

INSTITUTION OF SURVEYORS Vic.
Professional Development Seminar

—
*A SURVEYORS ROLE
TOWN PLANNING AND SUBDIVISION*

Michael J. Loy L.S. F.I.S. A.R.M.I.T. (Surv.)
Member Surveyors Registration Board 2005-2013

7th December. 2017



LAWLOR and LOY PTY. LTD.

SURVEYORS, PROPERTY MANAGEMENT
& TOWN PLANNING CONSULTANTS

PROPOSAL STAGE

***Land Surveyor**

Arborist

Ecologist / Flora and Fauna Consultant

Archeologist

(Architect , Urban Designer)

Town Planner

Planning Lawyer (VCAT)

IMPLIMENTATION STAGE

***Land Surveyor**

Engineer

Construction Manager/ Project Supervisor

Builder

Statutory Authorities

FINAL STAGE and MARKETING

* Land Surveyor

Real Estate Agent

Solicitor

Purchaser

Land Registry

- THE PLANNING SCHEME
- PLANNING AND ENVIRONMENT ACT 1987
- PROPERTY TITLES
- SUBDIVISION PROIR TO SUB. ACT 1988
- SUBDIVISION ACT 1988
- 36 LOT SUBDIVISION
- 2 LOT BUILDING SUBDIVISION
- EASEMENTS
- COVENANTS
- CULTURAL HERITAGE MANAGEMENT PLANS (CHMP)
- NATIVE VEGETATION REMOVAL/OFFSETS
- PERMITS, OBJECTORS, N.O.D., APPEALS, V.C.A.T.
- TRANSFER OF LAND ACT 1958
- OWNERS CORPORATION ACT 2006
- ABORIGINAL HERITAGE ACT 2006
- GEOGRAPHIC PLACE NAMES ACT 1998 (Guidelines for Geographic Names 2010, Section. 4.4 roads in subdivisions)
- ASSOCIATED REGULATIONS

PART ONE

THE PLANNING SCHEME (V.P.P.s)

- State Planning Policy Framework
- Local Planning Policy Framework
- Zones (incl. Overlays)
- Particular Provisions (e.g. Clause 52.01)
- General Provisions (e.g. Clause 62.04)
- Definitions
- Incorporated Documents (L.S.P.)
- Vicsmart Planning Assessment Provisions

SUBDIVISION PLANNING CONTROLS

Relevant Provisions for subdivision of land and buildings include

CLAUSE 11	Settlement
CLAUSE 15.01	Urban Environment
CLAUSE 15.01.3	Neighbourhood and Subdivision Design
CLAUSE 21 & 22	M.S.S. And Local Planning Policies
CLAUSE 30 -50	Zones and Overlays
CLAUSE 52.01	Public Open Space Contribution
CLAUSE 52.02	Easements, Restrictions, Reserves
CLAUSE 56	“ Rescode Controls” (note cl. 54 & 55)
CLAUSE 62.04	Subdivisions not requiring Pl. Permit
CLAUSE 65	Decision Guidelines (particularly 65.02)
CLAUSE 66	Referral & Notice Provisions (particularly 66.01)

ZONES IN PLANNING SCHEME

Zones specify a planning permit is required to
Subdivide land . (except for [Clause 62.04](#) cases)
e.g.

[Clause 32.08-3](#), subdivision in a GRZ says :

Permit required.

Each lot must contain a min. Garden area as set-out
in [Clause 32.08.4](#).

Vacant lot less than 400m², to have at least 25% as
garden area (except where P.S.P. applies).

Must meet relevant requirements of [Clause 56](#)
(not applicable if subdivision of buildings)

SCHEDULES TO ZONES

Be aware of Schedules that may apply to to the zone provisions. e.g.

Subdivisions within Rural Conservation Zone (RCZ) in Nillumbik Planning Scheme.

Minimum area specified in the Zone 40 ha.

(Clause 35.06-3).

Schedule 1 : RCZ1 min. sub area 1 ha.

Schedule 2 : RCZ 2 min.sub area 2ha.

Schedule 3 : RCZ 3 min.sub area 8ha.

Etc.

35.06-3

06/01/2013
VC190

Subdivision

A permit is required to subdivide land.

Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 40 hectares.

A permit may be granted to create smaller lots if any of the following apply:

- The subdivision is the re-subdivision of existing lots, the number of lots is not increased, and the number of dwellings that the land could be used for does not increase.
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

35.06-4

06/01/2013
VC190

Long term lease or licence for accommodation

A permit is required to lease or license a portion of a lot for a period of more than 10 years if the portion is to be leased or licensed for the purpose of Accommodation.

Each portion of a lot leased or licensed for the purpose of Accommodation must be at least the area specified as the minimum subdivision area for the land in a schedule to this zone.

R0000011
M1112**SCHEDULE 1 TO THE RURAL CONSERVATION ZONE**

Shows on the planning scheme map as RCZ1.

Conservation Values

To provide for rural residential development that is compatible with the environmental values of the land given the close proximity to the Plenty Gorge.

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares).	All land	1 hectare
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).	None specified	
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres).	None specified	
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	None specified	

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	All lots
Earthworks which increase the discharge of saline groundwater.	None specified

SUMMARY
SCHEDULE

SCHEDULE 2 TO THE RURAL CONSERVATION ZONE

Shows on the planning scheme map as RCZ2.

Conservation Values

To provide for rural residential development that is compatible with the environmental values of the land given the close proximity to the Plenty Gorge and the potential environmental hazards in the area.

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares).	All land	2 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).	None specified	
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres).	None specified	
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	None specified	

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	All lots
Earthworks which increase the discharge of saline groundwater.	None specified

enacted
1999

SCHEDULE 3 TO THE RURAL CONSERVATION ZONE

Shown on the planning scheme map as RCZ3.

Conservation Values

To ensure land use changes do not have an adverse impact on the landscape or strategic environmental values of the land.

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares).	All land	8 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).	None specified	
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres).	None specified	
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	None specified	

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	All lots
Earthworks which increase the discharge of saline groundwater.	None specified

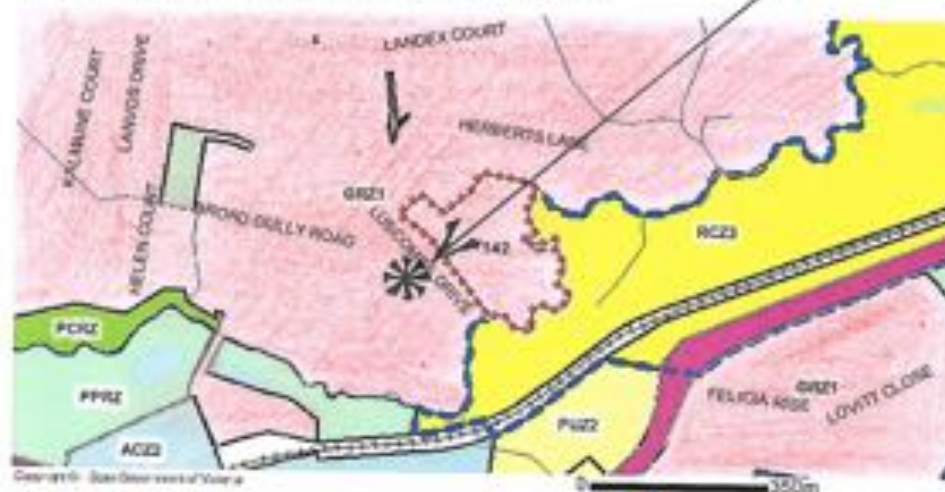
OVERLAYS

- * Controls that “sit” on top of the Controls specified within a Zone.
- * Many Overlays require a planning permit for subdivision, and can limit lot sizes, density, frontage etc., such as a Design and Development Overlay (DDO).
- * A Development Plan Overlay (DPO) may specify how large parcels of land are to be developed.
- * A Development Contributions Plan Overlay (DCPO) may specify contributions to be made by a developer/subdivider towards community facilities and/or improvements at the time of subdivision of a parcel of land.
- * There are many other types of Overlays
e.g. ESO, HO, BMO, LSIO, etc.

Planning Zones

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)
SCHEDULE TO THE GENERAL RESIDENTIAL ZONE - SCHEDULE 1
RURAL CONSERVATION ZONE - SCHEDULE 3 (RCZ3)
SCHEDULE TO THE RURAL CONSERVATION ZONE - SCHEDULE 3

36 LOT SUBDIVISION
SITE



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Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Zones Legend

ACZ - Activity Centre	IN12 - Industrial 1	R1Z - General Residential
B1Z - Commercial 1	IN22 - Industrial 2	R2Z - General Residential
B2Z - Commercial 1	IN3Z - Industrial 3	R3Z - General Residential
B3Z - Commercial 2	LDR2 - Low Density Residential	RAZ - Rural Activity
B4Z - Commercial 2	ML2 - Mixed Use	RCZ - Rural Conservation
B5Z - Commercial 1	MRZ - Neighbourhood Residential	RDZ1 - Road - Category 1
C1Z - Commercial 1	PCR2 - Public Conservation & Resource	RDZ2 - Road - Category 2
C2Z - Commercial 2	PDZ - Priority Development	RGZ - Residential Growth
CA - Commonwealth Land	PPR2 - Public Park & Recreation	RLZ - Rural Living
CCZ - Capital City	PU21 - Public Use - Service & Utility	RL2 - Rural
CDZ - Comprehensive Development	PU22 - Public Use - Education	SLZ - Special Use
DL - Dockland	PU23 - Public Use - Health Community	TZ - Township
ERZ - Environmental Rural	PU24 - Public Use - Transport	UFZ - Urban Floodway
FZ - Farming	PU25 - Public Use - Cemetery/Crematorium	UGZ - Urban Growth
GRZ - General Residential	PU26 - Public Use - Local Government	
GWZ1 - Green Wedge A	PU27 - Public Use - Other Public Use	
GWZ - Green Wedge	PZ - Port	

+++++ Railway - - - - - Train ——— River, stream Lake, waterbody

-- Urban Growth Boundary

Planning Overlays

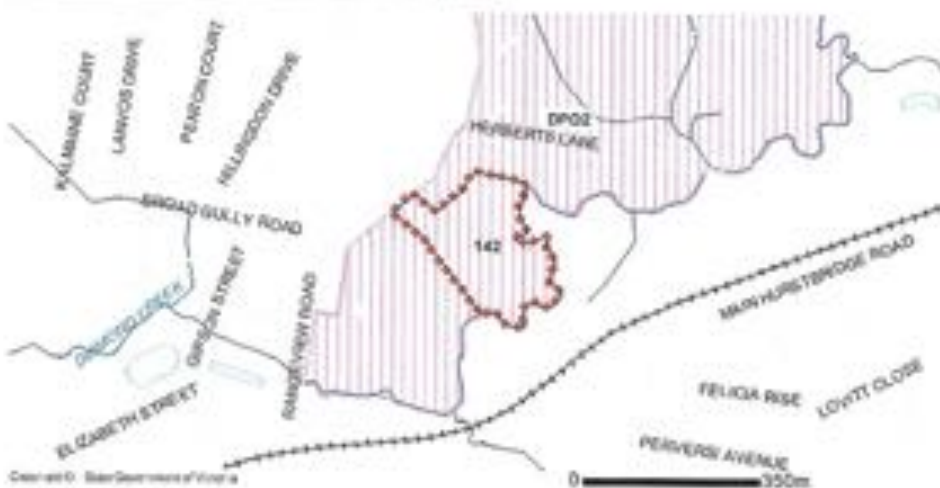
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)



DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 2 (DPO2)



Planning Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 4 (ESO4)



LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



PARTICULAR AND GENERAL PROVISIONS

Clause 52.01 specifies public open space contributions.

- * **Must** make contribution as per schedule
- * If no schedule **may** still be required to make contribution under Section 18 of the Subdivision Act.
- * Subdivider provides land or money or combination

Exemptions (Clause 52.01-1)

- * Subdivision of building used for residential purposes, constructed/used/permit issued prior to 30th October 1989
- * Subdivision for public authority
- * 2 lot subdivision and it is unlikely each lot will be further subdivided

See also exemptions under [Sec. 18\(8\) of Sub. Act 1988](#)

Valuation for P.O.S. by Council Valuer (u.s.v.)

52.01
52.01-01
VC1988

PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION

A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the Subdivision Act 1988.

52.01-1
52.01-01
VC1988

Exemption from public open space requirement specified in the scheme

A subdivision is exempt from a public open space requirement specified in this scheme if:

- It is one of the following classes of subdivision:
 - Class 1: The subdivision of a building used for residential purposes provided each lot contains part of the building. The building must have been constructed or used for residential purposes immediately before 30 October 1989 or a planning permit must have been issued for the building to be constructed or used for residential purposes immediately before that date.
 - Class 2: The subdivision of a commercial or industrial building provided each lot contains part of the building.
- It is for the purpose of excising land to be transferred to a public authority, council or a Minister for a utility installation.
- It subdivides land into two lots and the council considers it unlikely that each lot will be further subdivided.

52.01-2
52.01-01
VC1988

Exemption from public open space requirement under section 18(5)(a) of the Subdivision Act 1988

For the purposes of section 18(5)(a) of the Subdivision Act 1988, the following classes of subdivision are exempt from the public open space requirement:

- Class 1: The subdivision of a building used for residential purposes provided each lot contains part of the building. The building must have been constructed or used for residential purposes immediately before 30 October 1989 or a planning permit must have been issued for the building to be constructed or used for residential purposes immediately before that date.
- Class 2: The subdivision of a commercial or industrial building provided each lot contains part of the building.

Note:

Check section 18A of the Subdivision Act 1988 for other requirements that apply to a public open space requirement specified in the planning scheme.

Clause 52.02 specifies a permit is required to :

- * create, vary, remove an easement or restriction under Section 23 of the Subdivision Act 1988.
- * deal with Reserves under Section 24A of the Subdivision Act 1988.
- * acquire or remove an easement or right of way under Section 36 of the Subdivision Act 1988.

RESTRICTIVE COVENANTS

A restrictive registered covenant (as defined in the Sub. Act) can be removed by :

- * a planning permit
- * a planning scheme amendment
- * applying to the Supreme Court

Sec. 47(1)(d) of the P. & E. Act, specifies that a copy of the covenant **must** be provided with any application for permit.

Sec. 52 of the P. & E. Act, requires that the owner or occupier of land benefited must be notified of any application.

Sec. 61(4) of the P. & E. Act, specifies Council must refuse to grant a permit that would breach a restrictive covenant.

Sec. 60(2) of the P.& E. Act, says the R.A. **must not** grant a permit unless the beneficiary is unlikely to suffer :

- * financial loss
- * loss of amenity
- * loss arising from change to character of neighbourhood
- * any other material detriment.

For pre 25th June 1991 restrictions Sec. 60(5) of the P.& E. Act, says the R.A. **must not** grant a permit to remove or vary a covenant unless it is satisfied any beneficiary will be unlikely to suffer any detriment of any kind, including any perceived detriment as a consequence of the removal or variation of the covenant, and any objection is vexatious and not made in good faith. _

OTHER MATTERS

Subdivisions may also need address issues relating to :

1. Cultural Heritage Management Plans (C.H.M.P.)
(Aboriginal Heritage Act 2006, and Regs.2007)
2. Native Vegetation Removal and Offsets.
(Clause 52.17 of Planning Scheme)
3. Advertising of application, objectors, VCAT Appeals.
3. Subdivisions not requiring a permit
(Clause 62.04 of Planning Scheme)

1. Areas identified as being in places of **Aboriginal Cultural Heritage Sensitivity**, include :

- * Registered Cultural Heritage Places
- * Land within 200 metres of a waterway (river, creek etc.), prior waterway, or ancient lake.
- * Land within 200 metres of the coastal high water mark,
- * Other specific areas e.g. Koo Wee Rup plains.

Certain types of development (“high impact activities”) and subdivisions (3 lots or more, or in a Industrial Zone) require that a C.H.M.P. be submitted to Council with an application for permit, unless it can be demonstrated that a C.H.M.P. is not necessary.

If prior ‘**significant ground disturbance**’, C.H.M.P. not
needed

2. Clause 52.17 of the Planning Scheme requires a planning permit for the removal, lopping or destruction of native vegetation, with some exceptions.

This requirement applies to lot sizes greater than 0.4 ha. If vegetation to be removed as part of a subdivision then Native Vegetation Offsets may need to be provided as part of the development.

The Offset can be provided by new plantings and protection of native vegetation on-site, a cash-in-lieu contribution, or a combination of both.

* Note. Vegetation retained on a lot less than 0.4ha, is deemed to be lost.

3. Both Clause 66 of the Planning Scheme, and Sec. 52 of the P. & E. Act, address issues regarding advertising of permit applications. **Generally** :

1. A permit for subdivision needs to be advertised. Exemptions
 - * subdivision preceded by development permit.
 - * subdivision complies with D.P.O.
2. Notice on site, and adjoining and nearby owners as directed by Council are notified by mail (normally by Council).
3. “Anybody” can lodge an objection to the issue of permit.
4. If objections not withdrawn Council must first issue N.O.D.
5. Objector has 21 days to lodge an appeal to V.C.A.T.
6. If no objector appeal Council then can issue permit.
7. Applicant can then appeal against any conditions in permit.
8. Appeals are heard at V.C.A.T. and decision issued.

4. Clause 62.04 of the Planning Scheme, stipulates subdivisions which do not require a planning permit.

These include :

- * Subdivision by an authority acquiring land – no addition lot.
- * Subdivision by acquiring authority – no additional lot, purpose for utility installation, and permit not required by Overlay.
- * Subdivision by an authority acquiring land – severed parcels
- * Certain minor boundary re-alignment subdivisions between two lots in the one urban zone.
- * Certain minor boundary re-alignment subdivisions between two lots in the one non urban zone, and the number of dwellings the whole of the land could be used for does not increase

Subdivisions not requiring a permit

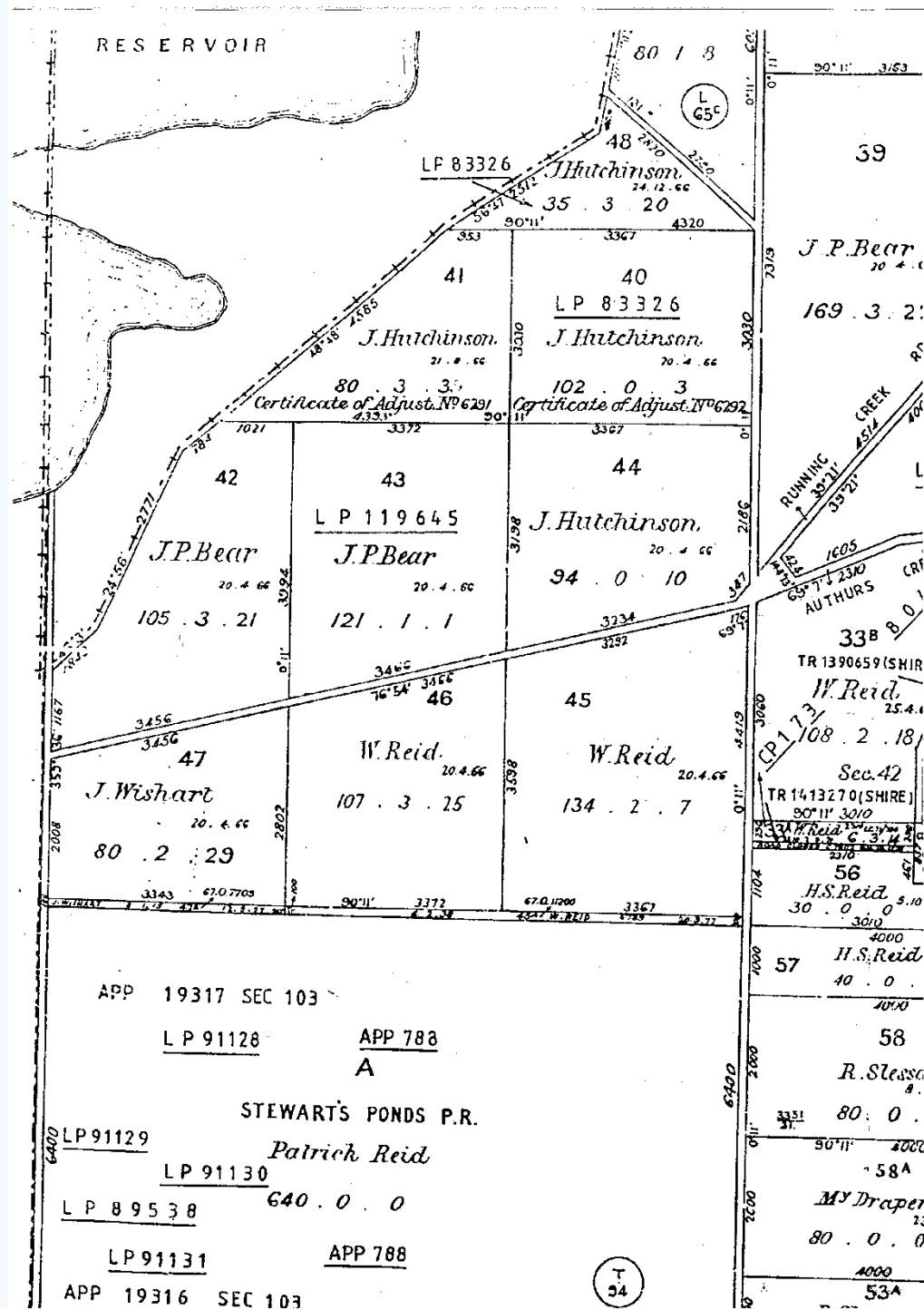
Any requirement in this scheme relating to the subdivision of land does not apply to:

- A subdivision by an authority acquiring the land which does not create an additional lot.
- A subdivision by a public authority or utility service provider which does not create an additional lot other than for the sole purpose of a minor utility installation. This does not apply if a permit is required to subdivide land under any overlay.
- A subdivision by an authority acquiring the land which creates additional lots if the additional lots are severed parcels of land without legal access to an existing road and the additional lots are retained by the acquiring authority or sold to an abutting land owner on the condition that the lot be consolidated with abutting land.
- A subdivision which realigns the common boundary between two lots if all the land is in one urban zone and any of the following apply:
 - Any lot that is reduced in area meets the minimum lot area and minimum dimensions (if any) specified for the zone. This does not apply if the area of the smaller lot is limited by a provision of this scheme, or by a condition of a planning permit.
 - There is no minimum lot area specified for the zone, the area of the smaller lot is more than 230 square metres, and the area of either lot is reduced by less than 30 square metres.
 - There is no minimum lot area specified for the zone, the area of the smaller lot is 230 square metres or less, and the area of either lot is reduced by less than 5 percent or by less than 30 square metres, which ever is lesser.
 - The new boundary coincides with a boundary fence that is more than five years old. This does not apply if all the land is in one ownership.
- A subdivision which realigns the common boundary between two lots if all the land is in one non-urban zone, the re-subdivision does not allow the number of dwellings the whole of the land could be used for under this scheme to increase, and any of the following apply:
 - Any lot that is reduced in area meets the minimum lot area and minimum dimensions (if any) specified for the zone. This does not apply if the area of the smaller lot is limited by a provision of this scheme, or by a condition of a planning permit.
 - There is no minimum lot area specified for the zone, and no part of the boundary is moved more than 1 metre. This does not apply if the area of the smaller lot would be less than the area specified by a condition of a planning permit.
 - There is no minimum lot area specified for the zone, the new boundary coincides with the location of a fence that is more than 5 years old, and no part of the boundary is moved more than three metres.

PART TWO

1. Property Boundaries and Title Structures

- Parish Plans and Crown Land
- Certificates of Title
- Subdivisions Prior to Subdivision Act 1988
 - Land Subdivisions (Local Government Act)
 - Building Subdivisions (Strata Titles Act 1967)
 - Cluster Titles Act 1974
- VOTS System and Title Plans



ORIGINAL
NOT TO BE TAKEN FROM
THE OFFICE OF TITLES



Entered in the Register Book

Vol 8171 Fol 767

VICTORIA

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT 1954"

28.5.8

~~Robert Hugh Reid, Farmer and Daphne Louise Reid, Married Woman~~ both of
"Hazel Glen" Doreen are
now the joint proprietors
of an Estate in Fee-simple subject to the Encumbrances notified hereunder in
All that piece of Land, delineated and coloured red on the map in the
margin containing Eighty-two acres Two roods and Fourteen perches or thereabouts
being part of Crown Allotments 45^A and 46 Parish of Linton

Dated the Twenty-ninth day of
thousand nine hundred and fifty-seven.

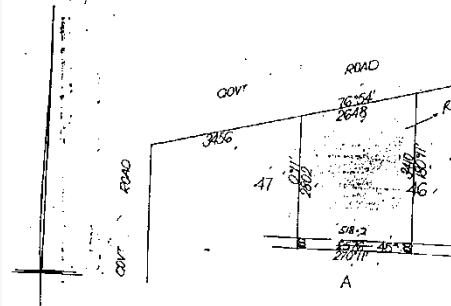
October



J. Jones
Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

As to part of the said land
THE COVENANT contained in
Instrument K564612
Registered 28th September 1983



THE MEASUREMENTS ARE IN LINKS

FEIOU & NEWELL
TRUSTEES
BOX 2000, G.P.O.
MELBOURNE (VIC 3001)

138338

APPROVED
12 FEB 1982

PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT 5 SECTION 17
PARISH OF NILLUMBIK
COUNTY OF EVELYN

SCALE 20 10 0 25 50 75
LENGTHS ARE IN METRES

V. 6986 F. 450

CHART No. 58

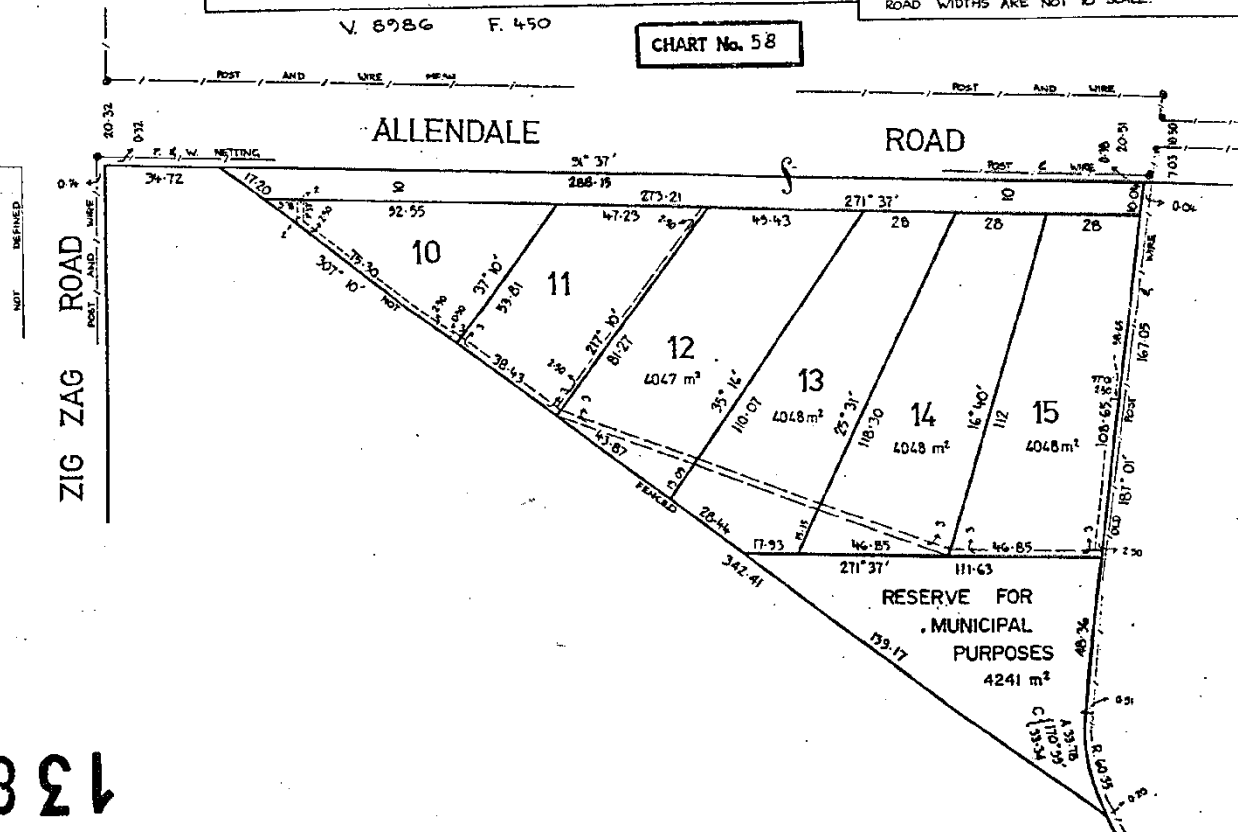
APPROPRIATIONS

BROWN.....CARRIAGEWAY, DRAINAGE &
SEWERAGE.

BLUE.....DRAINAGE & SEWERAGE

ENCUMBRANCES - NOTATIONS

LOT NUMBERS 1 TO 9, BOTH INCLUSIVE,
HAVE BEEN OMITTED FROM THIS PLAN
OF SUBDIVISION.
ROAD WIDTHS ARE NOT TO SCALE.



138338

COLOURED
CHECKED

PLAN OF STRATA SUBDIVISION

THE PARCEL The whole of the land described in Certificate of Title
Volume 9421 Folio 031 being part of
Crown ALLOTMENT 22H
Parish of WARRANDYTE County of EVELYN

REGISTERED

POSTAL ADDRESS OF BUILDINGS

42 PATRICK AVENUE CROYDON 3136.

TIME

DATE

ADDRESS OF BODY CORPORATE FOR SERVICE OF DOCUMENTS
42 PATRICK AVENUE CROYDON 3136.

EXETER ROAD

PATRICK AVENUE

0 8 16 24 32
METRES
SCALE 1:800

THE LAND SHOWN E-1, E-3 AND E-4 IS ENCLOSED BY A
DRAINAGE EASEMENT YIDE, L.P. 50495.

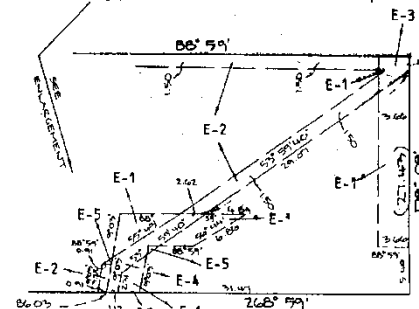
PART OF UNIT 5 AND PART OF THE COMMON PROPERTY
IS AFFECTED BY THE ABOVE ENCUMBRANCE.

THE LAND SHOWN E-2 AND E-3 IS ENCLOSED BY AN
EASEMENT TO THE M.A.B.V. YIDE C/E, L270181N.

PART OF UNITS 5 AND 8 AND PART OF THE COMMON
PROPERTY IS AFFECTED BY THE ABOVE ENCUMBRANCE.

THE LAND SHOWN E-4 AND E-5 IS ENCLOSED BY AN
EASEMENT TO THE M.A.B.V. YIDE, C/E 20051083.

PART OF THE COMMON PROPERTY ONLY IS AFFECTED
BY THE ABOVE ENCUMBRANCE.



0 4 8 12 16
METRES
LENGTHS ARE IN METRES
ENLARGEMENT SCALE 1:400

Diagram showing the external boundaries of the site and the location in relation thereto at ground level of all buildings in the parcel.

SURVEYORS CERTIFICATE

I, MICHAEL JOHN LOY OF 122 PARA RD MONTMORENCY
a surveyor licensed under the Surveyors Act 1978 certify
that this plan and any measurements on which it is based
have been made by me or under my personal direction and
supervision; that the standard of accuracy of any measure-
ments made to determine the external boundaries of the
site complies with the requirements of and under the
Surveyors Act 1978; that the plan accurately represents as at
the day of APRIL 1990
in the manner required by or under the Strata Titles Act
1967 and by or under the Surveyors Act 1978; and within
the limitations of the scale used and the standard of accuracy
required, the boundaries of the units and the location at
ground level of all buildings in the parcel in relation to the
external boundaries of the site; and that all units are within
the parcel.

Signature *Michael J. Loy* Date 10.4.1990

SEAL OF MUNICIPALITY AND ENDORSEMENT

Sealed pursuant to Section 8 (3), Strata Title Act

FOR SCHEDULE OF UNIT ENTITLEMENT AND UNIT LIABILITY, SEE SHEET 2.

LAVLOR AND LOY PTY. LTD.
LAND SURVEYORS AND TOWN PLANNERS
122 PARA ROAD, MONTMORENCY 3094
TELEPHONE: 435 2422

SURVEYORS REF

4340

VICTORIA

Michael J. Loy
LICENSED SURVEYOR
SHEET 1 OF 3 SHEETS

10
20
30
40
50
60
70
80
90
100
110
120
130
140
150

SCHEDULE OF UNIT ENTITLEMENT AND UNIT LIABILITY

UNIT NO.	ENTITLEMENT	LIABILITY	UNIT NO.	ENTITLEMENT	LIABILITY
1	40	40	4	32	32
2	32	32	5	32	32
3	32	32	6	32	32
			TOTAL	200	200

LEGEND

1. THE BUILDINGS IN THE PARCEL PARTS OF WHICH ARE CONTAINED IN UNITS 1 TO 6 (BOTH INCLUSIVE) ARE SINGLE STOREY BUILDINGS.

THE LOWER BOUNDARY OF EACH OF UNITS 1 TO 6 (BOTH INCLUSIVE) IS 2 METRES BELOW THAT PART OF THE SITE WHICH LIES WITHIN THE VERTICAL OR NEAR VERTICAL BOUNDARIES OF THE RELEVANT UNIT AS SHOWN ON THE DIAGRAM ON SHEET 3 HEREOF.

THE UPPER BOUNDARY OF EACH UNIT IS 12 METRES ABOVE ITS LOWER BOUNDARY.

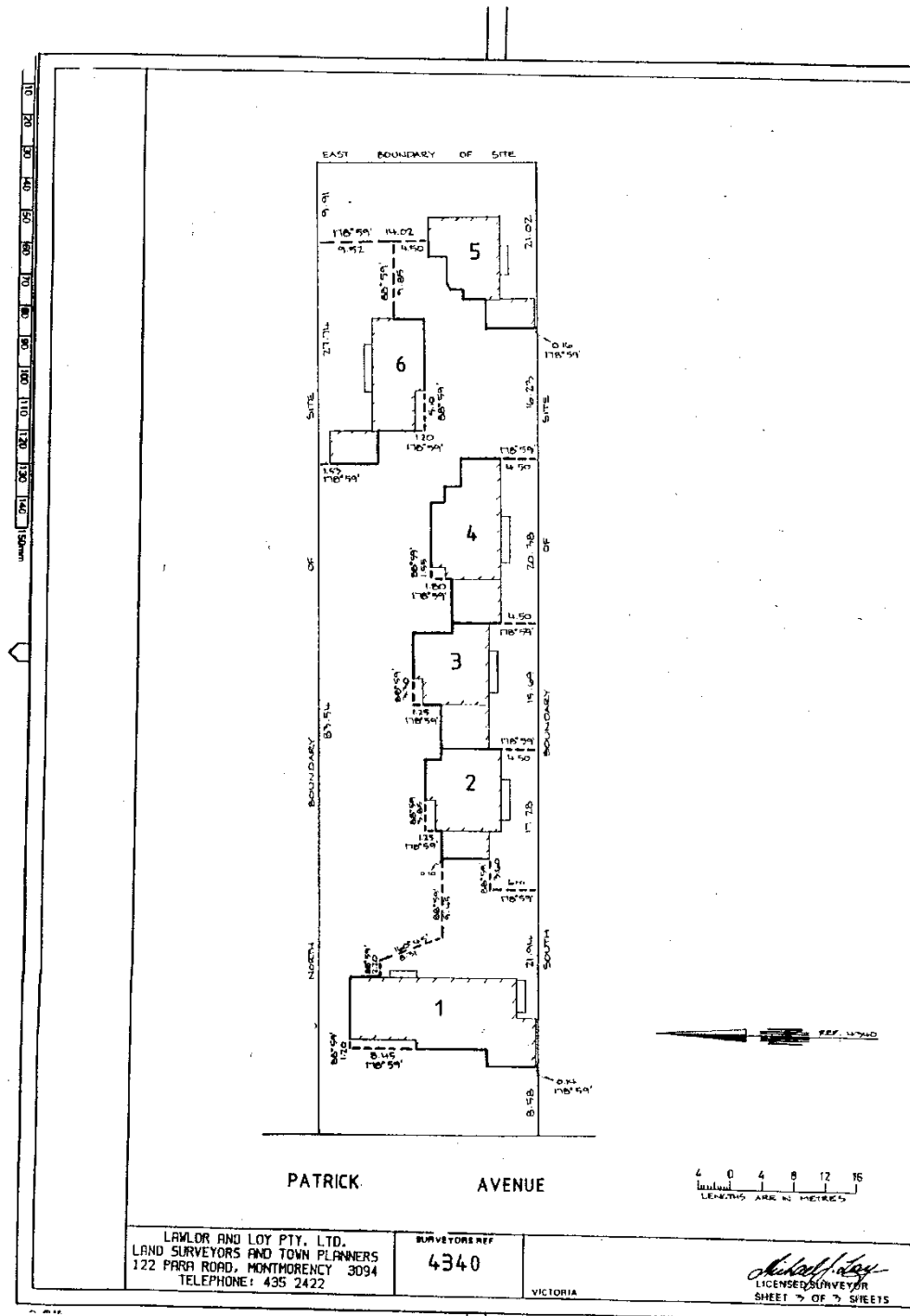
2. NO UNIT IS AN ACCESSORY UNIT.
3. THE COMMON PROPERTY IS ALL THE LAND IN THE PARCEL EXCEPT THE LAND IN UNITS 1 TO 6 (BOTH INCLUSIVE).

LAWLOR AND LOY PTY. LTD.
LAND SURVEYORS AND TOWN PLANNERS
122 PARA ROAD, MONTMORENCY 3094
TELEPHONE 435 2422

SURVEYORS REF.
4340

VICTORIA

Michael Key
LICENSED SURVEYOR
SHEET 2 OF 3 SHEETS



Legalco Online Information System

Information provided through Legalco Management Pty Ltd an approved LPI/NSW Information Broker.

Register Search Statement

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REGISTER SEARCH STATEMENT Land Victoria

Security no : 124017329157N

Volume 08171 Folio 767
Produced 28/03/2006 09:42 amLAND DESCRIPTION

Lots 1 and 2 on Title Plan 709455S (formerly known as part of Crown Allotment
45A, part of Crown Allotment 46 Parish of Linton).
PARENT TITLE Volume 06326 Folio 193
Created by instrument A426343 29/10/1957

REGISTERED PROPRIETOREstate Fee Simple
Sole Proprietor

DAIST HILL BREEDING AND INVESTMENT PTY LTD of LEVEL 14 600 ST KILDA ROAD
MELBOURNE 3004
V940319A 15/03/1999

ENCUMBRANCES, CAVEATS AND NOTICESMORTGAGE AB869520U 11/02/2003
NATIONAL AUSTRALIA BANK LIMITED

COVENANT as to part K564612 21/11/2001

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section
24 Subdivision Act 1988 and any other encumbrances shown or entered on the
plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP709455S FOR FURTHER DETAILS AND BOUNDARIES

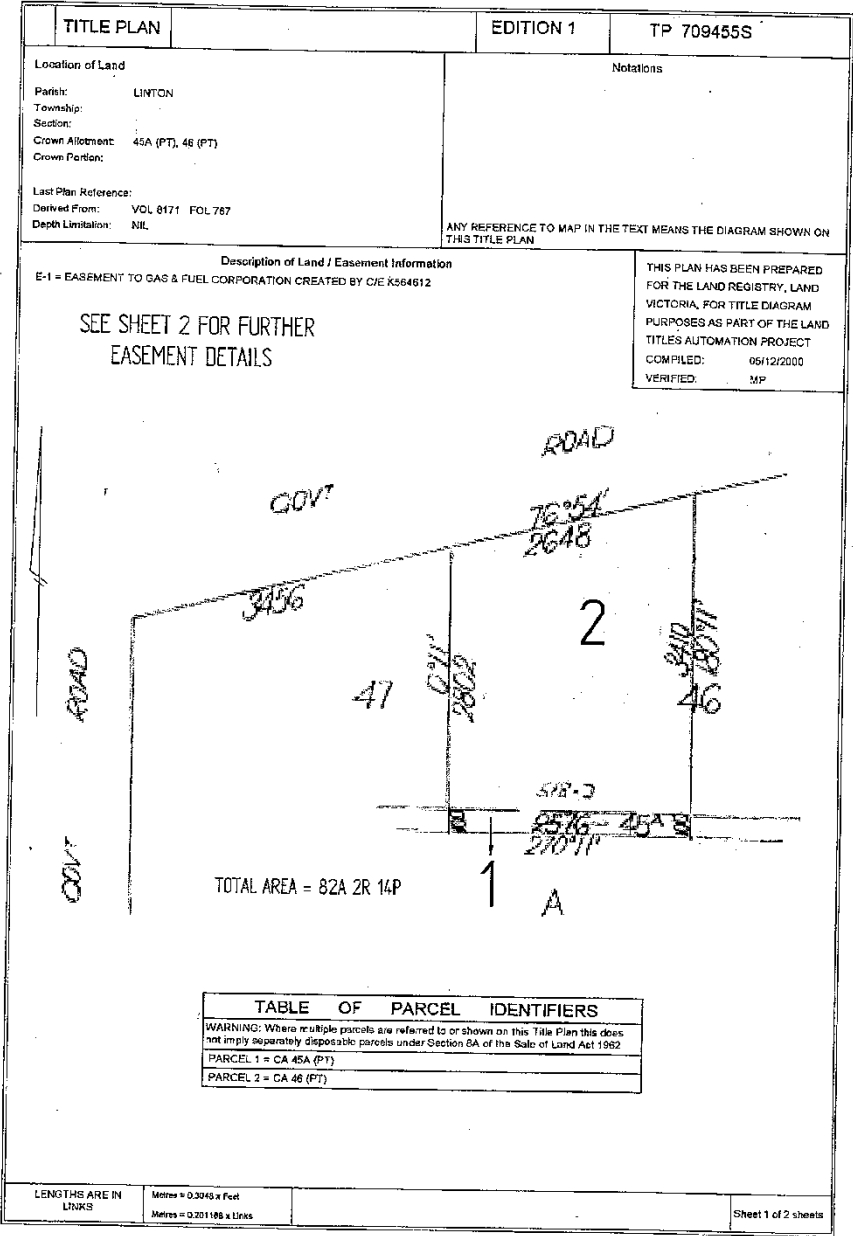
ACTIVITY IN THE LAST 125 DAYS

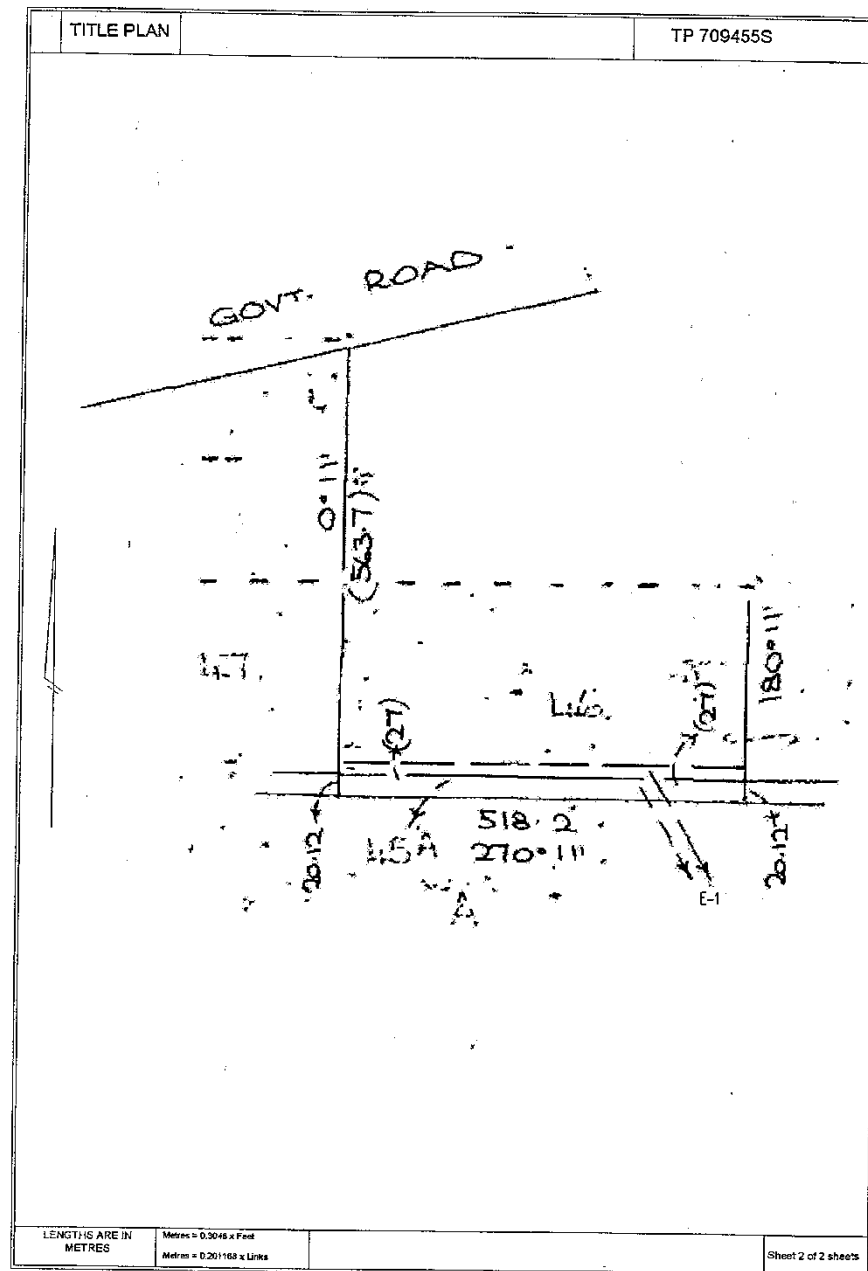
NIL

STATEMENT END

[Register Search Statement] # 5608538 - 5608538094244 '6488'

SUPPLIED UNDER LICENCE BY ESPREON PROPERTY SERVICES PTY LTD.





2. Plans Under Subdivision Act 1988

- Subdivision Plan (Land)
- Subdivision Plan (Building)
- Section 35 Plan of Subdivision
- Section 35(8) Plan of Subdivision
- Section 24A Plan of Subdivision
- Section 32 Plan of Subdivision
- Section 32 A Plan of Subdivision
- Section 23 Plan to create, vary or remove easement

PLAN OF SUBDIVISION		STAGE No. /	LR USE ONLY EDITION 1	PS600288E <small>WOODEN 180 15</small> 				
LOCATION OF LAND PARISH: NILLUMBIE TOWNSHIP: _____ SECTION: 10 CROWN ALLOTMENT: A (PART) CROWN PORTION: _____ TITLE REFERENCES: C/T VOL.8086 FOL.114 & C/T VOL.8086 FOL.115 LAST PLAN REFERENCE/S: TP.4044486 & LOT 4, LP.1000 POSTAL ADDRESS: 19 & 20 LEXIE DRIVE <small>(at time of subdivision) ELTHAM 3045</small> M.G.A. Co-ordinates <small>of upper, centre of lot in plan</small> E 338 350 N 5 826 150 ZONE: 55		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: Shire of Nillumbik REP: <i>S.O. 2006/644</i> 1. This plan is certified under Section 4 of the Subdivision Act 1988. 2. This plan is certified under Section 127 of the Subdivision Act 1988. <small>Date of original certification under Section 4: 12 / 1 / 07</small> 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 10 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage _____. Council Delegate _____ Council Seal _____ Date: <i>1 / 1</i> Re-certified under Section 127 of the Subdivision Act 1988. Council Delegate _____ Council Seal _____ Date: <i>2 / 5 / 08</i> <i>[Signature]</i>						
NOTING OF ROADS AND/OR RESERVES <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">IDENTIFIER</th> <th style="width: 70%;">COUNCIL/BODY/PERSON</th> </tr> </thead> <tbody> <tr> <td>ROAD 11</td> <td>NILLUMBIE SHIRE COUNCIL</td> </tr> </tbody> </table>		IDENTIFIER	COUNCIL/BODY/PERSON	ROAD 11	NILLUMBIE SHIRE COUNCIL	NOTATIONS STAGING This is not a staged subdivision. <small>Planning permit No.236/2004/000</small> DEPTH LIMITATION DOES NOT APPLY BEARINGS SHOWN ARE ON M.G.A. DATUM SUBTRACT 1°40'10" FOR TITLES AND LP.1000 CONNECTION SHOWN TO VICTORIA CLOSE IS BASED ON LP.2225917 AND SURVEY		
IDENTIFIER	COUNCIL/BODY/PERSON							
ROAD 11	NILLUMBIE SHIRE COUNCIL							
SURVEY. THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.125 AND 209 IN PROCLAIMED SURVEY AREA No.								
EASEMENT INFORMATION				LR USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> DATE <i>24 / 10 / 08</i>				
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				LR USE ONLY PLAN REGISTERED TIME 10.20AM DATE 26 / 10 / 2008 BILL OKALITGB <small>Assistant Registrar of Titles</small> SHEET 1 OF 1				
Easement Reference	Purpose	With reference to	Origin	Land Benefited/in Favour of				
E-1	TRANSMISSION OF ELECTRICITY	SEE DIAGRAM	INST. 926244	C/T VOL.8053 FOL.115				
E-2	DRAINAGE	SEE DIAGRAM	THIS PLAN	LAND IN THIS PLAN				
	SEWERAGE	SEE DIAGRAM	THIS PLAN	KARMA VALLEY WATER LIMITED				
R	WATER, DRAINAGE, SEWERAGE AND SUPPLY OF WATER, ELECTRICITY, TELEPHONE SERVICES AND GAS	SEE DIAGRAM	THIS PLAN	LAND IN THIS PLAN				
LAWLOR AND LOY PTY. LTD. <small>SURVEYORS, PROPERTY MANAGERS & TOWN PLANNING CONSULTANTS</small> SUITE 2, 102 PARA ROAD MONTICOMERY 3039 P.O. BOX 127 GREENSBOROUGH 3088 PH:03 925 0422 FAX:03 925 0556				LICENSED SURVEYOR (S107) MICHAEL JOHN LOY SIGNATURE <i>[Signature]</i> DATE <i>28 Nov 2008</i> REF 5927 VERSION 3				
DATE <i>2 / 5 / 08</i> COUNCIL DELEGATE SIGNATURE _____ ORIGINAL SHEET SIZE A3								



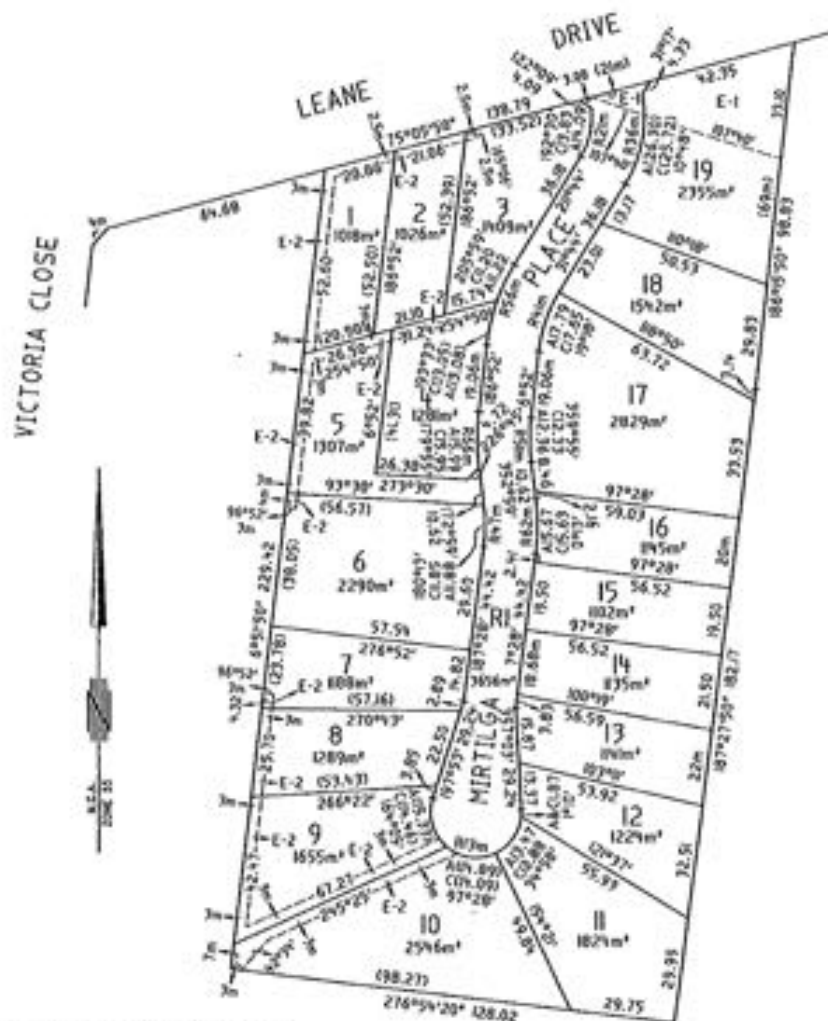
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to delete the image and then

PLAN OF SUBDIVISION

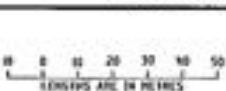
STAGE No.

PLAN NUMBER
PS 600288E



LAWLOR AND LOY PTY. LTD.

SUBSIDIARY, PROPERTY MANAGEMENT
& TOWN PLANNING CONSULTANTS
SHEETS 2, 152 PARA ROAD BENTLEY VIC 3084
P.O. BOX 212 GREENSBORO VIC 3088
PHONES 2127 FAX 032 025



ORIGINAL
SCALE SHEET
1:1000
A3

LICENSED SURVEYOR (PRINT)

MICHAEL JOHN LOY

SIGNATURE

DATE 28/10/2008

REF 5927

VERSION 3

SHEET 2 OF 2 SHEETS

DATE 2/5/08

COUNCIL DELEGATE SIGNATURE

0 10 20 30 40 50
LENGTHS ARE IN METRES

PLAN OF SUBDIVISION		STAGE No. 1	LR USE ONLY EDITION	PLAN NUMBER PS 51455E
LOCATION OF LAND PARISH: MILLUMBIE TOWNSHIP: _____ SECTION: _____ CROWN ALLOTMENT: _____ CROWN PORTION: 3 (PART)		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: _____ REF: C31103 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 12(1) of the Subdivision Act 1988. Date of original certification under Section 6: / / 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. has has not been made. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage _____ Council Delegate: <i>Reddy</i> Council Seal Date: 29/7/03 Re-certified under Section 12(1) of the Subdivision Act 1988. Council Delegate: _____ Council Seal: _____ Date: / /		
TITLE REFERENCES: C/T VOL.9239 FOL.377 LAST PLAN REFERENCE: LOT 1, TP.197032Y POSTAL ADDRESS: 36 SHERBOURNE ROAD BRIAR HILL 3088 AMG Co-ordinates E 334 100 ZONE 55 (at approx. centre of plan) N 5 824 500		LR USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input type="checkbox"/> DATE / / LR USE ONLY PLAN REGISTERED TIME DATE / / Assistant Registrar of Titles NOTATIONS DEPTH LIMITATION DOES NOT APPLY THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. THIS PLAN IS BASED ON SURVEY BOUNDARIES DEFINED BY BUILDINGS:- MEDIAN :- BOUNDARY BETWEEN LOTS 1 AND 2 SHOWN MARKED 'M' EXTERIOR FACE :- ALL OTHER BOUNDARIES BEARINGS SHOWN HEREON ARE ON A.M.G. DATUM SUBTRACT 6°38' FOR TITLE AND LP.22140 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK No.534		
VESTING OF ROADS OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
EASEMENT INFORMATION				
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE AND SEWAGE	1.83	LP.22140	LOTS ON LP.22140

COMMON PROPERTY No.1

LOT 1

LOT 2

LOT 55

SCALE

0 4 8 12 16

LENGTHS ARE IN METRES

LAWLOR AND LOY PTY. LTD.
 SURVEYORS, PROPERTY MANAGEMENT
 & TOWN PLANNING CONSULTANTS
 SUITE 2, 122 PARA ROAD NORTHMOOREY 3094
 P.O. BOX 242 GREEKSBOROUGH 3088
 PH9435 2422 FAX9432 1256

ORIGINAL
 SCALE 1:400
 SHEET SIZE A3

LICENSED SURVEYOR (PRINT) **MICHAEL JOHN LOY**
 SIGNATURE *Michael Loy* DATE **25/3/2003**
 REF 6039 VERSION

SHEET 1 OF 2 SHEETS

DATE **29/7/03**

COUNCIL DELEGATE SIGNATURE

BODY CORPORATE SCHEDULE				STAGE No. /		PLAN NUMBER PS 514155E																																																									
<i>Body Corporate 1</i>				Plan no. PS.514155E																																																											
Land affected by body corporate: LOTS 1 AND 2 AND COMMON PROPERTY No.1																																																															
Limitations on body corporate: NIL																																																															
Postal address for service of notices 36 SHERBOURNE ROAD BRIAR HILL 3088						LR use only Update references																																																									
Rules and other notations STANDARD RULES AS PER FORM 1 OF THE SUBDIVISION (BODY CORPORATE) REGULATIONS 2001 APPLY																																																															
<table border="1"> <thead> <tr> <th colspan="3">Lot</th> <th colspan="3">Entitlement and</th> <th colspan="2">Lot Liability</th> </tr> <tr> <th>Lot</th> <th>Entitlement</th> <th>Liability</th> <th>Lot</th> <th>Entitlement</th> <th>Liability</th> <th>Lot</th> <th>Liability</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>50</td> <td>50</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>50</td> <td>50</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total</td> <td colspan="3">Total</td> <td colspan="2">Total</td> </tr> <tr> <td colspan="3">100</td> <td colspan="3"></td> <td colspan="2"></td> </tr> <tr> <td colspan="3">100</td> <td colspan="3"></td> <td colspan="2"></td> </tr> </tbody> </table>								Lot			Entitlement and			Lot Liability		Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Liability	1	50	50						2	50	50						Total			Total			Total		100								100							
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LAWLOR AND LOY PTY. LTD. SURVEYORS, PROPERTY MANAGEMENT & TOWN PLANNING CONSULTANTS SUITE 2, 122 PARA ROAD MONTMORENCY 3099 P.O. BOX 242 GREENSBOROUGH 3088 PH:9439 2422 FAX:9432 1256				LICENSED SURVEYOR (PRINT) MICHAEL JOHN LOY SIGNATURE <i>[Signature]</i> DATE 25/3/2003 REF 6039 VERSION			SHEET 2 OF 2 SHEETS DATE 29/7/03 <i>[Signature]</i> COUNCIL DELEGATE SIGNATURE																																																								

PLAN OF SUBDIVISION UNDER SECTION 35 OF THE SUBDIVISION ACT 1988		STAGE No.	LR USE ONLY EDITION	PLAN NUMBER PS 519585A	
LOCATION OF LAND PARISH: NILLUMBIK TOWNSHIP: _____ SECTION: 8A CROWN ALLOTMENT: B ⁸ (PART) CROWN PORTION: _____ TITLE REFERENCES: C/T VOL.8746 FOL.352 LAST PLAN REFERENCE/S: LOT 1, LP.80777 POSTAL ADDRESS: 6 BLOOMS ROAD, (At time of subdivision) WARRANDYTE, 3113 AMG Co-ordinates E 343 100 (of approx. centre of land in plan) N 5 822 500 ZONE: 55		COUNCIL CERTIFICATION AND ENDORSEMENT Council Name: Shire of Nillumbik 54/2003/Cert A This is a plan under Section 35 of the Subdivision Act 1988 which does not create any additional lots. B This plan is exempt from Part 3 of the Subdivision Act 1988. C This is a plan under section 35 of the Subdivision Act 1988 which creates (an) additional lot(s). D It is certified under section 6 of the Subdivision Act 1988. E It is certified under section 4(7) of the Subdivision Act 1988. F Date of original certification under section 6, / / G This is a Statement of Compliance under section 21 of the Subdivision Act 1988. (Council delegate) <i>[Signature]</i> (Council seal) <i>[Stamp]</i> (Date of Certification) 12/1/03			
VESTING OF ROADS AND/OR RESERVES Roads and reserves vest in the council/body/person named when the appropriate vesting date is recorded or transfer registered.		NOTATIONS STAGING This is not a staged subdivision. Planning permit No. _____			
IDENTIFIER	COUNCIL/BODY/PERSON	DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE APPLIES TO ALL THE LAND IN THIS PLAN BEARINGS SHOWN HEREON ARE ON AMG DATUM. SUBTRACT 7°38'00" FOR TITLE AND LP.80777.			
ROAD RI	NILLUMBIK SHIRE COUNCIL				
Land to be acquired by agreement: ROAD RI Land to be acquired by compulsory process: NIL All the land is to be acquired free from all encumbrances other than any easements specified on this plan.		Survey. This plan is based on survey This survey has been connected to permanent mark no. 237 In Practised Survey Area No. _____			
EASEMENT INFORMATION Easements marked (+) are created upon registration of this plan. Easements marked (•) are created when the appropriate vesting date is recorded or transfer registered. Easements marked (*) are removed when the appropriate vesting date is recorded or transfer registered. LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)			LR USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input type="checkbox"/> DATE / / LR USE ONLY PLAN REGISTERED TIME DATE / / Assistant Registrar of Titles SHEET 1 OF 2 SHEETS		
Symbol	Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted/in Favour Of
LAWLOR AND LOY PTY. LTD. SURVEYORS, PROPERTY MANAGEMENT & TOWN PLANNING CONSULTANTS SUITE 2, 122 PARA ROAD MUMTHORENCY 3089 P.O. BOX 242 GREENSBOROUGH 3088 PH:9435 2422 FAX:9432 1256			LICENSED SURVEYOR (PRINT) ANDREW CLINTON SMITH... SIGNATURE <i>[Signature]</i> DATE 10/11/2003 REF 54194661 VERSION		
			DATE 12/1/03 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET 517F A9		

PLAN OF SUBDIVISION <small>UNDER SECTION 95 OF THE SUBDIVISION ACT 1988</small>				STAGE No. 		PLAN NUMBER PS 519585A					
VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND											
Land affected	Land acquired by compulsory process prior to certification			Land acquired by compulsory process after registration of plan			Land acquired by agreement	LR reference of transfers or notifications of vesting dates	Assistant Registrar of Titles Signature		
	Vesting date	Gov't Gaz.		Date of recording of vesting date	Vesting date	Gov't Gaz.				Date of registration of transfer	
		Page	Year			Page					Year
ROAD RI	—	—	—	—	—	—	—				

LAWLOR AND LOY PTY. LTD.
SURVEYORS, PROPERTY MANAGEMENT
 & TOWN PLANNING CONSULTANTS
 SUITE 2, 122 PARA ROAD MONTMORENCY 3094
 P.O. BOX 242 GREENSBOROUGH 3088
 PH: 9495 2422 FAX: 9432 1256

ORIGINAL
 SCALE 1: 500
 SHEET SIZE A3

LICENSED SURVEYOR (PRINT) ANDREW CLINTON SMITH
 SIGNATURE *Andrew Smith*, DATE 10 / 11 / 2003
 REF 5419/4661 VERSION

SHEET 2 OF 2 SHEETS

5 0 5 10 15 20 25
 LENGTHS ARE IN METRES

DATE 12 / 11 / 03
 COUNCIL DELEGATE SIGNATURE

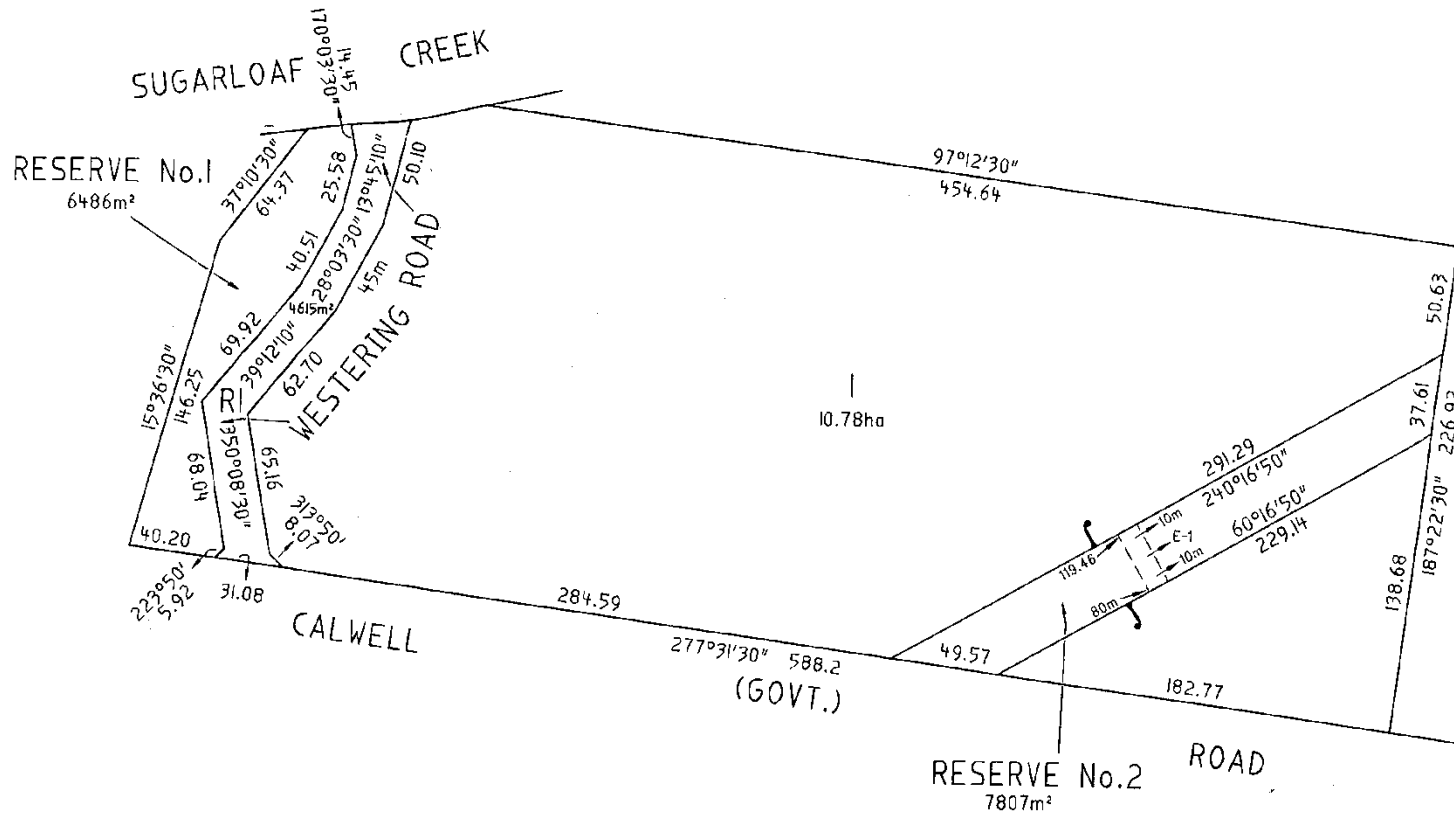
PLAN OF SUBDIVISION UNDER SECTION 35(8) OF THE SUBDIVISION ACT 1988				STAGE No. 	LR USE ONLY EDITION	PLAN NUMBER PS 531264C		
LOCATION OF LAND PARISH: SUTTON TOWNSHIP: _____ SECTION: _____ CROWN ALLOTMENT: 34 CROWN PORTION: _____ TITLE REFERENCES: C/G VOL1057 FOL374 LAST PLAN REFERENCE/S: TP.604379R POSTAL ADDRESS: 9-13 CALWELL ROAD (At time of subdivision) KANGAROO GROUND 3097 A.M.G. Co-ordinates E 347 300 ZONE: 55 (of approx. centre of land in plan) N 5 827 200				COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME _____ REF: _____ A This is a plan under Section 35 of the Subdivision Act 1988 which does not create any additional lots. B This plan is exempt from Part 3 of the Subdivision Act 1988. C This is a plan under Section 35 of the Subdivision Act 1988 which creates (on) additional lot(s). D It is certified under Section 6 of the Subdivision Act 1988. E It is certified under Section 11(7) of the Subdivision Act 1988. F Date of original certification under Section 6 - / / G This is a Statement of Compliance under Section 21 of the Subdivision Act 1988. Council Delegate _____ Council Seal _____ Date / /				
VESTING OF ROADS AND/OR RESERVES								
IDENTIFIER		COUNCIL/BODY/PERSON		NOTATIONS				
RESERVE No.1		MELBOURNE WATER CORPORATION		STAGING This is not a staged subdivision. Planning permit No. _____ DEPTH LIMITATION DOES NOT APPLY THIS PLAN HAS BEEN COMPILED FROM INFORMATION CONTAINED IN DEPARTMENT OF CROWN LANDS AND SURVEY PLAN CP.108355. BEARINGS SHOWN ARE ON A.M.G. DATUM SUBTRACT 7°38'30" FOR TITLE AND LITHO AREAS SHOWN HAVE BEEN COMPUTED, AND THE TOTAL AREA OF RESERVES AND LOT 1 ACCORDS WITH TITLE LOT 1 IS IN TWO PARTS				
RESERVE No.2		MELBOURNE WATER CORPORATION						
ROAD R1		MILLUMBIK SHIRE COUNCIL						
SURVEY. THIS PLAN IS/IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) _____ IN PROCLAIMED SURVEY AREA No. _____								
EASEMENT INFORMATION				LR USE ONLY				
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT				
				RECEIVED <input type="checkbox"/>				
				DATE / /				
				LR USE ONLY				
				PLAN REGISTERED				
				TIME				
				DATE / /				
				Assistant Registrar of Titles				
				SHEET 1 OF 2 SHEETS				
LAWLOR AND LOY PTY. LTD. SURVEYORS, PROPERTY MANAGEMENT & TOWN PLANNING CONSULTANTS SUITE 2, 122 PARA ROAD MONTMORENCY 3094 P.O. BOX 242 GREENSBOROUGH 3088 PH:9435 2422 FAX:9432 1256				LICENSED SURVEYOR (PRINT) MICHAEL JOHN LOY SIGNATURE <i>[Signature]</i> DATE 20/4/2005 REF 9079-B VERSION 3			DATE / / COUNCIL DELEGATE SIGNATURE _____ ORIGINAL SHEET SIZE A3	

PLAN OF SUBDIVISION
UNDER SECTION 35(8) OF THE SUBDIVISION ACT 1988

STAGE No.

PLAN NUMBER

PS 531264C



LAWLOR AND LOY PTY. LTD.

SURVEYORS, PROPERTY MANAGEMENT
& TOWN PLANNING CONSULTANTS
SUITE 2, 122 PARA ROAD MONTMORENCY 3094
P.O. BOX 242 GREENSBOROUGH 3008
PH: 9435 2422 FAX: 9432 1256

20 0 20 40 60 80 100
LENGTHS ARE IN METRES

ORIGINAL

SCALE SHEET
1:2000 SIZE
A3

LICENSED SURVEYOR (PRINT)

MICHAEL JOHN LOY

SIGNATURE

DATE 20 / 4 / 2005

REF 9079-2

VERSION 3

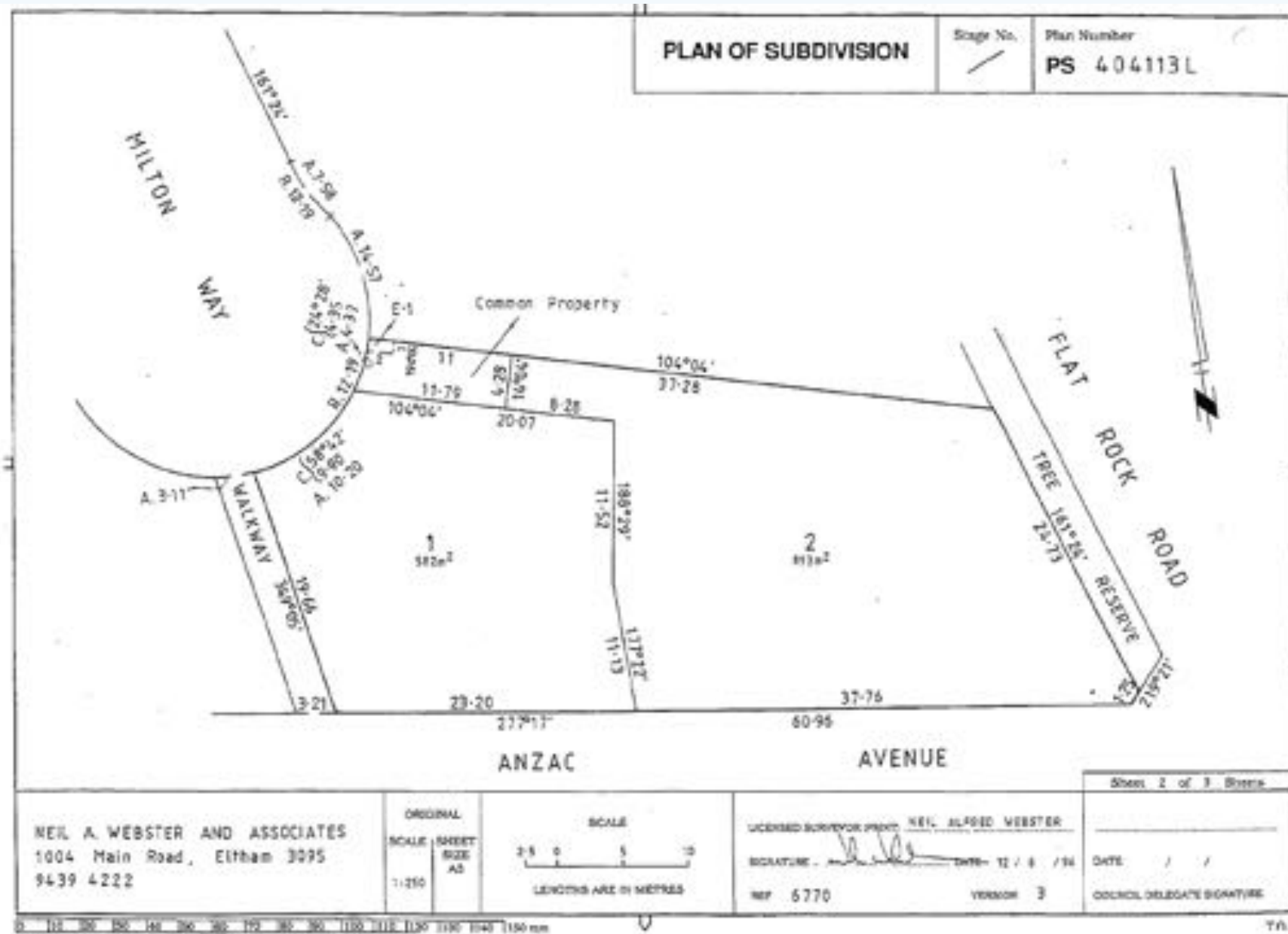
SHEET 2 OF 2 SHEETS

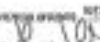
DATE / /

COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION UNDER SECTION 24A OF THE SUBDIVISION ACT 1988		STAGE No. /	LTO USE ONLY EDITION	PLAN NUMBER PS 444773P																
LOCATION OF LAND PARISH: NILLUMBIX TOWNSHIP: _____ SECTION: _____ CROWN ALLOTMENT: _____ CROWN PORTION: 1 (PART) LTO BASE RECORD: CHART 57 (3300) TITLE REFERENCES: C/T VOL 5516 FOL 023 LAST PLAN REFERENCE: MUNICIPAL RESERVE, LP.119592 POSTAL ADDRESS: 43 PHIPPS CRESCENT DIAMOND CREEK, 3089 AMG Co-ordinates E 338 100 ZONE: 55 (or approx. centre of plan) N S 828 050		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: <u>Shire of Nillumbik</u> REF: <u>28/2001</u> Cert 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(2) of the Subdivision Act 1988. Date of original certification under Section 6: _____ 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. Council Delegate _____ Council Seal _____ Date: <u>17/1/02</u>		LTO USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input type="checkbox"/> DATE / / LTO USE ONLY PLAN REGISTERED TIME _____ DATE / / Assistant Registrar of Titles NOTATIONS DEPTH LIMITATION DOES NOT APPLY THIS IS NOT A STAGED SUBDIVISION THIS PLAN IS NOT BASED ON SURVEY PURPOSE OF PLAN TO VEST THE MUNICIPAL RESERVE ON LP.119592 IN THE NILLUMBIX SHIRE COUNCIL. TO REMOVE RESERVE STATUS FROM THE MUNICIPAL RESERVE ON LP.119592. TO REMOVE THE EASEMENT SHOWN E-2 ON LP.119592. GROUNDS FOR REMOVAL REMOVAL BY DIRECTION IN NILLUMBIX SHIRE COUNCIL PLANNING PERMIT No. <u>329/2001/16P</u> CONNECTION SHOWN TO CHAPMAN STREET IS NOT TO SCALE.																
VESTING OF ROADS OR RESERVES <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> </thead> <tbody> <tr> <td>NIL</td> <td>NIL</td> </tr> </tbody> </table>		IDENTIFIER	COUNCIL/BODY/PERSON	NIL	NIL	EASEMENT INFORMATION <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>LEGEND</th> <th>A - Appurtenant Easement</th> <th>E - Encumbering Easement</th> <th>R - Encumbering Easement (Road)</th> </tr> </thead> <tbody> <tr> <td>Easement Reference</td> <td>Purpose</td> <td>Width (Metres)</td> <td>Origin Land Benefited/in Favour Of</td> </tr> <tr> <td>E-1</td> <td>DRAINAGE & SEWERAGE</td> <td>2m</td> <td>LP.119592 LAND IN LP.119592</td> </tr> </tbody> </table>			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 & SEWERAGE	2m	LP.119592 LAND IN LP.119592
IDENTIFIER	COUNCIL/BODY/PERSON																			
NIL	NIL																			
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 & SEWERAGE	2m	LP.119592 LAND IN LP.119592																	
SCALE 4 0 4 8 12 16 LENGTHS ARE IN METRES		ORIGINAL SCALE 1:400 SHEET SIZE A3 LICENSED SURVEYOR (PRINT) MICHAEL JOHN LOY SIGNATURE <u>[Signature]</u> DATE <u>15/2001</u> REF 5736-A VERSION _____		LAWLOR AND LOY PTY. LTD. SURVEYORS, PROPERTY MANAGEMENT & TOWN PLANNING CONSULTANTS 122 PARA ROAD MONTMORENCY 3089 TELEPHONE + 9832 2422 SHEET 1 OF 1 DATE <u>17/1/02</u> COUNCIL DELEGATE SIGNATURE _____																

PLAN OF SUBDIVISION		STAGE NO. /	LTO use only EDITION 1	Plan Number PS 404113L
Location of Land Parish: GREENSBOROUGH Township: Section: A Crown Allotment: Crown Portion: 1(part)		Council Certification and Endorsement Council Name: NALC 1999 Ref: 1996/53 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 14(2) of the Subdivision Act 1988. 3. This is a statement of compliance under section 11 of the Subdivision Act 1988. GREEN SPACE 4. A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. 5. This requirement has been satisfied. 6. This requirement is to be satisfied in Stage _____ Council delegate C/Exec/Asst Date 10 / 11 / 96 Authorised Under section 13(1) of the Subdivision Act 1988 Council delegate C/Exec/Asst Date _____		
LTO Base Record: Chart 1 Greensborough Title Reference: Last Plan Reference: L.P. 147451 (Lot 47) Postal Address: 14-15 Milton Way, (at base of subdivision) Hurstbridge 3099 AMG Co-ordinates E 341400 Zone: 55 (of apex, centre of lot or plot) N 5832600				
Vesting of Roads or Reserves				
Identifier	Council/Body/Person			
NIL	NIL			
Notations				
Staging		This is/is not a staged subdivision Planning Permit No.		
Depth Limitation		Does not apply.		
Survey This plan is/has been based on survey This survey has been connected to permanent marks no(s) in Proclaimed Survey Area No.				
Easement Information				
Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement or other Encumbrance A - Appurtenant Easement R - Encumbering Easement (Road)				
Section 121 of the Subdivision Act 1988 applies to all lots on this plan.				
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of
E-1	Electricity supply	3m	L.P. 147450	S.E.C.R.
LTO use only Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date 21 / 10 / 99 LTO use only PLAN REGISTERED TIME 2:15 (PM) DATE 16 / 11 / 99  Assistant Registrar of Titles Sheet 1 of 3 Sheets				
NEIL A. WEBSTER AND ASSOCIATES 1004 Main Road, Eltham 3095 9439 4222			LICENSED SURVEYOR (PROF) NEIL ALFRED WEBSTER SIGNATURE  DATE 21 / 6 / 96 REF 6770 VERSION 3	

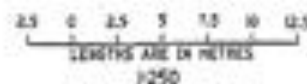


BODY CORPORATE SCHEDULE		Stage No. /	Plan Number PS 404113L																																																												
Body Corporate		Plan No. PS. 404113L																																																													
Land affected by body corporate: Lots 1, 2 and common property.																																																															
Limitations on body corporate: Nil.																																																															
Postal address for service of notices 14-15 Milton Way, Hurstbridge 3099																																																															
Rules Standard Rules Apply																																																															
Other Notations																																																															
<table border="1"> <thead> <tr> <th colspan="3">Lot</th> <th colspan="3">and</th> <th colspan="3">Lot</th> <th colspan="3">Liability</th> </tr> <tr> <th>Lot</th> <th>Entitlement</th> <th>Liability</th> <th>Lot</th> <th>Entitlement</th> <th>Liability</th> <th>Lot</th> <th>Entitlement</th> <th>Liability</th> <th>Lot</th> <th>Entitlement</th> <th>Liability</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>50</td> <td>50</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>50</td> <td>50</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total</td> <td colspan="3">100</td> <td colspan="3">100</td> <td colspan="3"></td> </tr> </tbody> </table>				Lot			and			Lot			Liability			Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	1	50	50										2	50	50										Total			100			100					
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Total			100			100																																																									
<div> NEIL A. WEBSTER AND ASSOCIATES 1004 Main Road, Eltham 3095 9439 4222 </div> <div> LICENSED SURVEYOR (PRINT) NEIL ALFRED WEBSTER SIGNATURE  DATE 12 / 6 / 16 REV 6770 VERSION 3 </div> <div> Sheet 3 of 3 Sheets DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3 </div>																																																															

PLAN NUMBER

PS404113L/D1

DIAGRAM 1
LOT 24 AND COMMON PROPERTY No.23

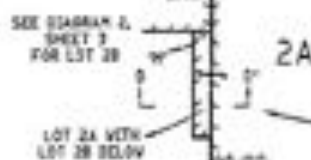


COMMON PROPERTY No.2

110m.2



0.25 0.5 0.75 1 1.25
SCALE OF ENLARGEMENT 125



SCALE OF ENCLOSURE: TWO

ANZAC AVENUE

27397 37.76

2A

FLAT ROCK ROAD
TREC 4022-1 RESERVE
24-13

LAWLER AND LOY PTY. LTD.



SURVEYING, PROPERTY MANAGEMENT
8 DOWN PLANNING CONSULTANTS
SUITE 2, 122 PARA ROAD MONTROSENY TOWN
P.O. BOX 262 GREENSBORO 1088
PHYS 2622 FAX 2622 076

ORIGINAL

SCALE	SHEET
A5	ONE
2004	A3

LICENSED SURVEYOR (PRINT) MICHAEL JOHN LEY

SIGNATURE *[Signature]* DATE 28, 5, 2007
AGE 6648 VERSION

SHEET 2 OF 2 SHEETS

DATE 5/2/08
COUNCIL DELEGATE SIGNATURE _____

101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084 1085 1086 1087 1088 1089 1090 1091 1092 1093

PLAN UNDER SECTION 32 OF
THE SUBDIVISION ACT 1988

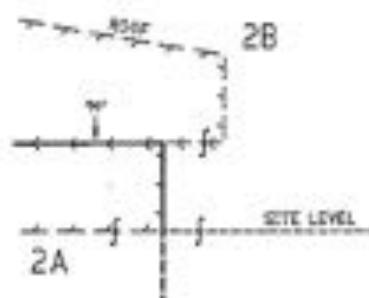
STAGE No.

PLAN NUMBER

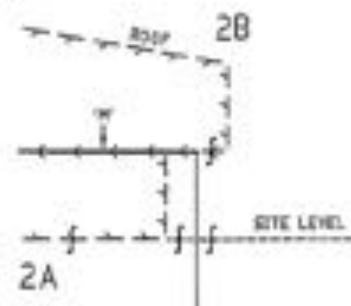
PS404113L/D1

TOPMOST STOREY

GROUND STOREY



SECTION A - A'



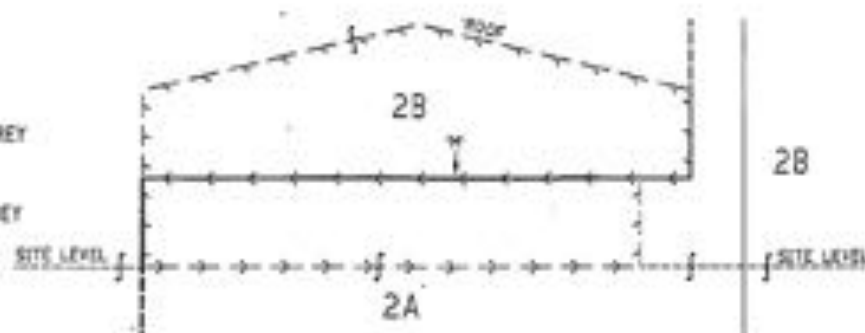
SECTION B - B'

TOPMOST STOREY

GROUND STOREY

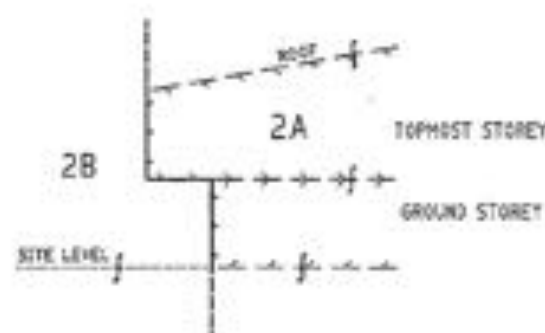
TOPMOST STOREY

GROUND STOREY



SECTION C - C'

2B



SECTION D - D'

(SECTIONS NOT DRAWN TO SCALE)

LAWLOR AND LOY PTY. LTD.



SURVEYORS, PROPERTY MANAGEMENT
& TOWN PLANNING CONSULTANTS
SUITE 2, 122 PARA ROAD HORTONVALE 3094
P.O. BOX 214 GREENSBOROUGH 3088
PH: 9475 2422 FAX: 9475 0254



ORIGINAL

SCALE

SHEET

SIZE

A3

LICENSED SURVEYOR (PRINT) MICHAEL JOHN LOY

SIGNATURE *[Signature]* DATE 23/5/2007

REF 6648

VERSION

SHEET 4 OF 5 SHEETS

DATE 5/12/08

COUNCIL DELEGATE SIGNATURE

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150m

BODY CORPORATE SCHEDULE				STAGE No. 		PLAN NUMBER PS404113L/D1																																																																											
Body Corporate 2																																																																																	
Land affected by body corporate: LOT 2A, LOT 2B AND COMMON PROPERTY No.2																																																																																	
Limitations on body corporate: LIMITED TO COMMON PROPERTY No.2. SEE REGULATION 22% OF THE SUBDIVISION (BODY CORPORATE) REGULATIONS 2006.																																																																																	
Postal address for service of notices <div style="text-align: center;">11 MELTON WAY HURSTBRIDGE 3099</div>						LR use only Update references																																																																											
Rules and other notations STANDARD RULES APPLY EXCEPT AS MODIFIED BY REGULATION 22% OF THE SUBDIVISIONS (BODY CORPORATE) REGULATIONS 2006. NOTATIONS CERTIFICATE OF TITLE FOR COMMON PROPERTY No.2 IS IN THE NAME OF BODY CORPORATE 1 LOTS IN THE TABLE BELOW ARE ALSO AFFECTED BY BODY CORPORATE 1																																																																																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">Lot</th> <th colspan="3">Entitlement and</th> <th colspan="3">Lot</th> <th colspan="3">Liability</th> </tr> <tr> <th>Lot</th> <th>Entitlement</th> <th>Liability</th> <th>Lot</th> <th>Entitlement</th> <th>Liability</th> <th>Lot</th> <th>Entitlement</th> <th>Liability</th> <th>Lot</th> <th>Entitlement</th> <th>Liability</th> </tr> </thead> <tbody> <tr> <td>2A</td> <td>50</td> <td>50</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2B</td> <td>50</td> <td>50</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3" style="height: 400px;"></td> <td colspan="3"></td> <td colspan="3"></td> <td colspan="3"></td> </tr> <tr> <td colspan="3" style="text-align: center;">Total</td> <td colspan="3" style="text-align: center;">Total</td> <td colspan="3" style="text-align: center;">Total</td> <td colspan="3" style="text-align: center;">Total</td> </tr> </tbody> </table>										Lot			Entitlement and			Lot			Liability			Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	2A	50	50										2B	50	50																						Total			Total			Total			Total		
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LAWLOR AND LOY PTY. LTD. SURVEYORS, PROPERTY MANAGERS & TOWN PLANNING CONSULTANTS SUITE 2, 121 PARK ROAD MONTAGNEY 3099 P.O. BOX 212 GREEKSHOROUGH 3099 PH 09175 2122 FAX 09175 1254						LICENSED SURVEYOR (PRINT) MICHAEL JOHN LOY SIGNATURE DATE 28/5/2007 REF 6648 VERSION						SHEET 5 OF 5 SHEETS DATE 5/12/08 COUNCIL DELEGATE SIGNATURE Original sheet size A3																																																																					

RP11868 H 6282

PLAN OF STRATA SUBDIVISION																													
<p>THE PARCEL - The whole of the land described in Certificate of Title Volume 7203 Folio 735 being part of Crown ALLOTMENT 196 SECTION A Parish of GREENSBOROUGH County of EVELYN</p> <p>POSTAL ADDRESS OF BUILDINGS - LOT 144 MEANDER ROAD HURSTBRIDGE</p> <p>ADDRESS OF BODY CORPORATE FOR SERVICE OF DOCUMENTS - LOT 144 MEANDER ROAD HURSTBRIDGE 3099</p>			<p>REGISTERED</p> <p>TIME 8:56</p> <p>RP 11868</p> <p>DATE 23 MAY 1978</p>																										
<p>Q</p> <p>Diagram showing the external boundaries of the site and the location in relation thereto at ground level of all buildings in the parcel.</p>																													
<p>SURVEYOR'S CERTIFICATE</p> <p>I, JAMES A. HARRIS of 602 WHITEHORSE RD BOX HILL, a surveyor licensed under the Land Surveyors Act 1958 certify that this plan and any measurements on which it is based have been made by me or under my personal direction and supervision; that the standard of accuracy of any measurements made to determine the external boundaries of the site complies with the requirements of and under the Land Surveyors Act 1958; that the plan accurately represents as at the 21ST day of OCTOBER 1977 in the manner required by or under the Strata Titles Act 1987 and by or under the Land Surveyors Act 1958; and within the limitations of the scale used and the standard of accuracy required, the boundaries of the units and the location at ground level of all buildings in the parcel in relation to the external boundaries of the site; and that all units are within the parcel.</p> <p>Signature: <i>J. Harris</i> Date: 22/11/77</p>			<p>SEAL OF MUNICIPALITY AND ENDORSEMENT</p> <p>Sealed pursuant to Section 6 (1), Strata Title Act</p> <p>in witness whereof the Council, consisting of the President, Councillors and Representatives of the Shop of Diamond Valley was lawfully sitting this 6th day of February 1978</p> <p><i>[Signature]</i> President</p> <p><i>[Signature]</i> Councillor</p> <p><i>[Signature]</i> Rhina Secretary</p>																										
<p>SCHEDULE OF UNIT ENTITLEMENT AND UNIT LIABILITY</p> <table border="1"> <thead> <tr> <th>Unit No.</th> <th>Entitlement</th> <th>Liability</th> <th>Unit No.</th> <th>Entitlement</th> <th>Liability</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10</td> <td>10</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>10</td> <td>10</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td>TOTAL</td> <td>20</td> <td>20</td> </tr> </tbody> </table>						Unit No.	Entitlement	Liability	Unit No.	Entitlement	Liability	1	10	10				2	10	10							TOTAL	20	20
Unit No.	Entitlement	Liability	Unit No.	Entitlement	Liability																								
1	10	10																											
2	10	10																											
			TOTAL	20	20																								
<p>JAMES A. HARRIS Land & Engineering Surveyors P.O. Box 219, BOX HILL, 5128. Tel. 89 8599</p>			<p>REF 76129/1 SHEET 1 OF 2 SHEETS</p>																										

RP11868

H 6282

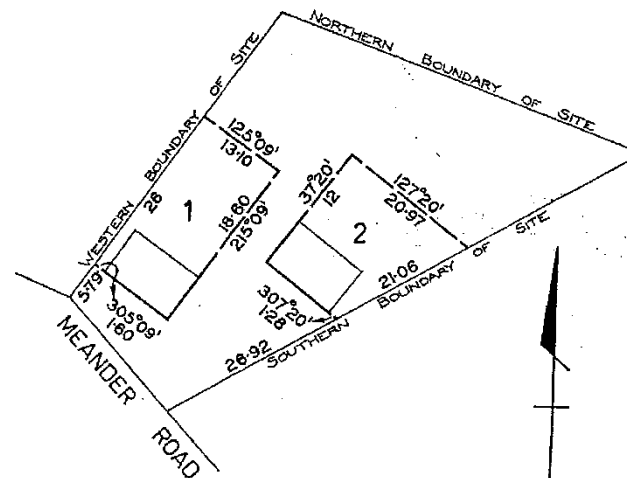
LEGEND

The buildings in the parcel the whole of which are contained in Units 1 and 2, respectively are single-storey buildings.

The upper boundary of each of Units 1 and 2 is 8 metres above that part of the site which is within the vertical or near vertical boundaries of the relevant Unit as shown on the diagram below; the lower boundary of each of these Units is one metre below that part of the site.

The common property is all that land in the parcel except the land in Units 1 and 2.

*No Unit on this plan is an accessory Unit.



JAMES A. HARRIS
Land & Engineering Surveyors
P.O. Box 218, BOX HILL, 8128.
Tel. 89 8599

REF. 78129/1

J. Harris
LICENSED SURVEYOR

SHEET 2 OF 2 SHEETS

PLAN AND SECTION 32A OF THE SUBDIVISION ACT 1988		STAGE No. /	LTO USE ONLY EDITION	PLAN NUMBER PS 506992J
LOCATION OF LAND PARISIN GREENSBOROUGH TOWNSHIP: SECTION: A CROWN ALLOTMENT: 13C (PART) CROWN PORTION: _____ LTO BASE RECORD: VICMAP DIGITAL PROPERTY TITLE REFERENCES: C/T VOL.9267 FOL.544 AND C/T VOL.9267 FOL.545 LAST PLAN REFERENCE: RP.18668 POSTAL ADDRESS: 141-143 MEANDER ROAD HURSTBRIDGE 3077 AMG Co-ordinates E 779 800 ZONE: 55 (of approx. centre of plot) N 5 832 400		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME REF: 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/had not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage _____ Council Delegate Council Seal Date / / Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /		LTO USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input type="checkbox"/> DATE / / LTO USE ONLY PLAN REGISTERED TIME DATE / / Assistant Registrar of Titles NOTATIONS DEPTH LIMITATION DOES NOT APPLY THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO. THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK NO. 100
VESTING OF ROADS OR RESERVES				
IDENTIFIER COUNCIL/BODY/PERSON				
NIL NIL				
EASEMENT INFORMATION				
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of
E-1	DRAINAGE	6.10	LP.12403	LOTS ON LP.12403

The diagram illustrates a meander road on the left side. Two lots are shown: Lot 1 (996m²) and Lot 2 (1122m²). Each lot contains a brick house with a verandah. Dimensions for boundaries and easements are provided, including a 6.10m drainage easement (E-1) and various boundary measurements like 35.00m, 29.76m, 24.00m, etc. A north arrow is located on the left side of the diagram.

LAWLOR AND LOY PTY. LTD.
 SURVEYORS, PROPERTY MANAGEMENT
 & TOWN PLANNING CONSULTANTS
 SUITE 2, 122 PARA ROAD MONTICORENCY 3094
 P.O. BOX 242 GREENSBOROUGH 3088
 PH 9435 2422 FAX 9435 1254

SHEET 1 OF 1 SHEET

DATE / /

COUNCIL DELEGATE SIGNATURE

SCALE

4 0 4 8 12 16

LENGTHS ARE IN METRES

ORIGINAL

SCALE SHEET

1:400 SIZE

 A3

LICENSED SURVEYOR (PRINT) ANDREW CLINTON SMITH

SIGNATURE *Andrew Smith* DATE 9 / 5 / 2001

REF 5905/5386 VERSION

PLAN OF REMOVAL OF EASEMENT				LTO use only EDITION			
LOCATION OF LAND Parish: BULLEEN PART OF UNWINS CROWN SPECIAL SURVEY Township: _____ Section: _____ Crown Allotment: _____ Crown Portion: _____ LTO Base Record: Title Reference/s: C/T VOL 6637 FOL 701 Last Plan Reference: LOT 26, LP.72101 Postal Address: 111 PLEASANT ROAD LOWER TEMPLESTOWE 3107 AMG Co-ordinates (of approx. centre of land in plan) E 332 100 N 5 819 100 Zone: 55			Council Certification and Endorsement Council Name: _____ Ref: _____ 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Council Delegate Council Seal Date / / Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /			LTO use only Statement of Compliance/ Exemption Statement Received <input type="checkbox"/> Date / / LTO use only PLAN REGISTERED TIME DATE / / Assistant Registrar of Titles Notations Depth Limitation: DOES NOT APPLY CONNECTION SHOWN TO MORANG AVENUE IS NOT TO SCALE.	
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 & SEWERAGE	2.44	LP.72101	LOTS ON LP.72101			
PHOTO-REDUCED COPY							
LAWLOR AND LOY PTY LTD LAND SURVEYORS AND TOWN PLANNERS 122 PARA ROAD MONTMORENCY 3094 TELEPHONE: 9435 2422			SCALE 2.5 0 5 10 LENGTHS ARE IN METRES ORIGINAL SCALE 1:250 SHEET SIZE A3				
LICENSED SURVEYOR (PRINT) MICHAEL JOHN LOY SIGNATURE <i>[Signature]</i> DATE 10.9.1997 REF 5210/5050 VERSION			Sheet 1 of 1 DATE COUNCIL DELEGATE SIGNATURE Original sheet size A3				

247-3658

ChfM45 PC02

3. Relevant New Legislation

- Owners Corporation Act 2006
- Subdivision (Procedures) Regulations 2011
- Subdivision (Registrar Requirements) Regulations 2011

OWNERS CORPORATION ACT 2006

Background

- Body corporate legislation has been under review by Consumer Affairs Victoria (CAV) since 2003
 - Part 5 Subdivision Act 1988 &
 - Subdivision (Body Corporate) Regulations
- Owners Corporation Act 2006
 - Enacted September 2006
 - Commences Monday 31st December 2007
- Provides greater clarity, flexibility and guidance
- Empowers lot owners with the necessary information and tools
- Encourages greater lot owner participation to
 - Manage rights & responsibilities
 - Work together to resolve disputes

4. Subdivision Act User Guide Nov.2012

- Replaces Users Guide prepared 1989.
- Replaced by D.P.C.D.
- Consultation and input: ACSV, Subdivision Officers Group, Land Registry, D.P.C.D.
- Website: www.dpcd.vic.gov.au/planning ??
then go to “publications”
then to “codes and guidelines”

4(a) Contents of Guide

- 1) Introduction
- 2) Subdivision & The Planning System
- 3) Referral Of Applications & Plans
- 4) Certification Of Plans
- 5) Owners Corporations & Common Property
- 6) Requirements For Works & Open Space
- 7) Statements Of Compliance
- 8) Specific Subdivision Matters
- 9) Fees And Other Contributions

4(b) Appendices in Guide (Flowcharts)

- P1- The Planning Process
- S1- The Certification Process
- S2- Subdivision Works
- S3- Statement Of Compliance

5. Easements

5a) Transfer of Land Act

Section 45. by consent of relevant parties,
carriageway requires consent of Council.

Section 72. creation without consent of reg.prop.

Section 73. removal without consent of dom.ten.

Section 73A. Abandonment of easement (way)

5b) Easements created in Subdivision

5c) Easements created/removed/varied as directed in
a Planning Permit via **Section 23 of Sub Act.**
and Section 36 of the Sub.Act.

5d) Easements to Authority, “easement in gross”

5e) Section 12(2) Easements

- * implied easements created in subdivision
- * can be removed in Sections 23,32,32A of Sub. Act., and Sec. 60 of the T.L.A.

5f) Road Abuttals.

- * Road abuttals must accord with title on plan of subdivision or be justified (public highway)
Re : Section. 24(2)(c) Subdivision Act 1988.
Road Management Act 2004.
Declaration by Council (public highway)

6. Subdivision Land

(36 Lot Residential Subdivision)

Planning Permit Process

6a) Preliminary Issues

- Pre-lodgement meeting / preliminary matters
- Zoning and Overlay Provisions
 - Zoning
 - GRZ (General Residential Zone)
 - Overlays
 - ESO4: Environmental Significant Overlay 4
 - LSIO: Land Subject to Inundation Overlay
 - DPO: Development Plan Overlay
 - DCPO: Development Contributions Plan
- Aboriginal Cultural Heritage Sensitivity

Other Relevant Information

- * Greenfield subdivision on fringe of township
- * Services (sewerage, water, electricity etc. available)
- * Zone and Overlays as in maps on previous slides
- * Designated Flood Level for the site is 52.0 AHD
- * Development opposite and nearby, 1970' s to 1990' s
- * Generally Council and subdivider agree normal residential subdivision with lots of approx 700m² – 900m² subject to site constraints preferable
- * Council requires existing trees retained where possible
- * Site formally vacant Education Dept.Land, and has been used to graze horses for many years, and some trees have been ringbarked by horses.
- * Many years ago owner old local identity Mr. Luscombe



View from Broad Gully Road looking at entry to Luscombe Drive



Looking Down Luscombe Drive towards Yellowbox Way and Diamond Creek



Looking Southwest along Yellowbox Way
from front of Lot 19 (Note Retaining walls)



Looking West along Yellowbox Way
From front of Lot 26 (Note retaining walls)



Looking West along Yellowbox Way toward Lot 27
(Note floor level of house lower than road)



Intersection of Luscombe Drive and Dianella Court
looking over Reserve



View looking West along Dianella Court



View from Dianella Court looking East toward end of Luscombe Drive

7. Subdivision (Buildings)

(2 lot Dual Occupancy)

7a) Dual Occupancy Development Town Planning
Permit already issued

7b) Subdivision Permit and Certification carried out
concurrently

- Survey carried out and Formal Plans of Subdivision prepared by surveyor
- Dimensions, Boundaries along walls
- Entitlements and Liabilities

8. Other Issues

- 8a) Re-certification of plans of subdivision
Version numbers (update all sheets of plan)
- 8b) Section 173 Agreements
- 8c) Site Inspections
- 8d) Dealing with
 - other consultants
 - objectors
 - Councils, Council officers.
 - L.V. and O.S.G.

GLOSSARY OF TERMS

PLANNING TERMS

VPPs:	Victoria Planning Provisions
Zone:	A planning control that regulates land use and development
Overlay:	A planning control that mostly controls development, however, some overlays can relate to land use as well
Lot:	A part (consisting of one or more pieces) of any land (except a road, a reserve, or common property) shown on a plan, which can be disposed of separately and includes a unit or accessory unit on a registered plan of strata subdivision and a lot or accessory lot on a registered cluster plan.
Subdivision:	The division of land into two or more parts which can be disposed of separately.
VCAT:	Victorian Civil and Administrative Tribunal
Referral authority:	Every person or body that the planning scheme specifies as a referral authority (see clause 66 of the scheme).

SUBDIVISION TERMS

L.R:	Land Registry
VOTS:	Victorian Online title System
L.P:	Lodged Plan (land subdivision prior to Subdivision Act 1988)
R.P:	Registered Plan (same as Strata Subdivision)
S.P:	Strata Subdivision Plan
C.P:	Plan of Consolidation
T.P:	Title Plan
P.S:	Plan of Subdivision under Subdivision Act 1988

P.C. :	Plan of Consolidation under Subdivision Act 1988
S.O.C. :	Statement of Compliance issued under Section 21 of Subdivision Act 1988
FORM 1 :	Application for Certification (Reg 22 Subdivision (Procedures) Regulations 2000)
FORM 13 :	Advice by Licensed Surveyor pursuant to Section 20A of Sub. Act 1988 (Reg 31 Subdivision (Procedures) Regulations 2011)
P.O.S. :	Public Open Space requirement in accordance with Section 18 of Subdivision Act 1988
LOT ENTITLEMENT :	Lot owners proportionate share of ownership in the assets which are held by a Body Corporate. (Determines voting rights at Body Corporate meetings.)
LOT LIABILITY :	Proportion of Body Corporate expenses which a lot owner is obliged to pay.

USEFUL WEBSITES:

www.dpcd.vic.gov.au

www.dpcd.vic.gov.au/planning - planning scheme information
planning scheme amendments etc.

www.dse.vic.gov.au

www.vcat.vic.gov.au - V.C.A.T. website

www.land.vic.gov.au - land and spatial information, property report details, etc.

www.surveymenboard.vic.gov.au - Surveyors Board website

QUESTIONS

Note : You should always do your own research and verify the information and contents of this presentation.