

PLAN OF SUBDIVISION

EDITION 1

PLAN NUMBER
PS847792N

LOCATION OF LAND

PARISH: MORANGHURK

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: 2020

CROWN PORTION: -

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: LOT A ON PS834033J

POSTAL ADDRESS: 30 NORTHWATTLE CRESCENT
(at time of subdivision) CORIO, 3214

MGA CO-ORDINATES: E: 269 750 ZONE: 55
(of approx centre of land in plan) N: 5 784 180 MGA 2020

MUNICIPALITY: CITY OF GREATER GEELONG

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1	CITY OF GREATER GEELONG
RESERVE No.1	CITY OF GREATER GEELONG
RESERVE No.2	CITY OF GREATER GEELONG
RESERVE No.3	POWERCOR AUSTRALIA LIMITED

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

CREATION OF RESTRICTION
SEE SHEET 4 FOR RESTRICTION DETAILS.

OTHER PURPOSE OF PLAN

REMOVAL OF EASEMENT E-5 ON PS834033J

GROUND FOR REMOVAL

BY AGREEMENT OF ALL RELEVANT PARTIES

NOTATIONS

DEPTH LIMITATION: 15 METRES

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

STAGING:
This ~~is~~ is not a staged subdivision.
Planning Permit No.PP-1498-2018-B

This survey has been connected to permanent marks No(s). 27, 33, 48

In Proclaimed Survey Area No. -

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	DRAINAGE	2	PS834032L	CITY OF GREATER GEELONG
E-3	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS834032L & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-3, E-6, E-9, E-10	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-7	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-8, E-9, E-10	CARRIAGEWAY	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG



ABN 11 125 568 461
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Phone +61 3 5202 4600 Fax +61 3 5202 4691
Email: victoria@cardno.com.au Web: www.cardno.com

SURVEYORS FILE REF: 18036-103

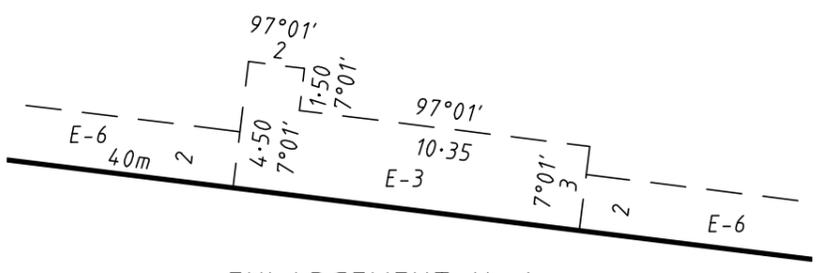
ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4 SHEETS

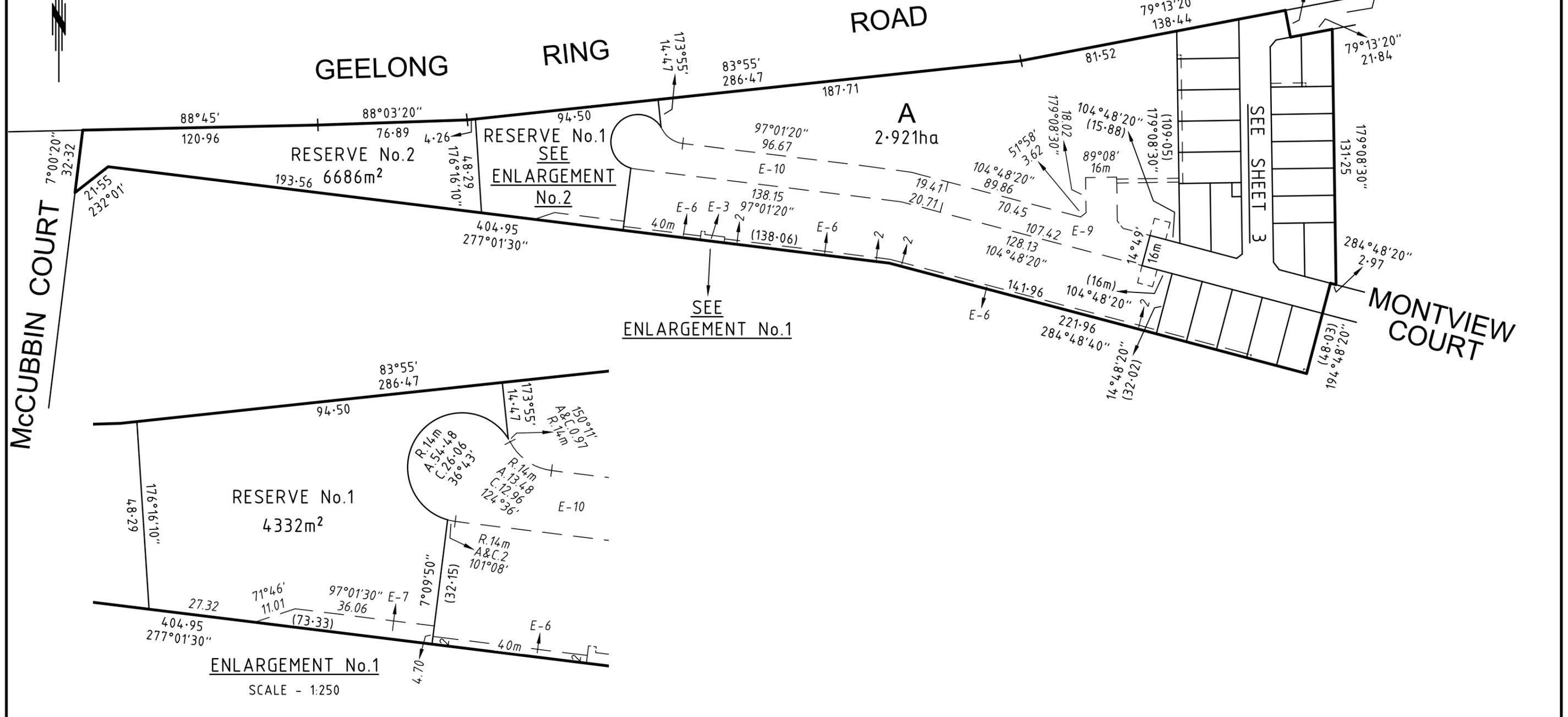
DAVID R. RENDLE / VERSION 1

PLAN NUMBER
PS847792N

M.G.A.2020
ZONE 55



ENLARGEMENT No.1
SCALE - 1:250

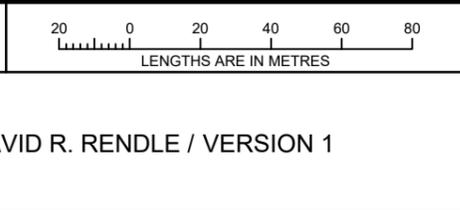


ENLARGEMENT No.1
SCALE - 1:250

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SURVEYORS FILE REF: 18036-103

SCALE
1:2000



ORIGINAL SHEET
SIZE: A3

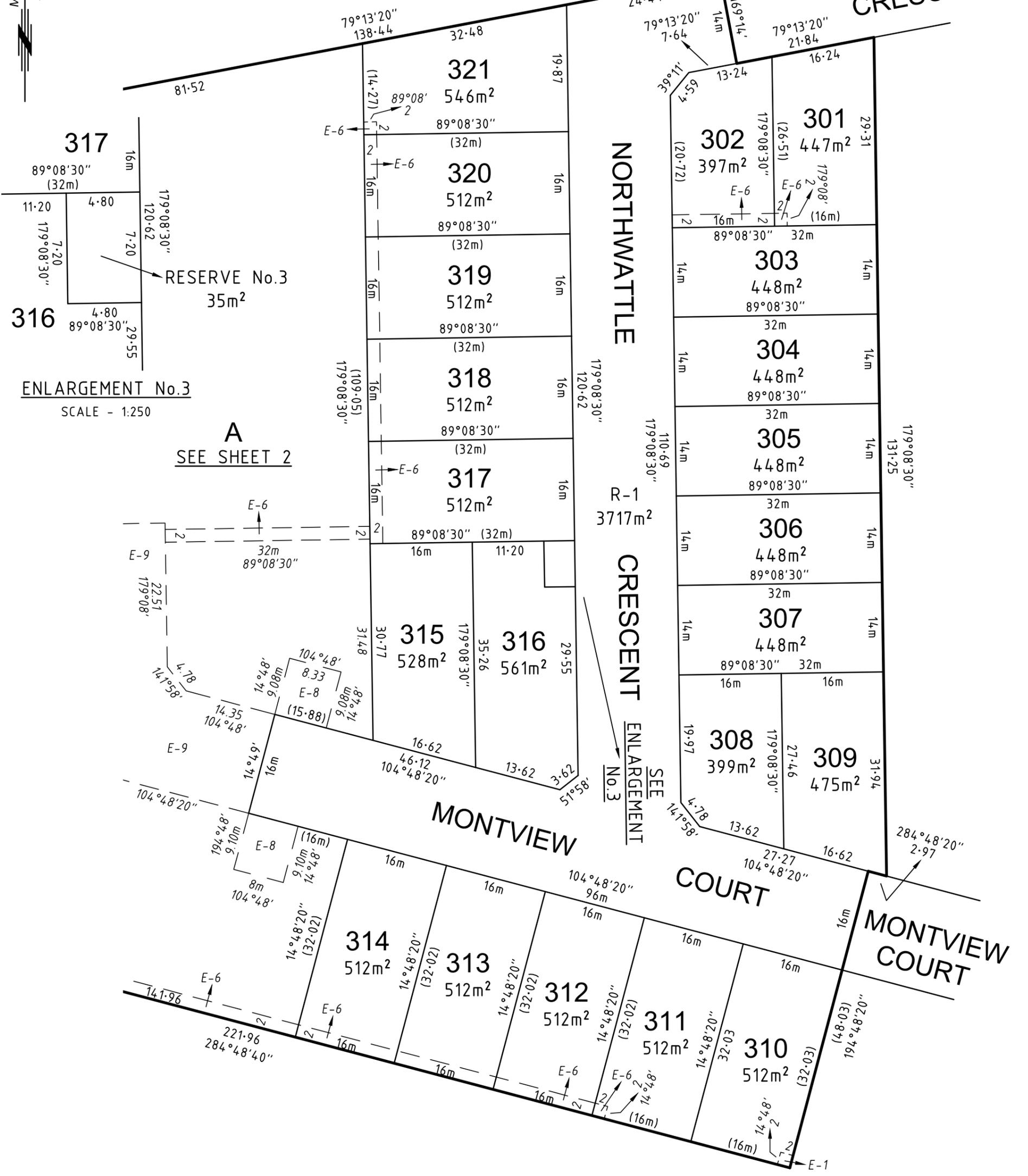
SHEET 2

DAVID R. RENDLE / VERSION 1

M.G.A.2020
ZONE 55

GEELONG RING ROAD

NORTHWATTLE
CRESCENT



ENLARGEMENT No.3
SCALE - 1:250

A
SEE SHEET 2

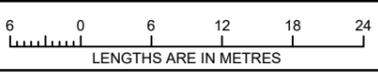
R-1
3717m²
CRESCENT
ENLARGEMENT
No.3
SEE

SURVEYORS FILE REF: 18036-103



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SCALE
1:600



DAVID R. RENDLE / VERSION 1

ORIGINAL SHEET
SIZE: A3

SHEET 3

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

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Lodged by	
Name:	Redman Lynch Washington
Phone:	(03) 4245 2020
Address:	Level 1, 77 Yarra Street, Geelong, Victoria 3220
Reference:	2019:1578
Customer code:	21067V

AA6237

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 any Dwelling unless the external walls (except windows and doors) are constructed from items in the following tables A, B and C provided that the sum of items in each table shall not exceed the corresponding percentages of the total external walls of the Dwelling (excluding windows and doors):

Table	Materials	Maximum % of the total external walls of a Dwelling (excluding windows and doors)
A	<ul style="list-style-type: none"> • Brick • Brick veneer • Stone • Rendered concrete • Rendered brick 	100
B	<ul style="list-style-type: none"> • Timber • Painted fibre cement weatherboard • Rendered foam board • Rendered fibre cement sheet 	40
C	<ul style="list-style-type: none"> • Concrete • Painted fibre cement siding • Cladding 	20

2. Construct, use or place on a Lot any relocated, pre-constructed or second-hand Dwelling.
3. Use any second-hand materials on the exterior of any Dwelling or Buildings constructed on a Lot.
4. Allow any rubbish, waste or debris to be deposited or remain on a Lot (including during construction of a Dwelling or Building) other than in a suitable receptacle for containing or disposal of rubbish.

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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

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

AA6237

5. Use or develop the Lot for any other purpose than one Dwelling with a garage and any outbuildings or external fixtures or improvements allowed under this MCP.
6. Use any shipping container or part thereof in the construction of the external walls of a Dwelling or Building.
7. Construct any carport on a Lot.
8. Construct any freestanding garage other than a garage ordinarily used for the parking of Vehicles as the principle garage of the Dwelling and constructed of the same external materials as the Dwelling on the Lot.
9. Allow any recreational or commercial Vehicles to be parked on a Lot unless it is housed or contained wholly within a garage or screened from public view from the street or otherwise parked behind the wing fencing, except on a temporary basis for the purposes of delivering goods to an occupier of the Dwelling or in connection with the construction of improvements on the Lot.
10. Allow any caravan to be parked, stored or remain on the Lot unless it is not visible from the street.
11. Carry out any dismantling, assembling, repair or restoration of a Vehicle unless carried out at the rear of the Dwelling in a location which is screened from public view.
12. Construct any driveway unless it is constructed of paving blocks, patterned concrete, exposed stone concrete, brick or concrete.
13. Construct any crossover from crushed rock.
14. Leave any driveway and/or crossover construction on the Lot to be incomplete for more than 21 days after the date of issue of the certificate of occupancy for the Dwelling constructed on the Lot.
15. Construct any crossover unless it is constructed to the standard and requirements of the Responsible Authority.
16. Construct any storage or other shed on a Lot which:
 - (i) exceeds 3.6 meters in height to the ridgeline from the natural ground level of a Lot;
 - (ii) is constructed from materials other than pre-coated steel or brick with a pitched pre-coated steel or tiled roof; and
 - (iii) is located other than behind a wing fence which screens the storage or other shed from the public area of the streetscape.

For the purposes of this MCP:

"Building" means any structure except a fence.

"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" means a house.

"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.

"Responsible Authority" means the City of Greater Geelong or other such related authority.

"Vehicle" means any car, utility, truck, van, motorbike, speedboat or other watercraft or other motorised form of transport.

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