

PLAN OF SUBDIVISION	EDITION 1	PLAN NUMBER PS 821074R
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LOCATION OF LAND PARISH: CONEWARRE TOWNSHIP: SECTION: 7 CROWN ALLOTMENT: A (PT) CROWN PORTION: TITLE REFERENCE: Vol. 11135 Fol. 417 LAST PLAN REFERENCE: TP943572E LOT 1 POSTAL ADDRESS: 2 Harriott Road (at time of subdivision) ARMSTRONG CREEK, 3217 MGA2020 CO-ORDINATES: E: 270230 ZONE: 55 (of approx centre of land N: 5765560 in plan)	COUNCIL NAME : CITY OF GREATER GEELONG
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VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 101, 121, 133-136 AND 154-4999 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 102-120 (ALL INCLUSIVE), 122-132 (ALL INCLUSIVE), 137-153 (ALL INCLUSIVE) SEE SHEET 6 FOR RESTRICTION B AFFECTING LOTS 116, 117, 127-132 (ALL INCLUSIVE), 143, 144, 148, 149, 151 AND 152 SEE SHEET 6 FOR RESTRICTION C AFFECTING LOTS 109-120 (ALL INCLUSIVE), 122-125 (ALL INCLUSIVE) AND 137-145 (ALL INCLUSIVE) SEE SHEET 6
ROAD R1 RESERVE No. 1 RESERVE No. 2 RESERVE No. 3	CITY OF GREATER GEELONG POWERCOR AUSTRALIA LTD CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION	
NOTATIONS		
DEPTH LIMITATION Does not Apply		
SURVEY: This plan is not based on survey. STAGING: This is not a staged subdivision. Planning Permit No. PP-1389-2018 This survey has been connected to permanent marks No(s). CONEWARRE PM109 & DUNEED PM 195 In Proclaimed Survey Area No. NO Harriott @ Armstrong Creek Stage 1 3.839ha 47 LOTS		

EASEMENT INFORMATION

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

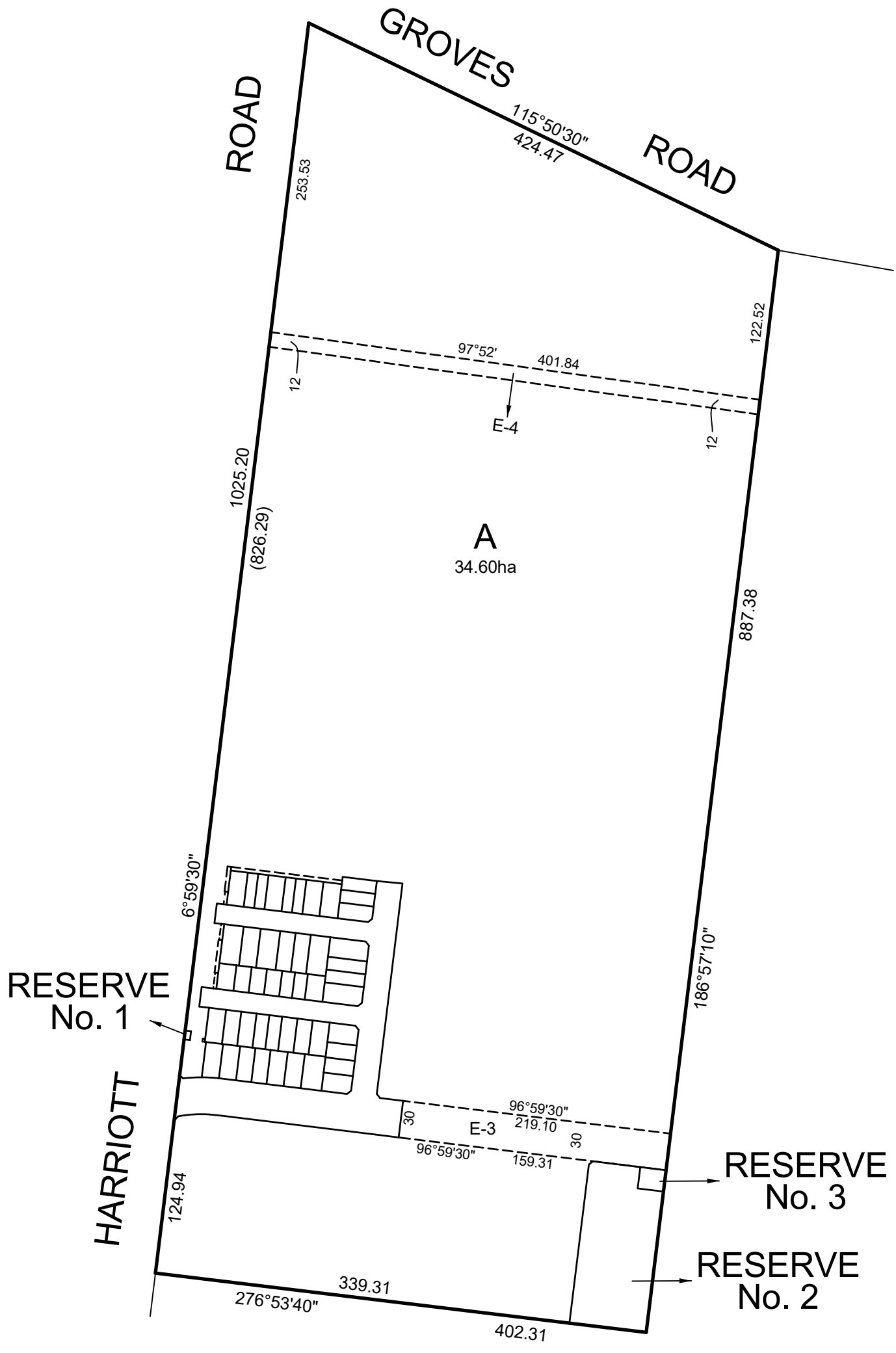
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SEC. 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-2	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN THIS PLAN SEC. 136 OF THE WATER ACT 1989	CITY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

<p style="font-size: small; margin-top: 5px;"> MC MULLEN NOLAN GROUP 31/574 Plummer Street, Port Melbourne, VIC, 3207 Tel: (03) 7002 2200 Fax: (03) 7002 2299 www.mngsurvey.com.au MNG Ref : 80004ps-011x </p>	SURVEYORS FILE REF: 80004ps-011x	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
	MATTHEW DUNN	VERSION 15	

PLAN OF SUBDIVISION

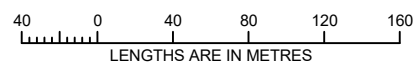
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M.G.A. 2020 |  ZONE 55 |



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SCALE
1:4000



ORIGINAL SHEET
SIZE: A3

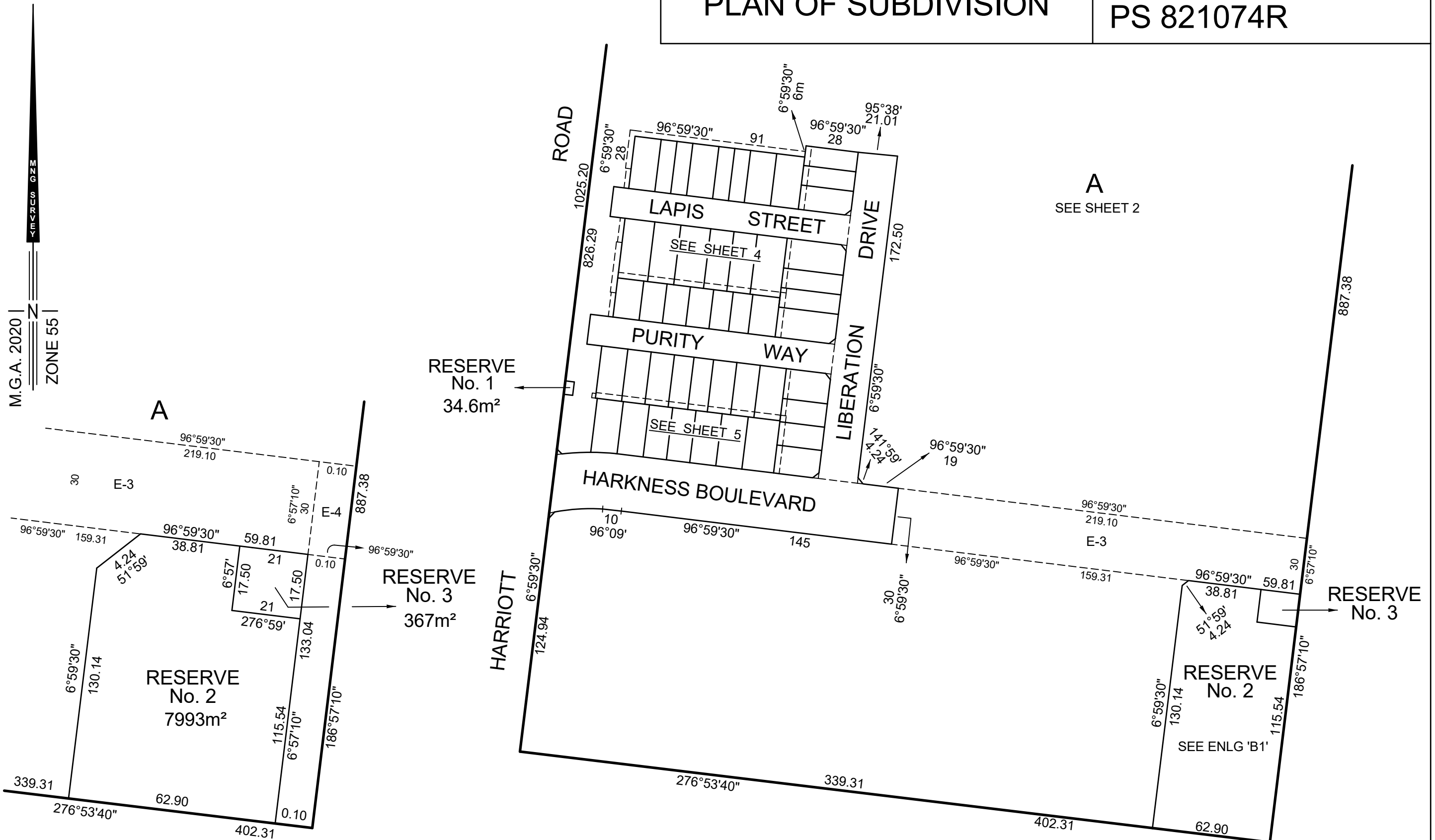
SHEET 2

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A
SEE SHEET 2

ENLARGEMENT 'B1'
Not to Scale

PLAN OF SUBDIVISION

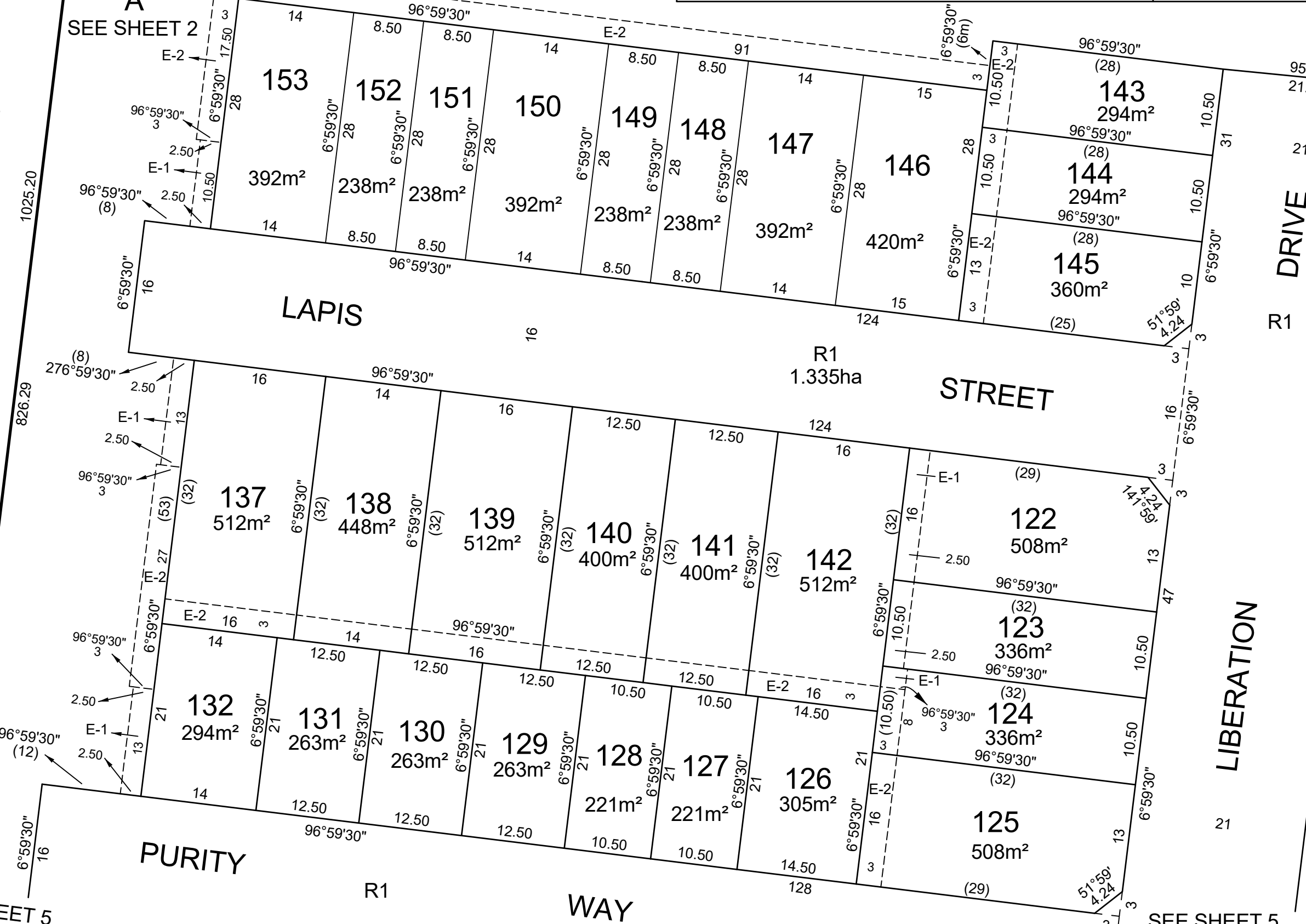
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M.G.A. 2020 |
ZONE 55 |

HARRIOTT

ROAD

A
SEE SHEET 2



R1
DRIVE

R1
1.335ha
STREET

PURITY

WAY

LIBERATION

SEE SHEET 5

SEE SHEET 5

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SCALE
1:500

LENGTHS ARE IN METRES

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SHEET 4

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PURITY

WAY

DRIVE

HARKNESS

BOULEVARD

LIBERATION

ROAD

RESERVE
No. 1
34.6m²

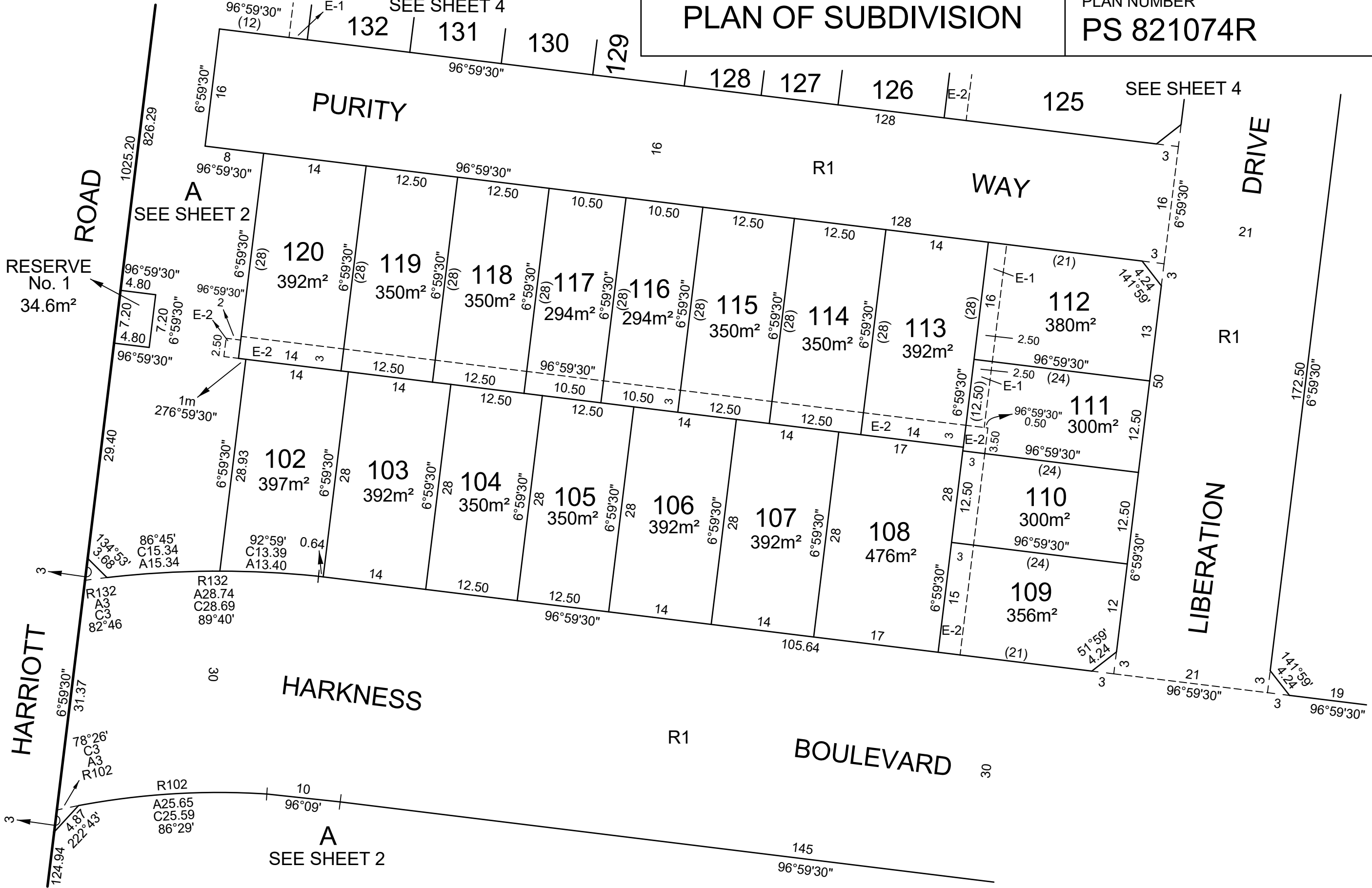
M.G.A. 2020 |
ZONE 55 |

SEE SHEET 4
132 131 130 129

SEE SHEET 4
128 127 126 125


SEE SHEET 2
A

SEE SHEET 2
A




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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 benefited land.

Land to benefit & to be burdened

Lots 102 to 120 (All inclusive), 122-132 (All inclusive)
and 137-153 (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 benefited land.

Table of Land burdened & Land benefitted

Burdened Land	Benefited Land	Burdened Land	Benefited Land
116	105, 106, 115, 117	143	144, 146
117	104, 105, 116, 118	144	143, 145, 146
127	126, 128, 141, 142	148	147, 149
128	127, 129, 140, 141	149	148, 150
129	128, 130, 139, 140	151	150, 152
130	129, 131, 138, 139	152	151, 153
131	130, 132, 137, 138		
132	131, 137		

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 benefited land.

Land to benefit & to be burdened

Land to be benefitted: Lots 102 to 120 (All inclusive), 122-132 (All inclusive) and 137-153 (All inclusive)

Land to be burdened: Lots 109 to 120 (All inclusive), 122-125 (All inclusive) and 137-145 (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.



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SHEET 6