
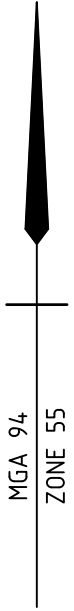


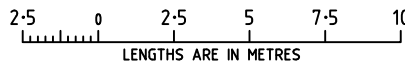
PLAN OF SUBDIVISION			EDITION 1	PS 709524N/S62		
LOCATION OF LAND PARISH: DUNEED TOWNSHIP: - SECTION: 12 CROWN ALLOTMENT: G (PART) CROWN PORTION: - TITLE REFERENCE: VOL.12070 FOL.725 LAST PLAN REFERENCE: PS 709524N (LOT S51) POSTAL ADDRESS: 124-132 UNITY DRIVE (AT TIME OF SUBDIVISION) MOUNT DUNEED 3217 MGA94 CO-ORDINATES: E 265 935 ZONE 55 (AT APPROX CENTRE OF LAND IN PLAN) N 5 765 820 GDA 94			Council Name: City of Greater Geelong Council Reference Number: 15257 Planning Permit Reference: PP-496-2012 SPEAR Reference Number: S177491E 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 been made and the requirement is to be satisfied in stage: 64 Digitally signed by: Shane Pritchard for City of Greater Geelong on 06/10/2021			
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. LOTS 1-6200 HAVE BEEN OMITTED FROM THIS PLAN. CREATION OF RESTRICTION No.62: A RESTRICTION IS TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 3. OTHER PURPOSE OF PLAN: i./ EASEMENTS FOR DRAINAGE & PIPELINE OR ANCILLARY PURPOSES SHOWN ON PS 709524N AFFECTING THE ROAD R-62 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. 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			
ROAD R-62	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						
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		
 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 62	DEVELOPMENT AREA: 1991m ²	NO.OF LOTS: 8	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3 SHEETS
REF: M100611/62 VERSION: D GL 25/6/21		Digitally signed by: Zois Aravanis, Licensed Surveyor, Surveyor's Plan Version (D), 25/06/2021, SPEAR Ref: S177491E				




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REF: **M100611/62** VERSION: **D** GL 25/6/21

SCALE
1:250



LENGTHS ARE IN METRES

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ORIGINAL SHEET
 SIZE: **A3**

SHEET **2**

Digitally signed by:
 City of Greater Geelong,
 06/10/2021,
 SPEAR Ref: S177491E

CREATION OF RESTRICTION No.62

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED


LAND TO BE BURDENED: LOTS 6201-6208 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 6201-6208 (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) 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 .
- (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

 <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.calibregroup.com</p>		ORIGINAL SHEET SIZE: A3	SHEET 3
	Digitally signed by: Zois Aravanis, Licensed Surveyor, Surveyor's Plan Version (D), 25/06/2021, SPEAR Ref: S177491E	Digitally signed by: City of Greater Geelong, 06/10/2021, SPEAR Ref: S177491E	
REF: M100611/62	VERSION: D	GL 25/6/21	

OWNERS CORPORATION SCHEDULE

PS709524N/S62

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	800	800
Balance of existing OC	509500	155000
Overall Total	510300	155800

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
6201	100	100									
6202	100	100									
6203	100	100									
6204	100	100									
6205	100	100									
6206	100	100									
6207	100	100									
6208	100	100									



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M100611/62

SHEET 1

ORIGINAL SHEET
SIZE: A3

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