#### PLAN NUMBER PLAN OF SUBDIVISION PS 821075P **EDITION 1** LOCATION OF LAND PARISH: CONEWARRE COUNCIL NAME: CITY OF GREATER GEELONG **TOWNSHIP: SECTION:** 7 **CROWN ALLOTMENT:** A (PT) **CROWN PORTION:** TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: PS821074R (LOT A) POSTAL ADDRESS: 2 Harriott Road ARMSTRONG CREEK, 3217 (at time of subdivision) **MGA2020 CO-ORDINATES:** E: 270250 ZONE: 55 (of approx centre of land N: 5765720 in plan) **VESTING OF ROADS AND/OR RESERVES NOTATIONS IDENTIFIER** COUNCIL/BODY/PERSON LOTS 1 TO 200 (ALL INCLUSIVE), 209-211 (ALL INCLUSIVE), AND 216-221 (ALL INCLUSIVE) ROAD R1 CITY OF GREATER GEELONG HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 201 TO 208 (ALL INCLUSIVE) 212-215 (ALL INCLUSIVE) AND 222-243 (ALL INCLUSIVE) SEE SHEET 7 FOR RESTRICTION B AFFECTING LOTS 212-215 (ALL INCLUSIVE) SEE SHEET 7 **NOTATIONS** FOR RESTRICTION C AFFECTING LOTS 201 TO 208 (ALL INCLUSIVE), 222-229 (ALL INCLUSIVE) AND **DEPTH LIMITATION** Does not Apply 236-243 (ALL ÍNCLUSIVE) SEE SHEET 7 SURVEY: This plan is/is not based on survey. **STAGING:** This is/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 2 2.058ha 34 LOTS **EASEMENT INFORMATION** LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road) Easement Width Land Benefited/In Favour Of Purpose Origin Reference (Metres) SEE SHEET 2 FOR EASEMENT DETAILS ORIGINAL SHEET SURVEYORS FILE REF: 80004ps-012t SHEET 1 OF 7 SIZE: A3 8/34 Wirraway Drive, Port Melbourne, VIC, 3207 Tel: (03) 7002 2200 Fax: (03) 7002 2299 www.mngsurvey.com.au MATTHEW DUNN VERSION 14 MNG Ref: 80004ps-012t

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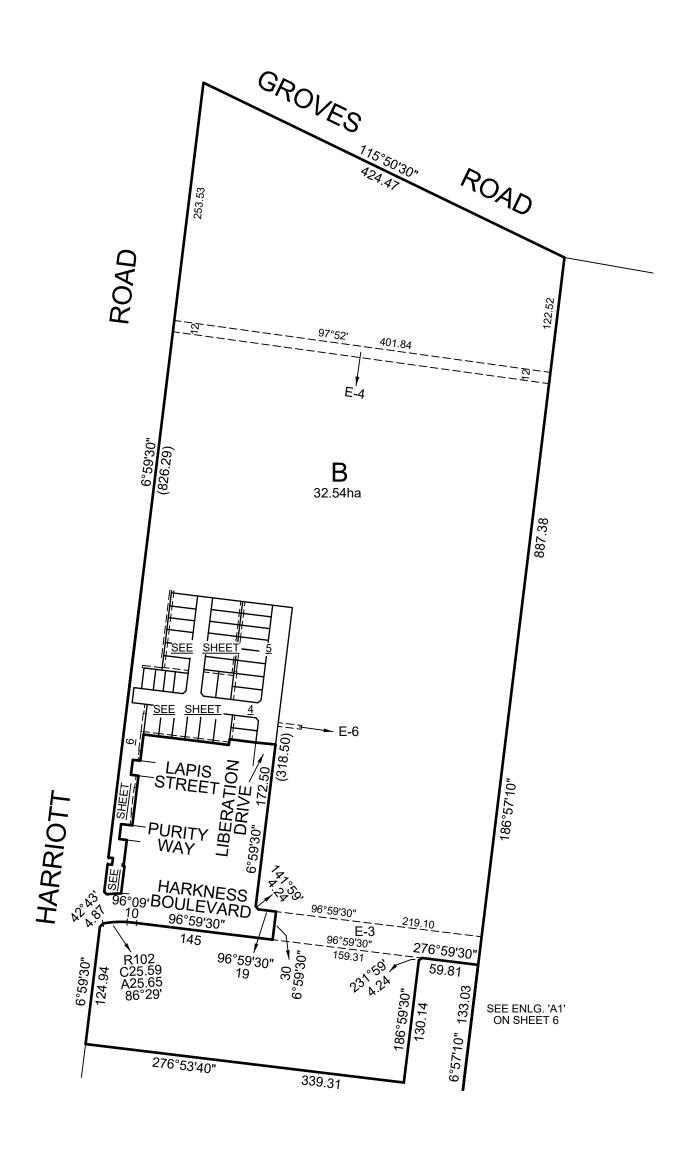
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 821074R SEC. 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-2	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 821074R PS 821074R SEC. 136 OF THE WATER ACT 1989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

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ORIGINAL SHEET
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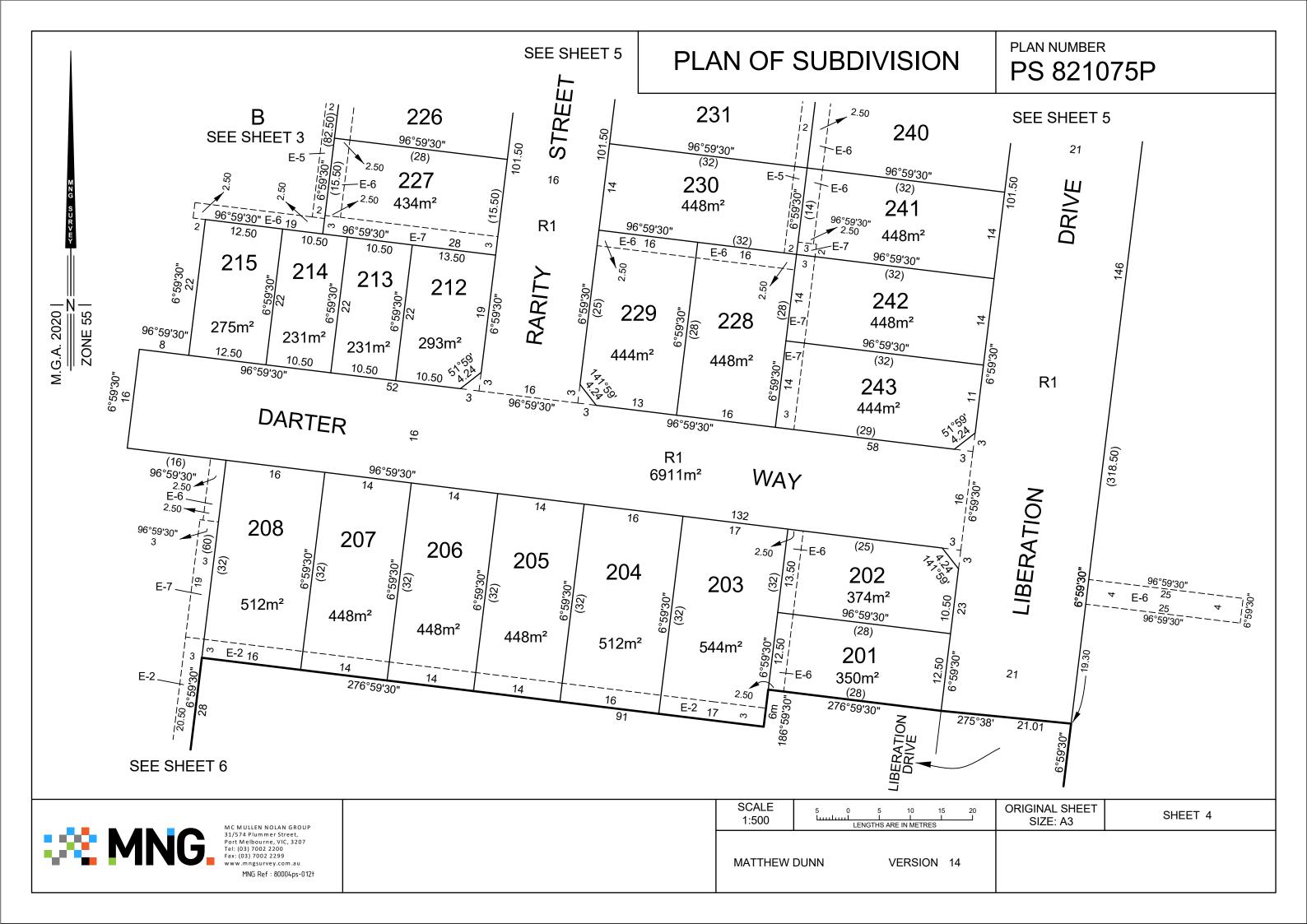
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ORIGINAL SHEET SIZE: A3

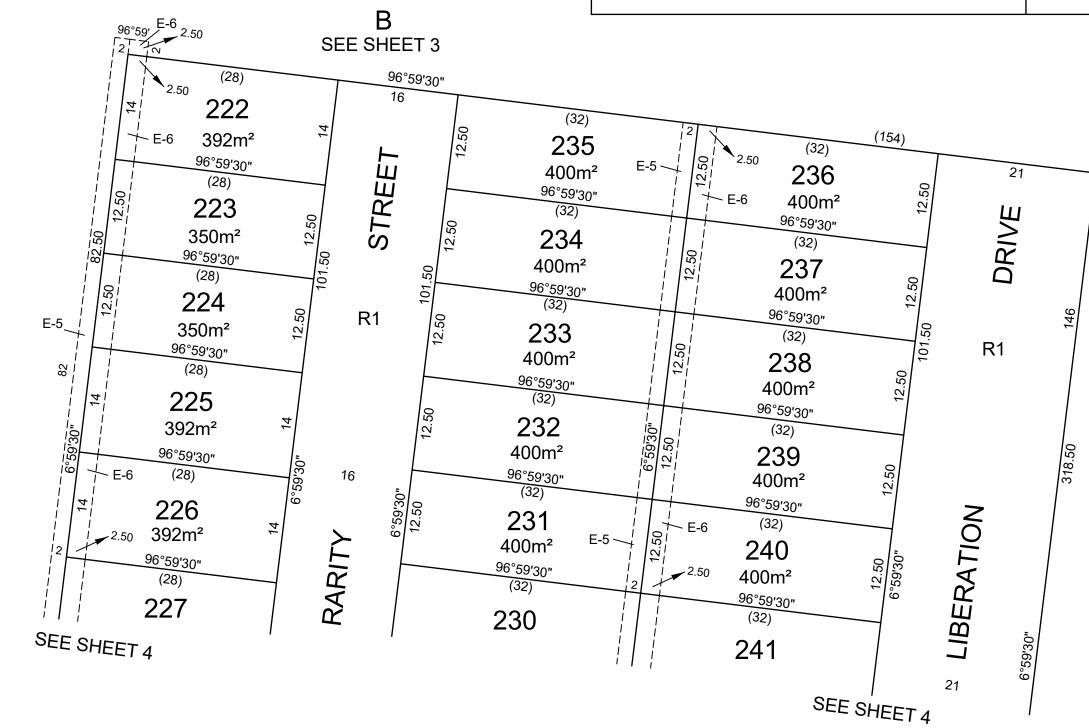
SHEET 3

MATTHEW DUNN

VERSION 14



PLAN NUMBER PS 821075P

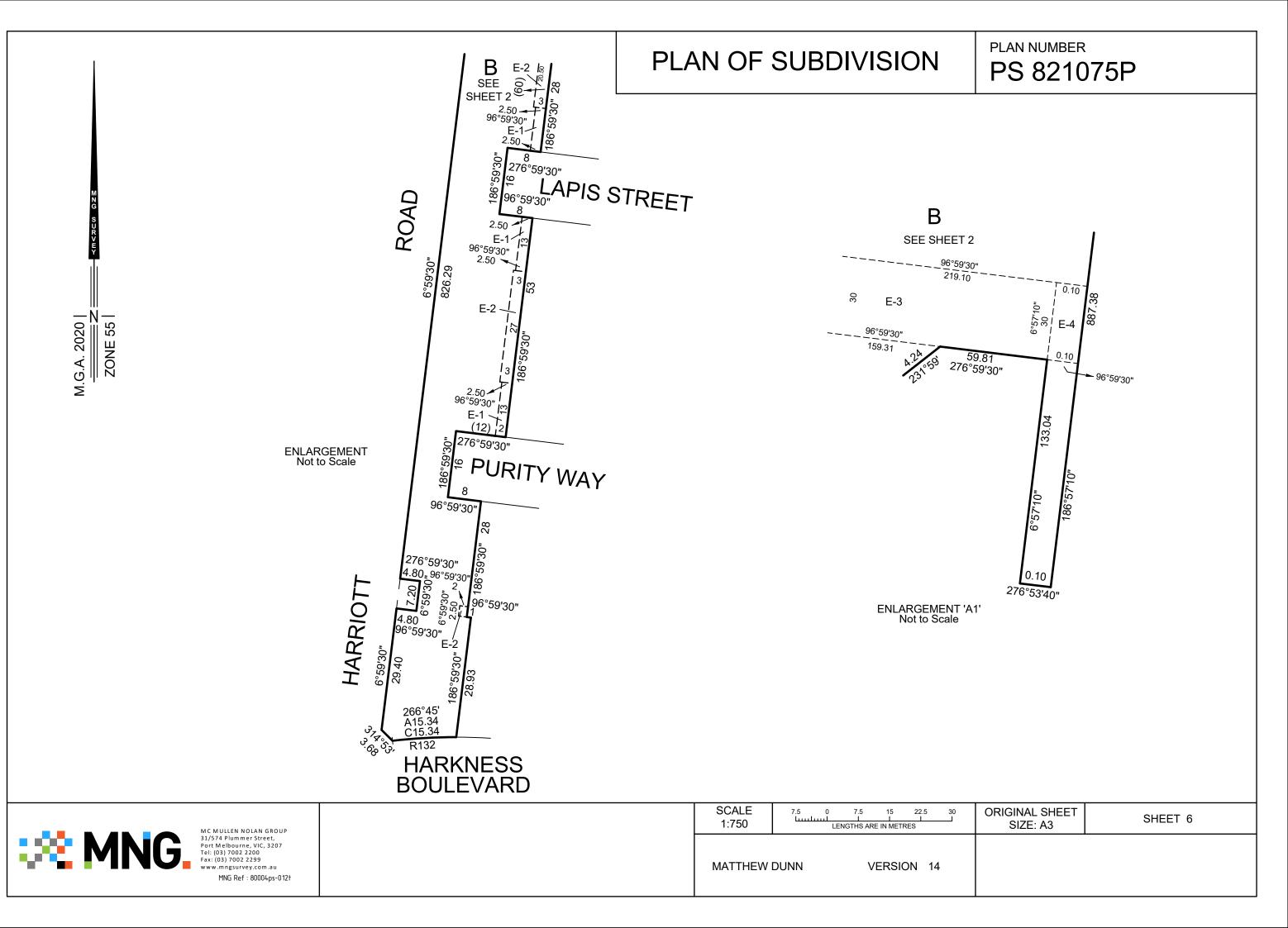


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M.G.A. 2020 |

**ZONE 55** |

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PLAN NUMBER
PS 821075P

### 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.

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