

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
	RECYCLE 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 REMOVED
	PERMANENT SURVEY MARK
	TEMPORARY BENCH MARK
	PROPOSED DRIVEWAY & FOOTPATH
	PROPOSED INDUSTRIAL DRIVEWAY
	PROPOSED SHARED FOOTPATH
	PROPOSED ROAD PAVING
	EXISTING ROAD PAVING

MERINDAH ESTATE
SURVEY DATUM CONTROL - MGA 94 ZONE 55 & AHD (Refer Boundary Plan BP002590D for further information)

PM	EASTING	NORTHING	RL (AHD)	DESCRIPTION	DATA SOURCE
PM 195 DUNEED	266922.33	5766460.61	n/a	ROD	E & N MELBpos
PM 69 CONEWARRE	266,581.05	5763280.9400	n/a	BRASS PLAQUE	E & N MELBpos
PM 11 CONEWARRE	273,031.06	5762460.6400	n/a	BRASS PLAQUE	E & N MELBpos
PM 4 CONEWARRE	n/a	n/a	19.58	BRASS PLAQUE	RL SMES
PM 5 CONEWARRE	267615.13	5763131.0400	17.64	BRASS PLAQUE	E & N MELBpos, RL SMES
PM 139 CONEWARRE	268611.45	5763022.9500	n/a	BRASS PLAQUE	E & N MELBpos
ZONE 4	269997.32	5764489.06	n/a		Shift & Scale Point (MGA x SFC 0.9997494 = Arb)

SITE SURVEY CONTROL - ARBITRARY

TBM	EASTING	NORTHING	RL	DESCRIPTION	DATA SOURCE
19-PCM187-2019	4964.769	5685.037	8.33	STAR PICKET	
19-RA-RVTC3	4935.539	5685.413	8.42	RIVET	
PCM117140185	4804.238	6119.852	5.83	STAR PICKET	
ROD765-2	4915.21	6126.179	5.52	ROD	
ROD765-3	5168.876	5922.481	8.98	ROD	
RVT22T	5200.899	6085.488	4.30	RIVET	
SSP701-1	5157.981	5839.648	8.17	STAR PICKET	
SSP701-2	5067.224	5907.808	9.05	STAR PICKET	
SSP701-3	5141.444	5699.905	6.48	STAR PICKET	
SSP701-4	5046.167	5717.942	7.57	STAR PICKET	
SSP701-5	5012.264	5826.071	8.77	STAR PICKET	
SSP701-6	4952.213	5721.451	8.81	STAR PICKET	
SSP701-7	4871.816	5936.569	10.31	STAR PICKET	

RELEVANT SURVEY DATUM CONTROL - ARBITRARY

PM	EASTING	NORTHING	RL	DESCRIPTION	DATA SOURCE
PM 4 CONEWARRE	2118.85	4428.63	19.58		
PM 5 CONEWARRE	2615.53	3131.41	17.64		
PM 139 CONEWARRE	3611.60	3023.35	14.50		
ZONE 4	4997.12	4489.08	n/a		Shift & Scale Point (Arb x SFC 1.0002507 = MGA)

ROAD LAYOUT TABLE

ROAD NAME	ROAD RESERVE WIDTH (m)	ROAD WIDTH (m)			KERB TYPE		VERGE WIDTH (m)	
		LIP TO LIP	INV TO INV	BACK TO BACK	NTHWEST	STHEAST	NTHWEST	STHEAST
BARWON HEADS ROAD (LOTS 301-306, 309-312)	12.00	4.90	5.50	5.80	B2	B2	1.85	4.35
STINGRAY STREET (LOTS 313-321)	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20
LAGOON STREET (LOTS 307-308)	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20
DUKE STREET	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20

SERVICES OFFSET TABLE

ROAD NAME	GAS	WATER	RECYCLED WATER	ELECTRICITY	OPTIC FIBRE
	OFFSET (m)	OFFSET (m)	OFFSET (m)	OFFSET (m)	OFFSET (m)
BARWON HEADS ROAD (LOTS 301-306, 309-312)	1.90 E	2.90 E	2.40 E	0.90 W	0.30 W
STINGRAY STREET (LOTS 313-321)	1.90 N	2.90 N	2.40 N	2.50 S	1.85 S
LAGOON STREET (LOTS 307-308)	1.90 N	2.90 N	2.40 N	2.50 S	1.85 S
DUKE STREET	1.90 N	2.90 N	2.40 N	2.50 S	1.85 S

Drawing Index
2860E-003-001 Layout Plan - 1

ALL TREES SHOWN ON LOTS SHALL BE REMOVED BY DEVELOPER

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	6.07.21	ISSUED TO CLIENT FOR COMMENT	T.JENSEN	R.FORBES	R.FORBES	S.MOGLYNN

Quality Management ISO 9001
OHS Management AS/NZS 4801
Environmental Management ISO 14001
Global-Mark.com.au®

PLAN OF SUB. NO. PS843607H
PERMIT REF. NO. PP-836-2020

SUBJECT TO APPROVAL

Scale 1:500
Scale AS SHOWN AT A1

0 5 10 20

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 - Stage 3
Greater Geelong City Council
Functional Design
Layout Plan - 1

MELWAYS REF	PROJECT / DRAWING No	SHEET No	REVISION
480 E1	2860E-003-001	01 of 01	A

PLAN OF SUBDIVISION

LUV USE ONLY
EDITION

PLAN NUMBER
PS843607H

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: PS843599D (LOT C)

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

MGA94 Co-ordinates E 269 960
(of approx centre of N 5 765 820
land in plan) ZONE 55

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1 RESERVE No.2	CITY OF GREATER GEELONG CITY OF GREATER GEELONG POWERCOR AUSTRALIA LIMITED

LOTS 1 TO 300 (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-5 ON PS843599D AS AFFECTS STINGRAY STREET AND LAGOON STREET ON THIS PLAN.

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):
23 & 201

PROCLAIMED SURVEY AREA: -

MERINDAH ESTATE - 3
1.302ha

21 LOTS

GROUND 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.

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	PS843599D	CITY OF GREATER GEELONG
E-5	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS843599D SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-6	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	PS843599D PS843599D SECTION 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-7	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.03 - VER B.DWG AG/AG



SURVEYOR REF: **2860S.03**

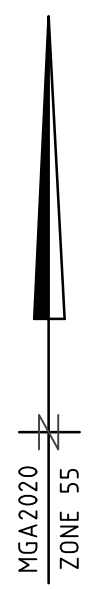
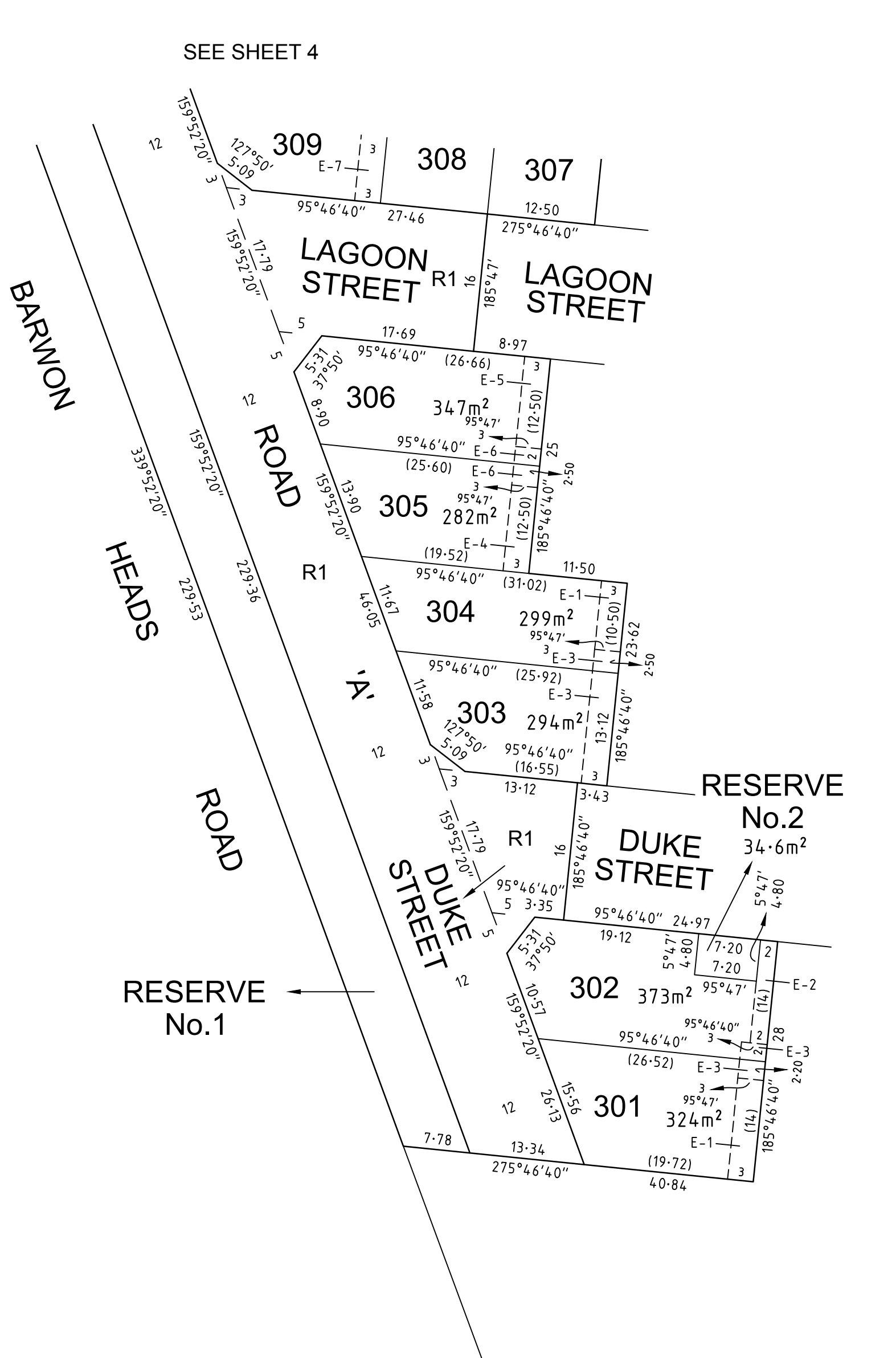
ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5

ROHAN MICHAEL BAKKER VERSION B

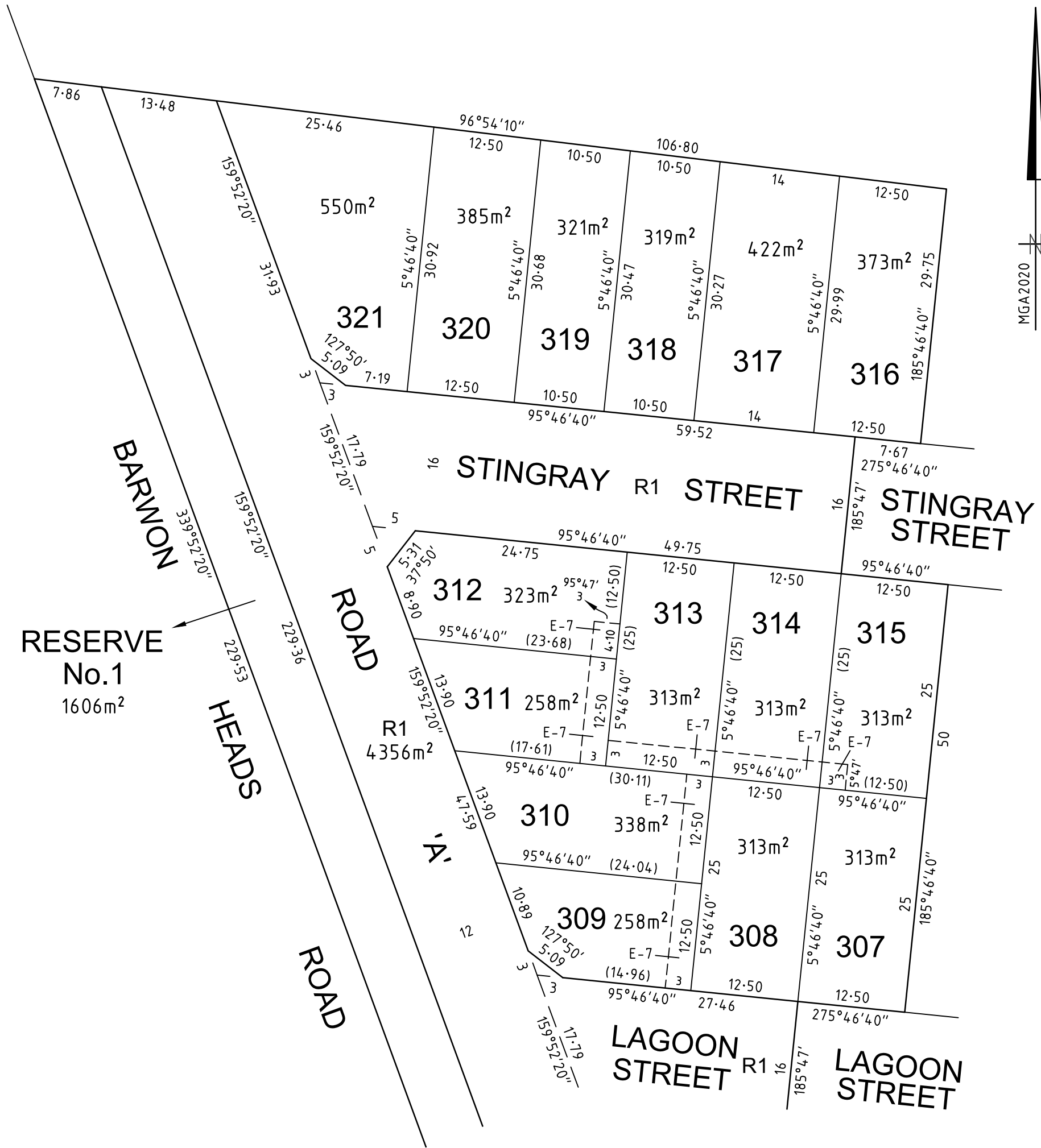
PLAN OF SUBDIVISION

PLAN NUMBER
PS843607H



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SEE SHEET 3

CREATION OF RESTRICTION No. 1

Upon registration of this plan the following restriction is created:

Land to Benefit: Lots 301 to 321 (Both Inclusive).

Land to be Burdened: Lots 301 to 321 (Both Inclusive).

Description of Restriction

The registered proprietor or proprietors of lots 301 to 321 (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 301 to 321 (Both Inclusive).

Land to be Burdened: Lots 301 to 321 (Both Inclusive).

Description of Restriction

The registered proprietor or proprietors for the time being of lots 301 to 321 (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 303 to 305 (Both Inclusive), 309 and 311.

Land to be Burdened: Lots 303 to 305 (Both Inclusive), 309 and 311.

Description of Restriction

The registered proprietor or proprietors of lots 303 to 305 (Both Inclusive), 309 and 311 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. 4

Upon registration of this plan the following restriction is created:

Land to Benefit: Lots 301 to 306 and 308 to 315 (All Inclusive).

Land to be Burdened: Lots 301 to 306 and 308 to 315 (All Inclusive).

Description of Restriction

The registered proprietor or proprietors for the time being of Lots 301 to 306 and 308 to 315 (All Inclusive) 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. 5

Upon registration of this plan the following restriction is created:

Land to Benefit: Lots 301 to 321 (All Inclusive).

Land to be Burdened: Lots 301 to 321 (All Inclusive).

Description of Restriction

The registered proprietor or proprietors for the time being of Lots 301 to 321 (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.

