

PLAN OF SUBDIVISION			EDITION 1	PS 709524N/S53		
LOCATION OF LAND PARISH: DUNEED TOWNSHIP: - SECTION: 12 CROWN ALLOTMENT: K & M (PART) CROWN PORTION: - TITLE REFERENCE: VOL.12255 FOL.408 LAST PLAN REFERENCE: PS 709524N (LOT S543) POSTAL ADDRESS: 191 SOVEREIGN DRIVE <small>(AT TIME OF SUBDIVISION)</small> MOUNT DUNEED 3217 MGA94 CO-ORDINATES: E 266 280 ZONE 55 <small>(AT APPROX CENTRE OF LAND IN PLAN)</small> N 5 765 205 GDA 94			Council Name: City of Greater Geelong Council Reference Number: 15089 Planning Permit Reference: 496-2012 SPEAR Reference Number: S170871M Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 09/05/2023 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied Digitally signed by: Rory O'Loughlen for City of Greater Geelong on 14/06/2024			
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 1-5300 HAVE BEEN OMITTED FROM THIS PLAN. CREATION OF RESTRICTIONS No.53A-1 & 53A-2: RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 4. OTHER PURPOSE OF PLAN: PART OF THE EASEMENTS FOR DRAINAGE PURPOSES AND CARRIAGEWAY SHOWN ON PS709524N CONTAINED WITHIN ROADS R-53 AND S531 ARE 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-53	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			
DEPTH LIMITATION: DOES NOT APPLY						
STAGING: THIS IS A STAGED SUBDIVISION. PLANNING PERMIT No.496/2012						
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-3 & E-5	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG		
E-2, E-3, E-5 & E-7	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN - SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION		
E-4 & E-6	DRAINAGE	SEE PLAN	PS709524N	CITY OF GREATER GEELONG		
E-6 & E-7	CARRIAGEWAY	SEE PLAN	PS709524N	CITY OF GREATER GEELONG		
EGIS CONSULTING PTY LTD LICENSED LAND SURVEYORS ENGINEERS AND PLANNERS Level 18 530 Collins Street Melbourne Victoria 3000 T 03 9203 9000		Armstrong MtDuneed Stage 53A	DEVELOPMENT AREA: 2.114ha	NO.OF LOTS: 30 + S531	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4 SHEETS
		Digitally signed by: Zois Aravanis, Licensed Surveyor, Surveyor's Plan Version (L), 14/06/2024, SPEAR Ref: S170871M				
REF: M100611/53A VERSION: L		GL 14/6/24				

S531

ENLARGEMENT:
NOT TO SCALE

CREEK

ARMSTRONGS

SOVEREIGN DRIVE

BOTANY CIRCUIT

GALLERY WALK

ELECTRIC CRESCENT

SEE SHEET 3 FOR LOT DETAILS

S531
11.46ha

INLET DRIVE

ELECTRIC CRESCENT

BOTANY CIRCUIT

INLET DRIVE

WHITES ROAD

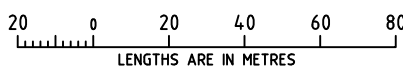
ENLARGEMENT:
NOT TO SCALE

SURFCOAST HIGHWAY



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SCALE
1:2000



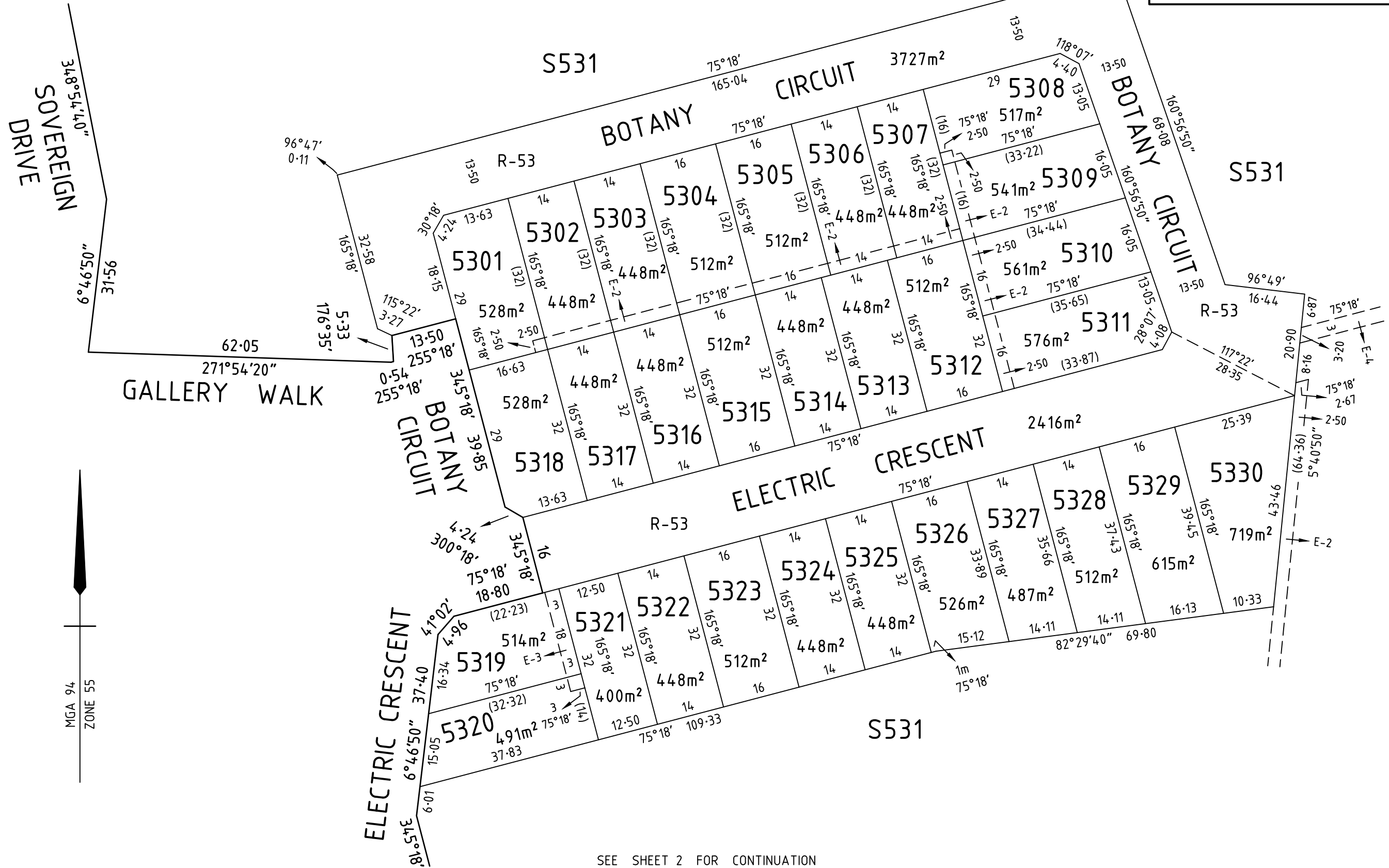
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ORIGINAL SHEET
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SHEET 2

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SEE SHEET 2 FOR CONTINUATION



SEE SHEET 2 FOR CONTINUATION



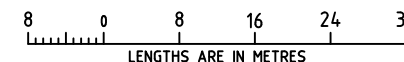
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GL 14/6/24

SCALE
1:800



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SHEET 3

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CREATION OF RESTRICTION No.53A-1

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 5301-5330 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 5301-5330 (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, 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;
- (C) THE PLANS COMPLY WITH THE DESIGN GUIDELINES, A COPY OF WHICH CAN BE OBTAINED FROM THE WEBSITE 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 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 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.53A-2

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 5301-5320 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 5301-5320 (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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SHEET 4

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OWNERS CORPORATION SCHEDULE

PS709524N/S53

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
NIL

Totals		
	Entitlement	Liability
This schedule	1000	1000
Balance of existing OC	509800	144100
Overall Total	510800	145100

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									



SURVEYORS FILE REFERENCE: M100611/27 VERSION C

SHEET 1

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