

PLAN OF SUBDIVISION

EDITION 1

PLAN NUMBER
PS838257N

LOCATION OF LAND

PARISH: PAYWIT

TOWNSHIP: -

SECTION: 34

CROWN ALLOTMENT: B1 (PART)

CROWN PORTION: -

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: LOT A ON PS834036C

POSTAL ADDRESS: 200 BLUFF ROAD
(at time of subdivision) ST. LEONARDS, 3223

MGA CO-ORDINATES: E: 299 000 ZONE: 55
(of approx centre of land in plan) N: 5 770 810 GDA 2020

MUNICIPALITY: CITY OF GREATER GEELONG

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1	CITY OF GREATER GEELONG

LOTS 1-300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

CREATION OF RESTRICTION
SEE SHEET 4 FOR RESTRICTION DETAILS.

OTHER PURPOSE OF PLAN
TO REMOVE EASEMENTS E-4 & E-5 ON PS834036C.

GROUND FOR REMOVAL
BY AGREEMENT OF THE INTERESTED PARTIES.

NOTATIONS

DEPTH LIMITATION: 15.24 METRES BELOW THE SURFACE

SURVEY:
This plan is ~~is not~~ based on survey.

STAGING:
This ~~is~~ is not a staged subdivision.
Planning Permit No. PP-951-2018

This survey has been connected to permanent marks No(s). 81, 89, 249

In Proclaimed Survey Area No. -

SEASIDE ESTATE
STAGE 3 - 18 LOTS
1.237ha

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-2	DRAINAGE	SEE PLAN	PS834030Q	CITY OF GREATER GEELONG
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS834036C & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-6, E-10	DRAINAGE	SEE PLAN	PS834036C	CITY OF GREATER GEELONG
E-7, E-8	CARRIAGEWAY	SEE PLAN	PS834036C	CITY OF GREATER GEELONG
E-11, E-13, E-14	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-12	CARRIAGEWAY	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-13, E-15	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION



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

SURVEYORS FILE REF: 16980-103

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4 SHEETS

DAVID R. RENDLE / VERSION 2

M.G.A. 2020
ZONE 55

THORNTON AVENUE

A
10.96ha

SEE
ENLARGEMENT No.3

SEE
ENLARGEMENT No.1

SEE
ENLARGEMENT No.2

BIRDWOOD DRIVE

KING GEORGE STREET

BLUEBILL STREET

KING GEORGE STREET

SEE SHEET 3

ENLARGEMENT No.2
SCALE - 1:600

ENLARGEMENT No.1
SCALE - 1:600

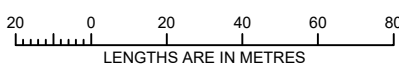
ENLARGEMENT No.3
SCALE - 1:600

SURVEYORS FILE REF: 16980-103



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SCALE
1:2000

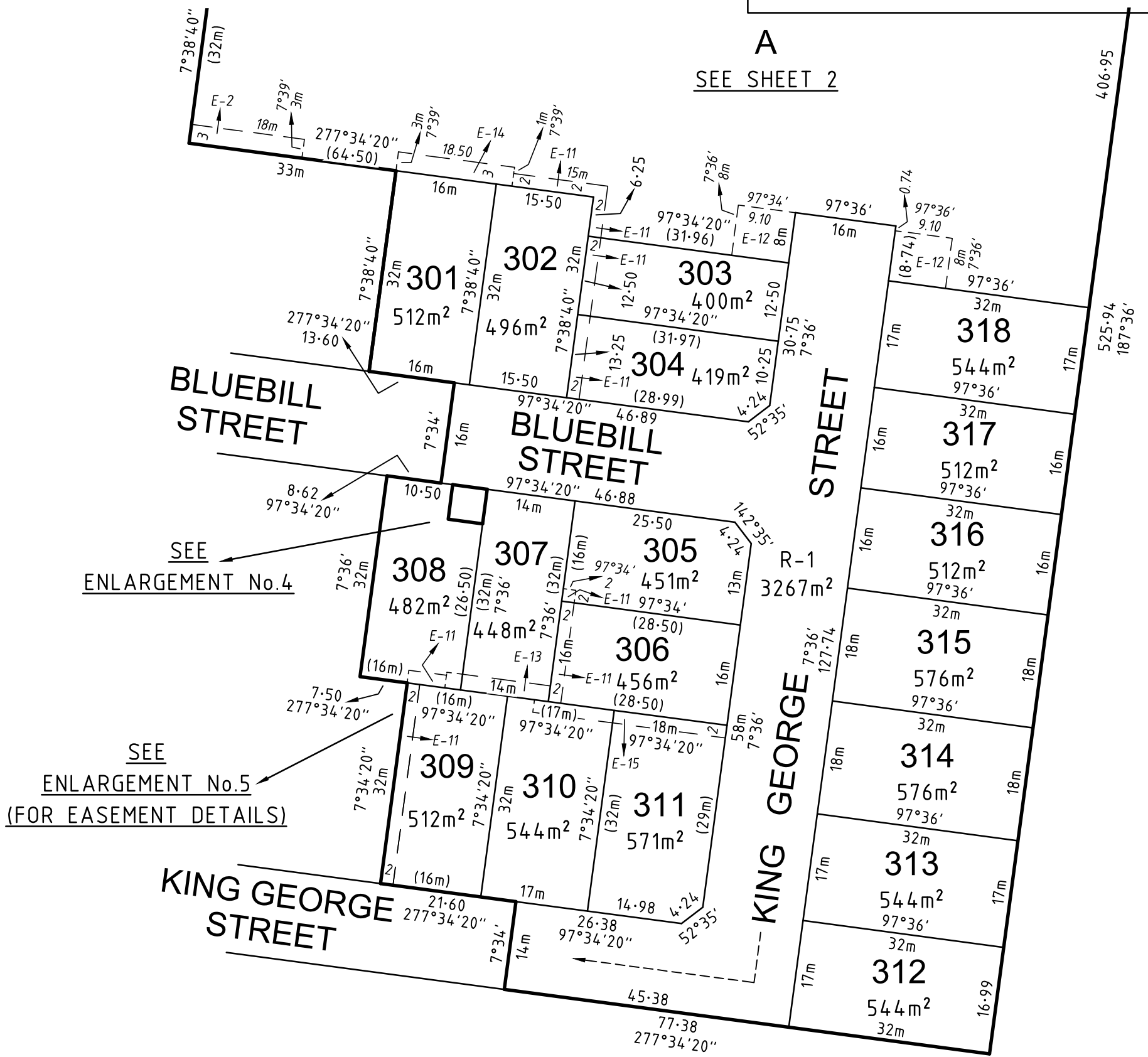


ORIGINAL SHEET
SIZE: A3

SHEET 2

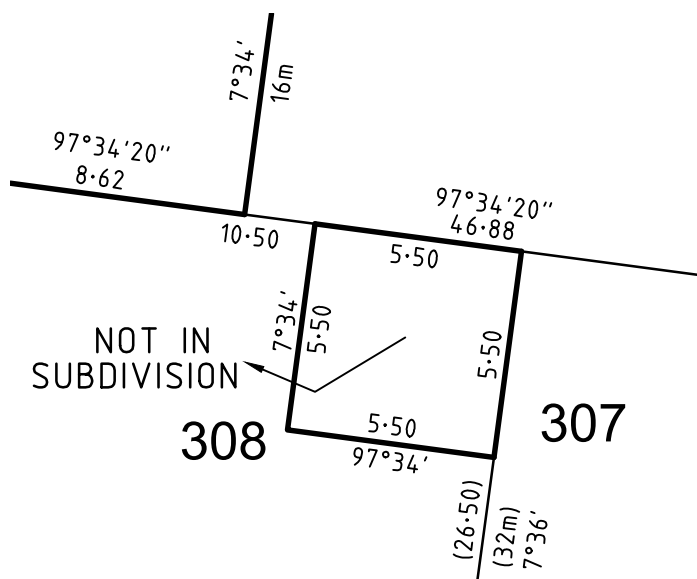
DAVID R. RENDLE / VERSION 2

A
SEE SHEET 2

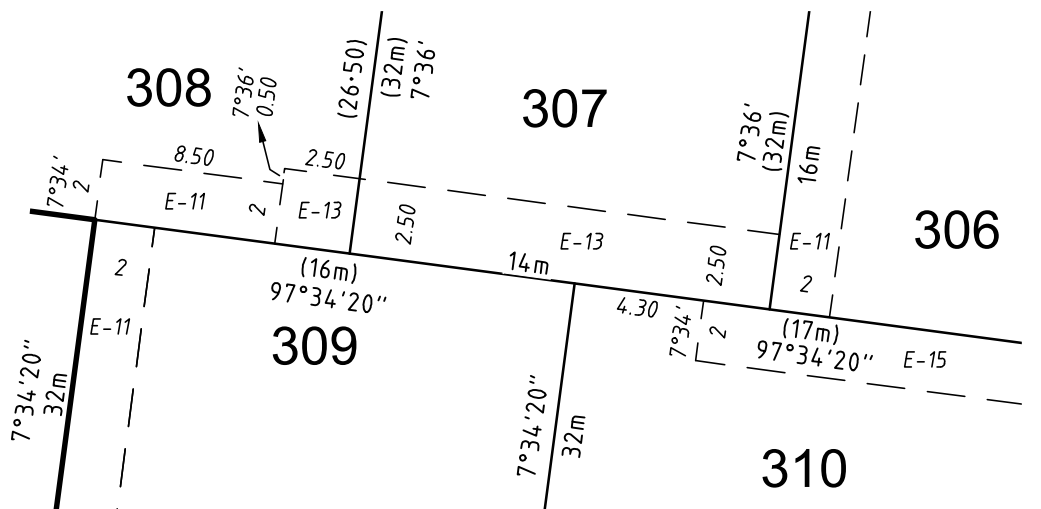


SEE
ENLARGEMENT No.4

SEE
ENLARGEMENT No.5
(FOR EASEMENT DETAILS)



ENLARGEMENT No.4
SCALE - 1:200



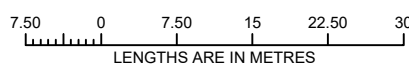
ENLARGEMENT No.5
SCALE - 1:250

SURVEYORS FILE REF: 16980-103



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
1:750



DAVID R. RENDLE / VERSION 2

ORIGINAL SHEET
SIZE: A3


SHEET 3

CREATION OF RESTRICTION A:

Upon registration of this Plan of Subdivision (PS838257N) the following restriction is created:

Lot burdened	Lot/s benefited
302	301, 303, 304
303	302, 304
304	302, 303
305	306, 307
306	305, 307, 310, 311
307	305, 304, 308, 309, 310
308	307, 309
311	306, 310

DESCRIPTION OF RESTRICTION A:

Buildings shall not be located in the area shown thus  except for allowable encroachments listed in the Building Regulations 2018.

DEFINITIONS

"Building" means any structure

CREATION OF RESTRICTION B:

Upon registration of this Plan of Subdivision (PS838257N) the following restriction is created:

Land to be benefited: Lots 301 - 318 (both inclusive) on this plan (PS838257N)
 Land to be burdened: Lots 301 - 318 (both inclusive) on this plan (PS838257N)

DESCRIPTION OF RESTRICTION B:

Except with the prior consent of the Developer, the burdened land must not be used or developed other than in accordance with the provisions recorded in the Memorandum of Common Provision (MCP) with Dealing Number AA6965.

The Provisions of the said MCP are incorporated into this Restriction.

For the purposes of this Restriction:

"Developer" means L Bisinella Developments Pty Ltd (ACN 006 806 677) of 195 Forest Road, Lara, VIC 3212 or any of its related bodies corporate within the meaning of Section 50 of the Corporations Act 2001 (Cth) (as amended from time to time) and its successors, substitutes, permitted assigns, executors and administrators.

CREATION OF RESTRICTION C:

Upon registration of this plan (PS838257N) the following restriction is created:

Lot burdened	Lot/s benefited
307	308, 310
308	307, 310
310	307, 308

DESCRIPTION OF RESTRICTION C:

The registered proprietor or proprietors for the time being of the burdened lot must not:

1. Build or permit to build any building(s) that does not provide 1.0 metre clear horizontal access down the entire length of at least one side boundary of the lot.

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CREATION OF RESTRICTION D:

Upon registration of this Plan of Subdivision (PS838257N) the following restriction is created:

Land to be benefited: Lots 301 - 318 (both inclusive) on this Plan (PS838257N)
 Land to be burdened: Lots 301 - 318 (both inclusive) on this Plan (PS838257N)

DESCRIPTION OF RESTRICTION D:

Except with the prior consent of the Developer, the registered proprietor from the time being of any lot on this plan of subdivision to which the following restrictions apply must not:

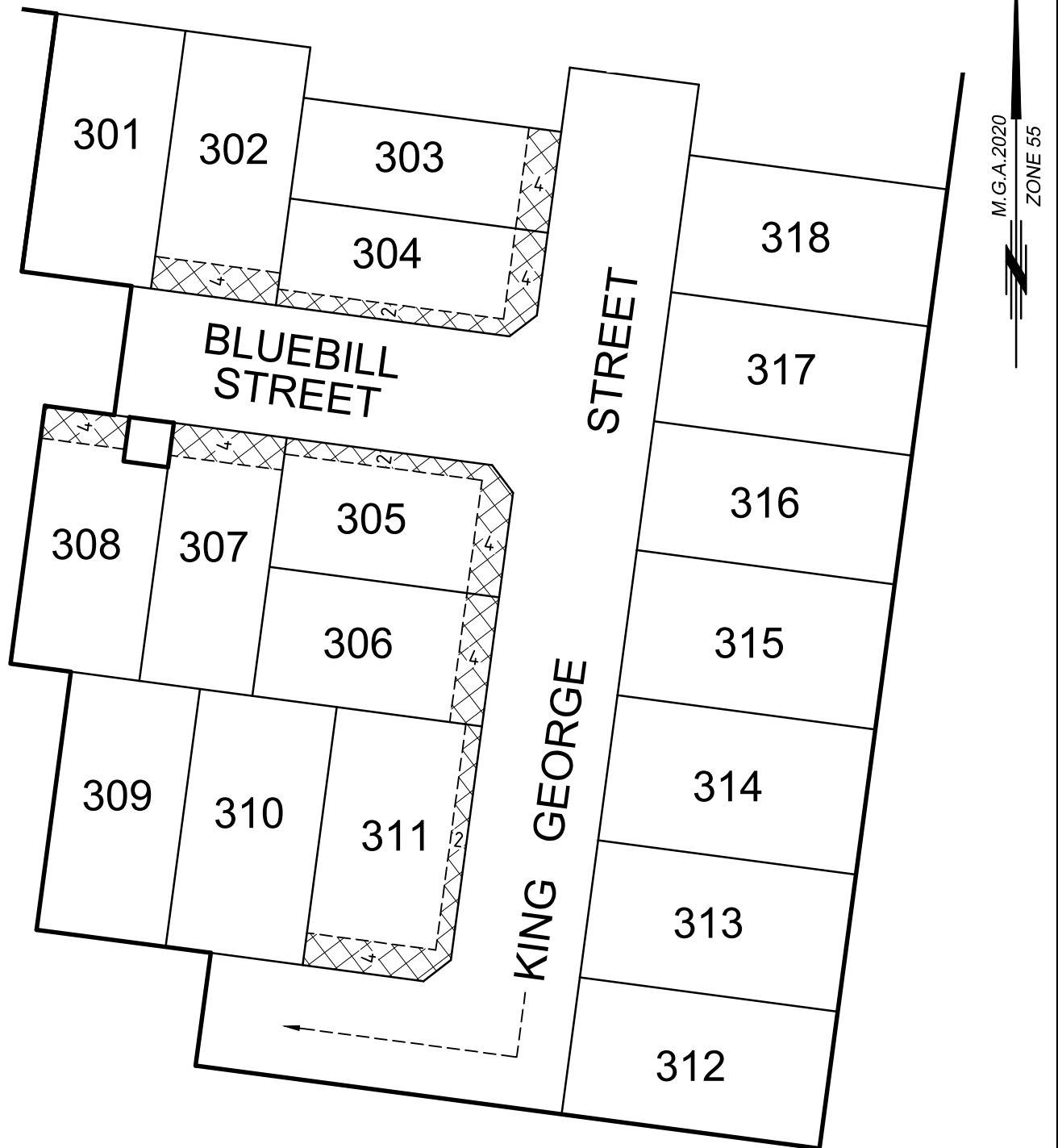
- (a) Subdivide or allow the lot to be subdivided.
- (b) Consolidate or allow the lot to be consolidated.

For the purposes of this Restriction:

"Developer" means L Bisinella Developments Pty Ltd (ACN 006 806 677) of 195 Forest Road, Lara, VIC 3212 or any of its related bodies corporate within the meaning of Section 50 of the Corporations Act 2001 (Cth) (as amended from time to time) and its successors, substitutes, permitted assigns, executors and administrators.

EXPIRY DATE

The above Restrictions A-D (all inclusive) shall cease to have effect 20 years after the date of registration of this Plan of Subdivision.

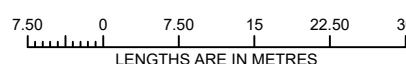


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SCALE
 1:750



DAVID R. RENDLE / VERSION 2

ORIGINAL SHEET
 SIZE: A3

SHEET 4

AA6965

**Memorandum of common provisions
Section 91A Transfer of Land Act 1958**

Privacy Collection Statement

The information in this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

Lodged by	
Name:	Redman Lynch Washington
Phone:	(03) 4245 2020
Address:	Level 1, 77 Yarra Street, Geelong, Victoria 3220
Reference:	2019;1620 (SEASIDE)
Customer code:	21067V

This memorandum contains provisions which are intended for inclusion in instruments and plans to be subsequently lodged for registration.

Provisions:

Except with the prior written consent of the Developer, the registered proprietor or proprietors from the time being of any Lot on the Plan of Subdivision must not:

1. Construct or allow to be constructed a Dwelling, Building or any other improvements on the Lot:
 - (a) that is not in accordance with the Seaside Estate Design Guidelines unless otherwise approved by the Design Review Panel; and
 - (b) without obtaining written approval of the design for that Dwelling, Building or other improvement from the Design Review Panel, which approval must be obtained even if the design of the Dwelling, Building or other improvement for that Lot complies with the Seaside Estate Design Guidelines.
2. Subdivide or allow the Lot to be subdivided.
3. Consolidate or allow the Lot to be consolidated.
4. Develop the Lot for any purpose other than one Dwelling only with the usual outbuildings.
5. Allow any caravan, campervan, boat, trailer, mobile home or other vehicle to be parked, stored or remain on the Lot unless it is housed in a garage or screened from public view.
6. Carry out any dismantling, assembling, repairs or restorations of vehicles unless carried out in a location on the Lot which is screened from public view.
7. Plant, place or allow to remain planted or placed on the Lot any plant, tree, shrub, hedging, bush or vegetation of whatsoever nature of which the height exceeds four (4) metres.

Definitions

For the purposes of this MCP:

"Building" has the same meaning as in the *Building Act 1993 (Vic)* and any re-enactment or replacement of that Act.

"Design Review Panel" means the design review panel appointed by the Developer in accordance with the Seaside Estate Design Guidelines.

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V3

1. The provisions are to be numbered consecutively from number 1.
2. Further pages may be added but each page should be consecutively numbered.
3. To be used for the inclusion of provisions in instruments and plans.

91ATLA

Page 1 of 2

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: see www.delwp.vic.gov.au/property>Contact us

Memorandum of common provisions
Section 91A Transfer of Land Act 1958

"Developer" means L Bisinella Developments Pty Ltd (ACN 006 806 677) of 195 Forest Road South, Lara, Victoria 3212 or any of its related bodies corporate within the meaning of section 50 of the *Corporations Act 2001* (Cth) (as amended from time to time) and its successors, substitutes, permitted assigns, executors and administrators.

"Dwelling" has the same meaning in the Greater Geelong Planning Scheme or replacement of that Scheme.

"Lot" means a lot in the Plan of Subdivision.

"MCP" means this memorandum of common provisions.

"Plan of Subdivision" means the relevant plan of subdivision for a particular allotment which incorporates this MCP.

"Seaside Estate Design Guidelines" means the design guidelines prepared by the Developer and includes such amendments, additions, and variations from time to time. A copy of the Seaside Estate Design Guidelines is available by request to the Developer via email: sales@bisinella.com.au or by post: 195 Forest Road South, Lara, Victoria, 3212.