

# PLAN OF SUBDIVISION

LV USE ONLY  
EDITION

PLAN NUMBER  
PS 902805C

## LOCATION OF LAND

PARISH: CONEWARRE  
TOWNSHIP: -  
SECTION: 7  
CROWN ALLOTMENT: A (PT)  
CROWN PORTION: -  
TITLE REFERENCES: VOL. FOL.  
LAST PLAN REFERENCE/S: PS 902793G (LOT N)  
POSTAL ADDRESS: 2 HARRIOTT ROAD  
(At time of subdivision) ARMSTRONG CREEK, 3217  
MGA2020 Co-ordinates E 270 500  
(of approx centre of N 5 766 120  
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 1 TO 1300 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  
FOR RESTRICTION A AFFECTING LOTS 1301 TO 1319 (BOTH INCLUSIVE) SEE SHEET 5  
FOR RESTRICTION B AFFECTING LOTS 1301 TO 1319 (BOTH INCLUSIVE) SEE SHEET 5  
FOR RESTRICTION C AFFECTING LOT 1313 SEE SHEET 5

## 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 - 13  
3.554ha

19 LOTS

## OTHER PURPOSES OF PLAN

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.

## 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	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	PS 902793G SEC.136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-2	DRAINAGE	SEE DIAG.	PS 902793G	CITY OF GREATER GEELONG
E-3	DRAINAGE	SEE DIAG.	PS 902792J	CITY OF GREATER GEELONG
E-4	DRAINAGE	SEE DIAG.	PS 902792J	CITY OF GREATER GEELONG
E-4	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	PS 902792J SEC.136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-5	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF GREATER GEELONG

80004PS-094C.DWG

SURVEYOR REF: 80004ps-094c

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 5



MC MULLEN NOLAN GROUP  
Level 1 / 5 Queens Road  
Melbourne VIC 3004  
Tel: (03) 7002 2200  
Fax: (08) 7002 2299  
Email: info@mngsurvey.com.au

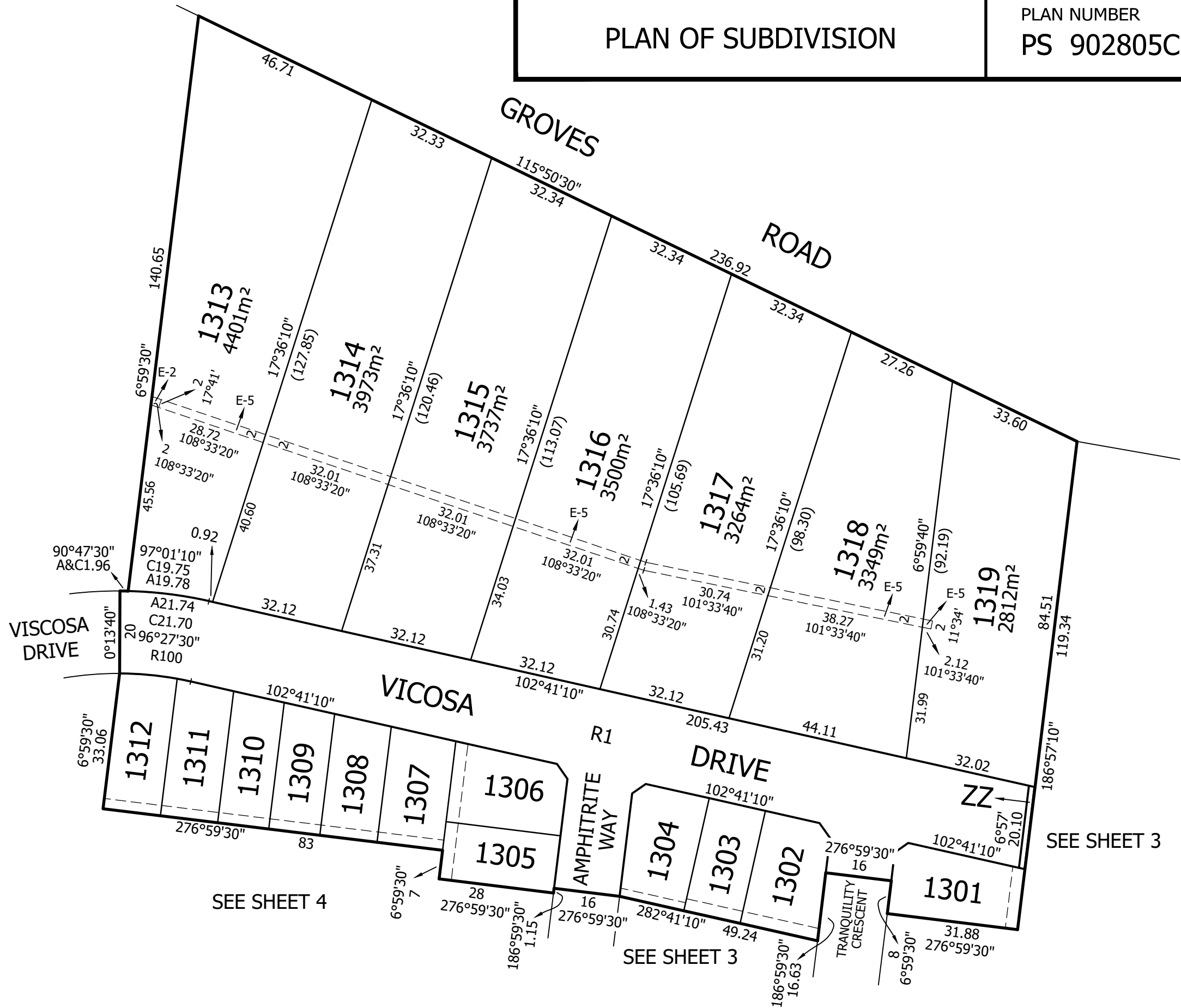
MATTHEW DUNN

VERSION 3

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M.G.A. 2020  
ZONE 55



SEE SHEET 3

SEE SHEET 4

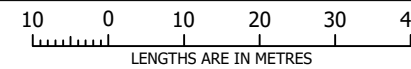
SEE SHEET 3



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SCALE  
1:1000



ORIGINAL SHEET  
SIZE A3

SHEET 2

MATTHEW DUNN

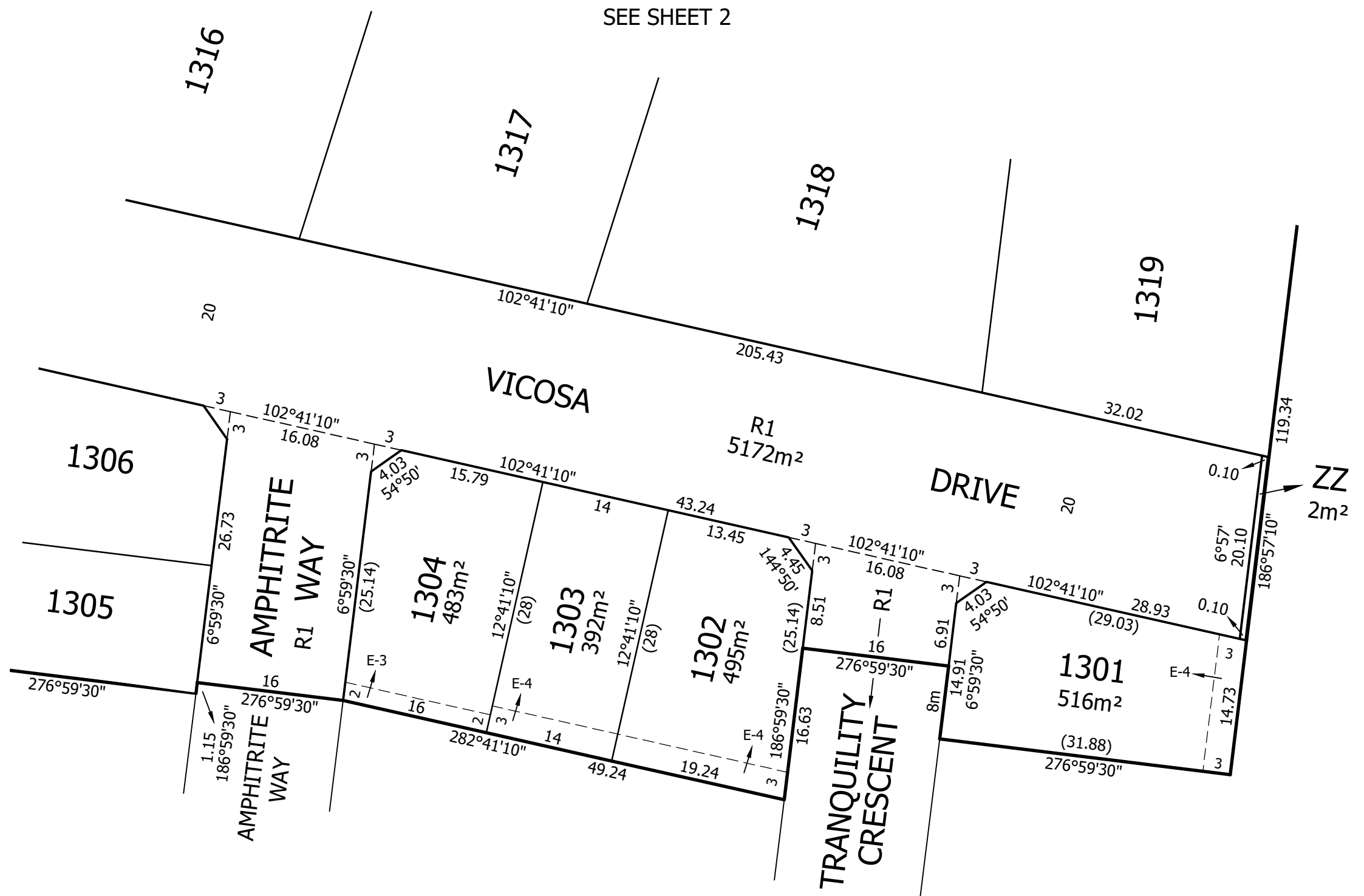
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M.G.A. 2020  
N  
ZONE 55

SEE SHEET 4

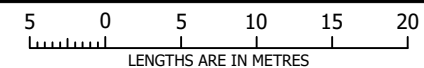


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SCALE  
1:500



ORIGINAL SHEET  
SIZE A3

SHEET 3

MATTHEW DUNN

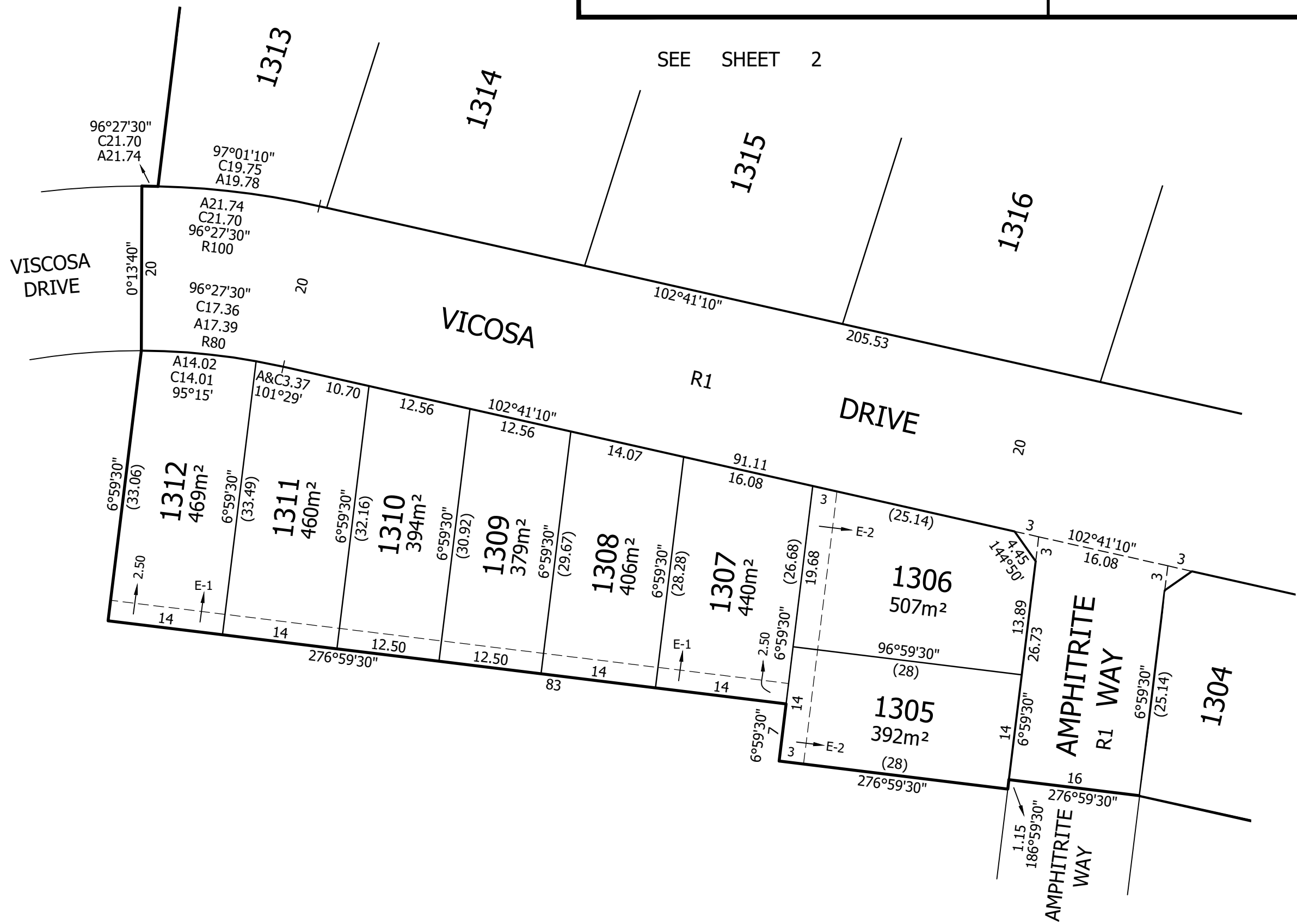
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M.G.A. 2020  
N  
ZONE 55



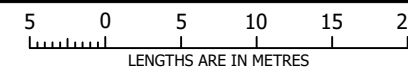
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SCALE  
1:500



ORIGINAL SHEET  
SIZE A3

SHEET 4

MATTHEW DUNN

VERSION 3

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 1301 to 1319 (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.

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.

Land to benefit & to be burdened  
Lots 1301 to 1319 (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 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.

Burdened Land: Lots 1313  
Benefited Land: Reserve No.1 on PS 902793G

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) After 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.