

# PLAN OF SUBDIVISION

LUV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS843592T**

## 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:** TP821187P (LOS 1 & 4)

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

**MGA94 Co-ordinates** E 270 020  
**(of approx centre of** N 5 765 810  
**land in plan)** ZONE 55

**PRELIMINARY**

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

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

LOTS 1-100 ( BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. SEE SHEET 4 FOR FURTHER DETAILS.

OTHER PURPOSE OF THE PLAN:  
REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-1 ON TP821187 AS AFFECTS LOT B ON THIS PLAN.

GROUNDS FOR REMOVAL:  
AS DIRECTED BY PLANNING PERMIT PP-836-2020.

## 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):  
No.(PARISH)

PROCLAIMED SURVEY AREA: -

**1.269ha**

**35 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	THIS PLAN	CITY OF GREATER GEELONG
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-3	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

2860S.01 - VER A3.DWG AG/----



SURVEYOR REF: **2860S.01**

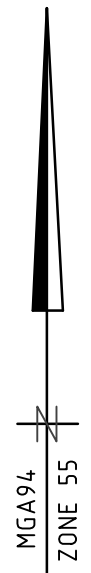
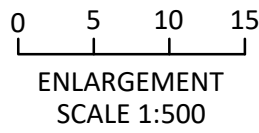
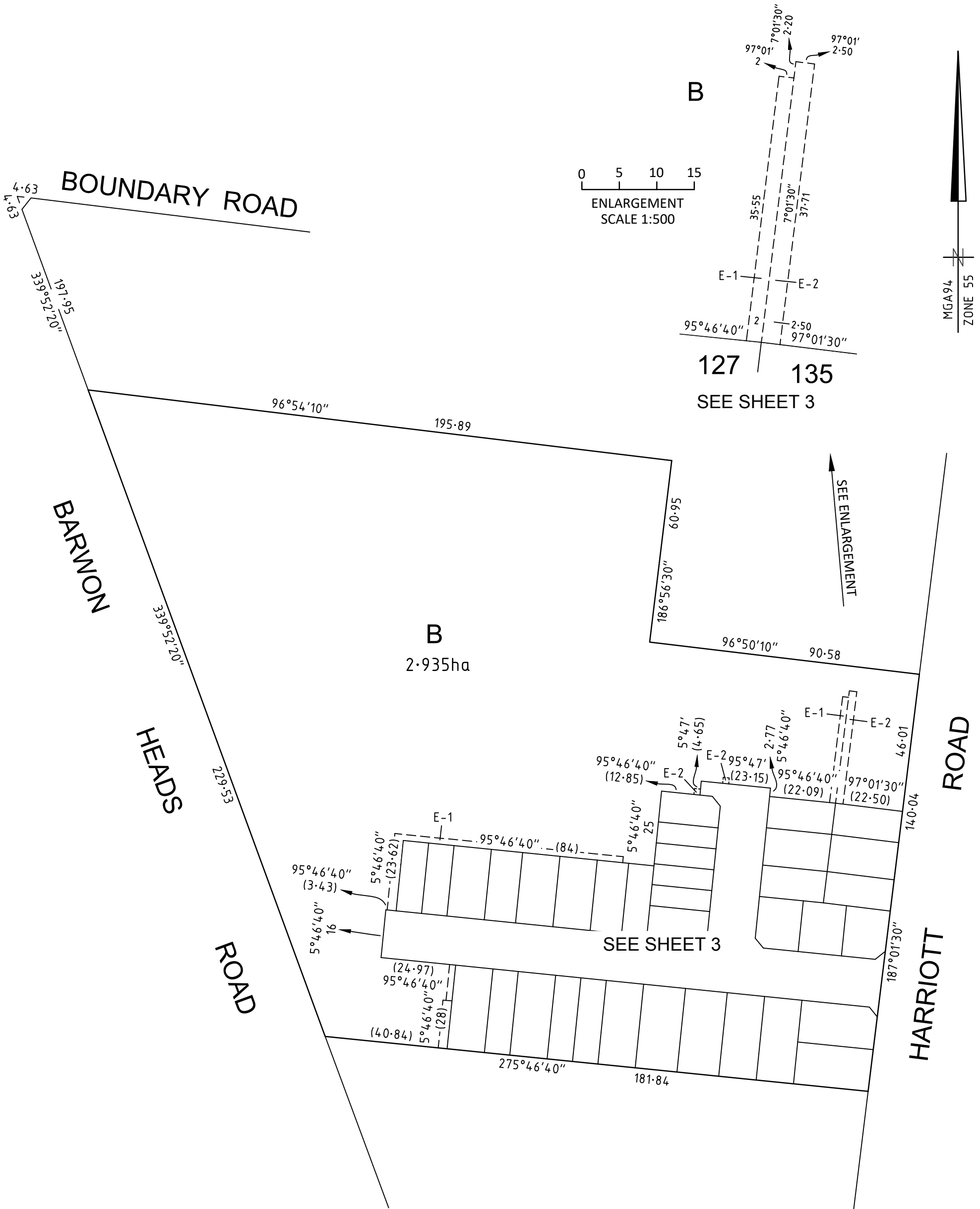
ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 4

TERRENCE IAN HAMILTON VERSION **A3**

# PLAN OF SUBDIVISION

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**PS843592T**

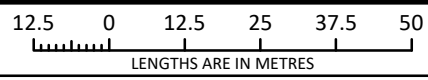


**PRELIMINARY**



2860S.01 - VER A3.DWG AG/----

SCALE  
**1:1250**



ORIGINAL SHEET  
SIZE: A3

SHEET 2

TERRENCE IAN HAMILTON VERSION **A3**

Geelong Survey T 5228 3100

REF 2860S.01

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS843592T**

**B**  
SEE SHEET 2

SEE SHEET 2

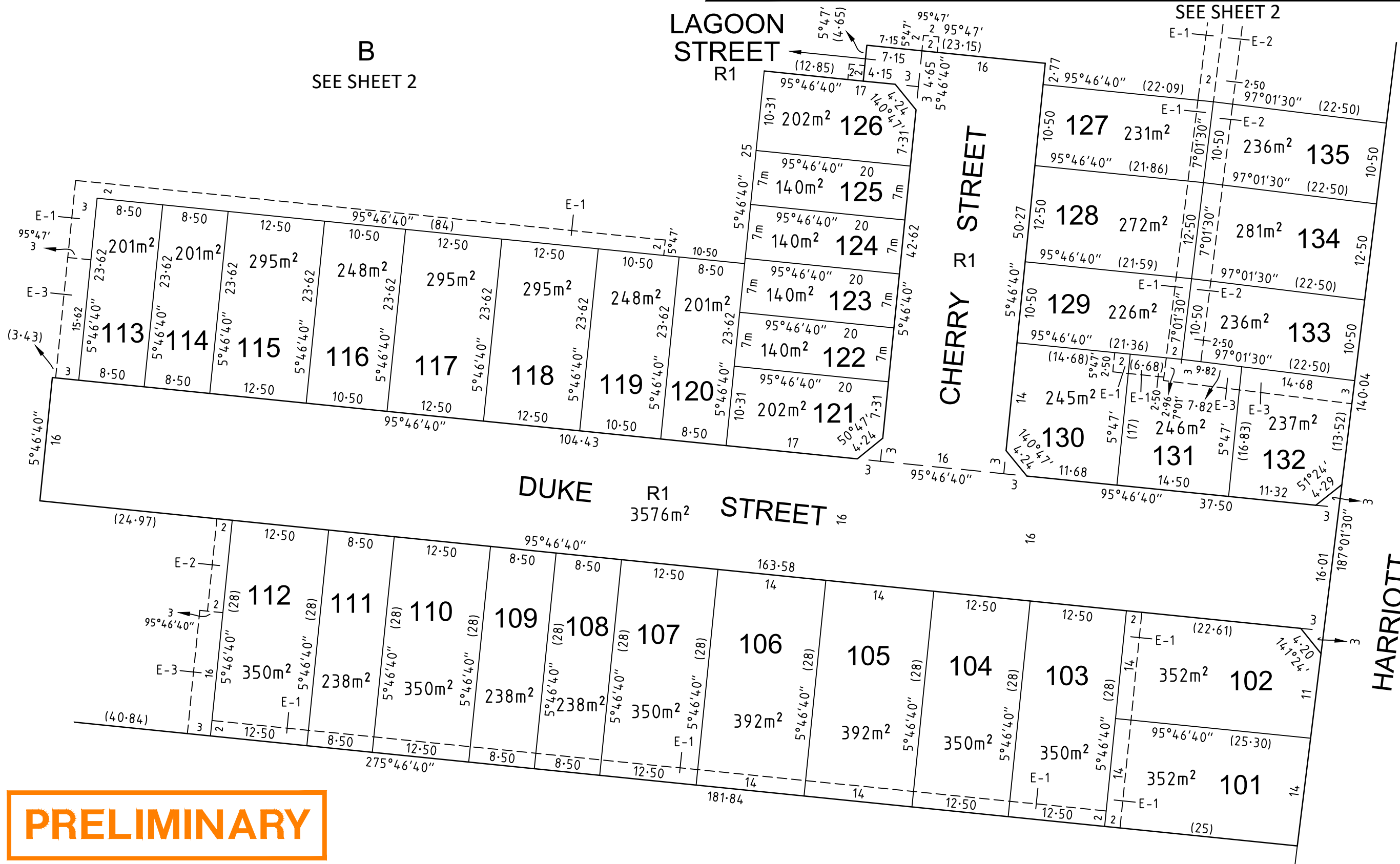
**LAGOON STREET**  
R1

**CHERRY R1 STREET**

**DUKE R1 STREET**  
3576m<sup>2</sup>

**ROAD**

**HARRIOTT ROAD**



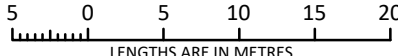
**PRELIMINARY**

2860S.01 - VER A3.DWG AG/----



**SMEC**

Geelong Survey T 5228 3100 REF 2860S.01

SCALE 1:500	 <p>LENGTHS ARE IN METRES</p>	ORIGINAL SHEET SIZE A3	SHEET 3
TERRENCE IAN HAMILTON VERSION A3			

**CREATION OF RESTRICTION No. 1**

Upon registration of this plan the following restriction is created:

**Land to Benefit:** Lots 101 to 135 (Both Inclusive).

**Land to be Burdened:** Lots 101 to 135 (Both Inclusive).

**Description of Restriction**

The registered proprietor or proprietors of lots 101 to 135 (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 101 to 120 (Both Inclusive) and lots 127, 128, 129, 133, 134 and 135.

**Land to be Burdened:** Lots 101 to 120 (Both Inclusive) and lots 127, 128, 129, 133, 134 and 135.

**Description of Restriction**

The registered proprietor or proprietors for the time being of lots 101 to 120 (Both Inclusive) and lots 127, 128, 129, 133, 134 and 135 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 121 to 126 (Both Inclusive).

**Land to be Burdened:** Lots 121 to 126 (Both Inclusive).

**Description of Restriction**

The registered proprietor or proprietors of lots 121 to 126 (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 108, 109, 111, 113 to 120 and 127 to 135 (All Inclusive).

**Land to be Burdened:** Lots 108, 109, 111, 113 to 120 and 127 to 135 (All Inclusive).

**Description of Restriction**

The registered proprietor or proprietors of lots 108, 109, 111, 113 to 120 and 127 to 135 (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 128, 130 to 132 (Both Inclusive) and 134.

**Land to be Burdened:** Lots 128, 130 to 132 (Both Inclusive) and 134.

**Description of Restriction**

The registered proprietor or proprietors for the time being of Lots 128, 130 to 132 (Both Inclusive) and 134 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 101 to 135 (All Inclusive).

**Land to be Burdened:** Lots 101 to 135 (All Inclusive).

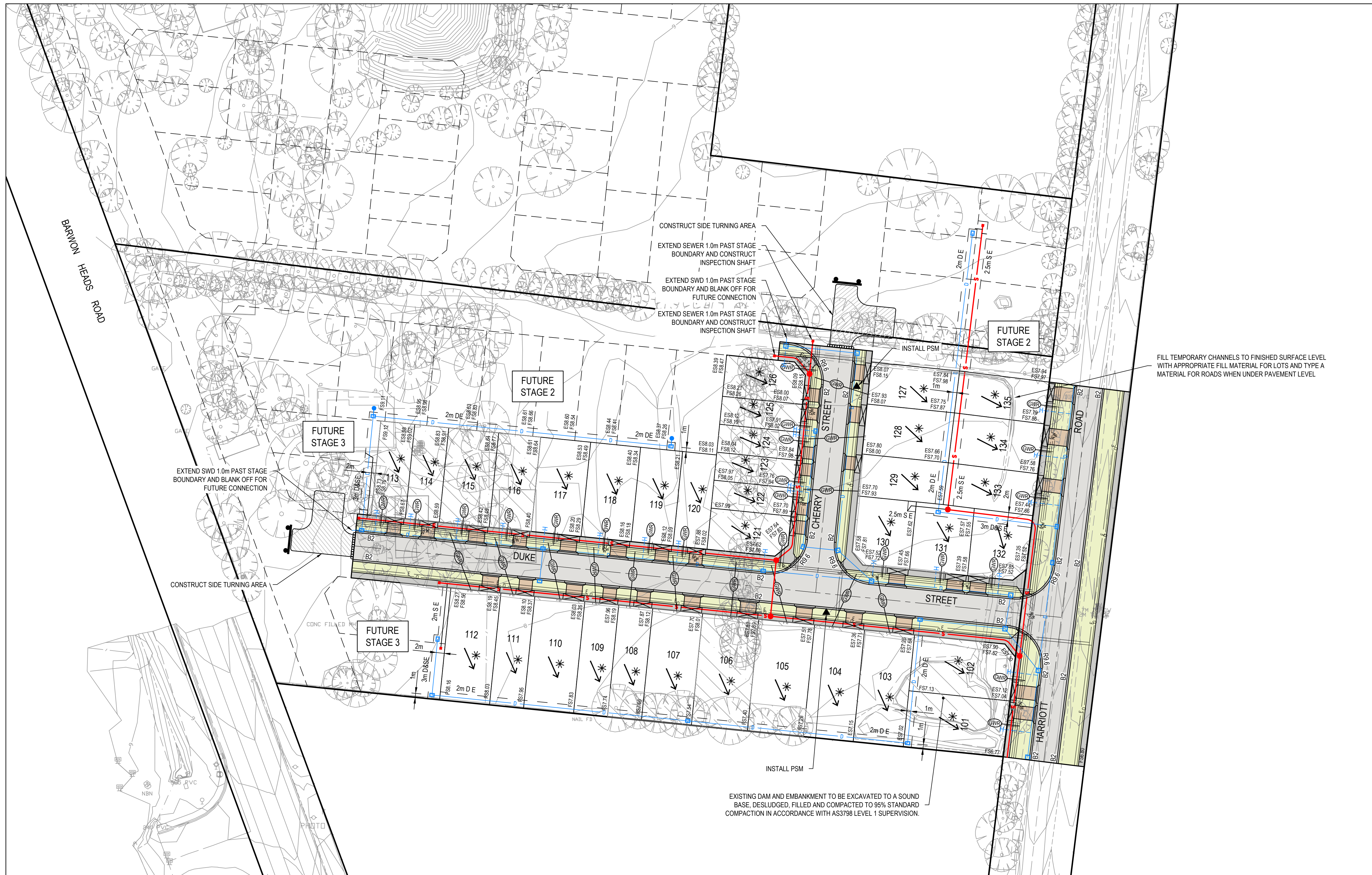
**Description of Restriction**

The registered proprietor or proprietors for the time being of Lots 101 to 135 (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
	EXISTING SURFACE LEVEL
	FINISHED BUILDING LINE LEVEL
	FINISHED RIDGE LINE LEVEL
	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

FILL TEMPORARY CHANNELS TO FINISHED SURFACE LEVEL WITH APPROPRIATE FILL MATERIAL FOR LOTS AND TYPE A MATERIAL FOR ROADS WHEN UNDER PAVEMENT LEVEL

EXISTING DAM AND EMBANKMENT TO BE EXCAVATED TO A SOUND BASE, DESLUDGED, FILLED AND COMPACTED TO 95% STANDARD COMPACTION IN ACCORDANCE WITH AS3798 LEVEL 1 SUPERVISION.

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
ROAD A (LOTS 103-120, 130-132)	16.00	6.40	7.30	7.60	SM2	B2	4.60	1.80
ROAD B (LOTS 121-126, 127-129)	20.00	6.40	7.30	7.60	SM2	SM2	2.60	1.80
HARRIOTT ROAD	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)
ROAD A (LOTS 103-120, 130-132)	3.60 W	3.10 W	2.60 W	4.60 W	1.80 W
ROAD B (LOTS 121-126, 127-129)	2.25 W	3.20 W	2.70 W	2.60 E	1.80 E
HARRIOTT ROAD	2.10 W	3.10 W	2.60 W	2.50 E	1.85 E

Drawing Index  
2860E-001-001, 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](http://www.1100.com.au)

REV	DATE	AMENDMENT / REVISION DESCRIPTION	DRAFTER	DESIGNER	CHECKER	APPROVER
A	29.03.21	ISSUED TO CLIENT FOR COMMENT	T.JENSEN	R.FORBES	R.FORBES	S.MOGLYNN

**QUALITY MANAGEMENT**

**GLOBAL-MARK**

**ENVIRONMENTAL MANAGEMENT**

**SAFETY**

**PERMIT REF. NO.**

**PLAN OF SUB. NO.**

**SUBJECT TO APPROVAL**

**SMEC**

Member of the **Surbana Jurong Group**

East 5, Federal Mills - 33 Mackey Street  
North Geelong, VIC 3215  
Ph 03 5228 3100

701 Barwon Heads Road - Stage 1  
Greater Geelong City Council  
Functional Design  
Layout Plan - 1

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