

PLAN OF SUBDIVISION

PLAN NUMBER
PS 821075P

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 821074R SEC. 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-2	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 821074R PS 821074R SEC. 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-3	WAY	SEE PLAN	PS 821074R	RESERVE No. 3 & No. 4 ON PS821074R
E-3	DRAINAGE	SEE PLAN	PS 821074R	CITY OF GREATER GEELONG
E-3	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 821074R SEC. 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-3	POWERLINE	SEE PLAN	PS 821074R SEC. 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-4	POWERLINE	SEE PLAN	PS 821074R SEC. 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-5	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-6	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SEC. 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-7	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SEC. 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION



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MNG Ref : 80004ps-012f

MATTHEW DUNN

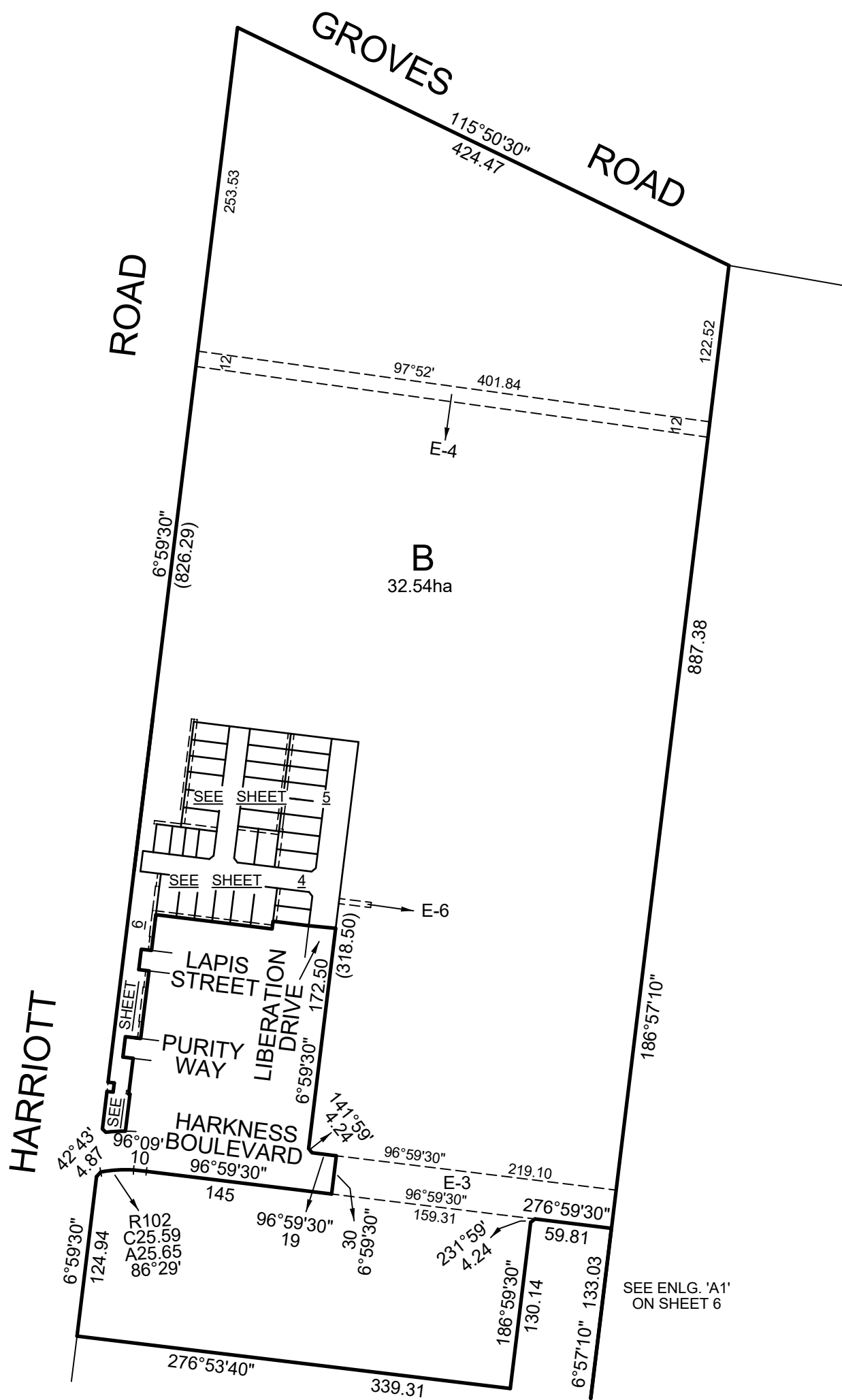
VERSION 14

ORIGINAL SHEET
SIZE: A3

SHEET 2

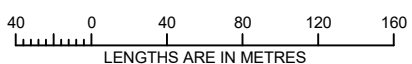
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SCALE
1:4000



ORIGINAL SHEET
SIZE: A3

SHEET 3

MATTHEW DUNN

VERSION 14

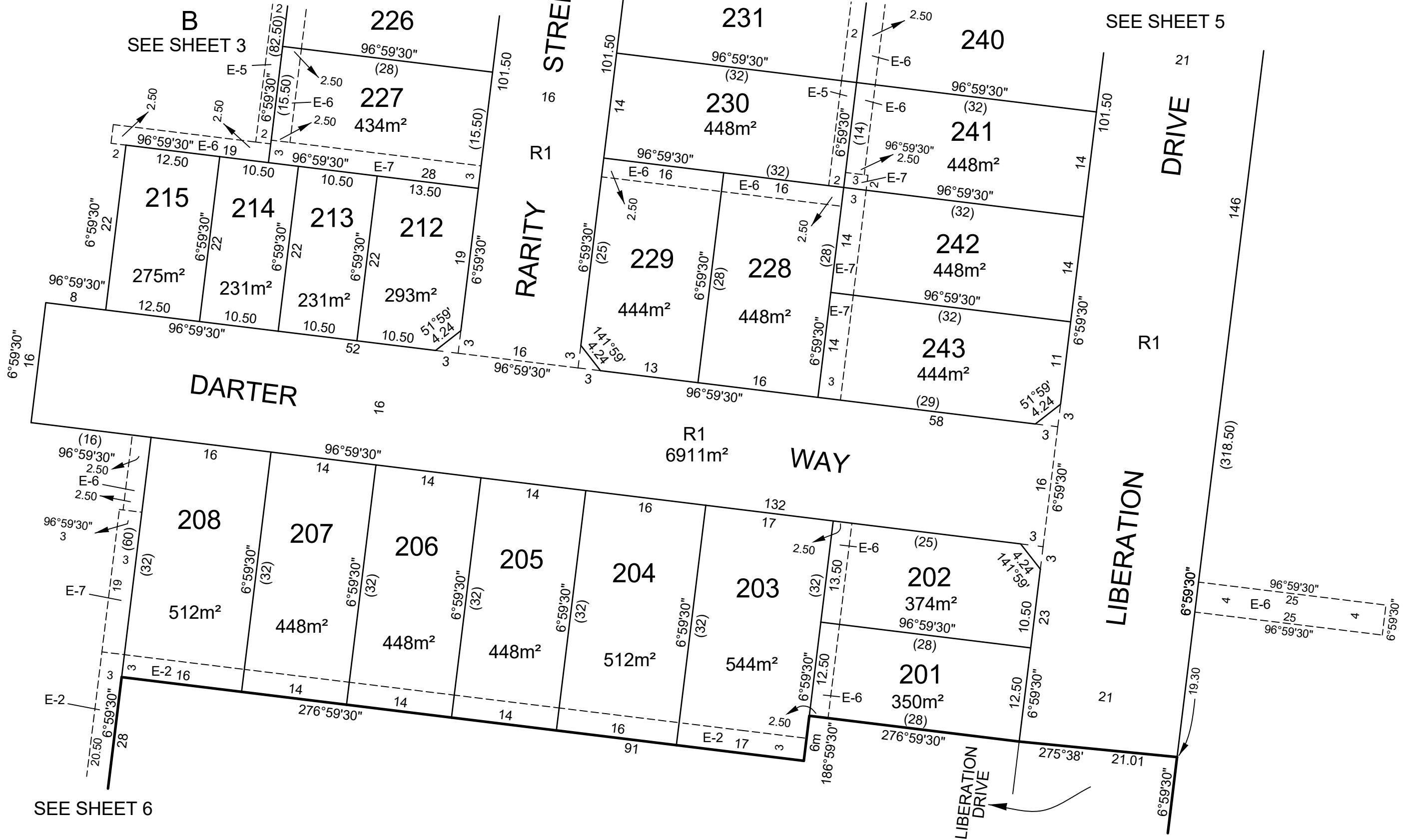
SEE SHEET 5

PLAN OF SUBDIVISION

PLAN NUMBER
PS 821075P

SEE SHEET 5

M.G.A. 2020 |
ZONE 55 |

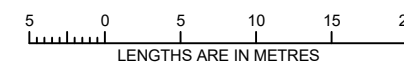


SEE SHEET 6



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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 4

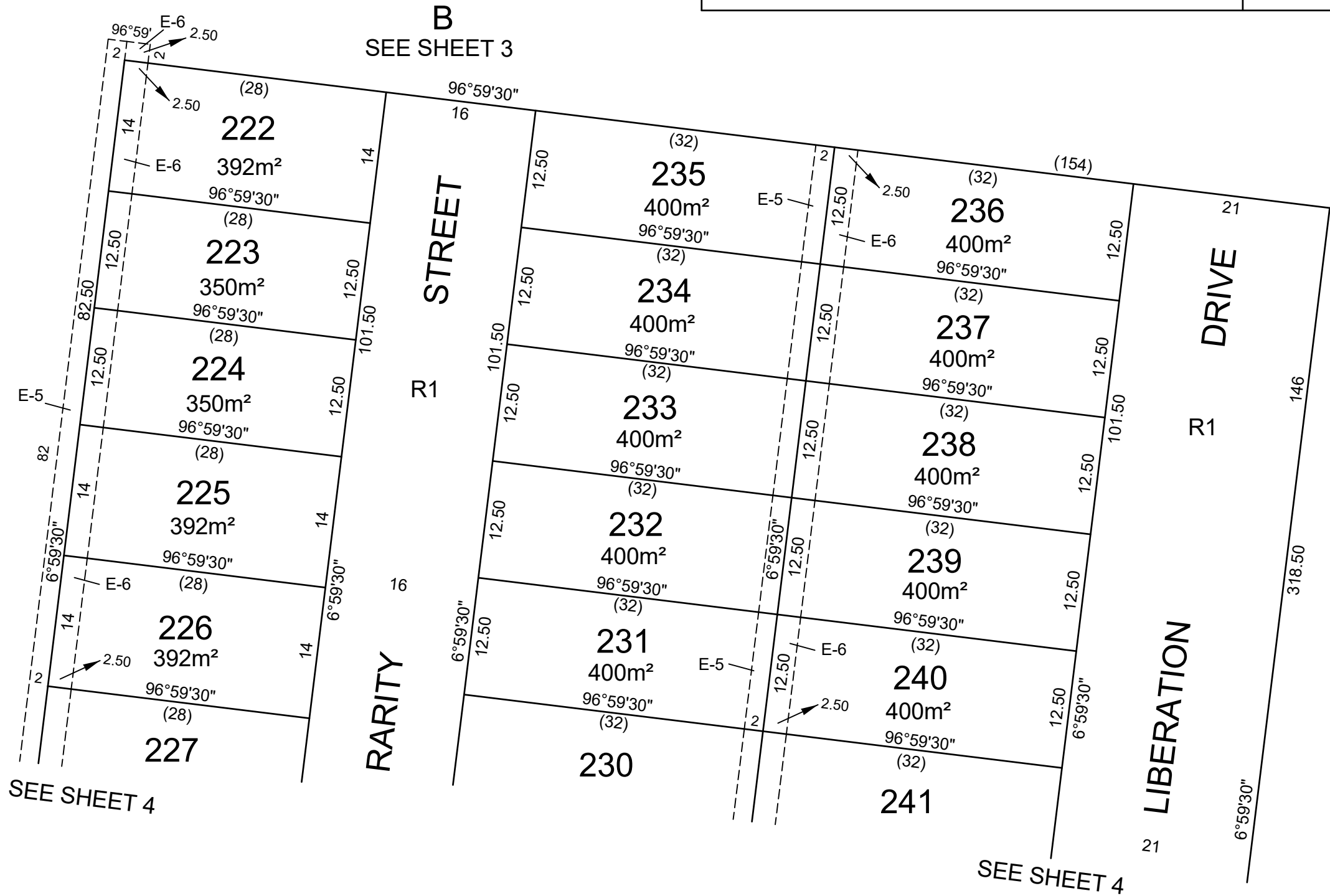
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PLAN OF SUBDIVISION

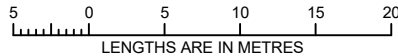
PLAN NUMBER
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M.G.A. 2020 |
Z
ZONE 55 |



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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 5

MATTHEW DUNN

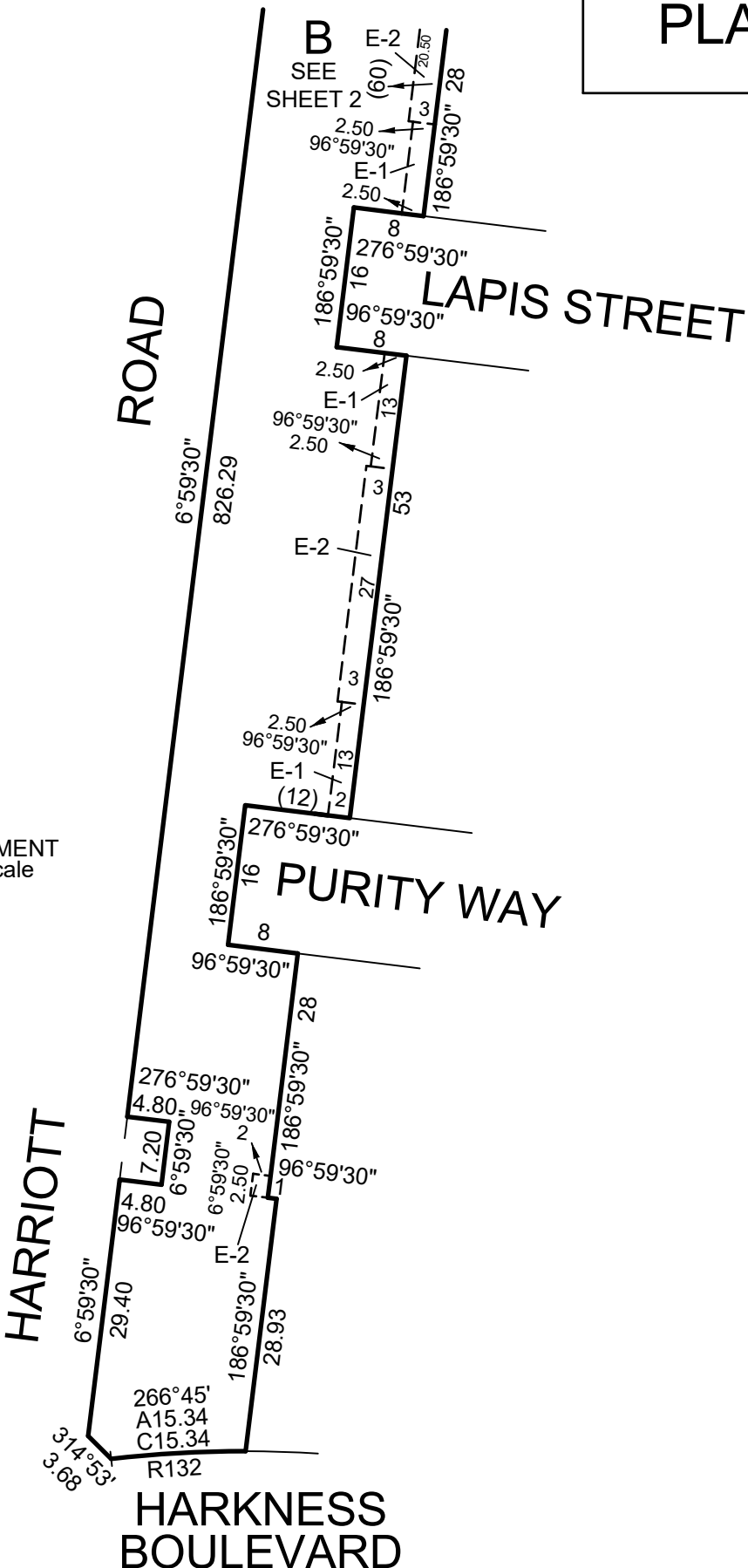
VERSION 14

PLAN OF SUBDIVISION

PLAN NUMBER
PS 821075P

M.G.A. 2020 |
| Z |
| M 4 7 1 5 0 0 2 M |
| ZONE 55 |

ENLARGEMENT
Not to Scale

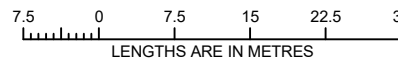


ENLARGEMENT 'A1'
Not to Scale



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SCALE
1:750



ORIGINAL SHEET
SIZE: A3

SHEET 6

MATTHEW DUNN

VERSION 14

SUBDIVISION ACT 1988
Creation of Restriction A

Upon registration of this plan the following restriction is created.

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefitted land.

Land to benefit & to be burdened

Lots 201 to 208 (all inclusive) 212-215 (all inclusive) and 222-243 (all inclusive)

Description of Restriction

Except with the written consent of the 'Harriott @ Armstrong Creek' assessment panel, the burdened lot shall not:

- (1) Construct or allow to be constructed any building or structure other than a building or structure that shall be constructed in accordance with the 'Harriott @ Armstrong Creek' design guidelines as amended from time to time. A copy of the design guidelines is available on the *Project Website* and within the *Contract of Sale*.
- (2) Construct or allow to be constructed any building or structure on the lot prior to 'Harriott @ Armstrong Creek' design assessment panel or such other entity as may be nominated by 'Harriott @ Armstrong Creek' design assessment panel from time to time have given its written approval to the plans and documentation prior to the commencement of works.

Expiry

This restriction ceases to have effect following after either:

- (i) The issue of an occupancy permit under the Building Act 1993 (or similar) in respect of a building on every residential lot on this plan.
- (ii) 30th June 2030.

Creation of Restriction B

Upon registration of this plan the following restriction is created.

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefitted land.

Table of Land burdened & Land benefitted

Burdened Land	Benefited Land
212	213, 227
213	212, 214, 227
214	213, 215, 227
215	214

Description of Restriction

The registered proprietor or proprietors for the time being for any burdened lot on this plan in the table as a lot subject to the 'Small Lot Housing Code (Type A)' must not build or permit to be built or remain on the lot any building or structure that has not been constructed in accordance with the 'Small Lot Housing Code (Type A)' unless in accordance with a planning permit granted to construct a dwelling on the lot.

Expiry

This restriction ceases to have effect following after either:

- (i) The issue of an occupancy permit under the Building Act 1993 (or similar) in respect of a building on every residential lot on this plan.
- (ii) 30th June 2030.

Creation of Restriction C

Upon registration of this plan the following restriction is created.

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefitted land.

Land to benefit & to be burdened

Land to be benefitted: Lots 201 to 208 (All inclusive), 212-215 (All inclusive) and 222-243 (All inclusive)

Land to be burdened: Lots 201 to 208 (All inclusive), 222-229 (All inclusive) and 236-243 (All inclusive)

Description of Restriction

The registered proprietor or proprietors for the time being of a 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.

