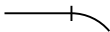
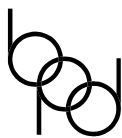
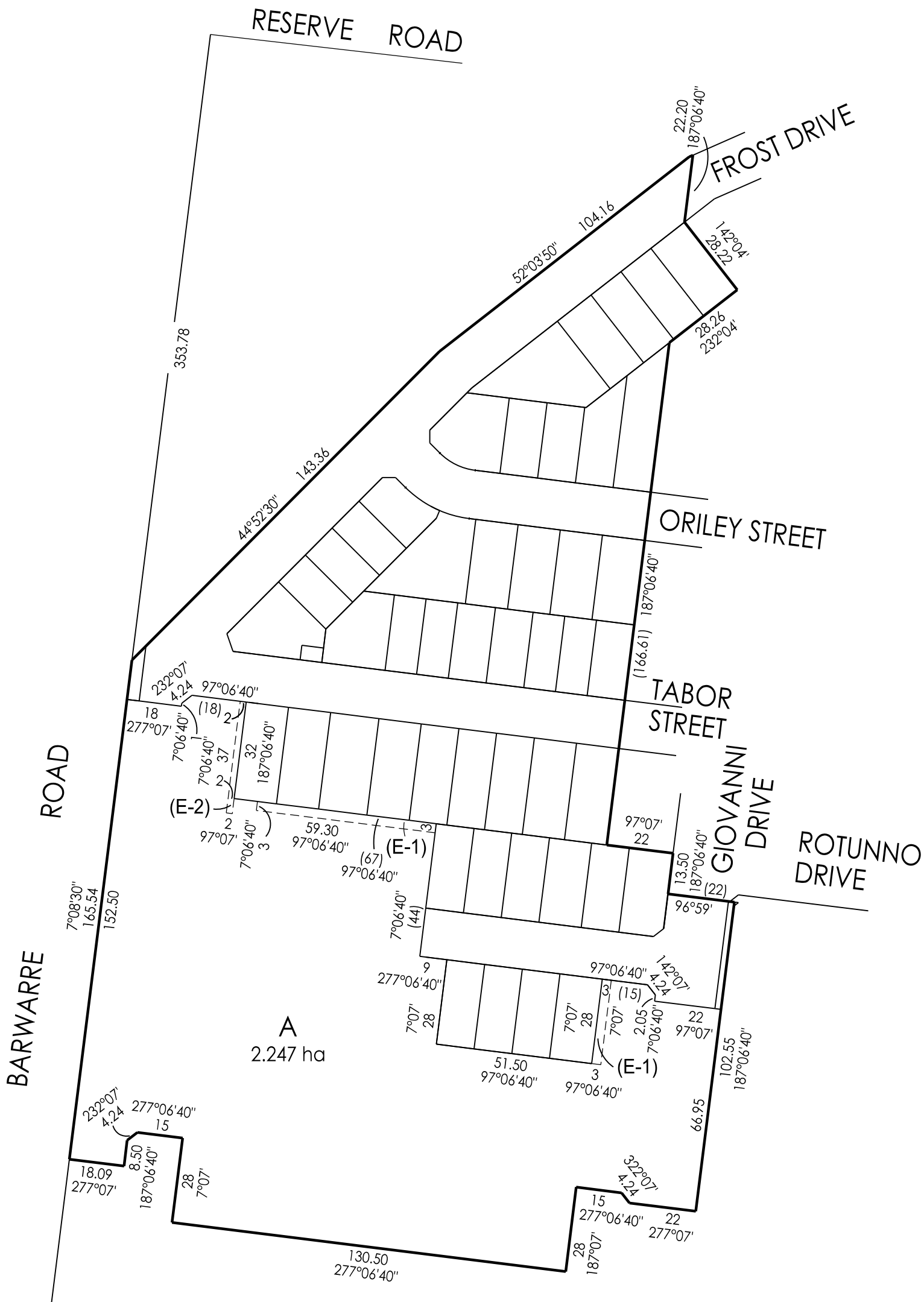
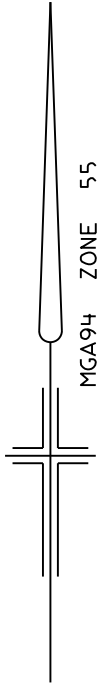


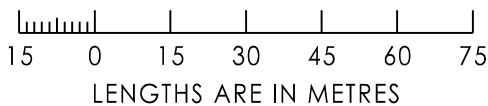
PLAN OF SUBDIVISION			LRS USE ONLY EDITION		PLAN NUMBER PS 908221X	
LOCATION OF LAND PARISH: CONEWARRE TOWNSHIP: ----- SECTION: 3 CROWN ALLOTMENT: C1 (PART) & F (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL.12350 FOL.039, VOL. FOL. & VOL. FOL. LAST PLAN REFERENCE: Lot C PS838517N, Lot A PS902454F & Lot A PS902507L POSTAL ADDRESS: (at time of subdivision) 86-100 RESERVE ROAD 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 FURTHER PURPOSE OF PLAN: 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. GROUND'S FOR REMOVAL: 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 STAGING 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		



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

SCALE

1:1500



ORIGINAL
SHEET SIZE A3

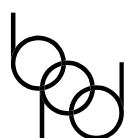
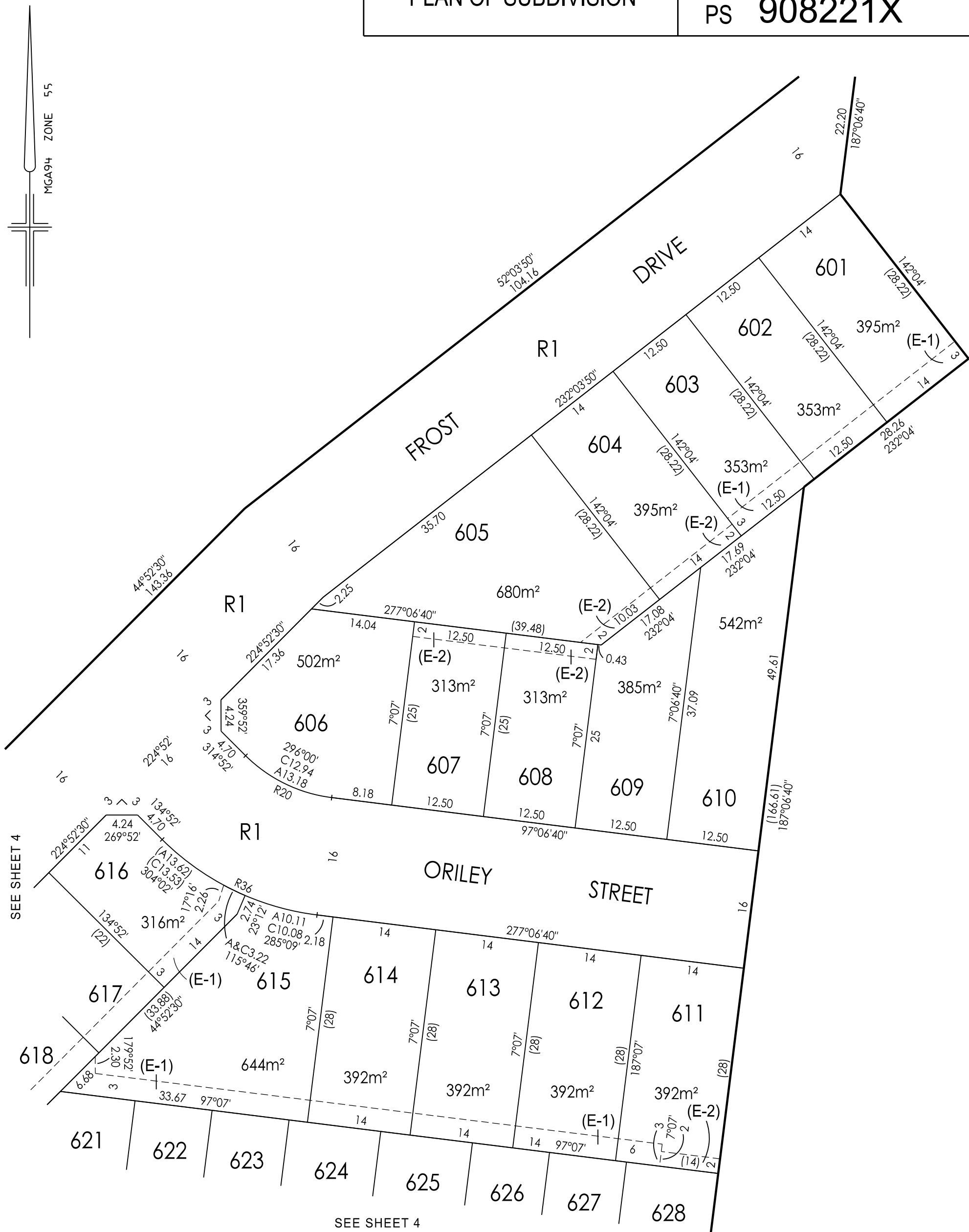
SHEET 2

REF: 10200/6

VERSION: 7

LICENSED SURVEYOR: DAMIAN SMALE

PLAN NUMBER
PS 908221X



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SCALE
1:500

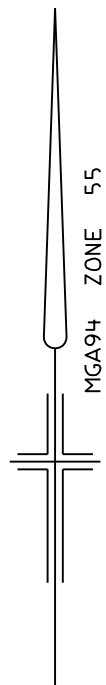


ORIGINAL SHEET SIZE A3
REF: 10200/6

SHEET 3

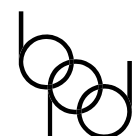
VERSION: 7

LICENSED SURVEYOR: DAMIAN SMALE



PLAN OF SUBDIVISION

PLAN NUMBER
PS 908221X



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SCALE

1:500



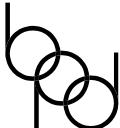
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VERSION: 7

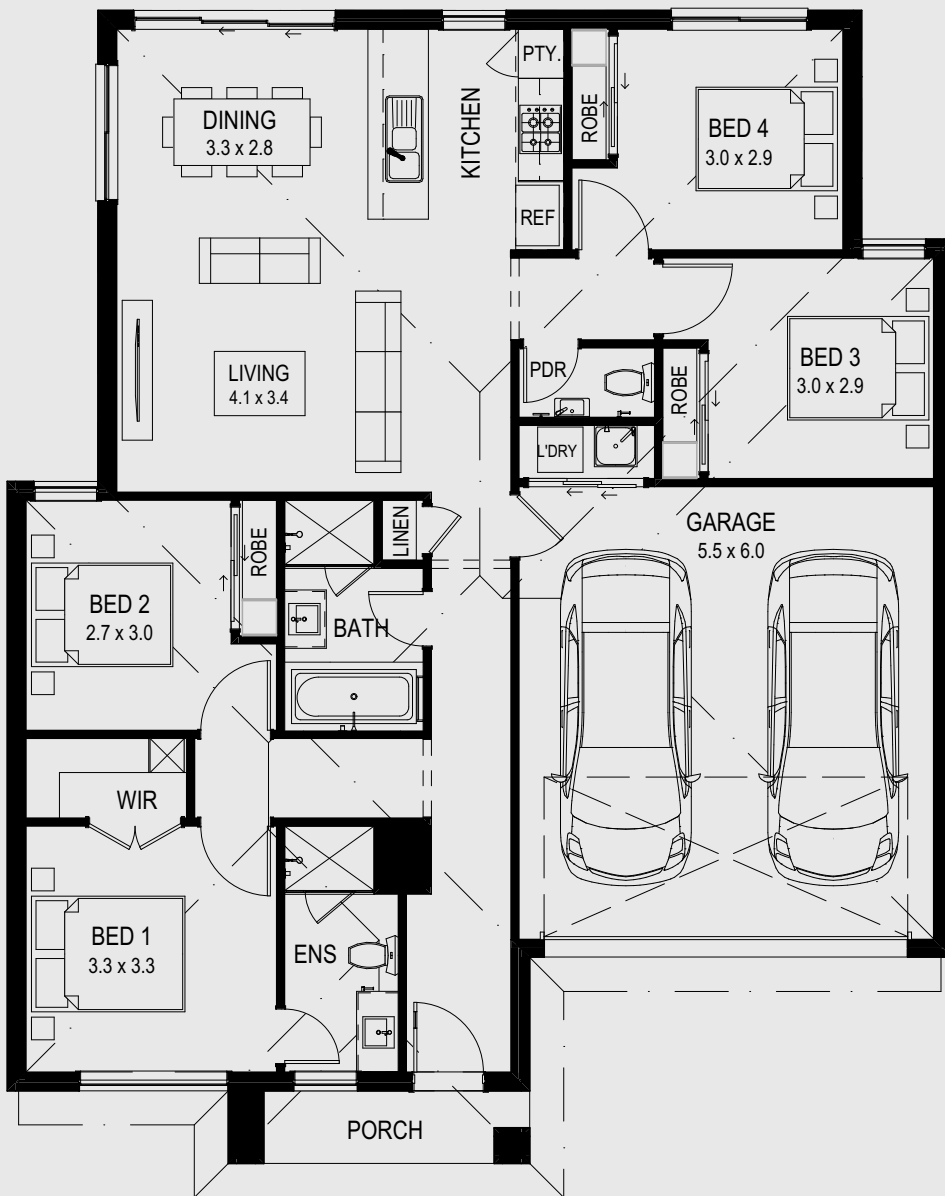
ORIGINAL
SHEET SIZE A3

SHEET 4

LICENSED SURVEYOR: DAMIAN SMALE

PLAN OF SUBDIVISION		PLAN NUMBER PS 908221X	
SUBDIVISION ACT 1988 CREATION OF RESTRICTION			
Upon registration of the plan, the following restrictions are to be created.			
Restriction A			
Land to benefit : Lots 601 to 647 (both inclusive).			
Land to be burdened: Lots 601 to 647 (both inclusive).			
Description of Restriction :			
(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:			
(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.			
(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).			
(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).			
(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.			
(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;			
(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.			
(b) Construct or allow to be constructed any building or structure on the lot prior to;			
(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.			
(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.			
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.			
Restriction B			
Land to benefit : Lots 601 to 647 (both inclusive).			
Land to be burdened: Lots 601, 602, 611 to 616 (both inclusive), 620, 621, 624, 625 and 628 to 647 (both inclusive).			
Description of Restriction :			
(1) The registered proprietor or proprietors for the time being of a burdened lot must not:			
(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.			
 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	SCALE		ORIGINAL SHEET SIZE A3
			SHEET 6
	LICENSED SURVEYOR: DAMIAN SMALE		REF: 10200/6
		VERSION: 7	

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