

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PLAN NUMBER
PS 845133S

LOCATION OF LAND

PARISH: CONEWARRE
TOWNSHIP: ---
SECTION: 7
CROWN ALLOTMENT: A (PT)
CROWN PORTION: ---
TITLE REFERENCES: ---
LAST PLAN REFERENCE/S: PS 845130Y (LOT H)
POSTAL ADDRESS: 2 HARRIOTT ROAD
(At time of subdivision) ARMSTRONG CREEK, 3217
MGA2020 Co-ordinates E 270 460
(of approx centre of N 5 765 840
land in plan) ZONE 55

COUNCIL NAME: CITY OF GREATER GEELONG

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

LOTS A TO H AND 1 TO 600 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
FOR RESTRICTION A AFFECTING LOTS 601 TO 645 (BOTH INCLUSIVE) SEE SHEET 10
FOR RESTRICTION B AFFECTING LOTS 601, 602 AND 614 TO 617 (ALL INCLUSIVE) SEE SHEET 10
FOR RESTRICTION C AFFECTING LOTS 604 TO 612, 619 TO 629, 631 TO 635 AND 637 TO 645 (ALL INCLUSIVE) SEE SHEET 10

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

In Proclaimed Survey Area No. -

HARRIOTT @ ARMSTRONG CREEK - 6
3.872ha

45 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-048H.DWG

SURVEYOR REF: 80004ps-048h

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 10



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MATTHEW DUNN

VERSION 7

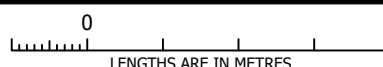
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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 821074R SEC. 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-2	DRAINAGE	SEE PLAN	PS 821074R	CITY OF GREATER GEELONG
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	DRAINAGE	SEE PLAN	PS 845130Y	CITY OF GREATER GEELONG
E-10	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 845130Y SEC. 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-11	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 845130Y SEC. 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-12	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-13	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SEC. 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-14	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-14	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SEC. 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-15	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 838315B SEC. 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-16	POWERLINE	SEE PLAN	PS 821074R SEC. 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-16	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SEC. 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-17	WAY	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN
E-17	SUPPLY OF GAS	SEE PLAN	THIS PLAN	AUSNET GAS SERVICES PTY LTD
E-18	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 845130Y SEC. 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-18	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG

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SCALE



ORIGINAL SHEET
SIZE: A3

SHEET 2



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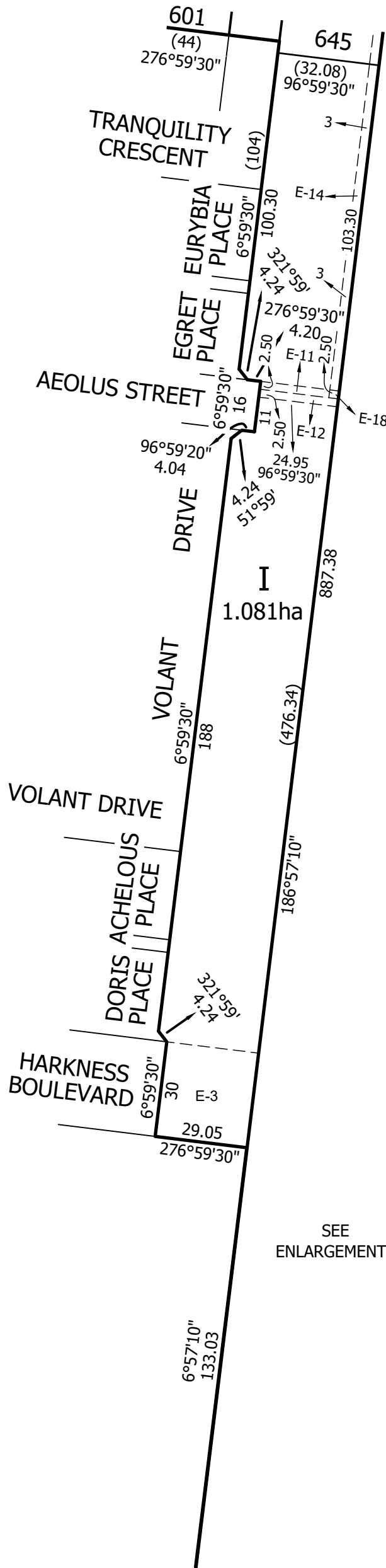
VERSION 7

PLAN OF SUBDIVISION

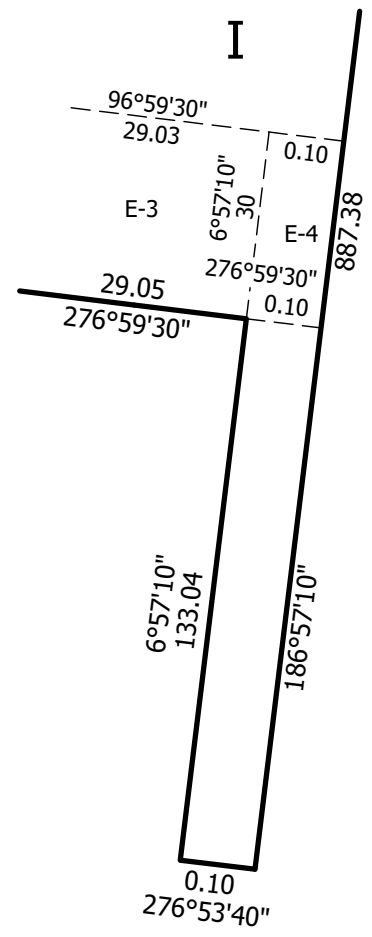
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SEE SHEET 6



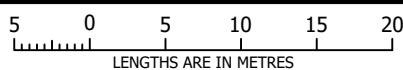
SEE ENLARGEMENT 1



ENLARGEMENT 1
Not to Scale

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SCALE
1:1500



ORIGINAL SHEET
SIZE: A3

SHEET 4



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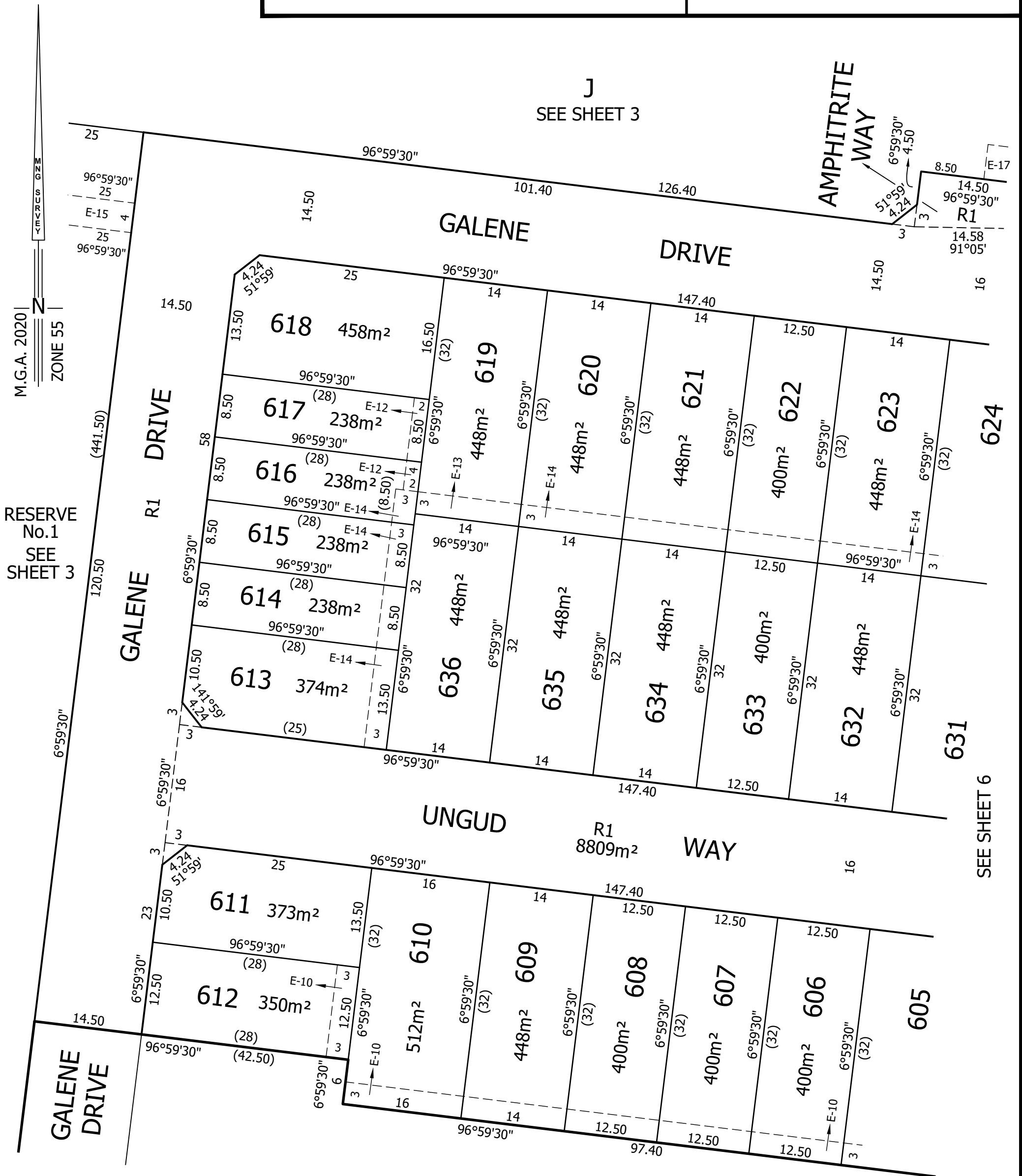
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J
SEE SHEET 3

AMPHITRITE
WAY



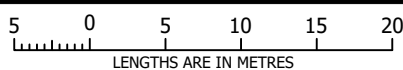
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1:500



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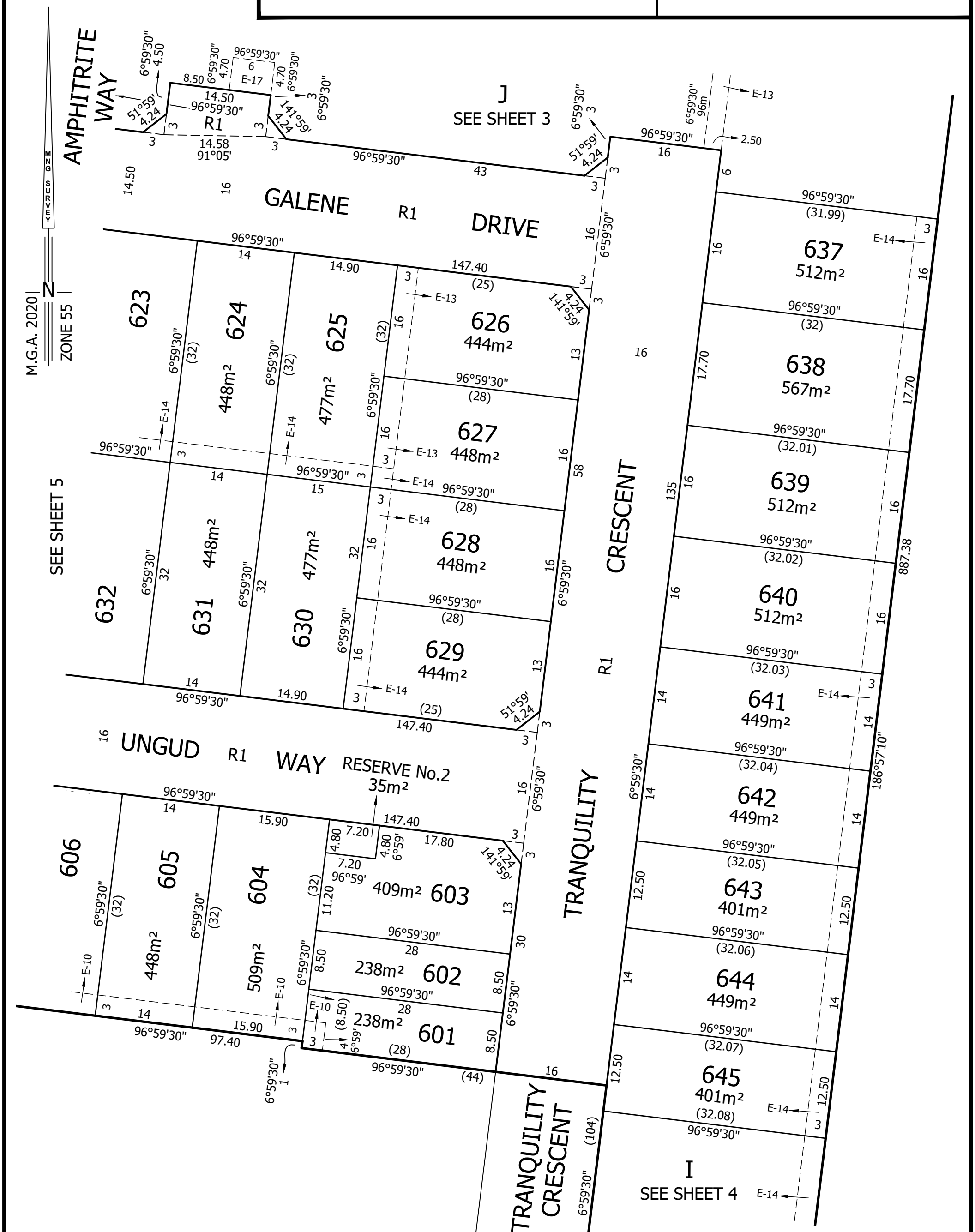
SHEET 5

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M.G.A. 2020
ZONE 55

SEE SHEET 5

J
SEE SHEET 3

I
SEE SHEET 4

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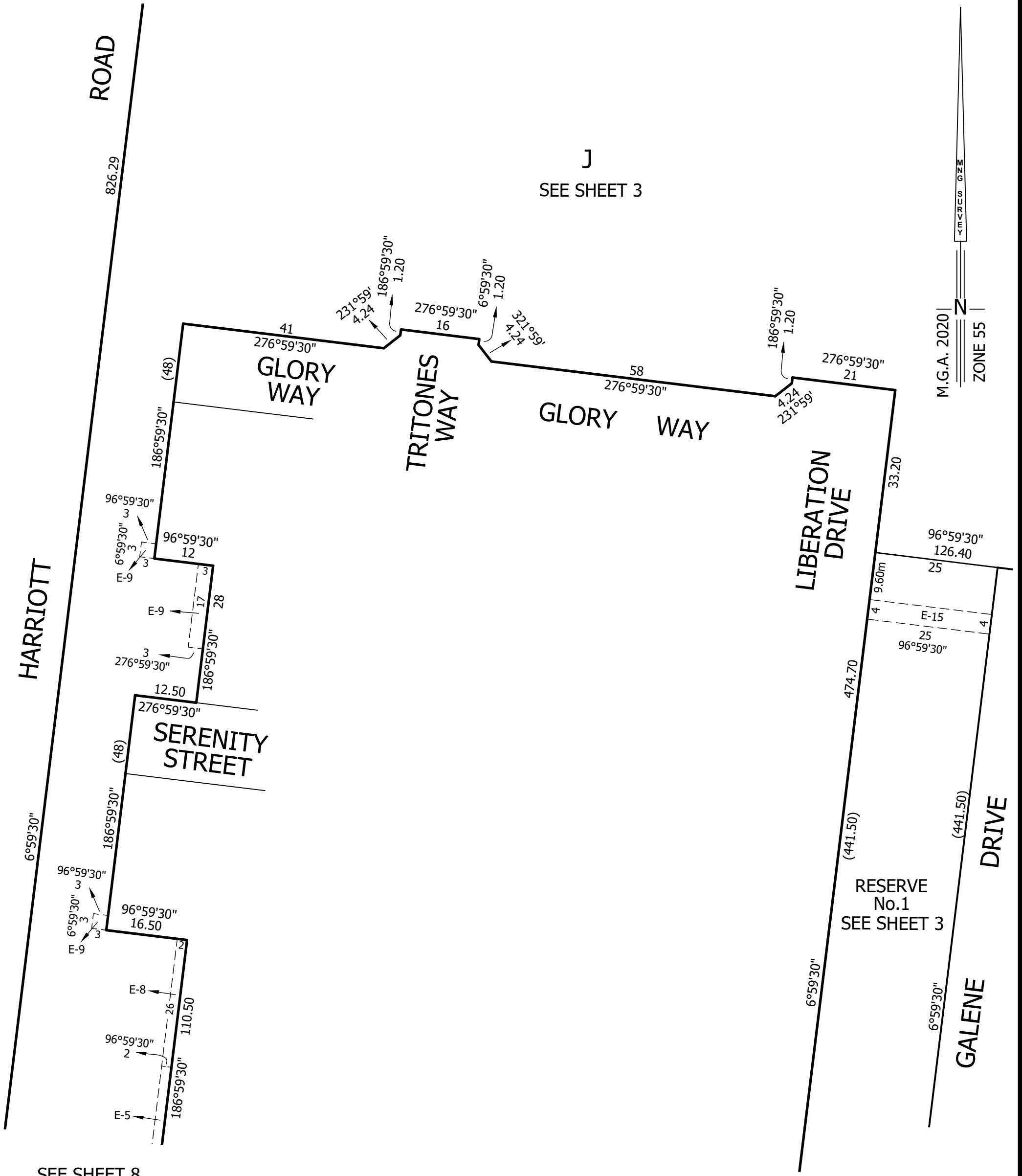
LENGTHS ARE IN METRES

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ORIGINAL SHEET
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SHEET 6



SEE SHEET 8

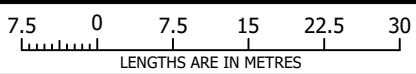
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SCALE
1:750



LENGTHS ARE IN METRES

MATTHEW DUNN VERSION 7

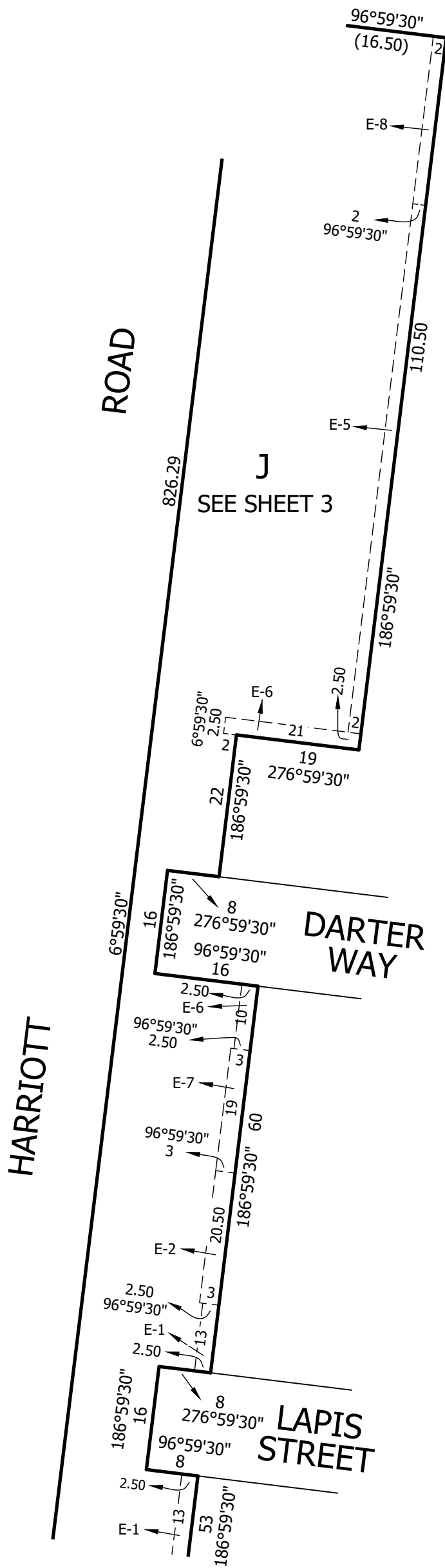
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SHEET 7

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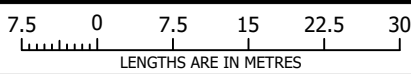
SEE SHEET 7



SEE SHEET 9

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SCALE
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ORIGINAL SHEET
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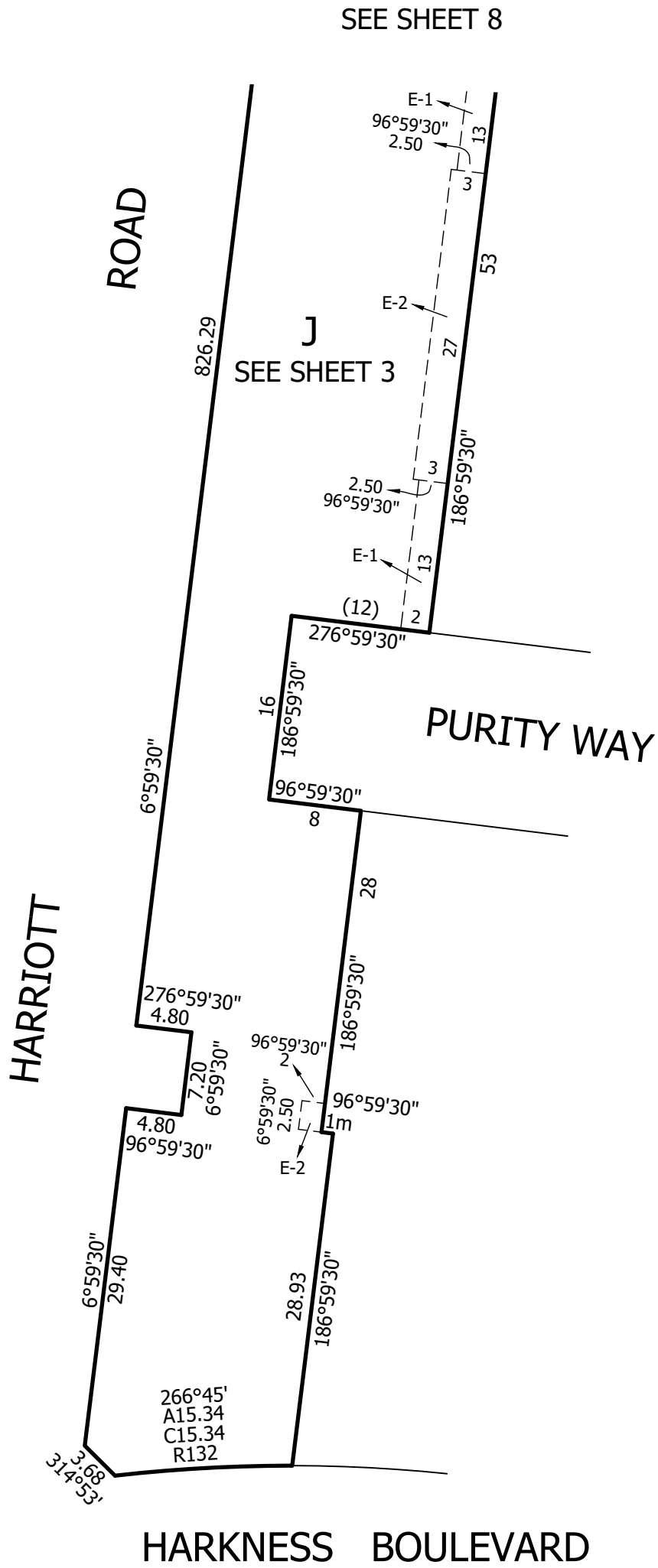
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VERSION 7



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 benefited land.

Land to benefit & to be burdened
Lots 601 to 645 (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
601	602, 604
602	601, 603, 604
614	613, 615, 636
615	614, 616, 636
616	615, 617, 619, 636
617	616, 618, 619

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.

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 604 to 612, 619 to 629, 631 to 635 and 637 to 645 (all inclusive)

Land to be benefited: Lots 601 to 645 (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 metre clear horizontal access along the full length of a minimum one side boundary of the lot.