

# PLAN OF SUBDIVISION

**EDITION 1****PS 822704D****LOCATION OF LAND**

PARISH: CONEWARRE  
TOWNSHIP: -  
SECTION: 5  
CROWN ALLOTMENT: -  
CROWN PORTION: M (PART)

TITLE REFERENCE: VOL. FOL. & VOL. FOL.

LAST PLAN REFERENCE: PS 816026H (LOT J)

POSTAL ADDRESS: SANCTUARY BOULEVARD  
(AT TIME OF SUBDIVISION) ARMSTRONG CREEK 3217

MGA94 CO-ORDINATES: E 267 885 ZONE 55  
(AT APPROX CENTRE OF LAND IN PLAN) N 5 764 485 GDA 94

COUNCIL NAME: CITY OF GREATER GEELONG

**VESTING OF ROADS AND OR RESERVES****NOTATIONS**

IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R-1	CITY OF GREATER GEELONG
RESERVE No.1	CITY OF GREATER GEELONG
RESERVE No.2	CITY OF GREATER GEELONG
RESERVE No.3	CITY OF GREATER GEELONG

**CREATIONS OF RESTRICTION:**

RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN - SEE SHEET 6.

LOTS 1-623, 659-667 & 670-673 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

**OTHER PURPOSE OF PLAN:**

1. THE EASEMENT FOR DRAINAGE SHOWN ON PS816024M AND CONTAINED WITHIN ROADS R-1 ON THIS PLAN SHALL BE REMOVED ON REGISTRATION OF THIS PLAN.
2. PARTS OF THE EASEMENTS FOR DRAINAGE AND PIPELINE & ANCILLARY PURPOSES SHOWN ON PS807883L AND PS816007M AND CONTAINED WITHIN ROADS R-1 ON THIS PLAN SHALL BE REMOVED ON REGISTRATION OF THIS PLAN.
3. THE EASEMENTS FOR DRAINAGE AND PIPELINE & ANCILLARY PURPOSES SHOWN ON PS741848C AND CONTAINED WITHIN ROADS R-1 ON THIS PLAN SHALL BE REMOVED ON REGISTRATION OF THIS PLAN.
4. THE EASEMENT FOR CARRIAGEWAY SHOWN ON PS807882N AND CONTAINED WITHIN ROADS R-1 ON THIS PLAN SHALL BE REMOVED ON REGISTRATION OF THIS PLAN.

**NOTATIONS**

DEPTH LIMITATION: DOES NOT APPLY

STAGING: THIS IS NOT A STAGED SUBDIVISION.  
PLANNING PERMIT No.

SURVEY: THIS PLAN IS BASED ON SURVEY IN PS 741847E  
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK No(s) N/A  
IN PROCLAIMED SURVEY AREA No. N/A

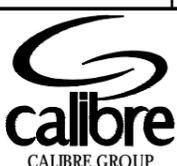
**GROUND FOR REMOVAL:**

CONSENT OF THE RELEVANT AUTHORITY VIDE SEC.6(1)(k)(iii) SUBDIVISION ACT 1988.

**EASEMENT INFORMATION**

LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)

EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1 & E-3	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-2, E-3	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-4	TELECOMMUNICATIONS (underground cable)	SEE PLAN	THIS PLAN	LAND IN THIS PLAN
E-4	POWERLINE PURPOSES	SEE PLAN	THIS PLAN - Section 88 Electricity Industry Act 2000	POWERCOR AUSTRALIA LIMITED
E-22	DRAINAGE	SEE PLAN	PS 807883L	CITY OF GREATER GEELONG
E-23	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 807883L - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-30	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 816024M - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-44	DRAINAGE	SEE PLAN	PS 816026H	CITY OF GREATER GEELONG
E-44	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 816026H - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION



LICENSED LAND SURVEYORS & ENGINEERS  
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Level 2, 55 Southbank Boulevard  
Southbank VIC 3006

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Armstrong Sanctuary  
Stage 6B

DEVELOPMENT  
AREA: 5.037 ha

NO.OF LOTS: 41

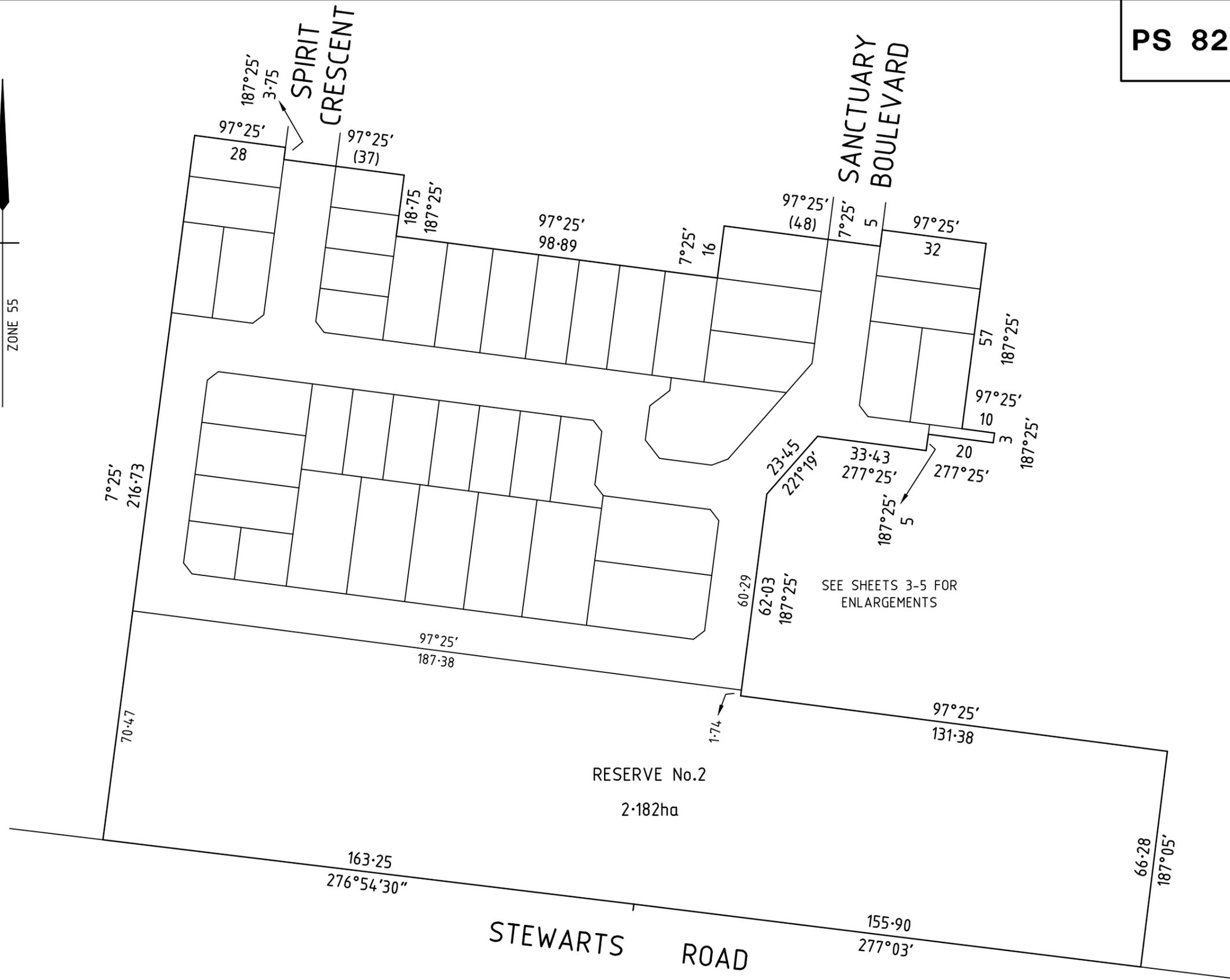
ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 6 SHEETS

ZOIS ARAVANIS, LICENSED SURVEYOR

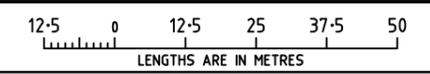
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SCALE  
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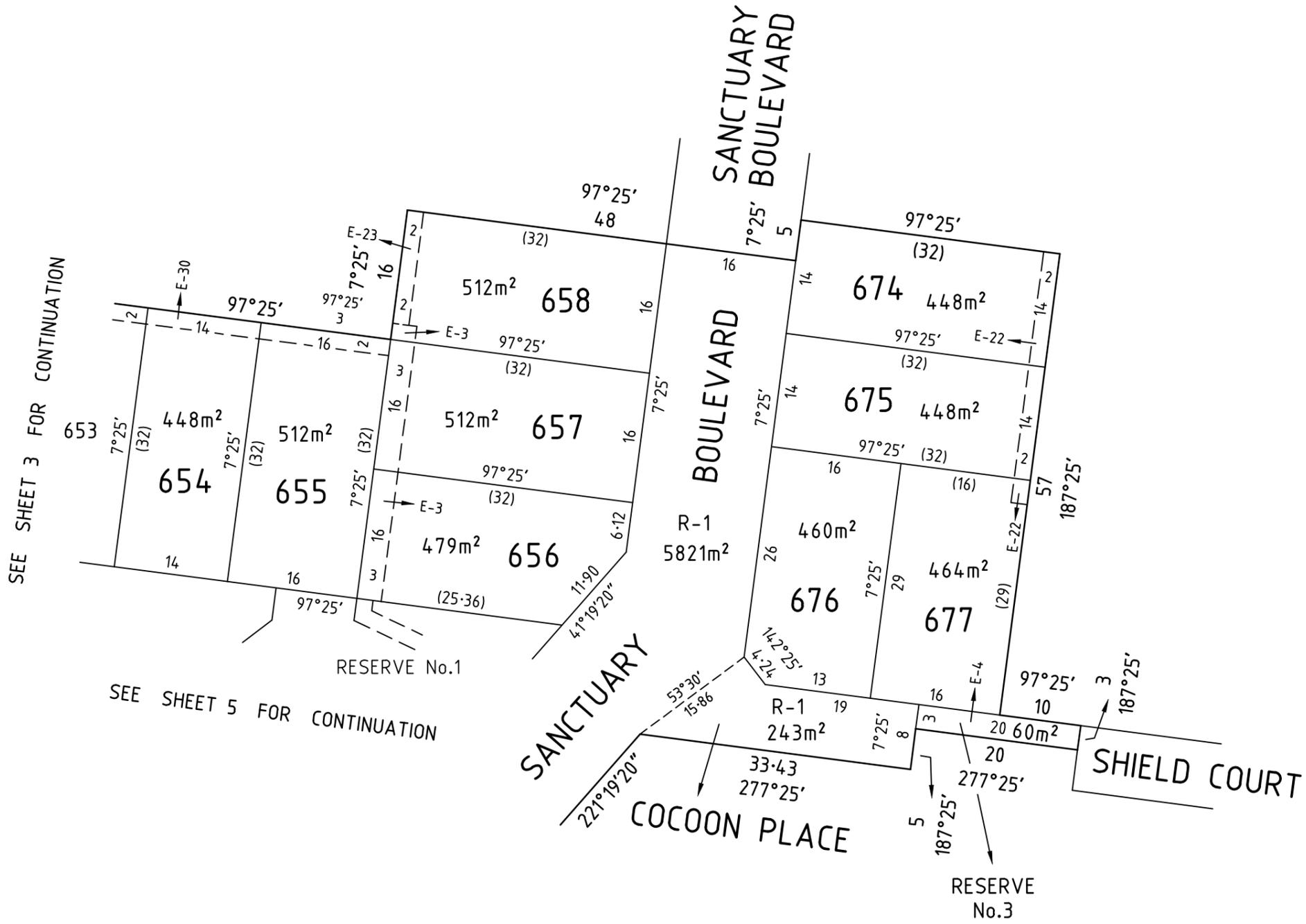
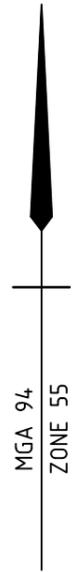


ORIGINAL SHEET  
 SIZE: A3

SHEET 2

ZOIS ARAVANIS, LICENSED SURVEYOR





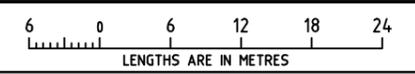
SEE SHEET 3 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION



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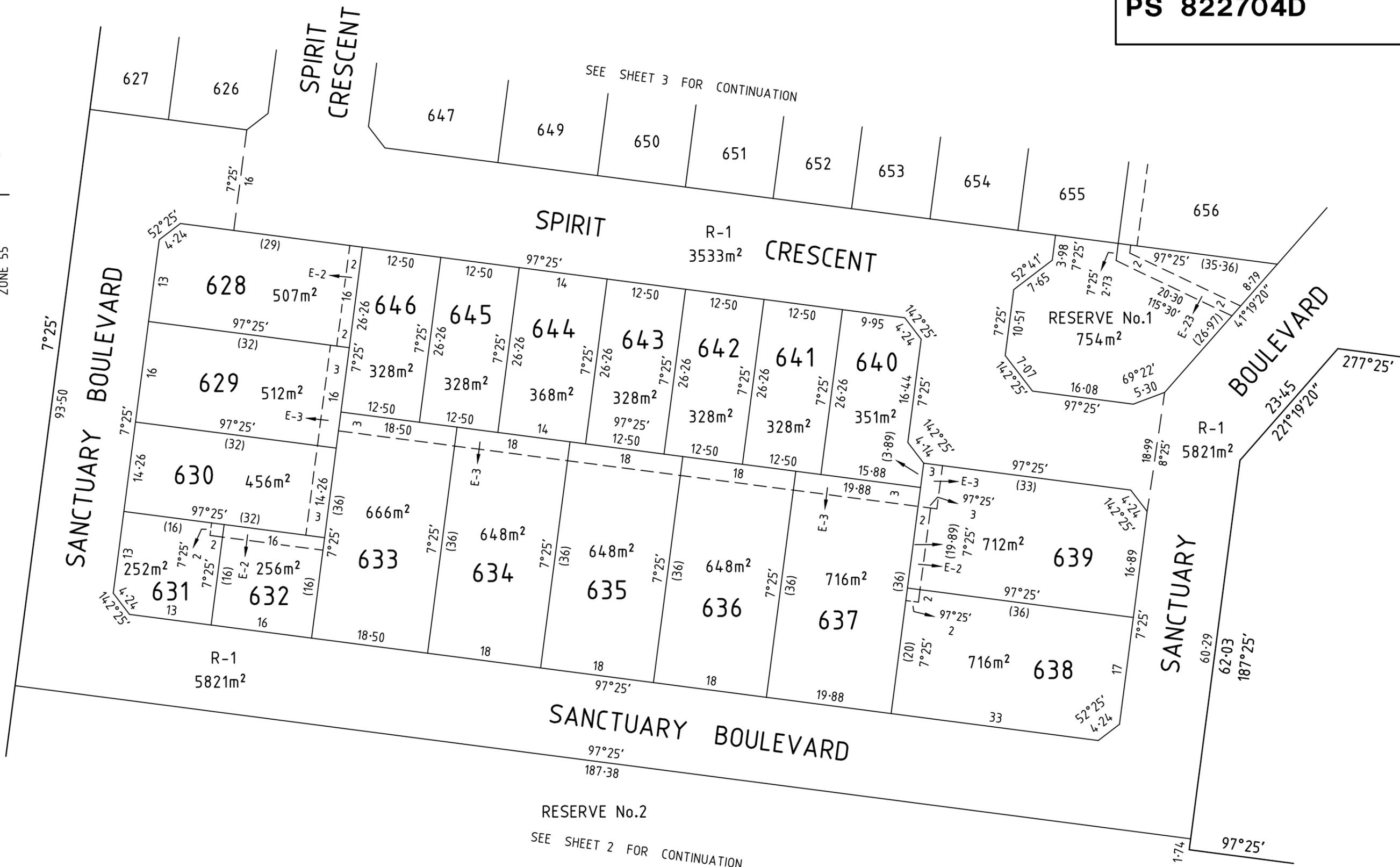
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ORIGINAL SHEET  
SIZE: A3

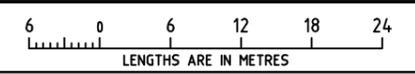
SHEET 4

ZOIS ARAVANIS, LICENSED SURVEYOR



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SCALE  
1:600



ORIGINAL SHEET  
SIZE: A3

ZOIS ARAVANIS, LICENSED SURVEYOR

# CREATION OF RESTRICTION G1

PS 822704D

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 624-630, 633-646, 649-658, 674-677 (ALL INCLUSIVE)

LAND TO BENEFIT: LOTS 624-630, 633-646, 649-658, 674-677 (ALL INCLUSIVE)

## DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A LOT ON THIS PLAN OF SUBDIVISION HIS HEIRS EXECUTORS ADMINISTRATORS AND TRANSFEREES SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PART OR PARTS THEREOF:

- (i) BUILD OR CAUSE TO BE BUILT OR ALLOW TO BE BUILT OR ALLOW TO REMAIN MORE THAN ONE PRIVATE DWELLING-HOUSE (WHICH EXPRESSION SHALL INCLUDE A HOUSE, APARTMENT, UNIT OR FLAT);
  - (ii) BUILD OR CAUSE TO BE BUILT OR ALLOW TO BE BUILT OR ALLOW TO REMAIN A DWELLING-HOUSE OR ANY OTHER IMPROVEMENTS, OR CARRY OUT CAUSE TO BE CARRIED OUT OR ALLOW TO BE CARRIED OUT ANY BUILDING OR CONSTRUCTION WORKS ON THE LOT UNLESS:
    - (A) COPIES OF BUILDING PLANS, ELEVATIONS, ROOF PLAN, SITE PLAN (INCORPORATING SET-BACK FROM ALL BOUNDARIES, BUILDING ENVELOPE, EXISTING CONTOUR, PROPOSED FINISHED FLOOR LEVELS AND SITE LEVELS, ALL PROPOSED DRIVEWAYS AND PATHS, DETAILS OF FENCES AND OUTBUILDINGS AND LANDSCAPING) AND SCHEDULE OF EXTERNAL COLOURS AND MATERIALS ("PLANS") HAVE BEEN SUBMITTED TO THE DESIGN ASSESSMENT PANEL CARE OF STEPHAN P. KOSA & ASSOCIATES P/L, PO BOX 356, MONT ALBERT, VIC 3127 OR SUCH OTHER ENTITY AS MAY BE NOMINATED BY THE DESIGN ASSESSMENT PANEL FROM TIME TO TIME;
    - (B) THE PLANS COMPLY WITH THE APPROVED DESIGN GUIDELINES AND BUILDING ENVELOPES ISSUED IN ACCORDANCE WITH PLANNING PERMIT 1616-2014 OR ANY SUBSEQUENT PERMIT, A COPY OF WHICH CAN BE OBTAINED FROM THE WEBSITE AT [www.armstrongmtduneeed.com.au](http://www.armstrongmtduneeed.com.au); AND
    - (C) THE DESIGN ASSESSMENT PANEL OR SUCH OTHER ENTITY AS MAY BE NOMINATED BY THE DESIGN ASSESSMENT PANEL FROM TIME TO TIME HAS GIVEN ITS WRITTEN APPROVAL TO THE PLANS PRIOR TO THE COMMENCEMENT OF WORKS;
  - (iii) BUILD OR CAUSE TO BE BUILT OR ALLOW TO BE BUILT OR ALLOW TO REMAIN STANDING A DWELLING-HOUSE WITH A FLOOR AREA OF LESS THAN:
    - (A) 160 SQUARE METRES IN THE CASE OF A LOT HAVING AN AREA OF 500 SQUARE METRES OR GREATER; OR
    - (B) 130 SQUARE METRES IN THE CASE OF A LOT HAVING AN AREA OF 400 SQUARE METRES OR GREATER BUT LESS THAN 500 SQUARE METRES; OR
    - (C) 100 SQUARE METRES IN THE CASE OF A LOT HAVING AN AREA OF LESS THAN 400 SQUARE METRES
- FOR THE PURPOSES OF CALCULATING THE FLOOR AREA OF A DWELLING HOUSE THE AREA OF THE GARAGES, TERRACES, PERGOLAS OR VERANDAHS SHALL BE EXCLUDED.
- (iv) BUILD OR CAUSE TO BE BUILT OR ALLOW TO BE BUILT OR ALLOW TO REMAIN ANY FENCING:
    - (A) ALONG A FRONT STREET BOUNDARY; OR
    - (B) BETWEEN THE FRONT STREET BOUNDARY AND THE BUILDING LINE; OR
    - (C) UPON A SIDE OR REAR BOUNDARY OF A LOT EXCEPT A FENCE:
      - a. WHICH IS CONSTRUCTED OF TIMBER PALINGS WITH EXPOSED POSTS CAPPED ACROSS THE TOP OF THE PALINGS; AND
      - b. WHICH DOES NOT EXCEED 1.8 METRES IN HEIGHT EXCLUDING A SCREEN ERECTED TO MEET THE REQUIREMENTS OF PART 4 OF THE *BUILDING REGULATIONS* 2006 IN RELATION TO OVERLOOKING.
  - (v) SUBDIVIDE OR CAUSE TO SUBDIVIDE OR ALLOW TO BE SUBDIVIDED THE BURDENED LAND.
  - (vi) ALLOW ANY OF THE ABOVE RESTRICTIONS TO BE CHANGED OR AMENDED UNLESS OTHERWISE APPROVED IN WRITING BY THE RESPONSIBLE AUTHORITY AND THE DESIGN ASSESSMENT PANEL.

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT 10 YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

## CREATION OF RESTRICTION G2

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 631, 632, 647, 648, 668 & 669

LAND TO BENEFIT: LOTS 630-633, 647-649 (ALL INCLUSIVE), 668 & 669

## DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A LOT ON THIS PLAN OF SUBDIVISION HIS HEIRS EXECUTORS ADMINISTRATORS AND TRANSFEREES SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PART OR PARTS THEREOF:

- (i) CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING UNLESS IT HAS BEEN ASSESSED FOR COMPLIANCE AGAINST THE SMALL LOT HOUSING CODE. FOR THE PURPOSES OF ASSESSMENT AGAINST THE SMALL LOT HOUSING CODE, ALL BURDENED LOTS ARE TO BE ASSESSED AS TYPE B LOTS.
- (ii) CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING UNLESS THE PLANS COMPLY WITH THE RELEVANT CLAUSES OF THE APPROVED DESIGN GUIDELINES, A COPY OF WHICH CAN BE OBTAINED FROM THE WEBSITE AT [www.armstrongmtduneeed.com.au](http://www.armstrongmtduneeed.com.au)

 <p>LICENSED LAND SURVEYORS &amp; ENGINEERS CALIBRE CONSULTING (MELB) PTY LTD Level 2, 55 Southbank Boulevard Southbank VIC 3006 T 03 9203 9000 F 03 9203 9099 <a href="http://www.calibregroup.com">www.calibregroup.com</a></p>		ORIGINAL SHEET SIZE: A3	SHEET 6
	ZOIS ARAVANIS, LICENSED SURVEYOR		
REF: M110512-2/6B	VERSION: H	GL 14/8/19	