

PLAN OF SUBDIVISION	EDITION 1	PLAN NUMBER PS824617M
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LOCATION OF LAND PARISH: MORANGHURK TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 174, 163 (PART), 164 (PART) & 173 (PART) TITLE REFERENCE: VOL. 12221 FOL. 516, 517, 518 & 519 LAST PLAN REFERENCE: LOTS 1, 2, 3 & 4 ON TP969059W POSTAL ADDRESS: 385 WINDERMERE ROAD (at time of subdivision) LARA, 3212 MGA CO-ORDINATES: E: 269 660 ZONE: 55 (of approx centre of land in plan) N: 5 789 820 GDA 20	Council Name: City of Greater Geelong Council Reference Number: 14797 Planning Permit Reference: PP-588-2018 SPEAR Reference Number: S157475C Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 09/08/2021 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Shane Pritchard for City of Greater Geelong on 24/05/2022
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS
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IDENTIFIER	COUNCIL/BODY/PERSON	
ROAD R-1 RESERVE No.1 RESERVE No.2 RESERVE No.3 RESERVE No.4 RESERVE No.5	CITY OF GREATER GEELONG CITY OF GREATER GEELONG CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION POWERCOR AUSTRALIA LIMITED CITY OF GREATER GEELONG	LOTS 1-100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. <u>CREATION OF RESTRICTION A:</u> Upon registration of this Plan of Subdivision (PS824617M) the following restriction is created: Land to be benefited: Lots 101-154 (both inclusive) on this Plan of Subdivision (PS824617M). Land to be burdened: Lots 101-154 (both inclusive) on this Plan of Subdivision (PS824617M). <u>DESCRIPTION OF RESTRICTION A:</u> The registered proprietor or proprietors for the time being and any person or entity entitled to be the registered proprietor of any burdened lot on this Plan of Subdivision (PS824617M) must not use or develop the burdened lot other than in accordance with the provisions recorded in the Memorandum of Common Provision (MCP) with dealing number AA6606. The provisions of the said MCP are incorporated into this Restriction. <u>CREATION OF RESTRICTION</u> SEE SHEET 8 FOR ADDITIONAL RESTRICTION DETAILS.
NOTATIONS		
DEPTH LIMITATION: DOES NOT APPLY		
SURVEY: This plan is is not based on survey. STAGING: This is is not a staged subdivision. Planning Permit No. PP-588-2018 This survey has been connected to permanent marks No(s).13, 17, 122, 128, 149 In Proclaimed Survey Area No. -		LARA LAKES ESTATE STAGE 1 - 54 LOTS 10.69ha

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-17	DRAINAGE	3.02	E148850	SEE INST. C/E E148850
E-2, E-4, E-5	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-3, E-4, E-5 E-16, E-17	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-6, E-7	CARRIAGEWAY	6m	THIS PLAN	CITY OF GREATER GEELONG
E-15	POWERLINE	SEE PLAN	THIS PLAN & SECTION 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED

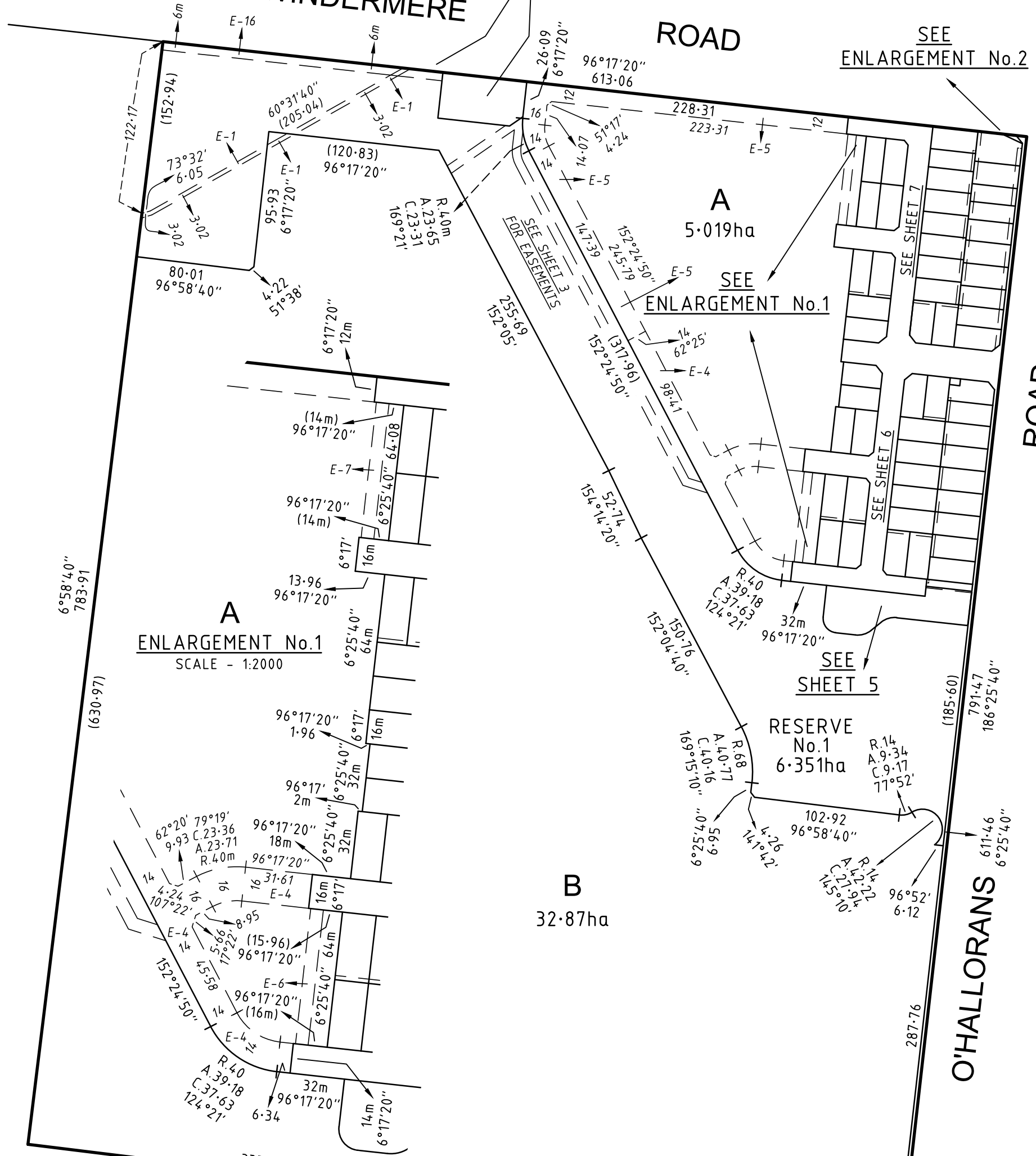
WINDERMERE ROAD

ROAD

SEE ENLARGEMENT No.2

SEE SHEET 4

M.G.A.2020
ZONE 55



A
ENLARGEMENT No.1
SCALE - 1:2000

B
32.87ha

SEE SHEET 5

RESERVE No.1
6.351ha

ENLARGEMENT No.2
NOT TO SCALE

121

RESERVE No.2
41m²

101

SURVEYORS FILE REF: 13557-101

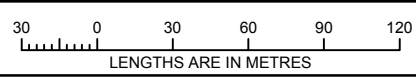
ORIGINAL SHEET
SIZE: A3

SHEET 2



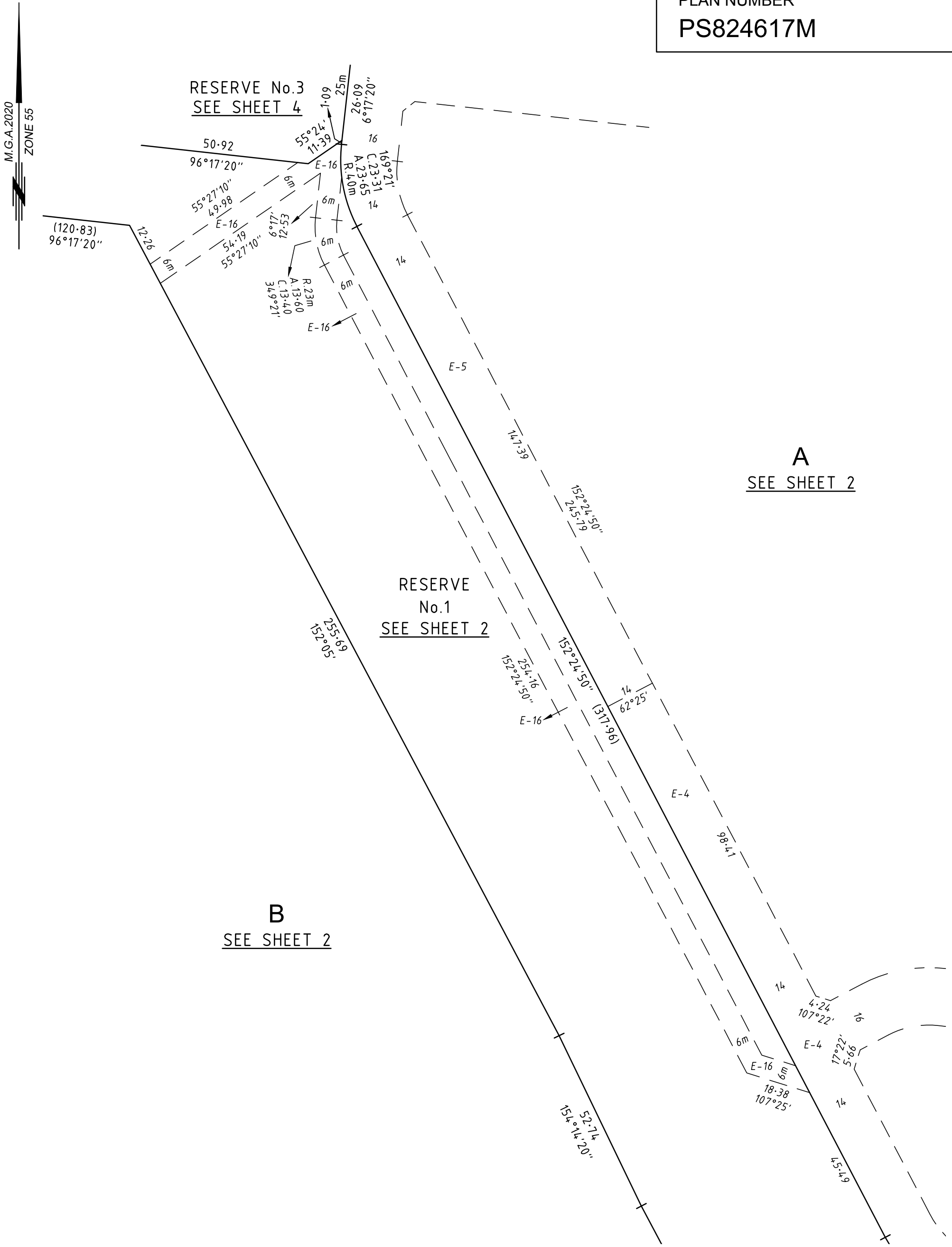
ABN 11 125 568 461
Level 1, 27-31 Myers Street (PO Box 1137) Geelong, VIC Australia 3220
Phone +61 3 5202 4600 Fax +61 3 5202 4691
Email: victoria@cardno.com.au Web: www.cardno.com

SCALE
1:3000



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Surveyor's Plan Version (6),
04/04/2022, SPEAR Ref: S157475C

Digitally signed by:
City of Greater Geelong,
24/05/2022,
SPEAR Ref: S157475C



A
SEE SHEET 2

RESERVE
No.1
SEE SHEET 2

B
SEE SHEET 2

SURVEYORS FILE REF: 13557-101

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SCALE
1:1000

LENGTHS ARE IN METRES

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ORIGINAL SHEET
SIZE: A3

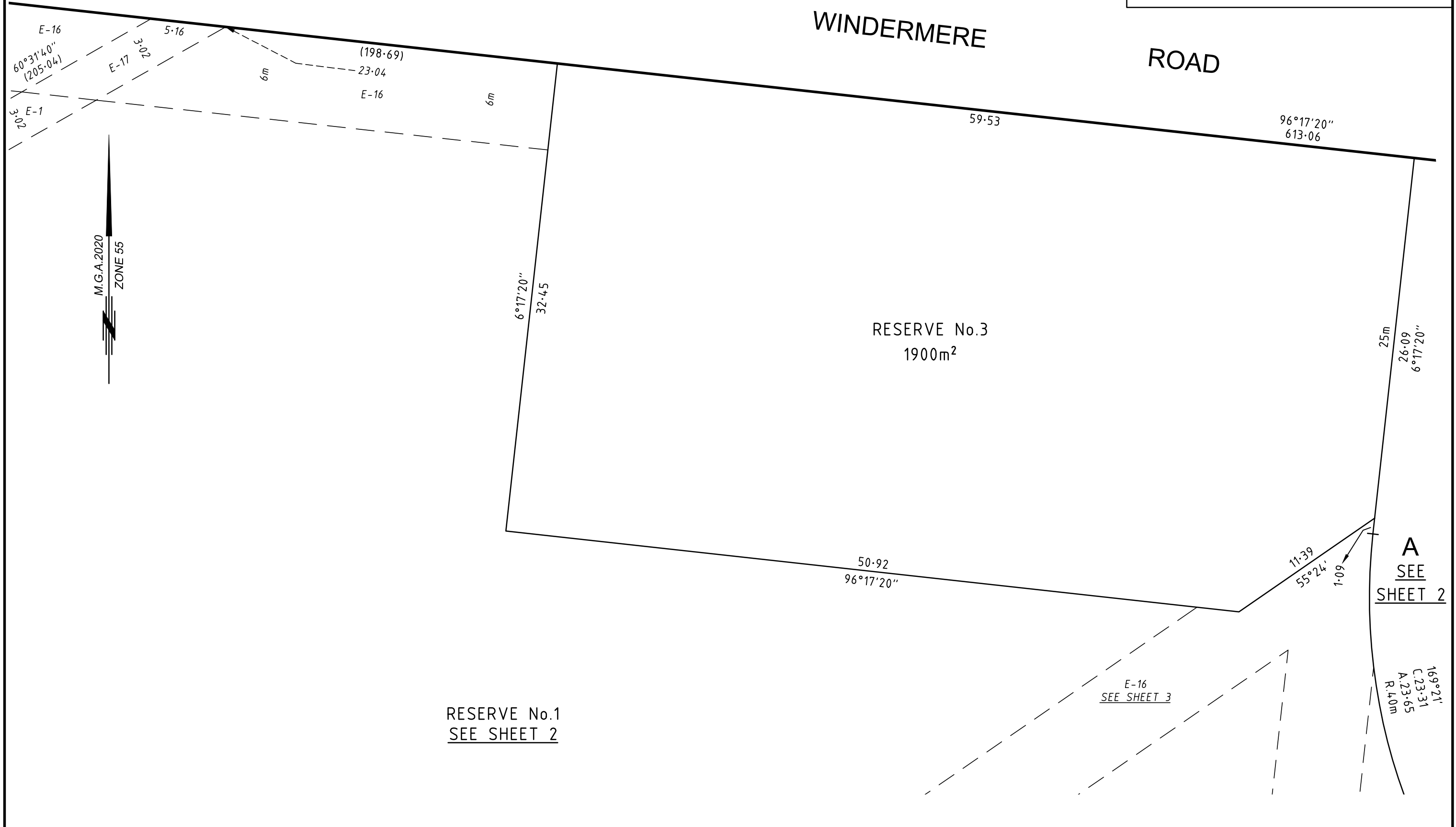
SHEET 3

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PLAN NUMBER
PS824617M

WINDERMERE

ROAD



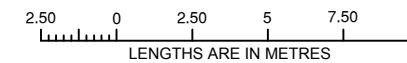
A
SEE
SHEET 2



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SURVEYORS FILE REF: 13557-101

SCALE
1:250



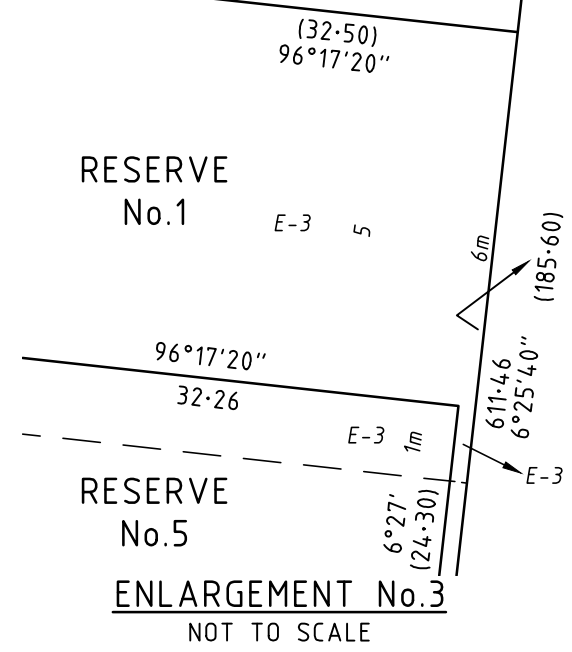
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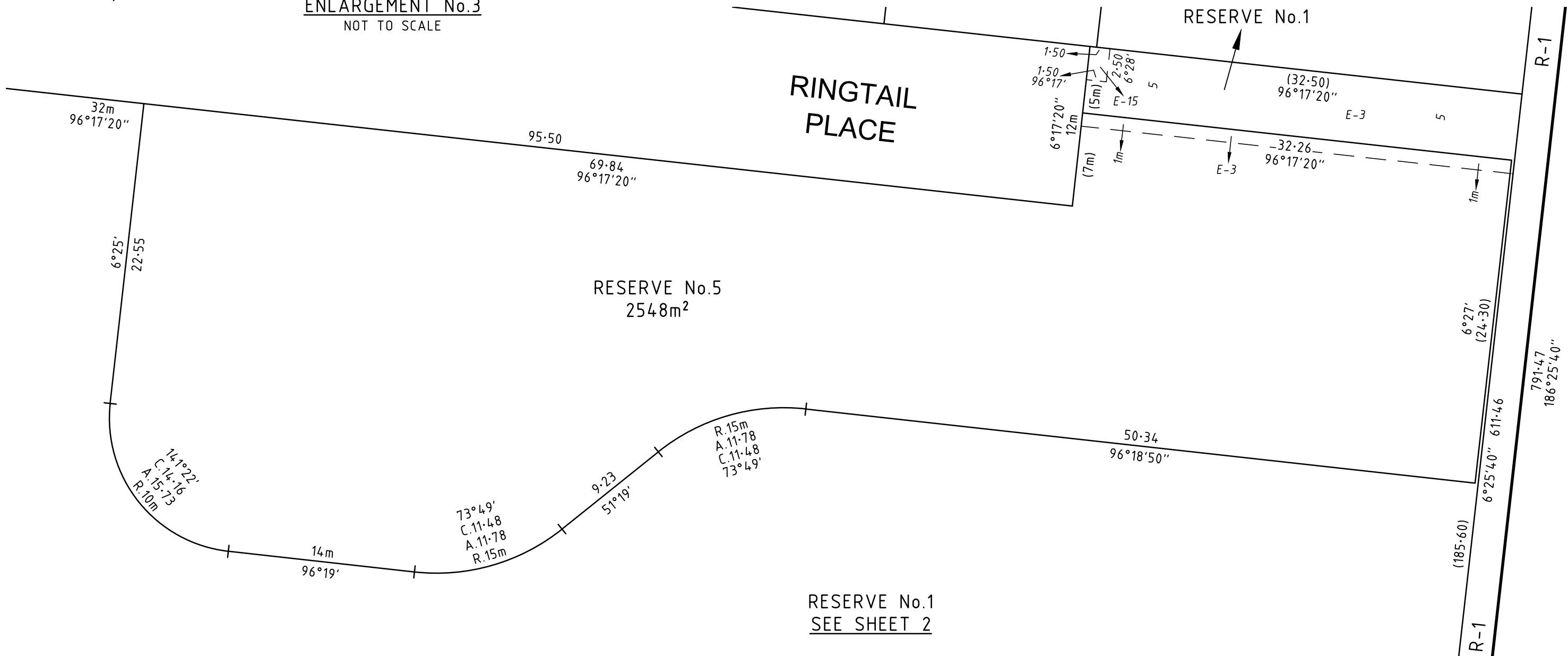
SHEET 4

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SPEAR Ref: S157475C

M.G.A.2020
ZONE 55



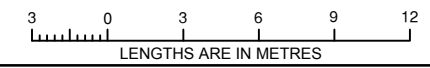
SEE SHEET 6



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SURVEYORS FILE REF: 13557-101

SCALE
1:300

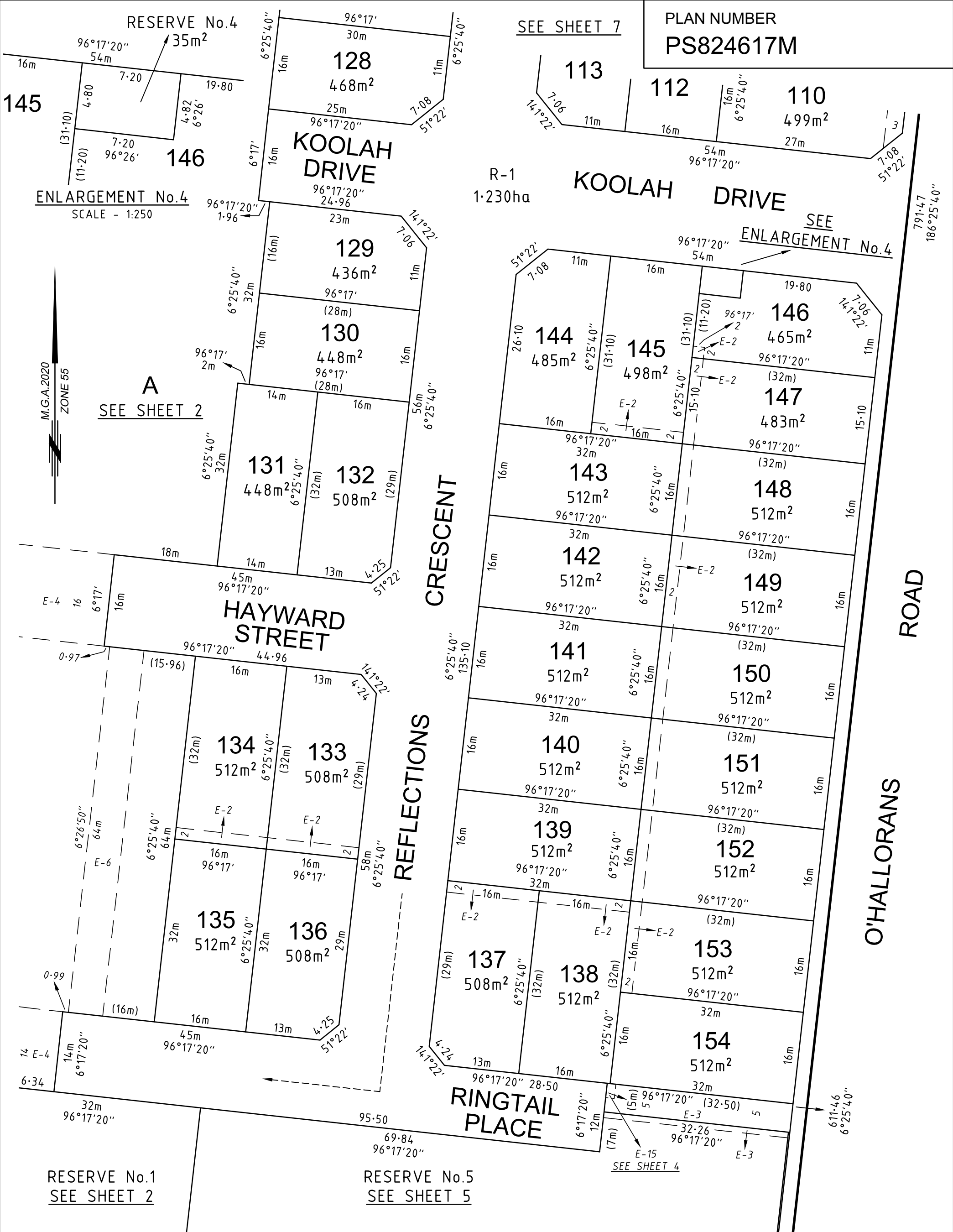


ORIGINAL SHEET
SIZE: A3

SHEET 5

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PLAN NUMBER
PS824617M

SEE SHEET 7

113 112 110
499m²

RESERVE No.4
35m²
145 146

R-1
1.230ha
KOOLAH DRIVE
SEE ENLARGEMENT No.4

146 147
465m² 483m²

148 149
512m² 512m²

150 151
512m² 512m²

152 153
512m² 512m²

154
512m²

ENLARGEMENT No.4
SCALE - 1:250

A
SEE SHEET 2

128 129 130
468m² 436m² 448m²

131 132
448m² 508m²

133 134
508m² 512m²

135 136
512m² 508m²

137 138
508m² 512m²

RESERVE No.1
SEE SHEET 2

CRESCENT

REFLECTIONS

HAYWARD STREET

RINGTAIL PLACE

RESERVE No.5
SEE SHEET 5

O'HALLORANS ROAD

SURVEYORS FILE REF: 13557-101

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SCALE
1:600

LENGTHS ARE IN METRES

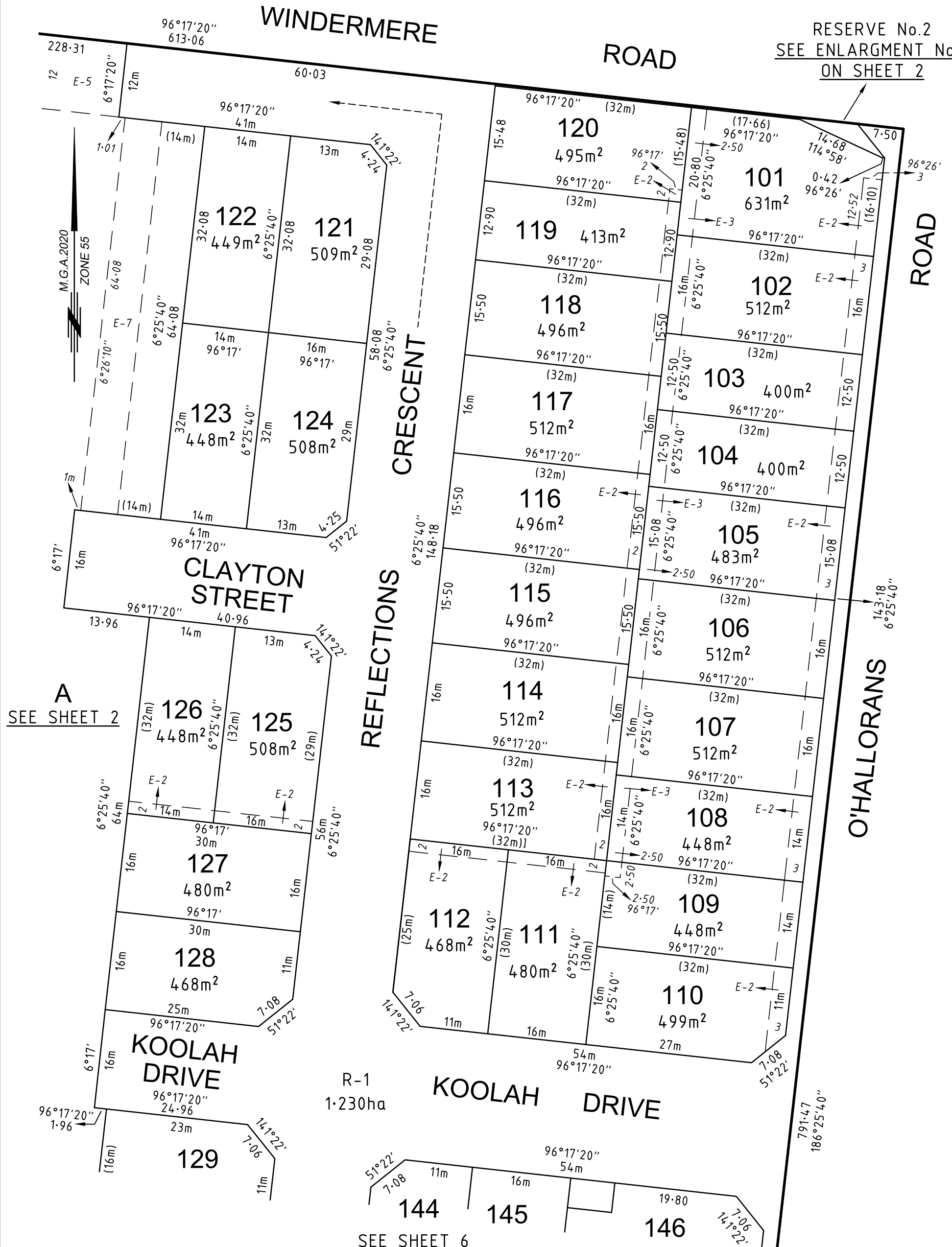
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ORIGINAL SHEET
SIZE: A3

SHEET 6

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SPEAR Ref: S157475C

RESERVE No.2
SEE ENLARGMENT No.2
ON SHEET 2



A
SEE SHEET 2

SEE SHEET 6

SURVEYORS FILE REF: 13557-101

CREATION OF RESTRICTION B:

Upon registration of this Plan of Subdivision (PS824617M) the following restriction is created:

Land to be benefited: Lots 101 - 154 (both inclusive) on this Plan of Subdivision (PS824617M)

Land to be burdened: Lot 154 on this Plan of Subdivision (PS824617M)

DESCRIPTION OF RESTRICTION B:

The registered proprietor or proprietors for the time being and any person or entity entitled to be the registered proprietor of any burdened lot on this Plan of Subdivision (PS824617M) must not:


- (a) Remove the semi-permeable boundary fencing along any boundary between the Council reserve and the adjoining lot; or
- (b) Alter the semi-permeable boundary fencing along the boundary between any Council reserve and the adjoining lot, if the alterations would mean that the fencing was no longer semi-permeable.

CREATION OF RESTRICTION C:

Upon registration of this Plan of Subdivision (PS824617M) the following restriction is created:

Lot burdened	Lot/s benefited	Lot burdened	Lot/s benefited
101	102, 119, 120	129	130
102	101, 103, 118, 119	130	129, 131, 132
103	102, 103, 117, 118	131	130, 132
104	103, 105, 116, 117	132	130, 131
105	104, 106, 115, 116	133	134, 136
106	105, 107, 114, 115	134	133, 135
107	106, 108, 113, 114	135	134, 136
108	107, 109, 113	136	133, 135
109	108, 110, 111	137	138, 139
110	109, 111	138	137, 139, 153, 154
111	109, 110, 112, 113	139	137, 138, 152
112	111, 113	140	139, 141, 151
113	107, 108, 111, 112, 114	141	140, 142, 150
114	106, 107, 113, 115	142	141, 143, 149
115	105, 106, 114, 116	143	142, 144, 145, 148
116	104, 105, 115, 117	144	143, 145
117	103, 104, 116, 118	145	143, 144, 146, 147
118	102, 103, 117, 119	146	145, 147
119	101, 102, 118, 120	147	145, 146, 148
120	101, 119	148	143, 147, 149
121	122, 124	149	142, 148, 150
122	121, 123	150	141, 149, 151
123	122, 124	151	140, 150, 152
124	121, 123	152	139, 151, 153
125	126, 127	153	138, 152, 154
126	125, 127	154	138, 153
127	125, 126, 128		
128	127		

DESCRIPTION OF RESTRICTION C:

Buildings shall not be located in the area shown thus  except for encroachments expressly permitted under the Building Regulations 2018 (Vic) or any subsequent regulations.

CREATION OF RESTRICTION D:

Upon registration of this Plan of Subdivision (PS824617M) the following restriction is created:

Land to be benefited: 102-109 (both inclusive) & 113-119 (both inclusive) on this Plan of Subdivision (PS824617M)

Land to be burdened: 102-109 (both inclusive) & 113-119 (both inclusive) on this Plan of Subdivision (PS824617M)

DESCRIPTION OF RESTRICTION D:

The registered proprietor or proprietors for the time being and any person or entity entitled to be the registered proprietor of any burdened lot must not:

build or permit to build any Building on the burdened lot unless one side boundary has a minimum side setback of 1.0 metre.

DEFINITIONS

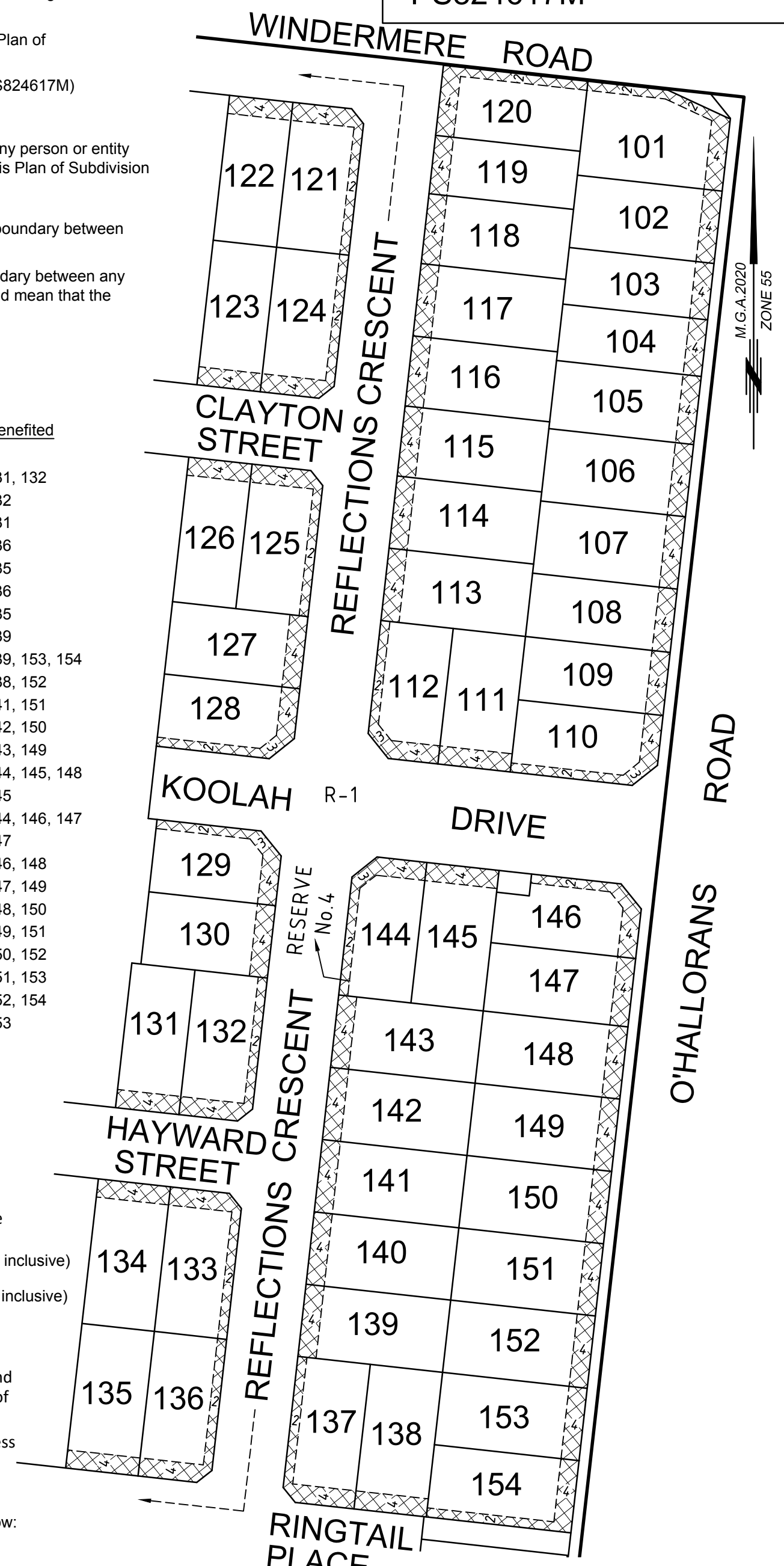
The meaning of the terms used in Restrictions A-D are set below:

"Building" has the same meaning as in the Building Act.

"Building Act" means the *Building Act 1993* (Vic) and any re-enactment or replacement of the Act.

"Council" means City of Greater Geelong or its successor.

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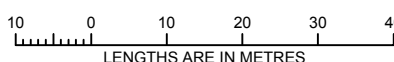


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SCALE
1:1000



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ORIGINAL SHEET
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SHEET 8

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