

# PLAN OF SUBDIVISION

LV USE ONLY  
EDITION

PLAN NUMBER  
PS 902792J

## LOCATION OF LAND

PARISH: CONEWARRE  
TOWNSHIP: -  
SECTION: 7  
CROWN ALLOTMENT: A (PT)  
CROWN PORTION: -  
TITLE REFERENCES: -  
LAST PLAN REFERENCE/S: PS 902800N (LOT L)  
POSTAL ADDRESS: 2 HARRIOTT ROAD  
(At time of subdivision) ARMSTRONG CREEK, 3217  
MGA2020 Co-ordinates E 270 480  
(of approx centre of N 5 766 010  
land in plan) ZONE 55

COUNCIL NAME: CITY OF GREATER GEELONG

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF GREATER GEELONG

LOTS A TO L AND 1 TO 1100 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  
FOR RESTRICTION A AFFECTING LOTS 1101 TO 1143 (BOTH INCLUSIVE) SEE SHEET 6  
FOR RESTRICTION B AFFECTING LOTS 1113, 1114, 1116 TO 1122, 1131, 1132, 1137 TO 1141 (ALL INCLUSIVE) SEE SHEET 6  
FOR RESTRICTION C AFFECTING LOTS 1101 to 1112, 1114 to 1117 & 1120 to 1143 (ALL INCLUSIVE) SEE SHEET 6

## 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

HARRIOTT @ ARMSTRONG CREEK - 11  
2.052ha

43 LOTS

## OTHER PURPOSES OF PLAN

(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.

(ii) REMOVAL PART OF POWERLINE EASEMENT SHOWN AS E-4 IN PS 821074R BY AGREEMENT OF ALL INTERESTED PARTIES PURSUANT TO SECTION 6 (k)(iii) OF THE SUBDIVISION ACT 1988

## 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 PLAN	PS 902800N	CITY OF GREATER GEELONG
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 902800N SEC.136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-3	DRAINAGE	SEE PLAN	PS 902800N	CITY OF GREATER GEELONG
E-3	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 902800N SEC.136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-5	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SEC.136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-6	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-6	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SEC.136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION

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SURVEYOR REF: 80004ps-076i

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 6



MC MULLEN NOLAN GROUP  
31/574 Plummer Street  
Port Melbourne VIC 3207  
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Email: info@mngsurvey.com.au

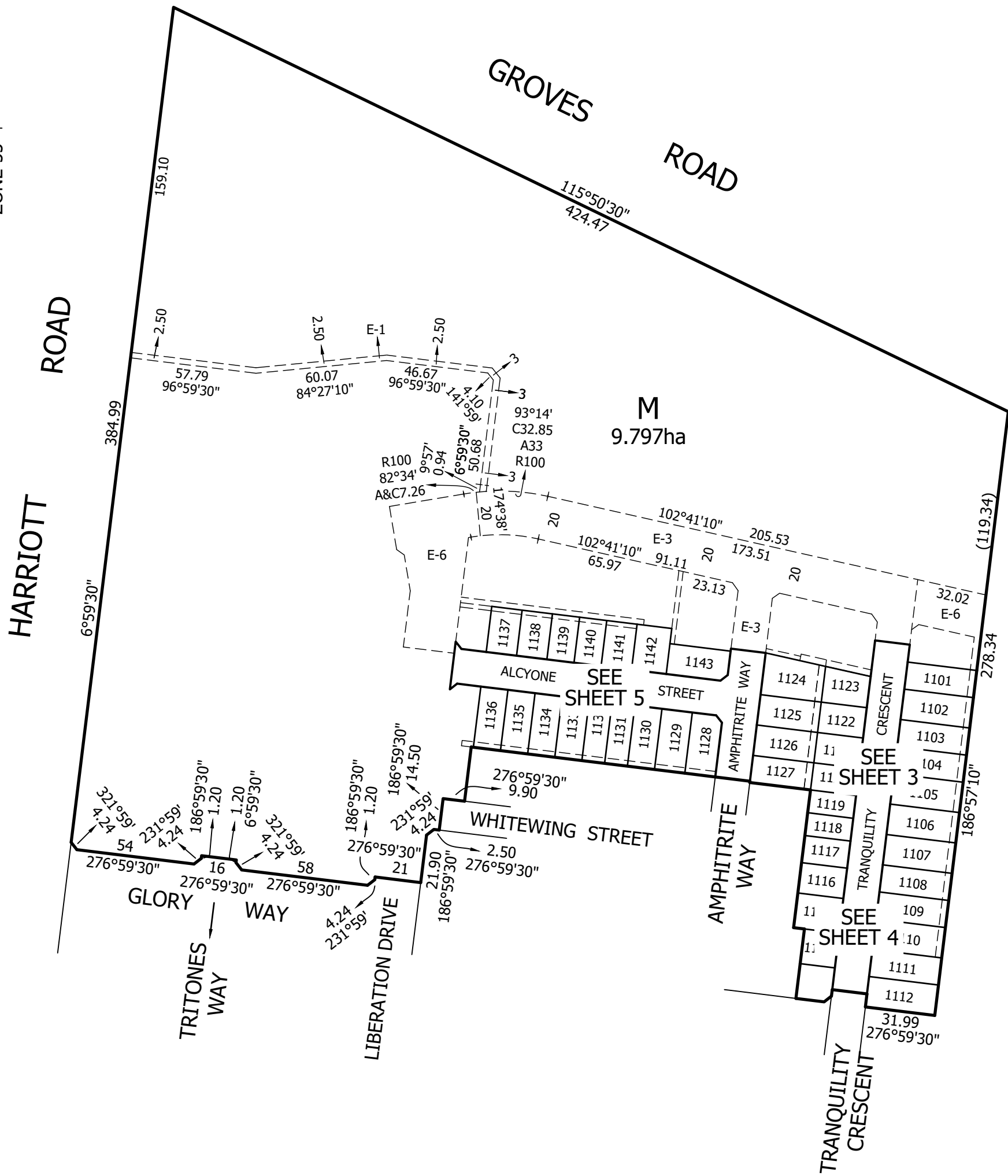
MATTHEW DUNN

VERSION 8

PLAN OF SUBDIVISION

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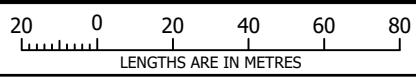
M.G.A. 2020  
ZONE 55



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SCALE  
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ORIGINAL SHEET  
SIZE: A3

SHEET 2

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VERSION 8

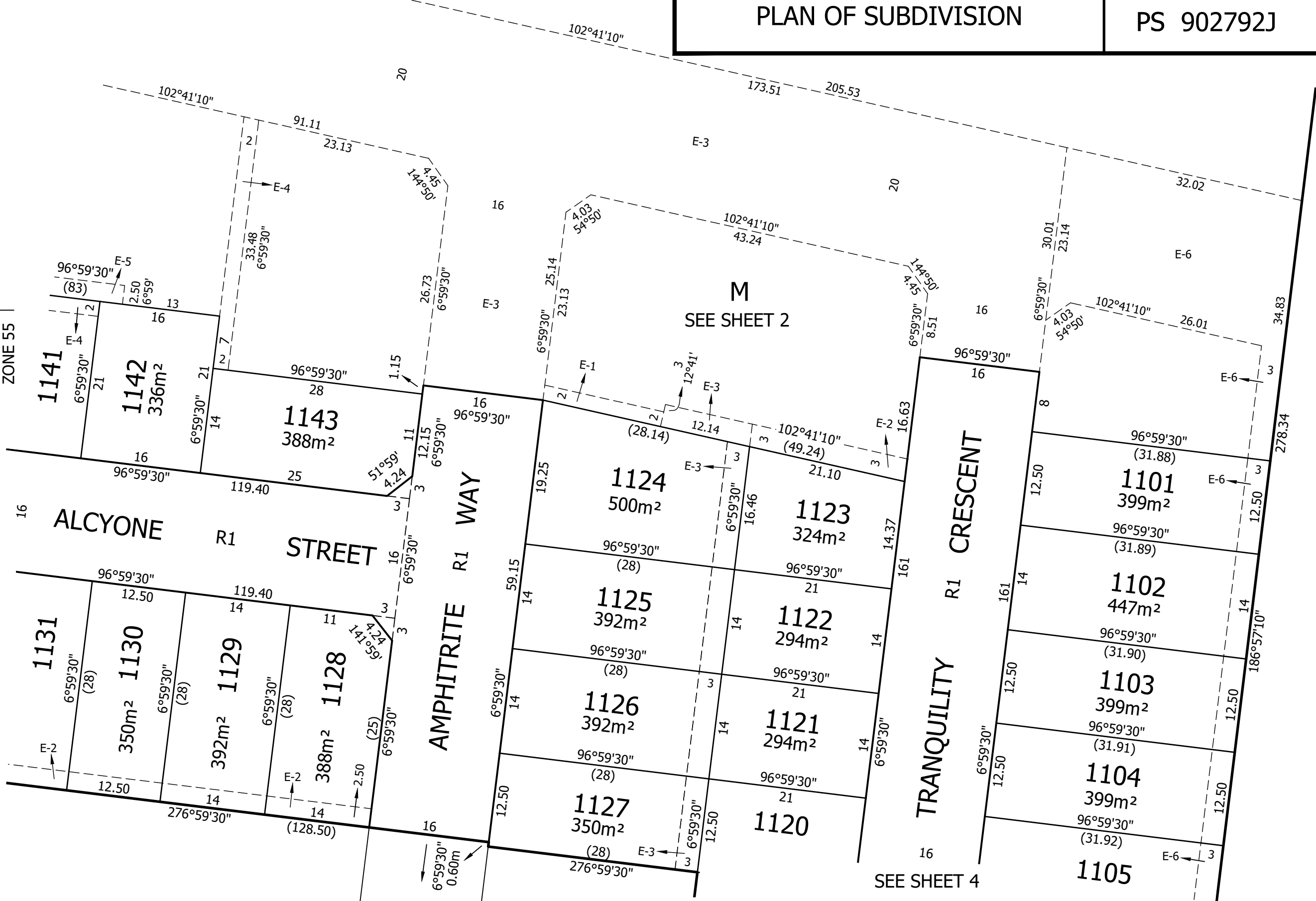
PLAN OF SUBDIVISION

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M.G.A. 2020

ZONE 55

SEE SHEET 5

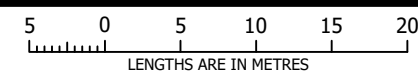


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SCALE  
1:500



ORIGINAL SHEET  
SIZE A3

SHEET 3

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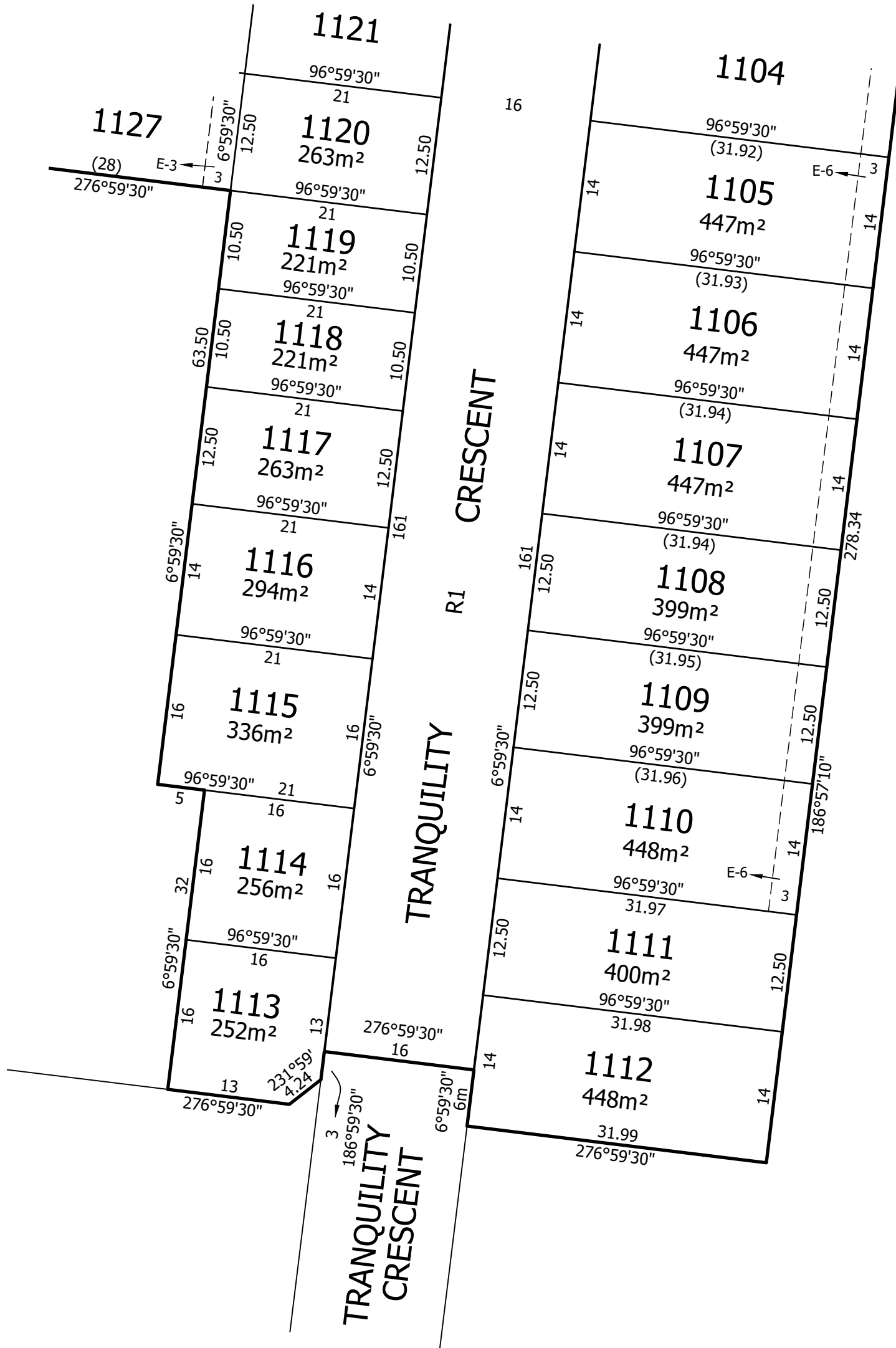
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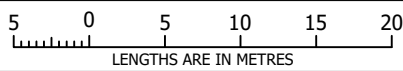
M.G.A. 2020 | ZONE 55 |

SEE SHEET 3



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ORIGINAL SHEET  
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SHEET 4



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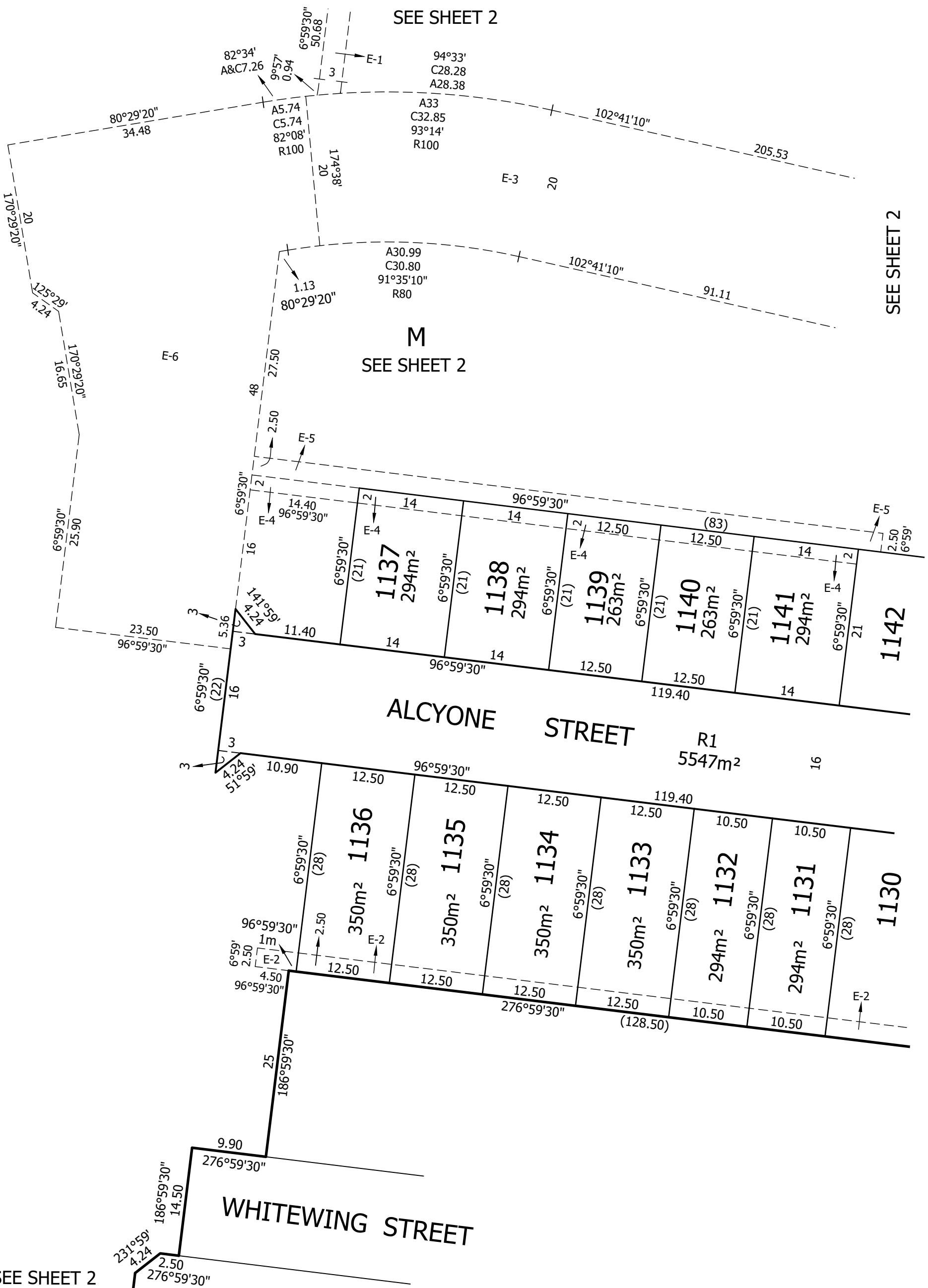
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ZONE 55



SEE SHEET 2

SEE SHEET 3

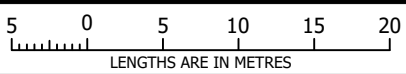
SEE SHEET 2



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SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 5

MATTHEW DUNN

VERSION 8

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 1101 to 1143 (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
1113	1114
1114	1113, 1115
1116	1115, 1117
1117	1116, 1118
1118	1117, 1119
1119	1118, 1120
1120	1119, 1121, 1127
1121	1120, 1122, 1126

Table of Land Burdened and Land Benefited

Burdened Land	Benefited Land
1122	1121, 1123, 1125
1131	1130, 1132
1132	1131, 1133
1137	1138
1138	1137, 1139
1139	1138, 1140
1140	1139, 1141
1141	1140, 1142

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 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 1101 to 1112, 1114 to 1117 & 1120 to 1142 (all inclusive)

Land to be benefited: Lots 1101 to 1143 (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.