
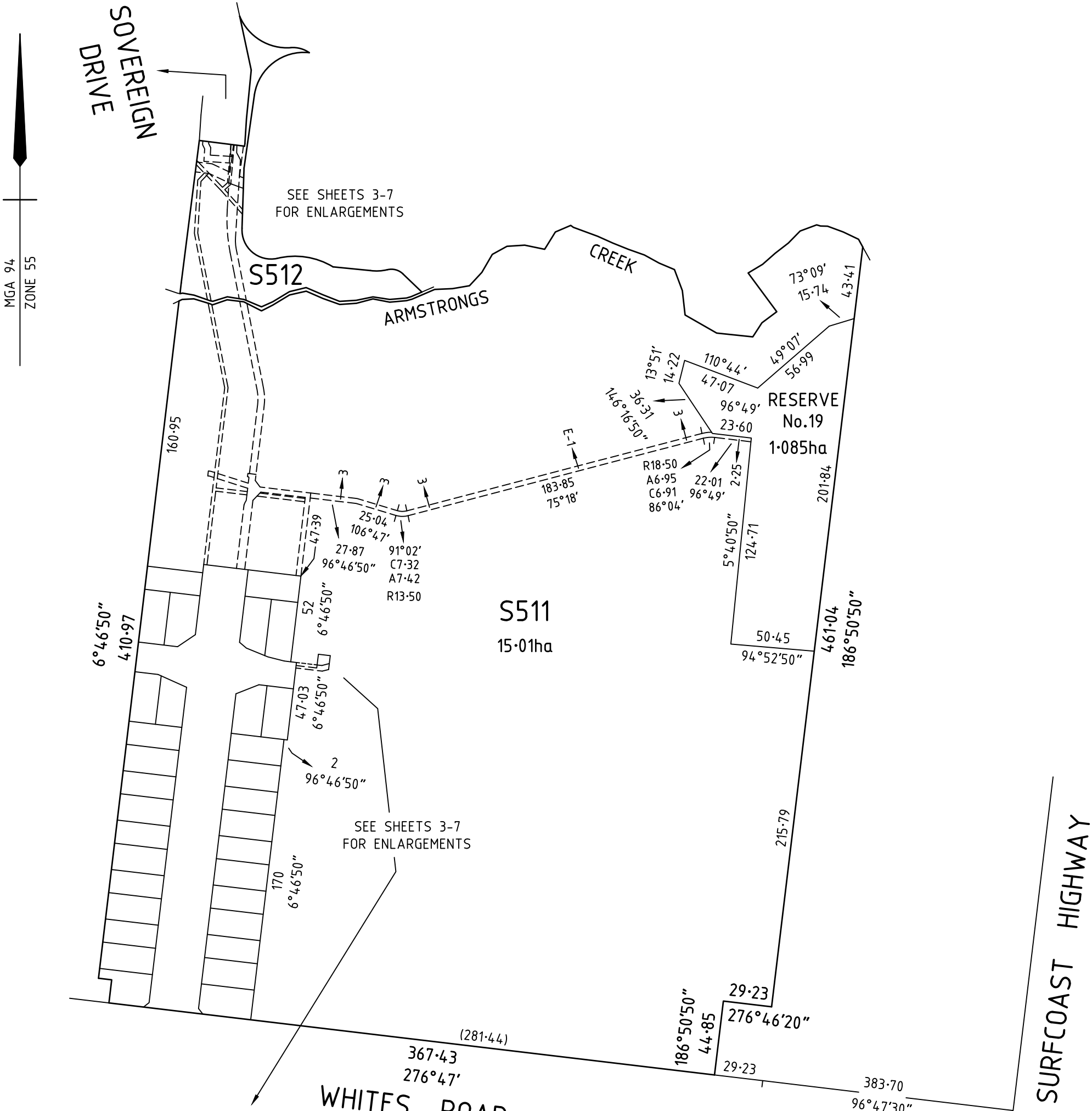
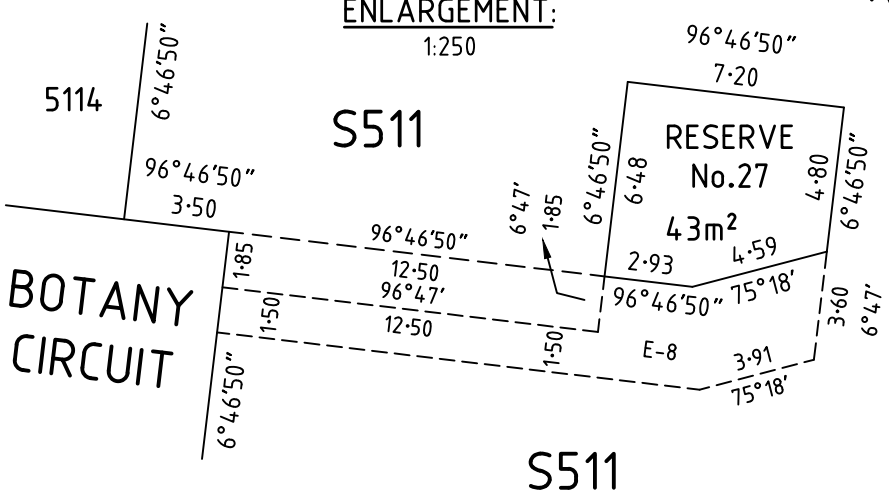


PLAN OF SUBDIVISION			EDITION 1	PS 709524N/S51		
LOCATION OF LAND PARISH: DUNEED TOWNSHIP: - SECTION: 12 CROWN ALLOTMENT: K & M (PART) CROWN PORTION: - TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS 709524N (LOT S500) POSTAL ADDRESS: 52-86 WHITES ROAD (AT TIME OF SUBDIVISION) MOUNT DUNEED 3217 MGA94 CO-ORDINATES: E 266 200 ZONE 55 (AT APPROX CENTRE OF LAND IN PLAN) N 5 765 205 GDA 94			Council Name: City of Greater Geelong Council Reference Number: 14068 Planning Permit Reference: PP 496/2012 SPEAR Reference Number: S132694J Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Tim Webb for City of Greater Geelong on 15/05/2019			
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 1-5100 HAVE BEEN OMITTED FROM THIS PLAN. CREATION OF RESTRICTIONS No.51 & 51A: RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 8.			
ROADS R-51 RESERVE No.19 RESERVE No.27	CITY OF GREATER GEELONG CITY OF GREATER GEELONG POWERCOR AUSTRALIA LIMITED					
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 & E-3	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG		
E-2, E-3 & E-7	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN - SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION		
E-4, E-6, E-7	DRAINAGE	SEE PLAN	PS 709524N	CITY OF GREATER GEELONG		
E-5	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 709524N - SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION		
E-8	POWERLINE PURPOSES	SEE PLAN	THIS PLAN - Section 88 Electricity Industry Act 2000	POWERCOR AUSTRALIA LIMITED		
 LICENSED LAND SURVEYORS & ENGINEERS CALIBRE CONSULTING (MELB) PTY LTD Level 2, 55 Southbank Boulevard Southbank VIC 3006 T 03 9203 9000 F 03 9203 9099 www.calibregroup.com		Armstrong MtDuneed Stage 51	DEVELOPMENT AREA: 2.503ha	NO.OF LOTS: 32 + S511 & S512	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 8 SHEETS
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REF: M100611/51		VERSION: J	GL 3/5/19			



MGA 94
ZONE 55

ENLARGEMENT:
1:250



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SCALE
1:2500

25 0 25 50 75 100
LENGTHS ARE IN METRES

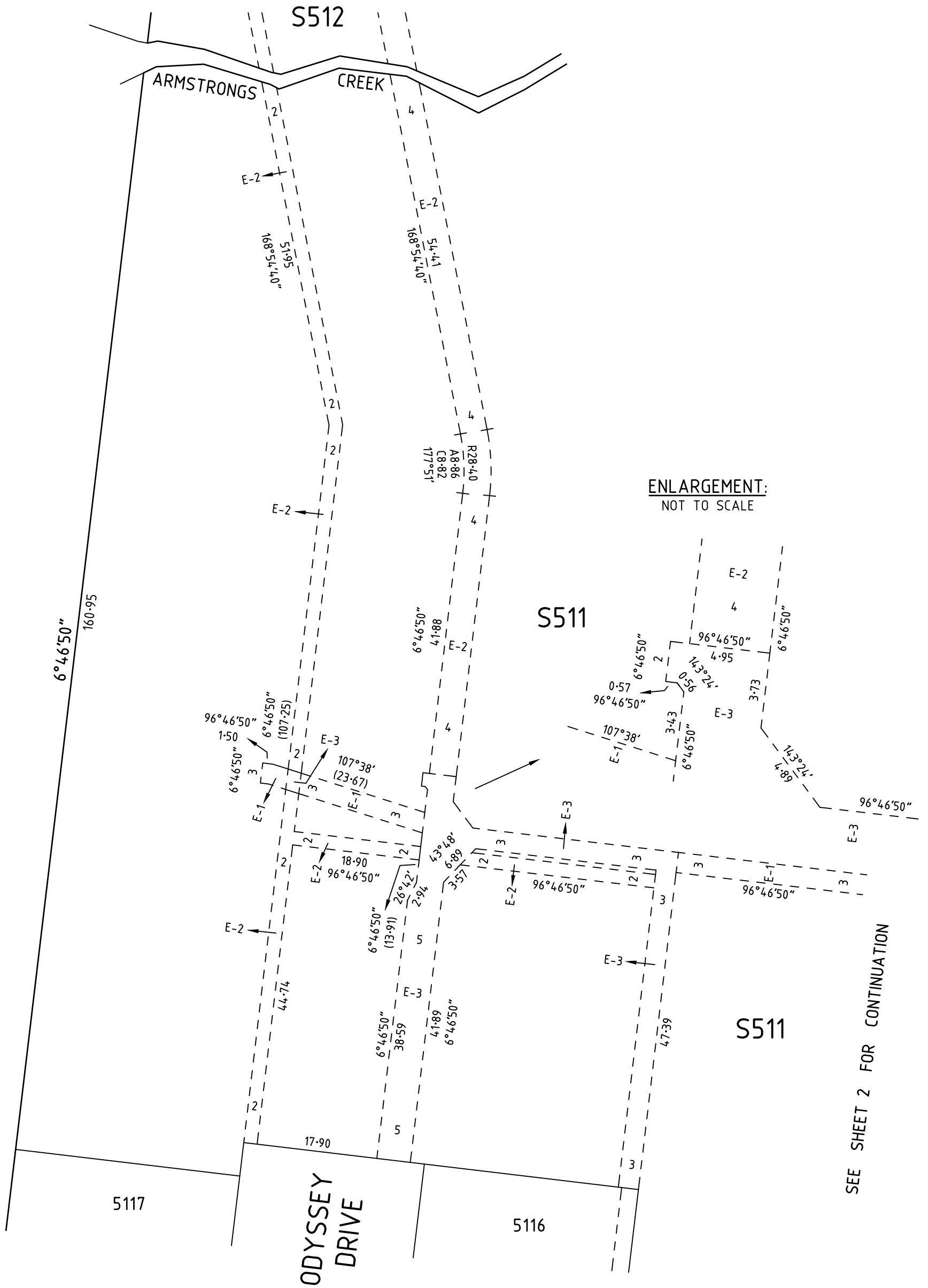
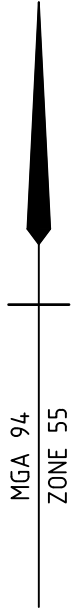
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ORIGINAL SHEET
SIZE: A3

SHEET 2

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SEE SHEET 3 FOR CONTINUATION



SEE SHEET 7 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

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SCALE
1:600

LENGTHS ARE IN METRES

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SHEET 4

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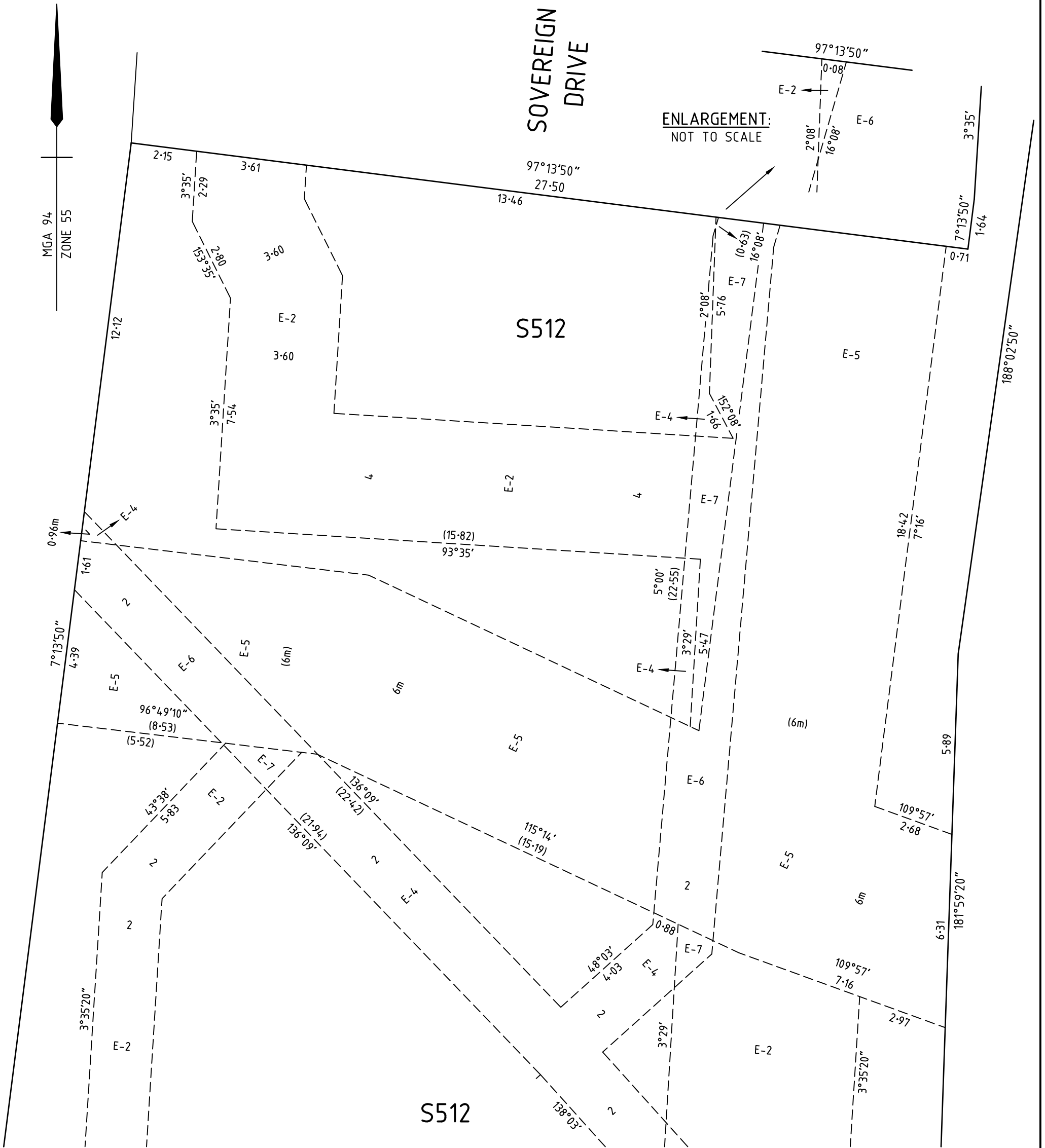
SOVEREIGN
DRIVE

S512

S512

ENLARGEMENT:
NOT TO SCALE

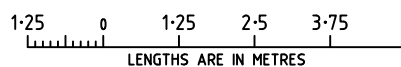
MGA 94
ZONE 55



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SCALE
1:125



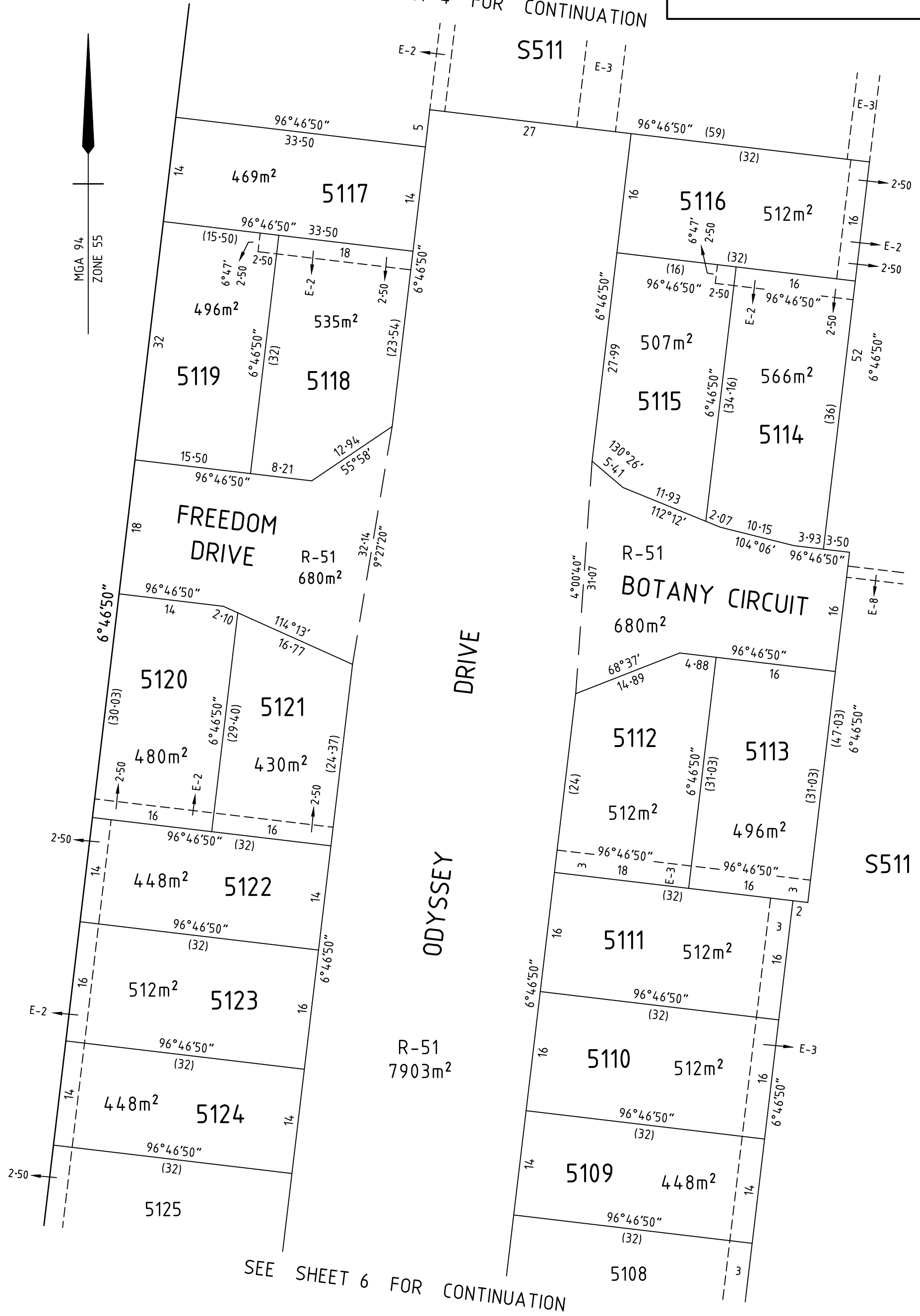
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ORIGINAL SHEET
SIZE: A3


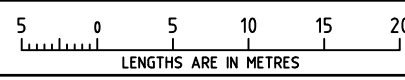
SHEET 5

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SEE SHEET 4 FOR CONTINUATION



SEE SHEET 6 FOR CONTINUATION

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	<p>Digitally signed by: Zois Aravanis, Licensed Surveyor, Surveyor's Plan Version (j), 09/05/2019, SPEAR Ref: S132694J</p>	<p>Digitally signed by: City of Greater Geelong, 15/05/2019, SPEAR Ref: S132694J</p>	
<p>REF: M100611/51</p>	<p>VERSION: J</p>	<p>GL 3/5/19</p>	

CREATION OF RESTRICTION No.51

PS 709524N/S51

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 5101-5132 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 5101-5132 (BOTH 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, PO BOX 356, MONT ALBERT, VIC 3127 OR SUCH OTHER ENTITY AS MAY BE NOMINATED BY THE DESIGN ASSESSMENT PANEL FROM TIME TO TIME;
 - (B) THE PLANS COMPLY WITH THE APPROVED DESIGN GUIDELINES AND 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; AND
 - (C) 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 STANDING A DWELLING-HOUSE WITH A FLOOR AREA OF LESS THAN:
 - (A) 160 SQUARE METRES IN THE CASE OF A LOT HAVING AN AREA OF 500 SQUARE METRES OR GREATER; OR
 - (B) 130 SQUARE METRES IN THE CASE OF A LOT HAVING AN AREA OF 400 SQUARE METRES OR GREATER BUT LESS THAN 500 SQUARE METRES; OR
 - (C) 100 SQUARE METRES IN THE CASE OF A LOT HAVING AN AREA OF 300 SQUARE METRES OR GREATER BUT LESS THAN 400 SQUARE METRES; OR
 - (D) 75 SQUARE METRES IN THE CASE OF A LOT HAVING AN AREA OF LESS THAN 300 SQUARE METRES.

FOR THE PURPOSES OF CALCULATING THE FLOOR AREA OF A DWELLING HOUSE THE AREA OF THE GARAGES, TERRACES, PERGOLAS OR VERANDAHS SHALL BE EXCLUDED.

- (iv) 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* 2006 IN RELATION TO OVERLOOKING.
- (v) SUBDIVIDE OR CAUSE TO SUBDIVIDE OR ALLOW TO BE SUBDIVIDED THE BURDENED LAND.
- (vi) 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.51A

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED


LAND TO BE BURDENED: LOTS 5101-5116 AND 5118-5132 (ALL INCLUSIVE)

LAND TO BENEFIT: LOTS 5101-5132 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A BURDENED LOT MUST NOT:

- (i) BUILD OR PERMIT TO BE BUILT ANY BUILDING(S) THAT DOES NOT PROVIDE 1.0 METRE CLEAR HORIZONTAL ACCESS ALONG THE FULL LENGTH OF A MINIMUM ONE SIDE BOUNDARY OF THE LOT.

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	REF: M100611/51	VERSION: J	GL 3/5/19	Digitally signed by: City of Greater Geelong, 15/05/2019, SPEAR Ref: S132694J

OWNERS CORPORATION SCHEDULE

PS709524N/S51

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	8200	3300
Balance of existing OC	501900	134500
Overall Total	510100	137800

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
5101	100	100									
5102	100	100									
5103	100	100									
5104	100	100									
5105	100	100									
5106	100	100									
5107	100	100									
5108	100	100									
5109	100	100									
5110	100	100									
5111	100	100									
5112	100	100									
5113	100	100									
5114	100	100									
5115	100	100									
5116	100	100									
5117	100	100									
5118	100	100									
5119	100	100									
5120	100	100									
5121	100	100									
5122	100	100									
5123	100	100									
5124	100	100									
5125	100	100									
5126	100	100									
5127	100	100									
5128	100	100									
5129	100	100									
5130	100	100									
5131	100	100									
5132	100	100									
S501	5000	100									



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SHEET 1

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