PLAN OF SUBDIVISION

EDITION 1

PLAN NUMBER
PS942158J

LOCATION OF LAND

PARISH: PAYWIT

TOWNSHIP: -

SECTION: 34

CROWN ALLOTMENT: B1 (PART)

CROWN PORTION: -

TITLE REFERENCE: VOL.12480 FOL.151

LAST PLAN REFERENCE: LOT A ON PS847805G

POSTAL ADDRESS: 10A BARTAIL WAY
(at time of subdivision) ST LEONARDS, 3223

MGA2020 CO-ORDINATES: E: 298 950 ZONE: 55
(of approx centre of land in plan) N: 5 771 080

Council Name: City of Greater Geelong

Council Reference Number: 17302
Planning Permit Reference: PP-951-2018/A
SPEAR Reference Number: S276620J

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made

Digitally signed by: Rory O'Loghlen for City of Greater Geelong on 02/10/2026

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
R-1	CITY OF GREATER GEELONG
RESERVE No.1	CITY OF GREATER GEELONG
RESERVE No.2	POWERCOR AUSTRALIA LIMITED

NOTATIONS

DEPTH LIMITATION: 15.24m BELOW THE SURFACE

SURVEY:
This plan is based on survey.

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

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

NOTATIONS

LOTS 1-400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

OTHER PURPOSE OF PLAN
TO REMOVE EASEMENTS E-8 & E-12 ON PS847805G

GROUND FOR REMOVAL
BY AGREEMENT OF ALL RELEVANT PARTIES PURSUANT TO SECTION 6(1)(K) OF THE SUBDIVISION ACT 1988

CREATION OF RESTRICTION
SEE SHEET 4 FOR RESTRICTION DETAILS

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	CARRIAGEWAY	SEE PLAN	PS834036C	CITY OF GREATER GEELONG
E-11, E-14	DRAINAGE	SEE PLAN	PS838257N	CITY OF GREATER GEELONG
E-16, E-21	DRAINAGE	SEE PLAN	PS847805G	CITY OF GREATER GEELONG
E-17, E-18	CARRIAGEWAY	SEE PLAN	PS847805G	CITY OF GREATER GEELONG
E-20, E-21	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS847805G & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-14, E-22, E-23 E-25, E-26	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-23	POWERLINE	SEE PLAN	THIS PLAN & SECTION 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED
E-24, E-26	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-25	SUPPLY OF GAS	SEE PLAN	THIS PLAN	AUSNET PTY LTD

SWANSON SURVEYING PTY. LTD.
ABN 53 626 291 647
GEELONG - MELBOURNE - BALLARAT
1300 990 075 *info@swansonsurveying.com.au*
www.swansonsurveying.com.au

SURVEYORS FILE REF: 14446

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 4 SHEETS

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01/10/2026, SPEAR Ref: S276620J

PLAN NUMBER
PS942158J

MGA2020
ZONE 55

ENLARGEMENT 3
NOT TO SCALE

BLACK SWAN DRIVE
BARTAIL WAY
BLACK SWAN DRIVE
KING GEORGE STREET
BIRDWOOD DRIVE
KING GEORGE STREET

SEE ENLARGEMENT 3
SEE ENLARGEMENT 1
SEE ENLARGEMENT 2
SEE SHEET 3

A
7.892ha

ENLARGEMENT 1
NOT TO SCALE

ENLARGEMENT 2
NOT TO SCALE

SURVEYORS FILE REF: 14446

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SCALE 1:1500

15 0 15 30 45 60
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 2

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01/10/2026, SPEAR Ref: S276620J

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02/10/2026,
SPEAR Ref: S276620J

PLAN NUMBER
PS942158J

MGA2020
ZONE 55

SEE SHEET 2

A
7.892ha

RESERVE No.1
160m²

SEE ENLARGEMENT 4

SEE ENLARGEMENT 5

RESERVE No.2
35m²

R-1
2596m²

401 512m²
402 512m²
403 512m²
404 512m²
405 512m²
406 521m²
407 576m²
408 576m²
409 512m²
410 512m²
411 544m²
412 399m²
413 399m²
414 384m²
415 496m²
416 512m²
417 544m²
418 512m²

KING GEORGE STREET

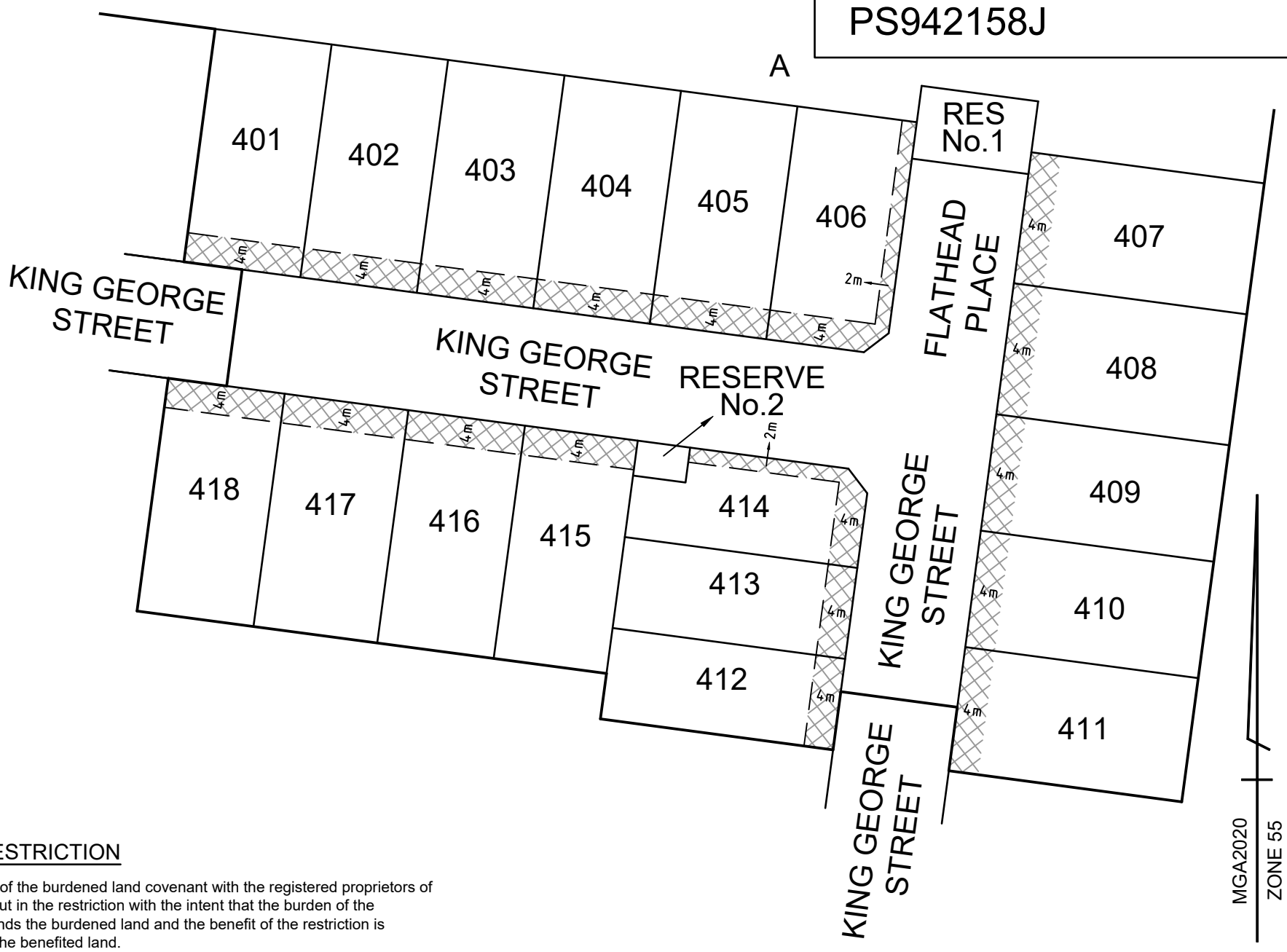
FLATHEAD PLACE

ENLARGEMENT 4
NOT TO SCALE

ENLARGEMENT 5
NOT TO SCALE

SWANSON SURVEYING PTY. LTD. ABN 53 626 291 647 GEELONG - MELBOURNE - BALLARAT 1300 990 075 *info@swansonsurveying.com.au* www.swansonsurveying.com.au	SURVEYORS FILE REF: 14446	SCALE 1:600	6 0 6 12 18 24 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
		Digitally signed by: Matthew John Ackroyd, Licensed Surveyor, Surveyor's Plan Version (06), 01/10/2026, SPEAR Ref: S276620J		Digitally signed by: City of Greater Geelong, 02/10/2026, SPEAR Ref: S276620J	

PLAN NUMBER
PS942158J



CREATION OF RESTRICTION

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.

CREATION OF RESTRICTION A:

Upon registration of this Plan of Subdivision (PS942158J) the following restriction is created:

Lot burdened	Lot/s benefited	Lot burdened	Lot/s benefited
401	402	410	409, 411
402	401, 403	411	410
403	402, 404	412	413, 415
404	403, 405	413	412, 414, 415
405	404, 406	414	413, 415
406	405	415	412, 413, 414, 416
407	408	416	415, 417
408	407, 409	417	416, 418
409	408, 410	418	417

DESCRIPTION OF RESTRICTION A:

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

CREATION OF RESTRICTION B:

Upon registration of this Plan of Subdivision (PS942158J) the following restriction is created:

Land to be benefited: Lots 401 - 418 (both inclusive) on this plan (PS942158J)

Land to be burdened: Lots 401 - 418 (both inclusive) on this plan (PS942158J)

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.

CREATION OF RESTRICTION C:

Upon registration of this Plan of Subdivision (PS942158J) the following restriction is created:

Land to be benefited: Lots 401 - 418 (both inclusive) on this Plan (PS942158J)

Land be burdened: Lots 401 - 418 (both inclusive) on this Plan (PS942158J)

DESCRIPTION OF RESTRICTION C:

Except with the prior consent of the Developer, the registered proprietor from the time being of any lot on this plan of subdivision (PS942158J) 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.

DEFINITIONS

For the purposes of this Restriction A-C (all inclusive).

"Building" means any structure

“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-C (all inclusive) shall cease to have effect 20 years after the date of registration of this Plan of Subdivision (PS942158J).

CREATION OF RESTRICTION D:

Upon registration of this plan (PS942158J) the following restriction is created:

Land to be benefited: Lots on this plan (PS942158J)

Land to be burdened: Lots 415 - 418 (both inclusive) on this plan (PS942158J)

DESCRIPTION OF RESTRICTION D:

The registered proprietor or proprietors for the time being of the 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, for purpose of access to sewer by Barwon Water.

EXPIRY DATE

No expiry date

SURVEYORS FILE REF: 14446

Swanson Surveying
SWANSON SURVEYING PTY. LTD.
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SCALE 1.333333

7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 4

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AA6965

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

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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.

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.

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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.

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