


PLAN OF SUBDIVISION				LV USE ONLY EDITION		PLAN NUMBER PS 845130Y	
LOCATION OF LAND				COUNCIL NAME: CITY OF GREATER GEELONG			
PARISH: CONEWARRE							
TOWNSHIP: -							
SECTION: 7							
CROWN ALLOTMENT: A (PT)							
CROWN PORTION: -							
TITLE REFERENCES: -							
LAST PLAN REFERENCE/S: PS 845126P (LOT G)							
POSTAL ADDRESS: 2 HARRIOTT ROAD (At time of subdivision) ARMSTRONG CREEK, 3217							
MGA2020 Co-ordinates E 270 440 (of approx centre of N 5 765 680 land in plan) ZONE 55							
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		LOTS A TO G AND 1 TO 500 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. EASEMENT E-10 HAS BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 501 TO 554 (BOTH INCLUSIVE) SEE SHEET 10 FOR RESTRICTION B AFFECTING LOTS 501, 502, 504 TO 509, 514, 515, 519, 520 AND 524 to 543 (ALL INCLUSIVE) SEE SHEET 10 FOR RESTRICTION C AFFECTING LOTS 517, 518, 521 TO 523, 526 TO 541 AND 546 to 554 (ALL INCLUSIVE) SEE SHEET 10 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.			
ROAD R1 RESERVE No.1		CITY OF GREATER GEELONG CITY OF GREATER GEELONG					
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 - 5 2.932ha				54 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							
MNG Ref: 80004PS-042G.DWG			SURVEYOR REF: 80004ps-042g		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 10
 MC MULLEN NOLAN GROUP 31/574 Plummer Street Port Melbourne VIC 3207 Tel: (03) 7002 2200 Fax: (08) 7002 2299 Email: info@mngsurvey.com.au			MATTHEW DUNN		VERSION 6		

PLAN OF SUBDIVISION

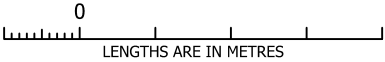
PLAN NUMBER
PS 845130Y

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 PS 821074R 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 E-6	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-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 E-9 E-9	DRAINAGE DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN SEE PLAN	PS 821078H PS 821078H PS 821078H SEC. 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-11	DRAINAGE	SEE PLAN	PS 845126P	CITY OF GREATER GEELONG
E-12	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-13 E-13	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN SEC. 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-14	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SEC. 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-15 E-15	SUPPLY OF GAS PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN SEC. 136 OF THE WATER ACT 1989	AUSNET GAS SERVICES PTY LTD BARWON REGION WATER CORPORATION
E-15 E-15 E-15	DRAINAGE TELECOMMUNICATIONS POWERLINE	SEE PLAN SEE PLAN SEE PLAN	THIS PLAN THIS PLAN THIS PLAN SEC. 88 ELECTRICITY INDUSTRY ACT 2000	CITY OF GREATER GEELONG LOTS ON THIS PLAN POWERCOR AUSTRALIA LTD
E-16	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 838315B SEC. 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION



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SCALE



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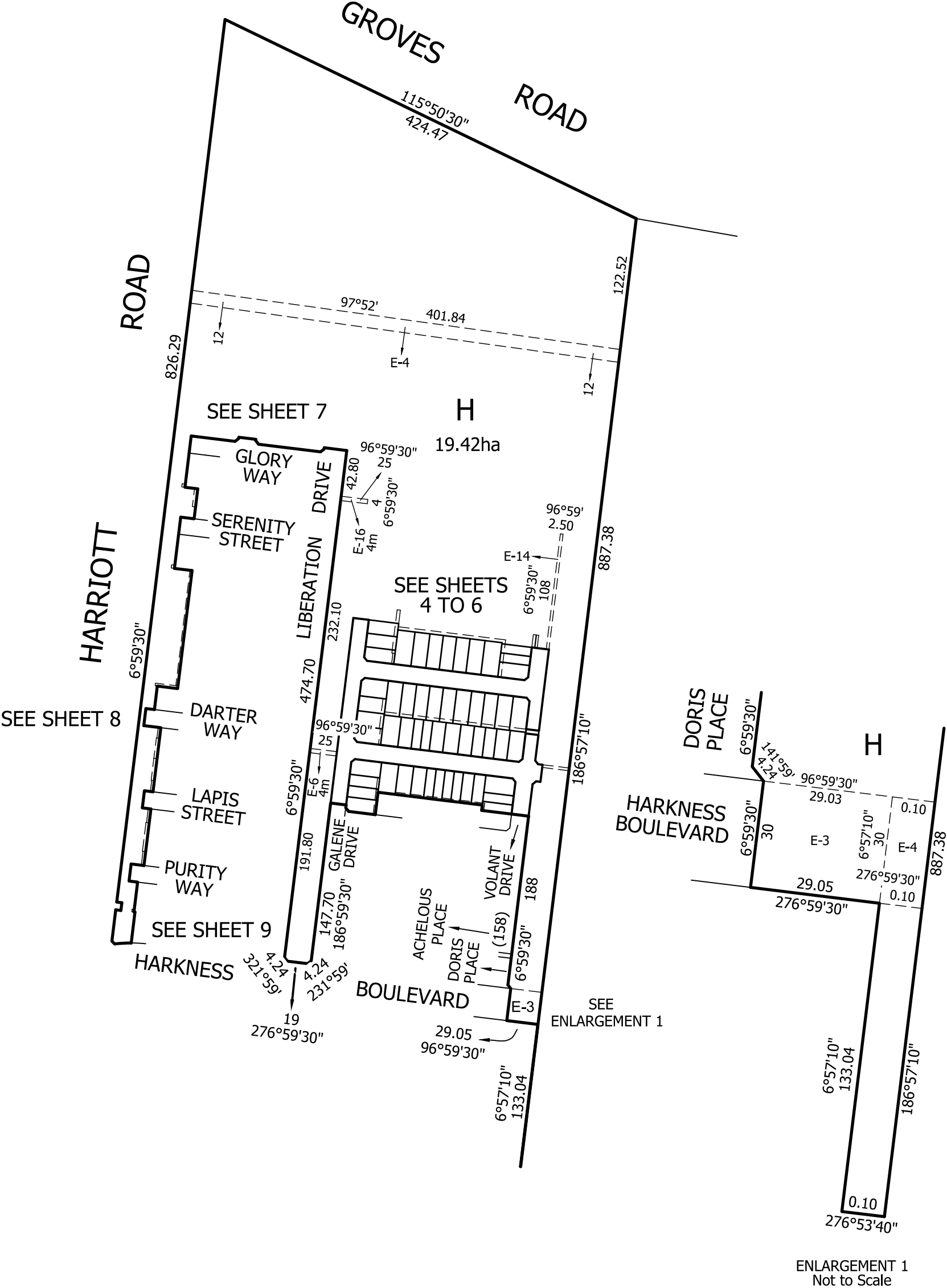
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ORIGINAL SHEET
SIZE: A3

SHEET 2

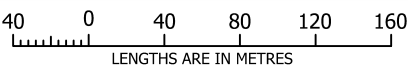
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1:4000



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ORIGINAL SHEET
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SHEET 3

PLAN NUMBER
PS 845130Y

TRANQUILITY

CRESCENT



SEE SHEET 3



5 0 5 10 15 20

LENGTHS ARE IN METRES

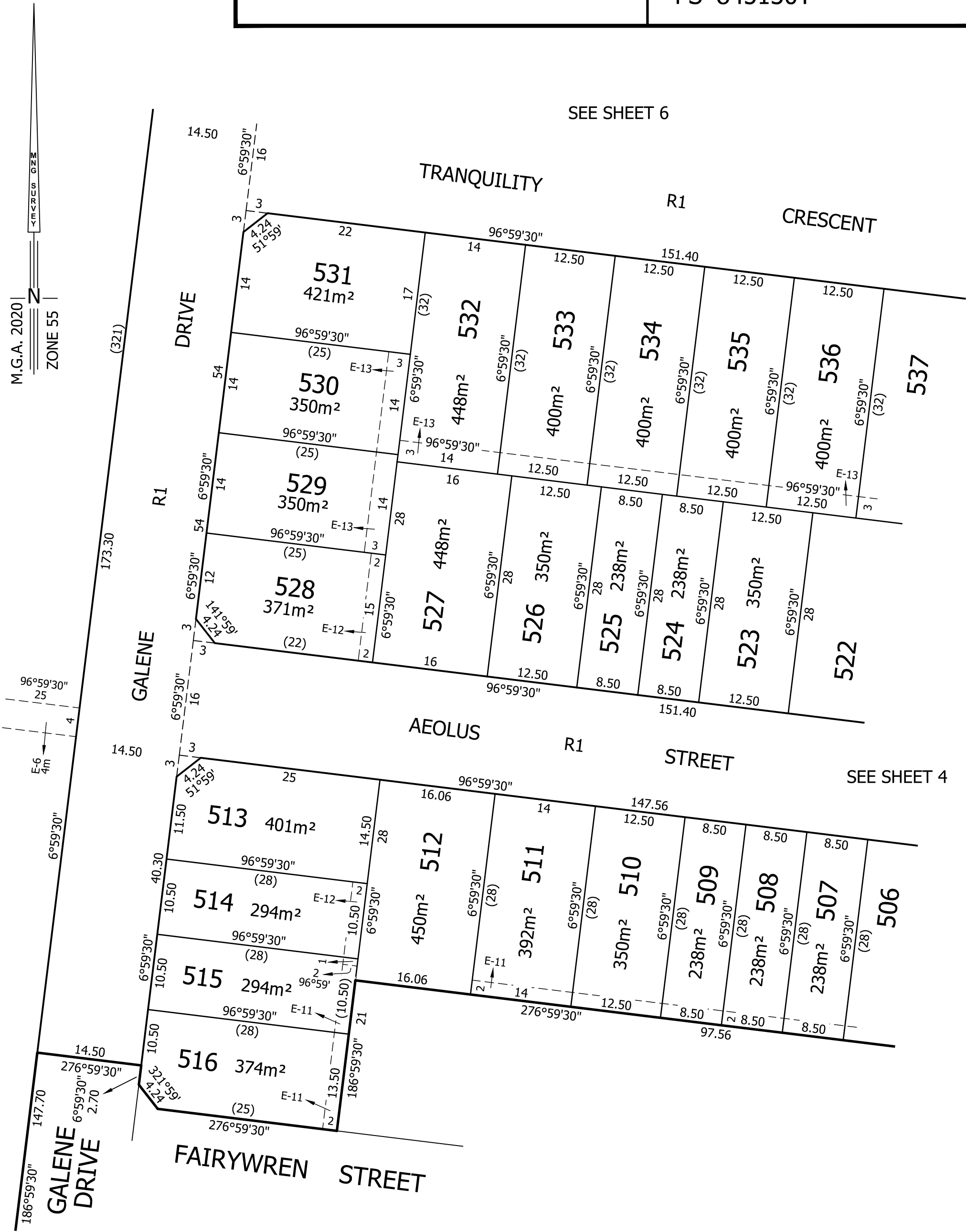
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SHEET 4

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SEE SHEET 6

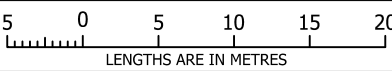


SEE SHEET 4



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SCALE
1:500



ORIGINAL SHEET
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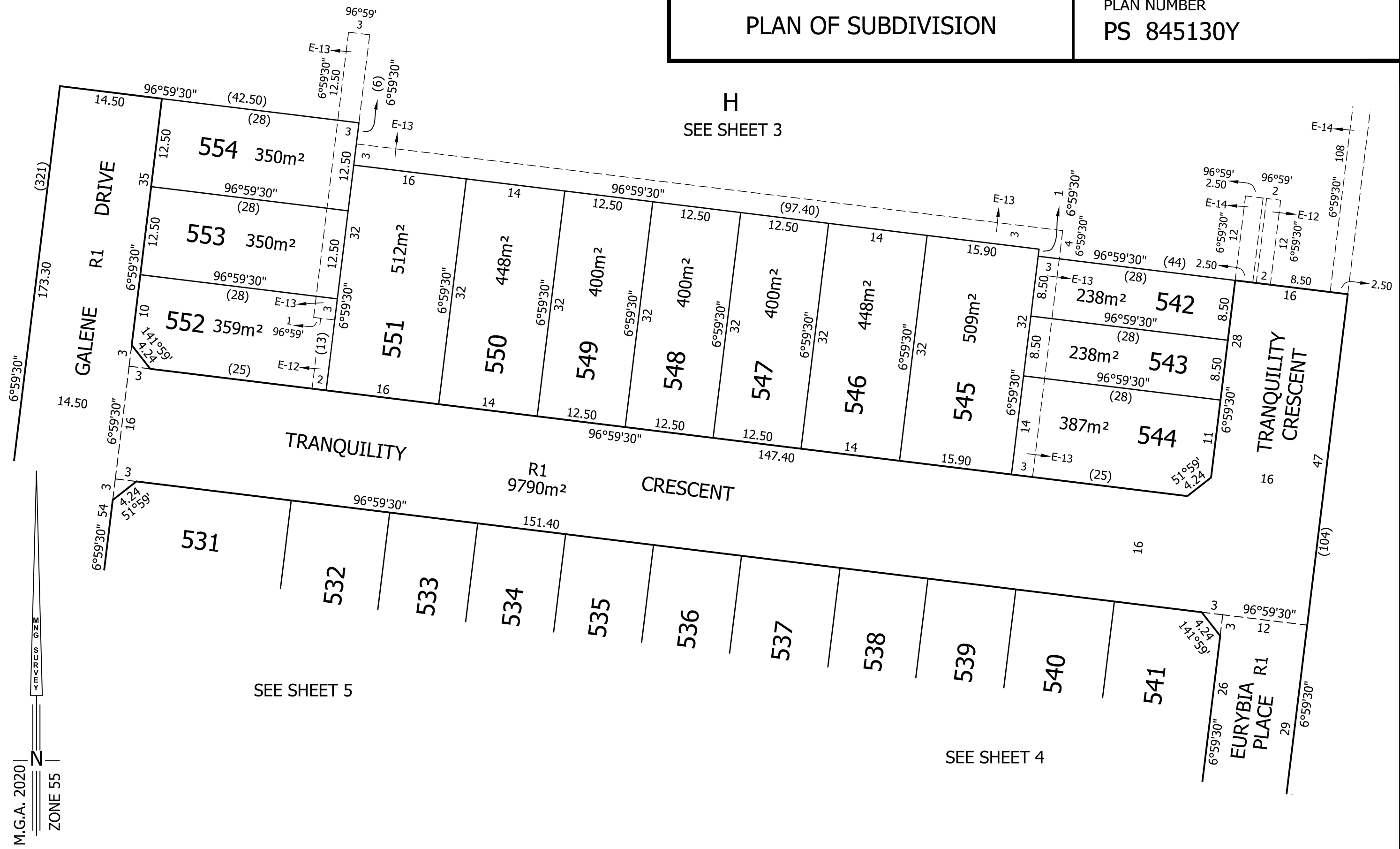
SHEET 5

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PLAN OF SUBDIVISION

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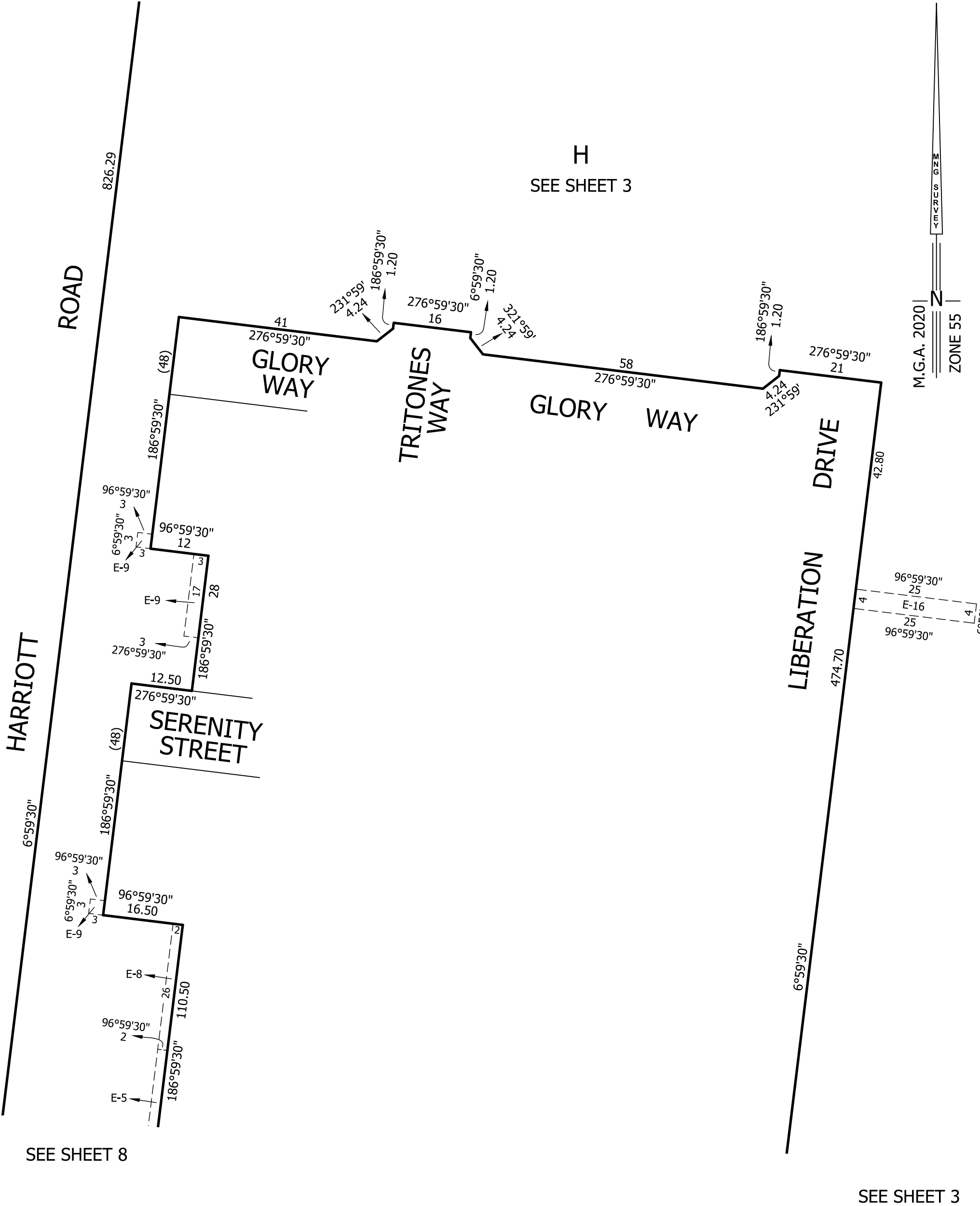


M.G.A. 2020
ZONE 55



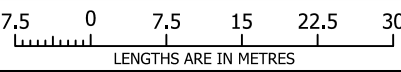
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SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	SHEET 6
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SCALE
1:750



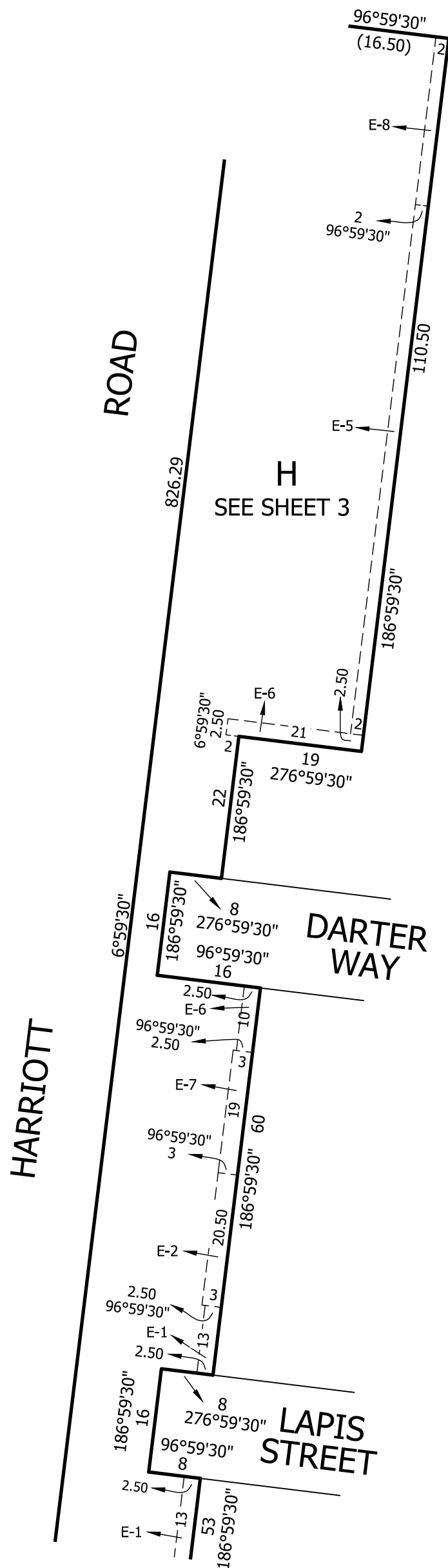
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ORIGINAL SHEET
SIZE: A3

SHEET 7

PLAN NUMBER
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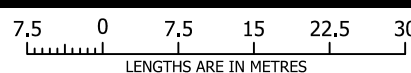
SEE SHEET 9



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SCALE
1:750



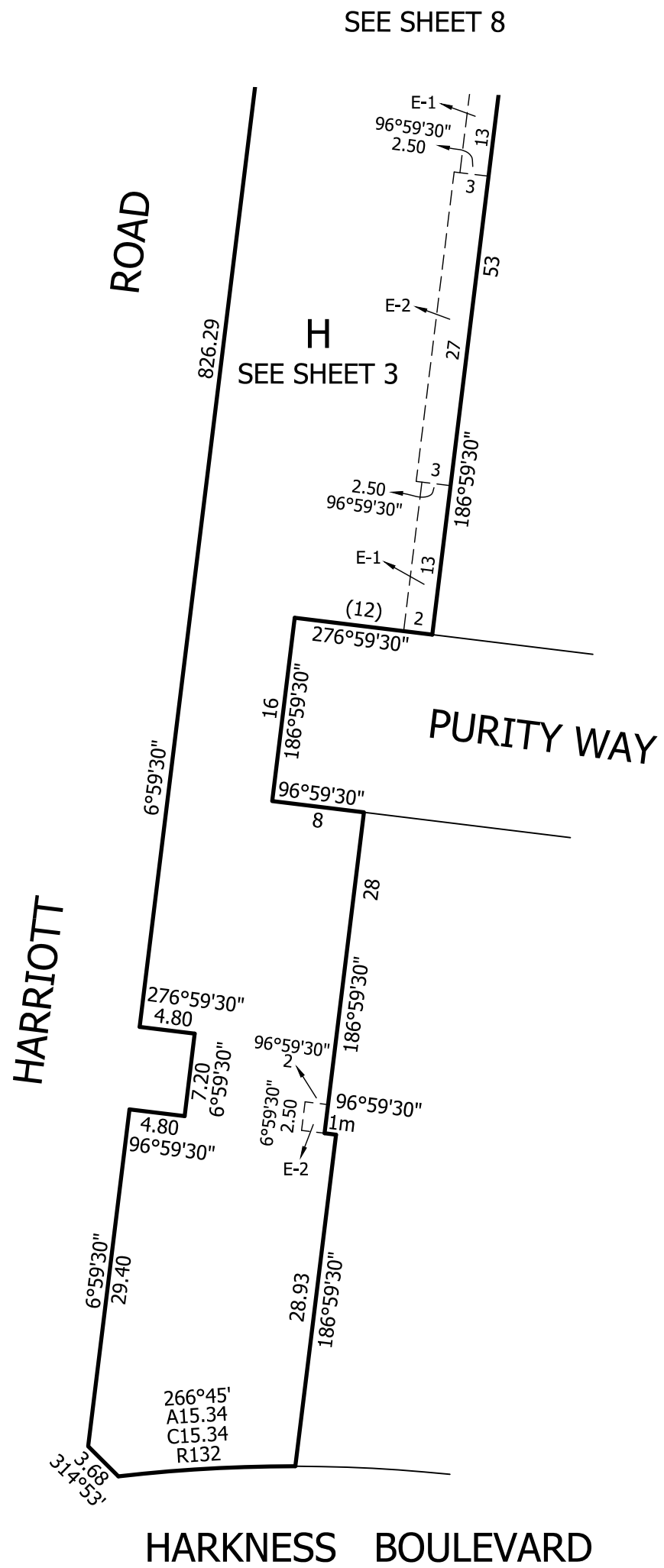
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ORIGINAL SHEET
SIZE: A3

SHEET 8

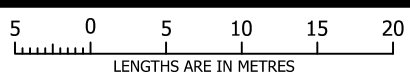
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ORIGINAL SHEET
SIZE: A3

SHEET 9

MATTHEW DUNN

VERSION 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 501 to 554 (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
501	502, 504
502	501, 503, 504
504	501, 502, 503, 505
505	504, 506
506	505, 507
507	506, 508
508	507, 509
509	508, 510

Table of Land Burdened and Land Benefited

Burdened Land	Benefited Land
514	512, 513, 515
515	512, 514, 516
519	518, 520, 539, 540
520	519, 521, 538, 539
524	523, 525, 534, 535
525	524, 526, 534
542	543, 545
543	542, 544, 545

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 burdened: Lots 517, 518, 521 to 523, 526 to 541 & 546 to 554 (all inclusive)
Land to be benefited: Lots 501 to 554 (both 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 meter clear horizontal access along the full length of a minimum one side boundary of the lot.