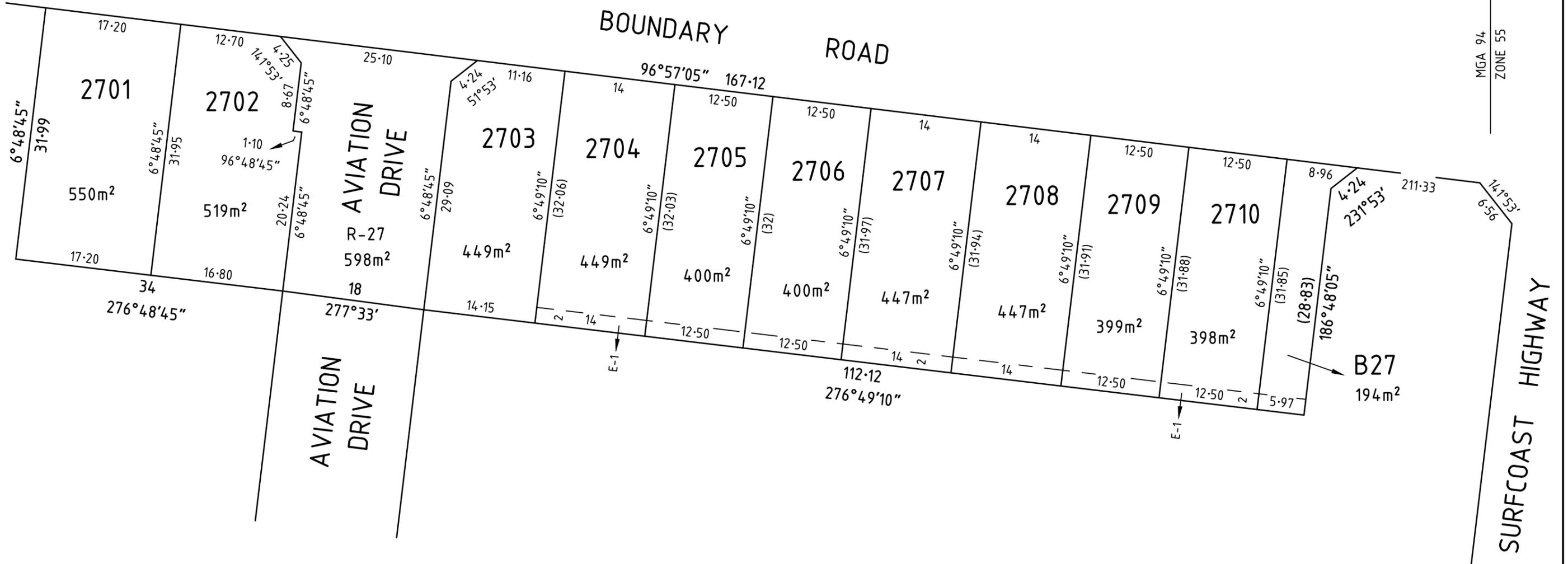


PLAN OF SUBDIVISION			EDITION 1	PS 709524N/S27		
LOCATION OF LAND PARISH: DUNEED TOWNSHIP: - SECTION: 12 CROWN ALLOTMENT: PARTS OF B, D, E, F, G, & N CROWN PORTION: - TITLE REFERENCE: VOL.11912 FOL.911 LAST PLAN REFERENCE: PS 709524N (LOT S48) POSTAL ADDRESS: 87 AVIATION DRIVE (AT TIME OF SUBDIVISION) MOUNT DUNEED 3217 MGA94 CO-ORDINATES: E 266 620 ZONE 55 (AT APPROX CENTRE OF LAND IN PLAN) N 5 766 480			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. SEE OWNERS CORPORATION SEARCH REPORT(S) FOR DETAIL CREATION OF RESTRICTION No.27: A RESTRICTION IS TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 3. OTHER PURPOSE OF PLAN: ALL OF THE EASEMENT FOR PIPELINE AND ANCILLARY PURPOSES SHOWN ON PS709524N WITHIN ROAD R-27 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.			
ROAD R-27	CITY OF GREATER GEELONG					
NOTATIONS			OTHER PURPOSE OF PLAN: ALL OF THE EASEMENT FOR PIPELINE AND ANCILLARY PURPOSES SHOWN ON PS709524N WITHIN ROAD R-27 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.			
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	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG		
 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 27	DEVELOPMENT AREA: 0.505ha	NO.OF LOTS: 10 + B27	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3 SHEETS
REF: M100611/27 VERSION: B RM 21/7/20		ZOIS ARAVANIS, LICENSED SURVEYOR				



LICENSED LAND SURVEYORS & ENGINEERS
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 Southbank VIC 3006

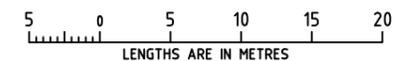
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 www.calibreconsulting.co

REF: M100611/27

VERSION: B

RM 21/7/20

SCALE
 1:500



ORIGINAL SHEET
 SIZE: A3

SHEET 2

ZOIS ARAVANIS, LICENSED SURVEYOR

CREATION OF RESTRICTION No.27

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 2701 TO 2710 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 2701 TO 2710 (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 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 PLANS COMPLY WITH THE DESIGN GUIDELINES, A COPY OF WHICH CAN BE OBTAINED FROM THE WEB SITE AT 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 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.

 <p>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.calibreconsulting.co</p>		ORIGINAL SHEET SIZE: A3	SHEET 3
	ZOIS ARAVANIS, LICENSED SURVEYOR		
REF: M100611/27	VERSION: B	RM 21/7/20	

OWNERS CORPORATION SCHEDULE

709524N/S27

Owners Corporation No. 1 Plan No. 709524N/S27

Land affected by Owners Corporation Lots: 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	1000	1000
Previous stages	509800	145000
Overall Total	510800	146000

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
2701	100	100									
2702	100	100									
2703	100	100									
2704	100	100									
2705	100	100									
2706	100	100									
2707	100	100									
2708	100	100									
2709	100	100									
2710	100	100									

 <p>CALIBRE CONSULTING (MELB) PTY LTD Level 2, 55 Southbank Boulevard Southbank VIC 3006</p> <p>T 03 9203 9000 F 03 9203 9099 www.calibreconsulting.co</p>	<p>SURVEYORS FILE REFERENCE: M100611/27 VERSION B</p>	<p>SHEET 1</p>
	<p>ZOIS ARAVANIS, LICENSED SURVEYOR</p>	<p>ORIGINAL SHEET SIZE: A3</p>