
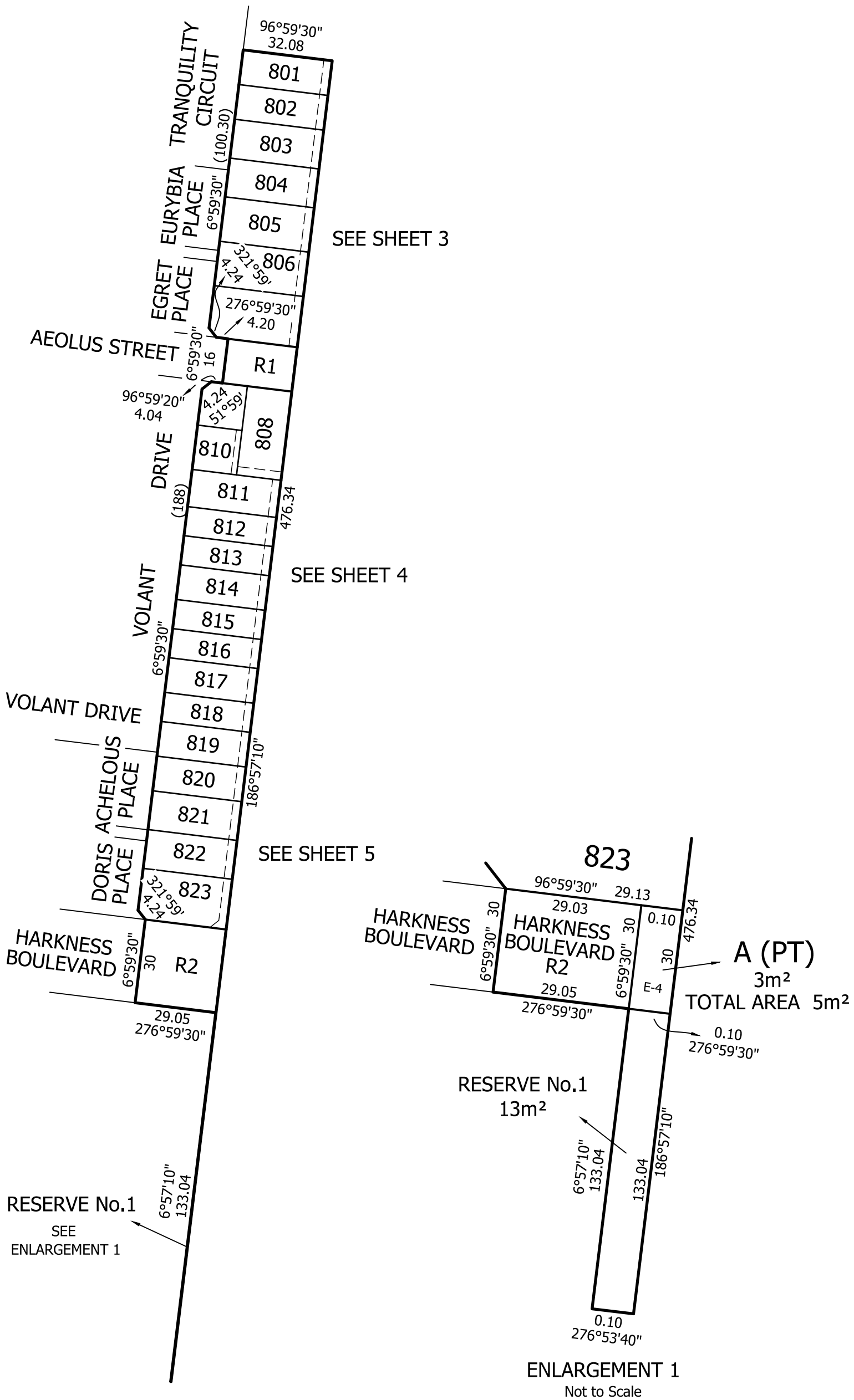


PLAN OF SUBDIVISION				LV USE ONLY EDITION	PLAN NUMBER PS 902775J	
LOCATION OF LAND				COUNCIL NAME: CITY OF GREATER GEELONG		
PARISH: CONEWARRE						
TOWNSHIP: ---						
SECTION: 7						
CROWN ALLOTMENT: A (PT)						
CROWN PORTION: ---						
TITLE REFERENCES: ---						
LAST PLAN REFERENCE/S: PS 845133S (LOT I)						
POSTAL ADDRESS: 2 HARRIOTT ROAD (At time of subdivision) ARMSTRONG CREEK, 3217						
MGA2020 Co-ordinates E 270 530 (of approx centre of N 5 765 590 land in plan) ZONE 55						
VESTING OF ROADS AND/OR RESERVES				NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON		LOTS 1 TO 800 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  FOR RESTRICTION A AFFECTING LOTS 801 TO 823 (BOTH INCLUSIVE) SEE SHEET 6  FOR RESTRICTION B AFFECTING LOTS 809 AND 810 SEE SHEET 6  FOR RESTRICTION C AFFECTING LOTS 801 TO 808 AND 810 TO 823 SEE SHEET 6  <b>OTHER PURPOSES OF PLAN</b>  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		CITY OF GREATER GEELONG				
ROAD R2		CITY OF GREATER GEELONG				
RESERVE No.1		CITY OF GREATER GEELONG				
NOTATIONS				<b>OTHER PURPOSES OF PLAN</b>  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.		
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 & PM 360						
In Proclaimed Survey Area No. ---						
HARRIOTT @ ARMSTRONG CREEK - 8a 1.081ha 23 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 E-1	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	PS 845133S PS 845133S - SEC. 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION		
E-2 E-2	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-3 E-4	DRAINAGE POWERLINE	SEE PLAN SEE PLAN	THIS PLAN PS 821074R - SEC. 88 ELECTRICITY INDUSTRY ACT 2000	CITY OF GREATER GEELONG POWERCOR AUSTRALIA LTD		
E-5 E-6 E-6	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN SEE PLAN	PS 845133S PS 845133S PS 845130Y - SEC. 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION		
80004PS-064E.DWG			SURVEYOR REF: 80004ps-064e		ORIGINAL SHEET SIZE: A3	
 <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		SHEET 1 OF 6	
			VERSION 5		This plan is unregistered and may be subject to change.  Plan generated date: 05/01/2023	

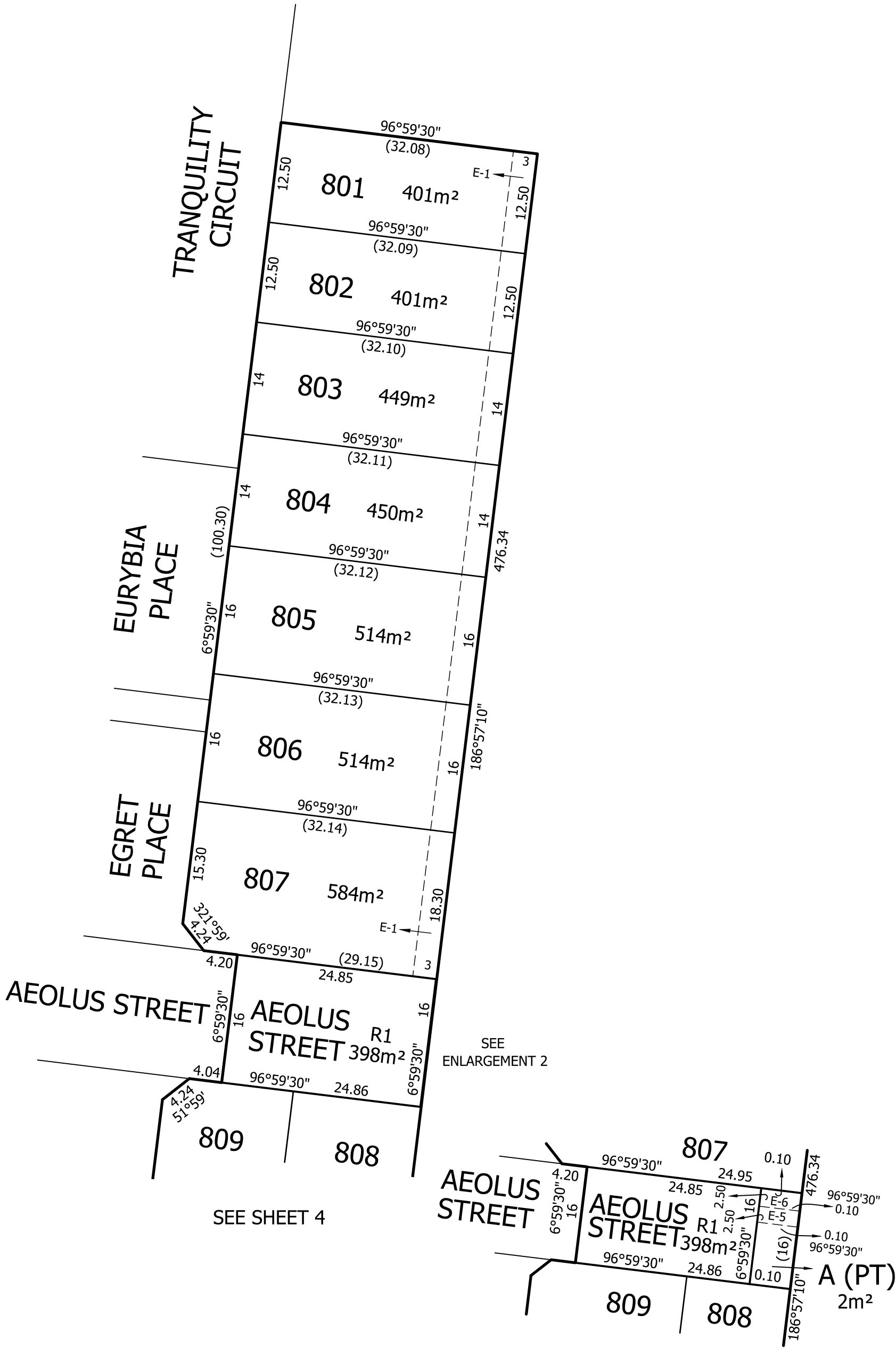
PLAN OF SUBDIVISION

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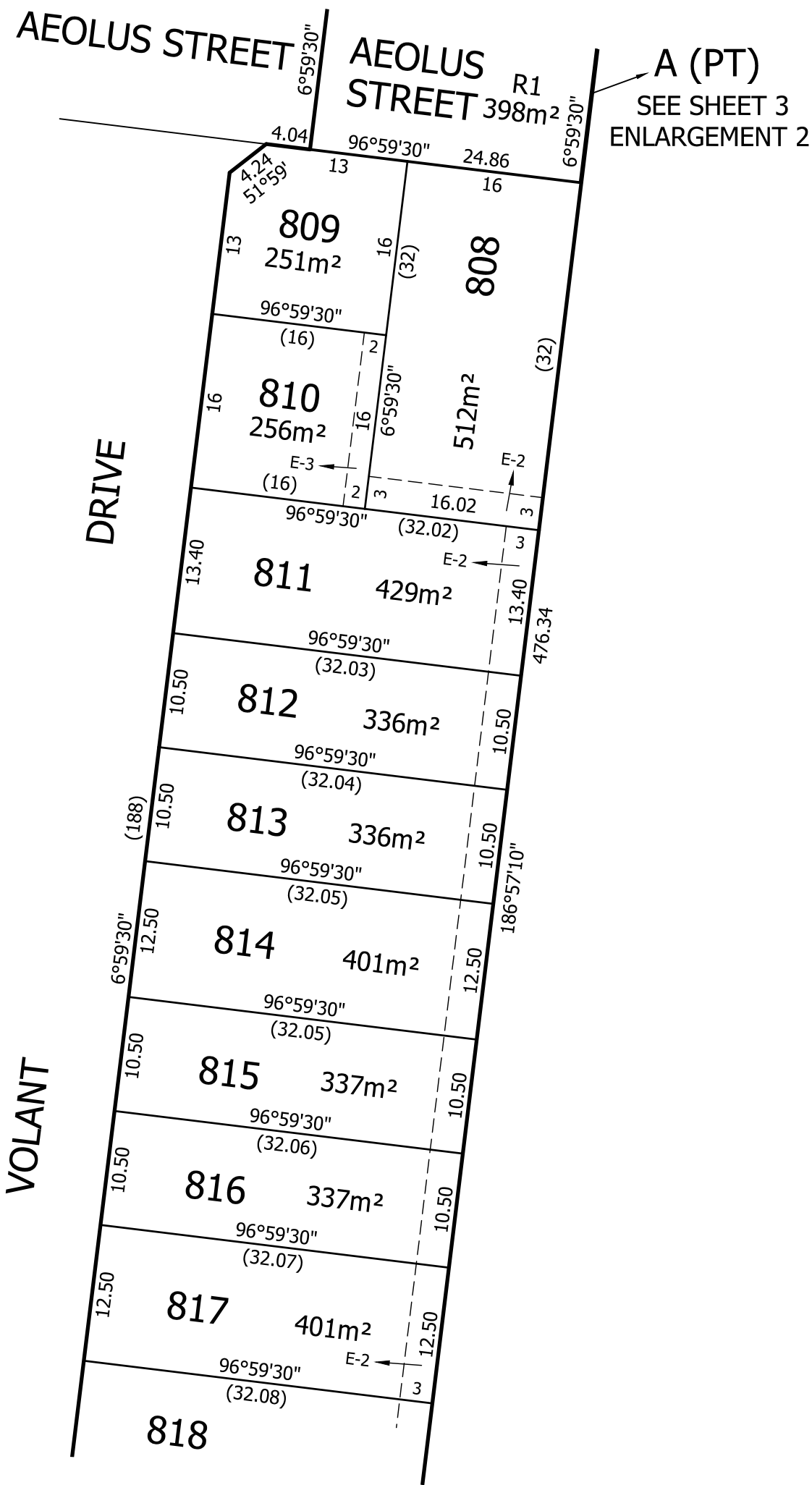
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PLAN OF SUBDIVISION

PLAN NUMBER  
PS 902775J

SEE SHEET 3



SEE SHEET 5

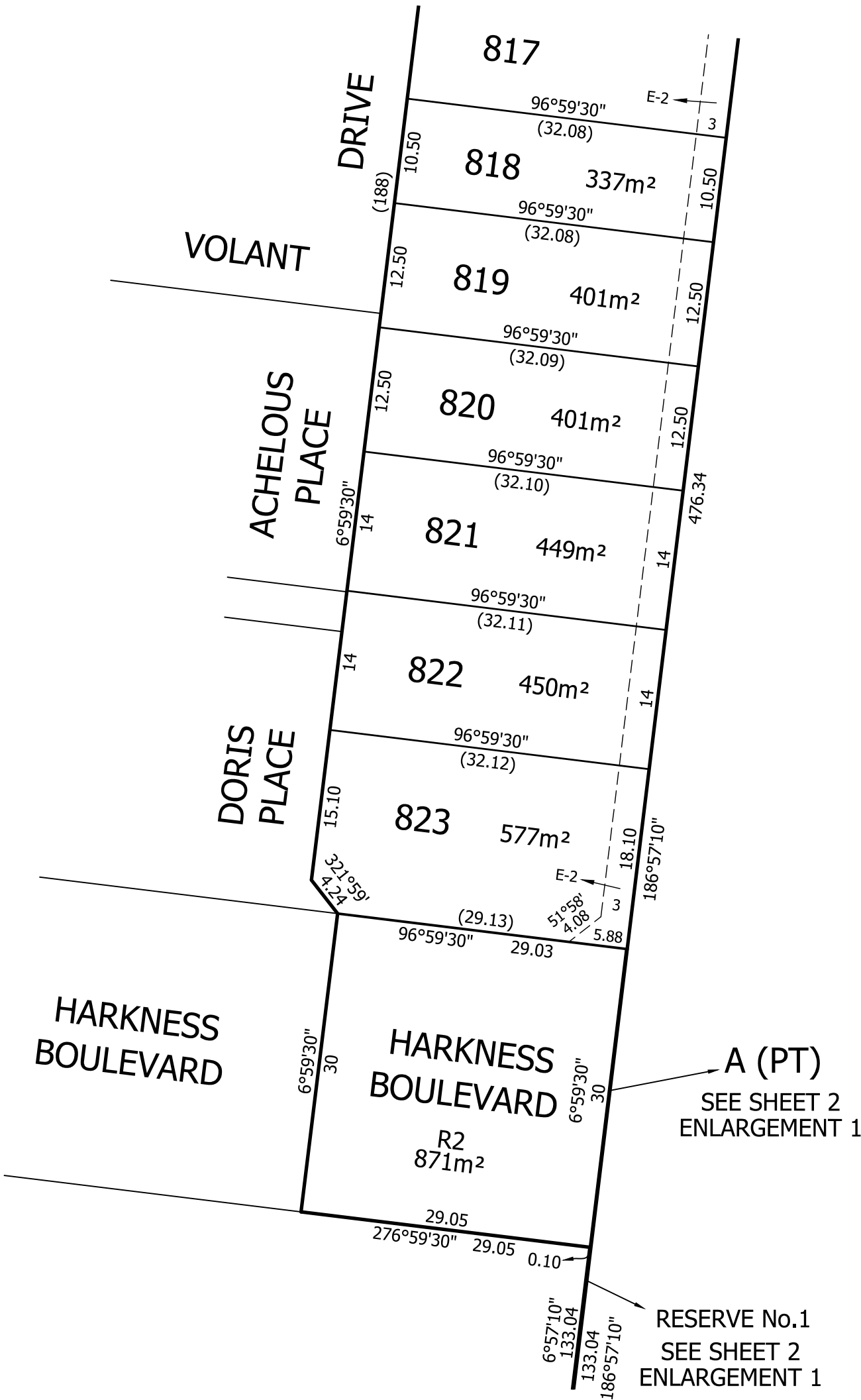
M.G.A. 2020 | ZONE 55

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 902775J



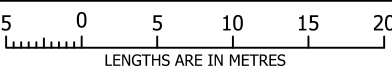
SEE SHEET 4



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SCALE  
1:500



MATTHEW DUNN

VERSION 5

ORIGINAL SHEET  
SIZE: A3

SHEET 5

This plan is unregistered and may be subject to change.

Plan generated date: 05/01/2023

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 801 to 823 (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
809	808, 810
810	808, 809, 811

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 801 to 808, & 810 to 823 (all inclusive)  
Land to be benefited: Lots 801 to 823 (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.

