


PLAN OF SUBDIVISION				LV USE ONLY EDITION		PLAN NUMBER PS 902785F	
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 845133S (LOT J)							
POSTAL ADDRESS: 2 HARRIOTT ROAD (At time of subdivision) ARMSTRONG CREEK, 3217							
MGA2020 Co-ordinates E 270 160 (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 J AND 1 TO 823 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 824 TO 846 (BOTH INCLUSIVE) SEE SHEET 7 FOR RESTRICTION B AFFECTING LOTS 827, 828 AND 830 TO 835 (ALL INCLUSIVE) SEE SHEET 7 FOR RESTRICTION C AFFECTING LOTS 824 TO 826, 829, 830 AND 833 TO 846 (ALL INCLUSIVE) SEE SHEET 7			
ROAD R1		CITY OF GREATER GEELONG					
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 & DUNEED PM 195 In Proclaimed Survey Area No. NO HARRIOTT @ ARMSTRONG CREEK - 8B 0.991ha23 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			
80004PS-071D.DWG			SURVEYOR REF: 80004ps-071d		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7	
 <div>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</div>			MATTHEW DUNN		VERSION 4		

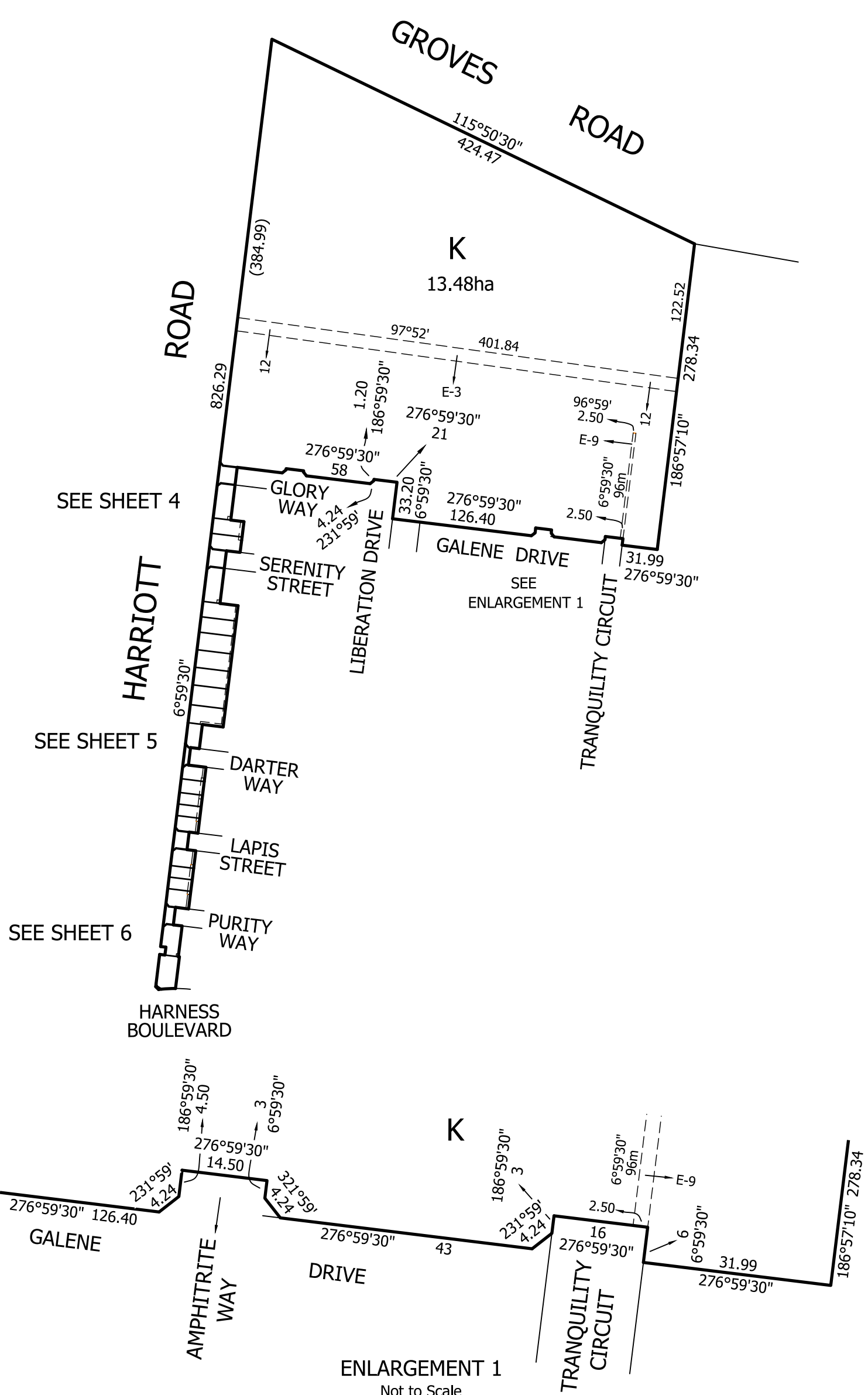
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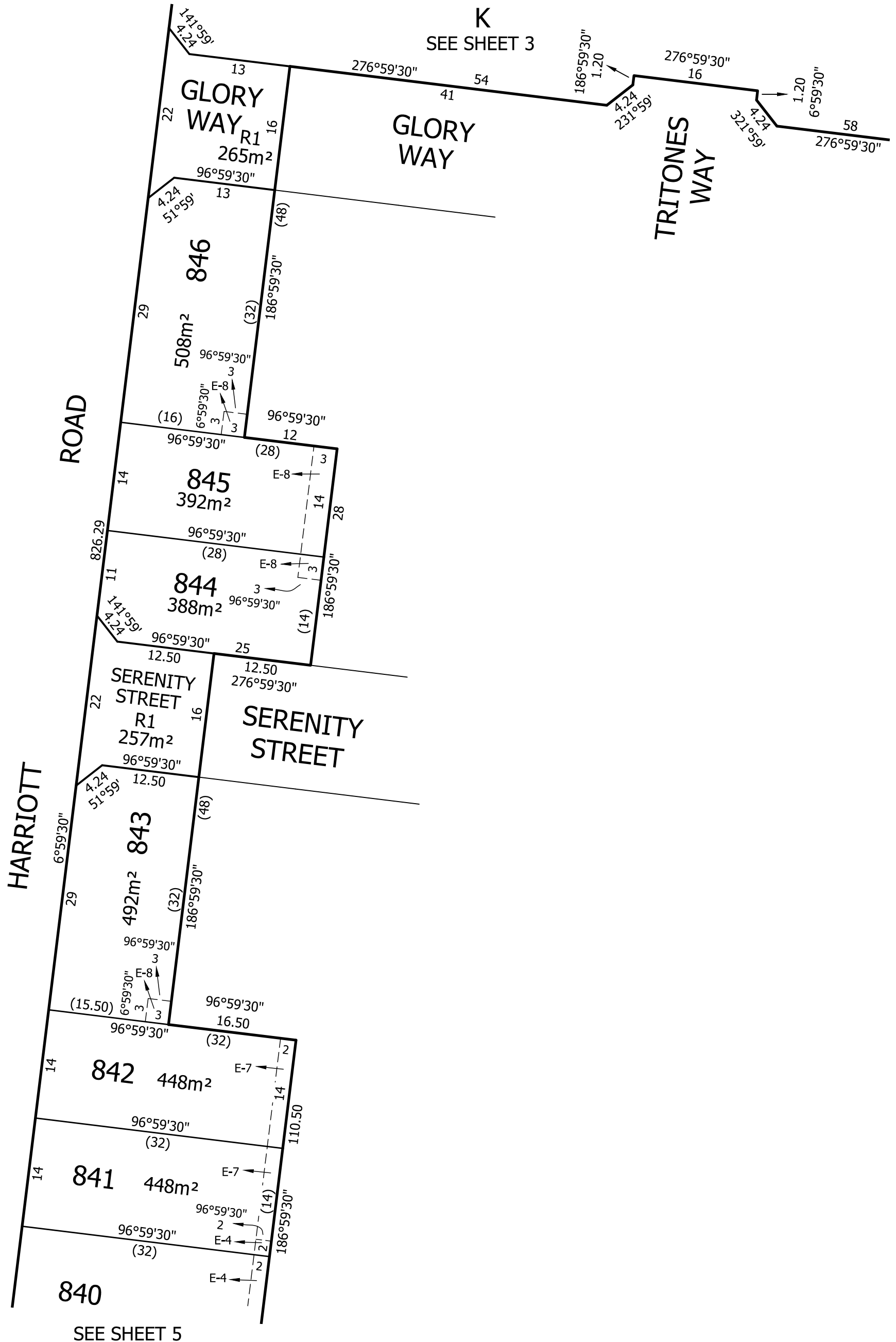
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 821074R SEC. 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-2 E-2	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	PS 821074R PS 821074R SEC. 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-3	POWERLINE	SEE PLAN	PS 821074R SEC. 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-4	DRAINAGE	SEE PLAN	PS 821075P	CITY OF GREATER GEELONG
E-5	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 821075P SEC. 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-6 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	DRAINAGE	SEE PLAN	PS 821078H	CITY OF GREATER GEELONG
E-8 E-8	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	PS 821078H PS 821078H SEC. 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-9	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 845133S SEC. 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION

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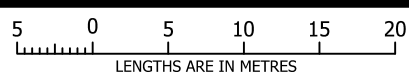
SEE SHEET 5



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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 4

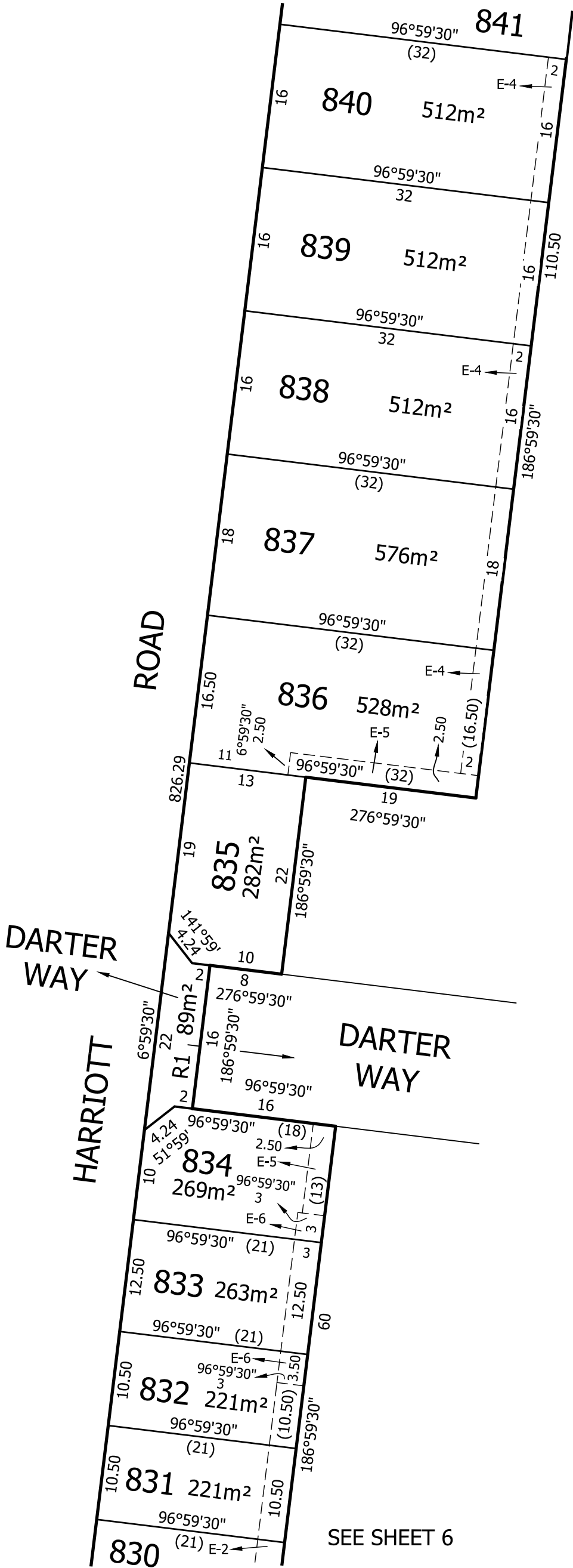
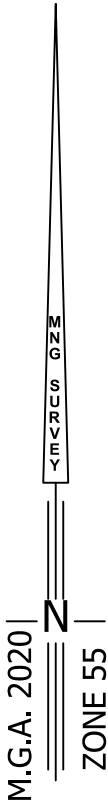
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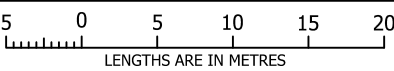


SEE SHEET 6



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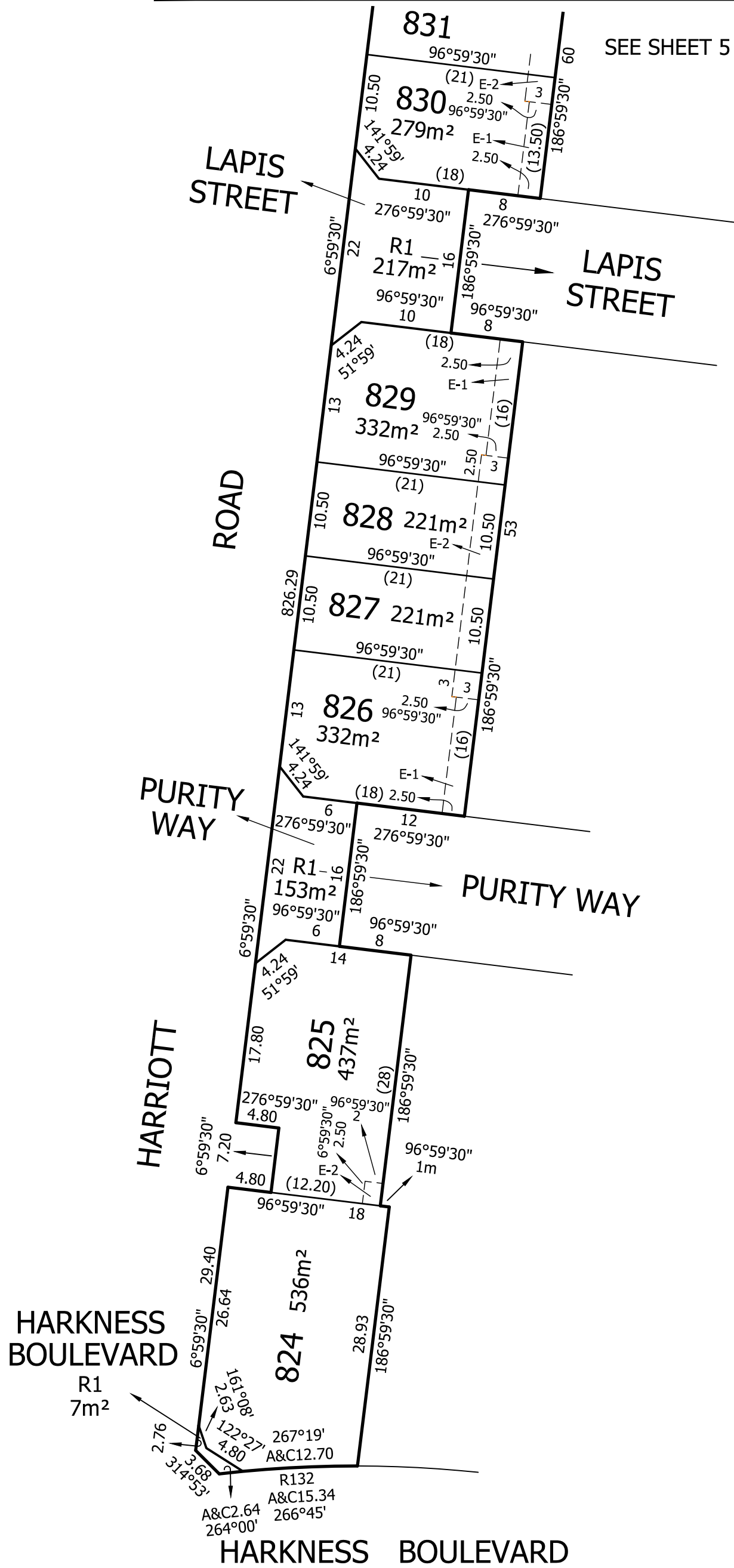
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SHEET 5

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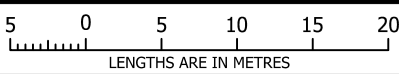
M.G.A. 2020
Z
ZONE 55



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1:500



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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 824 to 846 (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
827	826, 828
828	827, 829
830	831
831	830, 832
832	831, 833
833	832, 834
834	833
835	836

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 824 to 826, 829, 830 & 833 to 846 (all inclusive)
Land to be benefited: Lots 824 to 846 (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.