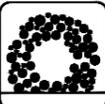
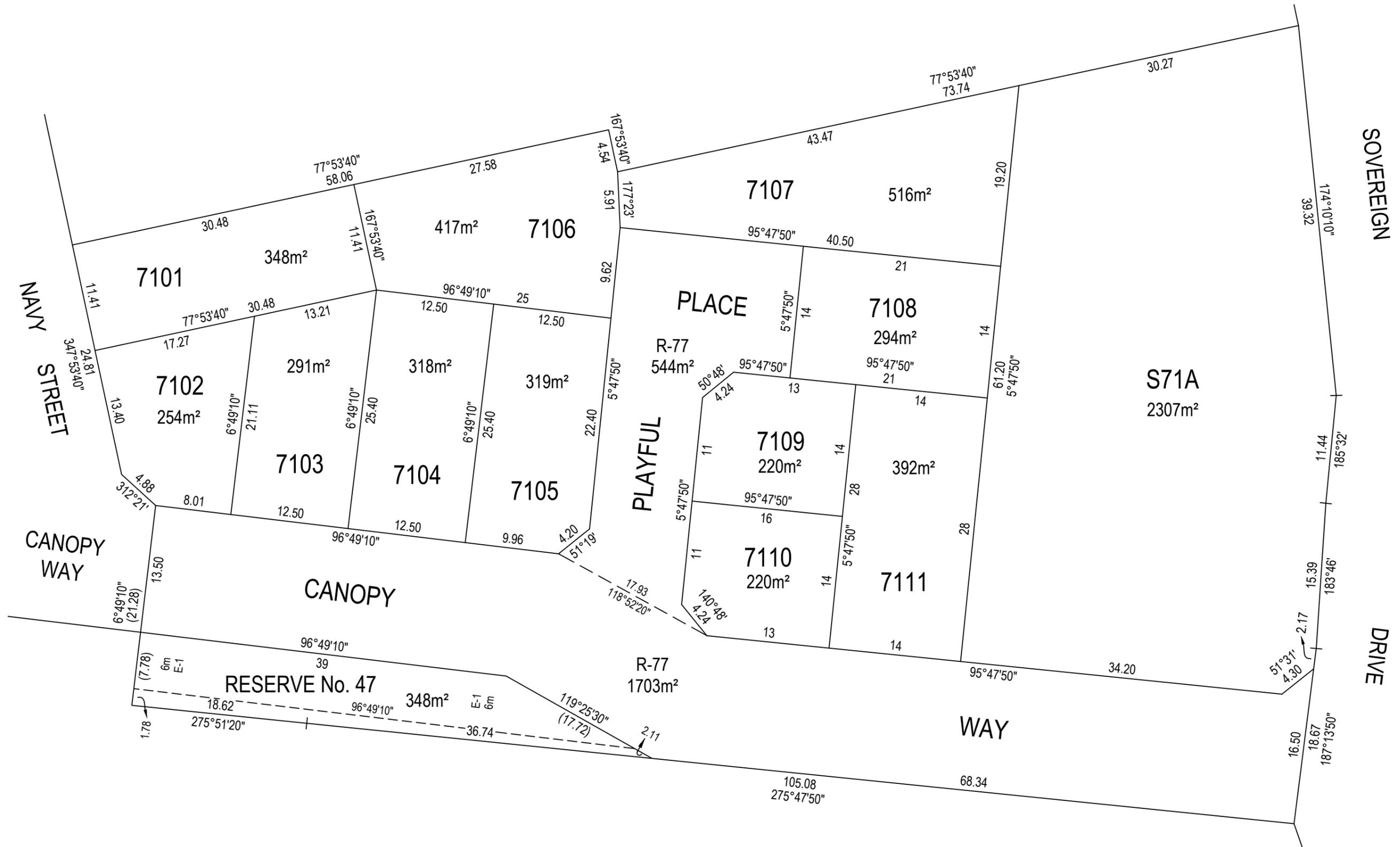


PLAN OF SUBDIVISION				EDITION 1		PS 709524N/S71		
LOCATION OF LAND PARISH: DUNEED TOWNSHIP: - SECTION: 12 CROWN ALLOTMENT: PARTS OF F, G & N CROWN PORTION: -  TITLE REFERENCE: VOL. FOL.  LAST PLAN REFERENCE: PS709524N (LOT S581)  POSTAL ADDRESS: 166 SOVEREIGN DRIVE (AT TIME OF SUBDIVISION) MOUNT DUNEED 3217  MGA94 CO-ORDINATES: E 265 950 ZONE 55 (AT APPROX CENTRE OF LAND IN PLAN) N 5 765 530				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.  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 1-7100 HAVE BEEN OMITTED FROM THIS PLAN.  CREATION OF RESTRICTIONS No.71 AND 71A: RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN - SEE SHEET 3.  OTHER PURPOSE OF PLAN: THE EASEMENTS FOR PIPELINE AND ANCILLARY PURPOSES AND DRAINAGE SHOWN AS E-1, E-2 AND E-3 ON PS709524N AFFECTING ROAD R-77 ON THIS PLAN ARE TO BE REMOVED UPON REGISTRATION OF THIS PLAN.  THE DRAINAGE EASEMENT SHOWN AS E-3 ON PS709524N AFFECTING RESERVE NO.47 IS 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.				
ROADS R-77 RESERVE No. 47		CITY OF GREATER GEELONG 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				
E-1	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	PS709524N - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION				
 <b>OVERLAND SURVEYING</b> 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		Armstrong MtDuneed Stage 71	DEVELOPMENT AREA: 6181m <sup>2</sup>	NO. OF LOTS: 11 + S71A	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3 SHEETS
REF: M100611/71		VERSION: C		ZOIS ARAVANIS, LICENSED SURVEYOR				
		17/03/26						



**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

REF: M100611/71      VERSION: C      17/03/26

SCALE 1:400

LENGTHS ARE IN METRES

ZOIS ARAVANIS, LICENSED SURVEYOR

ORIGINAL SHEET SIZE: A3

SHEET 2

**CREATION OF RESTRICTION No.71**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 7101-7111 (BOTH INCLUSIVE) ON THIS PLAN

LAND TO BENEFIT: LOTS 7101-7111 (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.71A**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

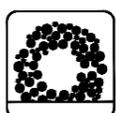
LAND TO BE BURDENED: LOTS 7102, 7103 AND 7108-7110 (BOTH INCLUSIVE) ON THIS PLAN

LAND TO BENEFIT: LOTS 7101-7111 (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, 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.armstrongmtduneeed.com.au](http://www.armstrongmtduneeed.com.au)



**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

ORIGINAL SHEET  
SIZE: A3

SHEET 3

ZOIS ARAVANIS, LICENSED SURVEYOR