

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PLAN NUMBER
PS 838315B

LOCATION OF LAND

PARISH: CONEWARRE
TOWNSHIP: -
SECTION: 7
CROWN ALLOTMENT: A (PT)
CROWN PORTION: -
TITLE REFERENCES: -
LAST PLAN REFERENCE/S: PS821078H (LOT D)
POSTAL ADDRESS: 2 Harriott Road
(At time of subdivision) ARMSTRONG CREEK, 3217
MGA2020 Co-ordinates E 270410
(of approx centre of N 5765480
land in plan) ZONE 55

COUNCIL NAME: CITY OF GREATER GEELONG

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF GREATER GEELONG
RESERVE No. 1	CITY OF GREATER GEELONG
RESERVE No. 2	POWERCOR AUSTRALIA LTD
RESERVE No. 3	CITY OF GREATER GEELONG

LOTS 1 TO 400 HAVE BEEN OMITTED FROM THIS PLAN.
FOR RESTRICTION A AFFECTING LOTS 401-441 (ALL INCLUSIVE)
SEE SHEET 9
FOR RESTRICTION B AFFECTING LOTS 403, 406, 407, 409, 413, 414,
425 - 436 AND 438 - 441 (ALL INCLUSIVE) SEE SHEET 9
FOR RESTRICTION C AFFECTING LOTS 412 TO 424
AND 426 (ALL INCLUSIVE) SEE SHEET 9

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY
STAGING This ~~is~~ is not a staged subdivision.
Planning permit No. PP-1389-2018
SURVEY. THIS PLAN IS ~~IS NOT~~ BASED ON SURVEY.
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):
CONEWARRE PM109 & DUNEED PM 195
In Proclaimed Survey Area No. NO

HARRIOTT @ ARMSTRONG CREEK - 4
3.601ha 41 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
SEE SHEET 2 FOR EASEMENT DETAILS				

SURVEYOR REF: 80004PS-034E.DWG

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 9



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MATTHEW DUNN

VERSION 5

PLAN OF SUBDIVISION

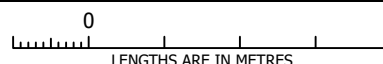
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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 821074R SEC. 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-2	DRAINAGE	SEE PLAN	PS 821074R	CITY OF GREATER GEELONG
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 821074R SEC. 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-3	WAY	SEE PLAN	PS 821074R	RESERVE No. 3 & No. 4 ON PS 821074R
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	PS 821075P	CITY OF GREATER GEELONG
E-6	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 821075P SEC. 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-7	DRAINAGE	SEE PLAN	PS 821075P	CITY OF GREATER GEELONG
E-7	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 821075P SEC. 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-8	DRAINAGE	SEE PLAN	PS 821078H	CITY OF GREATER GEELONG
E-9	DRAINAGE	SEE PLAN	PS 821078H	CITY OF GREATER GEELONG
E-9	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 821078H SEC. 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-10	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SEC. 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-11	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-11	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SEC. 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-12	SUPPLY OF GAS	SEE PLAN	THIS PLAN	AUSNET GAS SERVICES PTY LTD
E-12	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SEC. 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-12	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-12	TELECOMMUNICATIONS	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN
E-13	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG



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SCALE



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SIZE: A3

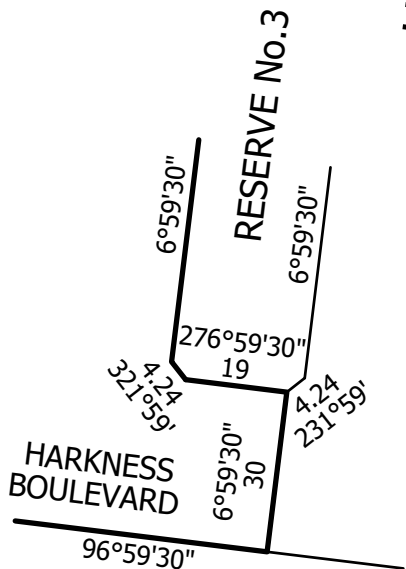
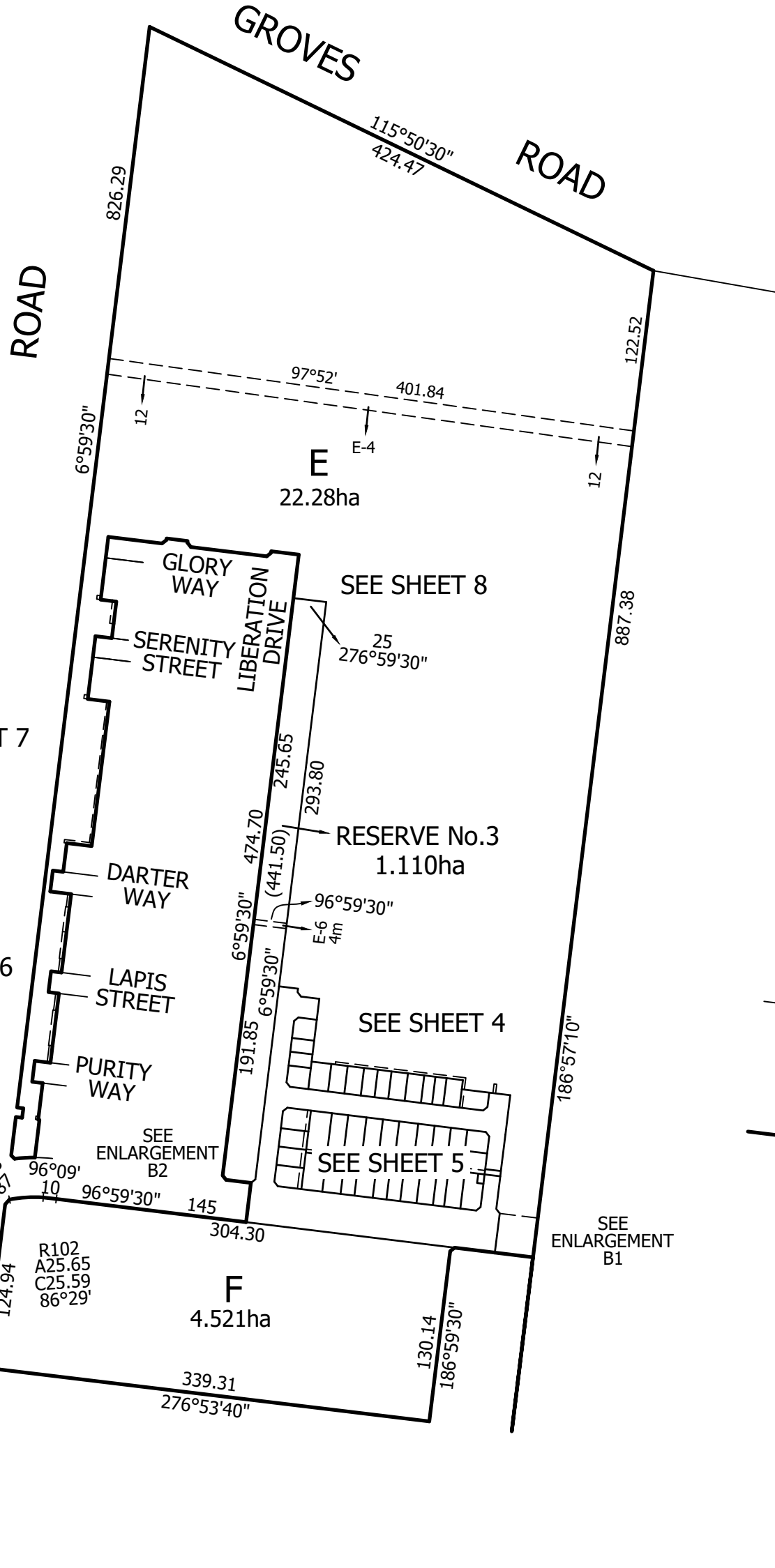
SHEET 2

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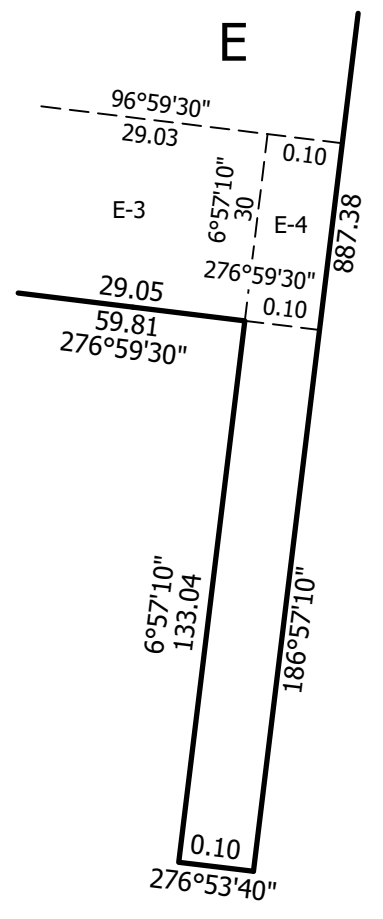
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ENLARGEMENT B2
Not to Scale

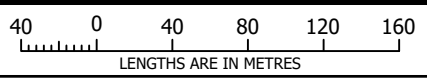


ENLARGEMENT B1
Not to Scale



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SCALE
1:4000



ORIGINAL SHEET
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SHEET 3

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SEE SHEET 3

RESERVE No.3
(441.50)

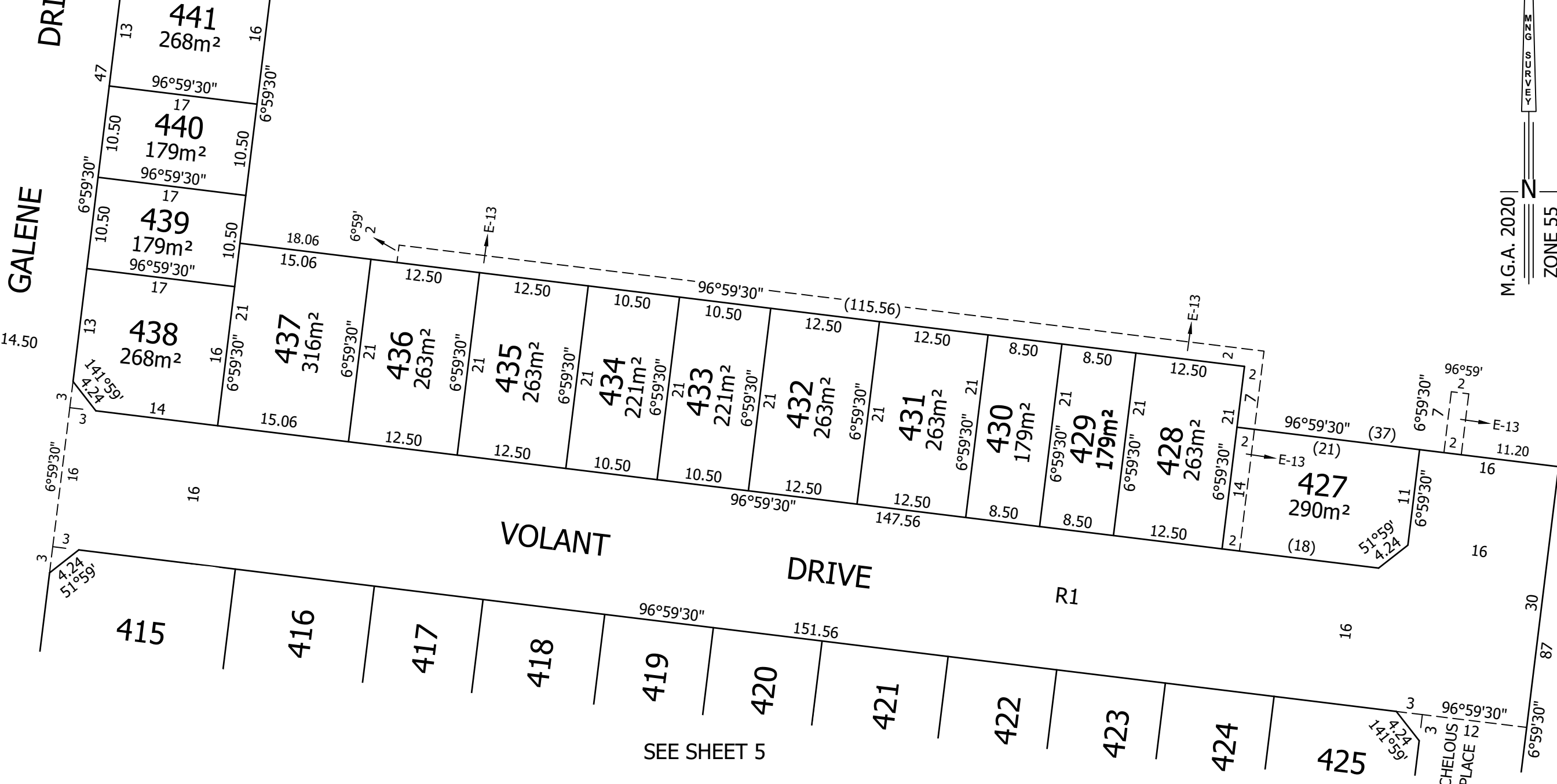
GALENE DRIVE

FAIRYWREN STREET

VOLANT DRIVE

M.G.A. 2020

ZONE 55

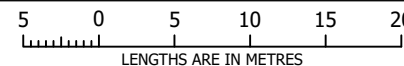


SEE SHEET 5



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ORIGINAL SHEET
SIZE A3

SHEET 4

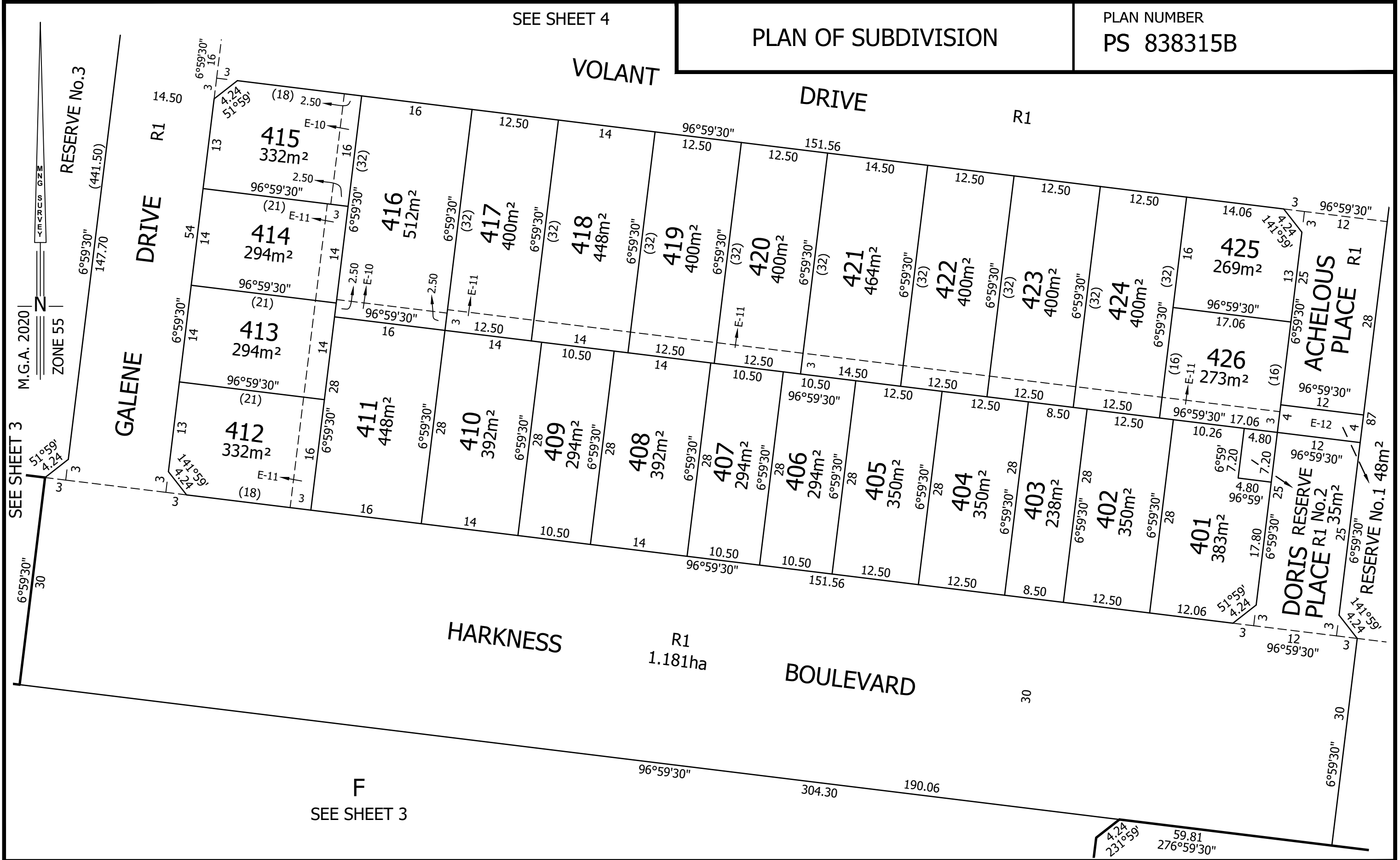
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SEE SHEET 4

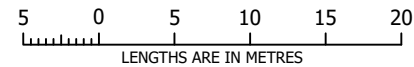
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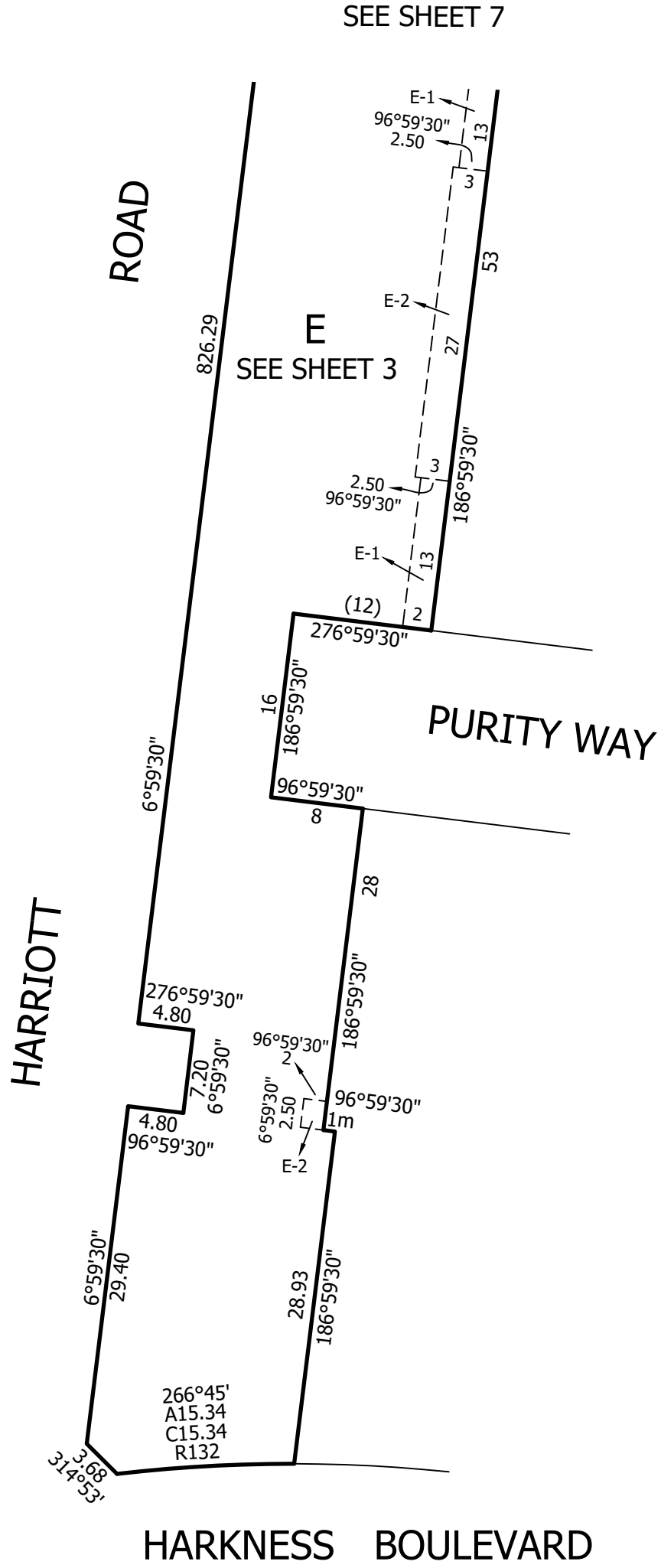


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SHEET 5

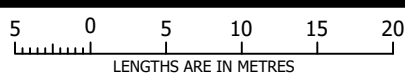
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SHEET 6

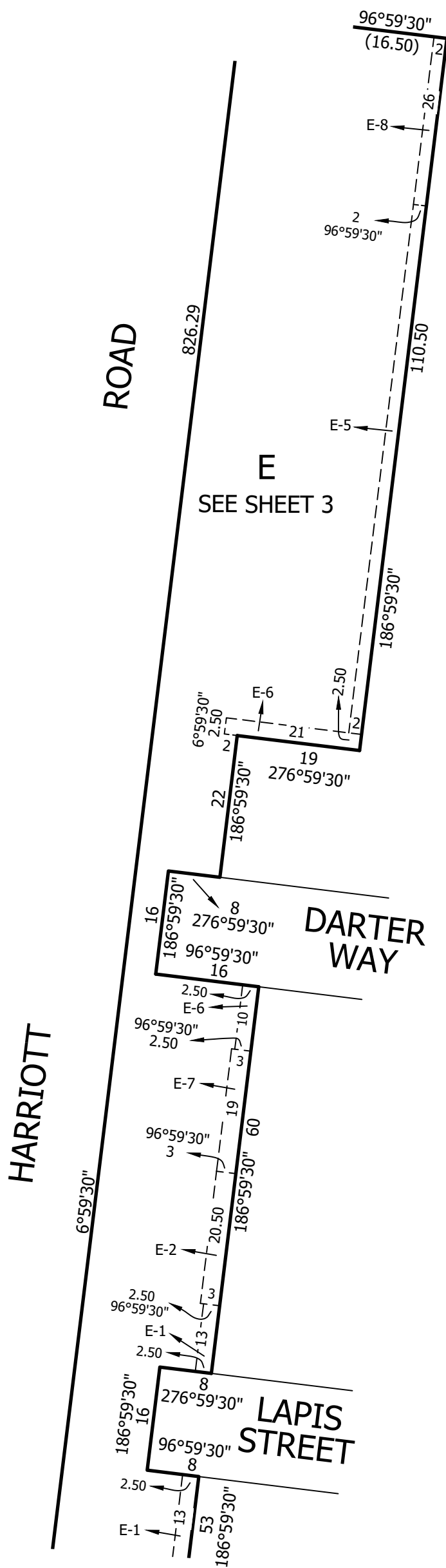
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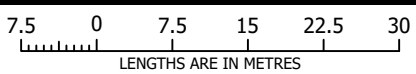
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SEE SHEET 8



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SCALE
1:750

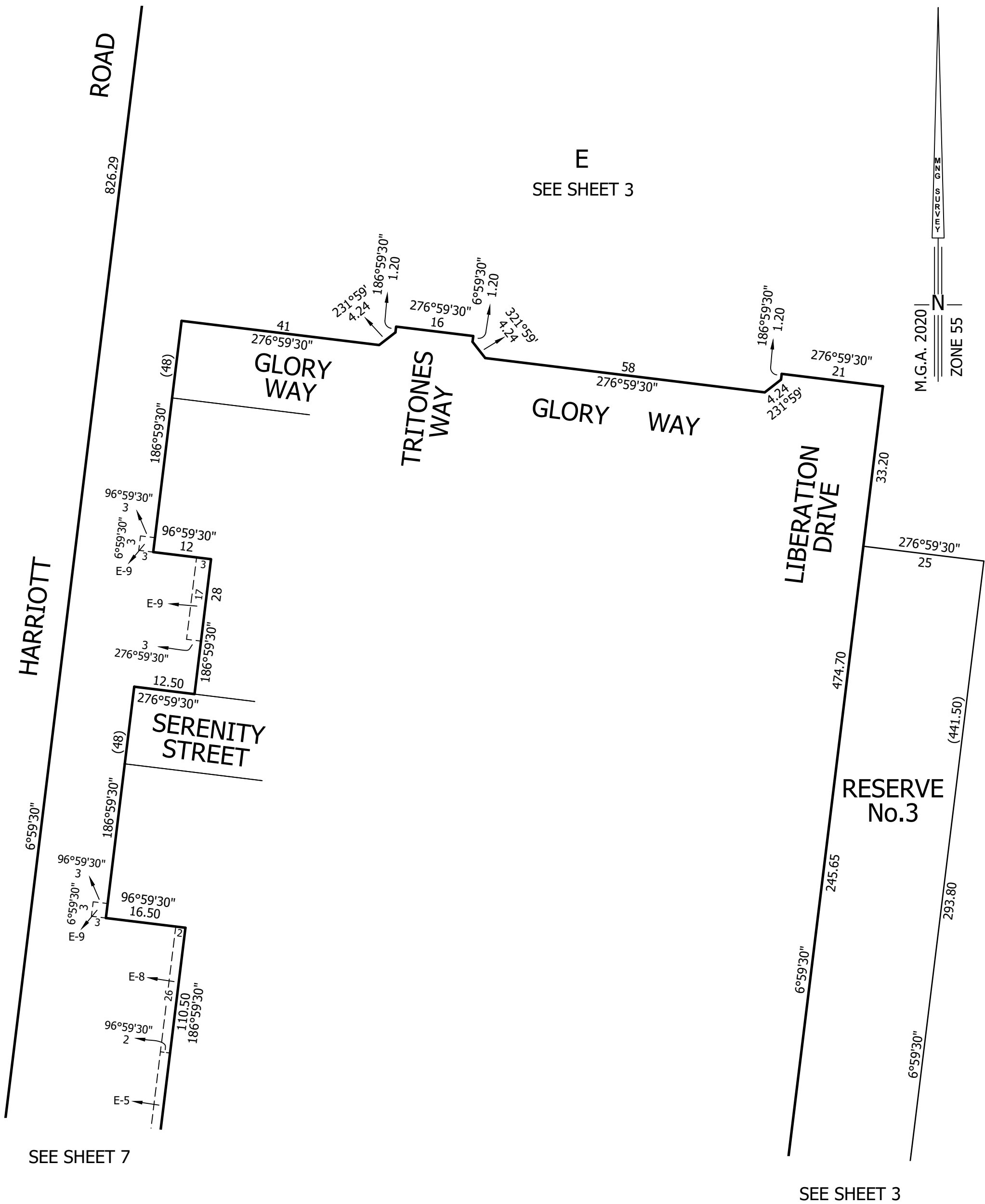


ORIGINAL SHEET
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SHEET 7

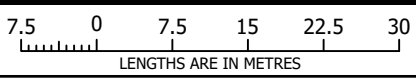
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1:750



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SHEET 8

MATTHEW DUNN

VERSION 5

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 401 to 441 (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 benefited

Burdened Land	Benefited Land	Burdened Land	Benefited Land
403	402, 404, 423, 424	430	429, 431
406	405, 407, 420, 421	431	430, 432
407	406, 408, 419, 420	432	431, 433
409	408, 410, 418	433	432, 434
413	411, 412, 414, 416	434	433, 435
414	413, 415, 416	435	434, 436
425	424, 426	436	435, 437
426	401, 402, 424, 425	438	437, 439
427	428	439	437, 438, 440
428	427, 429	440	439, 441
429	428, 430	441	440

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 be benefited

Lots 401 to 441 (all inclusive)

Land to be burdened

Lots 412 to 424 and 426 (all inclusive)

Description of Restriction

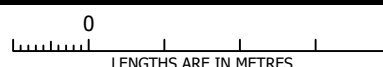
The registered proprietor or proprietors for the time being of a burdened lot must not:

- (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 9

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VERSION 5