

PLAN OF SUBDIVISION	EDITION 1	PLAN NUMBER PS 821078H
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LOCATION OF LAND PARISH: CONEWARRE TOWNSHIP: SECTION: 7 CROWN ALLOTMENT: A (PT) CROWN PORTION: TITLE REFERENCE: LAST PLAN REFERENCE: PS821075P (LOT B) POSTAL ADDRESS: 2 Harriott Road (at time of subdivision) ARMSTRONG CREEK, 3217 MGA2020 CO-ORDINATES: E: 270250 ZONE: 55 (of approx centre of land N: 5765720 in plan)	COUNCIL NAME : CITY OF GREATER GEELONG
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS
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IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 300 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 301-334 (ALL INCLUSIVE) SEE SHEET 7 FOR RESTRICTION B AFFECTING LOTS 313, 314, 320, 321 AND 328-331 (ALL INCLUSIVE) SEE SHEET 7 FOR RESTRICTION C AFFECTING LOTS 301-312 (ALL INCLUSIVE), 315-319 (ALL INCLUSIVE), 322-328 (ALL INCLUSIVE) & 331-334 (ALL INCLUSIVE) SEE SHEET 7
ROAD R1 RESERVE No. 1	CITY OF GREATER GEELONG POWERCOR AUSTRALIA LTD	

NOTATIONS	
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DEPTH LIMITATION Does not Apply

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 3
2.137ha 34 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				

<p style="font-size: 8px; margin-top: 5px;"> MC MULLEN NOLAN GROUP 8/34 Wirraway Drive, Port Melbourne, VIC, 3207 Tel: (03) 7002 2200 Fax: (03) 7002 2299 www.mngsurvey.com.au MNG Ref : 80004ps-019i </p>	SURVEYORS FILE REF: 80004ps-019i	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 8
	MATTHEW DUNN	VERSION 7	

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PS 821078H

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 E-2	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	PS 821074R PS 821074R 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	PS 821074R PS 821074R PS 821074R SEC. 136 OF THE WATER ACT 1989	RESERVE No. 3 & No. 4 ON PS821074R CITY OF GREATER GEELONG 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 E-7	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	PS 821075P PS 821075P SEC. 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-8	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-9	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN	BARWON REGION WATER CORPORATION
E-10	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-10	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN	BARWON REGION WATER CORPORATION



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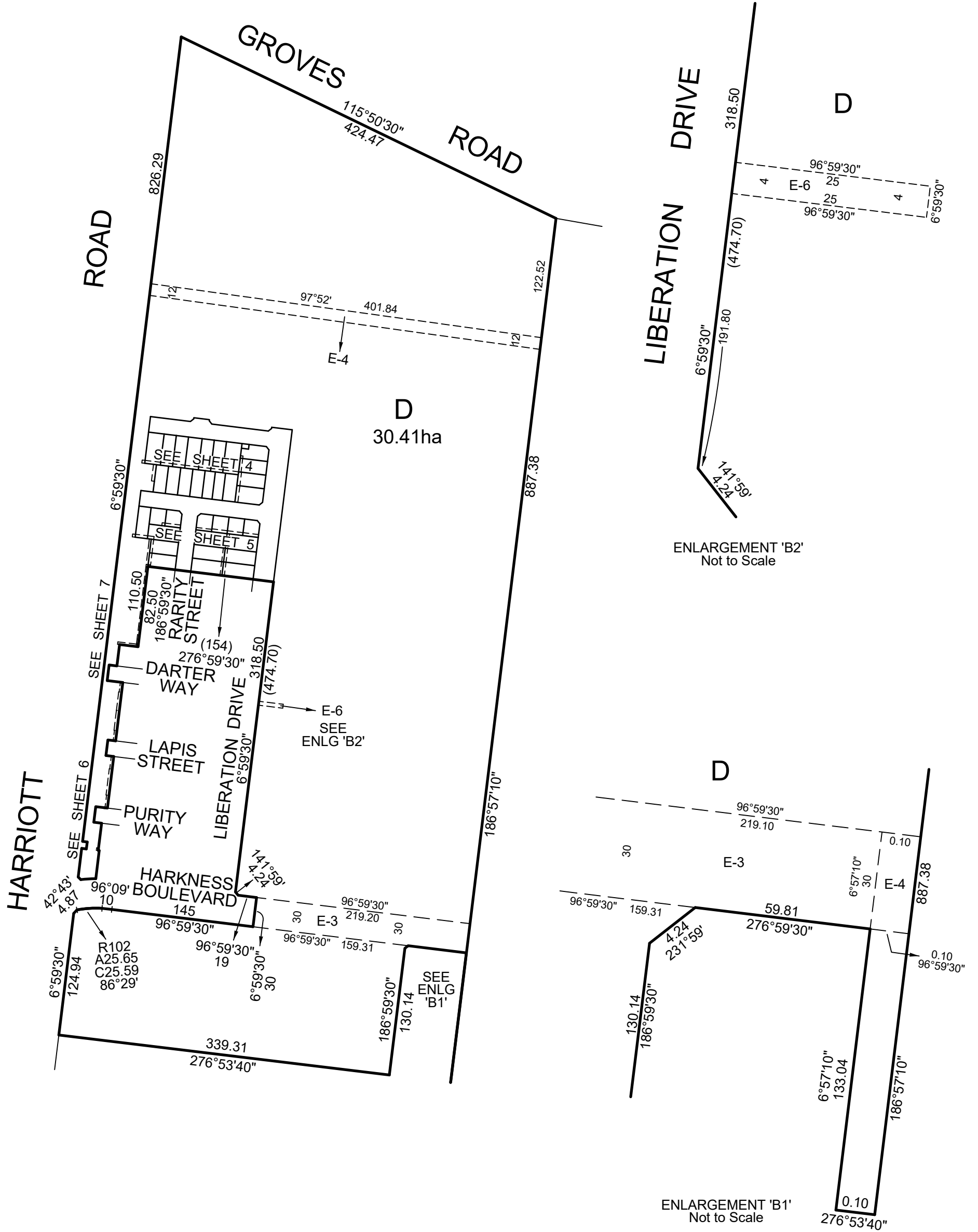
VERSION 7

ORIGINAL SHEET
SIZE: A3

SHEET 2

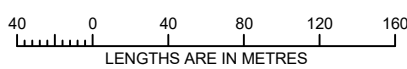
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SCALE
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ORIGINAL SHEET
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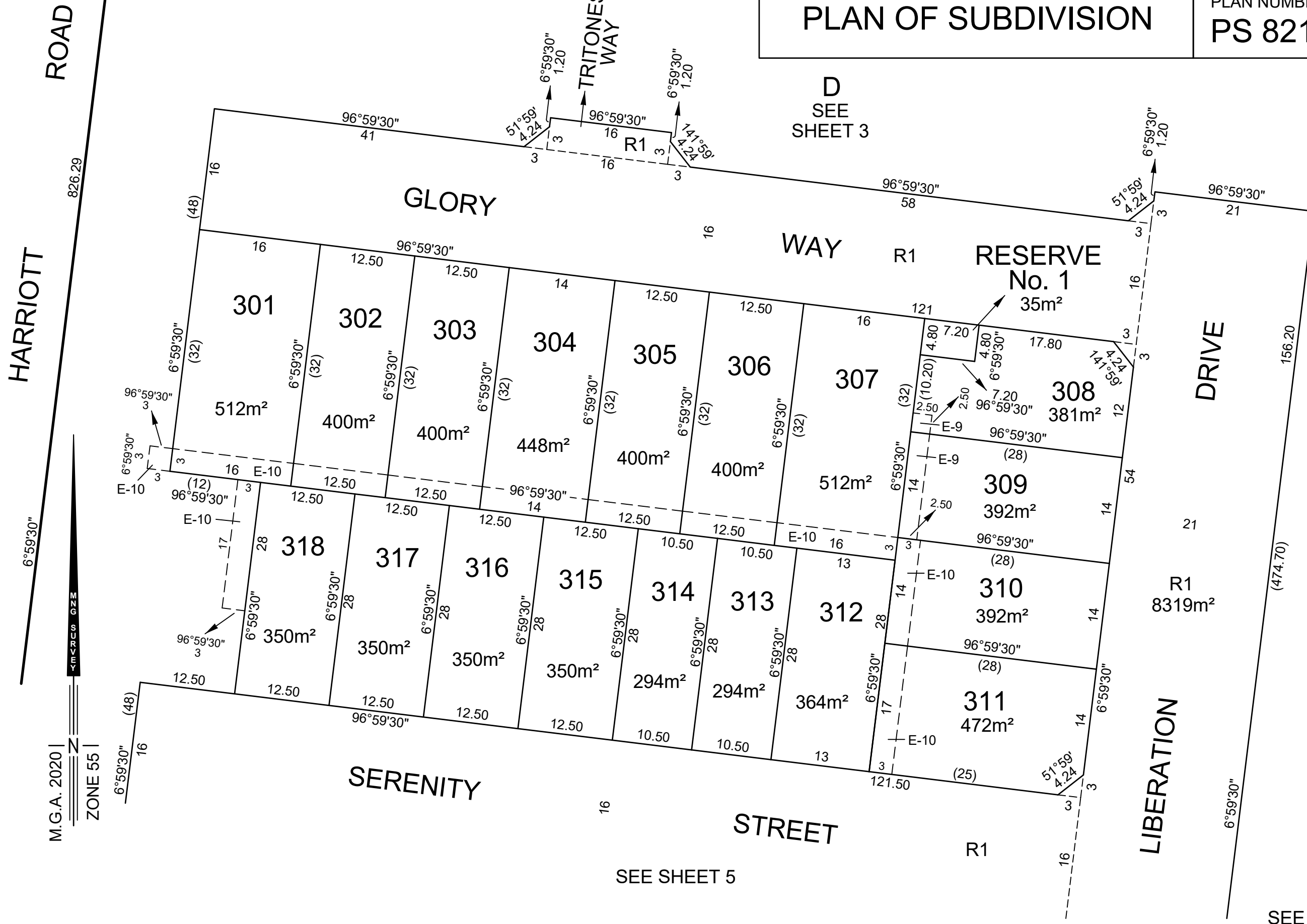
SHEET 3

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D
SEE
SHEET 3

SEE SHEET 5

SEE SHEET 4

M.G.A. 2020 |
ZONE 55 |

HARRIOTT

ROAD

SERENITY

STREET

R1

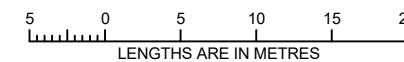
LIBERATION

DRIVE



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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 4

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SEE SHEET 3

PLAN OF SUBDIVISION

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HARRIOTT ROAD

SEE SHEET 4

SERENITY STREET

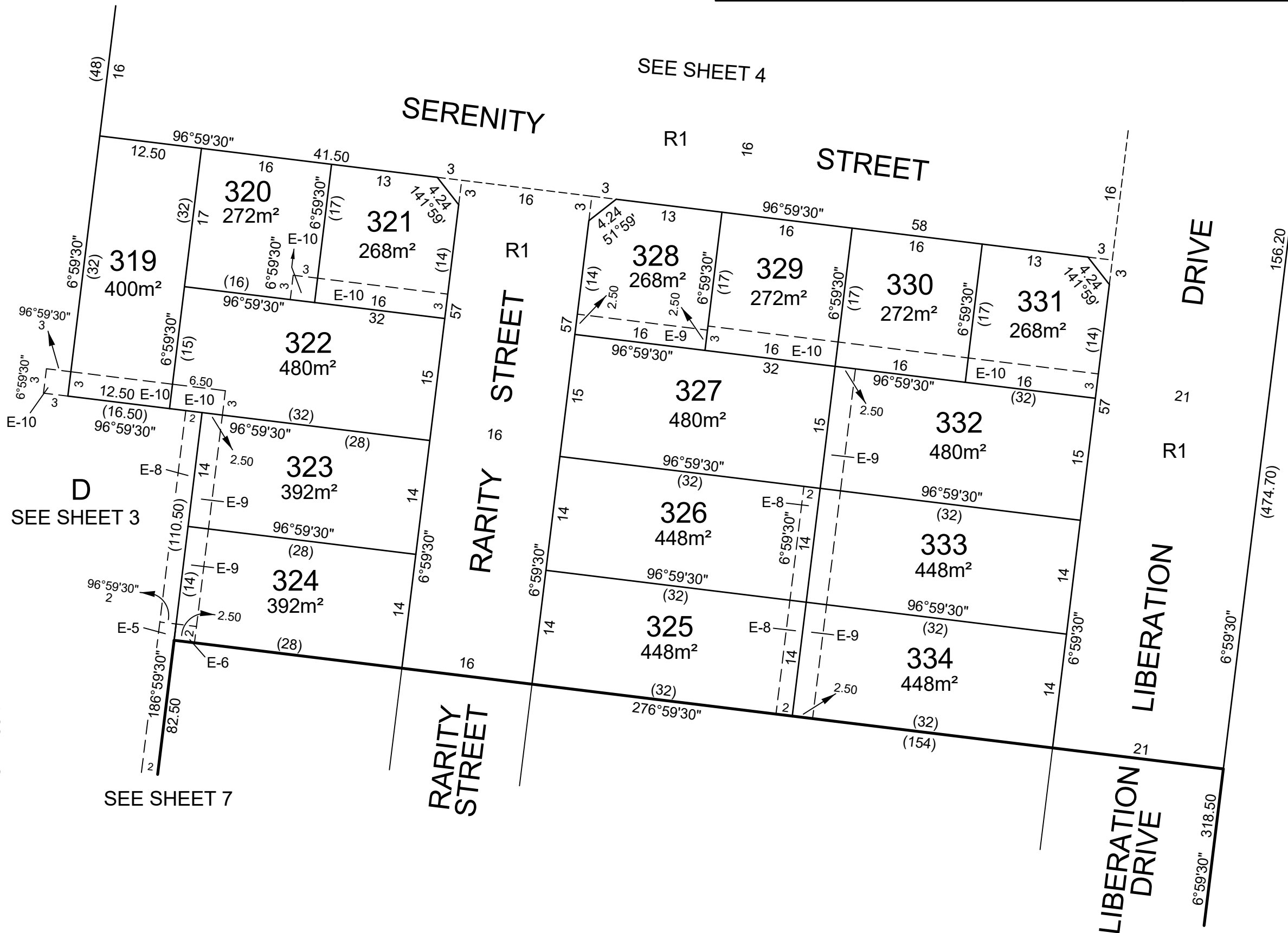
R1 16 STREET

DRIVE

R1

LIBERATION DRIVE

D
SEE SHEET 3



M.G.A. 2020 | ZONE 55 |

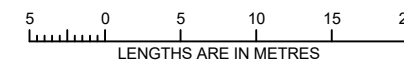
D
SEE SHEET 3

SEE SHEET 7



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SCALE
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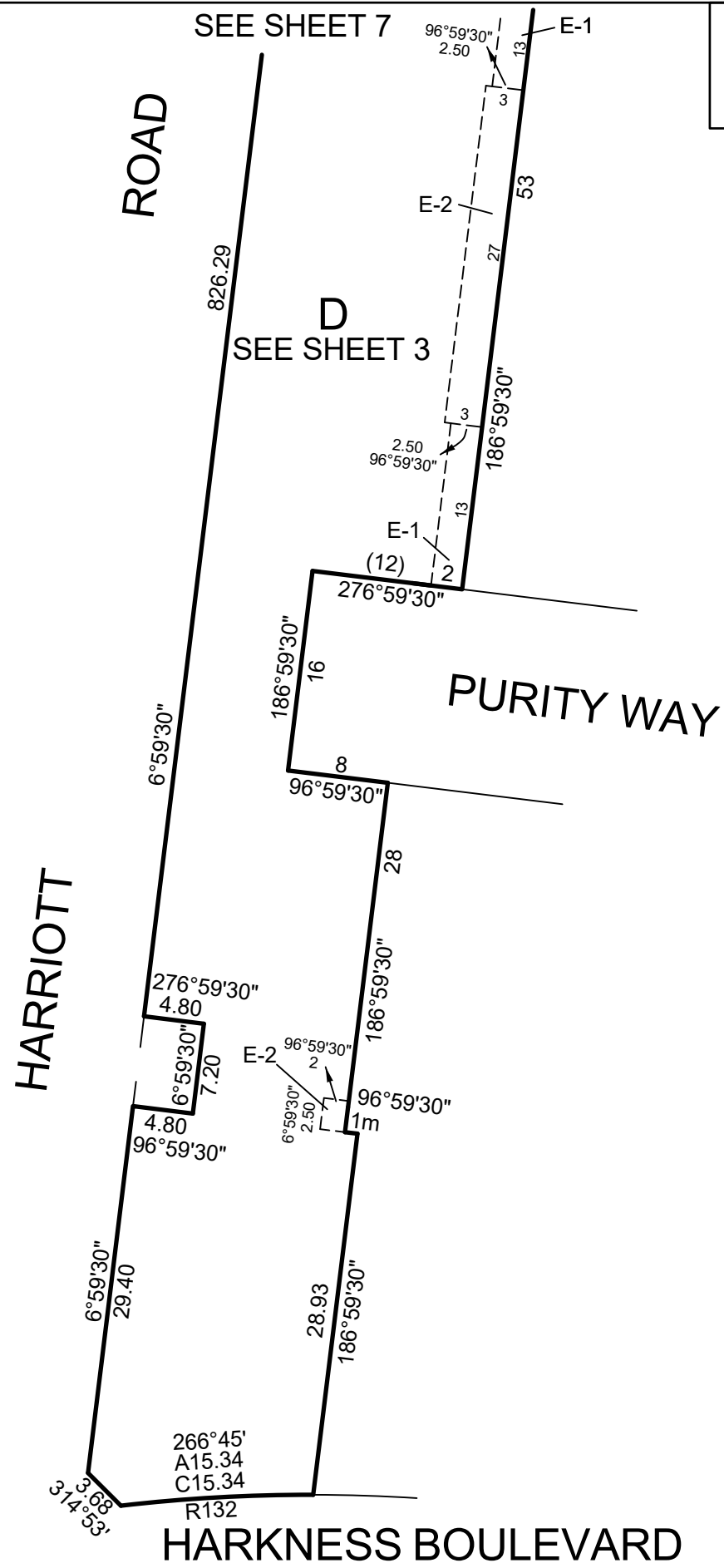
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SHEET 5

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M.G.A. 2020 | ZONE 55 |



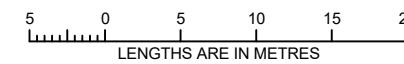
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1:500



ORIGINAL SHEET
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SHEET 6

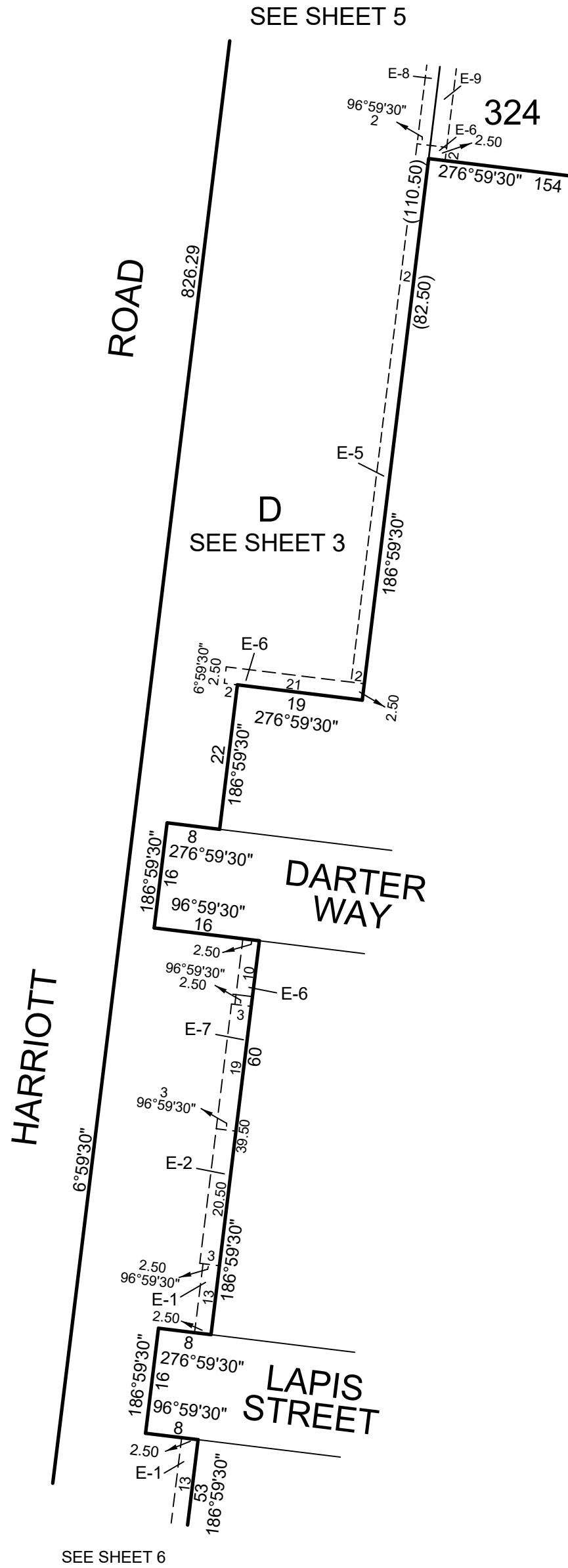
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PLAN OF SUBDIVISION

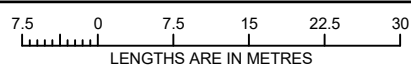
PLAN NUMBER
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M.G.A. 2020 |
| Z |
| H A R R I O T T |
| ZONE 55 |



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SCALE
1:750



ORIGINAL SHEET
SIZE: A3

SHEET 7

MATTHEW DUNN

VERSION 7

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 301 to 334 (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	Burdened Land	Benefited Land
313	312, 314	328	327, 329
314	313, 315	329	327, 328, 330
320	319, 321, 322	330	329, 331, 332
321	320, 322	331	330, 332

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 301 to 334 (all inclusive)

Land to be burdened: Lots 301 to 312 (All inclusive), 315-319 (All inclusive), 322-328 (All inclusive) and 331-334(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.

