

PLAN OF SUBDIVISION

EDITION 1

PS 709524N/S75

LOCATION OF LAND

PARISH: DUNEDD
 TOWNSHIP: -
 SECTION: 12
 CROWN ALLOTMENT: PARTS OF F, G & N
 CROWN PORTION: -

TITLE REFERENCE: VOL. FOL.
 VOL. 12015 FOL. 162

LAST PLAN REFERENCE: PS 709524N (LOT S356) AND (LOT S58)

POSTAL ADDRESS:
 (AT TIME OF SUBDIVISION) 16-22 NAVY STREET AND
 66 SOVEREIGN DRIVE
 MOUNT DUNEDD 3217

MGA94 CO-ORDINATES: E 265 835 ZONE 55
 (AT APPROX CENTRE OF N 5 765 565 GDA 94
 LAND IN PLAN)

VESTING OF ROADS AND OR RESERVES

IDENTIFIER

COUNCIL/BODY/PERSON

ROADS R-75
 RESERVE No.43
 RESERVE No.46

CITY OF GREATER GEELONG
 CITY OF GREATER GEELONG
 POWERCOR AUSTRALIA LIMITED

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 1-3583 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 4.

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

STAGING: THIS IS A STAGED SUBDIVISION.

PLANNING PERMIT No.496/2012

NOTATIONS

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

OTHER PURPOSE OF PLAN:
 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.

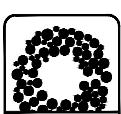
GROUNDS FOR REMOVAL:

CONSENT OF THE RELEVANT AUTHORITY VIDE SEC.6(1)(k)(iii) SUBDIVISION ACT 1988.

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	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS709524N - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-2, E-3	DRAINAGE	SEE PLAN	PS709524N	CITY OF GREATER GEELONG



**OVERLAND
SURVEYING**
 Survey | Property | Subdivision

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 Licensed Land Surveyors
 Melbourne

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

Armstrong MtDunedd
 Stage 75(35D)

DEVELOPMENT
 AREA: 6177m²

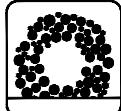
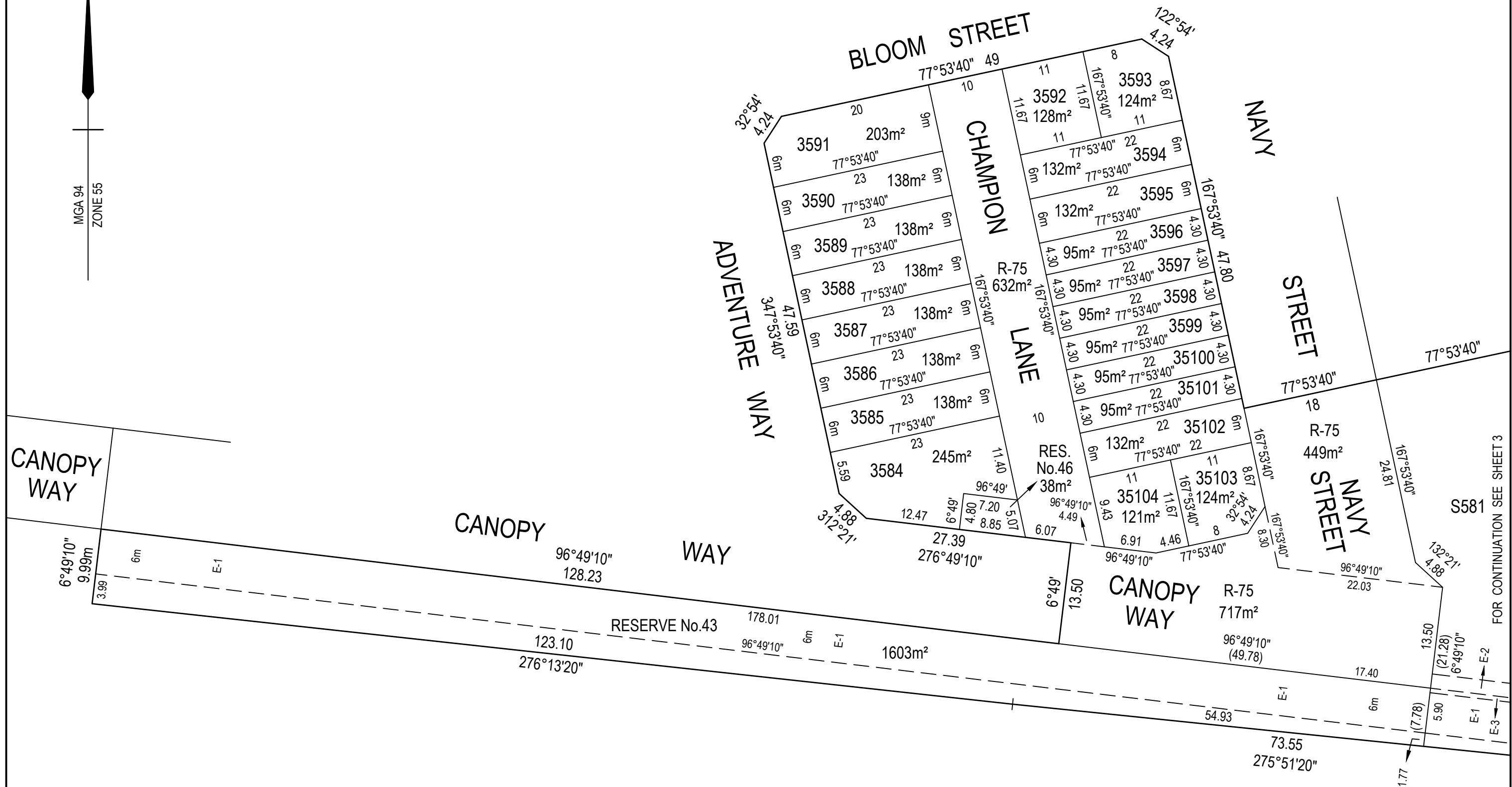
NO. OF LOTS: 21
 + S581

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 4 SHEETS

Digitally signed by: Zois Aravanis, Licensed Surveyor,
 Surveyor's Plan Version (M),
 18/12/2025, SPEAR Ref: S223909H

PS 709524N/S75



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REF: M100611/S75(35D) VERSION: M

1

SCALE
1:500

5 0 5 10 15

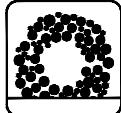
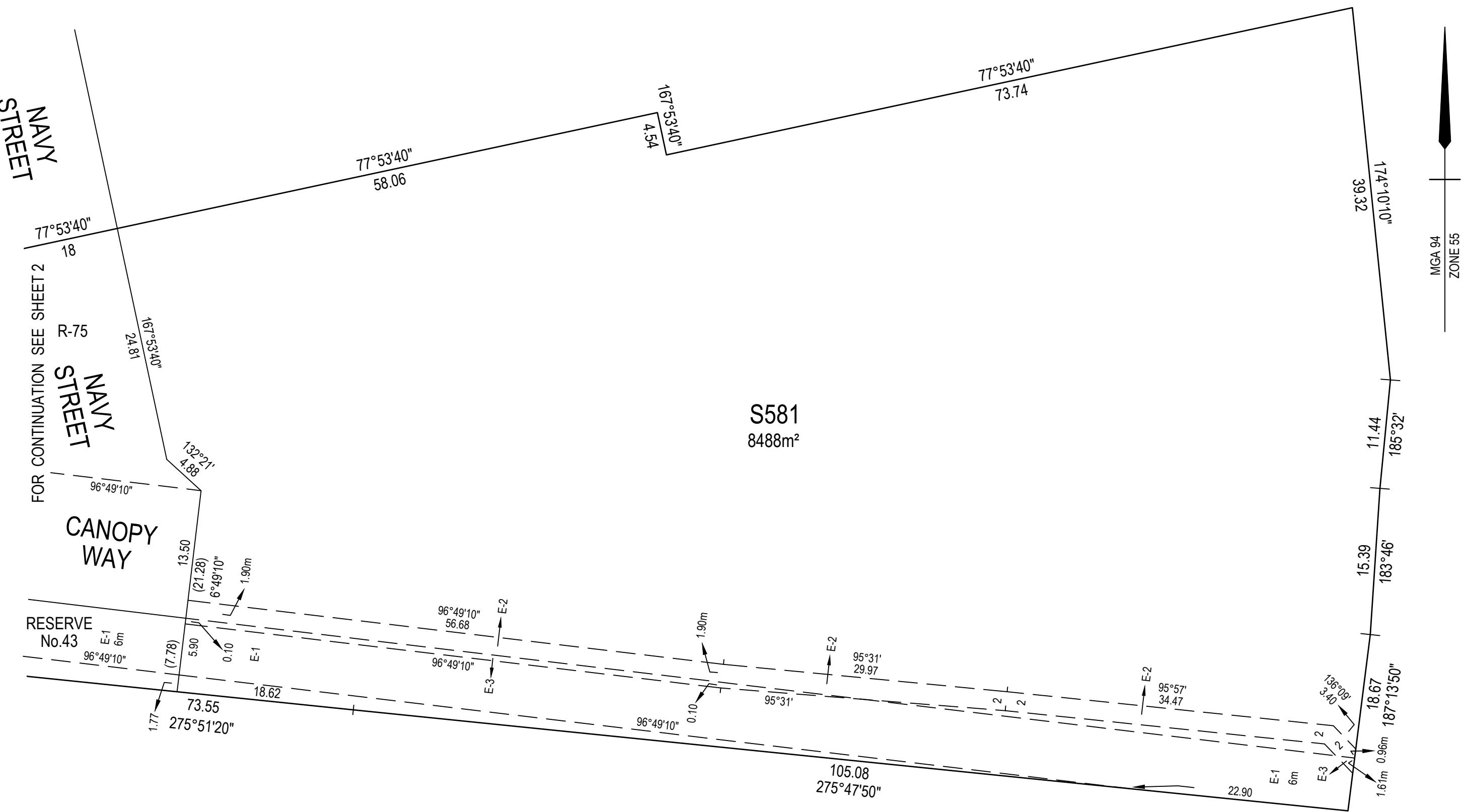
LENGTHS ARE IN METRES

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SHEET 2

PS 709524N/S75



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10/12/2

SCALE 1:400	
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ORIGINAL SHEET
SIZE: A3

SHEET 3

CREATION OF RESTRICTION No.75

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 3584-3599 AND 35100-35104 (ALL INCLUSIVE) ON THIS PLAN

LAND TO BENEFIT: LOTS 3584-3599 AND 35100-35104 (ALL INCLUSIVE) ON THIS PLAN

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.armstrongmtdunee.com.au;
 - (C) THE PLANS COMPLY WITH THE DESIGN GUIDELINES, A COPY OF WHICH CAN BE OBTAINED FROM THE WEBSITE AT www.armstrongmtdunee.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 35100-35104 (ALL INCLUSIVE) ON THIS PLAN

LAND TO BENEFIT: LOTS 3584-3599 AND 35100-35104 (ALL INCLUSIVE) ON THIS PLAN

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.armstrongmtdunee.com.au

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

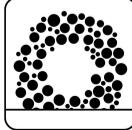
Notations

NIL

Totals		
	Entitlement	Liability
This schedule	236200	2200
Balance of existing OC	183800	182700
Overall Total	420000	184900

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
3584	100	100									
3585	100	100									
3586	100	100									
3587	100	100									
3588	100	100									
3589	100	100									
3590	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									
35104	100	100									
S581	234100	100									



OVERLAND SURVEYING

Survey | Property | Subdivision

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SURVEYORS FILE REFERENCE: M100611/35D

SHEET 1

ORIGINAL SHEET
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Digitally signed by:
City of Greater Geelong,
30/12/2025,
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