

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PLAN NUMBER
PS 902793G

LOCATION OF LAND

PARISH: CONEWARRE
TOWNSHIP: ---
SECTION: 7
CROWN ALLOTMENT: A (PT)
CROWN PORTION: ---
TITLE REFERENCES: Vol. Fol.
LAST PLAN REFERENCE/S: PS 902792J (LOT M)
POSTAL ADDRESS: 2 HARRIOT ROAD
(At time of subdivision) ARMSTRONG CREEK, 3217
MGA2020 Co-ordinates E 270 290
(of approx centre of N 5 766 100
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 CITY OF GREATER GEELONG	<p>LOTS A TO M AND 1 TO 1200 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>FOR RESTRICTION A AFFECTING LOTS 1201 TO 1263 (BOTH INCLUSIVE) SEE SHEET 6</p> <p>FOR RESTRICTION B AFFECTING LOTS 1203, 1214 TO 1216, 1236 TO 1240 AND 1248 (ALL INCLUSIVE) SEE SHEET 6</p> <p>FOR RESTRICTION C AFFECTING LOTS 1201 to 1263 (BOTH INCLUSIVE) SEE SHEET 6</p> <p>FOR RESTRICTION D AFFECTING RESERVE No.2 ON THIS PLAN SEE SHEET 6</p> <p>OTHER PURPOSE OF PLAN</p> <p>(i) ANY EASEMENTS SHOWN IN PREVIOUS PLANS AS IT AFFECTS ROADS R1 ON THIS PLAN ARE REMOVED VIDE SCHEDULE 5, CLAUSE 14 OF THE ROAD MANAGEMENT ACT 2004.</p>
NOTATIONS		
<p>DEPTH LIMITATION: DOES NOT APPLY</p> <p>STAGING: THIS IS NOT A STAGED SUBDIVISION. PLANNING PERMIT No. PP-1389-2018</p> <p>SURVEY: THIS PLAN IS BASED ON SURVEY.</p> <p>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): CONEWARRE PM109 & DUNEED PM 195</p> <p>HARRIOTT @ ARMSTRONG CREEK - 12 6.281ha</p>		
		63 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
E-1	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF GREATER GEELONG
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN SEC.136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-3	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF GREATER GEELONG
E-3	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN SEC.136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION

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SURVEYOR REF: 80004ps-077d

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 6



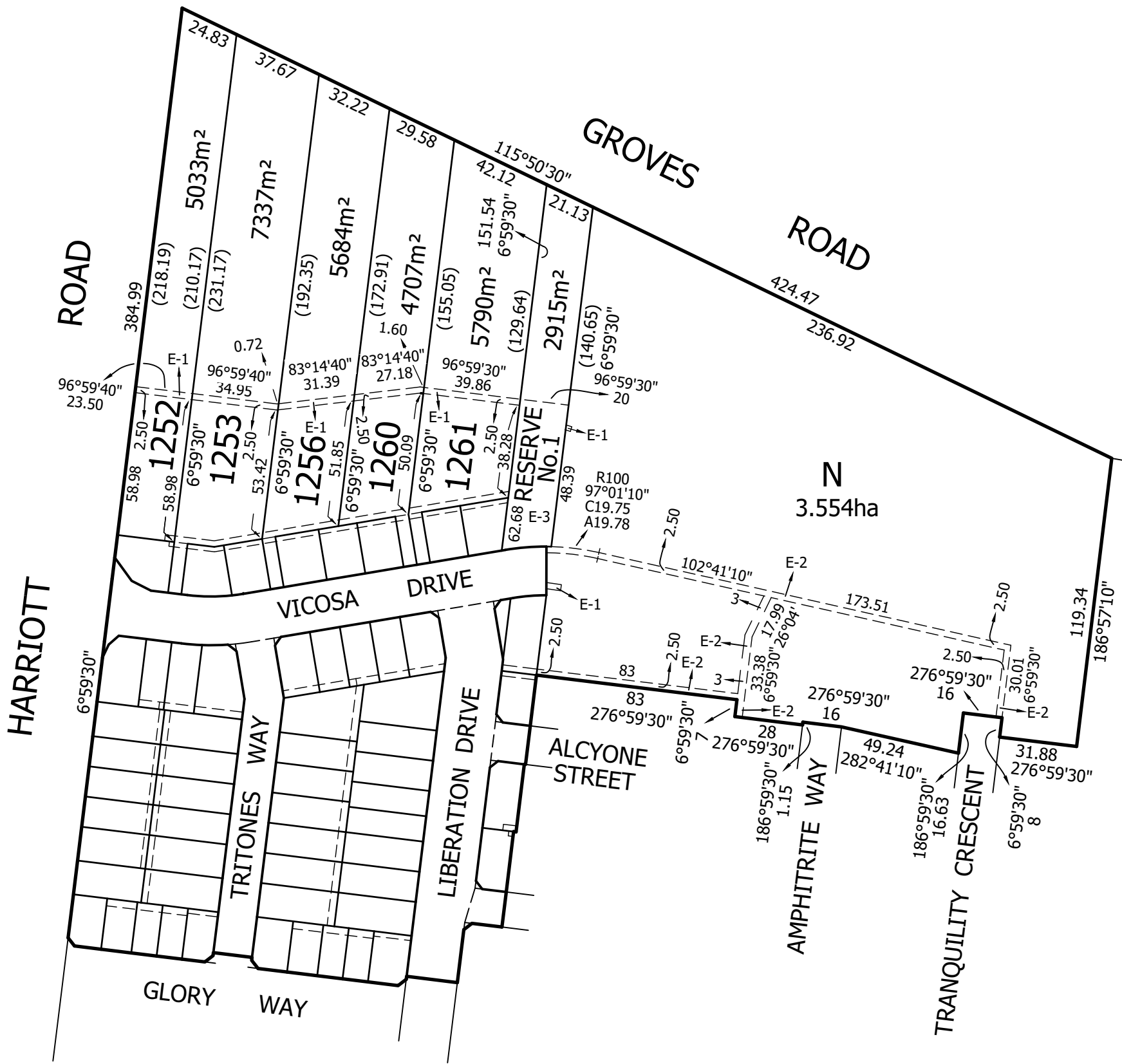
MC MULLEN NOLAN GROUP
31/574 Plummer Street
Port Melbourne VIC 3207
Tel: (03) 7002 2200
Fax: (08) 7002 2299
Email: info@mngsurvey.com.au

MATTHEW DUNN

VERSION 3

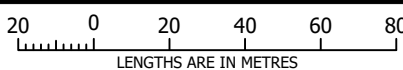
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SCALE
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ORIGINAL SHEET
SIZE: A3

SHEET 2



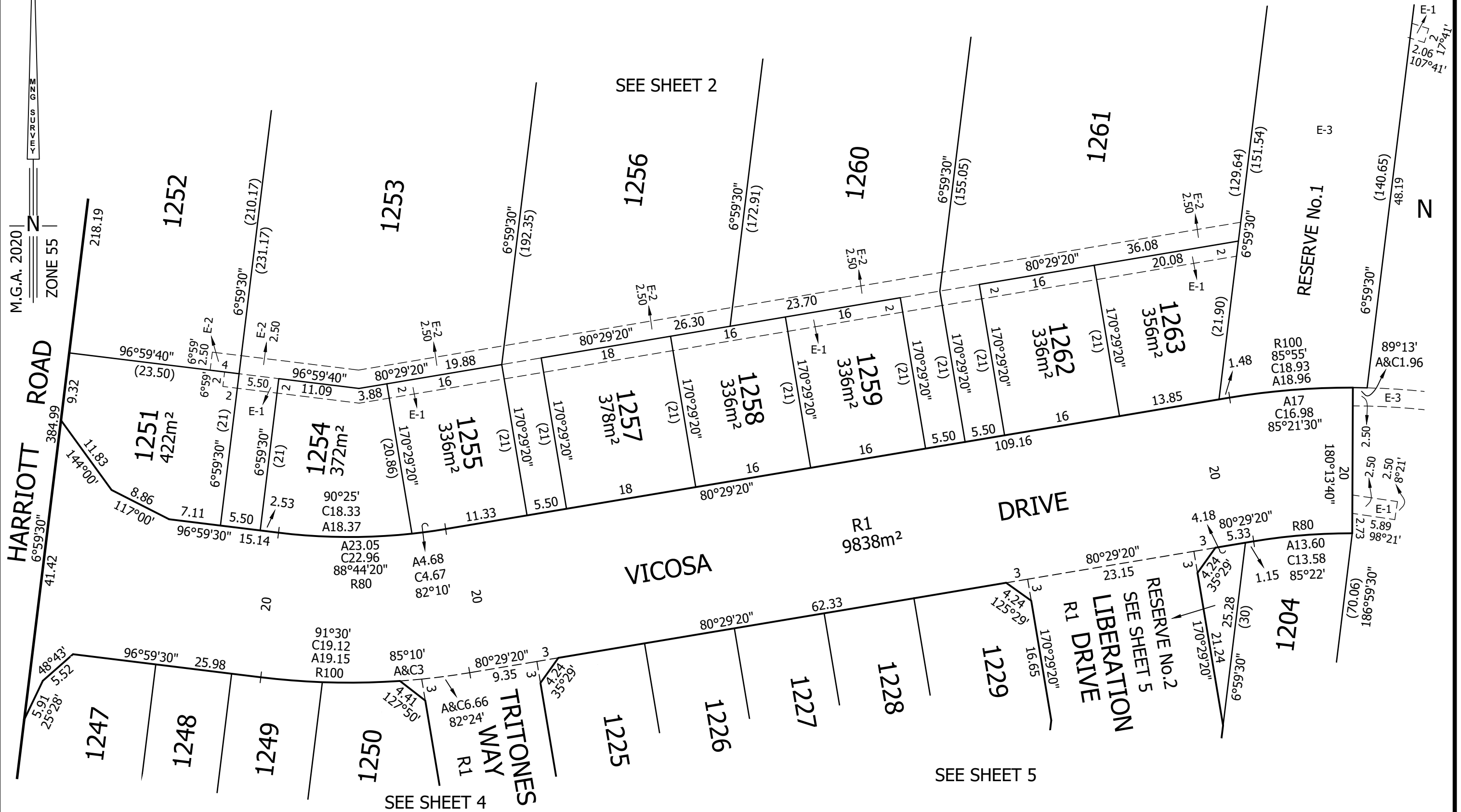
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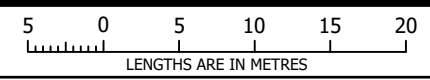
M.G.A. 2020
ZONE 55

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SCALE
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ORIGINAL SHEET
SIZE A3

SHEET 3

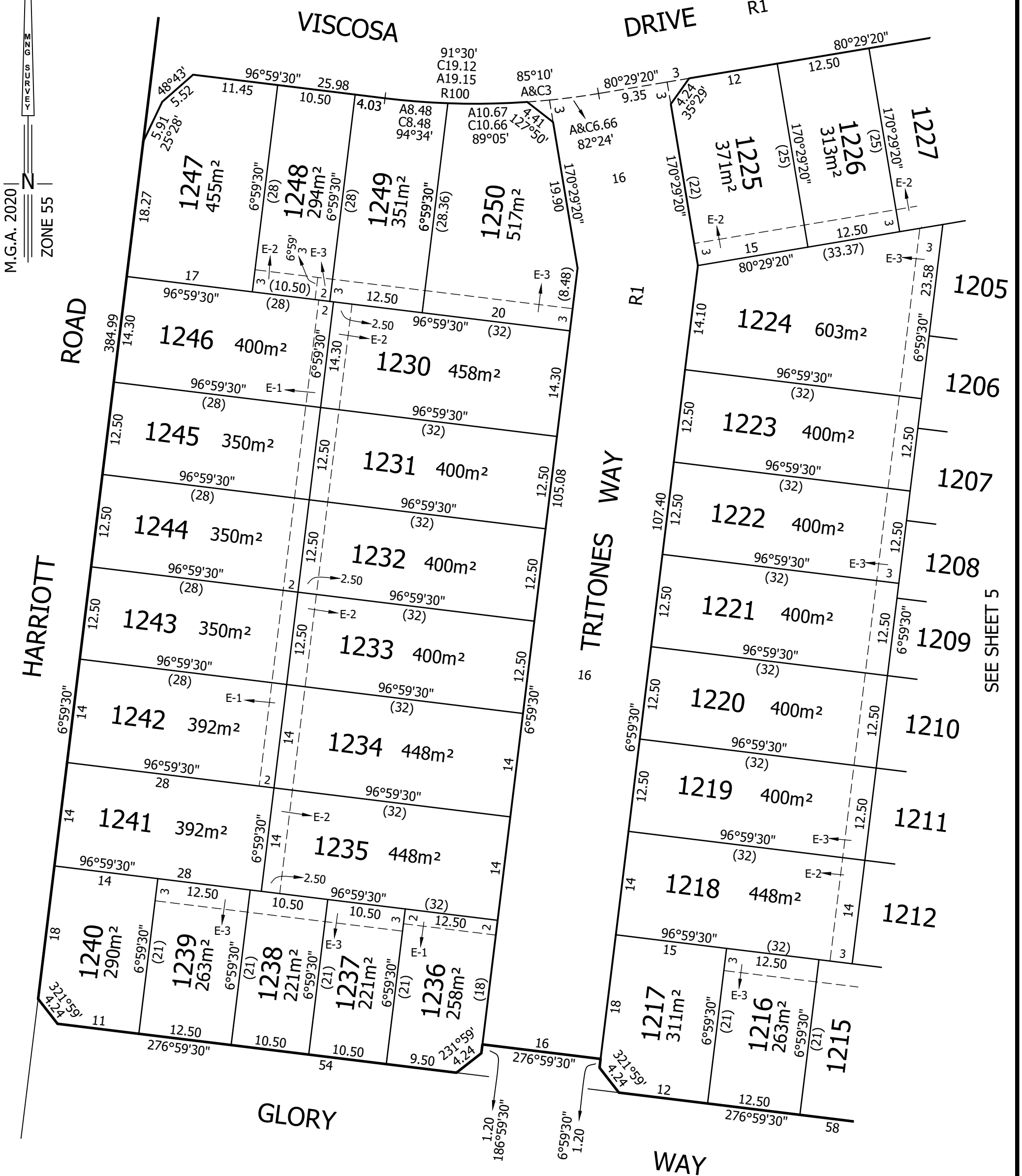
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SEE SHEET 3



M.G.A. 2020 | ZONE 55 |

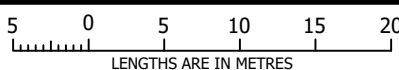
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SCALE
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SHEET 4

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M.G.A. 2020
ZONE 55

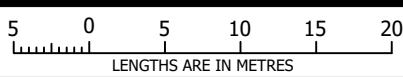
SEE SHEET 4



SEE SHEET 2

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ORIGINAL SHEET
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SHEET 5



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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 1201 to 1263 (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
1203	1204
1214	1212, 1213, 1215
1215	1212, 1214, 1216, 1218
1216	1215, 1217, 1218
1236	1235, 1237

Table of Land Burdened and Land Benefited

Burdened Land	Benefited Land
1237	1235, 1236, 1238
1238	1235, 1237, 1239, 1241
1239	1238, 1240, 1241
1240	1239, 1241
1248	1246, 1247, 1249

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 benefit & to be burdened
Lots 1201 to 1263 (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.

CREATION OF RESTRICTION D

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.

Burdened Land: Lots 1261 and 1263
Benefited Land: Reserve No.1 on this plan

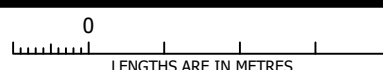
Description of Restriction

Except with the written consent of the Responsible Authority, the burdened lot shall not:

- (1) Build or permit to be built or remain on the lot any fencing adjoining the benefited land other than fencing 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) Remove the boundary fence along the boundary between the benefited and burdened land
- (3) Alter the boundary fence along the boundary between the benefited and burdened land, unless the alterations maintain the same fence material, height and level of visual permeability.

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ORIGINAL SHEET
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SHEET 6

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