

# PLAN OF SUBDIVISION

**EDITION 1**

**PS 807883L**

## LOCATION OF LAND

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

TITLE REFERENCE: VOL.12008 FOL.381

LAST PLAN REFERENCE: PS 807882N (LOT D)

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

MGA94 CO-ORDINATES: E 267 925 ZONE 55  
 (AT APPROX CENTRE OF LAND IN PLAN) N 5 764 740 GDA 94

Council Name: City of Greater Geelong

Council Reference Number: 13323  
 Planning Permit Reference: PP-1616-2014  
 SPEAR Reference Number: S106447T

### Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988  
 Date of original certification under section 6: 22/02/2018

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made

Digitally signed by: Rory O'Loughlen for City of Greater Geelong on 12/12/2018

## VESTING OF ROADS AND OR RESERVES

## NOTATIONS

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

LOTS 1-400 HAVE BEEN OMITTED FROM THIS PLAN.

**CREATIONS OF RESTRICTION:**  
 RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEETS 7 & 8.

### OTHER PURPOSE OF PLAN:

PARTS OF THE EASEMENTS FOR DRAINAGE, CARRIAGEWAY AND FOR PIPELINE & ANCILLARY PURPOSES SHOWN ON PS741848C AND PS807882N AND CONTAINED WITHIN ROADS R-1 ON THIS PLAN SHALL BE REMOVED ON REGISTRATION OF THIS PLAN.

### OTHER PURPOSE OF PLAN:

PARTS OF THE EASEMENTS FOR DRAINAGE, CARRIAGEWAY AND FOR PIPELINE & ANCILLARY PURPOSES SHOWN ON PS741848C AND CONTAINED WITHIN LOT E ON THIS PLAN SHALL BE REMOVED ON REGISTRATION OF THIS PLAN.

### OTHER PURPOSE OF PLAN:

PART OF THE EASEMENT FOR PIPELINE & ANCILLARY PURPOSES SHOWN ON PS741848C AND CONTAINED WITHIN LOT E ON THIS PLAN SHALL BE REMOVED ON REGISTRATION OF THIS PLAN.

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## NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

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

SURVEY: THIS PLAN IS BASED ON SURVEY IN PS741847E  
 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK No(s) N/A  
 IN PROCLAIMED SURVEY AREA No. N/A

## EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
SEE SHEET 2 FOR EASEMENT INFORMATION				



LICENSED LAND SURVEYORS & ENGINEERS  
 CALIBRE CONSULTING (MELB) PTY LTD  
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 Southbank VIC 3006  
 T 03 9203 9000  
 F 03 9203 9099  
 www.calibregroup.com

Armstrong Sanctuary  
 Stage 4

DEVELOPMENT  
 AREA: 3.16 ha

NO.OF LOTS: 51, E & F

ORIGINAL SHEET  
 SIZE: A3

SHEET 1 OF 8 SHEETS

Digitally signed by: Zois Aravanis, Licensed Surveyor,  
 Surveyor's Plan Version (L),  
 23/08/2018, SPEAR Ref: S106447T

REF: M110512-2/4 [17-000438] VERSION: L GL 16/8/18

**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,E-19 & E-21	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-2,E-3,E-20 & E-43	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-4, E-6, E-7 & E-9	DRAINAGE	SEE PLAN	PS 741847E	CITY OF GREATER GEELONG
E-5,E-6,E-10	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 741847E - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-8,E-9,E-10 E-11 & E-21	CARRIAGEWAY	SEE PLAN	PS 741847E	CITY OF GREATER GEELONG
E-7,E-11,E-12	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 749769E - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-13,E-15,E-20 & E-42	DRAINAGE	SEE PLAN	PS 741848C	CITY OF GREATER GEELONG
E-14,E-15,E-16 & E-19	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 741848C - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-18	DRAINAGE	SEE PLAN	PS 807882N	CITY OF GREATER GEELONG
E-17 & E-18	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 807882N - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-40, E-42 & E-43	CARRIAGEWAY	SEE PLAN	PS 807882N	CITY OF GREATER GEELONG



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ORIGINAL SHEET  
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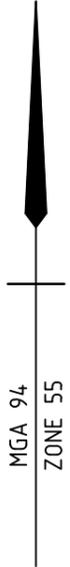
SHEET 2

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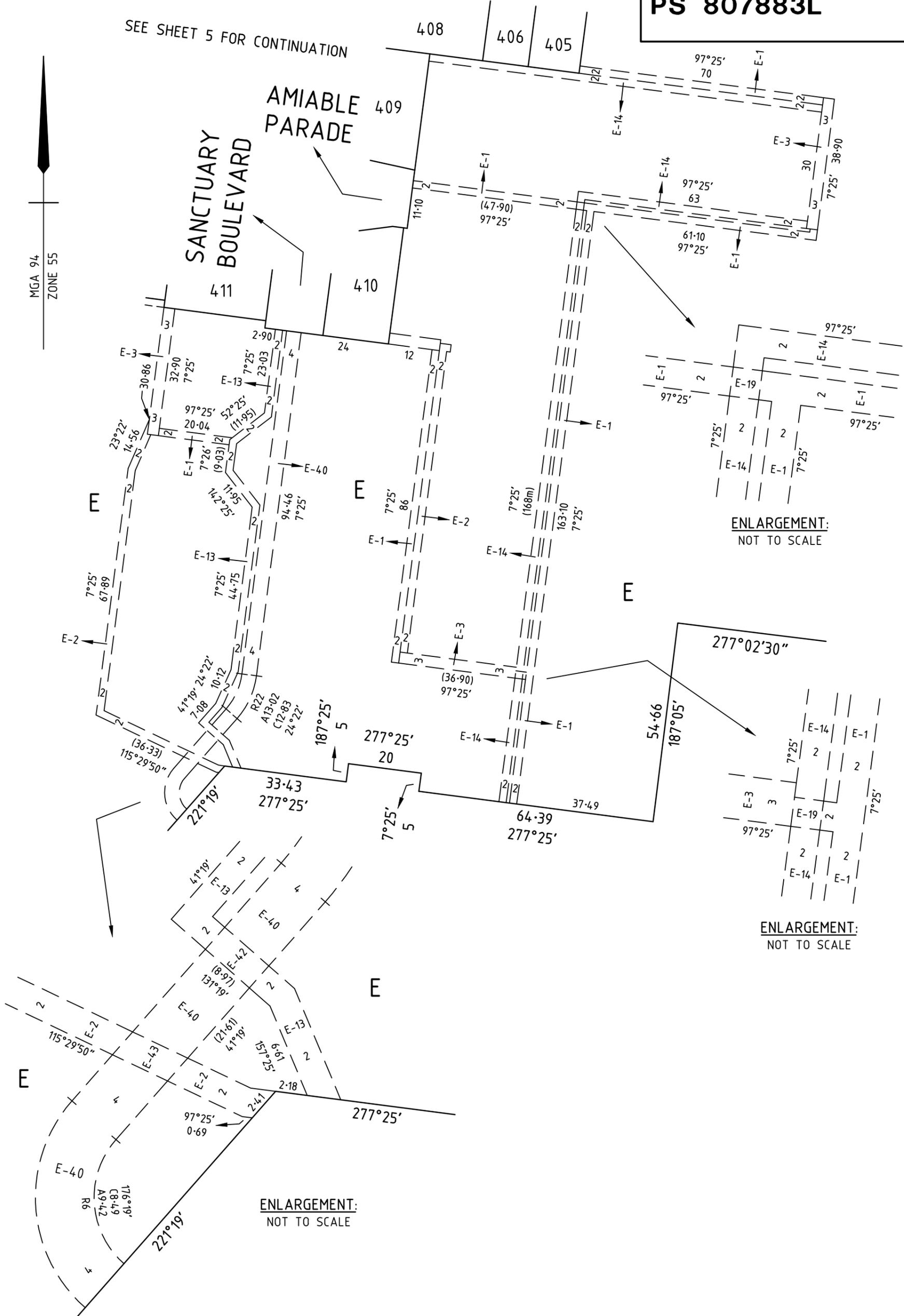


SEE SHEET 5 FOR CONTINUATION



SANCTUARY BOULEVARD

AMIABLE PARADE



ENLARGEMENT:  
NOT TO SCALE

ENLARGEMENT:  
NOT TO SCALE

ENLARGEMENT:  
NOT TO SCALE



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SCALE  
1:1000



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ORIGINAL SHEET  
SIZE: A3

SHEET 4

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# CREATION OF RESTRICTION E1

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 401 TO 419 AND 424 TO 451 (ALL INCLUSIVE)

LAND TO BENEFIT: LOTS 401 TO 419 AND 424 TO 451 (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.

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 <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 www.calibregroup.com</p>		ORIGINAL SHEET SIZE: A3	SHEET 7
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REF: M110512-2/4 [17-000438] VERSION: L	GL 16/8/18		

## CREATION OF RESTRICTION E2

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 420 TO 423 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 420 TO 423 (BOTH INCLUSIVE)

### DESCRIPTION OF RESTRICTION

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

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

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