

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS843599D

LOCATION OF LAND

COUNCIL NAME: CITY OF GREATER GEELONG

PARISH: CONEWARRE

TOWNSHIP: -

SECTION: 6

CROWN ALLOTMENT: D (PART)

CROWN PORTION: -

TITLE REFERENCES: VOL. FOL.

LAST PLAN REFERENCE/S: PS843592T (LOT B)

POSTAL ADDRESS: 701-719 BARWON HEADS ROAD
(At time of subdivision) ARMSTRONG CREEK, 3217

MGA94 Co-ordinates E 270 040
(of approx centre of N 5 840 000
land in plan) ZONE 55

PRELIMINARY

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF GREATER GEELONG

LOTS 1 TO 200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 5 FOR FURTHER DETAILS.

OTHER PURPOSE OF THE PLAN:
REMOVAL OF THAT PART OF PIPELINES OR ANCILLARY PURPOSES EASEMENT SHOWN AS E-2 ON PS843592T AS AFFECTS ROAD R1 ON THIS PLAN.

GROUNDS FOR REMOVAL:
BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

STAGING: THIS IS NOT A STAGED SUBDIVISION.
PLANNING PERMIT No. PP-836-2020

SURVEY: THIS PLAN IS BASED ON SURVEY.
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):

PROCLAIMED SURVEY AREA: -

MERINDAH ESTATE - 2
1.633ha

40 LOTS

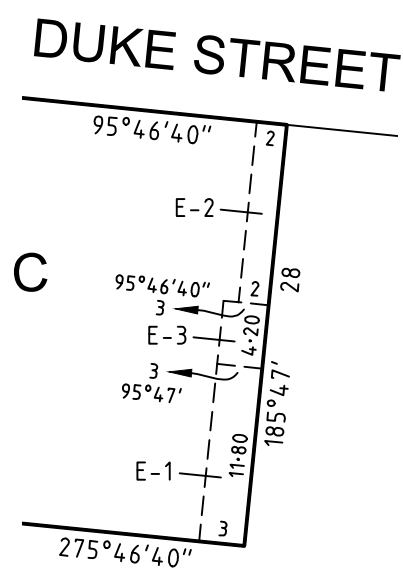
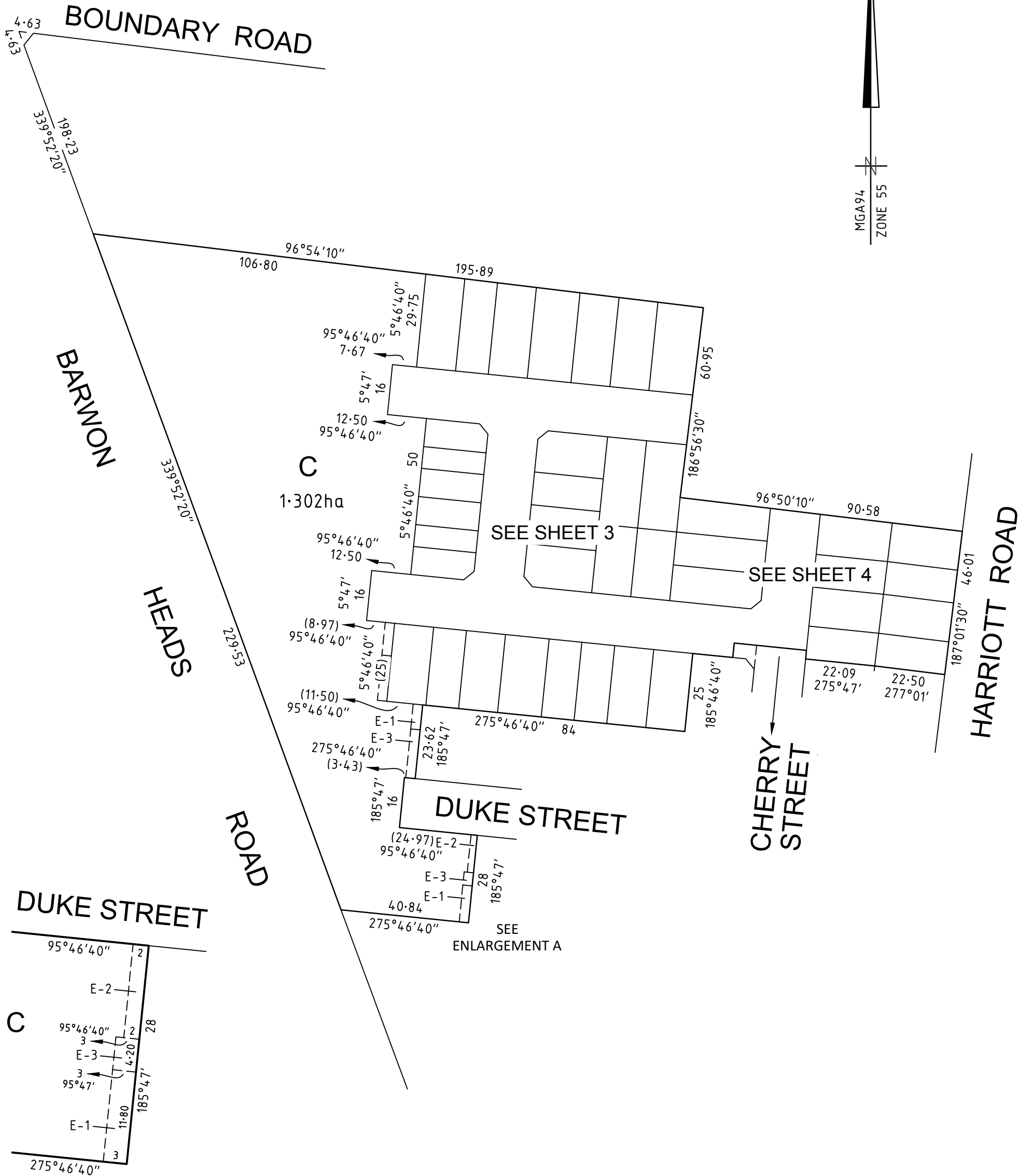
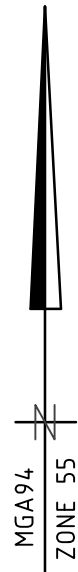
EASEMENT INFORMATION

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	PS843592T	CITY OF GREATER GEELONG
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS843592T SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-3	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	PS843592T PS843592T SECTION 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-5	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-6	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN SECTION 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION

PLAN OF SUBDIVISION

PLAN NUMBER
PS843599D



0 5 10 15
ENLARGEMENT A
SCALE 1:500

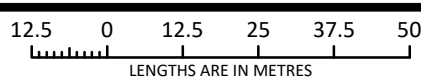
PRELIMINARY



Member of the Surbana Jurong Group
REF 2860S.02

2860S.02 - VER A1.DWG AG/AG

SCALE
1:1250



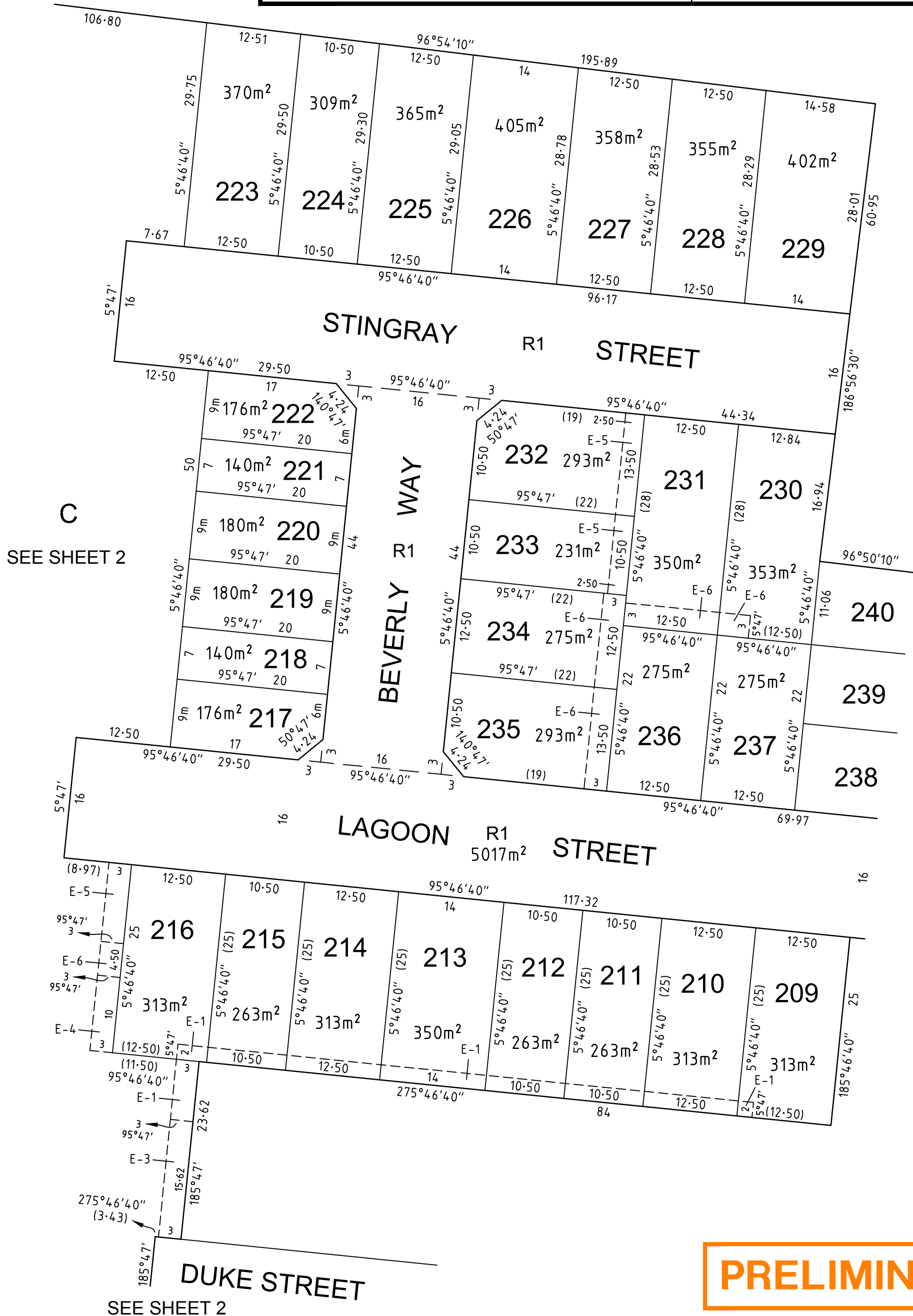
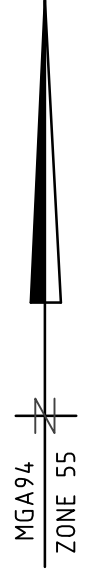
ORIGINAL SHEET
SIZE: A3

SHEET 2

TERRENCE IAN HAMILTON VERSION A1

PLAN OF SUBDIVISION

PLAN NUMBER
PS843599D

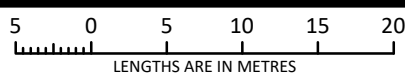


PRELIMINARY



2860S.02 - VER A1.DWG AG/AG

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 3

TERRENCE IAN HAMILTON VERSION A1

CREATION OF RESTRICTION No. 1

Upon registration of this plan the following restriction is created:

Land to Benefit: Lots 201 to 240 (Both Inclusive).

Land to be Burdened: Lots 201 to 240 (Both Inclusive).

Description of Restriction

The registered proprietor or proprietors of lots 201 to 240 (Both Inclusive) on this plan of subdivision shall not;

1. Construct more than one dwelling on that lot,
2. Subdivide any lot.

CREATION OF RESTRICTION No. 2

Upon registration of this plan the following restriction is created:

Land to Benefit: Lots 201 to 216 (Both Inclusive) and lots 223 to 238 (Both Inclusive).

Land to be Burdened: Lots 201 to 216 (Both Inclusive) and lots 223 to 238 (Both Inclusive).

Description of Restriction

The registered proprietor or proprietors for the time being of lots 201 to 216 (Both Inclusive) and lots 223 to 238 (Both Inclusive) on this plan of subdivision shall not;

1. Construct or allow to be constructed any dwelling, garage, outbuilding, or any other improvement on that lot:
 - (i) that is not in accordance with the current version of the Merindah Design and Siting Guidelines unless otherwise approved by the Merindah Design Review Panel; and
 - (ii) without obtaining written approval of the design for any dwelling, garage, outbuilding, or any other improvement from the Merindah Design Review Panel, which approval must be obtained even if the design for the improvements on that lot comply with the current version of the Merindah Design and Siting Guidelines.

This restriction shall cease to have effect 5 years after the date of registration of this plan.

CREATION OF RESTRICTION No. 3

Upon registration of this plan the following restriction is created:

Land to Benefit: Lots 217 to 222 (Both Inclusive).

Land to be Burdened: Lots 217 to 222 (Both Inclusive).

Description of Restriction

The registered proprietor or proprietors of lots 217 to 222 (Both Inclusive) on this plan of subdivision shall not;

1. Construct or extend one dwelling or allow to construct or extend one dwelling on that lot unless that lot has been assessed for compliance against the Small Lot Housing Code Type A.

CREATION OF RESTRICTION No. 4

Upon registration of this plan the following restriction is created:

Land to Benefit: Lots 201 to 208, 211, 212, 215 and 232 to 237 (All Inclusive).

Land to be Burdened: Lots 201 to 208, 211, 212, 215 and 232 to 237 (All Inclusive).

Description of Restriction

The registered proprietor or proprietors of lots 201 to 208, 211, 212, 215 and 232 to 237 (All Inclusive) on this plan of subdivision shall not;

1. Construct or extend one dwelling or allow to construct or extend one dwelling on that lot unless that lot has been assessed for compliance against the Small Lot Housing Code Type B.

CREATION OF RESTRICTION No. 5

Upon registration of this plan the following restriction is created:

Land to Benefit: Lots 202, 204, 205, 207, 230, 231 and 234.

Land to be Burdened: Lots 202, 204, 205, 207, 230, 231 and 234.

Description of Restriction

The registered proprietor or proprietors for the time being of Lots 202, 204, 205, 207, 230, 231 and 234 shall not:

1. Build or permit to be built any building(s) that does not provide 1.0 metre clear horizontal access along the full length of a minimum one side boundary of the lot.

CREATION OF RESTRICTION No. 6

Upon registration of this plan the following restriction is created:

Land to Benefit: Lots 201 to 240 (All Inclusive).

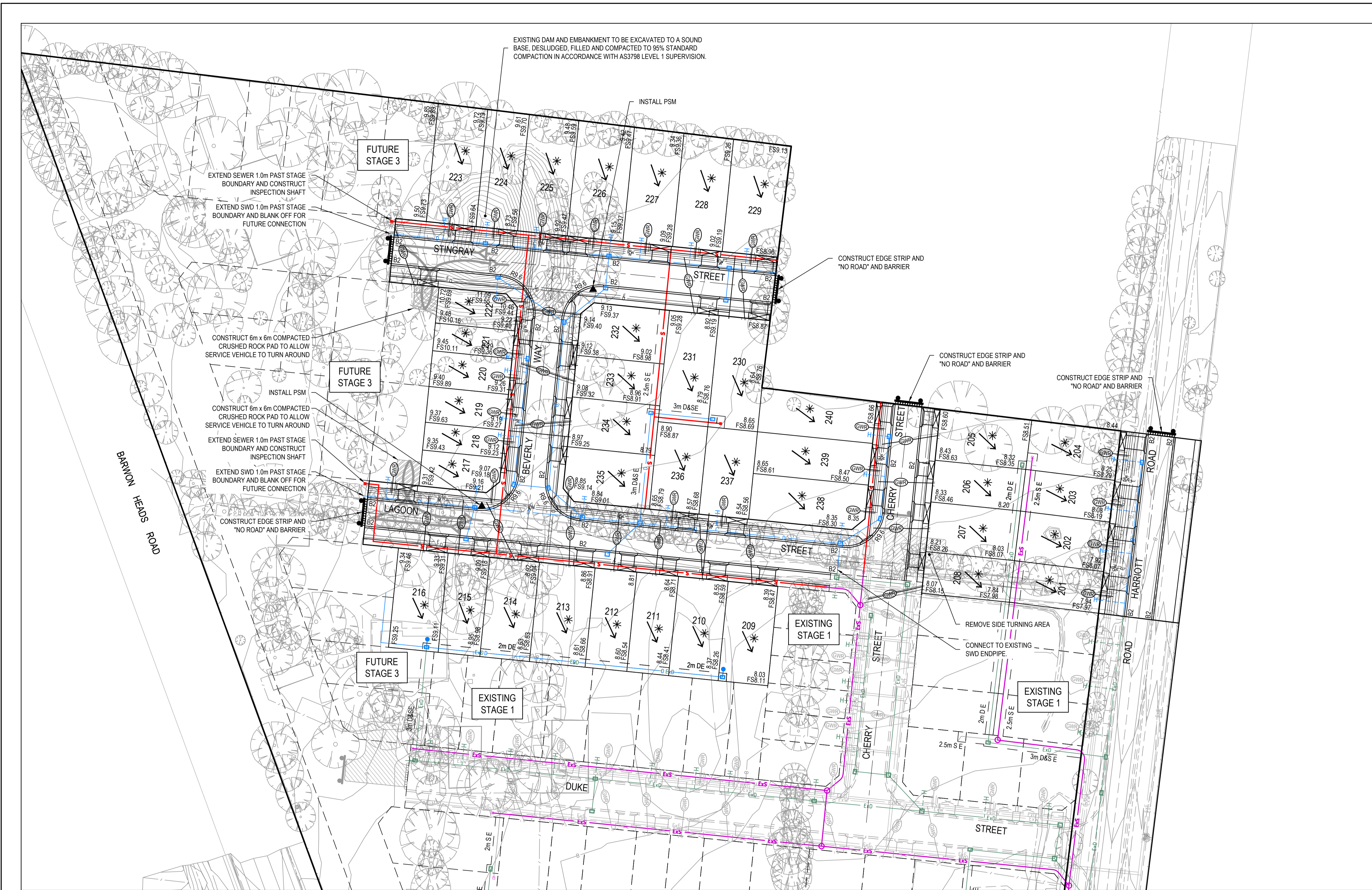
Land to be Burdened: Lots 201 to 240 (All Inclusive).

Description of Restriction

The registered proprietor or proprietors for the time being of Lots 201 to 240 (All Inclusive) shall not:

1. Have a minimum finished surface level (excluding access driveways and paths) on all lots that is below 300 millimetres above the Q100 flood event.
2. Have a floor level on all buildings below 600 millimetres above the Q100 flood event. On roads used as floodways not flanking main waterways, floor levels on all lots should be below 300 millimetres above 100 year ARI flood levels as measured at the midpoint of the lot. The absolute minimum floor level of any building in the HBP is 3.60m AHD which is 600 millimetres above the Q100 level for the Barwon River floodplain.

PRELIMINARY



LEGEND - FUNCTIONAL LAYOUT PLAN
ALL PROPOSED, FUTURE & EXISTING SERVICE LOCATIONS ARE SHOWN INDICATIVELY

	STORMWATER DRAIN, PIT & PROPERTY INLET
	SWALE DRAIN
	SEWER & MAINTENANCE STRUCTURES
	HOUSE DRAIN
	ELECTRICITY (U/GROUND)
	ELECTRICITY (O/HEAD)
	GAS
	TELSTRA
	OPTIC FIBRE
	WATER
	RECYCLED WATER
	AG. DRAIN
	SERVICE CONDUITS
	TACTILE PAVERS
	EXISTING STORMWATER DRAIN
	EXISTING SWALE DRAIN
	EXISTING SEWER & MAINTENANCE STRUCTURES
	EXISTING HOUSE DRAIN
	EXISTING ELECTRICITY (UNDER GROUND)
	EXISTING ELECTRICITY OVERHEAD
	EXISTING GAS
	EXISTING TELSTRA
	EXISTING OPTIC FIBRE
	EXISTING WATER
	EXISTING RECYCLED WATER
	EXISTING AG. DRAIN
	EXISTING SERVICE CONDUITS
	EXISTING TACTILE PAVERS
	FUTURE STORMWATER DRAIN
	FUTURE SWALE DRAIN
	FUTURE SEWER & MAINTENANCE STRUCTURES
	FUTURE HOUSE DRAIN
	FUTURE ELECTRICITY (UNDER GROUND)
	FUTURE ELECTRICITY OVERHEAD
	FUTURE GAS
	FUTURE TELSTRA
	FUTURE OPTIC FIBRE
	FUTURE WATER
	FUTURE RECYCLED WATER
	FUTURE AG. DRAIN
	FUTURE SERVICE CONDUITS
	FUTURE TACTILE PAVERS
	ZERO LOT LINES
	141.34 EXISTING SURFACE LEVEL
	FS140.35 FINISHED BUILDING LINE LEVEL
	FR157.40 FINISHED RIDGE LINE LEVEL
	CH270.00 CHAINAGE
	STRUCTURAL FILL > 200mm DEEP
	EXISTING STRUCTURAL FILL > 200mm DEEP
	CUT > 200mm DEEP
	DIRECTION OF FALL
	OVERLAND FLOW
	GRADED IN DIRECTION OF FALL TO LEVEL INDICATED
	EDGE STRIP, SUBSOIL DRAIN, "NO ROAD" SIGN & BARRIER
	EXISTING TREE TO BE RETAINED
	EXISTING TREE TO BE REMOVED
	PERMANENT SURVEY MARK
	TEMPORARY BENCH MARK
	PROPOSED DRIVEWAY & FOOTPATH
	PROPOSED INDUSTRIAL DRIVEWAY
	PROPOSED SHARED FOOTPATH
	PROPOSED ROAD PAVING
	EXISTING ROAD PAVING

ROAD NAME	ROAD RESERVE WIDTH (m)	ROAD WIDTH (m)			KERB TYPE		VERGE WIDTH (m)	
		LIP TO LIP	INV TO INV	BACK TO BACK	NTH/WEST	STH/EAST	NTH/WEST	STH/EAST
STINGRAY STREET (LOTS 223-231)	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20
BEVERLY WAY (LOTS 217-222, 232-235)	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20
LAGOON STREET (LOTS 209-216, 236-237)	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20
CHERRY STREET (LOTS 205-208, 238-240)	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20
HARRIOTT ROAD (LOTS 201-204)	VARIABLE	6.40	7.00	7.30	B2	B2	VARIABLE	VARIABLE

ROAD NAME	GAS	WATER	RECYCLED WATER	ELECTRICITY	OPTIC FIBRE
	OFFSET (m)	OFFSET (m)	OFFSET (m)	OFFSET (m)	OFFSET (m)
STINGRAY STREET (LOTS 223-231)	1.90 N	2.90 N	2.40 N	2.50 S	1.85 S
BEVERLY WAY (LOTS 217-222, 232-235)	1.90 W	2.90 W	2.40 W	2.50 E	1.85 E
LAGOON STREET (LOTS 209-216, 236-237)	1.90 N	3.20 W	2.40 N	2.50 S	1.85 S
CHERRY STREET (LOTS 205-208, 238-240)	1.90 W	2.90 W	2.40 W	2.50 E	1.85 E
HARRIOTT ROAD (LOTS 201-204)	2.10 W	3.10 W	2.60 W	4.55 W	3.80 W

Drawing Index
2860E-002-001 Layout Plan - 1

UNCONTROLLED COPY
CHECK PRINT

WARNING
BEWARE OF UNDERGROUND SERVICES
The locations of underground services are approximate only and their exact position should be proven on site.
No guarantee is given that all existing services are shown.
Locate all underground services before commencement of works
DIAL 1100 BEFORE YOU DIG
www.1100.com.au

REV	DATE	AMENDMENT / REVISION DESCRIPTION	DRAFTER	DESIGNER	CHECKER	APPROVER
A	30.04.21	ISSUED TO CLIENT FOR COMMENT	T.JENSEN	R.FORBES	R.FORBES	S.MOGLYNN

REVISION IN PROGRESS

Quality Management ISO 9001
OH&S Management AS/NZS 4500
Environmental Management ISO 14001

Global-Mark.com.au® Global-Mark.com.au® Global-Mark.com.au®

PLAN OF SUB. NO.
PERMIT REF. NO.

SUBJECT TO APPROVAL

Scale 1:500
SCALE AS SHOWN AT A1

SMEC
Member of the Surlana Jurong Group
ABN 47 065 475 149
East 5, Federal Mills - 33 Mackey Street
North Geelong, VIC 3215
Ph 03 5228 3100

Merindah Estate - Stage 2
Greater Geelong City Council
Functional Design
Layout Plan - 1

MELWAYS REF 480 E1	PROJECT / DRAWING No. 2860E-002-001	SHEET No. 01 of 01	REVISION A
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