGINAL SHEET
SIZE: A3



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