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<b>PLAN OF SUBDIVISION</b>	<b>EDITION 1</b>	<b>PS 709524N/S70</b>
<p><b>LOCATION OF LAND</b></p> <p>PARISH: DUNEED  TOWNSHIP: -  SECTION: 12  CROWN ALLOTMENT: F (PART)  CROWN PORTION: -</p> <p>TITLE REFERENCE: VOL.11866 FOL.720</p> <p>LAST PLAN REFERENCE: PS 709524N (LOT S699)</p> <p>POSTAL ADDRESS:  (AT TIME OF SUBDIVISION) 101-115 ARMSTRONG BOULEVARD  MOUNT DUNEED 3217</p> <p>MGA94 CO-ORDINATES: E 266 135 ZONE 55  (AT APPROX CENTRE OF LAND IN PLAN) N 5 765 675 GDA 94</p>	<p>Council Name: City of Greater Geelong</p> <p>Council Reference Number: 16835  Planning Permit Reference: PP-1547-2021  SPEAR Reference Number: S249492C</p> <p><b>Certification</b></p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification</p> <p>Digitally signed by: Mark Hodson for City of Greater Geelong on 23/12/2025</p>	

<b>VESTING OF ROADS AND OR RESERVES</b>	<b>NOTATIONS</b>				
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> </thead> <tbody> <tr> <td>ROADS R-70 ROAD R-71 RESERVE No.28</td> <td>CITY OF GREATER GEELONG CITY OF GREATER GEELONG CITY OF GREATER GEELONG</td> </tr> </tbody> </table>	IDENTIFIER	COUNCIL/BODY/PERSON	ROADS R-70 ROAD R-71 RESERVE No.28	CITY OF GREATER GEELONG CITY OF GREATER GEELONG CITY OF GREATER GEELONG	<p>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS: FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, ENTITLEMENT &amp; LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES.</p> <p>CREATION OF RESTRICTION No.70-1, 70-2 &amp; 70-3:  RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN - SEE SHEET 3.</p> <p>LOTS 1-7000 HAVE BEEN OMITTED FROM THIS PLAN.</p>
IDENTIFIER	COUNCIL/BODY/PERSON				
ROADS R-70 ROAD R-71 RESERVE No.28	CITY OF GREATER GEELONG CITY OF GREATER GEELONG CITY OF GREATER GEELONG				
<b>NOTATIONS</b>					
<p>DEPTH LIMITATION: DOES NOT APPLY</p> <p>STAGING: THIS IS A STAGED SUBDIVISION.  PLANNING PERMIT No. PP-1547-2021</p> <p>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</p>					

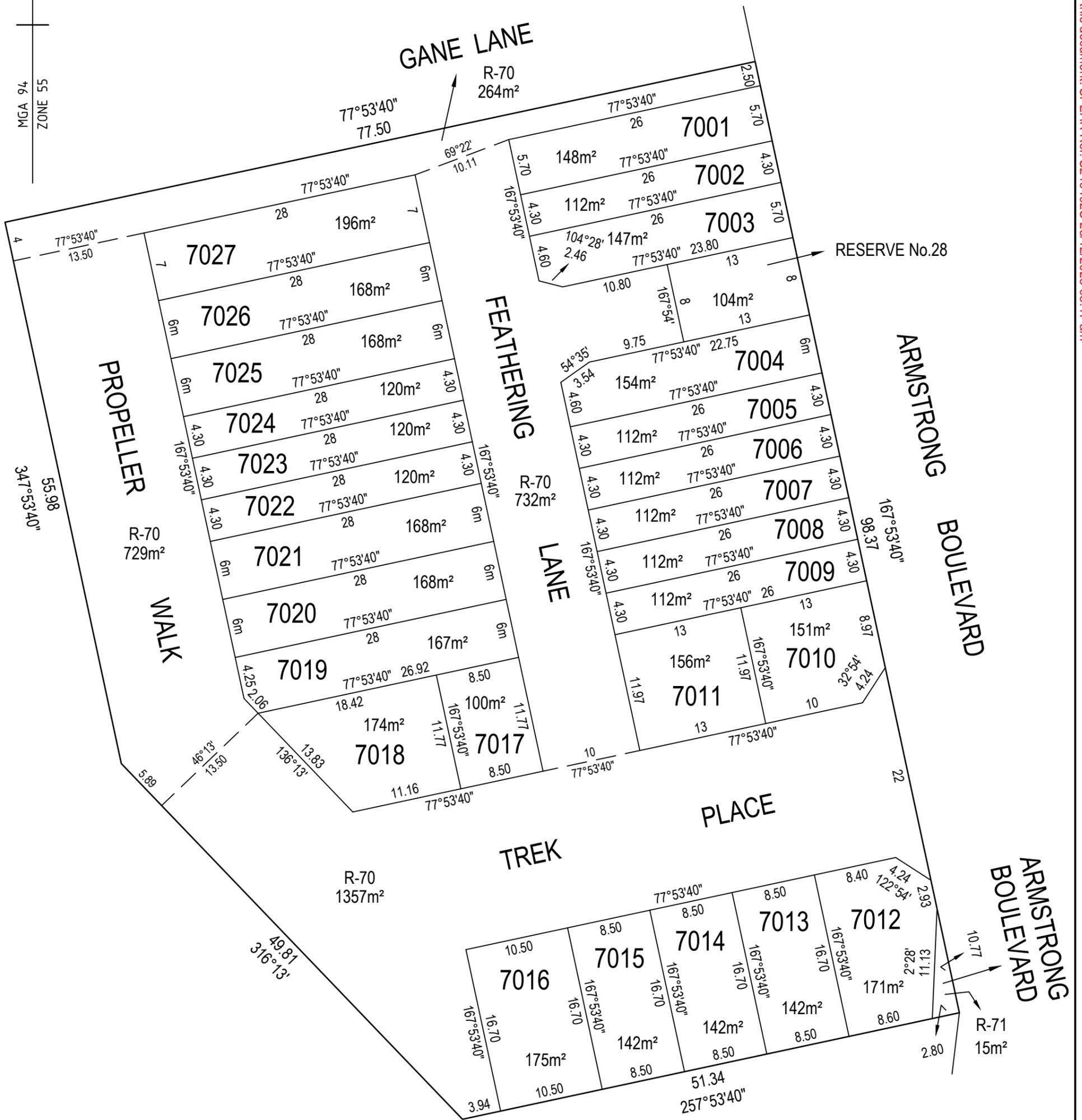
**EASEMENT INFORMATION**

LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)

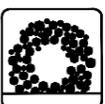
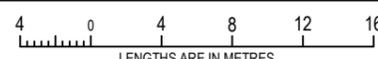
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF

<p><b>OVERLAND SURVEYING</b>  Survey   Property   Subdivision</p>	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	Armstrong MtDuneed Stage 70	DEVELOPMENT AREA: 7054m <sup>2</sup>	NO.OF LOTS: 28	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3 SHEETS
	Digitally signed by: Zois Aravanis, Licensed Surveyor, Surveyor's Plan Version (J), 19/11/2025, SPEAR Ref: S249492C					
REF: M100611/70	VERSION: J	RF 02/09/25				

MGA 94  
ZONE 55



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 <b>OVERLAND SURVEYING</b> Survey   Property   Subdivision	Overland Surveying Pty Ltd Licensed Land Surveyors Melbourne	SCALE 1:400	 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
	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 (J), 19/11/2025, SPEAR Ref: S249492C	Digitally signed by: City of Greater Geelong, 23/12/2025, SPEAR Ref: S249492C		
REF: M100611/70	VERSION: J	RF 02/09/25			

## CREATION OF RESTRICTION No.70-1

PS 709524N/S70

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 7001-7027 (BOTH INCLUSIVE) ON THIS PLAN  
LAND TO BENEFIT: LOTS 7001-7027 (BOTH 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.armstrongmtduneeed.com.au](http://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](http://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 DESIGN ASSESSMENT PANEL..

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT 10 YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

## CREATION OF RESTRICTION No.70-2

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 7001-7027 (BOTH INCLUSIVE) ON THIS PLAN  
LAND TO BENEFIT: LOTS 7001-7027 (BOTH 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 .
- (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](http://www.armstrongmtduneeed.com.au)

## CREATION OF RESTRICTION No.70-3

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 7001-7027 (BOTH INCLUSIVE) ON THIS PLAN  
LAND TO BENEFIT: LOTS 7001-7027 (BOTH 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:

BUILD OR CAUSE TO BE BUILT OR ALLOW TO BE BUILT OR ALLOW TO REMAIN:

- (A) ANY DWELLING ON LOTS 7001-7009 (BOTH INCLUSIVE) UNLESS IT IS CONSTRUCTED WITH ACTIVE FRONTAGE TO ARMSTRONG BOULEVARD AND VEHICULAR ACCESS PROVIDED ONLY FROM FEATHERING LANE.
- (B) ANY DWELLING ON LOTS 7019-7027 (BOTH INCLUSIVE) UNLESS IT IS CONSTRUCTED WITH ACTIVE FRONTAGE TO PROPELLER WALK AND VEHICULAR ACCESS PROVIDED ONLY FROM FEATHERING LANE.
- (C) ANY DWELLING ON LOTS 7012 -7016 (BOTH INCLUSIVE) UNLESS IT IS CONSTRUCTED TO BE DOUBLE FRONTED AND PROVIDE ACTIVATION ALONG THE SOUTH BOUNDARY
- (D) ANY DWELLING ON LOTS 7001, 7003, 7004, 7011, 7017 AND 7027 UNLESS IT IS CONSTRUCTED WITH EXTERNAL FINISHES THAT MINIMISE BLANK WALLS AND MAXIMISE WINDOWS FOR PASSIVE SURVEILLANCE ALONG SIDE BOUNDARIES INTERFACING WITH RESERVES AND/OR LANES.
- (E) ANY FENCING ALONG THE NORTHERN BOUNDARY OF GANE LANE UNLESS IT IS LOW SCALE AND PERMEABLE.



Overland Surveying Pty Ltd  
Licensed Land Surveyors  
Melbourne

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Surveyor's Plan Version (J),  
19/11/2025, SPEAR Ref: S249492C

ORIGINAL SHEET  
SIZE: A3

SHEET 3

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# OWNERS CORPORATION SCHEDULE

# PS709524N/S70

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

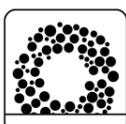
Limitations of Owners Corporation: Unlimited

Notations

Totals		
	Entitlement	Liability
This schedule	2700	2700
Balance of existing OC	420800	186300
Overall Total	423500	189000

### Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
7001	100	100									
7002	100	100									
7003	100	100									
7004	100	100									
7005	100	100									
7006	100	100									
7007	100	100									
7008	100	100									
7009	100	100									
7010	100	100									
7011	100	100									
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7013	100	100									
7014	100	100									
7015	100	100									
7016	100	100									
7017	100	100									
7018	100	100									
7019	100	100									
7020	100	100									
7021	100	100									
7022	100	100									
7023	100	100									
7024	100	100									
7025	100	100									
7026	100	100									
7027	100	100									



**OVERLAND SURVEYING**

Survey | Property | Subdivision

Overland Surveying Pty Ltd | Licensed Land Surveyors | Melbourne  
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384 Keilor Road, Niddrie, VIC, 3042, Australia

SURVEYORS FILE REFERENCE: M100611/70

SHEET 1

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