

PLAN OF SUBDIVISION

EDITION 1

PS 741847E

LOCATION OF LAND

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

TITLE REFERENCE: VOL.10174 FOL.664, VOL.10672 FOL.605 & VOL.8954 FOL.656

LAST PLAN REFERENCE: TP2365K (LOT 1), PS503311E (LOT 2) & LP93986 (LOT 7)

POSTAL ADDRESS: 112-120 & 142 BURVILLES ROAD
(AT TIME OF SUBDIVISION) ARMSTRONG CREEK 3217

MGA94 CO-ORDINATES: E 267 960 ZONE 55
(AT APPROX CENTRE OF LAND IN PLAN) N 5 764 750 GDA 94

COUNCIL NAME: CITY OF GREATER GEELONG

VESTING OF ROADS AND OR RESERVES

NOTATIONS

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

LOTS 112-124 HAVE BEEN OMITTED FROM THIS PLAN.

CREATION OF RESTRICTION A:
A RESTRICTION IS TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 6.

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

STAGING: THIS IS NOT A STAGED SUBDIVISION.
PLANNING PERMIT No.1616/2014

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

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-3 & E-5	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-2, E-3 & E-6	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-4, E-5 & E-6	CARRIAGEWAY	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG



LICENSED LAND SURVEYORS & ENGINEERS
CALIBRE CONSULTING (MELB) PTY LTD
Level 2, 55 Southbank Boulevard
Southbank VIC 3006

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Armstrong Sanctuary
Stage 1

DEVELOPMENT
AREA: 2.08ha

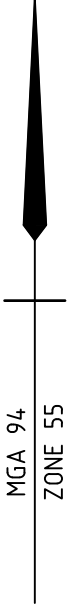
NO.OF LOTS: 25 + A

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 6 SHEETS

ZOIS ARAVANIS, LICENSED SURVEYOR

PS 741847E



BURVILLES ROAD

97°00'30"

157.93

22.07

200.26

4.63

100.65
187°02'20"

97°00'
227.23

114.58

7°05'

100.62

100.61

187°05'

AVENUE

HORSESHOE BEND ROAD

SEE SHEET 3 FOR ENLARGEMENT

PEACEFUL

A

26.62ha

SEE SHEETS 4 & 5 FOR ENLARGEMENTS

7°25'
806

502.8
187°45'30"

(349.78)

(86.92)
277°02'30"

(202.44)
187°05'

163.25
276°54'30"

(155.90)
277°03'

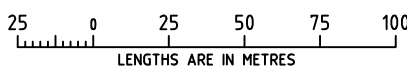
STEWARTS ROAD



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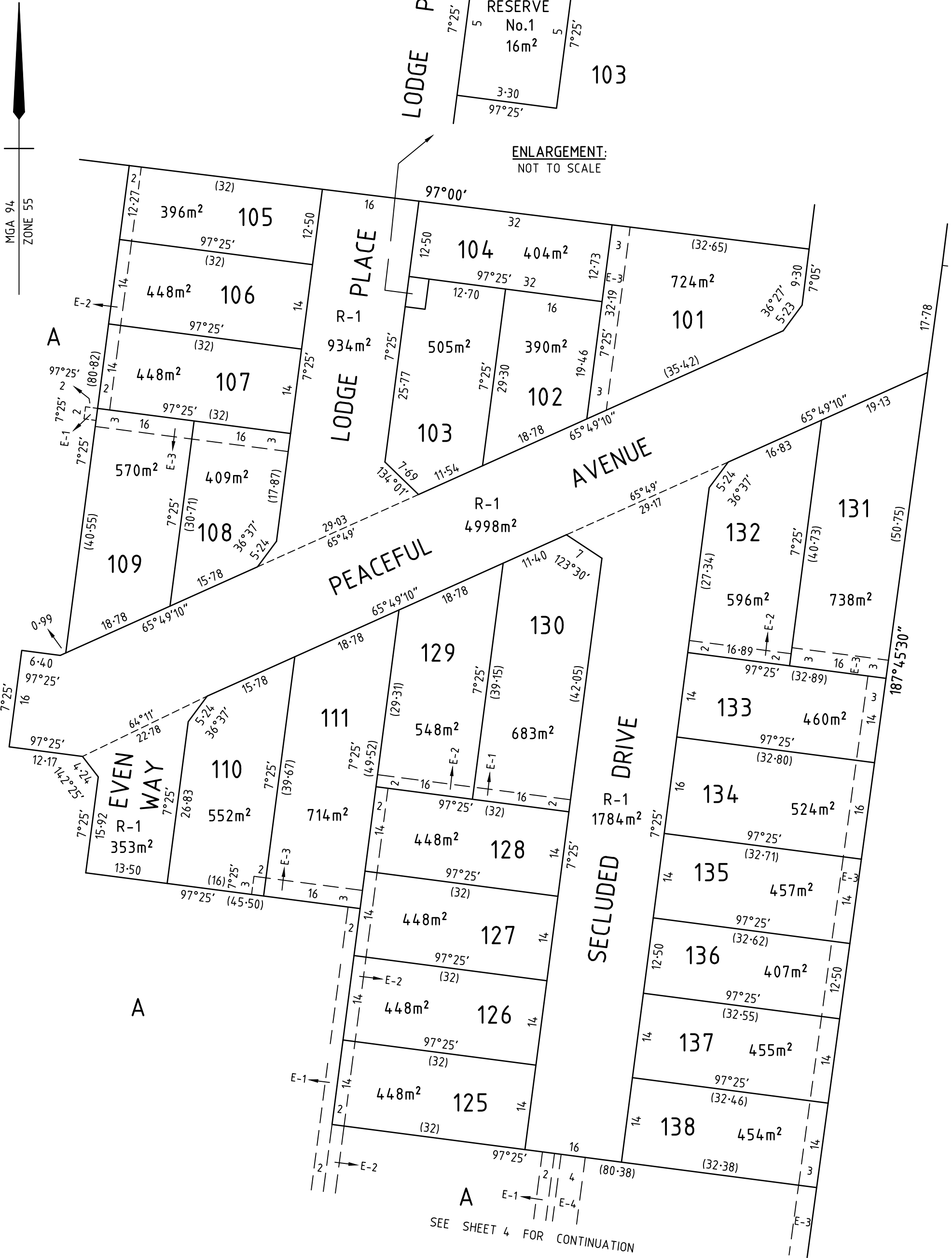
SCALE
1:2500



ORIGINAL SHEET
SIZE: A3

SHEET 2

ZOIS ARAVANIS, LICENSED SURVEYOR



MGA 94
ZONE 55

ENLARGEMENT:
NOT TO SCALE

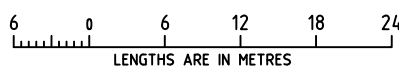
SEE SHEET 4 FOR CONTINUATION



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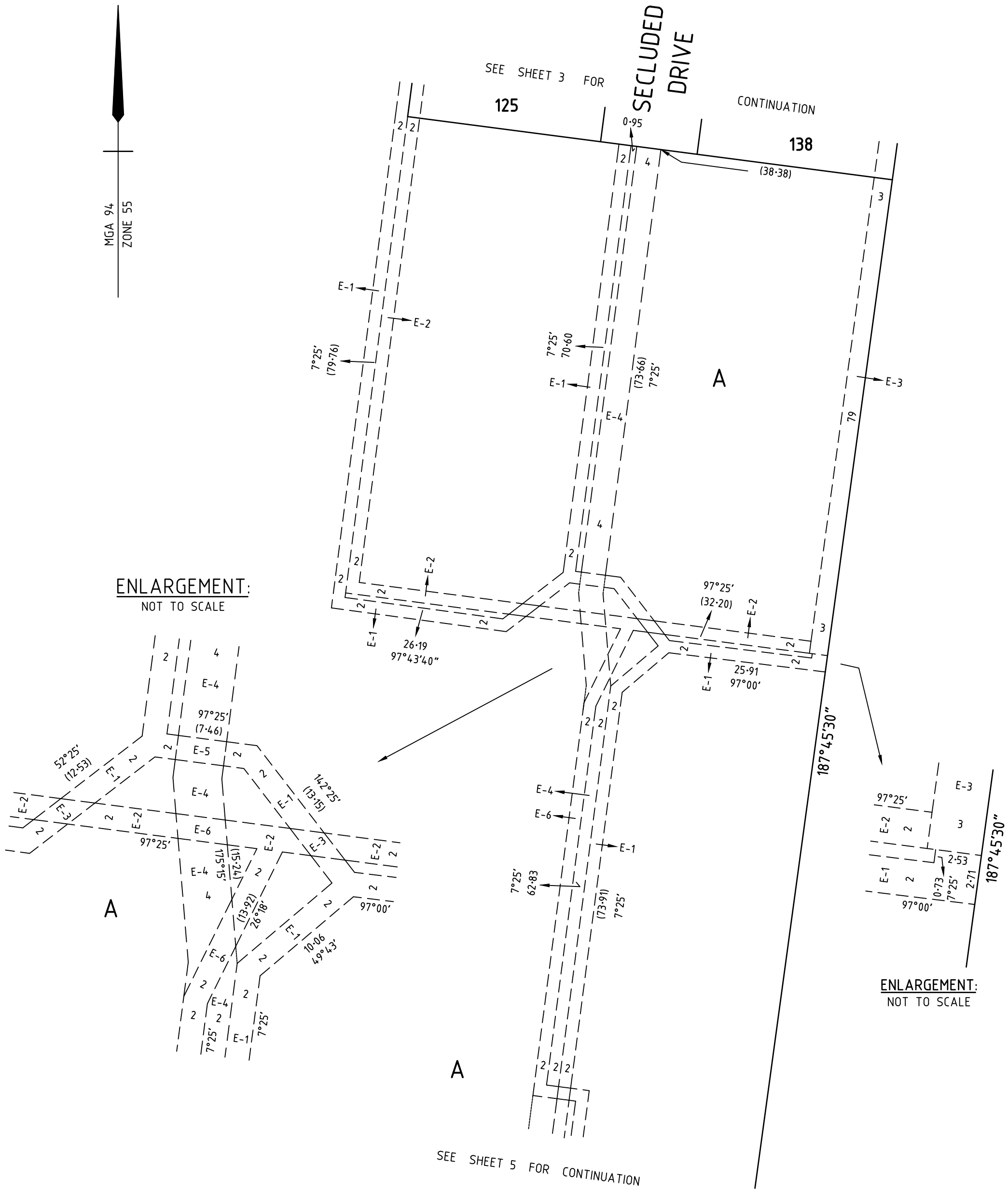
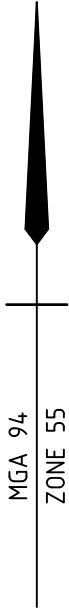
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ORIGINAL SHEET
SIZE: A3

SHEET 3

ZOIS ARAVANIS, LICENSED SURVEYOR



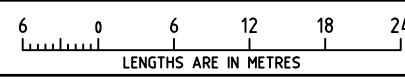
ENLARGEMENT:
NOT TO SCALE

ENLARGEMENT:
NOT TO SCALE

SEE SHEET 5 FOR CONTINUATION

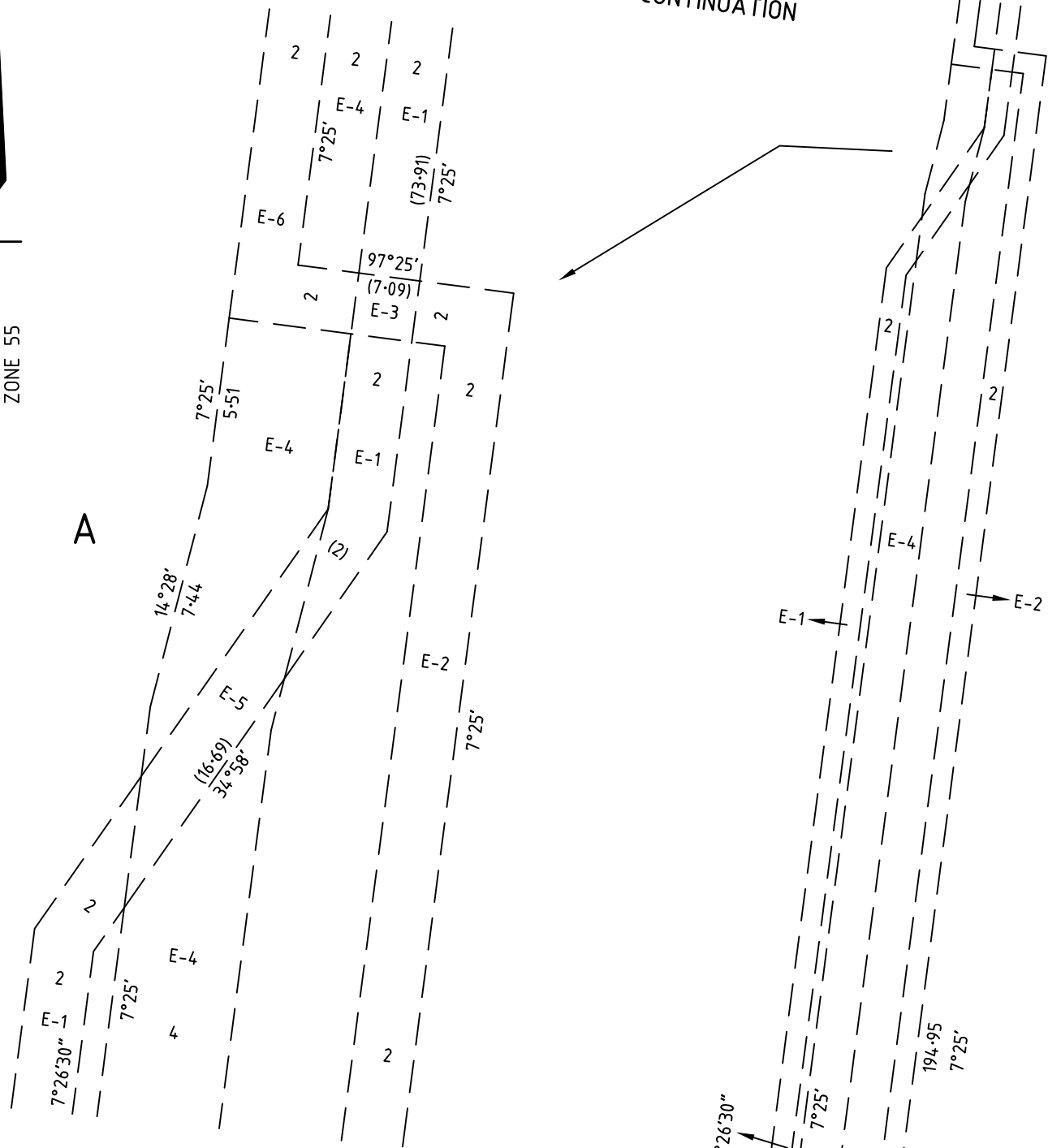
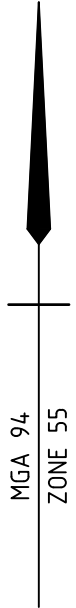

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REF: **M110512-2/1 [15-003366]** VERSION: **L** GL 11/9/17

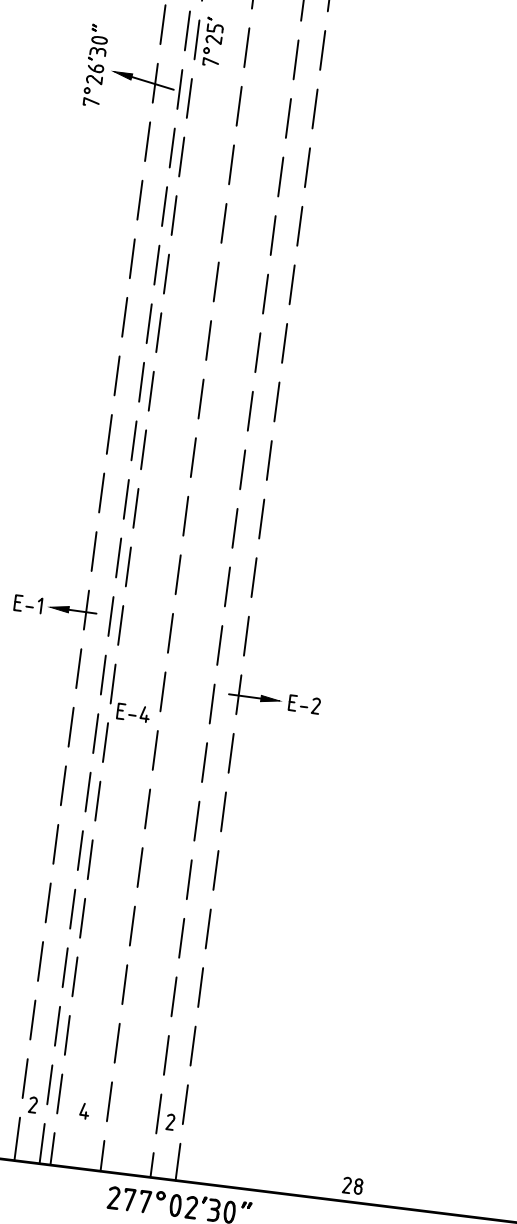
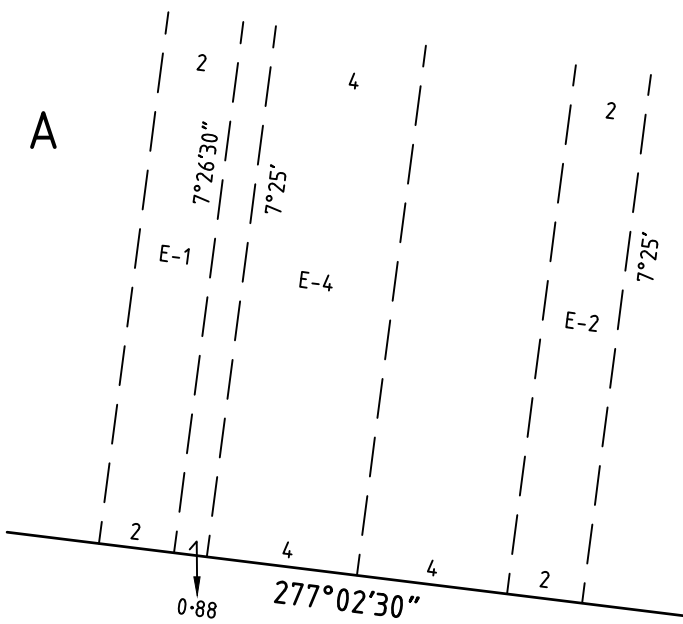
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 LENGTHS ARE IN METRES
ZOIS ARAVANIS, LICENSED SURVEYOR

ORIGINAL SHEET SIZE: A3
SHEET 4

SEE SHEET 4 FOR CONTINUATION



ENLARGEMENTS:
NOT TO SCALE



CREATION OF RESTRICTION A

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 101 TO 111 & 125 TO 138 (ALL INCLUSIVE)


LAND TO BENEFIT: LOTS 101 TO 111 & 125 TO 138 (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 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.

 <p>LICENSED LAND SURVEYORS & ENGINEERS CALIBRE CONSULTING (MELB) PTY LTD Level 2, 55 Southbank Boulevard Southbank VIC 3006 T 03 9203 9000 F 03 9203 9099 www.calibreconsulting.co</p>		ORIGINAL SHEET SIZE: A3	SHEET 6
	ZOIS ARAVANIS, LICENSED SURVEYOR		
REF: M110512-2/1 [15-003366] VERSION: L GL 11/9/17			