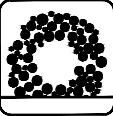
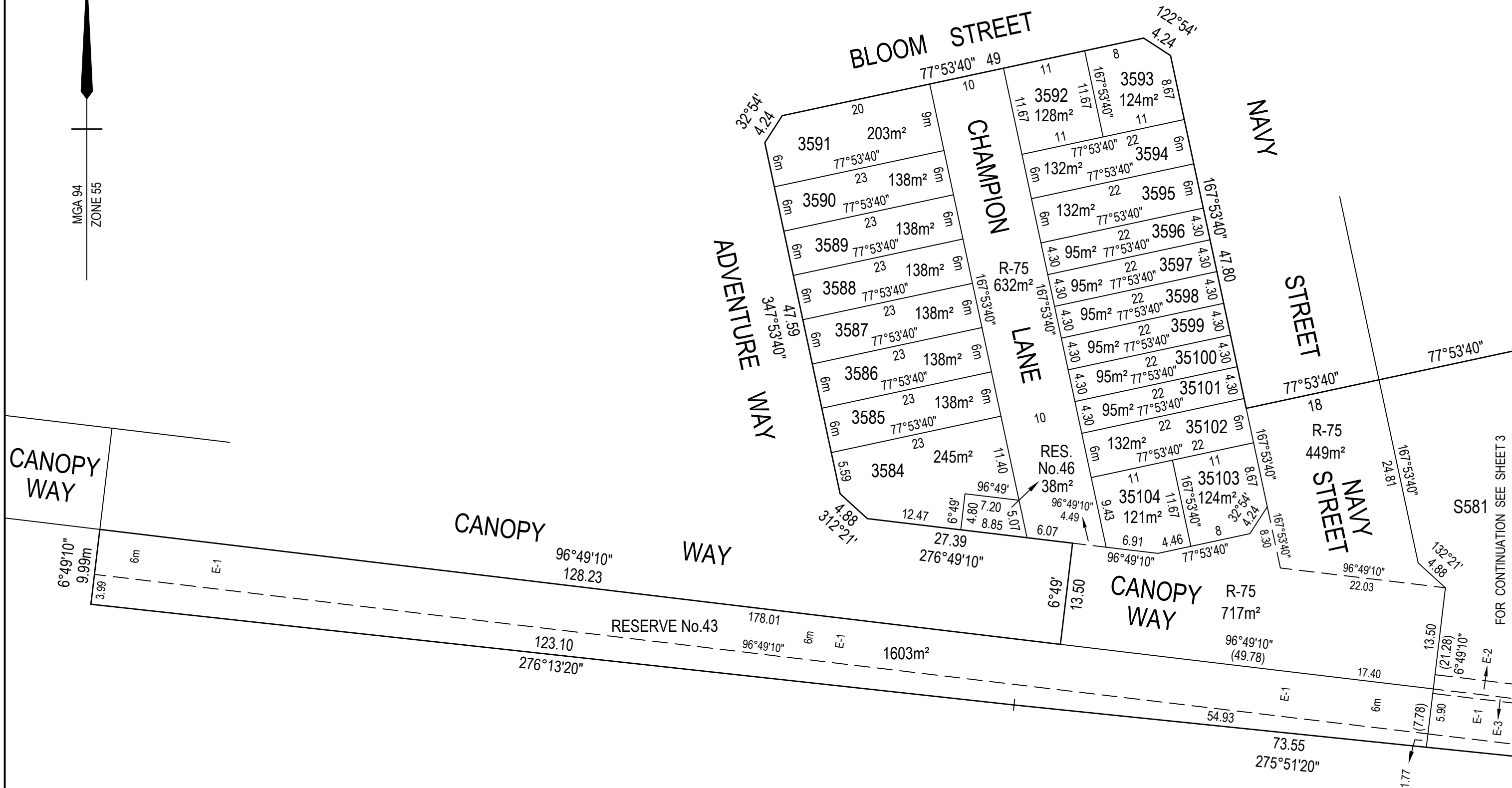
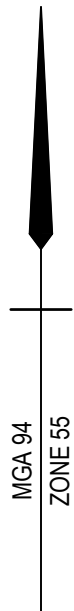
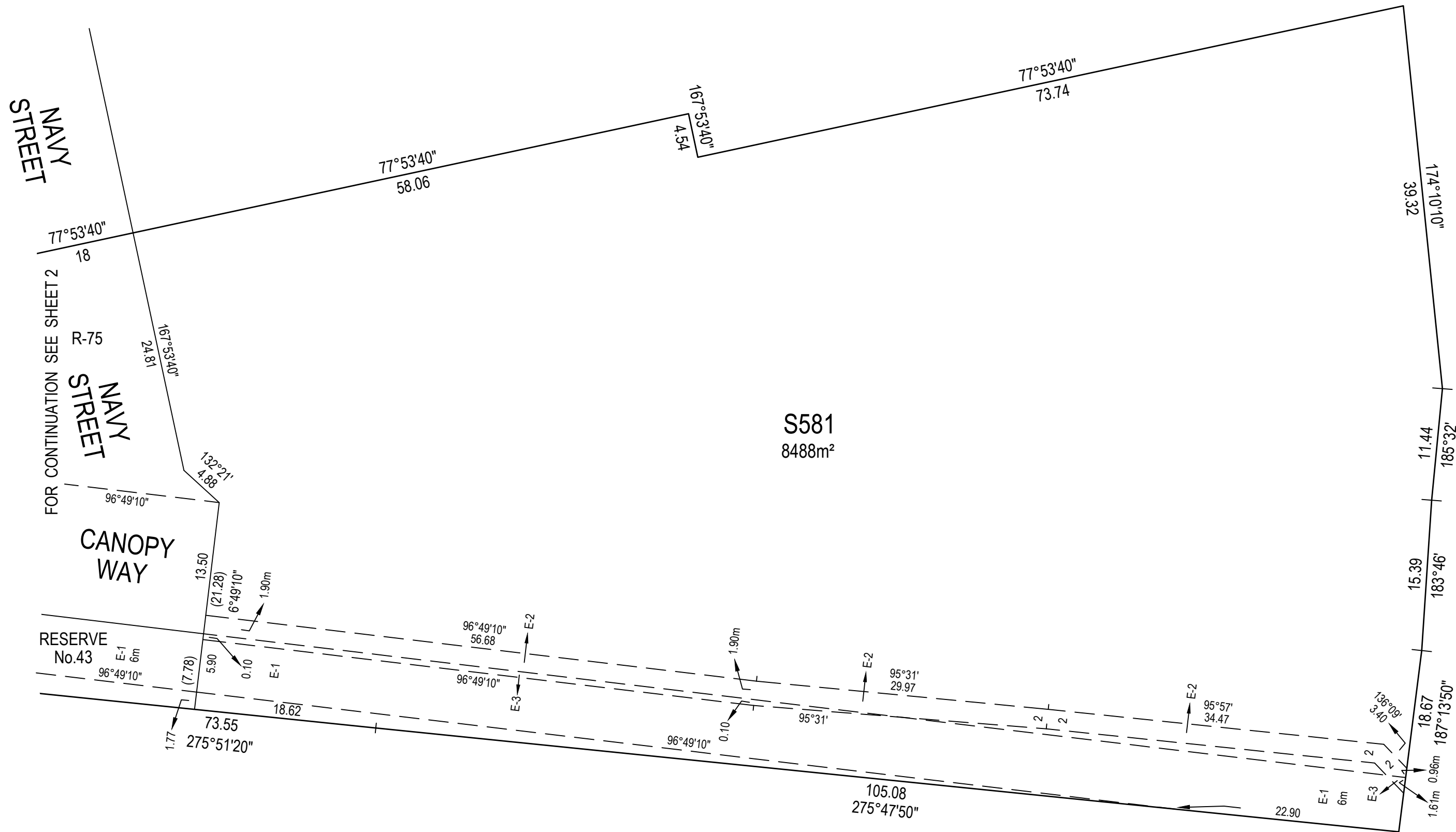


| | | | | | | | | |
|---|---------------------------------|--|---|---|-----------------------------|---|----------------------------|---------------------|
| PLAN OF SUBDIVISION | | | | EDITION 1 | | PS 709524N/S75 | | |
| <div>LOCATION OF LAND</div> <div>PARISH: DUNEED</div> <div>TOWNSHIP: -</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: PARTS OF F, G & N</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: VOL. FOL.</div> <div>VOL. 12015 FOL. 162</div> <div>LAST PLAN REFERENCE: PS 709524N (LOT S356) AND (LOT S58)</div> <div>POSTAL ADDRESS: 16-22 NAVY STREET AND</div> <div>(AT TIME OF SUBDIVISION) 66 SOVEREIGN DRIVE</div> <div>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>Council Reference Number: 16353</div> <div>Planning Permit Reference: PP496-2012</div> <div>SPEAR Reference Number: S223909H</div> <div>Certification</div> <div>This plan is certified under section 6 of the Subdivision Act 1988</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made</div> <div>Digitally signed by: Hugh Griffiths for City of Greater Geelong on 30/12/2025</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>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.</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 4.</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>GROUND'S 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 | | | | <div>DEPTH LIMITATION: DOES NOT APPLY</div> <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, 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 | | | | |
| <div><div>OVERLAND SURVEYING</div><div>Survey Property Subdivision</div></div> | | <div>Overland Surveying Pty Ltd</div> <div>Licensed Land Surveyors</div> <div>Melbourne</div> <div>Office Ph. +61 3 8832 8012</div> <div>admin@overland-surveying.com.au</div> <div>384 Keilor Road, Niddrie, VIC 3042</div> | | Armstrong MtDuneed Stage 75(35D) | DEVELOPMENT AREA: 6177m² | NO.OF LOTS: 21 + S581 | ORIGINAL SHEET SIZE: A3 | SHEET 1 OF 4 SHEETS |
| REF: M100611/S75(35D) | | VERSION: M | | 10/12/25 | | Digitally signed by: Zois Aravanis, Licensed Surveyor, Surveyor's Plan Version (M), 18/12/2025, SPEAR Ref: S223909H | | |





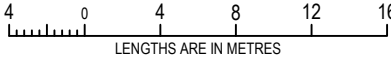


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384 Keilor Road, Niddrie, VIC 3042

REF: M100611/S75(35D) VERSION: M 10/12/25

| | | | |
|---|--|--|---------|
| SCALE 1:400 |  LENGTHS ARE IN METRES | ORIGINAL SHEET SIZE: A3 | SHEET 3 |
| Digitally signed by: Zois Aravanis, Licensed Surveyor, Surveyor's Plan Version (M), 18/12/2025, SPEAR Ref: S223909H | | Digitally signed by: City of Greater Geelong, 30/12/2025, SPEAR Ref: S223909H | |

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.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 35100-35104 (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.armstrongmtduneed.com.au

| | | | | | |
|--|---|---|--|----------------------------|---------|
|  <div>OVERLAND SURVEYING <small>Survey Property Subdivision</small></div> | Overland Surveying Pty Ltd Licensed Land Surveyors Melbourne | | | ORIGINAL SHEET SIZE: A3 | SHEET 4 |
| | Office Ph. +61 3 8832 8012 admin@overland-surveying.com.au 384 Keilor Road, Niddrie, VIC 3042 | Digitally signed by: Zois Aravanis, Licensed Surveyor, Surveyor's Plan Version (M), 18/12/2025, SPEAR Ref: S223909H | Digitally signed by: City of Greater Geelong, 30/12/2025, SPEAR Ref: S223909H | | |
| REF: M100611/S75(35D) VERSION: M 10/12/25 | | | | | |

OWNERS CORPORATION SCHEDULE

PS709524N/S75

| | |
|--------------------------|--------------------|
| Owners Corporation No. 1 | Plan No. PS709524N |
|--------------------------|--------------------|

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 |
|--------------------------------------|--|

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

Common Property No.: 1

| | |
|------------------------------------|-----------|
| Limitations of Owners Corporation: | Unlimited |
|------------------------------------|-----------|

| |
|-----------|
| Unlimited |
|-----------|

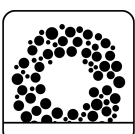
| |
|-----------|
| Notations |
| NIL |

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

| 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 |
|--|-------|-------------|-----------|--|-----|-------------|-----------|--|-----|-------------|-----------|
| | 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

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 |
| ORIGINAL SHEET SIZE: A3 |

ORIGINAL SHEET
SIZE: A3

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

Digitally signed by:
City of Greater Geelong,
30/12/2025,
SPEAR Ref: S223909H