

# PLAN OF SUBDIVISION

LV USE ONLY  
EDITION

PLAN NUMBER  
PS 902800N

## LOCATION OF LAND

PARISH: CONEWARRE  
 TOWNSHIP: ---  
 SECTION: 7  
 CROWN ALLOTMENT: A (PT)  
 CROWN PORTION: ---  
 TITLE REFERENCES: VOL. FOL.  
 LAST PLAN REFERENCE/S: PS 902785F (LOT K)  
 POSTAL ADDRESS: 2 HARRIOTT ROAD  
 (At time of subdivision) ARMSTRONG CREEK, 3217  
 MGA2020 Co-ordinates E 270 420  
 (of approx centre of N 5 765 930  
 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	CITY OF GREATER GEELONG CITY OF GREATER GEELONG

LOTS A TO K AND 1 TO 700 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  
 FOR RESTRICTION A AFFECTING LOTS 701 TO 717 (BOTH INCLUSIVE) SEE SHEET 6  
 FOR RESTRICTION B AFFECTING LOTS 702, 703, 707, 708, 712 (ALL INCLUSIVE) SEE SHEET 6  
 FOR RESTRICTION C AFFECTING LOTS 703 TO 717 (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

## OTHER PURPOSES OF PLAN

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.

HARRIOTT @ ARMSTRONG CREEK - 7  
 1.629ha 17 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-083F.DWG

SURVEYOR REF: 80004ps-083f

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 6

MATTHEW DUNN

VERSION 6



MC MULLEN NOLAN GROUP  
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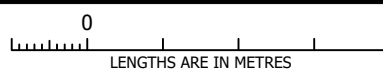
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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	POWERLINE	SEE PLAN	PS 821074R SEC.88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS845133S SEC.136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-3	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-4	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SEC.136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-5	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	POWERLINE	SEE PLAN	PS 821074R SEC.88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-6	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-7	POWERLINE	SEE PLAN	PS 821074R SEC.88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-7	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SEC.136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-8	POWERLINE	SEE PLAN	PS 821074R SEC.88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-8	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-8	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SEC.136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-9	POWERLINE	SEE PLAN	PS 821074R SEC.88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
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SCALE



ORIGINAL SHEET  
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SHEET 2



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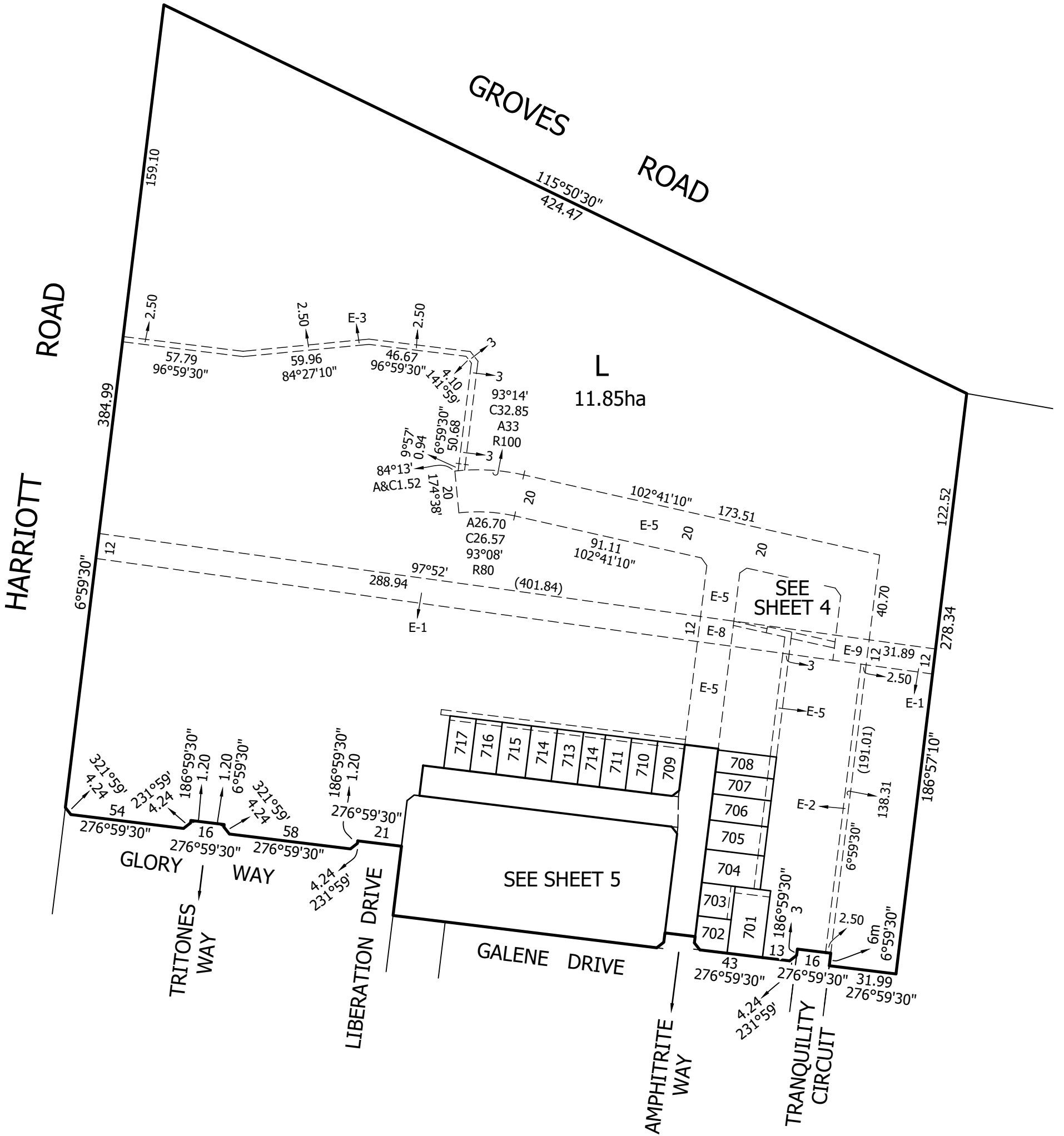
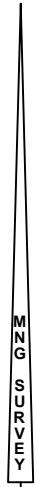
MATTHEW DUNN

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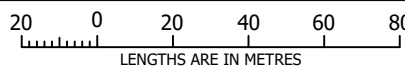
M.G.A. 2020 | ZONE 55 |



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SCALE  
1:2000



ORIGINAL SHEET  
SIZE: A3

SHEET 3

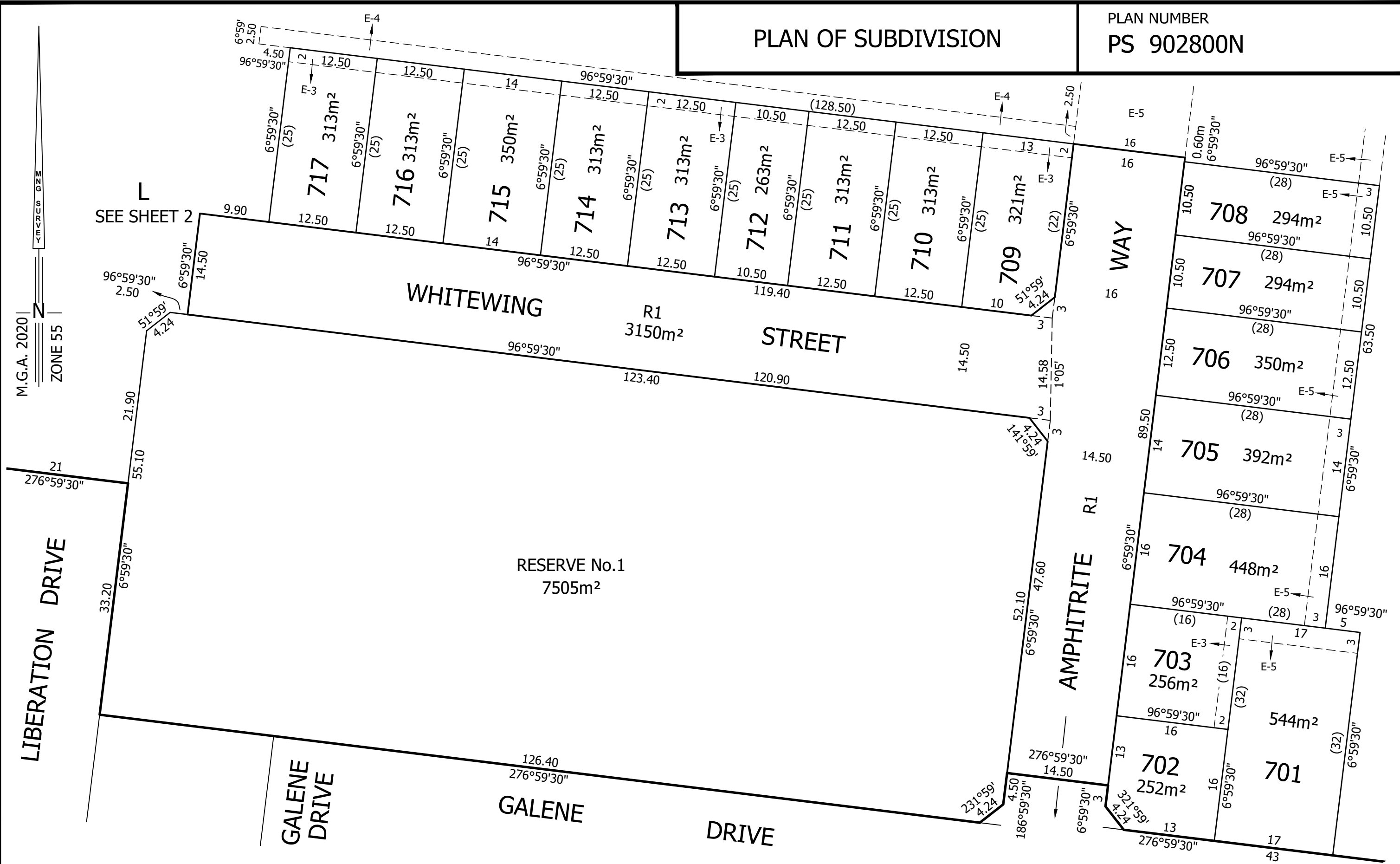
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VERSION 6



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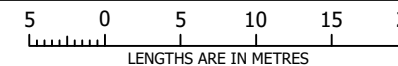


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SCALE  
1:500



ORIGINAL SHEET  
SIZE A3

SHEET 5

MATTHEW DUNN

VERSION 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 701 to 717 (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
702	701, 703
703	701, 702, 704
707	706, 708
708	707
712	711, 713

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 701, 703 to 717 (both inclusive)

Land to be benefited: Lots 701 to 717 (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.