

PLAN OF SUBDIVISION

PS 905316C

LOCATION OF LAND

PARISH: CONEWARRE
TOWNSHIP:
SECTION: 10
CROWN ALLOTMENT: A (PART)
CROWN PORTION:
TITLE REFERENCE: VOL FOL

LAST PLAN REFERENCE: LOT L ON PS900102A
POSTAL ADDRESS: CHARLEMONT ROAD
 (at time of subdivision) ARMSTRONG CREEK 3217

MGA CO-ORDINATES: E: 269 950 ZONE:55
 (of approx centre of land in plan) N: 5 763 950

Council Name: City of Greater Geelong
Council Reference Number: 15487
Planning Permit Reference: 273/2011
SPEAR Reference Number: S185246T

Certification
 This plan is certified under section 6 of the Subdivision Act 1988
 Public Open Space
 A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement is to be satisfied in stage: 11
 Digitally signed by: Rory O'Loughlen for City of Greater Geelong on 22/12/2022

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

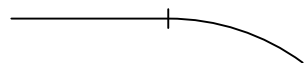
AREA OF LAND SUBDIVIDED (EXCLUDING BALANCE LOT M) - 6597m²
 LOTS 1 TO 8100 & A TO L (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN
 EASEMENTS E-2, E-4, E-5, E-7, E-9 TO E-12, E-14 TO E-19, E-21, E-22 AND E-24 HAVE BEEN OMITTED FROM THIS PLAN

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:
 This plan is based on survey.

STAGING:
 This is not a staged subdivision.

TANGENT POINTS ARE SHOWN THUS: 

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
SEE EASEMENT INFORMATION ON SHEET 2				

ARMSTRONG WATERS - 8A
14 LOTS & BALANCE LOT M

LICENSED SURVEYOR: ANDREW J. REAY



Lyssna Group Pty Ltd
 ABN 18 616 811 191
 Tel: +61 3 9516 6899
 PO Box 1098, South Melbourne 3205
 Suite 3, 102 Dodds Street
 Southbank VIC 3006 Australia

DATE: 28/07/22 REFERENCE: AA0010
 DRAWING: SU81AE DRAWN BY: PL

ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 6

Digitally signed by: Andrew Reay, Licensed Surveyor, Surveyor's Plan Version (E), 29/07/2022, SPEAR Ref: S185246T

LyssnaGroup.com

PLAN OF SUBDIVISION

PS 905316C

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	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	PS835907Q SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-3	DRAINAGE	2	PS819391R	GREATER GEELONG CITY COUNCIL
E-6	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	PS702910V SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-8	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE DIAG SEE DIAG	PS819391R PS807641M SEC. 136 WATER ACT 1989	GREATER GEELONG CITY COUNCIL BARWON REGION WATER CORPORATION
E-13	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	PS738901U SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-20	PIPELINES OR ANCILLARY PURPOSES	2	PS807594T SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-23	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	PS807641M SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-25	PIPELINES OR ANCILLARY PURPOSES	2.5	PS900102A SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-26	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	3 3	PS900102A PS900102A SEC. 136 WATER ACT 1989	GREATER GEELONG CITY COUNCIL BARWON REGION WATER CORPORATION
E-27	DRAINAGE	2	THIS PLAN	GREATER GEELONG CITY COUNCIL
E-28	POWERLINE	3.5	PS900102A SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-29	POWERLINE PIPELINES OR ANCILLARY PURPOSES	2.5 2.5	PS900102A SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000 PS900102A SEC. 136 WATER ACT 1989	POWERCOR AUSTRALIA LTD BARWON REGION WATER CORPORATION

ARMSTRONG WATERS - 8A

LICENSED SURVEYOR: ANDREW J. REAY



Lyssna Group Pty Ltd
 ABN 18 616 811 191
 Tel: +61 3 9516 6899
 PO Box 1098, South Melbourne 3205
 Suite 3, 102 Dodds Street
 Southbank VIC 3006 Australia

LyssnaGroup.com

DATE: 28/07/22
 DRAWING: SU81AE

REFERENCE: AA0010
 DRAWN BY: PL

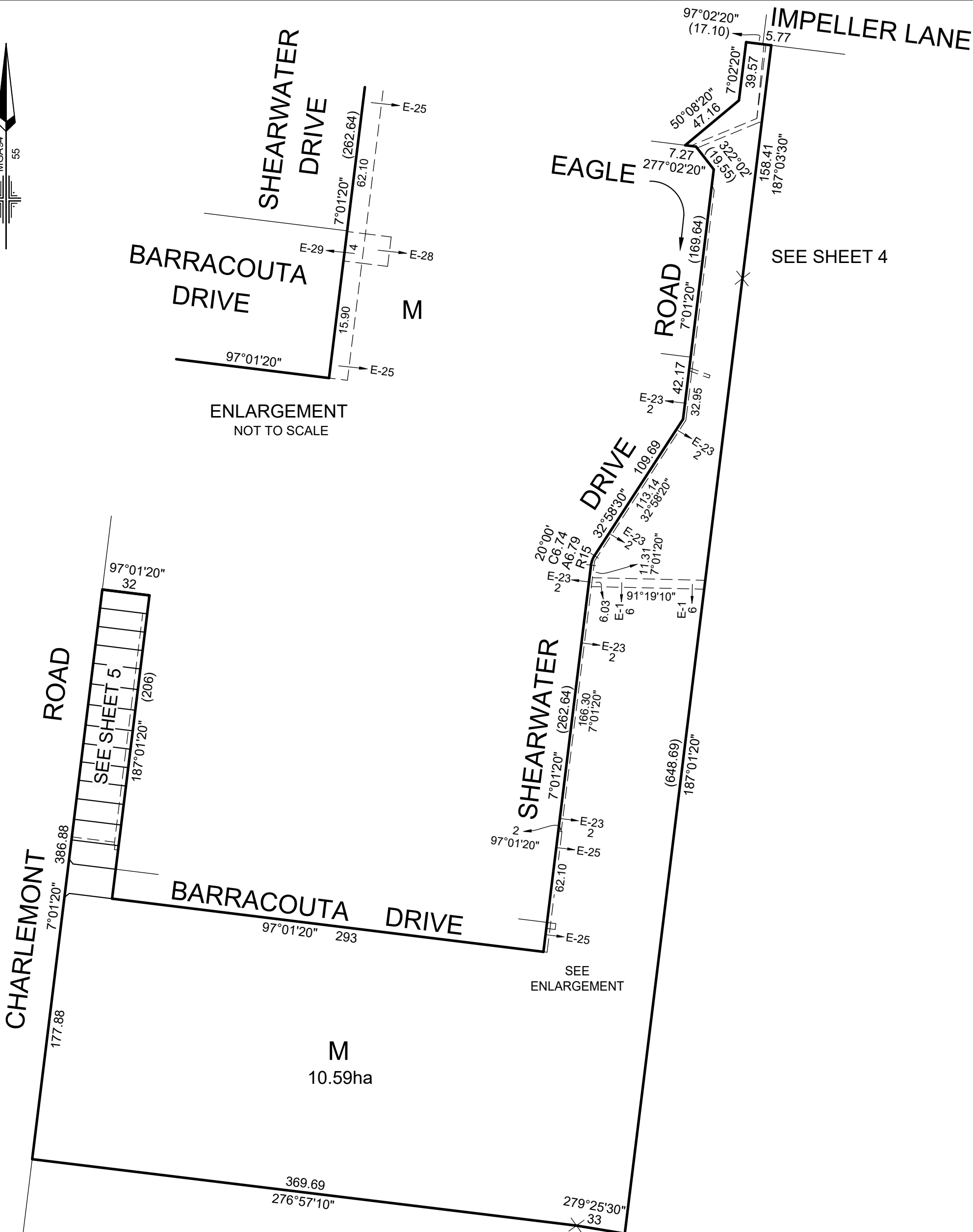
ORIGINAL SHEET SIZE: A3
 SHEET 2

Digitally signed by: Andrew Reay, Licensed Surveyor,
 Surveyor's Plan Version (E),
 29/07/2022, SPEAR Ref: S185246T

Digitally signed by:
 City of Greater Geelong,
 22/12/2022,
 SPEAR Ref: S185246T

PLAN OF SUBDIVISION

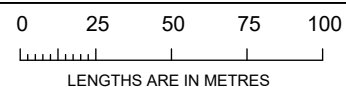
PS 905316C



ARMSTRONG WATERS - 8A

LICENSED SURVEYOR: ANDREW J. REAY

SCALE
1:2500



Lyssna Group Pty Ltd
 ABN 18 616 811 191
 Tel: +61 3 9516 6899
 PO Box 1098, South Melbourne 3205
 Suite 3, 102 Dodds Street
 Southbank VIC 3006 Australia

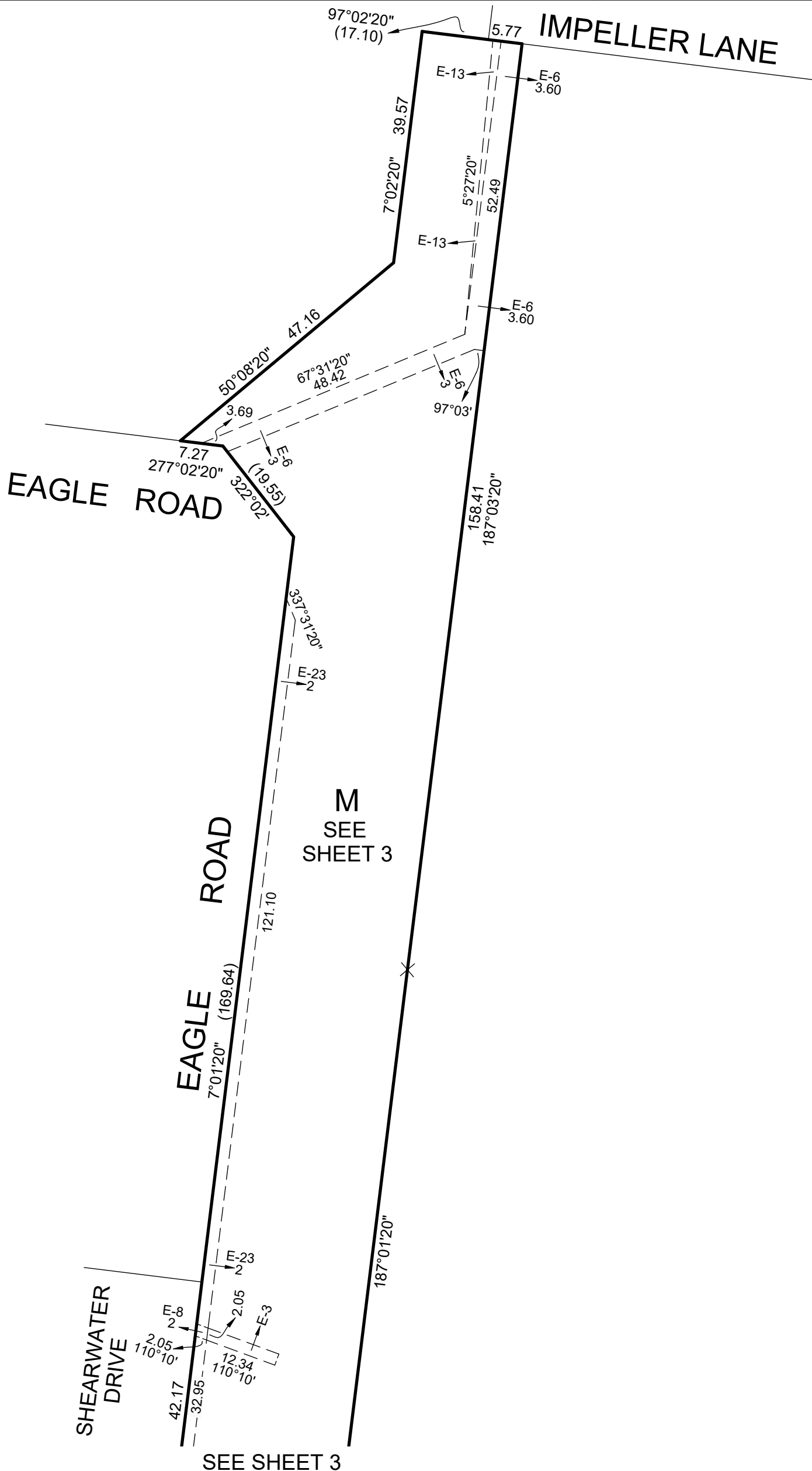
DATE: 28/07/22
 DRAWING: SU81AE

REFERENCE: AA0010
 DRAWN BY: PL

ORIGINAL SHEET SIZE: A3
 SHEET 3

Digitally signed by: Andrew Reay, Licensed Surveyor,
 Surveyor's Plan Version (E),
 29/07/2022, SPEAR Ref: S185246T

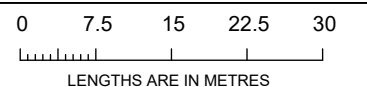
Digitally signed by:
 City of Greater Geelong,
 22/12/2022,
 SPEAR Ref: S185246T



ARMSTRONG WATERS - 8A

LICENSED SURVEYOR: ANDREW J. REAY

SCALE
1:750



Lyssna Group Pty Ltd
 ABN 18 616 811 191
 Tel: +61 3 9516 6899
 PO Box 1098, South Melbourne 3205
 Suite 3, 102 Dodds Street
 Southbank VIC 3006 Australia

DATE: 28/07/22 REFERENCE: AA0010
 DRAWING: SU81AE DRAWN BY: PL

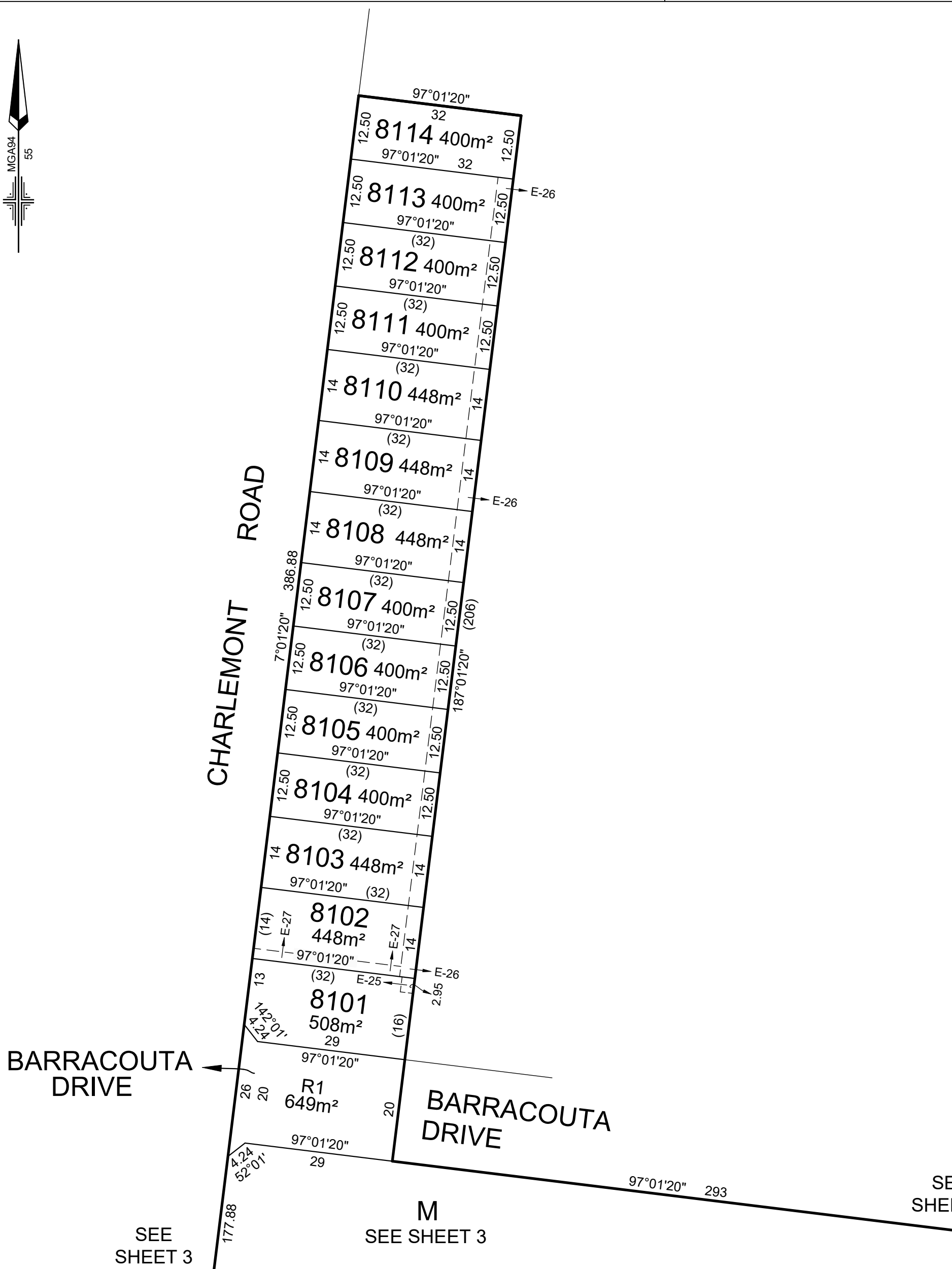
ORIGINAL SHEET SIZE: A3
 SHEET 4

Digitally signed by: Andrew Reay, Licensed Surveyor,
 Surveyor's Plan Version (E),
 29/07/2022, SPEAR Ref: S185246T

Digitally signed by:
 City of Greater Geelong,
 22/12/2022,
 SPEAR Ref: S185246T

PLAN OF SUBDIVISION

PS 905316C



SEE SHEET 3

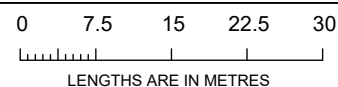
SEE SHEET 3

M
SEE SHEET 3

ARMSTRONG WATERS - 8A

LICENSED SURVEYOR: ANDREW J. REAY

SCALE
1:750



Lyssna Group Pty Ltd
 ABN 18 616 811 191
 Tel: +61 3 9516 6899
 PO Box 1098, South Melbourne 3205
 Suite 3, 102 Dodds Street
 Southbank VIC 3006 Australia

DATE: 28/07/22 REFERENCE: AA0010
 DRAWING: SU81AE DRAWN BY: PL

ORIGINAL SHEET SIZE: A3
 SHEET 5

Digitally signed by: Andrew Reay, Licensed Surveyor,
 Surveyor's Plan Version (E),
 29/07/2022, SPEAR Ref: S185246T

Digitally signed by:
 City of Greater Geelong,
 22/12/2022,
 SPEAR Ref: S185246T

CREATION OF RESTRICTION "A"

The following restriction is to be created upon registration of this Plan:

Land to benefit: Lots 8101 to 8114 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 8101 to 8114 (both inclusive) on the Plan of Subdivision

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot on this Plan to which any of the following restrictions apply shall not:

1. Further subdivide the lot hereby transferred unless the land is of an area of 600 square metres or greater except for corner lots or land with frontage of at least 14m;
2.
 - (i) Place or allow to be placed on the Lot any vehicle having carrying capacity of one tonne or more or any boat, caravan, trailer unless screened from view of any street adjacent to or abutting such lot;
 - (ii) Place or allow to be placed any two way radio or other aerial, any satellite dish or any other media or electronic communication aerial or device which may be visible to the front of the lot;
 - (iii) Carry on or allow to be carried on at any time, repairs or restoration of any motor vehicle, boats, caravans, trailers or other vehicles unless screened from view of any street adjacent to or abutting such lot;
 - (iv) Place or allow to be placed on the Lot clothes hoist or clothesline or airer used for clothes drying or airing which is visible from any street adjacent to or abutting such lot.
3. At any time erect, construct, build or permit to be erected, constructed or built on the Lot any externally mounted air-conditioning, evaporate cooling unit or device or any other plant and equipment including any solar hot water system tank (not solar panels) unless it:
 - (i) is similar in colour as the predominant colour of the roofing on which the unit or device is mounted;
 - (ii) is not visible from any street from the front of house; and
 - (iii) has its highest point lower than the peak ridge of the roof of the dwelling on the Lot.
4. Allow:
 - (i) any rubbish or debris to remain on any Lot at anytime and during construction periods unless such rubbish or debris is stored in bin/skip in proper and tidy manner;
 - (ii) any grass and weeds to grow over 200mm in height at anytime and to be slashed in accordance with City of Greater Geelong;
 - (iii) any signage unless the sign of a Builder during the construction period;
 - (iv) leave the lot in the state of disrepair;
 - (v) erect, cause or permit to be erected or remain on the lot any type of front fence or side fence forward of the front facade of the dwelling;
 - (vi) construct any side or rear boundary fencing on the lot other than that constructed of masonry, colourbond or timber;
 - (vii) construct any side or rear boundary fencing that is not at least 1800mm in height;
 - (viii) erect, cause or permit to be erected or remain on the lot a dwelling (excluding garages, verandas and balconies) other than a minimum size of 110m² except for dual occupancy development;
 - (ix) erect, cause or permit to be erected or remain on the lot a dwelling (excluding garages) set back less than 4.5m from the lot frontage except for corner allotments being developed for dual occupancy;
 - (x) erect, cause or permit to be erected or remain on the lot a garage set back less than 5m in frontage except for corner allotments being developed for dual occupancy;
 - (xi) use reflective materials for the roof or any building (other than a garden shed) except for panels for the collection of solar energy;
 - (xii) construct a roof (other than a garden shed) visible from a road and with a pitch of less than 22 degrees;
 - (xiii) construct on the lot more than one driveway and crossover with the consent of the City of Greater Geelong or its successors;
 - (xiv) erect, cause or permit to be erected or remain on the lot any temporary, relocatable buildings or structures including storerooms and garden sheds unless for use in connection with the building of the dwelling house;
 - (xv) occupy the dwelling without the driveway being fully constructed.
5. Neglect to complete front landscaping on the lot within 6 months of the occupancy Permit date.
6. Build or permit to be built any building(s) that does not provide 1.0 metre clear horizontal access down the entire length of at least one side boundary of the lot. Unless exemption to this requirement is obtained from Barwon Water.

ARMSTRONG WATERS - 8A

LICENSED SURVEYOR: ANDREW J. REAY



Lyssna Group Pty Ltd
 ABN 18 616 811 191
 Tel: +61 3 9516 6899
 PO Box 1098, South Melbourne 3205
 Suite 3, 102 Dodds Street
 Southbank VIC 3006 Australia

LyssnaGroup.com

DATE: 28/07/22
 DRAWING: SU81AE

REFERENCE: AA0010
 DRAWN BY: PL

ORIGINAL SHEET SIZE: A3
 SHEET 6

Digitally signed by: Andrew Reay, Licensed Surveyor,
 Surveyor's Plan Version (E),
 29/07/2022, SPEAR Ref: S185246T

Digitally signed by:
 City of Greater Geelong,
 22/12/2022,
 SPEAR Ref: S185246T