

# PLAN OF SUBDIVISION

**EDITION 1****PS 749769E****LOCATION OF LAND**

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

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: PS741847E (LOT A)

POSTAL ADDRESS: EVEN WAY  
(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	CITY OF GREATER GEELONG
ROADS R-1	CITY OF GREATER GEELONG

LOTS 101-111, 120 & 125-138 HAVE BEEN OMITTED FROM THIS PLAN.

**CREATION OF RESTRICTION B:**

A RESTRICTION IS TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEET 4.

**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 IN PS741847E  
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK No(s) N/A  
IN PROCLAIMED SURVEY AREA No. N/A

**OTHER PURPOSE OF PLAN:**

- i./ PART OF THE EASEMENTS FOR PIPELINE OR ANCILLARY PURPOSES & CARRIAGEWAY SHOWN ON PS741847E CONTAINED WITHIN ROADS R-1 ON THIS PLAN ARE TO BE REMOVED UPON REGISTRATION OF THIS PLAN.
- ii./ PART OF THE EASEMENTS FOR DRAINAGE PURPOSES & CARRIAGEWAY SHOWN ON PS741847E CONTAINED WITHIN RESERVE No.1 ON THIS PLAN WILL MERGE UPON REGISTRATION OF THIS PLAN.

**GROUND FOR REMOVAL:**

CONSENT OF BARWON REGION WATER CORPORATION & GREATER GEELONG CITY COUNCIL RESPECTIVELY 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	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-2,E-7 & E-11	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	PS741847E	CITY OF GREATER GEELONG
E-5,E-6 & E-10	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS741847E - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-8,E-9,E-10 & E-11	CARRIAGEWAY	SEE PLAN	PS741847E	CITY OF GREATER GEELONG



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

T 03 9203 9000  
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Armstrong Sanctuary  
Stage 1A

DEVELOPMENT  
AREA: 1.76ha

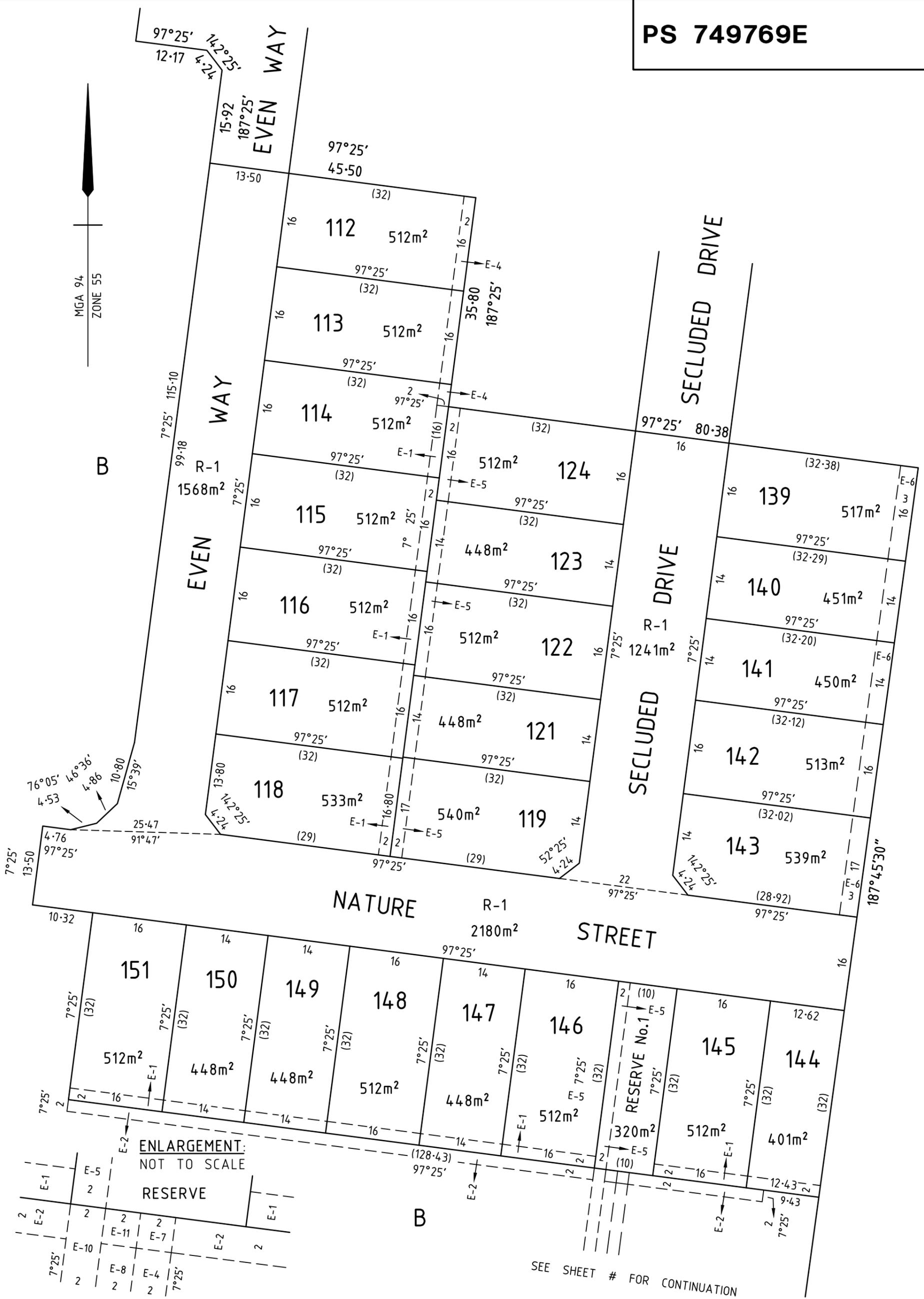
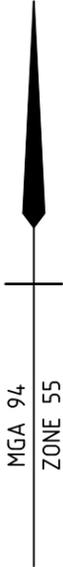
NO.OF LOTS: 25 + B

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 4 SHEETS

ZOIS ARAVANIS, LICENSED SURVEYOR





ENLARGEMENT:  
NOT TO SCALE  
RESERVE

SEE SHEET # FOR CONTINUATION



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SCALE  
1:600



ORIGINAL SHEET  
SIZE: A3

SHEET 3

ZOIS ARAVANIS, LICENSED SURVEYOR

**CREATION OF RESTRICTION B**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 112 TO 119, 121 TO 124 & 139 TO 151 (ALL INCLUSIVE)

LAND TO BENEFIT: LOTS 112 TO 119, 121 TO 124 & 139 TO 151 (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 &amp; 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 4
	ZOIS ARAVANIS, LICENSED SURVEYOR		
REF: M110512-2/1A [15-003366] VERSION: F GL 11/9/17			