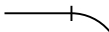
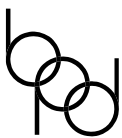
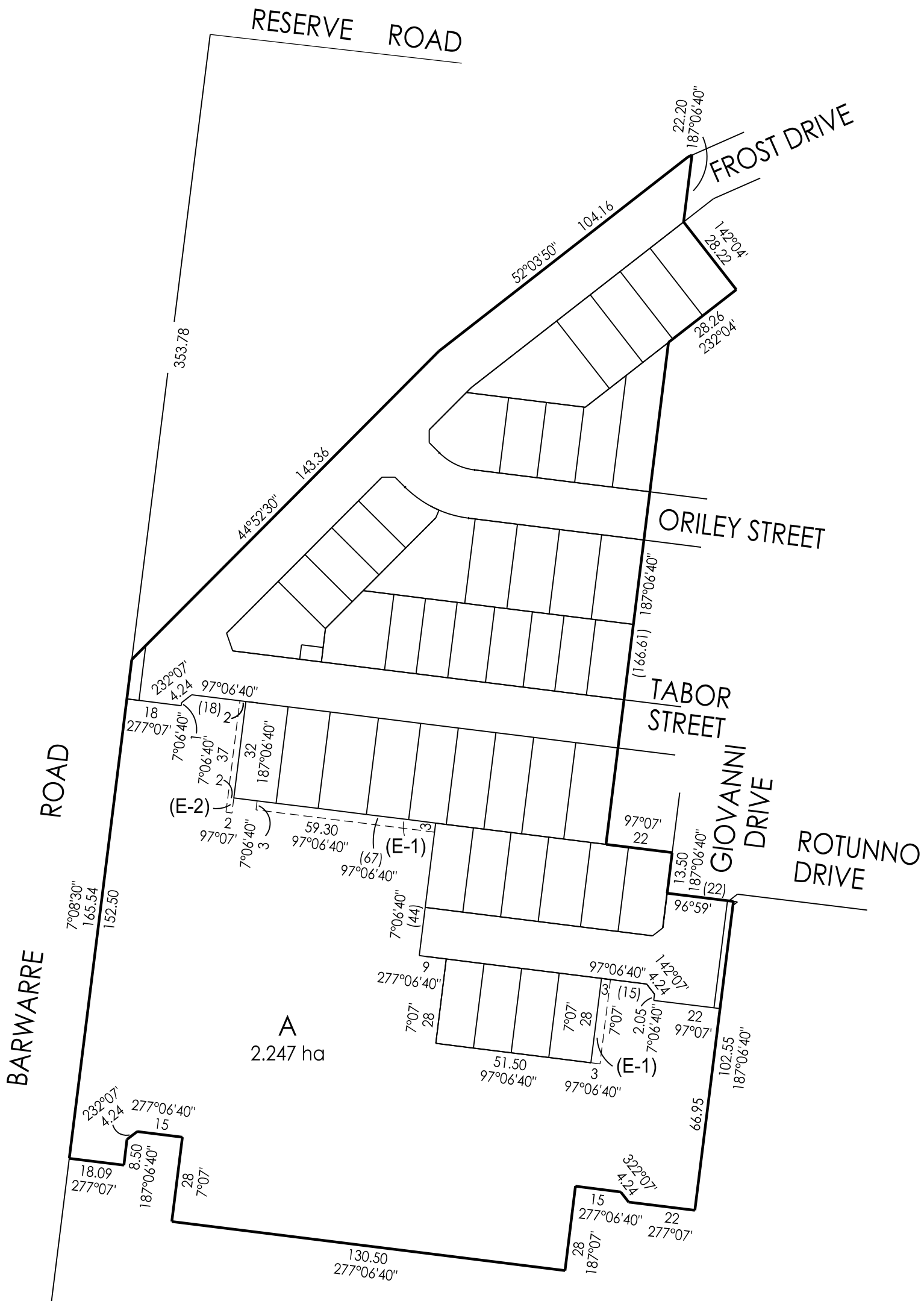
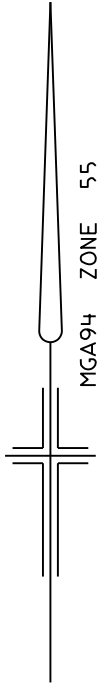


PLAN OF SUBDIVISION			LRS USE ONLY EDITION		PLAN NUMBER PS 908221X	
LOCATION OF LAND  PARISH: CONEWARRE  TOWNSHIP: -----  SECTION: 3  CROWN ALLOTMENT: C1 (PART) & F (PART)  CROWN PORTION: -----  TITLE REFERENCES: VOL.12350 FOL.039, VOL. FOL. & VOL. FOL.  LAST PLAN REFERENCE: Lot C PS838517N, Lot A PS902454F & Lot A PS902507L  POSTAL ADDRESS: 86-100 RESERVE ROAD (at time of subdivision) CHARLEMONT 3217  MGA 94 CO-ORDINATES: E: 268 020 ZONE: 55 (of approx. centre of plan) N: 5 767 490 DATUM: GDA94			COUNCIL NAME: CITY OF GREATER GEELONG			
VESTING OF ROADS OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		TANGENT POINTS ARE SHOWN THUS:   LOTS 1 TO 600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  TOTAL ROAD AREA: 9550 m²    <b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE THE EASEMENT SHOWN AS (E-2) ON PS838517N WHICH LIES WITHIN THE LAND IN THIS PLAN SHOW AS ROAD R1 AND RESERVE No.1.  TO REMOVE THE EASEMENT SHOWN AS (E-2) ON PS902454F WHICH LIES WITHIN THE LAND IN THIS PLAN SHOW AS LOTS 601, 602 AND 603.  <b>GROUND'S FOR REMOVAL:</b> BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
ROAD R1 RESERVE No.1 RESERVE No.2 RESERVE No.3 RESERVE No.4		CITY OF GREATER GEELONG CITY OF GREATER GEELONG CITY OF GREATER GEELONG CITY OF GREATER GEELONG POWERCOR AUSTRALIA LTD				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
SURVEY: THIS PLAN IS BASED ON SURVEY  THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). CONEWARRE PM 109 & PM 206  LAND NOT IN A PROCLAIMED SURVEY AREA <b>STAGING</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. PP-895-2021						
ESTATE: THE RESERVE 6      AREA: 2.782 HA      No. OF LOTS: 47      MELWAY: 465:K:9						
EASEMENT INFORMATION						
LEGEND:      A - APPURTENANT      E - ENCUMBERING EASEMENT      R - ENCUMBERING EASEMENT (ROAD)						
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF		
(E-1)	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG		
(E-1)	PIPELINE OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN - SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION		
(E-2)	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG		
(E-3)	PIPELINE OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN - SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION		
Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		REF: 10200/6      VERSION: 7		ORIGINAL SHEET SIZE A3	SHEET 1 OF 6 SHEETS	
CHECKED		DATE: 31/05/2023		LICENSED SURVEYOR: DAMIAN SMALE		

PLAN OF SUBDIVISION

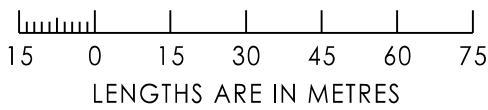
PLAN NUMBER  
PS 908221X



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www.bpd.com.au info@bpd.com.au

SCALE

1:1500



ORIGINAL  
SHEET SIZE A3

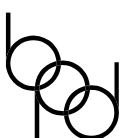
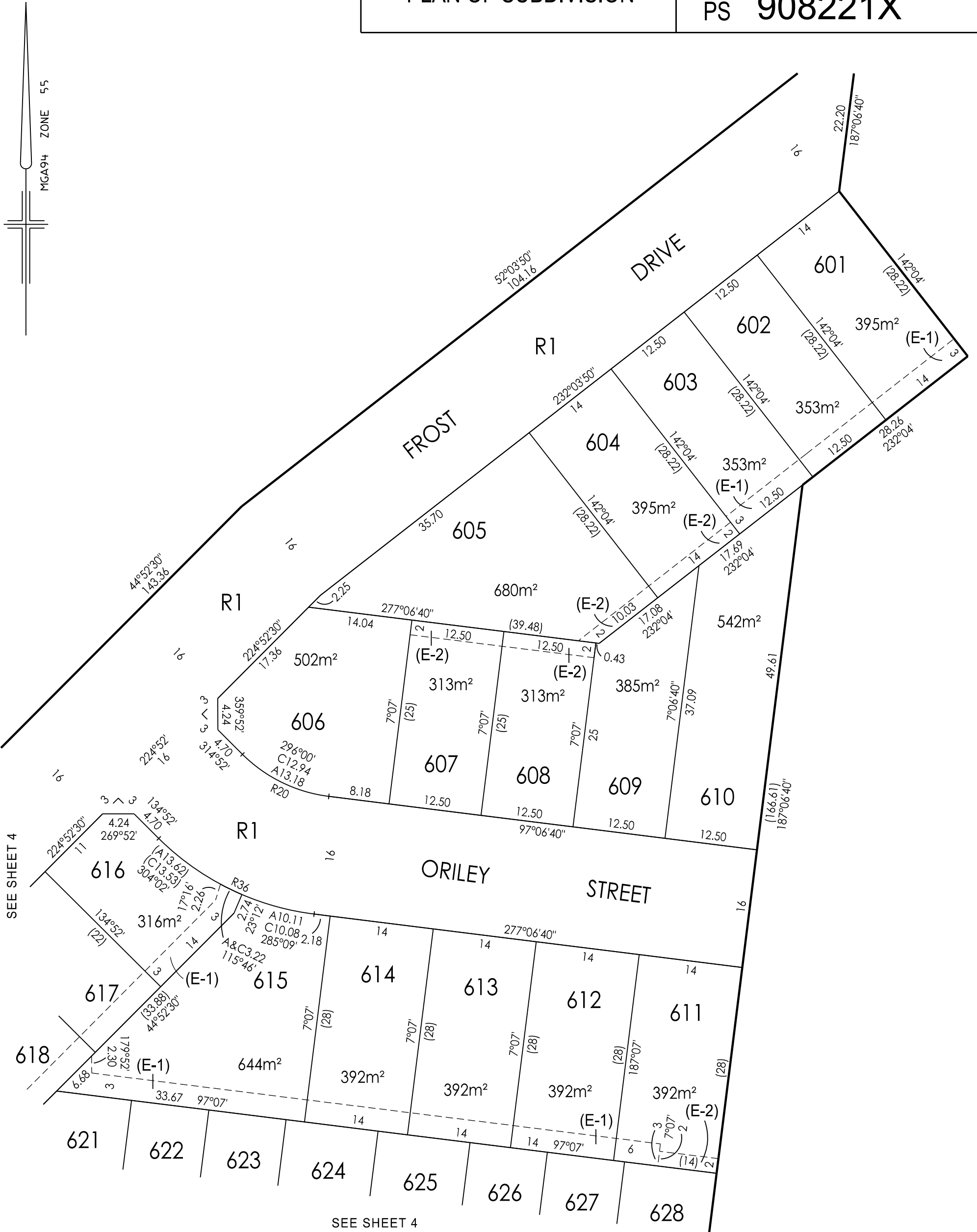
SHEET 2

REF: 10200/6

VERSION: 7

LICENSED SURVEYOR: DAMIAN SMALE

PLAN NUMBER  
PS 908221X



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[www.bpd.com.au](http://www.bpd.com.au) [info@bpd.com.au](mailto:info@bpd.com.au)

SCALE  
1:500



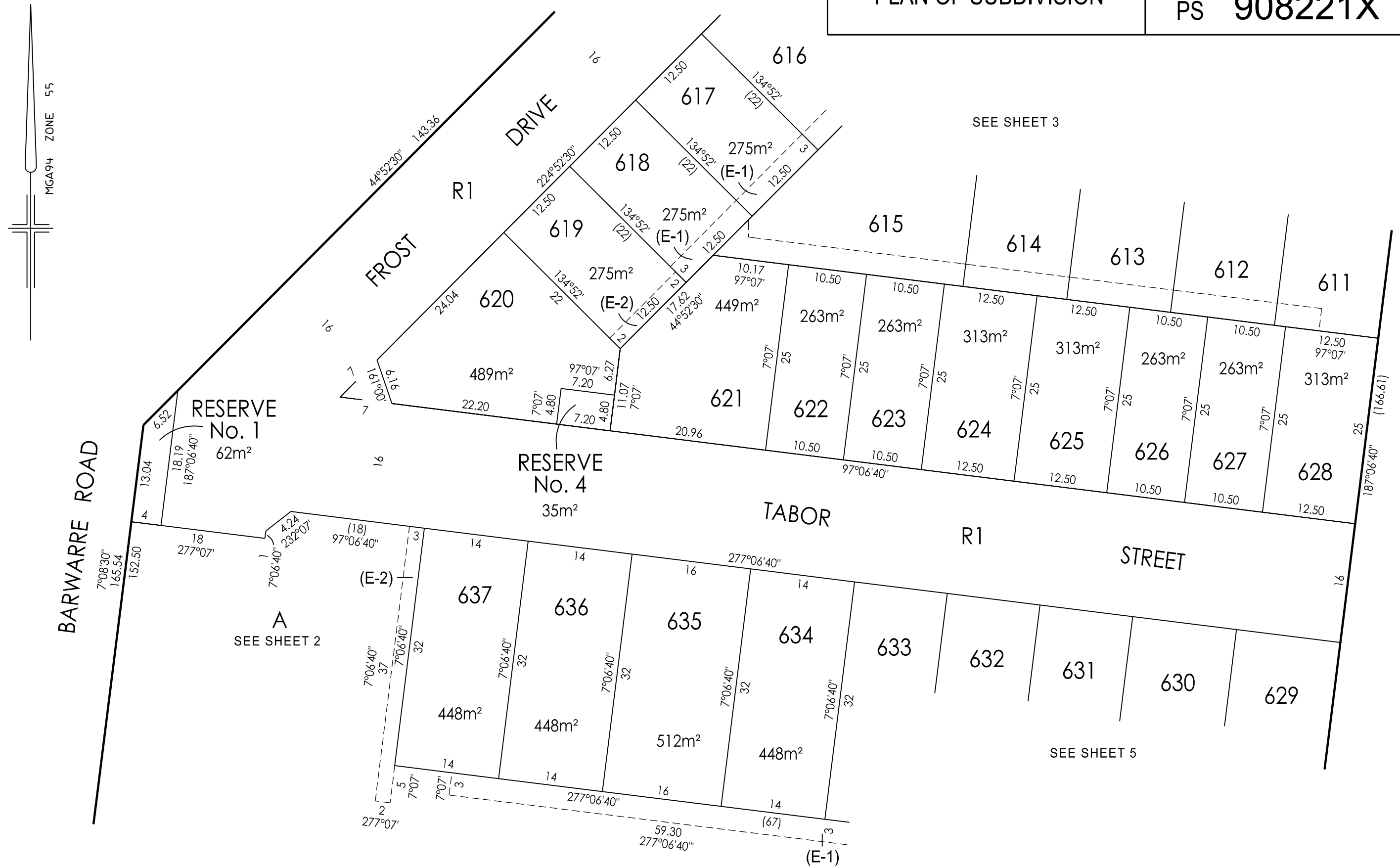
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REF: 10200/6

SHEET 3

VERSION: 7

LICENSED SURVEYOR: DAMIAN SMALE

PS 908221X



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1:500



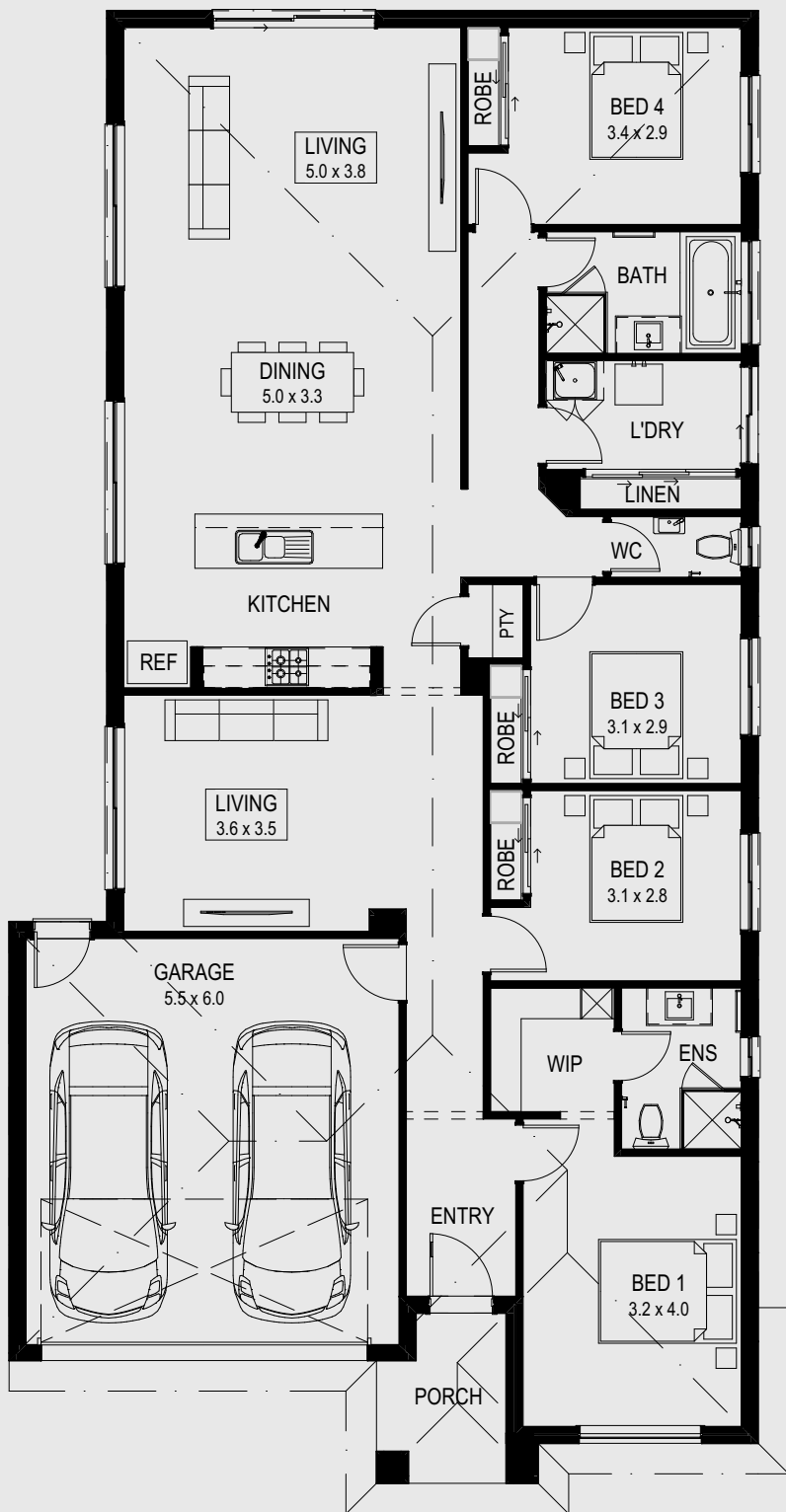
ORIGINAL  
SHEET SIZE A3

SHEET 4

LICENSED SURVEYOR: DAMIAN SMALE



	PLAN OF SUBDIVISION	PLAN NUMBER PS 908221X	
<div>SUBDIVISION ACT 1988</div> <div>CREATION OF RESTRICTION</div> <p>Upon registration of the plan, the following restrictions are to be created.</p> <div>Restriction A</div> <div>Land to benefit : Lots 601 to 647 (both inclusive).</div> <div>Land to be burdened: Lots 601 to 647 (both inclusive).</div> <div>Description of Restriction :</div> <div><div>(1) The registered proprietor or proprietors for the time being of any lot forming part of the land to be burdened must not construct or permit to be constructed:</div><div><div>(a) any building unless the building incorporates dual plumbing for the use or recycled water for toilet flushing and garden watering where recycled water is available to the said lot.</div><div>(b) any finished surface level (excluding access driveways and paths) of the said lot unless the finished surface level has a minimum reduced level of 3.30m AHD (Australian Height Datum). AHD reduced level vide Conewarre PM 109 RL 11.291 (SMES 25.02.2022).</div><div>(c) any building unless the finished floor level of the build has a minimum reduced level of 3.60m AHD (Australian Height Datum). AHD reduced level vide Conewarre PM 109 RL 11.291 (SMES 25.02.2022).</div><div>(d) In the case of lots less than 300m² any dwelling unless in accordance with the small lot housing code or unless a specific planning permit for the said dwelling has been obtained from Greater Geelong City Council. For the purpose of this restriction the following applies: Type A - Nil. Type B - Lots 617, 618, 619, 622, 623, 626 and 627.</div></div></div> <div><div>(2) Except with the written consent of the design assessment panel the registered proprietor or proprietors for the time being of any burdened lot on the plan of subdivision shall not;</div><div><div>(a) Construct or allow to be constructed any building, or structure other than a building that is not in accordance with the The Reserve Design Guidelines.  A copy of the The Reserve Design Guidelines is available by request via email: kelly@sheltonfinnis.com.au or by post: The Reserve Design Assessment Panel 339 Ferrars Street Albert Park Victoria 3206.</div><div>(b) Construct or allow to be constructed any building or structure on the lot prior to;<div><div>(i) Copies of building plans, elevation, roof plans, site plans (incorporating setbacks from all boundaries, existing contours, proposed finished floor levels and site levels, all proposed driveways and paths, details of fences and outbuildings and landscaping) and schedules of external colours and materials have been submitted by email to kelly@sheltonfinnis.com.au or by post: The Reserve Design Assessment Panel 339 Ferrars Street Albert Park Victoria 3206 or such other entity as may be nominated by the design assessment panel from time to time.</div><div>(ii) The design assessment panel or such other entity as may be nominated by the design assessment panel from time to time have given its written approval to the plans prior to the commencement of works.</div></div></div></div></div> <div>The restrictions identified in (2) above only, will cease to affect any of the burdened lots one year after all the burdened lots are issued with a Occupancy Certificate under the Building Act 1993 or any instrument replacing it.</div> <div>Restriction B</div> <div>Land to benefit : Lots 601 to 647 (both inclusive).</div> <div>Land to be burdened: Lots 601, 602, 611 to 616 (both inclusive), 620, 621, 624, 625 and 628 to 647 (both inclusive).</div> <div>Description of Restriction :</div> <div><div>(1) The registered proprietor or proprietors for the time being of a burdened lot must not:</div><div><div>(a) 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, for the purpose of access to sewer by Barwon Water.</div></div></div>			



21,710

11,030

# Turnkey Inclusions

## Preliminaries, Site Costs & Connections

- ✓ Land Survey, Soil Test and site inspections.
- ✓ All Building Permit application fees.
- ✓ NCC/BCA compliant energy ratings.
- ✓ All Council specific requirements including Stormwater pollution prevention and waste management controls (where required).
- ✓ Temporary fencing, Scaffold hire and all WH&S requirements during construction.
- ✓ All requirements of drafting, structural engineer design and estimating.
- ✓ Professional colour palette selection.
- ✓ All retaining walls (where required) for Building Permit and certificate of occupancy (excludes retaining walls for landscaping).
- ✓ All earthworks for the construction of the home.
- ✓ Up to Class 'H1' waffle pod concrete slab.
- ✓ Connection of underground gas and water supply including metering.
- ✓ Connection of Stormwater and Sewer drainage points within the property to existing connection points.
- ✓ Single phase underground electrical power supply to meter box including supply charges during construction.
- ✓ Termite Treatment in accordance with AS / NCC regulations (where required).

## External & Structural

- ✓ Engineer designed prefabricated timber wall frames & roof trusses and engineered upper floor joist system (where applicable).
- ✓ Brick veneer construction (design specific) with brickwork above windows to side and rear and brick above garage door (design specific).
- ✓ Feature render to façade in selected colours (extent is design specific).
- ✓ Colorbond roofing.
- ✓ Colorbond metal fascia, guttering and downpipes.

## Windows & Doors

- ✓ Hinged entry door with clear glazed feature panel.
- ✓ Lever entry set handle and single cylinder deadbolt to front entry door (keyed alike).
- ✓ Hinged flush panel external access door to garage (painted finish)
- ✓ Knob style entry set to Laundry external door, Garage external access door and Garage internal access doors (keyed alike).
- ✓ Energy efficient powder coated aluminium windows and sliding doors (design specific) with keyed locks to opening sections.
- ✓ Aluminium framed flyscreens with fibreglass mesh to all openable windows.

- ✓ Block-out Roller Blinds with chain winder throughout home (design specific).
- ✓ Colorbond sectional overhead garage door with remote opener and three (3) handheld transmitters.

## Internal Doors and Finishes

- ✓ Flush panel and gloss painted hinged internal doors with chrome lever style passage sets and chrome hardware.
- ✓ Privacy Lever sets to Ensuite, Bathroom & WCs where a hinged door is included.
- ✓ Flush panel and gloss painted cavity sliding internal doors with chrome rectangular flush pulls. (Design specific).
- ✓ Cushion door stops to throughout.
- ✓ 67 x 12mm single bevel profile gloss painted skirting and architraves.
- ✓ Single Storey – 2590mm nominal ceiling heights throughout.
- ✓ Double Storey – 2590mm nominal ceiling heights ground floor / 2400mm nominal ceiling heights first floor
- ✓ 75mm cove cornice throughout.
- ✓ Quality acrylic paint to all walls and ceilings (Industry standard two (2) coats system).
- ✓ Feature paint grade staircase, with timber handrail (design specific).

## Electrical

- ✓ Fixed LED Downlights throughout dwelling.
- ✓ Ceiling mounted Linear LED light to Garage.
- ✓ Outdoor Living to have one (1) external light (wall or ceiling mounted, design specific).
- ✓ Interconnected hard-wired Smoke detectors throughout with battery back-up.
- ✓ Double and Single Power points as per electrical plans.
- ✓ Three (3) Data points and one (1) telephone point ready for connection to network provider by the purchaser after handover.
- ✓ Two (2) Free-To-Air Television points connected to Antenna with splitter box.
- ✓ Exhaust fans over shower enclosures and to WC (design specific).
- ✓ Earth leakage safety switch and circuit breakers.

## Heating & Cooling

- ✓ Gas ducted heating unit with ceiling vents and programmable thermostat.
- ✓ Multi-head Split System Air Conditioning with two (2) programmable heads (one (1) to Living and one (1) Master Bedroom).



# Turnkey Inclusions

## Kitchen, Bathrooms and Laundry

- ✓ Laminate Cabinet doors, end panels and drawer fronts with melamine base and overhead cabinet carcass to Kitchen (design specific).
- ✓ Reconstituted stone benchtops with 20mm edge to Kitchen, Ensuite, Bathroom, Powder & Laundry (design specific).
- ✓ Stainless steel fan forced electric oven.
- ✓ Stainless steel 600mm gas cooktop.
- ✓ Stainless steel 600mm fully retractable rangehood.
- ✓ Stainless steel dishwasher.
- ✓ Semi framed clear safety class pivot shower screens.
- ✓ Fully laminated vanity unit with modern basin to ensuite and bathroom.
- ✓ Polished edge mirror over vanity units to bathroom and ensuite.
- ✓ Chrome finish towelrails and toilet roll holders to all bathrooms and toilets.

## Tapware & Plumbing

- ✓ Chrome gooseneck tap to Kitchen.
- ✓ Stainless steel 1 & ¼ bowl inset sink to Kitchen.
- ✓ Chrome lever basin mixers to Ensuite, Bathroom & Powder Room (design specific).
- ✓ Handheld shower heads with fixed wall rail.
- ✓ Stainless steel laundry trough with metal cabinet or laminate cabinet doors and inset laundry trough (design specific)
- ✓ Hot & Cold tap set for washing machine.
- ✓ Close coupled vitreous china dual flush toilet suites with soft closing lid to ensuite and WC (design specific).
- ✓ Acrylic bath to tiled podium (design specific).
- ✓ Hot Water Service (design & estate specific).

## Robes & Shelving

- ✓ Aluminium framed Vinyl sliding doors to Robes (excluding WIR).
- ✓ Shelving to Linen: Four (4) Fixed melamine shelves to whole width (with upright supports where required).
- ✓ Shelving to WIR: One (1) fixed melamine shelf with single hanging rail and one (1) 450mm wide (nominal) tower unit with drawers and adjustable shelves.
- ✓ Shelving to Robes: One (1) fixed melamine shelf with single hanging rail and one (1) 450mm (nominal) section of four (4) fixed shelves (design specific)

## Tiling & Flooring

- ✓ High quality laminate timber look flooring and carpet with underlay throughout dwelling (design specific).
- ✓ Ceramic wall and floor tiles to all wet areas & wall tiling to Kitchen splashback.

## Paths and Exteriors

- ✓ Side and rear fencing provided to meet estate covenants, including one (1) side wing fence with gate.
- ✓ Landscaped drought resistant garden with plants to Front and Rear yards and turf to rear yard. Design specific.
- ✓ Coloured concrete to driveway, front path, Porch, Laundry, and Entertainer Pad (including Outdoor Living when roofed).
- ✓ Standard grey concrete floor to garage.
- ✓ Letter box with street number to meet developer requirements.
- ✓ Wall or ground mounted folding clothesline (design specific).
- ✓ Two (2) external garden taps (one (1) to the front, one (1) to rear).

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Signed by Purchaser

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Signed by Purchaser