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PLAN OF SUBDIVISION	EDITION 1	PS 709524N/S55
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 S531) POSTAL ADDRESS: 50A BOTANY CIRCUIT (AT TIME OF SUBDIVISION) MOUNT DUNEED 3217 MGA94 CO-ORDINATES: E 266 230 ZONE 55 (AT APPROX CENTRE OF LAND IN PLAN) N 5 765 230 GDA 94	Council Name: City of Greater Geelong Council Reference Number: 15090 Planning Permit Reference: 496/2012 SPEAR Reference Number: S170875T 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 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 07/09/2023	

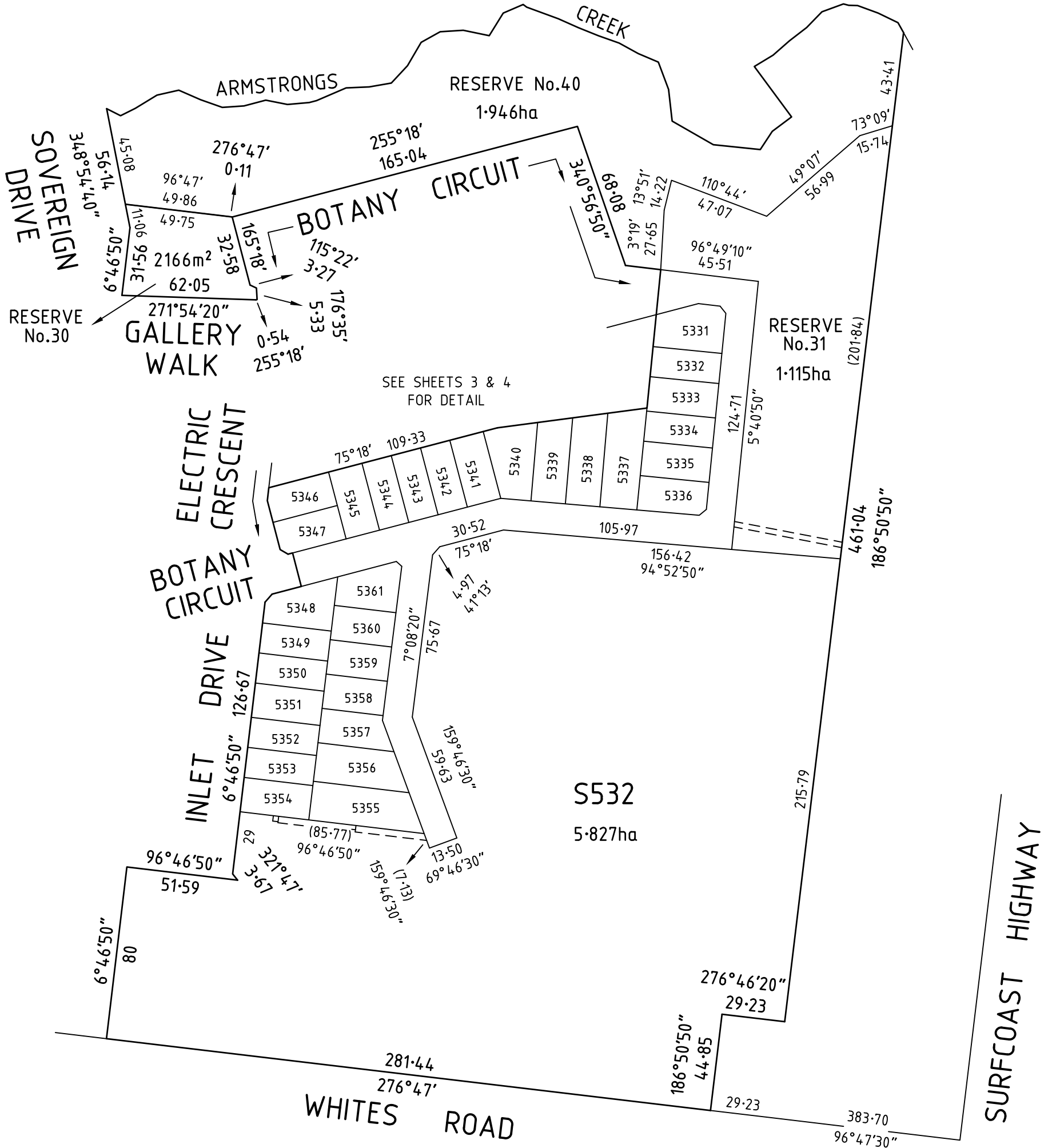
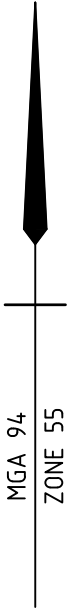
VESTING OF ROADS AND OR RESERVES	NOTATIONS										
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> </thead> <tbody> <tr> <td>ROADS R-55</td> <td>CITY OF GREATER GEELONG</td> </tr> <tr> <td>RESERVE No.30</td> <td>CITY OF GREATER GEELONG</td> </tr> <tr> <td>RESERVE No.31</td> <td>CITY OF GREATER GEELONG</td> </tr> <tr> <td>RESERVE No.40</td> <td>CITY OF GREATER GEELONG</td> </tr> </tbody> </table>	IDENTIFIER	COUNCIL/BODY/PERSON	ROADS R-55	CITY OF GREATER GEELONG	RESERVE No.30	CITY OF GREATER GEELONG	RESERVE No.31	CITY OF GREATER GEELONG	RESERVE No.40	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 & LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES.</p> <p>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</p> <p>LOTS 1-5330 HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>CREATION OF RESTRICTIONS No.53B-1 & 53B-2: RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 5.</p> <p>OTHER PURPOSE OF PLAN: EASEMENTS FOR DRAINAGE, PIPELINE AND ANCILLIARY PURPOSES AND CARRIAGEWAY SHOWN ON PS709524N CONTAINED WITHIN ROADS R-55 AND RESERVE NO.31 ARE TO BE REMOVED UPON REGISTRATION OF THIS PLAN.</p> <p>GROUNDS FOR REMOVAL: CONSENT OF THE RELEVANT AUTHORITY VIDE SEC.6(1)(k)(iii) SUBDIVISION ACT 1988.</p>
IDENTIFIER	COUNCIL/BODY/PERSON										
ROADS R-55	CITY OF GREATER GEELONG										
RESERVE No.30	CITY OF GREATER GEELONG										
RESERVE No.31	CITY OF GREATER GEELONG										
RESERVE No.40	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)

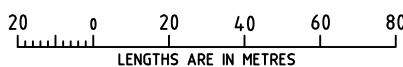
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-3	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-2 & E-3	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN - SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-5	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS709524N - SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION

	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 53B	DEVELOPMENT AREA: 5.629ha	NO.OF LOTS: 31 + S532	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5 SHEETS
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REF: M100611/53B VERSION: K GL 6/9/23						



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SCALE
 1:2000



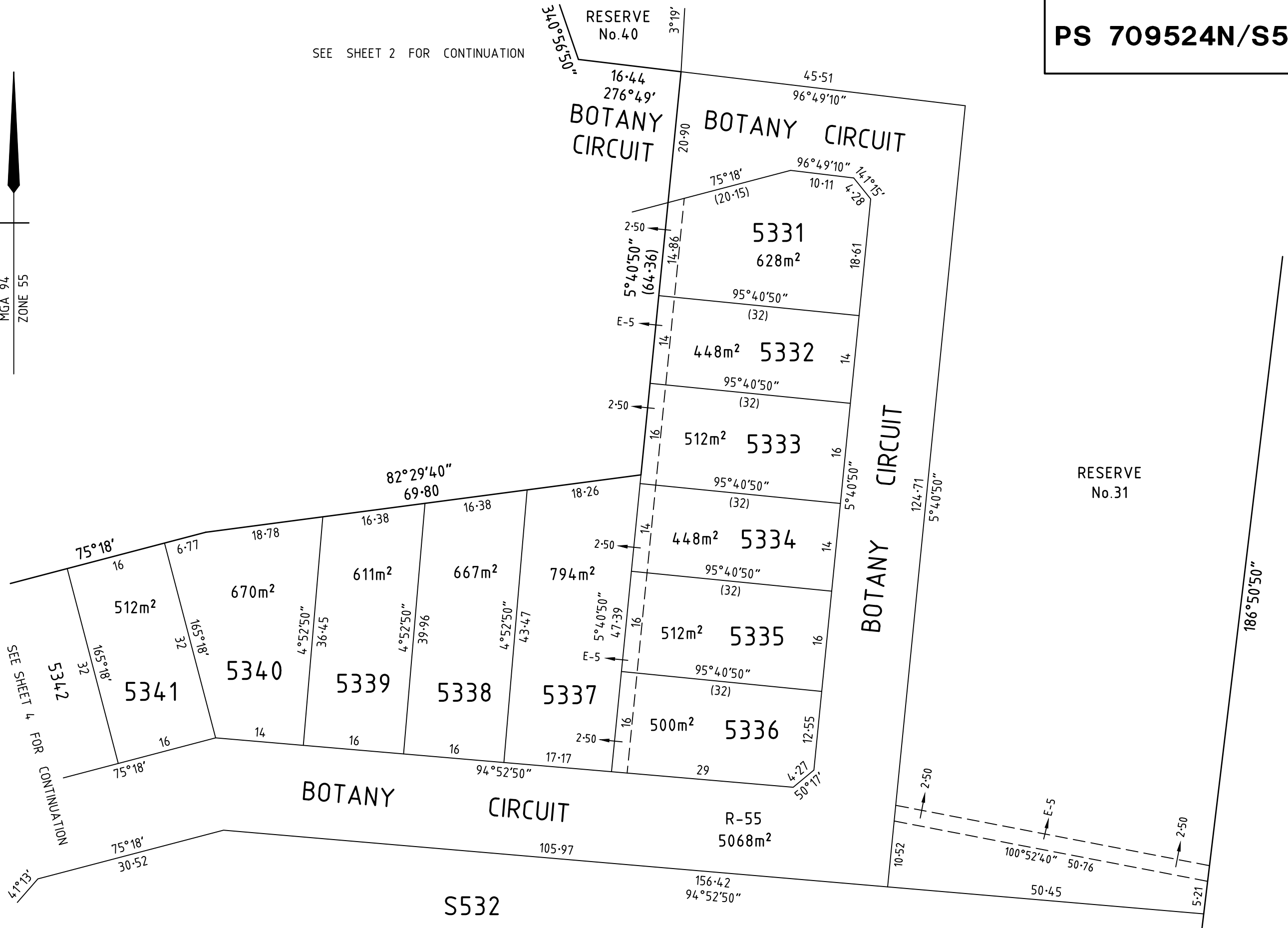
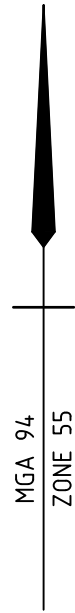
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ORIGINAL SHEET
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SHEET 2

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SEE SHEET 2 FOR CONTINUATION



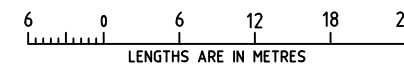
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VERSION: K

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SCALE
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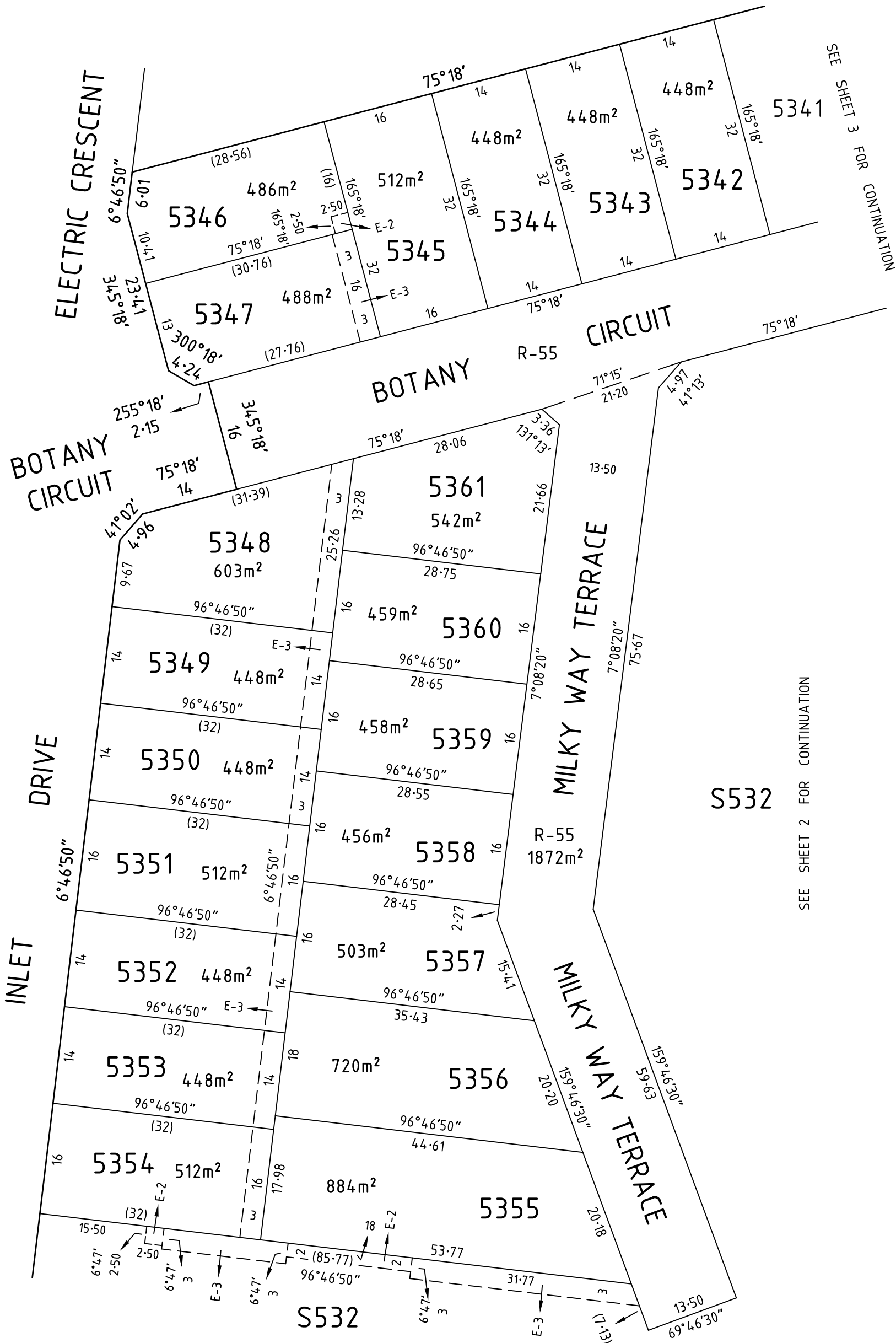
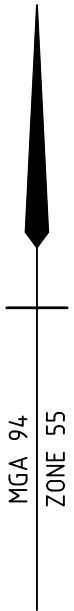


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SHEET 3

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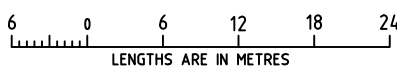
SEE SHEET 2 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION



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SHEET 4

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CREATION OF RESTRICTION No.53B-1

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 5331-5361 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 5331-5361 (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 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 2018* 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.53B-2

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 5331-5336 AND 5346-5361 (ALL INCLUSIVE)

LAND TO BENEFIT: LOTS 5331-5336 AND 5346-5361 (ALL 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 5

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OWNERS CORPORATION SCHEDULE

PS709524N/S55

Owners Corporation No. 1 Plan No. PS709524N/S55

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	8100	3200
Previous stages	432500	173400
Overall Total	440600	176600

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
5331	100	100									
5332	100	100									
5333	100	100									
5334	100	100									
5335	100	100									
5336	100	100									
5337	100	100									
5338	100	100									
5339	100	100									
5340	100	100									
5341	100	100									
5342	100	100									
5343	100	100									
5344	100	100									
5345	100	100									
5346	100	100									
5347	100	100									
5348	100	100									
5349	100	100									
5350	100	100									
5351	100	100									
5352	100	100									
5353	100	100									
5354	100	100									
5355	100	100									
5356	100	100									
5357	100	100									
5358	100	100									
5359	100	100									
5360	100	100									
5361	100	100									
S532	5000	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: M100611/53B VERSION B</p>	<p>SHEET 1</p>
	<p>ZOIS ARAVANIS, LICENSED SURVEYOR</p>	<p>ORIGINAL SHEET SIZE: A3</p>