

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PLAN NUMBER
PS 902792J

LOCATION OF LAND

PARISH: CONEWARRE
TOWNSHIP: -
SECTION: 7
CROWN ALLOTMENT: A (PT)
CROWN PORTION: -
TITLE REFERENCES: -
LAST PLAN REFERENCE/S: PS 902793G (LOT L)
POSTAL ADDRESS: 2 HARRIOTT ROAD
(At time of subdivision) ARMSTRONG CREEK, 3217
MGA2020 Co-ordinates E 270 530
(of approx centre of N 5 765 990
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

LOTS A TO L AND 1 TO 1100 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
FOR RESTRICTION A AFFECTING LOTS 1101 TO 1143 (BOTH INCLUSIVE) SEE SHEET 7
FOR RESTRICTION B AFFECTING LOTS 1113, 1114, 1116 TO 1122, 1131, 1132, 1137 TO 1141 (ALL INCLUSIVE) SEE SHEET 7
FOR RESTRICTION C AFFECTING LOTS 1116, 1117, 1120 TO 1122 AND 1137 TO 1141 (ALL INCLUSIVE) SEE SHEET 7

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

STAGING THIS IS NOT A STAGED SUBDIVISION.
PLANNING PERMIT No. PP-1389-2018

SURVEY. THIS PLAN IS BASED ON SURVEY.

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):
CONEWARRE PM109 & DUNED PM 195

HARRIOTT @ ARMSTRONG CREEK - 11
2.029ha

43 LOTS

OTHER PURPOSES OF PLAN

ANY EASEMENTS SHOWN ON PREVIOUS PLANS AS IT AFFECTS ROADS R1 ON THIS PLAN ARE REMOVED VIDE SCHEDULE 5, CLAUSE 14 OF THE ROAD MANAGEMENT ACT 2004.

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				

80004PS-076C.DWG

SURVEYOR REF: 80004ps-076c

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 7



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Port Melbourne VIC 3207
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MATTHEW DUNN

VERSION 2

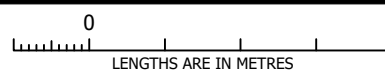
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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	SEE DIAG.	PS 902793G	CITY OF GREATER GEELONG
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	PS 902793G SEC.136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-3	DRAINAGE	SEE DIAG.	PS 902793G	CITY OF GREATER GEELONG
E-3	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	PS 902793G SEC.136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-4	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF GREATER GEELONG
E-5	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN SEC.136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-6	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF GREATER GEELONG
E-6	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN SEC.136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-7	DRAINAGE	SEE DIAG.	PS 902793G	CITY OF GREATER GEELONG
E-7	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	PS 902793G SEC.136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-7	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF GREATER GEELONG
E-8	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	PS 902793G SEC.136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-8	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF GREATER GEELONG

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SCALE



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SHEET 2



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GROVES ROAD

115°50'30"
251.71

M
3.756ha

266°43'
A&C12.25
R100

0°13'40"
20

(33.06)

E-2

E-3

E-4

E-7

E-5

6°59'30"
70.06

1137

1138

1139

1140

1141

1142

1143

E-2

E-3

E-4

E-6

E-8

96°59'30"
0.50

96°59'30"
1m

6°59'30"
28

1136

1135

1134

1133

1132

1131

1130

1129

1128

E-1

E-4

E-2

E-8

6°59'30"
39.50

1124

1123

1122

1121

1120

1119

1118

1117

1116

1115

1114

1113

1112

1111

1110

1109

1108

1107

1106

1105

1104

1103

1102

1101

E-2

E-4

E-6

E-8

6°59'30"
55.10

12.40

96°59'30"

51.24

51.59

LIBERATION DRIVE

6°59'30"
55.10

276°59'30"
(126.40)

GALENE DRIVE

276°59'30"
(126.40)

N
1.614ha

30

43

276°59'30"

AMPHITRITE WAY

231°59'
4.24

186°59'30"
3

16

276°59'30"

TRANQUILITY CIRCUIT

6°59'30"
6

31.99

276°59'30"

186°57'10"

278.34

(119.34)

WHITewing STREET

SEE SHEET 6

SEE SHEET 4

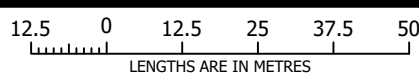
SEE SHEET 5



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SCALE
1:1250



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SIZE: A3

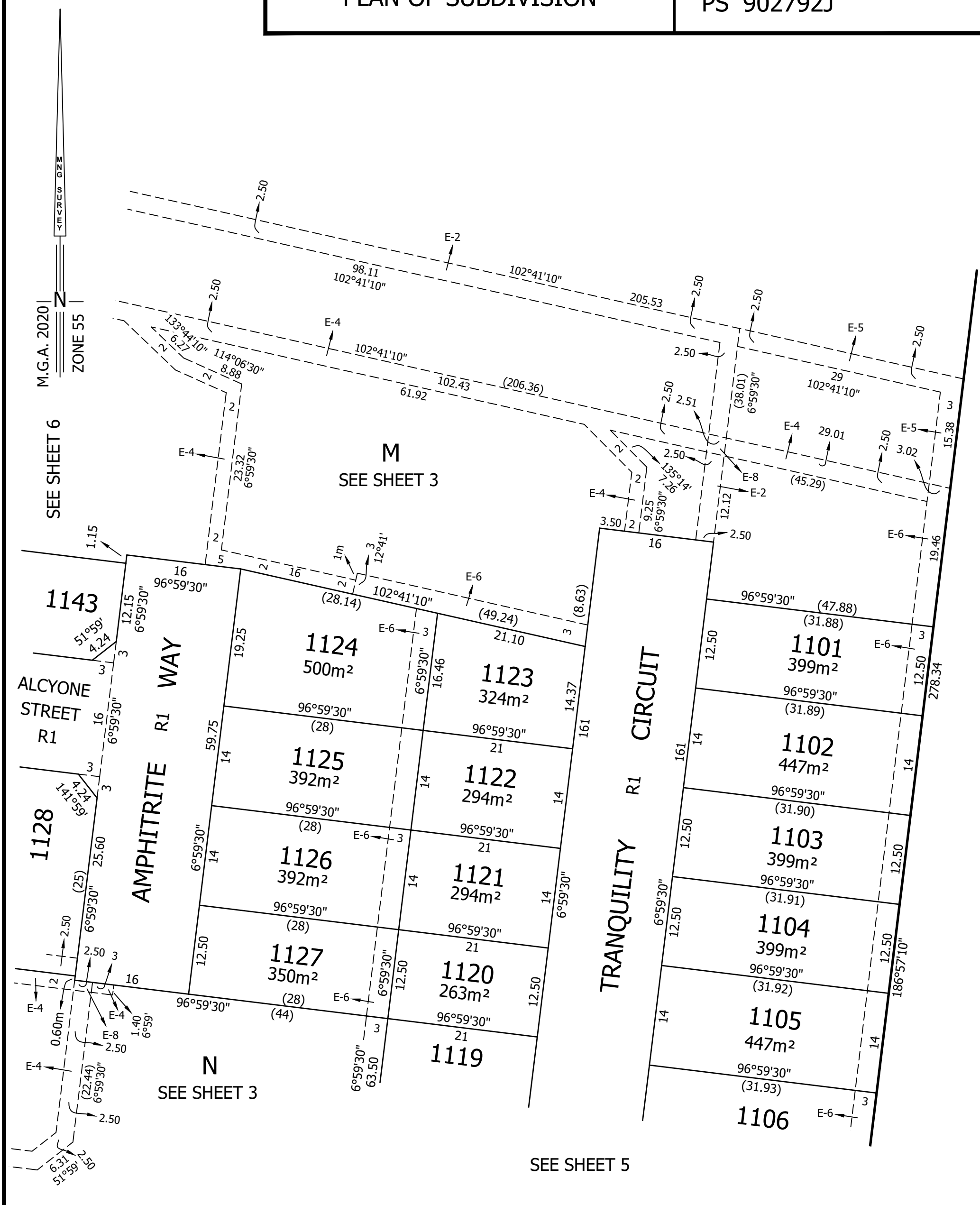
SHEET 3

MATTHEW DUNN

VERSION 2

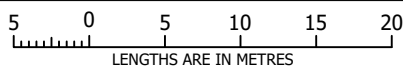
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SCALE
1:500



ORIGINAL SHEET
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SHEET 4



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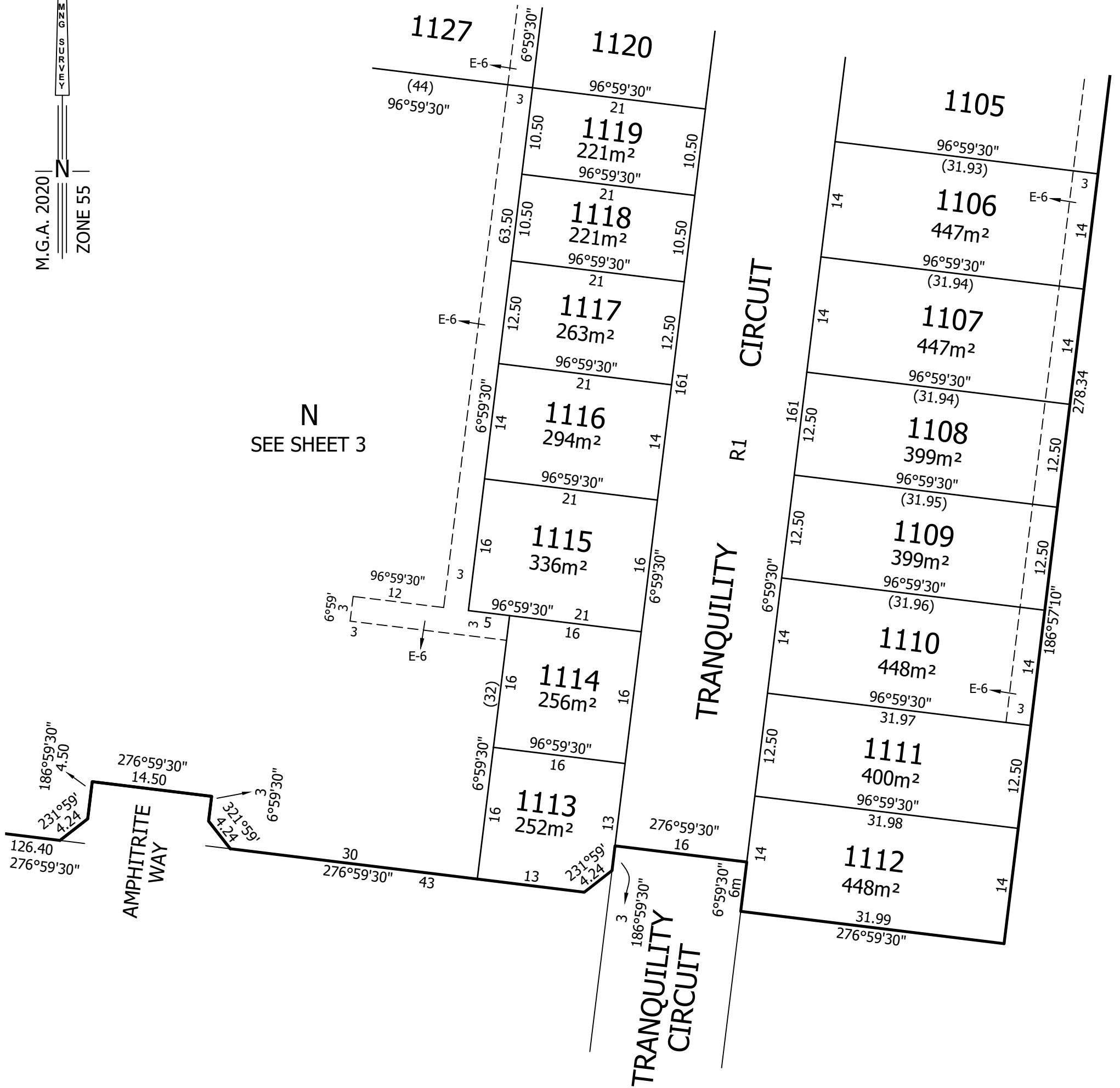
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SEE SHEET 4

M.G.A. 2020
N
ZONE 55



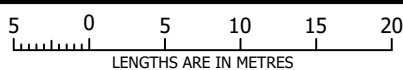
N
SEE SHEET 3



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1:500



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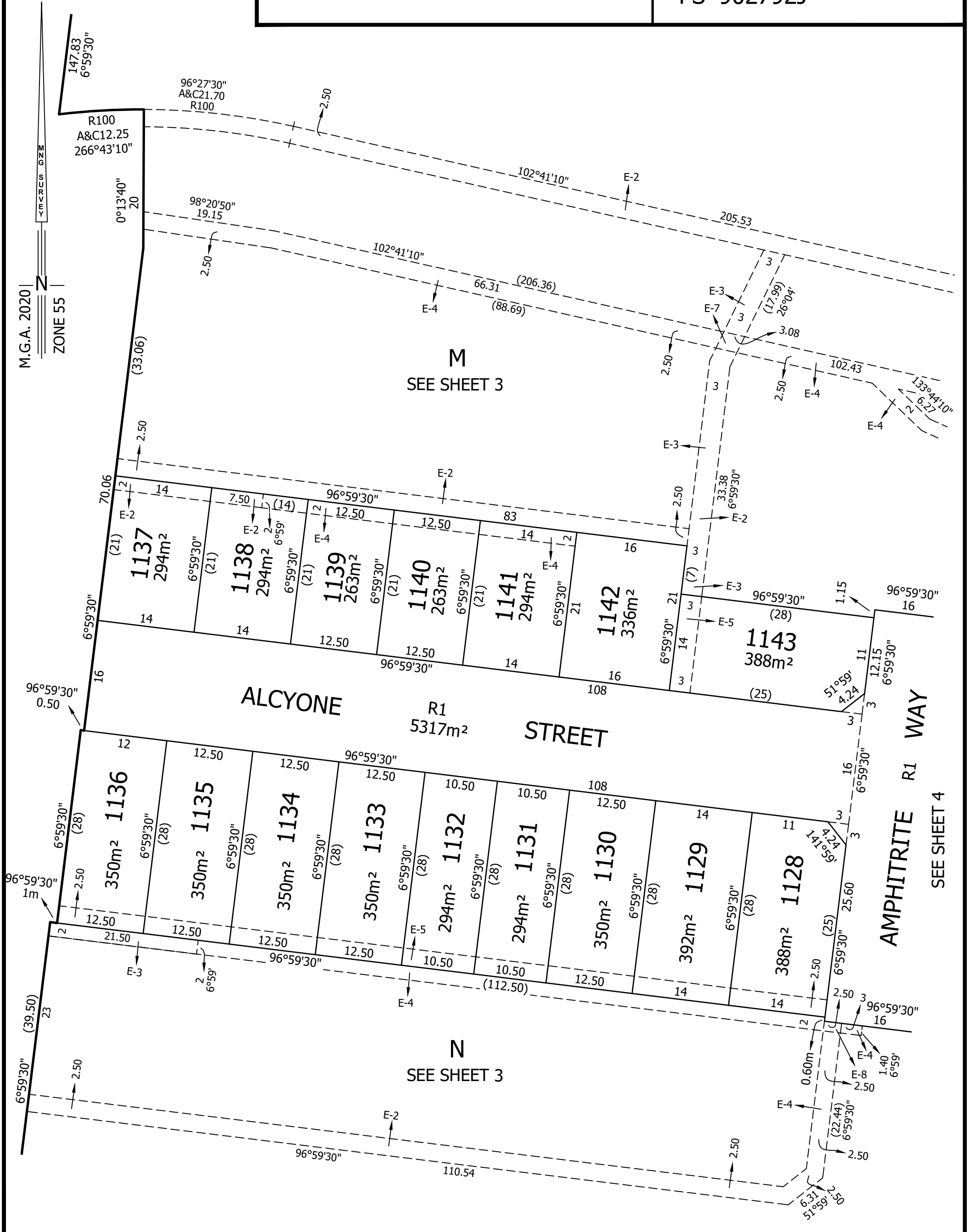
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SCALE
1:500

LENGTHS ARE IN METRES

MATTHEW DUNN VERSION 2

ORIGINAL SHEET
SIZE: A3

SHEET 6

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 1101 to 1143 (both 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 2031.

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 and Land Benefited

Burdened Land	Benefited Land
1113	1114
1114	1113, 1115
1116	1115, 1117
1117	1116, 1118
1118	1117, 1119
1119	1118, 1120
1120	1119, 1121, 1127
1121	1120, 1122, 1126

Table of Land Burdened and Land Benefited

Burdened Land	Benefited Land
1122	1121, 1123, 1125
1131	1130, 1132
1132	1131, 1133
1137	1138
1138	1137, 1139
1139	1138, 1140
1140	1139, 1141
1141	1140, 1142

Description of Restriction

The registered proprietor or proprietors for the time being for any burdened lot on this plan in the table 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 2031.

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 1101 to 1143 (both inclusive)

Land to be burdened: Lots 1116, 1117, 1120 to 1122 & 1137 to 1141 (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.