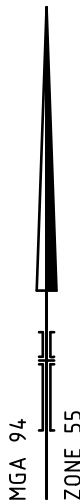
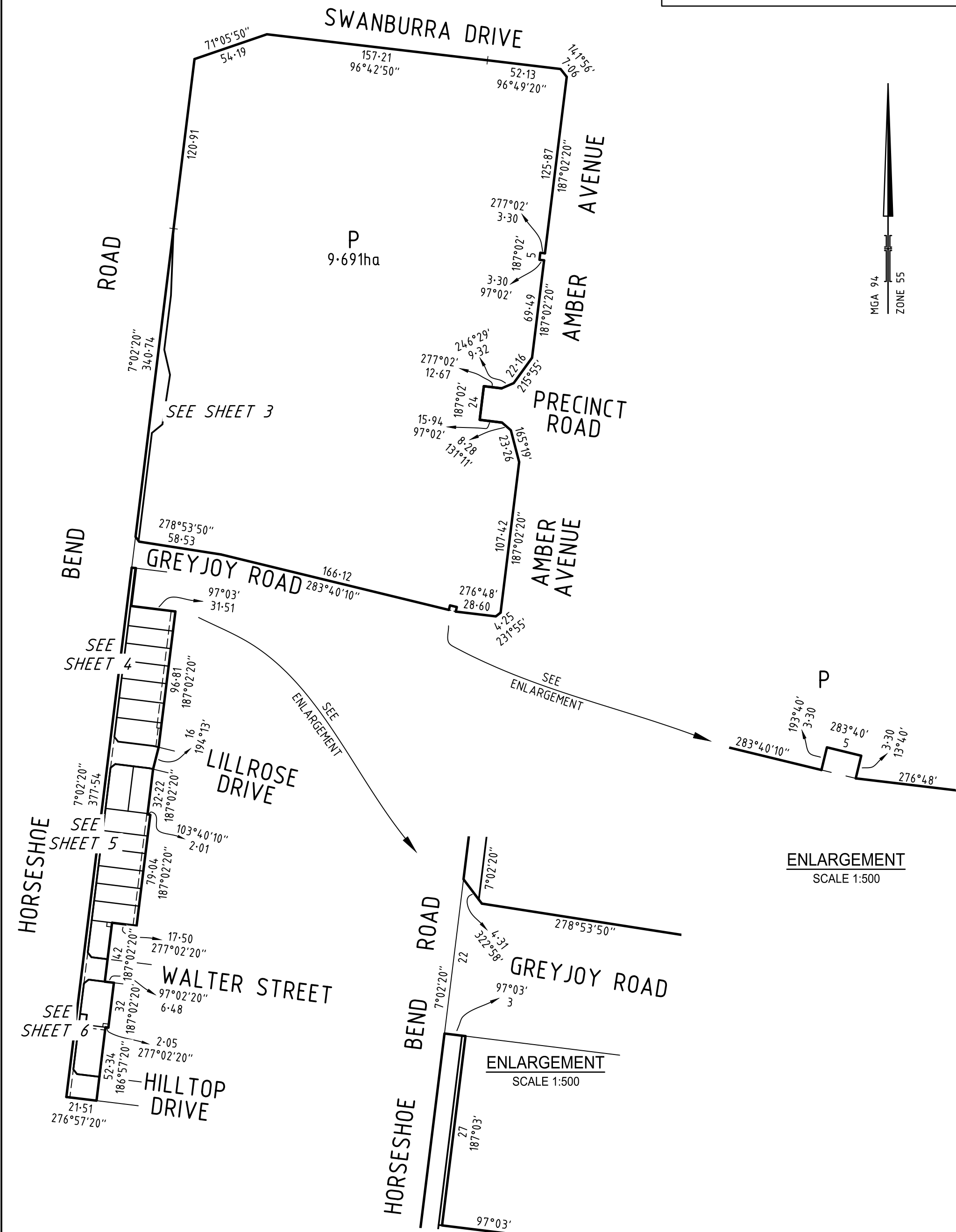


PLAN OF SUBDIVISION			EDITION 1		PS 836790E	
LOCATION OF LAND PARISH: CONEWARRE TOWNSHIP: SECTION: 4 CROWN ALLOTMENT: F (PART) & G (PART) CROWN PORTION: TITLE REFERENCE: C/T VOL 11833 FOL 165 VOL 12170 FOL 328 VOL.... FOL... LAST PLAN REFERENCE: Lot A on PS 736115D Lot H on PS 805365V Lot M on PS 824636H POSTAL ADDRESS: HORSESHOE BEND ROAD (at time of subdivision) CHARLEMONT 3217 MGA94 CO-ORDINATES: E: 268 700 ZONE: 55 (of approx centre of land in plan) N: 5 767 050						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		Lots A to O and 1 to 1500 (all inclusive) have been omitted from this plan.  <u>Other Purpose of this Plan</u> To remove Easement E-1 shown on PS717142H that lies within Horseshoe Bend Road on this plan. To remove that part of Easement E-6 shown on PS805365V that lies within Lillrose Drive & Horseshoe Bend Road on this plan. To remove that part of Easement E-10 shown on PS824636H that lies within Walter Street & Hilltop Drive & Horseshoe Bend Road on this plan.  <u>Grounds for Removal</u> By agreement of the relevant authority under the powers of section 6 (1)(k)(iii) of the Subdivision Act 1988.		
ROAD R1 Reserve No 1 Reserve No.2		City of Greater Geelong Barwon Region Water Corporation Powercor Australia Limited				
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
SURVEY: This plan is based on survey  STAGING: This is not a staged subdivision Planning Permit No. 1072/2014  This survey has been connected to permanent marks No(s). 45, 109, 209, 222  In Proclaimed Survey Area No.						
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 Diagram	PS 805365V	City of Greater Geelong		
E-1 & E-2	Pipelines or Ancillary Purposes	See Diagram	PS 805365V Section 136 of the Water Act 1989	Barwon Region Water Corporation		
E-3 & E-4	Drainage	See Diagram	PS 824636H	City of Greater Geelong		
E-4 & E-5	Pipelines or Ancillary Purposes	See Diagram	PS 824636H Section 136 of the Water Act 1989	Barwon Region Water Corporation		
CHARLEMONT RISE ESTATE - STAGE 15 (18 LOTS)			AREA OF STAGE - 1.126ha			
 <div>10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 spiire.com.au</div>		SURVEYORS FILE REF: 308500SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7	
		Licensed Surveyor: Michael Meehan Version: 3				



ENLARGEMENT  
SCALE 1:500

ENLARGEMENT  
SCALE 1:500

SURVEYOR'S FILE REF: 308500SV00

SCALE 1: 2500  
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LENGTHS ARE IN METRES

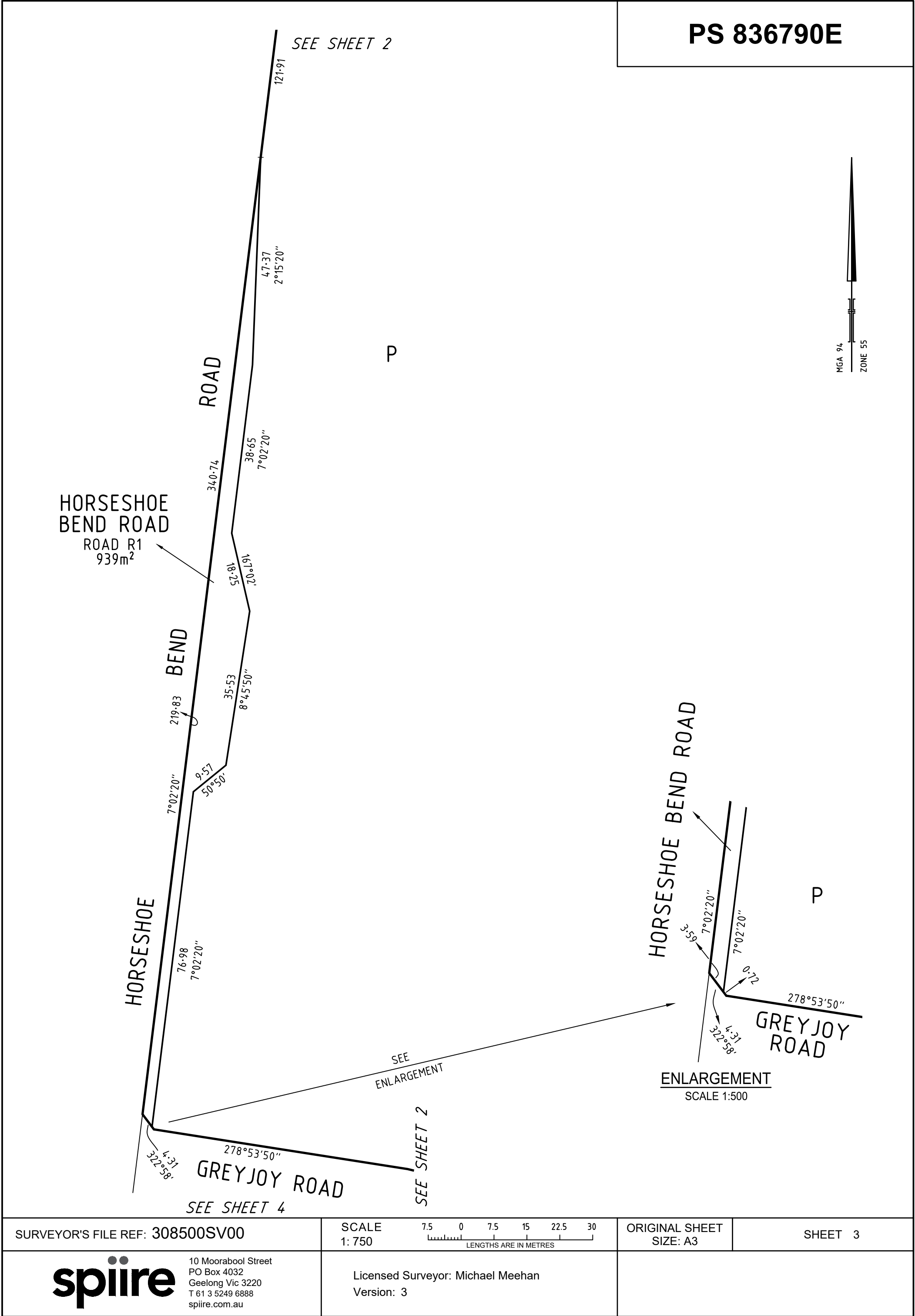
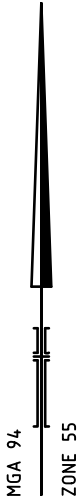
ORIGINAL SHEET  
SIZE: A3

SHEET 2



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SURVEYOR'S FILE REF: 308500SV00

SCALE 1: 750

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

SHEET 3



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PS 836790E

SHEET 2  
GREYJOY  
ROAD

SHEET 2

**ENLARGEMENT**  
SCALE 1:250

SEE  
ENLARGEMENT

Reserve  
No.1  
13.4m<sup>2</sup>

HORSESHOE BEND ROAD  
7°02'20"  
HORSESHOE 377.55

1518

HORSESHOE  
BEND ROAD  
ROAD R1  
944m<sup>2</sup>

LILLROSE  
DRIVE

ROAD R  
505m<sup>2</sup>

LILLROSE  
DRIVE

HORSESHOE

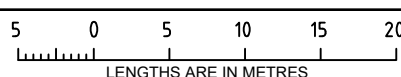
7°02'20"  
32  
1511  
448m<sup>2</sup>

1511  
448m<sup>2</sup>

SEE SHEET 5

SURVEYOR'S FILE REF: 308500SV00

SCALE  
1: 500



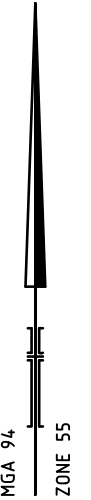
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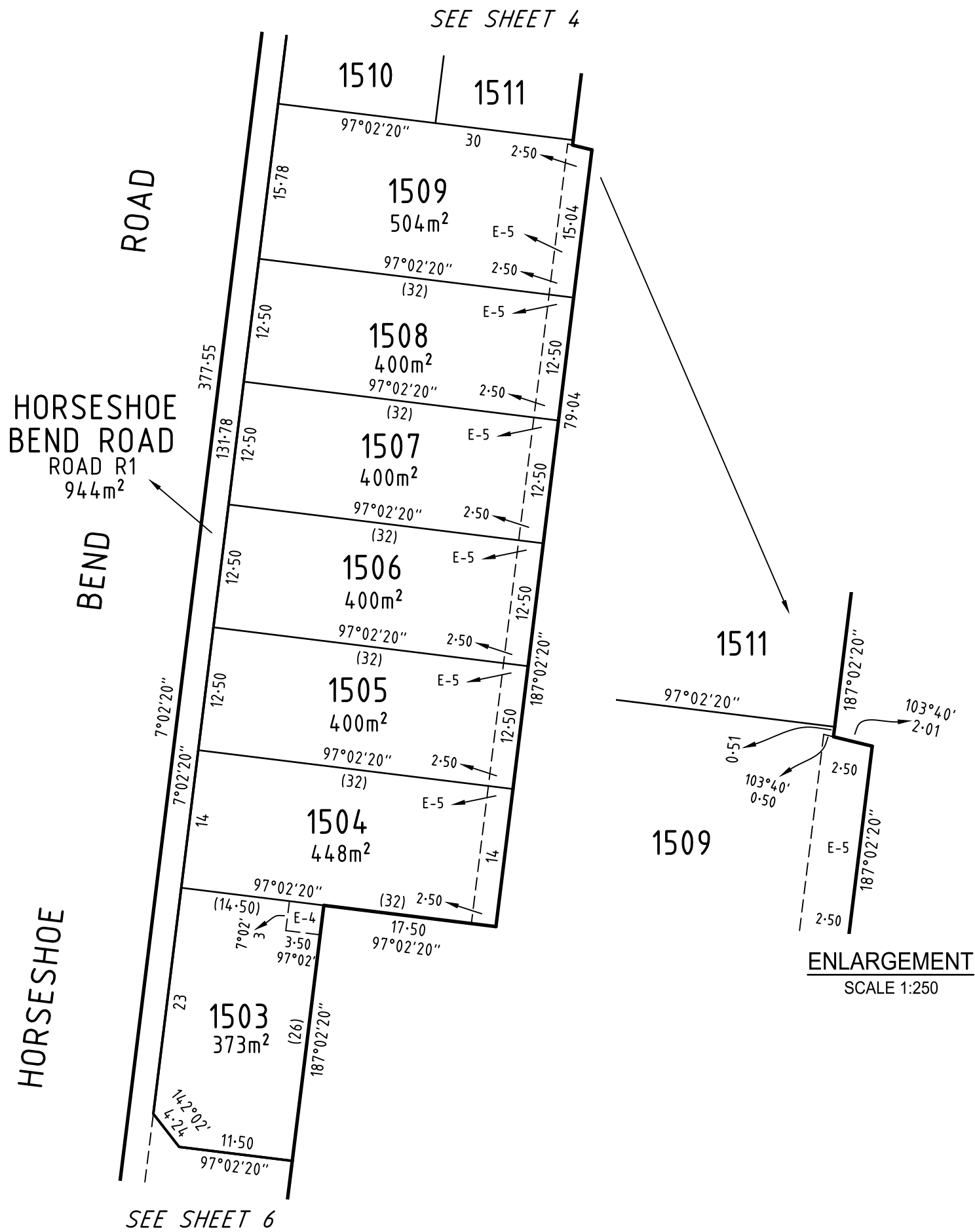
SHEET 4

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SURVEYOR'S FILE REF: 308500SV00

SCALE 1: 500

5 0 5 10 15 20

LENGTHS ARE IN METRES

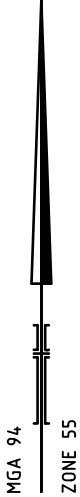
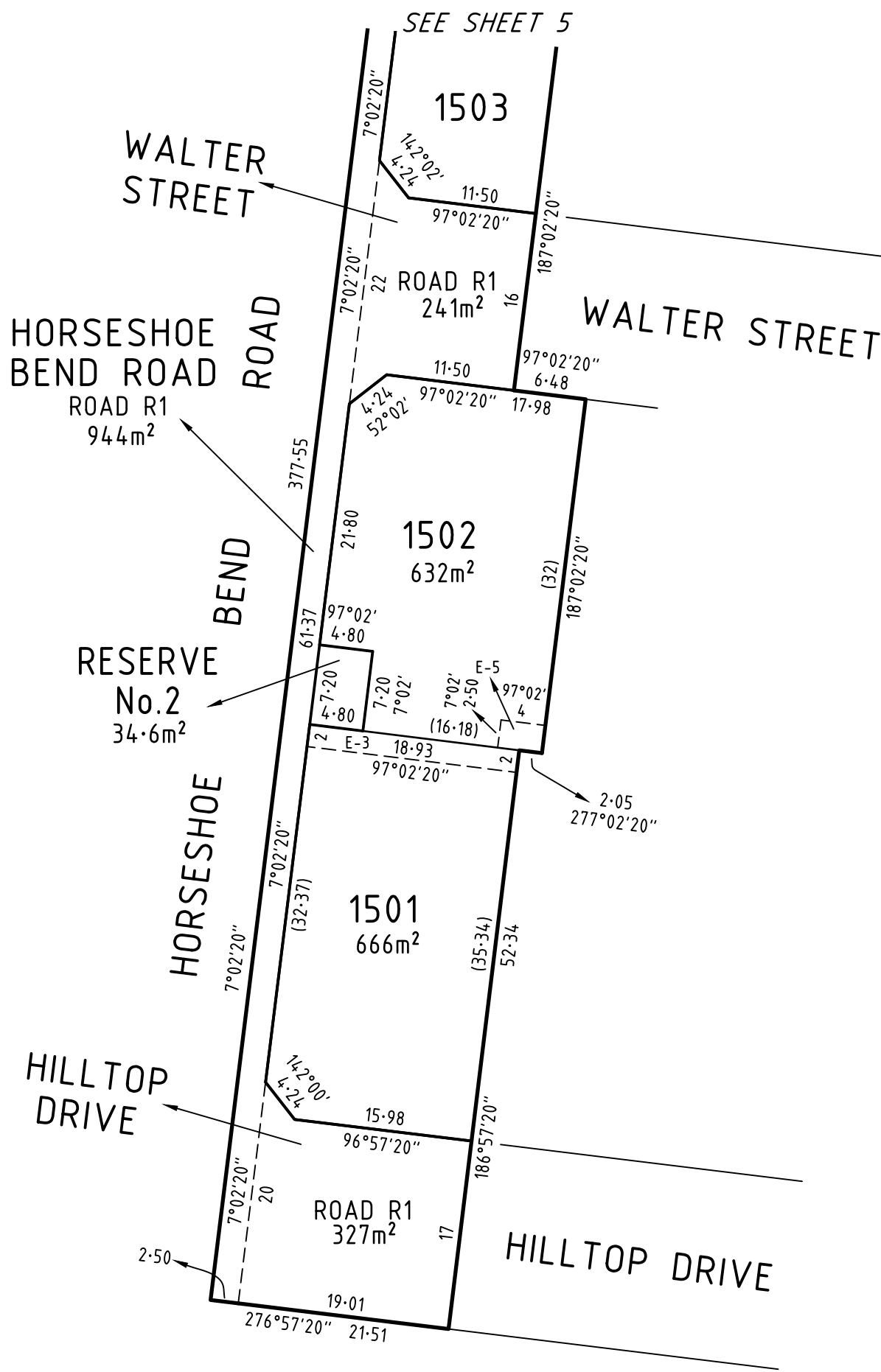
ORIGINAL SHEET  
SIZE: A3

SHEET 5

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Version: 3



SURVEYOR'S FILE REF: 308500SV00

SCALE 1: 500

5 0 5 10 15 20

LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

SHEET 6



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Creation of Restriction No 1

The following Restriction is to be created upon registration of this plan:

Land to Benefit: Lots 1501 to 1518(all inclusive) on this plan.

Land to be Burdened: Lots 1501to 1518 (all inclusive) on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of the burdened lots must not:

1. Construct or allow to be constructed any improvements on any lot:
- 1.1

that is not in accordance with Charlemont Rise Design Guidelines unless otherwise approved by the Charlemont Rise Design Assessment Panel, P.O. Box 1184 Grovedale Victoria 3216, a copy of which guidelines can be obtained from the Charlemont Rise Design Assessment Panel; and
- 1.2

without obtaining written approval of the design for that improvement from the Charlemont Rise Design Assessment Panel, which approval must be obtained even if the design for that lot improvement complies with the Charlemont Rise Design Guidelines.

Expiry Date:

1 January 2035

Creation of Restriction No 2

The following Restriction is to be created upon Registration of this Plan:

Land to Benefit: Lots 1501 to 1518 (all inclusive) on this plan.

Land to be Burdened: Lots 1501 to 1518 (all inclusive) on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of the burdened lot must 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.