

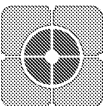
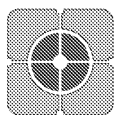
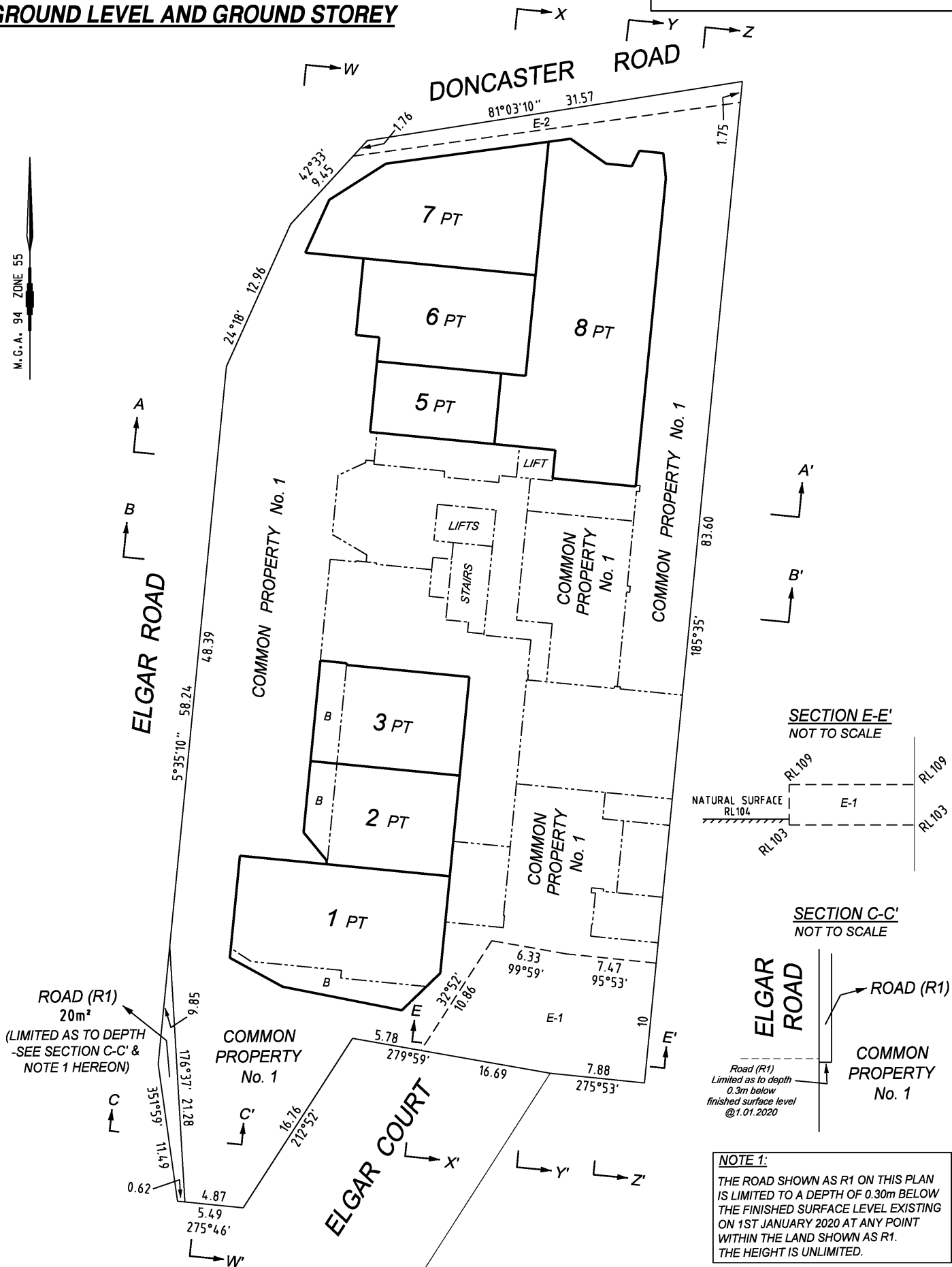
PLAN OF SUBDIVISION			EDITION 3	PS 745129Q
LOCATION OF LAND PARISH: BULLEEN TOWNSHIP: ----- SECTION: ----- UNWIN'S SPECIAL SURVEY CROWN PORTION: ----- TITLE REFERENCE: VOL: 11184 FOL: 052 LAST PLAN REFERENCE: PS 608338X (LOT 1) POSTAL ADDRESS: 600 DONCASTER ROAD, (at time of subdivision) DONCASTER, VIC. 3108 MGA CO-ORDINATES: E: 334,815 ZONE: 55 (of approx centre of land in plan) N: 5,816,040 GDA 94			COUNCIL NAME: MANNINGHAM CITY	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER		COUNCIL/BODY/PERSON		
ROAD R1 (LIMITED AS TO DEPTH SEE SECTION C-C' & NOTE 1 ON SHEET 2)		MANNINGHAM CITY COUNCIL		
NOTATIONS DEPTH LIMITATION: Does Not Apply SURVEY: This plan is based on survey. STAGING: This is a staged subdivision. PLANNING PERMIT No: PLN19 / 0305 OTHER PURPOSE OF PLAN: Removal of the sewerage easement shown as E-5 on PS 608338X. Grounds for Removal of Easement: As directed in Manningham City Council Planning Permit No: PLN19 / 0305 <div style="border: 1px solid black; padding: 5px; margin-top: 10px;">LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNER'S 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.</div> This survey has been connected to permanent marks No(s). In Proclaimed Survey Area No.			<p>Boundaries shown by thick continuous lines are defined by buildings. <u>Location of boundaries defined by buildings -</u> Median: Boundaries shown thus 'M' . Interior Face: All other boundaries.</p> <p>THE STRUCTURE OF ANY WALL, FLOOR, CEILING, WINDOW, DOOR, BALUSTRADE (OR OTHER) WHICH DEFINE BOUNDARIES, OTHER THAN THOSE MARKED 'M', ARE DEEMED TO BE CONTAINED WITHIN COMMON PROPERTY No. 1.</p> <p>ALL INTERNAL COLUMNS, SERVICE DUCTS, PIPE SHAFTS, CABLE DUCTS, SERVICE INSTALLATIONS (OR OTHER) WITHIN THE BUILDING ARE DEEMED TO BE PART OF COMMON PROPERTY No. 1.</p> <p>THE POSITIONS OF THESE COLUMNS, SERVICE DUCTS, PIPE SHAFTS AND CABLE DUCTS, SERVICE INSTALLATIONS (OR OTHER) MAY NOT HAVE BEEN SHOWN ON THE DIAGRAMS CONTAINED HEREIN.</p> <p>BUILDING FEATURES SHOWN THUS: ----- ARE FOR PLAN INTERPRETATION ONLY AND DO NOT DEFINE BOUNDARIES.</p> <p>COMMON PROPERTY No. 1 IS ALL THE LAND IN THE PLAN EXCEPT THE LOTS.</p> <p>B DENOTES BALCONY, C.P. No. 1 DENOTES COMMON PROPERTY No.1.</p> <p>LOT 4 & LOTS 9 TO 100, 113 TO 200, 218 TO 300, 318 TO 400, 418 TO 500, 517 TO 600 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>THE PEDESTRIAN WAY EASEMENT SHOWN AS E-2 ON THIS PLAN THAT IS TO BE CREATED IN FAVOUR OF MANNINGHAM CITY COUNCIL UPON REGISTRATION OF THIS PLAN IS LIMITED TO A DEPTH OF 0.30m BELOW THE FINISHED SURFACE LEVEL EXISTING ON 1st JANUARY 2020 AT ANY POINT WITHIN THE LAND SHOWN AS E-2 AND IS LIMITED TO A HEIGHT OF 3.30m ABOVE ITS DEPTH LIMITATION.</p> <p>REDUCED LEVELS (RL) ON THIS PLAN ARE TO THE AUSTRALIAN HEIGHT DATUM (AHD) BASED ON PM107 WITH A STATED VALUE OF 108.128m, VIDE PS 608338X.</p>	
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Implied Easements and Rights pursuant to Section 12 (2) of the Subdivision Act 1988 applies to all the land on this plan.				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	CARRIAGEWAY (LIMITED IN DEPTH & HEIGHT, SEE SECTION E-E' ON SHEET 2)	SEE PLAN	PS 608338X	LOT 2 ON PS 608338X
E-2	PEDESTRIAN WAY (LIMITED IN DEPTH & HEIGHT, SEE NOTATIONS ABOVE & SECTIONS X-X', Y-Y' & Z-Z')	SEE PLAN	THIS PLAN	MANNINGHAM CITY COUNCIL
 Peninsula Survey Group PTY LTD Consulting Land Surveyors 24A Progress Street, Mornington, VIC. 3931. Phone: 9787 2980 mail@peninsulasurvey.com.au ACN 067 077 614		FILE REF: 6452 / PS		ORIGINAL SHEET SIZE: A3
		ALAN L. RUNTING		SHEET 1 OF 37
		VERSION 1.1		THIS IS A LAND USE VICTORIA COMPILED PLAN FOR DETAILS SEE MODIFICATION TABLE HEREIN

DIAGRAM 1.0: SITE DIAGRAM
GROUND LEVEL AND GROUND STOREY

PS 745129Q



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SCALE
1: 300

3 0 3 6 9 12
LENGTHS ARE IN METRES

ORIGINAL
SHEET SIZE: A3

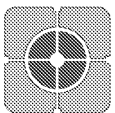
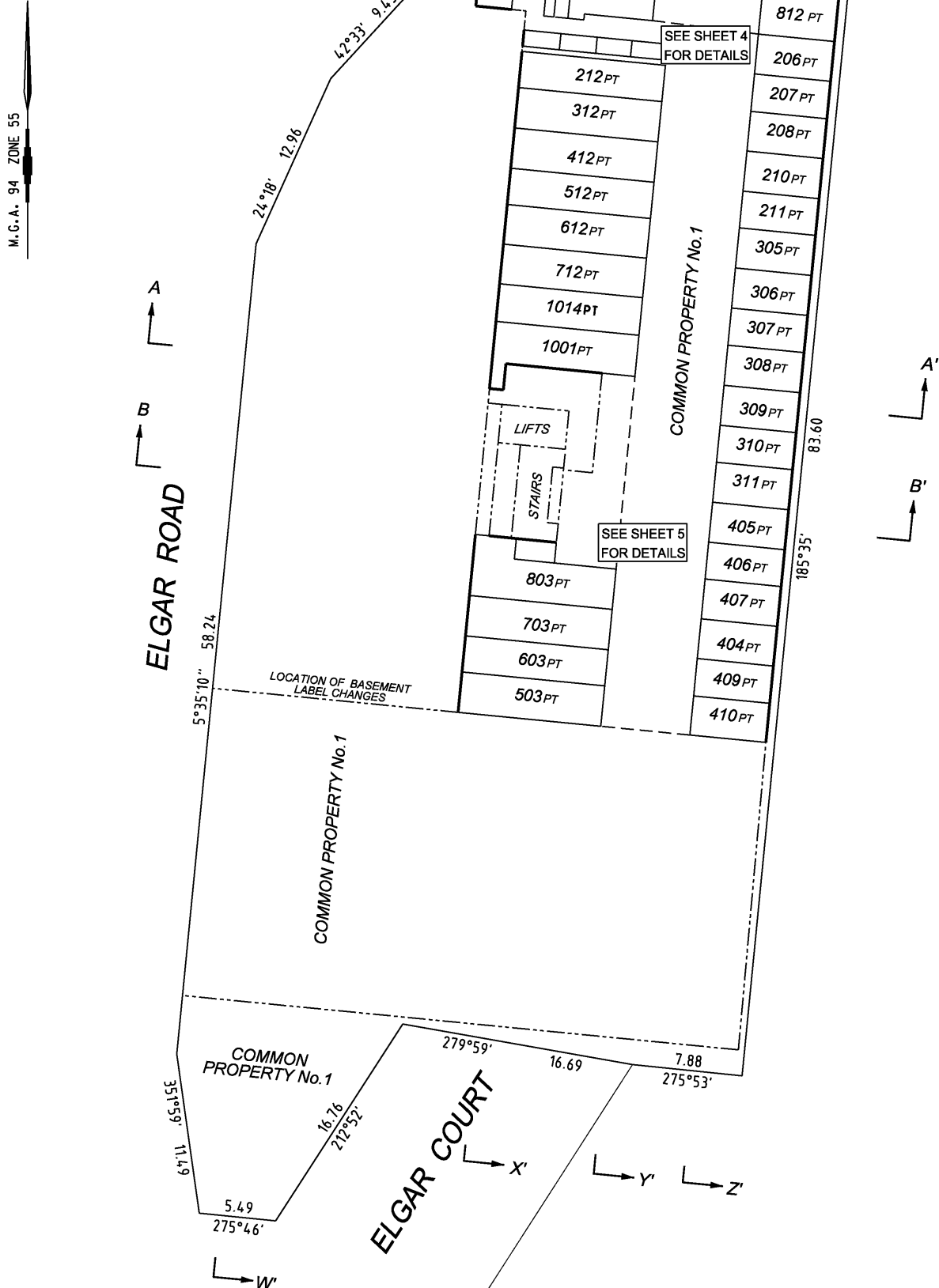
SHEET 2

ALAN L. RUNTING

VERSION 1.1

DIAGRAM 2.0: LOWER BASEMENT LEVEL 2

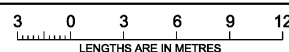
PS 745129Q



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FILE REF: 6452 / PS

SCALE
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ORIGINAL
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SHEET 3

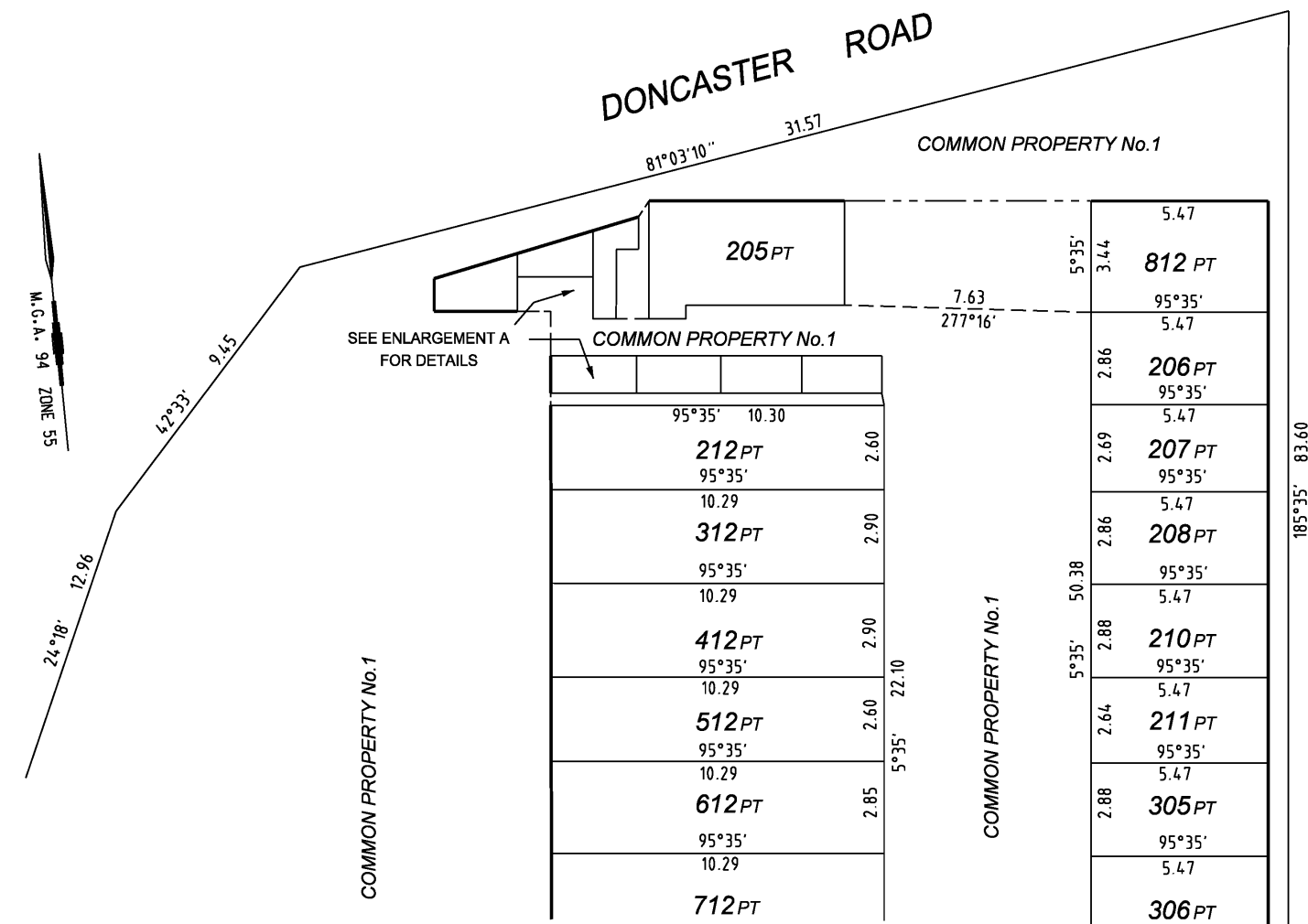
ALAN L. RUNTING

VERSION 1.1

DIAGRAM 2.1: ENLARGEMENT OF LOWER BASEMENT LEVEL 2

PS 745129Q

SCALE: 1: 150

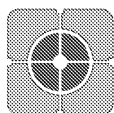
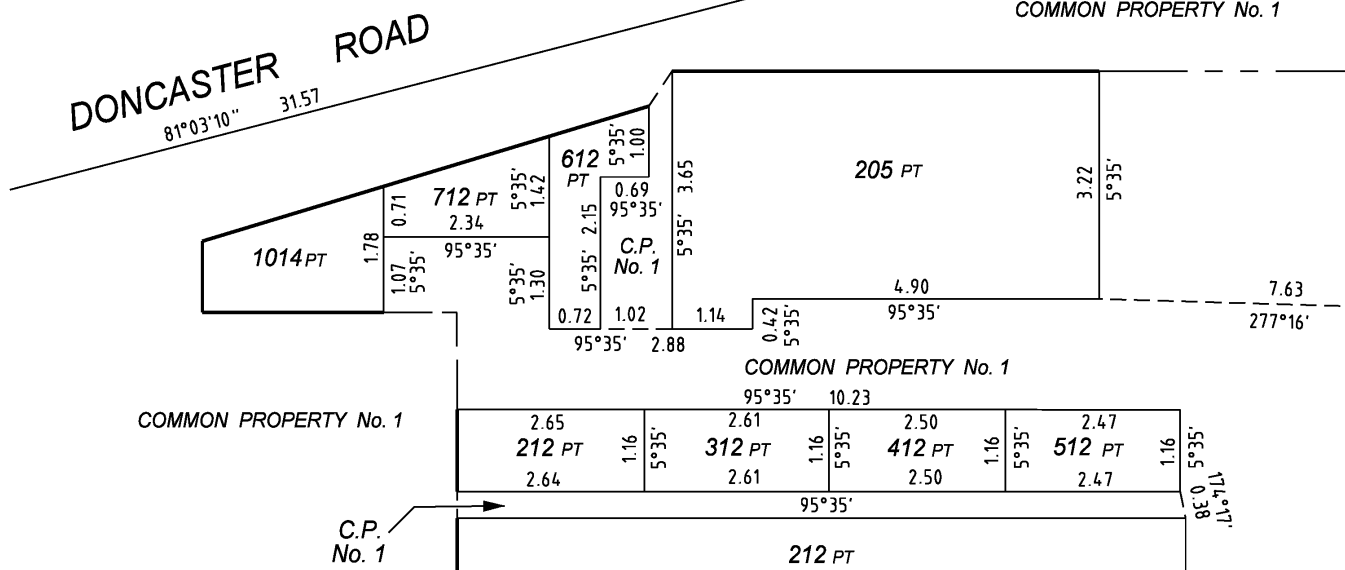


SEE SHEET 5

ENLARGEMENT A

SCALE: 1: 75

COMMON PROPERTY No. 1



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SCALE
SEE ABOVE



ORIGINAL
SHEET SIZE: A3

SHEET 4

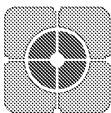
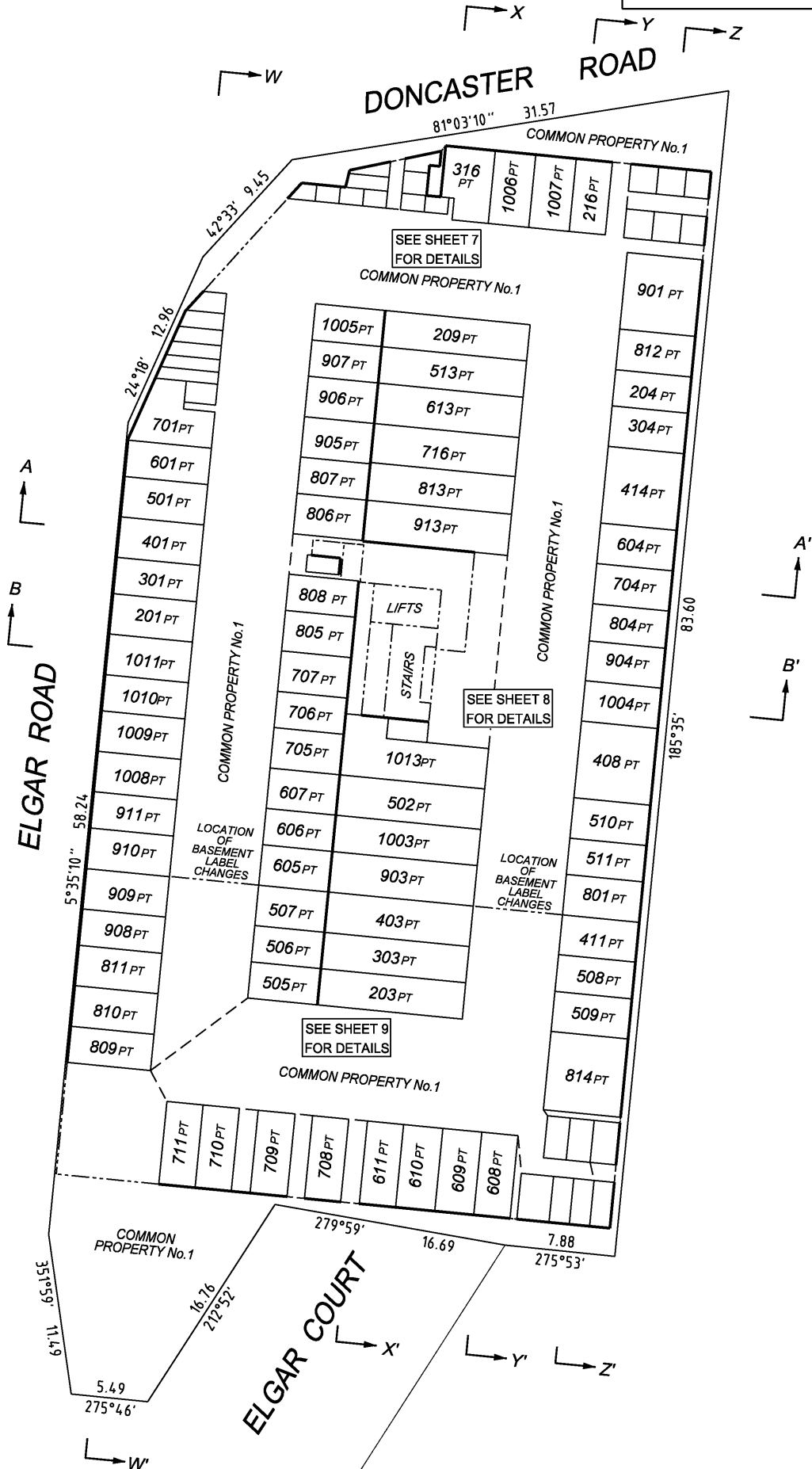
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VERSION 1.1

DIAGRAM 3.0: LOWER BASEMENT LEVEL 1

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M.C.A. 94 ZONE 55



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SCALE
 1: 300

3 0 3 6 9 12
 LENGTHS ARE IN METRES

ORIGINAL
 SHEET SIZE: A3

SHEET 6

ALAN L. RUNTING

VERSION 1.1

DIAGRAM 3.1: ENLARGEMENT OF LOWER BASEMENT LEVEL 1

PS 745129Q

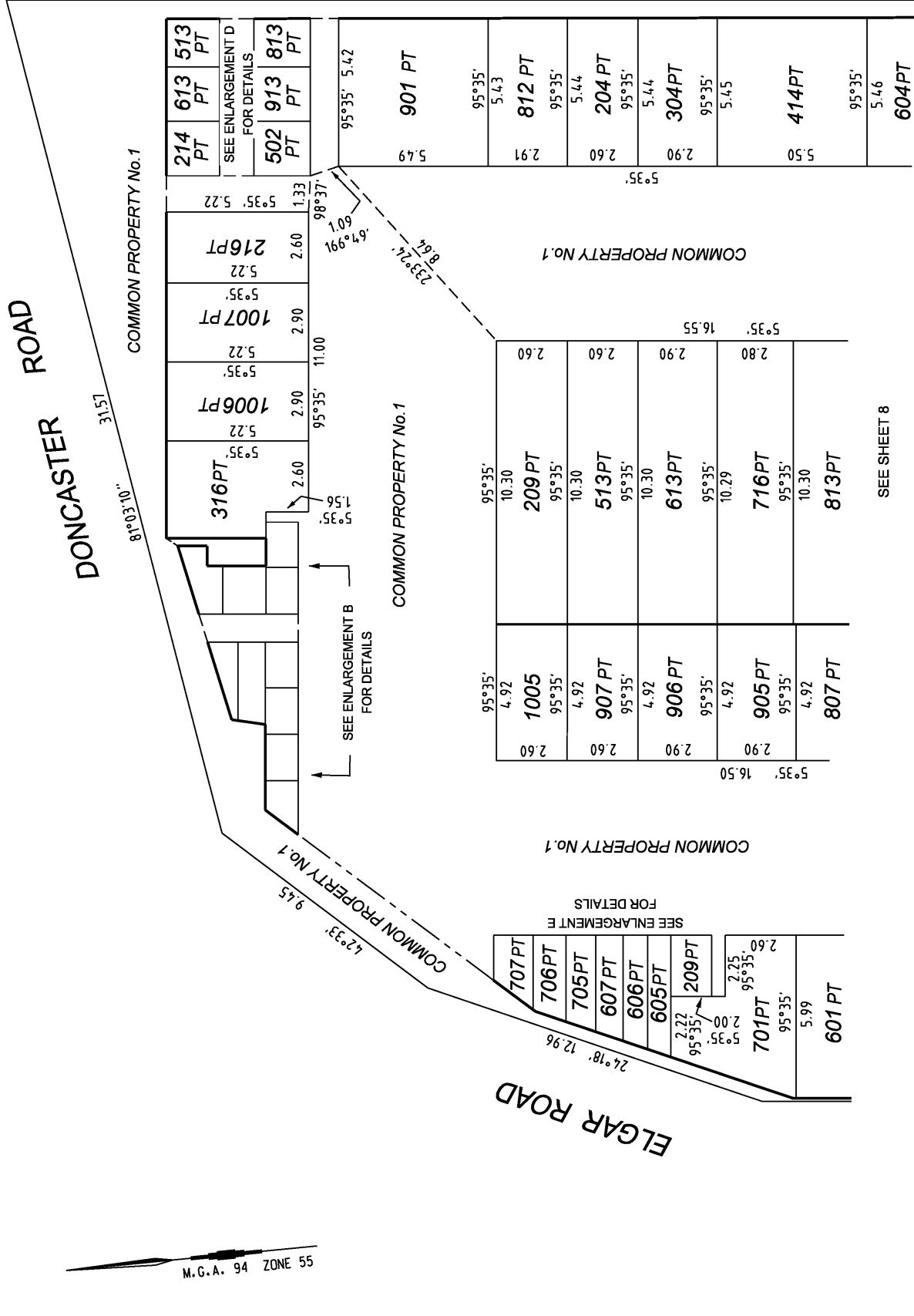
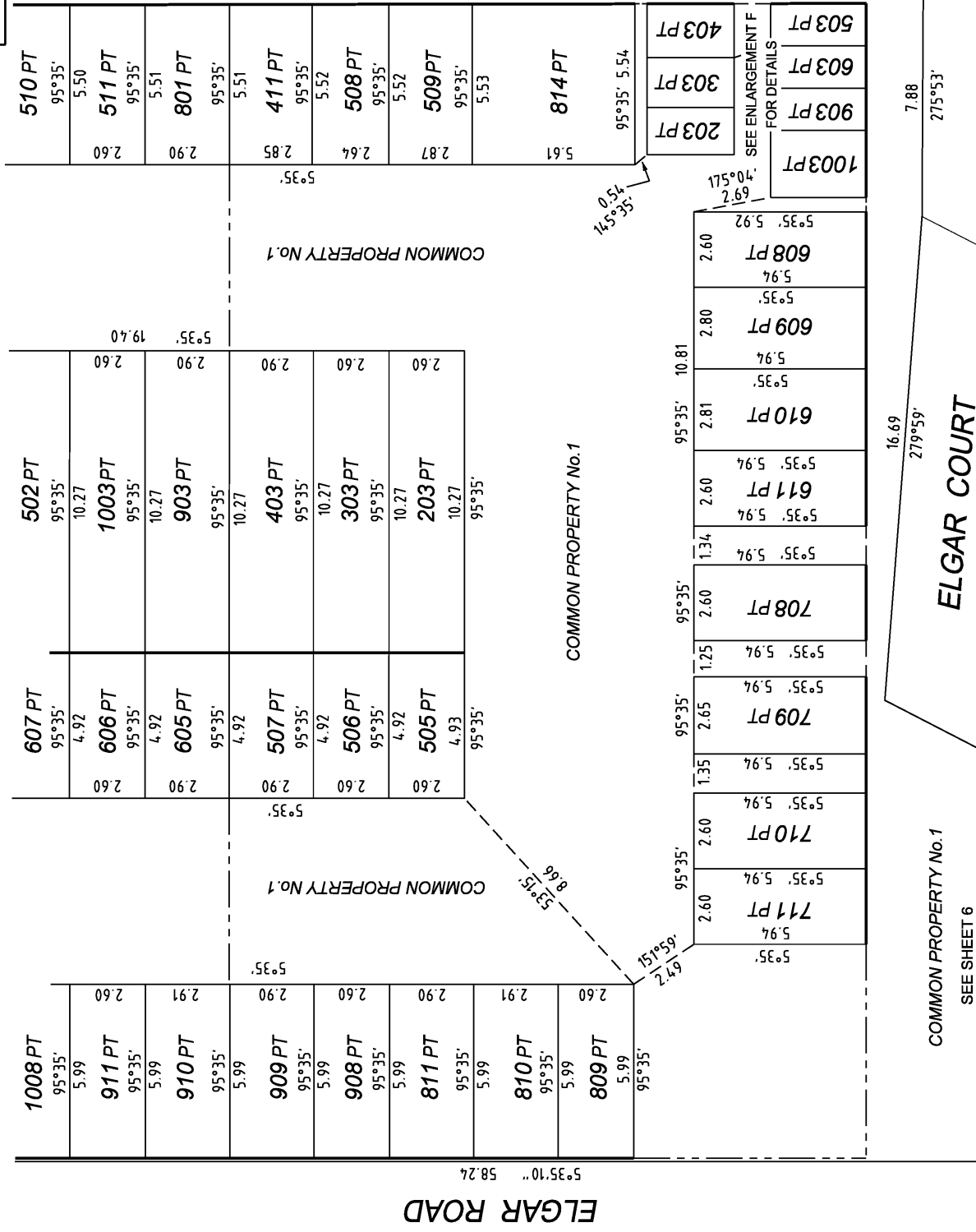


DIAGRAM 3.3: ENLARGEMENT OF LOWER BASEMENT LEVEL 1

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SEE SHEET 8



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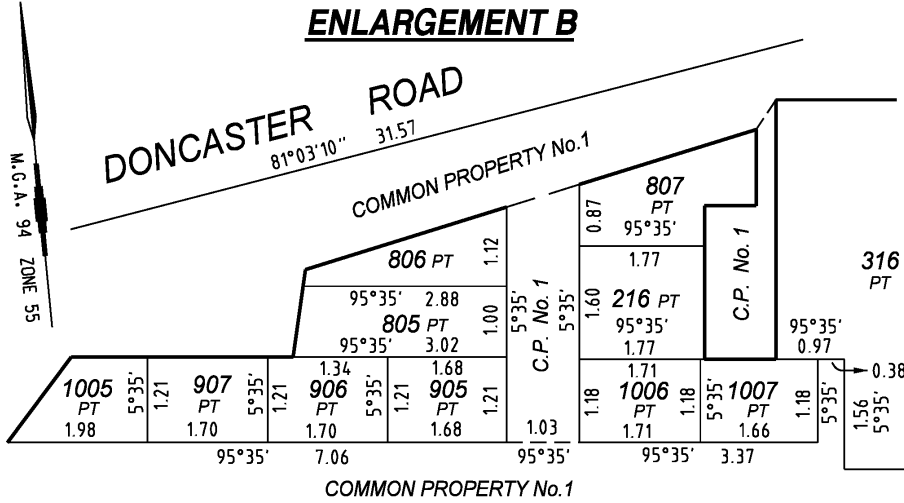
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SHEET 9

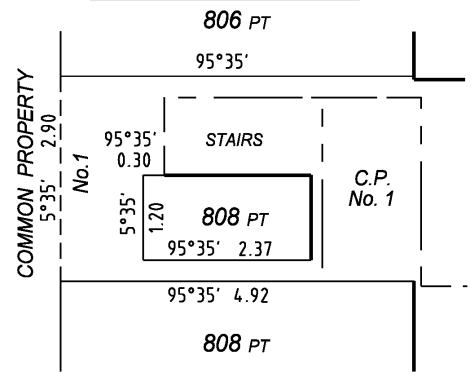
DIAGRAM 3.4: ENLARGEMENTS OF LOWER BASEMENT LEVEL 1

PS 745129Q

ENLARGEMENT B

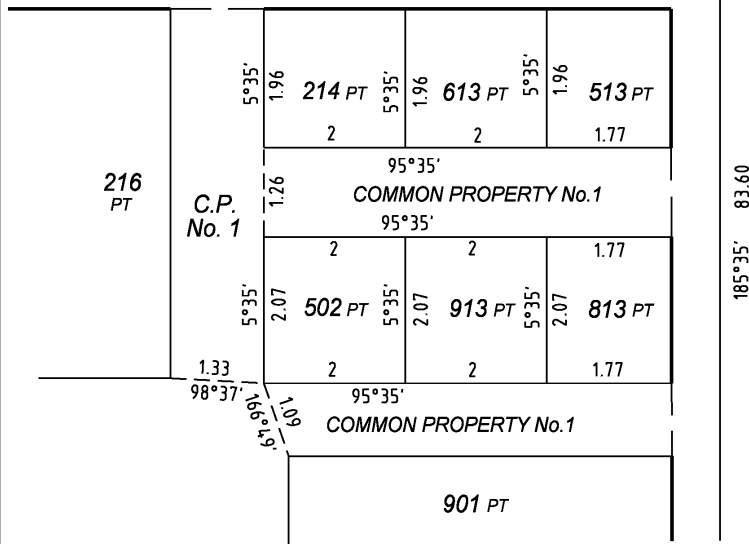


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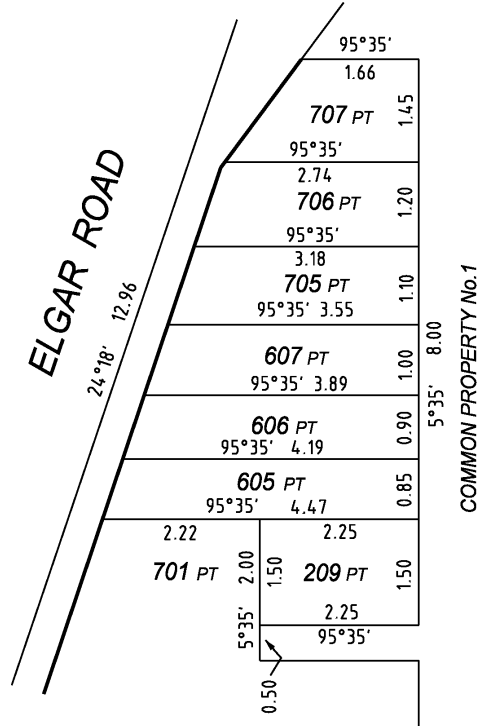


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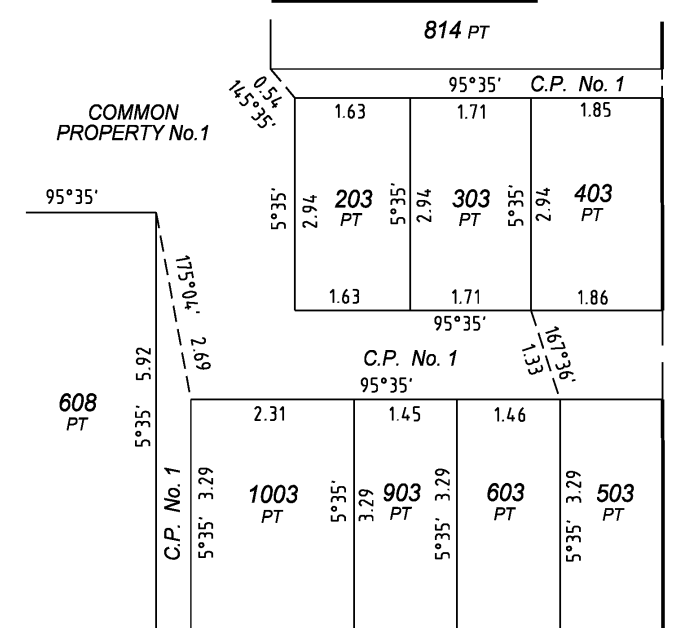
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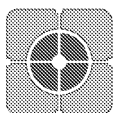
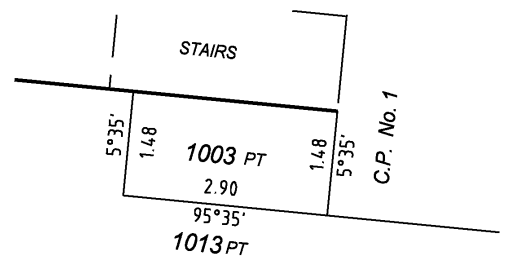
ENLARGEMENT E



ENLARGEMENT F



ENLARGEMENT FF



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FILE REF: 6452 / PS

SCALE
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LENGTHS ARE IN METRES

ORIGINAL
SHEET SIZE: A3

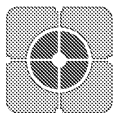
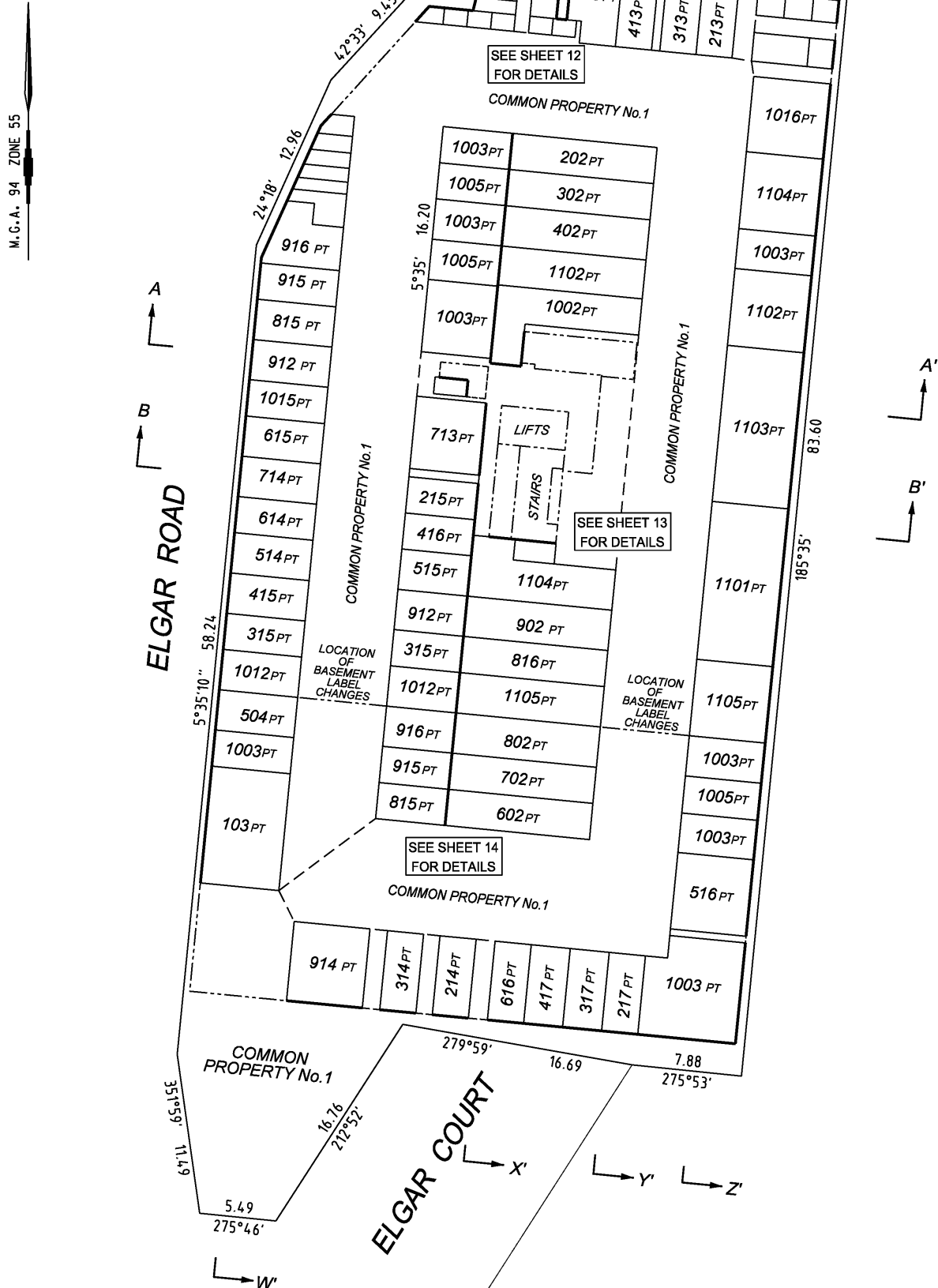
SHEET 10

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DIAGRAM 4.0: MID BASEMENT LEVEL

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FILE REF: 6452 / PS

SCALE
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 LENGTHS ARE IN METRES

ORIGINAL
 SHEET SIZE: A3

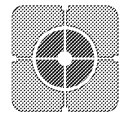
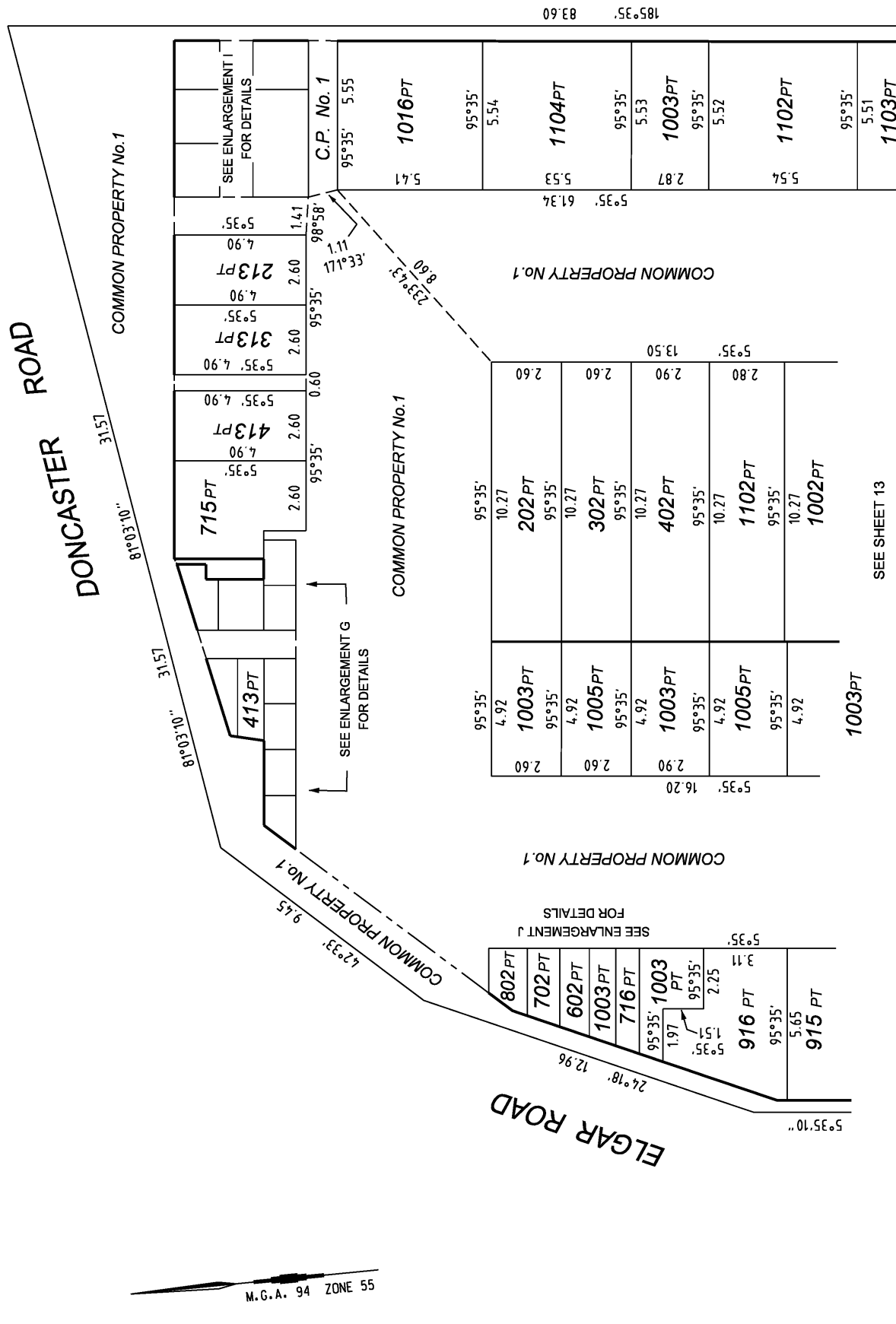
SHEET 11

ALAN L. RUNTING

VERSION 1.1

DIAGRAM 4.1: ENLARGEMENT OF MID BASEMENT LEVEL

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FILE REF: 6452 / PS

SCALE
1: 150

1.5 0 1.5 3 4.5 6
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3


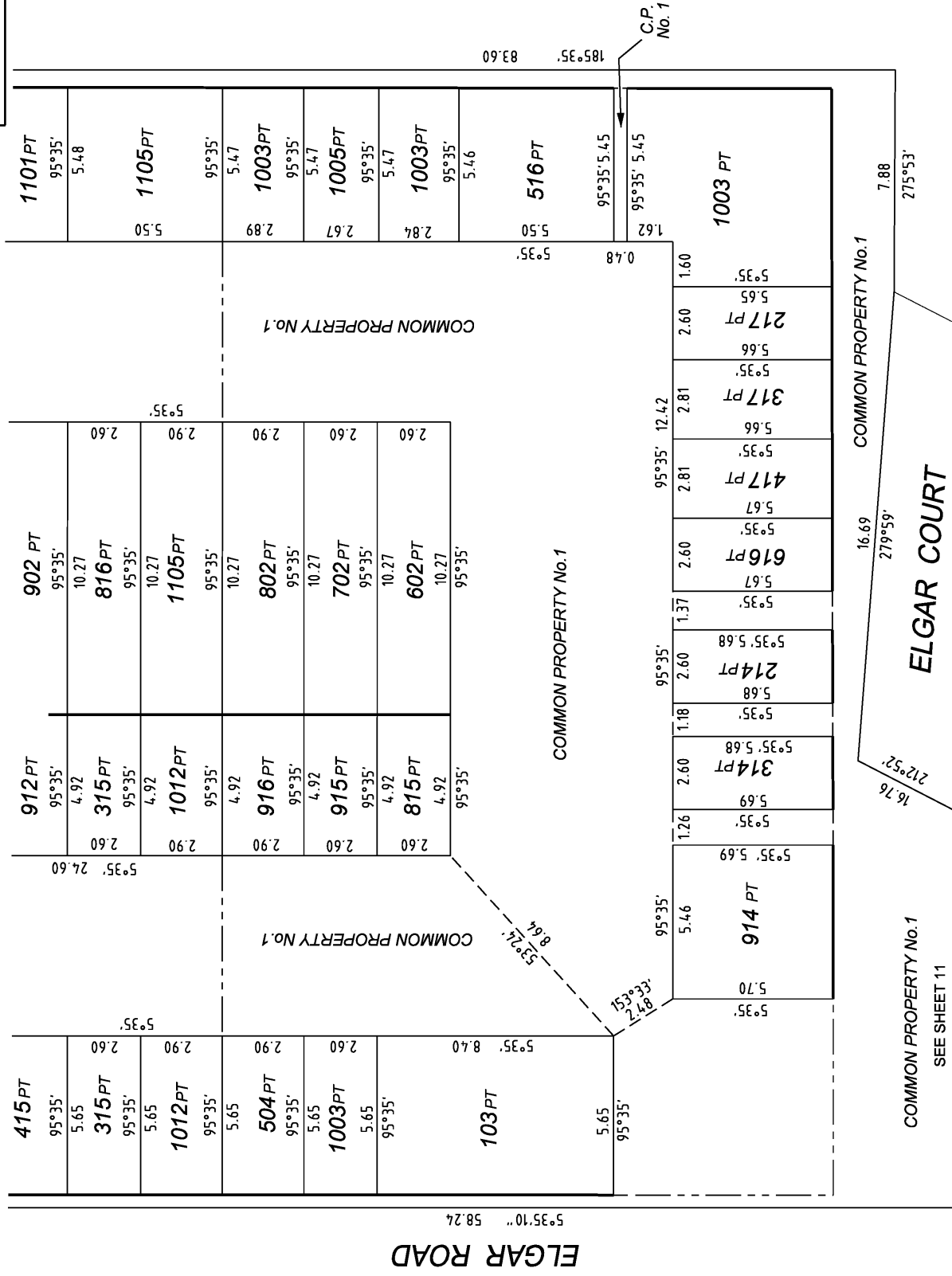
SHEET 12

ALAN L. RUNTING VERSION 1.1

DIAGRAM 4.3: ENLARGEMENT OF MID BASEMENT LEVEL

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SEE SHEET 13



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FILE REF: 6452 / PS

ALAN L. RUNTING
VERSION 1.1

VERSION 1.1

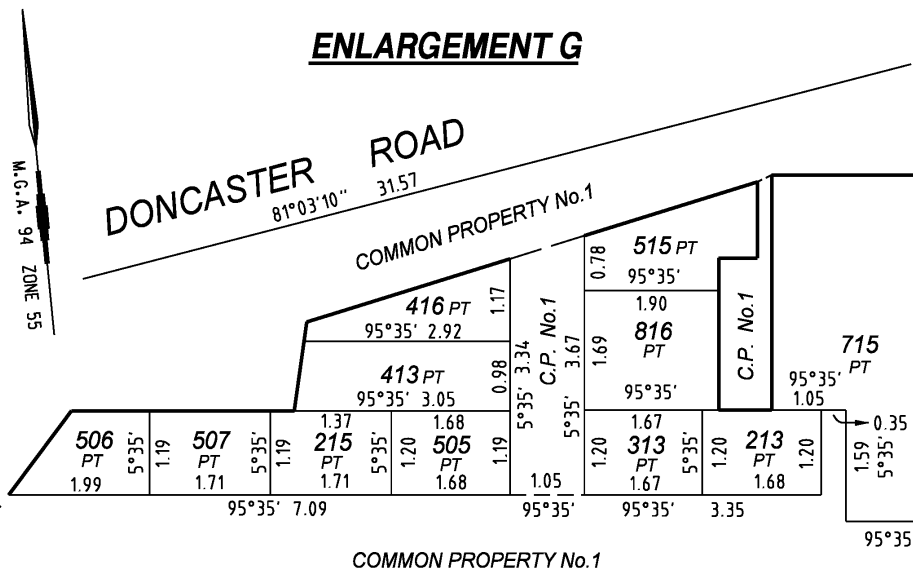
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SHEET 14

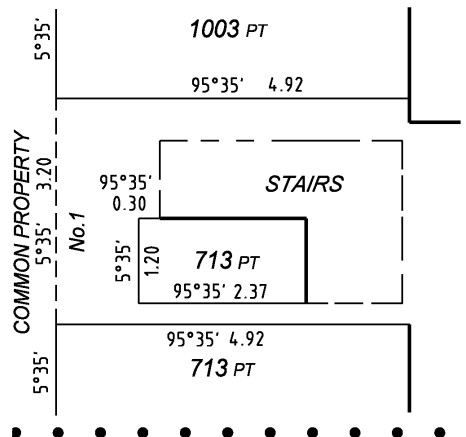
DIAGRAM 4.4: ENLARGEMENTS OF MID BASEMENT LEVEL

PS 745129Q

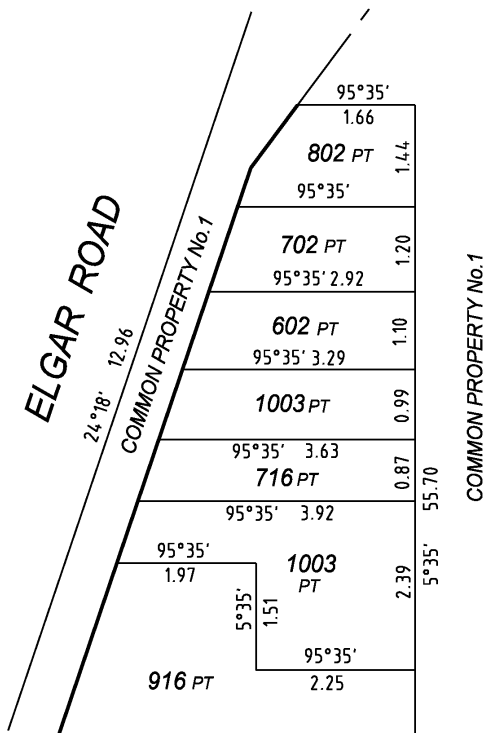
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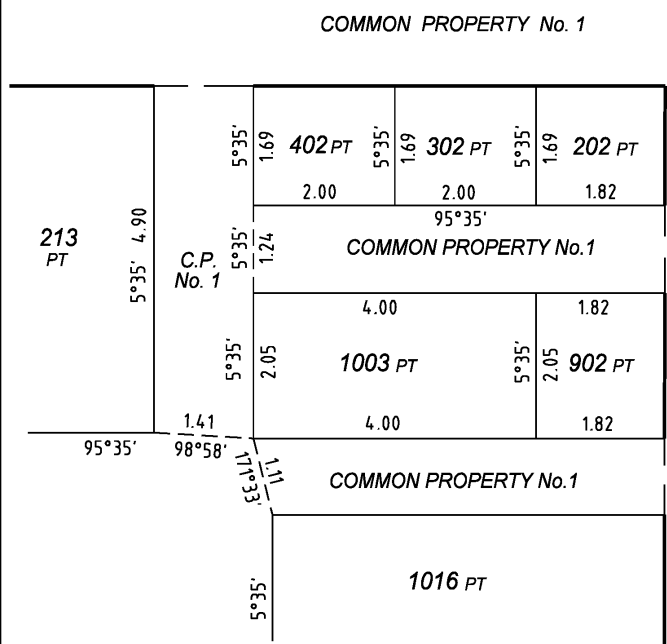
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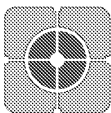
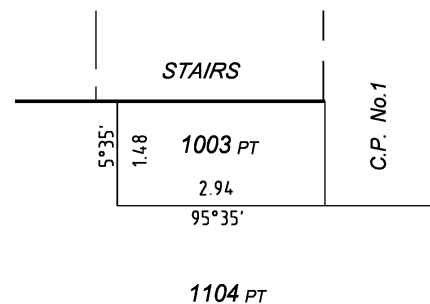
ENLARGEMENT J



ENLARGEMENT I



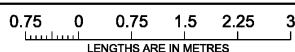
ENLARGEMENT JJ



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FILE REF: 6452 / PS

SCALE
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ORIGINAL
SHEET SIZE: A3

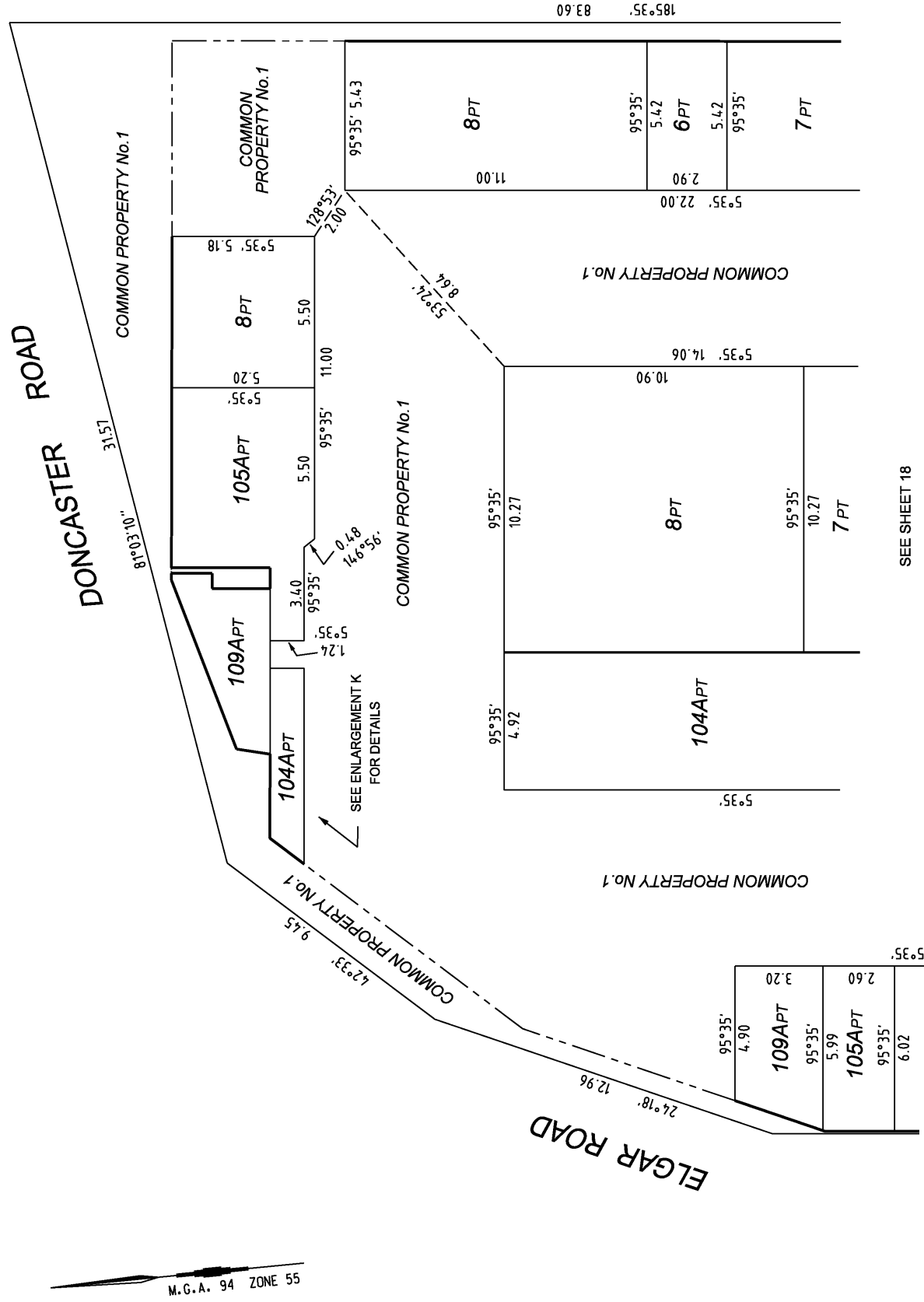
SHEET 15

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DIAGRAM 5.1: ENLARGEMENT OF UPPER BASEMENT LEVEL

PS745129Q



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FILE REF: 6452 / PS-S32

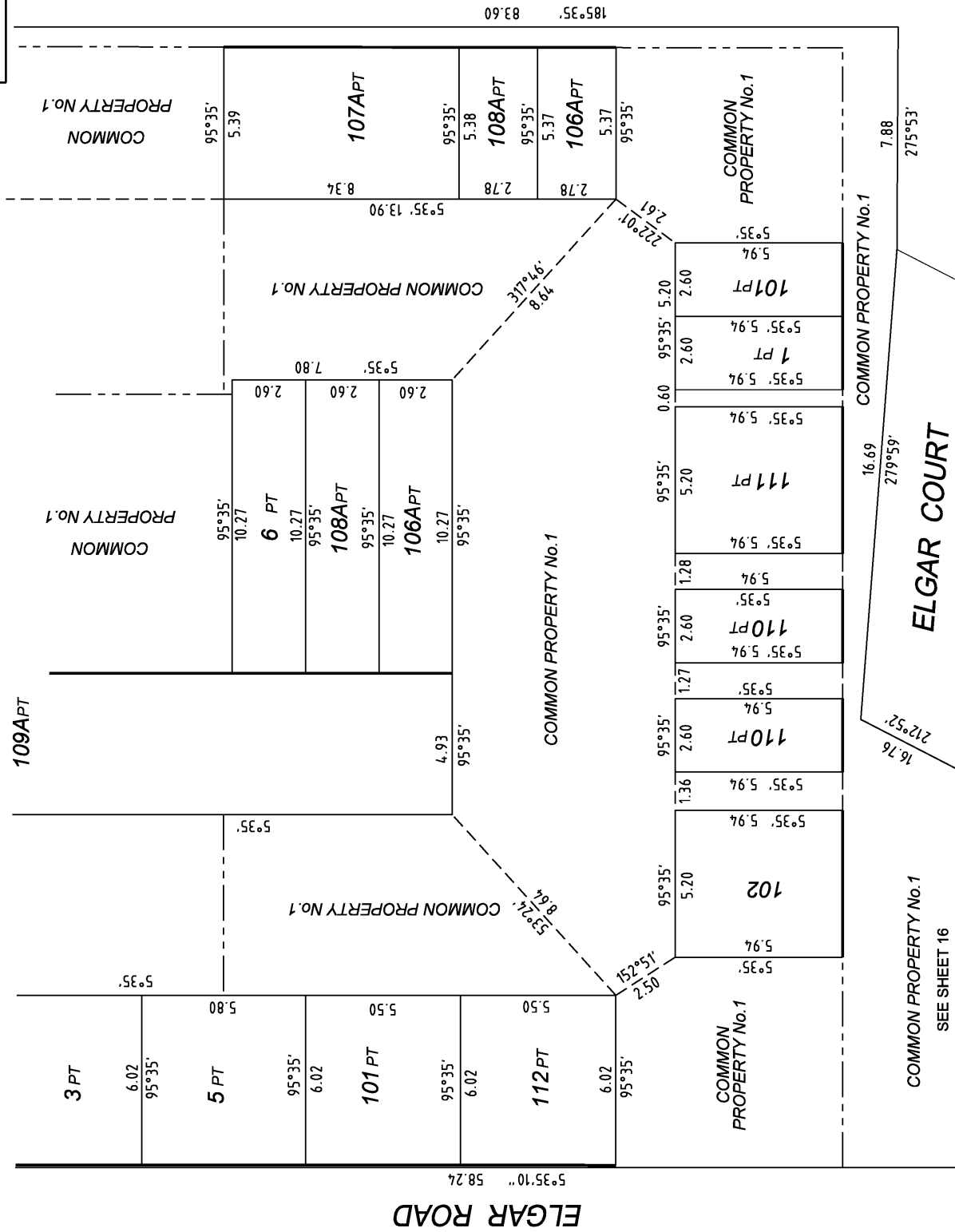
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Surveyor's Plan Version (2.0),
20/08/2020, SPEAR Ref: S160968S

DIAGRAM 5.3: ENLARGEMENT OF UPPER BASEMENT LEVEL

SEE SHEET 18

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FILE REF: 6452 / PS-S32

SCALE
1: 150

1.5 0 1.5 3 4.5 6

LENGTHS ARE IN METRES

Digitally signed by: Alan Leslie Runtling, Licensed Surveyor,
Surveyor's Plan Version (2.0).
20/08/2020, SPEAR Ref: S160968S

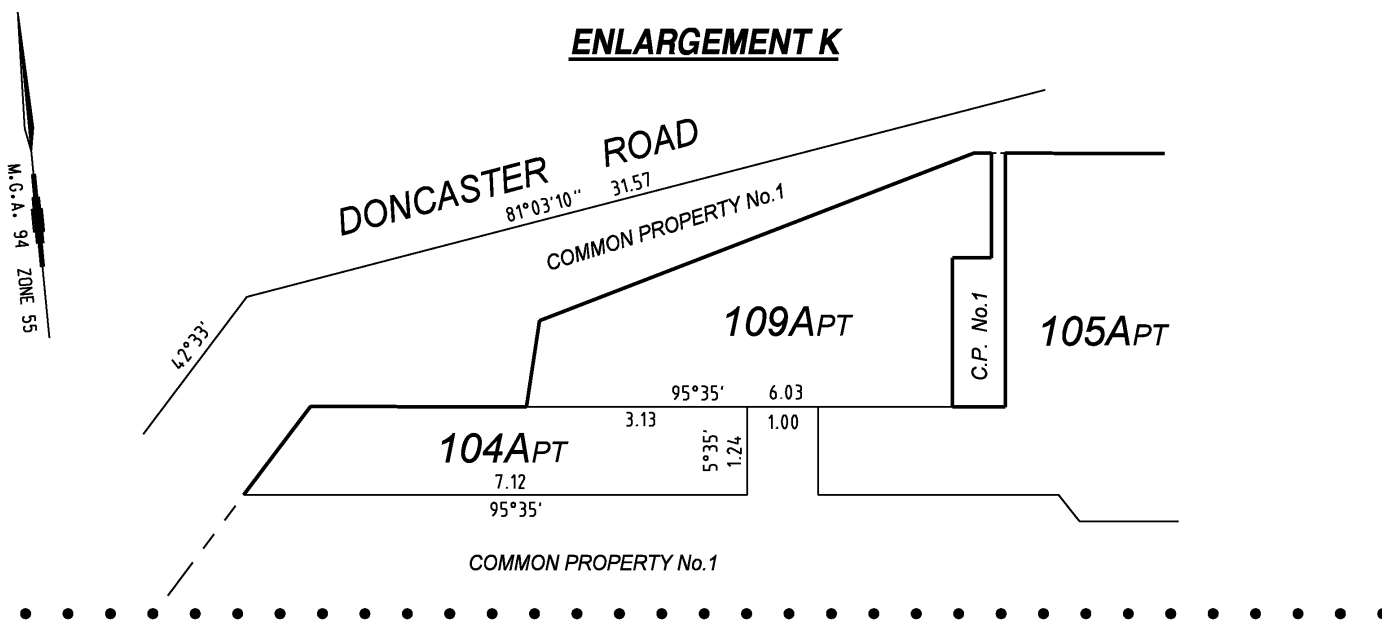
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SHEET 19

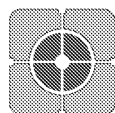
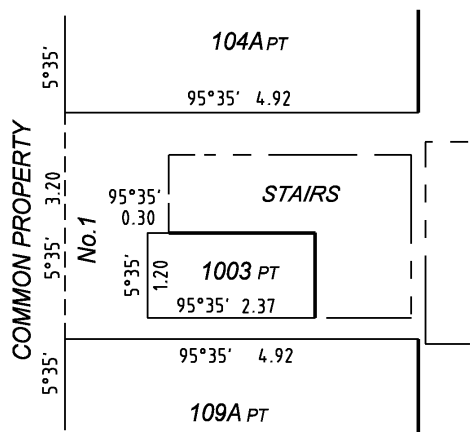
DIAGRAM 5.4: ENLARGEMENTS OF UPPER BASEMENT LEVEL

PS745129Q

ENLARGEMENT K



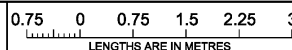
ENLARGEMENT L



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FILE REF: 6452 / PS-S32

SCALE
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ORIGINAL
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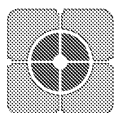
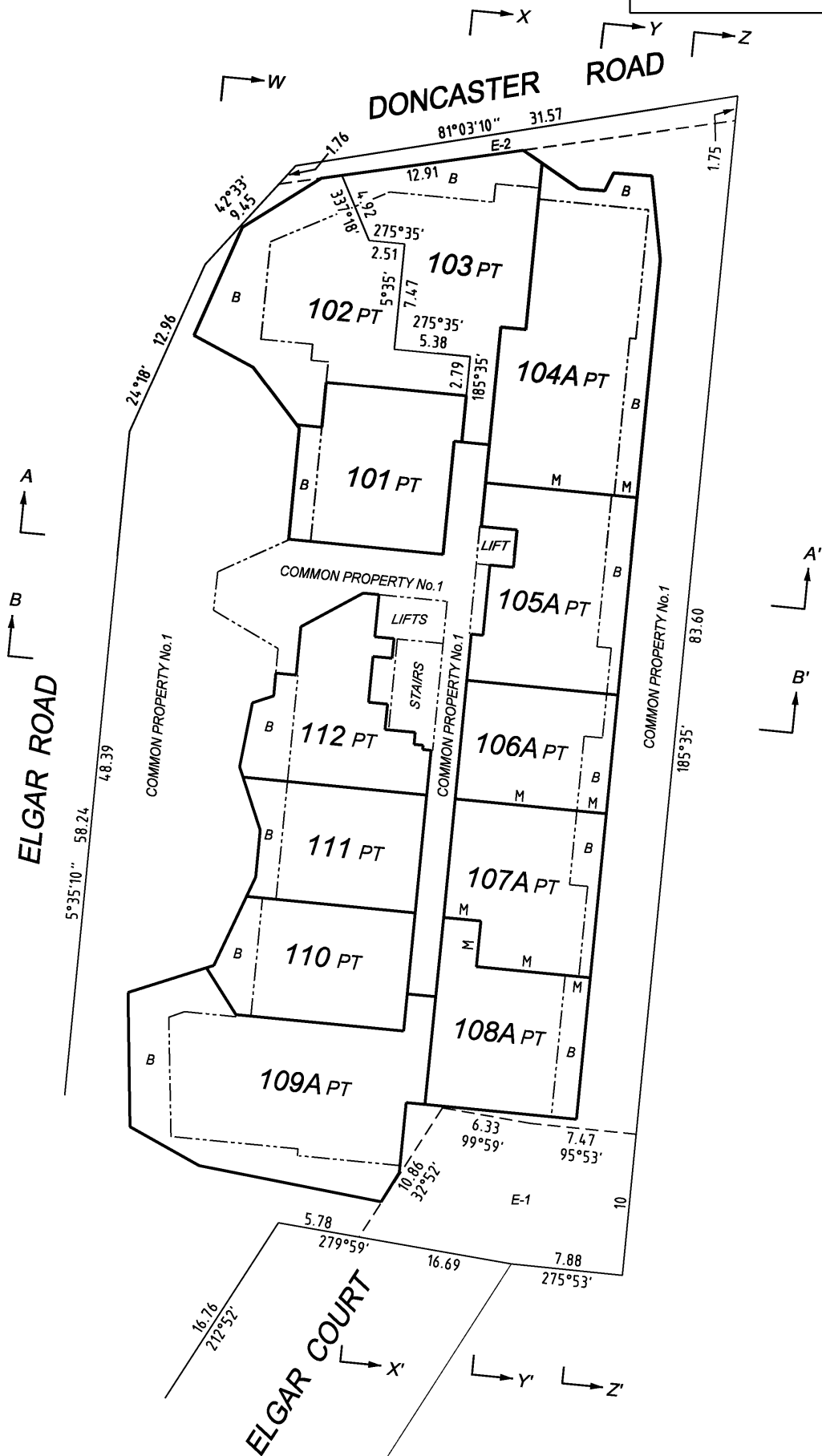
SHEET 20

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DIAGRAM 6.0: FIRST STOREY (LEVEL 1)

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M.C.A. 94 ZONE 55



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FILE REF: 6452 / PS-S32

SCALE
 1: 300

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 LENGTHS ARE IN METRES

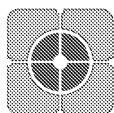
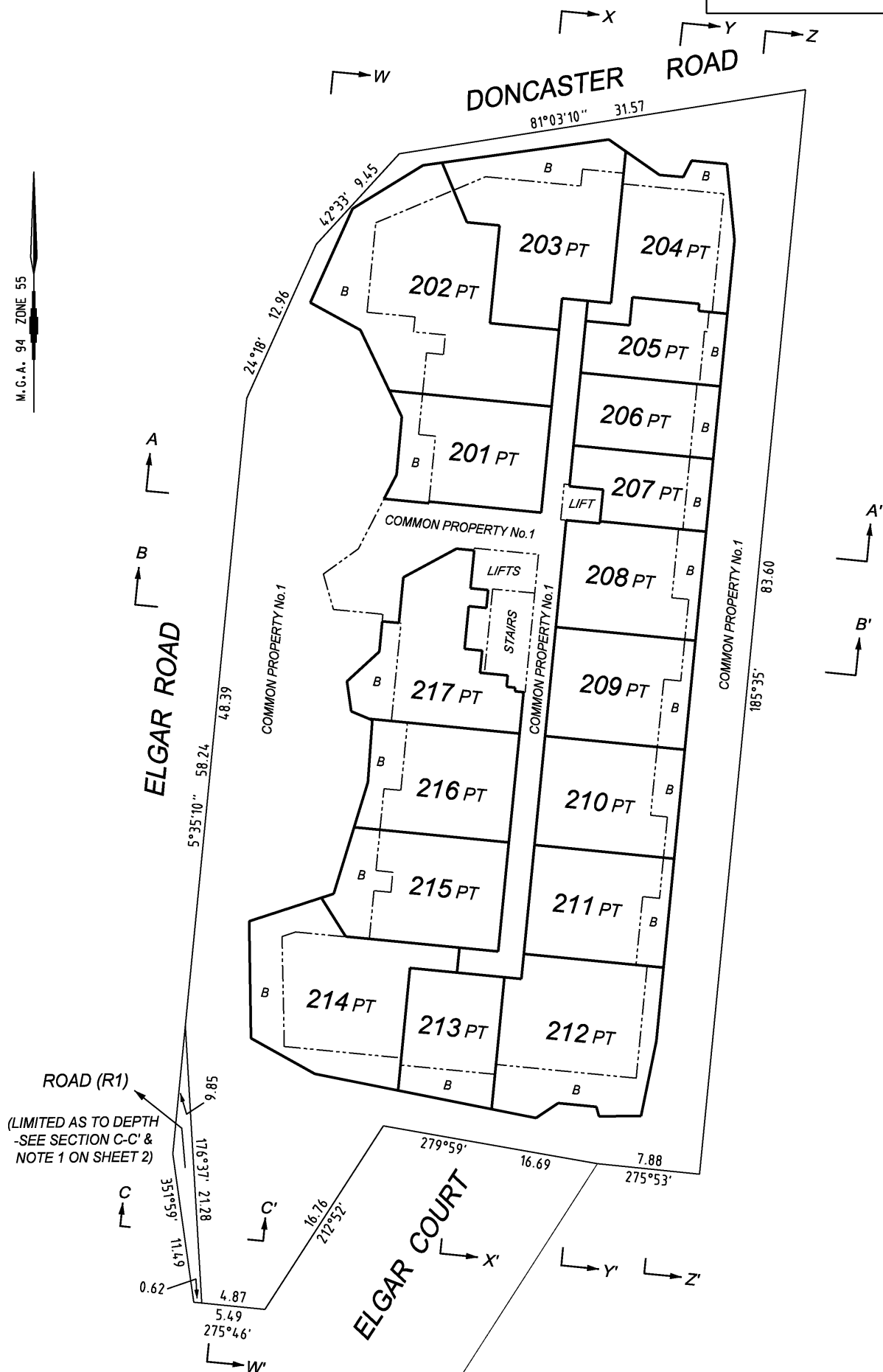
ORIGINAL
 SHEET SIZE: A3

SHEET 21

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 Surveyor's Plan Version (2.0),
 20/08/2020, SPEAR Ref: S160968S

DIAGRAM 7.0: SECOND STOREY (LEVEL 2)

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FILE REF: 6452 / PS

SCALE
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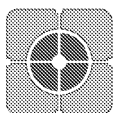
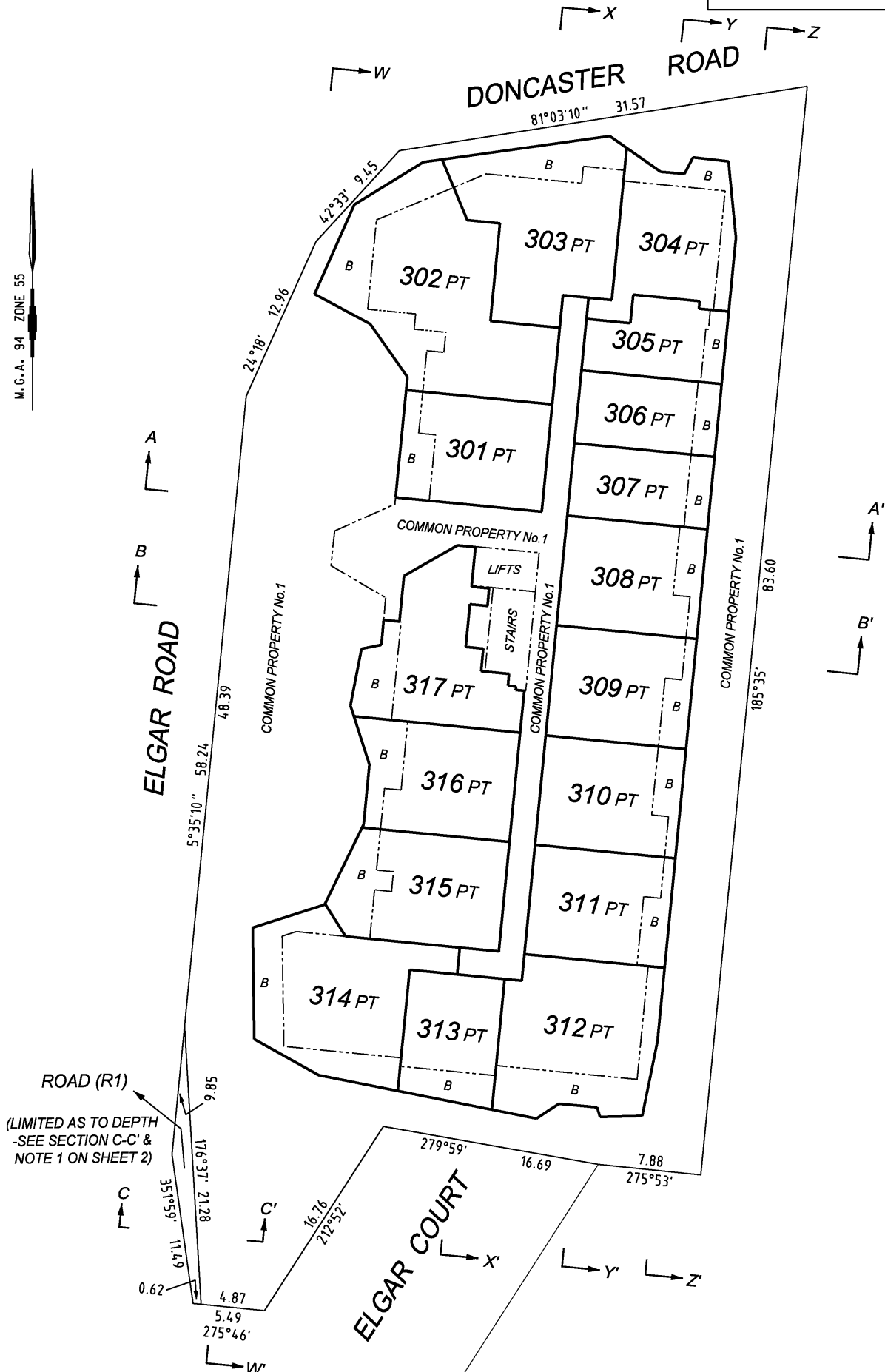
SHEET 22

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DIAGRAM 8.0: THIRD STOREY (LEVEL 3)

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FILE REF: 6452 / PS

SCALE
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 LENGTHS ARE IN METRES

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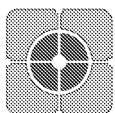
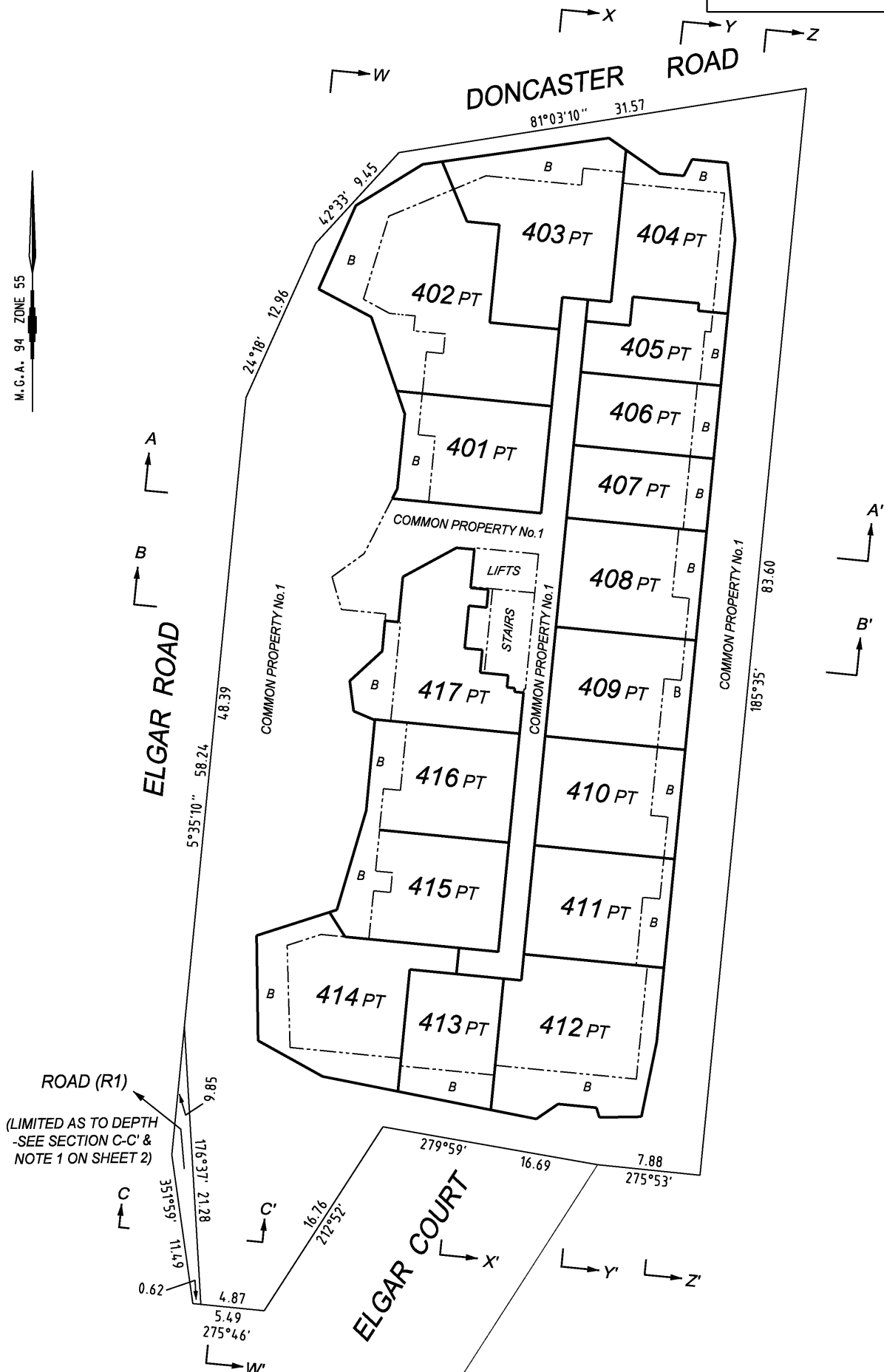
SHEET 23

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DIAGRAM 9.0: FOURTH STOREY (LEVEL 4)

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 ACN 067 077 614

FILE REF: 6452 / PS

SCALE
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 LENGTHS ARE IN METRES

ORIGINAL
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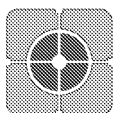
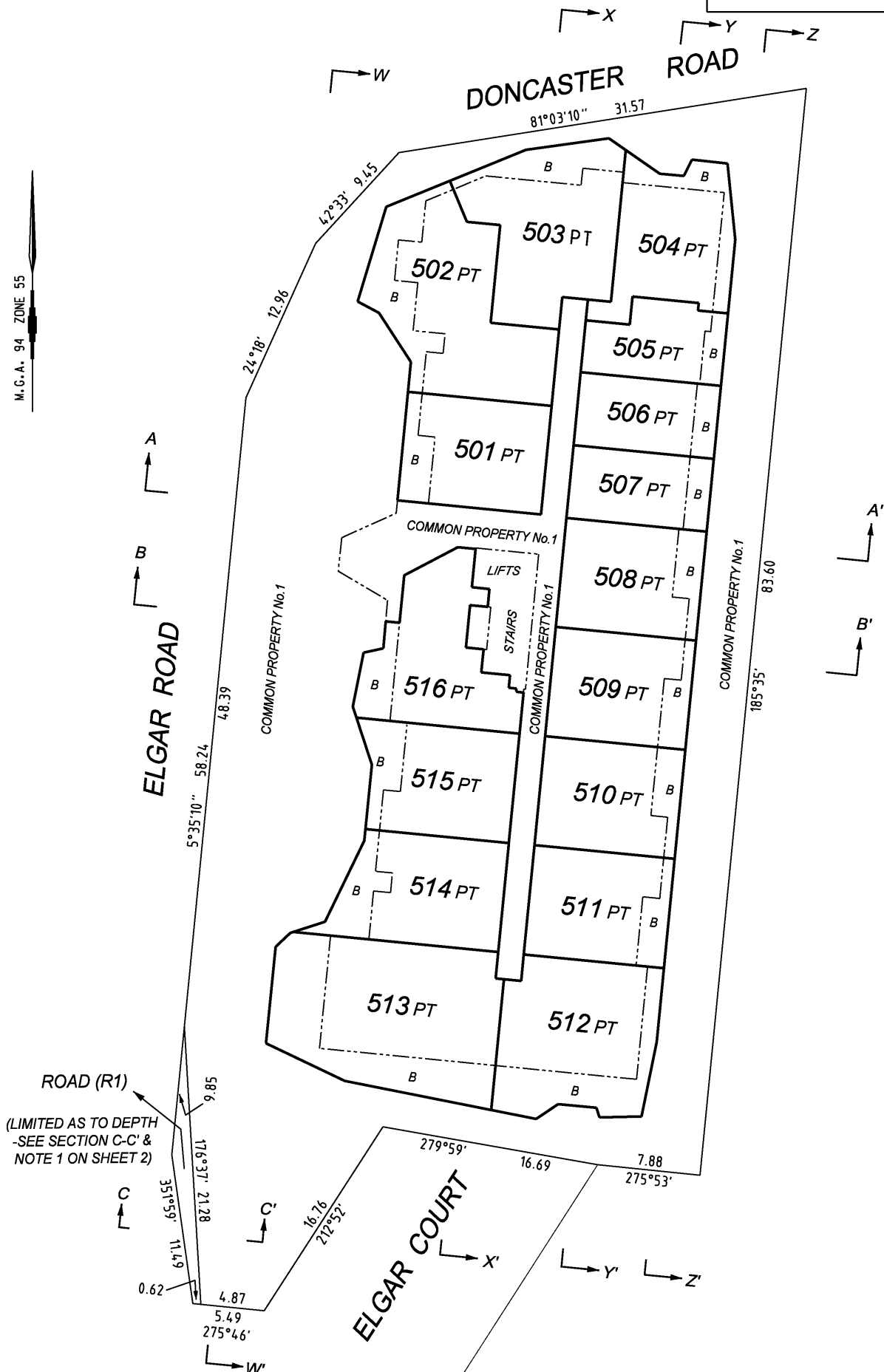
SHEET 24

ALAN L. RUNTING

VERSION 1.1

DIAGRAM 10.0: FIFTH STOREY (LEVEL 5)

PS 745129Q



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 Phone: 9787 2980 mail@peninsulasurvey.com.au
 ACN 067 077 614

FILE REF: 6452 / PS

SCALE
 1: 300

3 0 3 6 9 12
 LENGTHS ARE IN METRES

ORIGINAL
 SHEET SIZE: A3

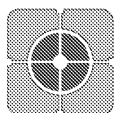
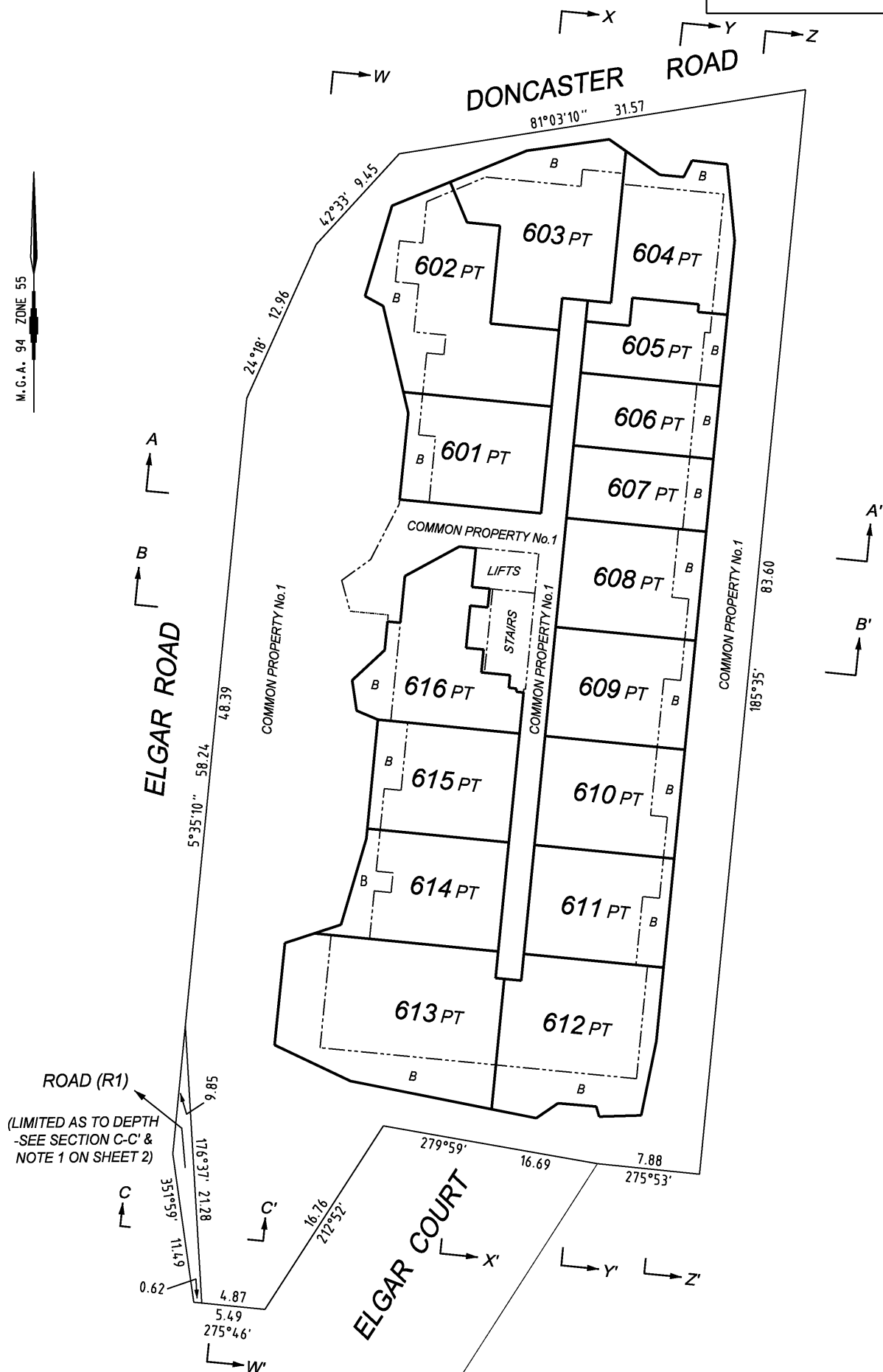
SHEET 25

ALAN L. RUNTING

VERSION 1.1

DIAGRAM 11.0: SIXTH STOREY (LEVEL 6)

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FILE REF: 6452 / PS

SCALE
 1: 300

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 LENGTHS ARE IN METRES

ORIGINAL
 SHEET SIZE: A3

SHEET 26

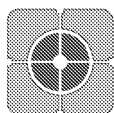
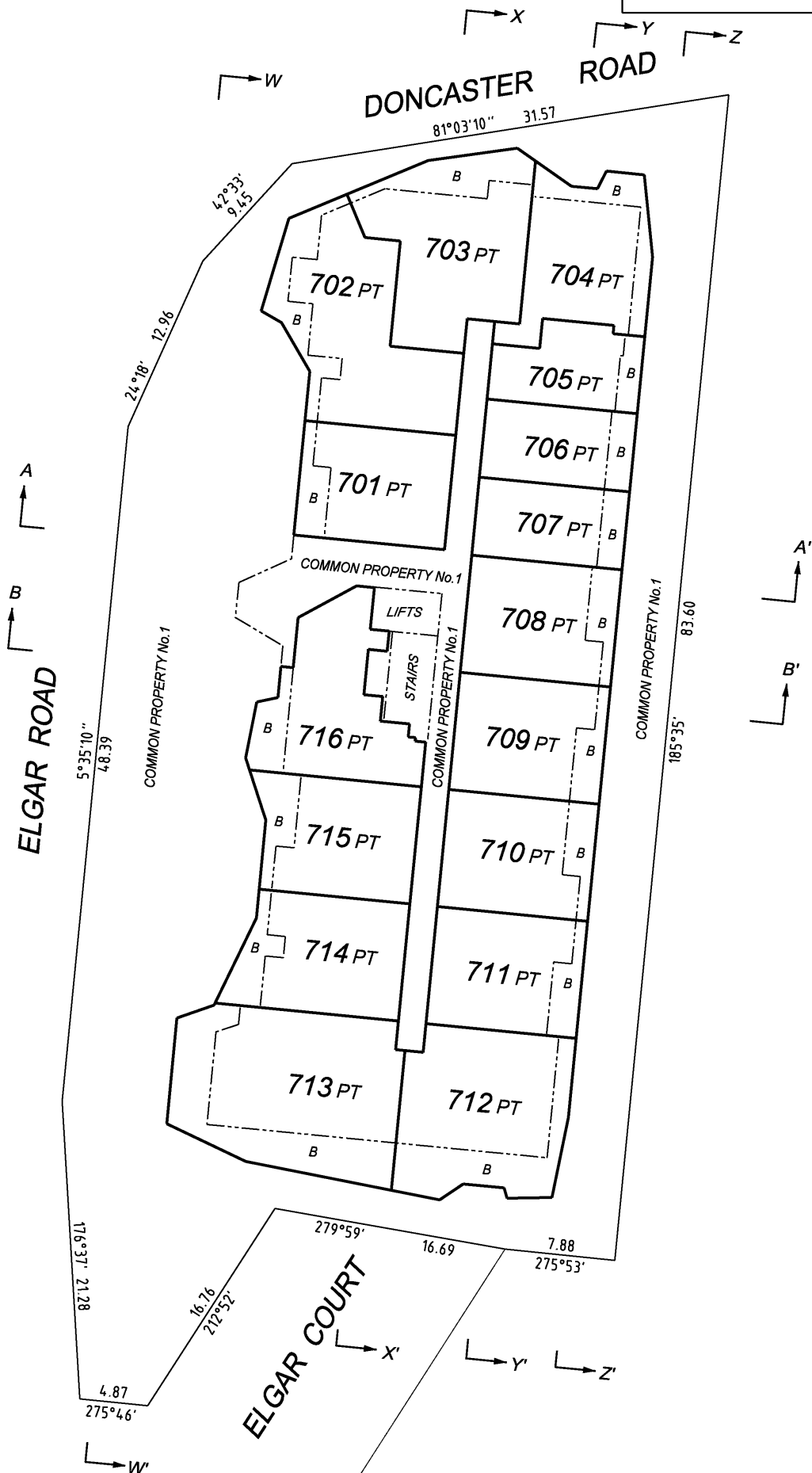
ALAN L. RUNTING

VERSION 1.1

DIAGRAM 12.0: SEVENTH STOREY (LEVEL 7)

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FILE REF: 6452 / PS

SCALE
1: 300

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LENGTHS ARE IN METRES

ORIGINAL
SHEET SIZE: A3

SHEET 27

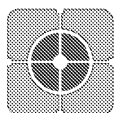
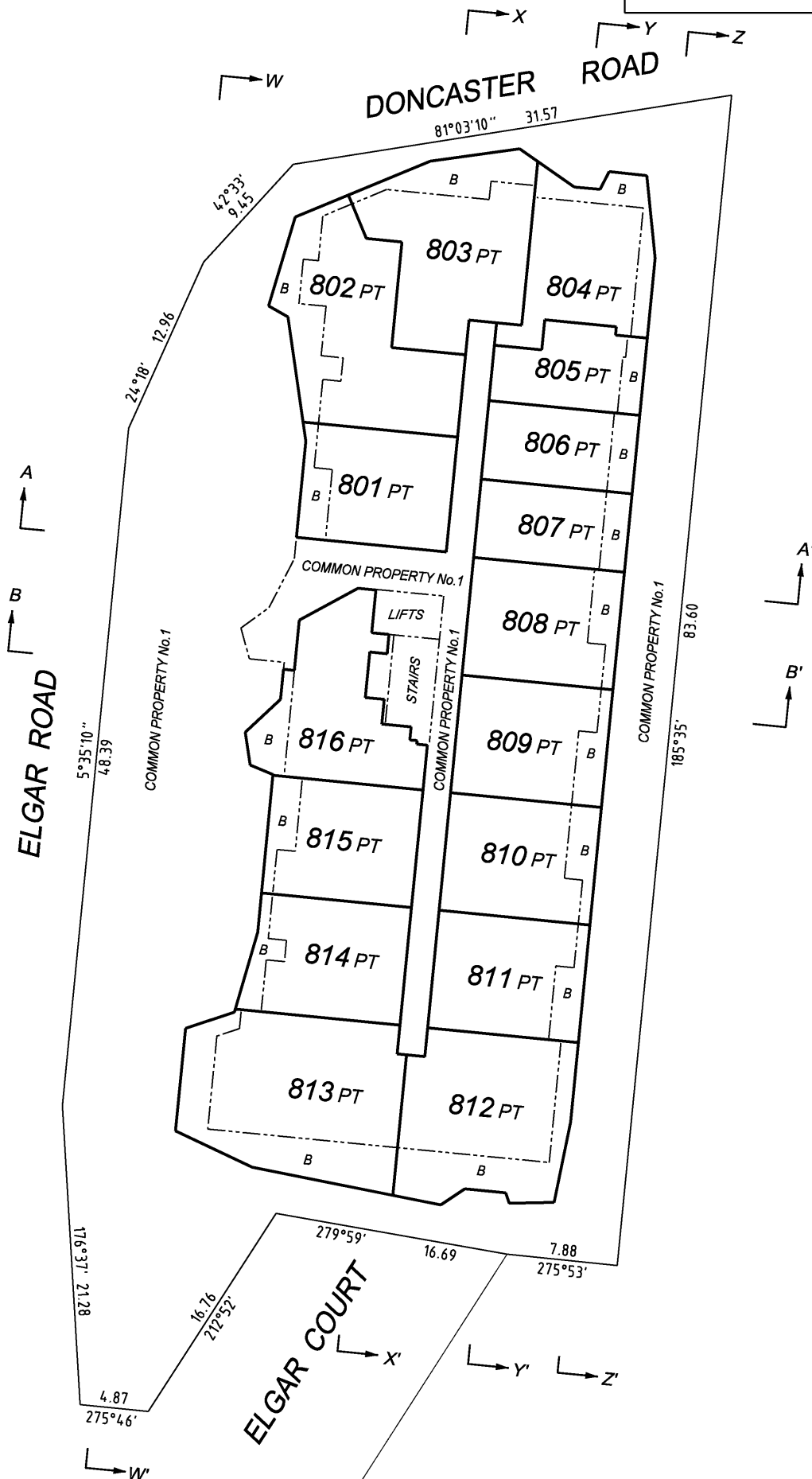
ALAN L. RUNTING

VERSION 1.1

DIAGRAM 13.0: EIGHTH STOREY (LEVEL 8)

PS 745129Q

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FILE REF: 6452 / PS

SCALE
 1: 300

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 LENGTHS ARE IN METRES

ORIGINAL
 SHEET SIZE: A3

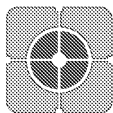
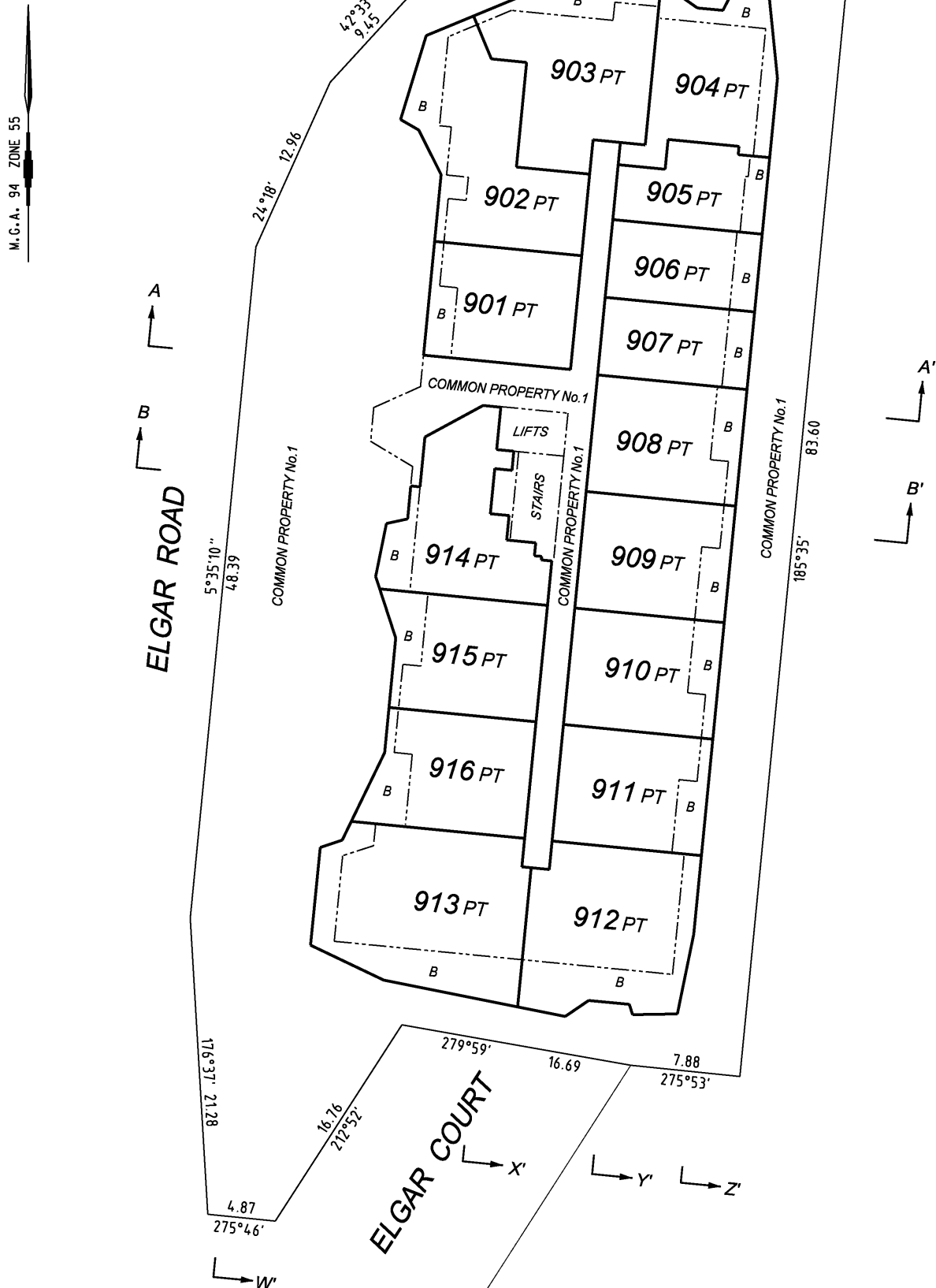
SHEET 28

ALAN L. RUNTING

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DIAGRAM 14.0: NINTH STOREY (LEVEL 9)

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FILE REF: 6452 / PS

SCALE
1: 300

3 0 3 6 9 12
LENGTHS ARE IN METRES

ORIGINAL
SHEET SIZE: A3

SHEET 29

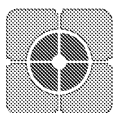
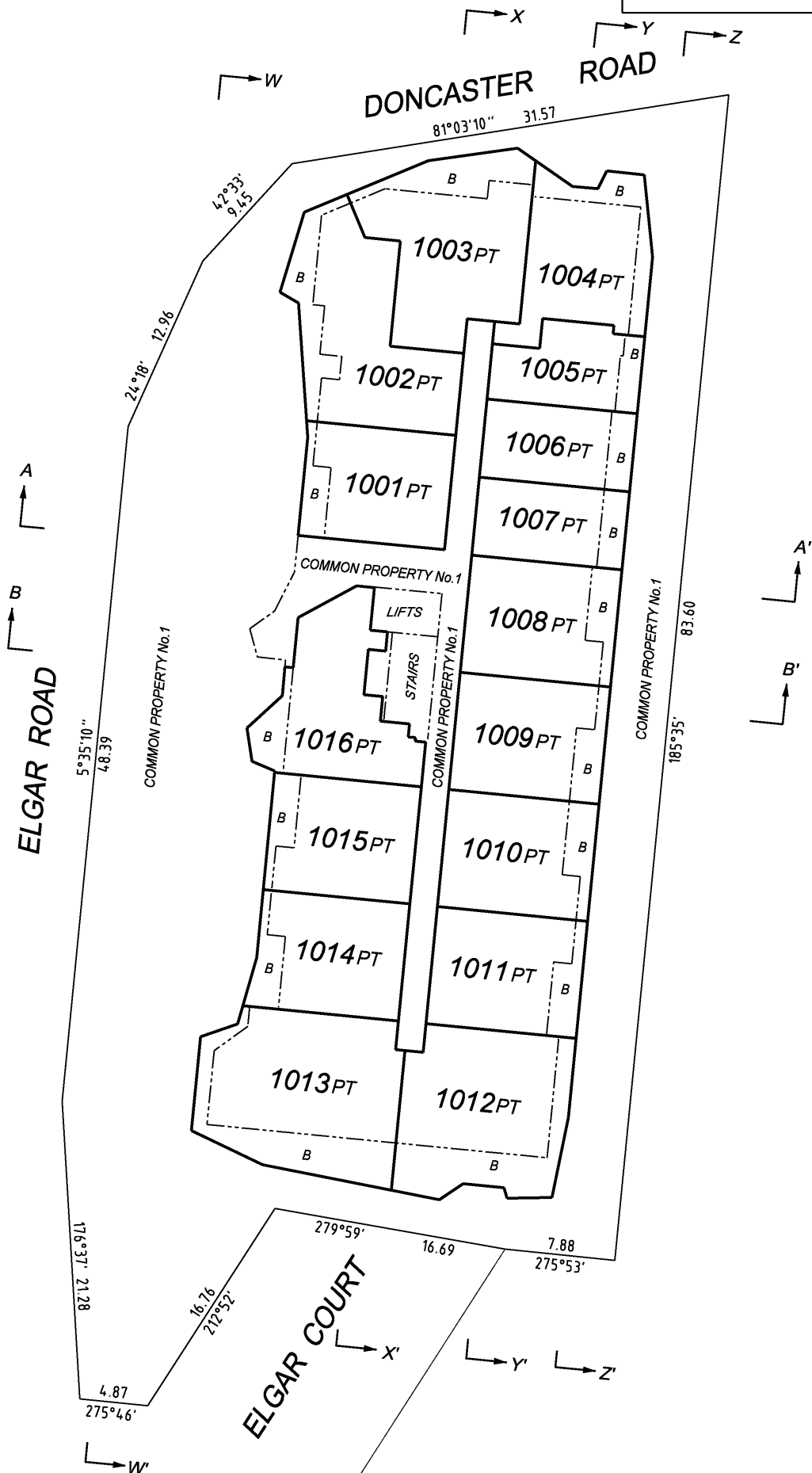
ALAN L. RUNTING

VERSION 1.1

DIAGRAM 15.0: TENTH STOREY (LEVEL 10)

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FILE REF: 6452 / PS

SCALE
 1: 300

3 0 3 6 9 12
 LENGTHS ARE IN METRES

ORIGINAL
 SHEET SIZE: A3

SHEET 30

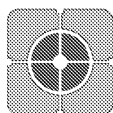
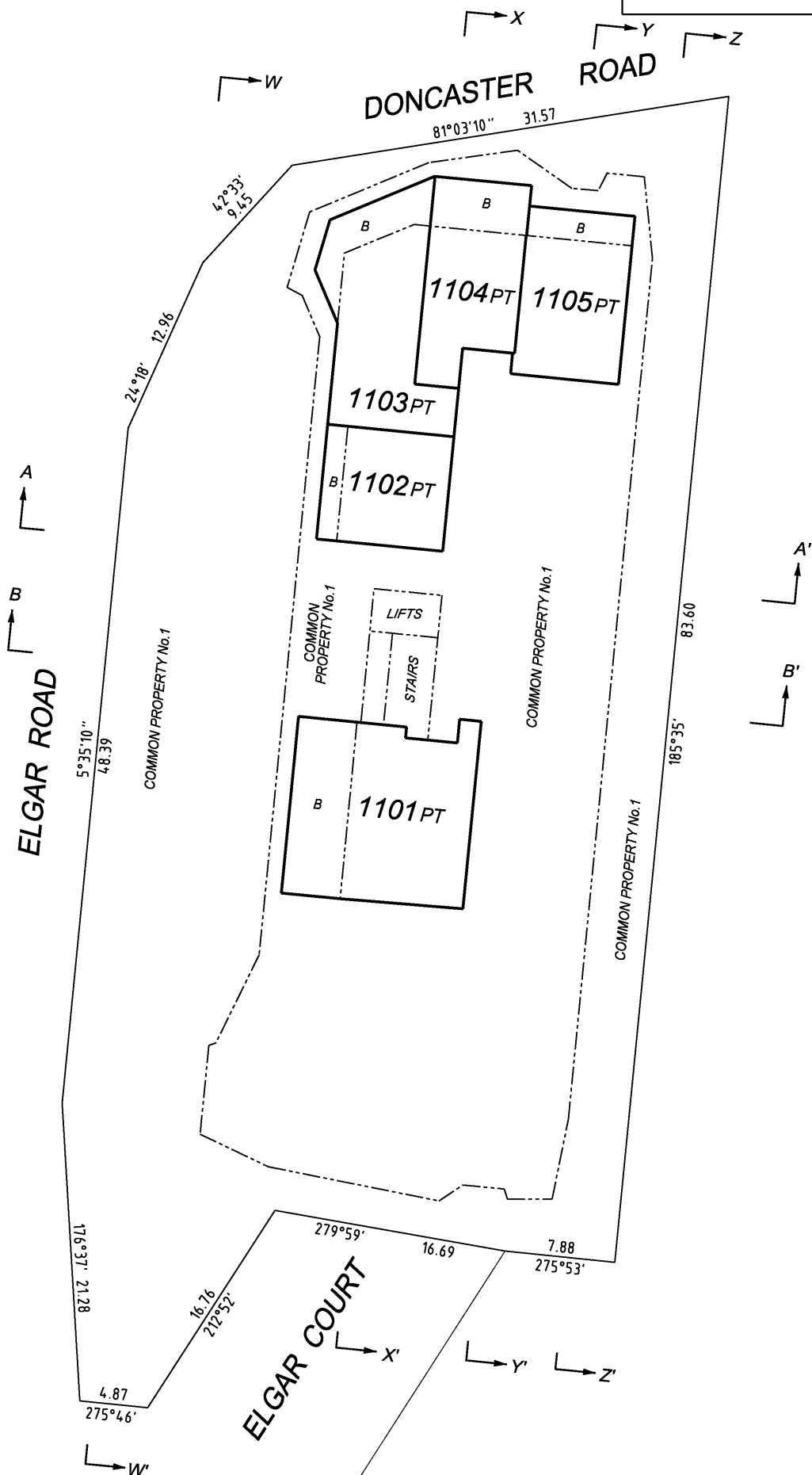
ALAN L. RUNTING

VERSION 1.1

DIAGRAM 16.0: ELEVENTH STOREY (LEVEL 11)

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 ACN 067 077 614

FILE REF: 6452 / PS

SCALE
 1: 300

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 LENGTHS ARE IN METRES

ORIGINAL
 SHEET SIZE: A3

SHEET 31

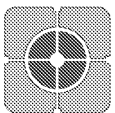
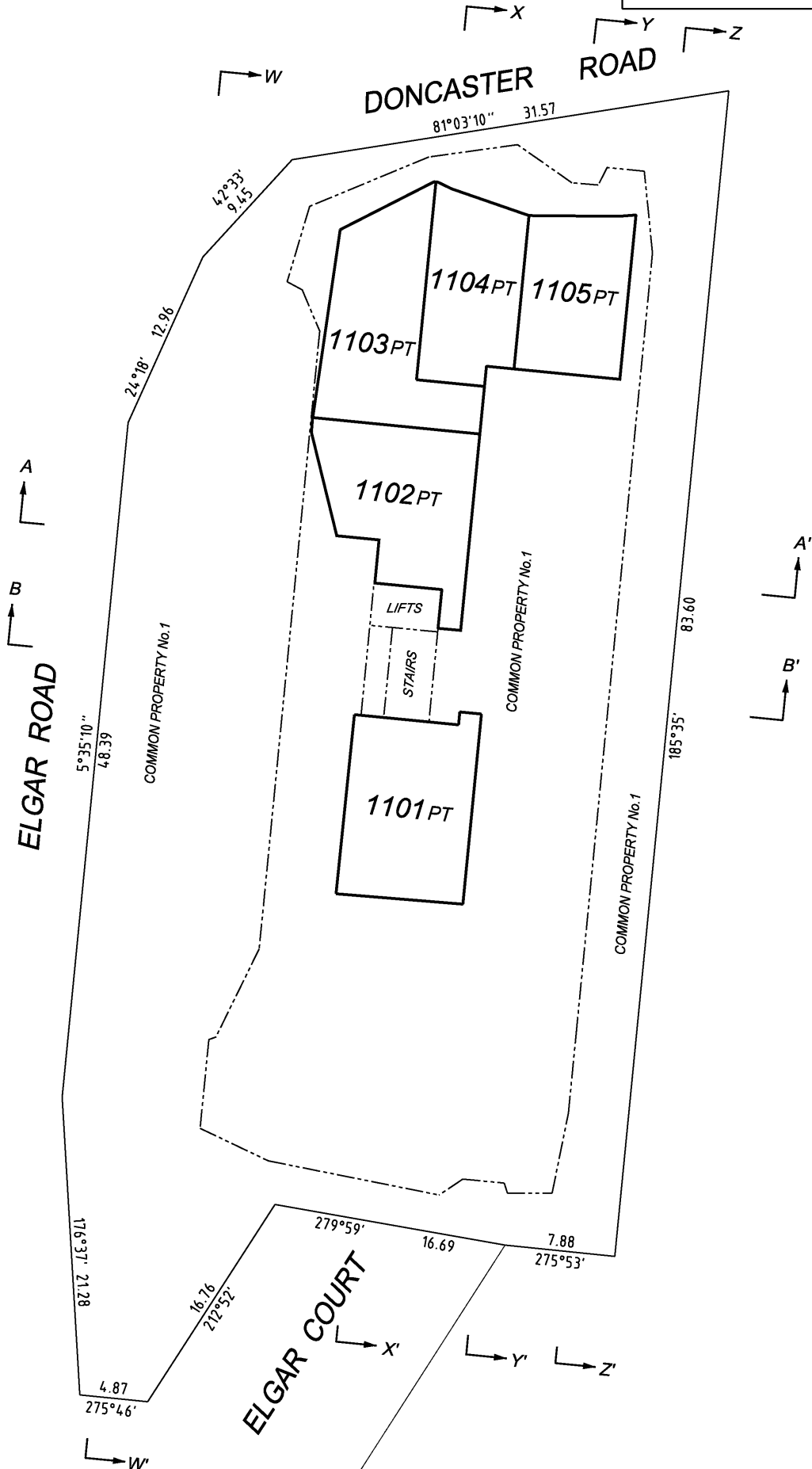
ALAN L. RUNTING

VERSION 1.1

DIAGRAM 17.0: TOPMOST STOREY (LEVEL 12)

PS 745129Q

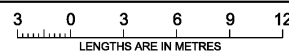
M.C.A. 94 ZONE 55



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 Phone: 9787 2980 mail@peninsulasurvey.com.au
 ACN 067 077 614

FILE REF: 6452 / PS

SCALE
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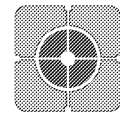


ORIGINAL
 SHEET SIZE: A3

SHEET 32

ALAN L. RUNTING

VERSION 1.1



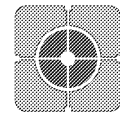


DIAGRAM 20: CROSS SECTION A - A'

PS745129Q

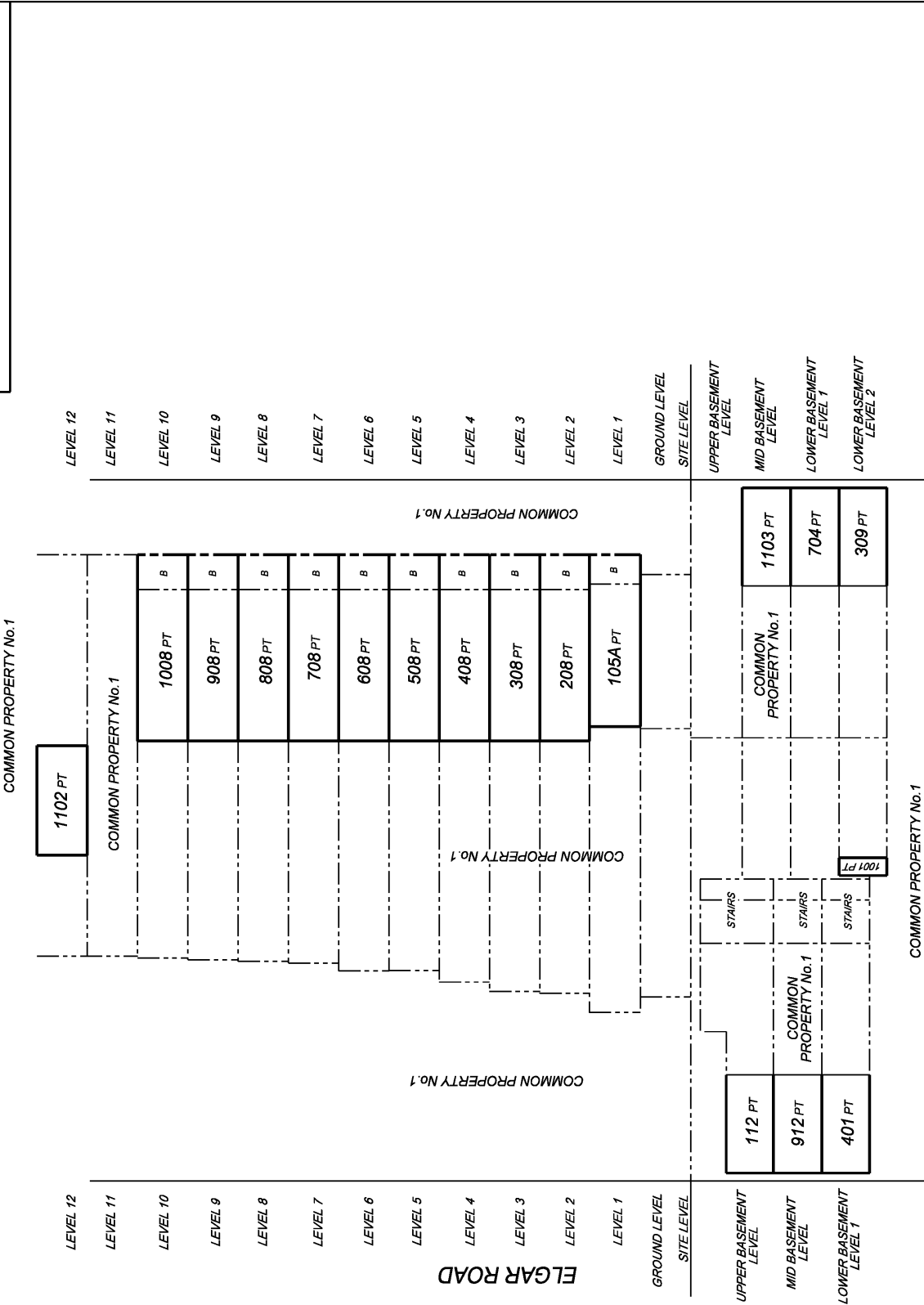
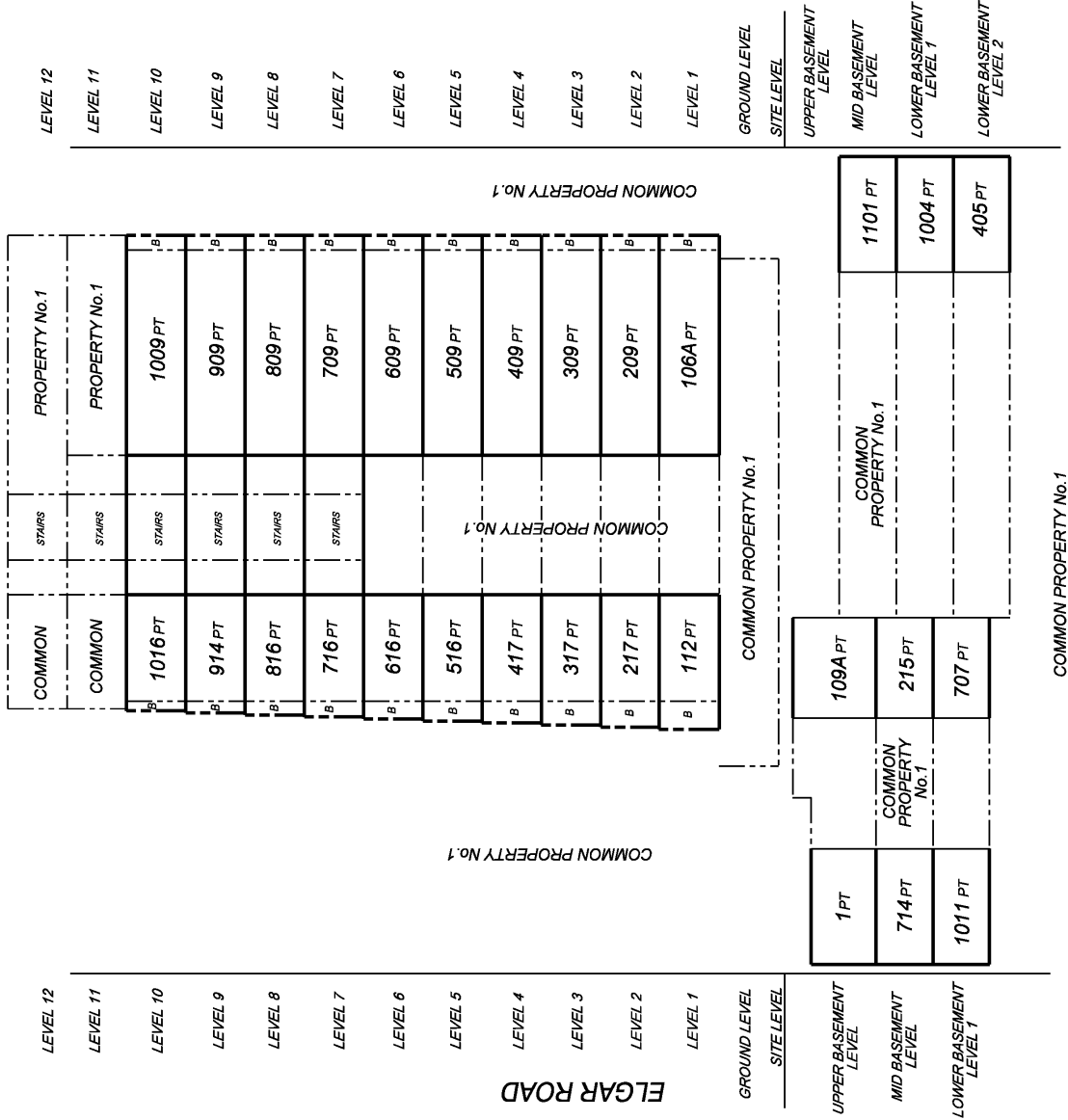


DIAGRAM 21: CROSS SECTION B - B'

PS745129Q



[illegible]



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Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS745129Q

The land in PS745129Q is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 1, Lots 1 - 3, 5 - 8, 101 - 103, 104A, 105A, 106A, 107A, 108A, 109A, 110 - 112, 201 - 217, 301 - 317, 401 - 417, 501 - 516, 601 - 616, 701 - 716, 801 - 816, 901 - 916, 1001 - 1016, 1101 - 1105.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

REKON REAL ESTATE PTY LTD UNIT 1 5 SALTRIVER PLACE FOOTSCRAY VIC 3011

OC046941N 10/02/2020

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

1. OC046942L 10/02/2020

Additional Owners Corporation Information:

OC046941N 10/02/2020

Notations:

NIL

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 1	100	100
Lot 2	53	53
Lot 3	53	53
Lot 5	40	40
Lot 6	75	75



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OWNERS CORPORATION 1
PLAN NO. PS745129Q

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 7	99	99
Lot 8	199	199
Lot 101	67	67
Lot 102	67	67
Lot 103	69	69
Lot 104A	112	112
Lot 105A	61	61
Lot 106A	63	63
Lot 107A	63	63
Lot 108A	63	63
Lot 109A	102	102
Lot 110	57	57
Lot 111	52	52
Lot 112	54	54
Lot 201	50	50
Lot 202	94	94
Lot 203	74	74
Lot 204	53	53
Lot 205	33	33
Lot 206	33	33
Lot 207	33	33
Lot 208	45	45
Lot 209	45	45
Lot 210	45	45
Lot 211	45	45
Lot 212	62	62
Lot 213	39	39
Lot 214	62	62
Lot 215	53	53



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OWNERS CORPORATION 1
PLAN NO. PS745129Q

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 216	50	50
Lot 217	55	55
Lot 301	51	51
Lot 302	95	95
Lot 303	75	75
Lot 304	54	54
Lot 305	33	33
Lot 306	33	33
Lot 307	33	33
Lot 308	45	45
Lot 309	45	45
Lot 310	45	45
Lot 311	45	45
Lot 312	62	62
Lot 313	40	40
Lot 314	62	62
Lot 315	53	53
Lot 316	50	50
Lot 317	55	55
Lot 401	51	51
Lot 402	96	96
Lot 403	76	76
Lot 404	54	54
Lot 405	33	33
Lot 406	33	33
Lot 407	33	33
Lot 408	45	45
Lot 409	45	45
Lot 410	45	45



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OWNERS CORPORATION 1
PLAN NO. PS745129Q

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 411	45	45
Lot 412	63	63
Lot 413	40	40
Lot 414	59	59
Lot 415	54	54
Lot 416	51	51
Lot 417	56	56
Lot 501	51	51
Lot 502	81	81
Lot 503	76	76
Lot 504	54	54
Lot 505	34	34
Lot 506	34	34
Lot 507	34	34
Lot 508	46	46
Lot 509	46	46
Lot 510	46	46
Lot 511	46	46
Lot 512	64	64
Lot 513	79	79
Lot 514	55	55
Lot 515	53	53
Lot 516	56	56
Lot 601	51	51
Lot 602	82	82
Lot 603	77	77
Lot 604	54	54
Lot 605	34	34
Lot 606	34	34



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OWNERS CORPORATION 1
PLAN NO. PS745129Q

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 607	34	34
Lot 608	46	46
Lot 609	46	46
Lot 610	46	46
Lot 611	46	46
Lot 612	64	64
Lot 613	80	80
Lot 614	54	54
Lot 615	53	53
Lot 616	56	56
Lot 701	52	52
Lot 702	83	83
Lot 703	78	78
Lot 704	55	55
Lot 705	34	34
Lot 706	34	34
Lot 707	34	34
Lot 708	47	47
Lot 709	47	47
Lot 710	47	47
Lot 711	47	47
Lot 712	64	64
Lot 713	81	81
Lot 714	56	56
Lot 715	53	53
Lot 716	57	57
Lot 801	53	53
Lot 802	79	79
Lot 803	79	79



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OWNERS CORPORATION 1
PLAN NO. PS745129Q

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 804	55	55
Lot 805	35	35
Lot 806	35	35
Lot 807	35	35
Lot 808	48	48
Lot 809	48	48
Lot 810	48	48
Lot 811	48	48
Lot 812	65	65
Lot 813	77	77
Lot 814	56	56
Lot 815	53	53
Lot 816	57	57
Lot 901	54	54
Lot 902	76	76
Lot 903	79	79
Lot 904	55	55
Lot 905	35	35
Lot 906	35	35
Lot 907	35	35
Lot 908	49	49
Lot 909	49	49
Lot 910	49	49
Lot 911	49	49
Lot 912	65	65
Lot 913	78	78
Lot 914	53	53
Lot 915	53	53
Lot 916	58	58



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PLAN NO. PS745129Q

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 1001	55	55
Lot 1002	78	78
Lot 1003	81	81
Lot 1004	56	56
Lot 1005	36	36
Lot 1006	36	36
Lot 1007	36	36
Lot 1008	50	50
Lot 1009	50	50
Lot 1010	50	50
Lot 1011	50	50
Lot 1012	66	66
Lot 1013	79	79
Lot 1014	54	54
Lot 1015	54	54
Lot 1016	59	59
Lot 1101	150	150
Lot 1102	133	133
Lot 1103	148	148
Lot 1104	125	125
Lot 1105	155	155
Total	10000.00	10000.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.