
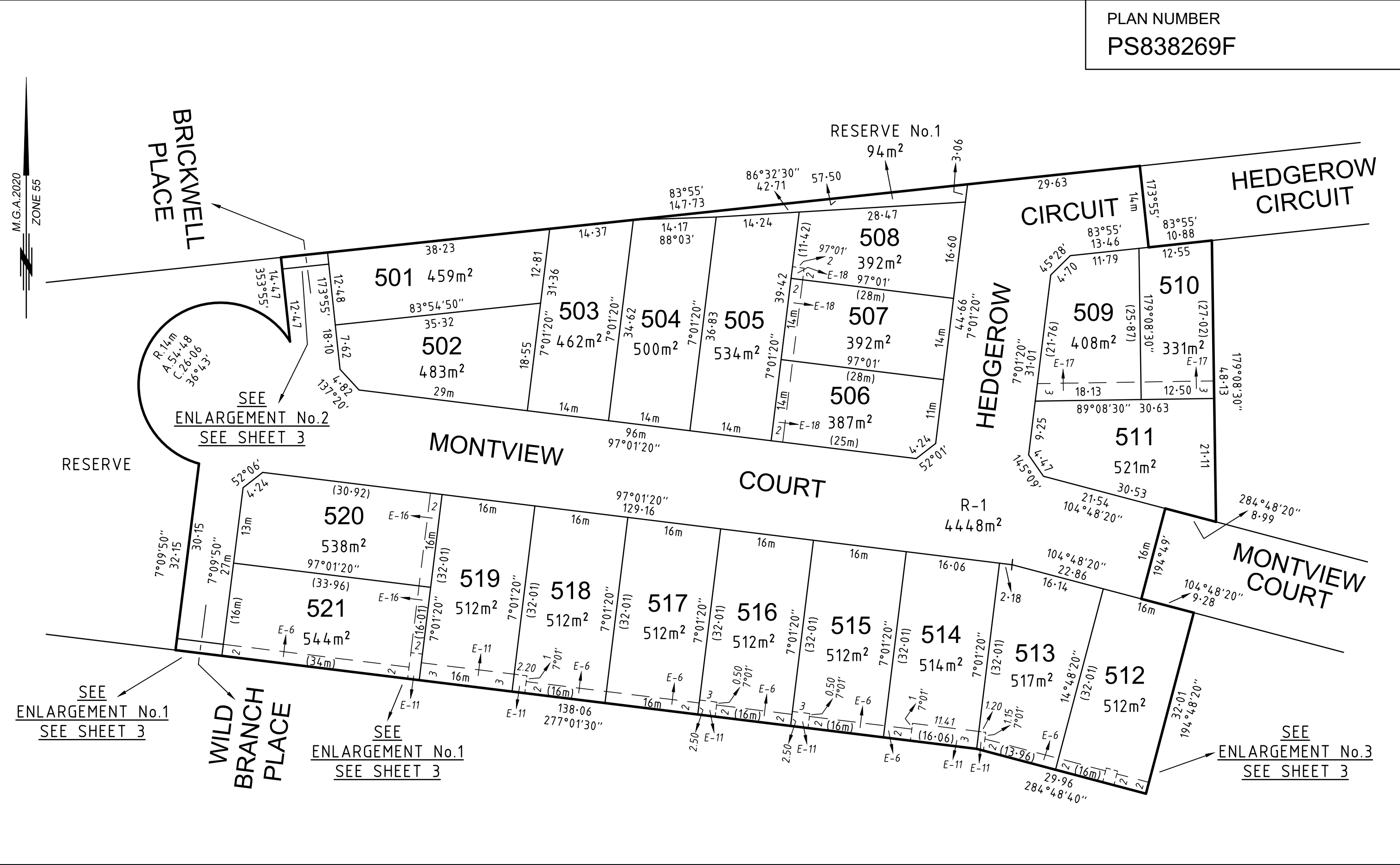


PLAN OF SUBDIVISION				EDITION 1		PLAN NUMBER PS838269F	
LOCATION OF LAND  PARISH: MORANGHURK  TOWNSHIP: -  SECTION: -  CROWN ALLOTMENT: 2020  CROWN PORTION: -  TITLE REFERENCE: VOL. FOL.   LAST PLAN REFERENCE: LOT A ON PS838268H   POSTAL ADDRESS: MONTVIEW COURT (at time of subdivision) CORIO, 3214         MGA CO-ORDINATES: E: 269 530 ZONE: 55 (of approx centre of land in plan) N: 5 784 180 MGA 2020				Council Name: City of Greater Geelong  Council Reference Number: 15395 Planning Permit Reference: PP-1498-2018C SPEAR Reference Number: S181673V  <b>Certification</b>  This plan is certified under section 6 of the Subdivision Act 1988  Public Open Space  A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied  Digitally signed by: Rory O'Loughlen for City of Greater Geelong on 07/01/2022			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		LOTS 1-500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  <u>CREATION OF RESTRICTION</u> SEE SHEET 4 FOR RESTRICTION DETAILS.  <u>OTHER PURPOSE OF PLAN</u> <ul style="list-style-type: none"><li>REMOVAL OF EASEMENTS E-10, E-13, E-14 &amp; E-15 ON PS838268H; AND</li><li>REMOVAL OF EASEMENT E-12 CONTAINED WITHIN LOT A ON PS838268H.</li></ul> <u>GROUND'S FOR REMOVAL</u> BY AGREEMENT OF ALL RELEVANT PARTIES  <u>NOTE</u> EASEMENT E-17 IS TO REINSTATE DRAINAGE AND PIPELINE OR ANCILLARY PURPOSES EASEMENTS E-12 & E-13 CONTAINED WITHIN LOT A ON PS838268H.			
ROAD R-1		CITY OF GREATER GEELONG					
RESERVE No.1		CITY OF GREATER GEELONG					
RESERVE No.2		CITY OF GREATER GEELONG					
RESERVE No.3		CITY OF GREATER GEELONG					
NOTATIONS							
DEPTH LIMITATION: 15 METRES							
SURVEY: This plan is <del>is not</del> based on survey.  STAGING: This <del>is</del> is not a staged subdivision. Planning Permit No. PP-1498-2018-C  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-6, E-11	DRAINAGE	SEE PLAN	PS847792N	CITY OF GREATER GEELONG			
E-11	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS847792N & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION			
E-16	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS838268H & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION			
E-17	DRAINAGE	SEE PLAN	PS847792N	CITY OF GREATER GEELONG			
E-17	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS847792N & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION			
E-18	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG			
 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: 18036-105		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 4 SHEETS
			Digitally signed by: David Reginald Rendle, Licensed Surveyor, Surveyor's Plan Version (2), 10/11/2021, SPEAR Ref: S181673V				

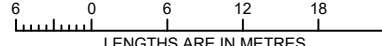
PLAN NUMBER
PS838269F



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SURVEYORS FILE REF: 18036-105

SCALE  
1:600

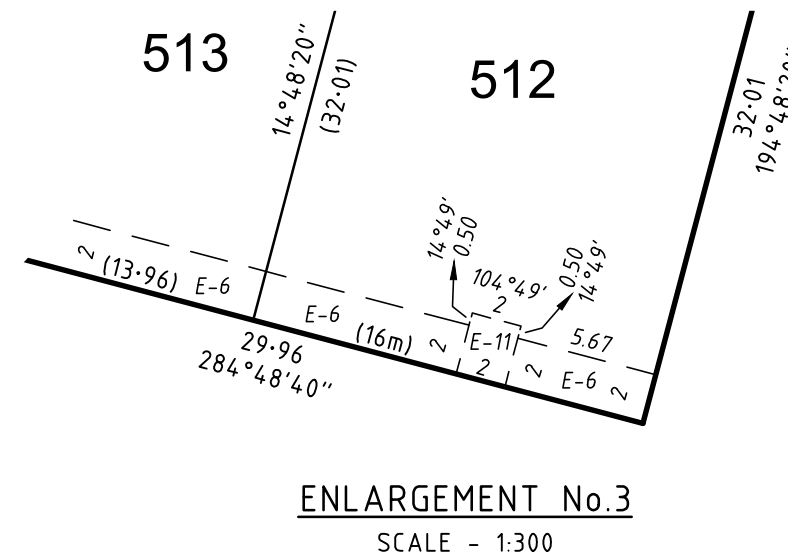
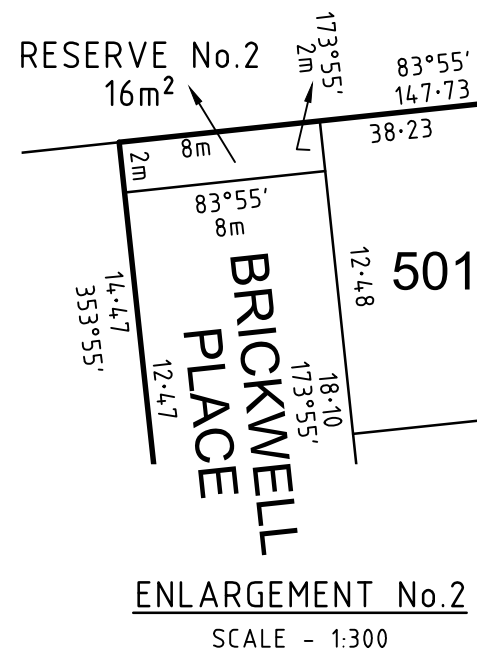
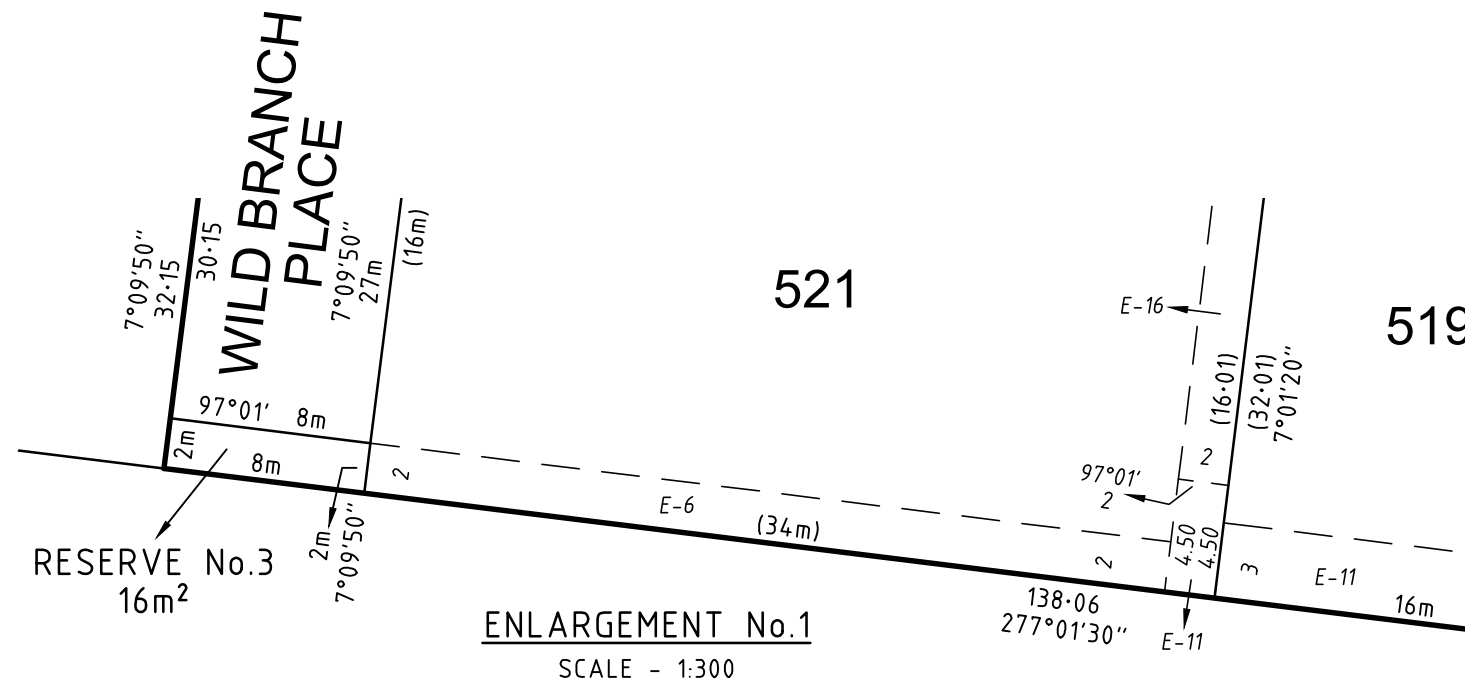


Digitally signed by: David Reginald Rendle, Licensed  
Surveyor,  
Surveyor's Plan Version (2),  
10/11/2021, SPEAR Ref: S181673V

ORIGINAL SIZE: A3

SHEET 2

Digitally signed by:  
City of Greater Geelong  
07/01/2022,  
SPEAR Ref: S181673V



### CREATION OF RESTRICTION A.

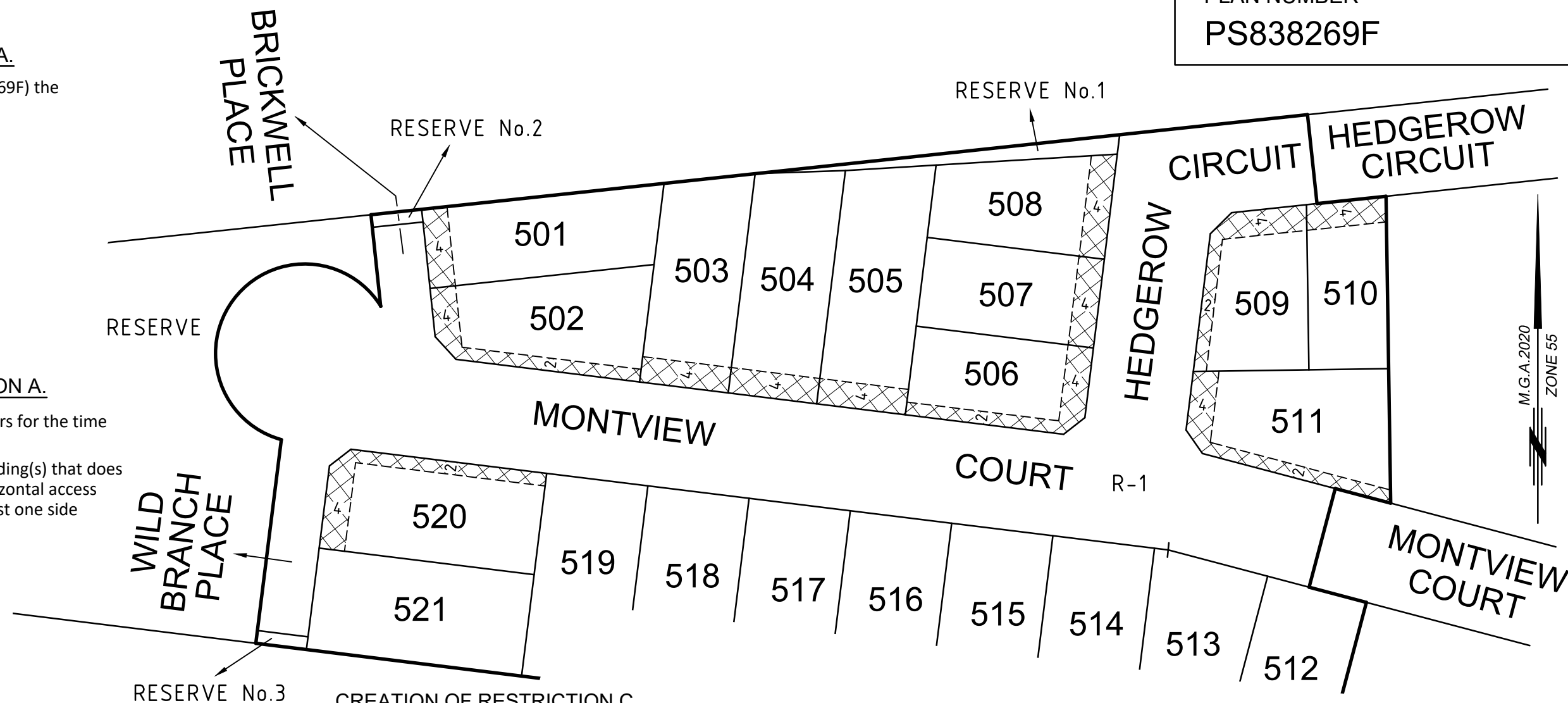
Upon registration of this plan (PS838269F) the following restriction is created:

Lot burdened	Lot/s benefited
512	513
513	512, 514
514	513, 515
515	514, 516
518	517, 519
519	518, 520, 521
521	519, 520

### DESCRIPTION OF RESTRICTION A.

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.



PLAN NUMBER  
PS838269F

### CREATION OF RESTRICTION C.

Upon registration of this Plan of Subdivision (PS838269F) the following restriction is created:

Land to be benefited: Lots 501 - 521 (both inclusive) on this Plan (PS838269F)

Land to be burdened: Lots 501 - 521 (both inclusive) on this Plan (PS838269F)

### 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 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.

### CREATION OF RESTRICTION D.

Upon registration of this Plan of Subdivision (PS838269F) the following restriction is created:

Land to be benefited: Lots 501 - 521 (both inclusive) on this plan (PS838269F)

Land to be burdened: Lots 501 - 521 (both inclusive) on this plan (PS838269F)

### DESCRIPTION OF RESTRICTION D.

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 AA6237. The Provisions of the said MCP are incorporated into this Restriction.

### DEFINITIONS

For the purposes of Restrictions A, B, C & D :

"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 B-D (all inclusive) shall cease to have effect 20 years after the date of registration of this Plan of Subdivision.

### CREATION OF RESTRICTION B.

Upon registration of this Plan of Subdivision (PS838269F) the following restriction is created:

Lot burdened	Lot/s benefited	Lot burdened	Lot/s benefited
501	502, 503	508	505, 507
502	501, 503	509	510, 511
503	501, 502, 504	510	509, 511
504	503, 505	511	509, 510
505	504, 506, 507, 508	520	519, 521
506	505, 507		
507	505, 506, 508		

### DESCRIPTION OF RESTRICTION B.

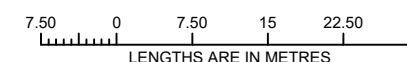
Buildings shall not be located in the area shown thus  except for allowable encroachments listed in the Building Regulations 2018.



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SURVEYORS FILE REF: 18036-105

SCALE  
1:750



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Surveyor's Plan Version (2),  
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ORIGINAL SHEET  
SIZE: A3

SHEET 4

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City of Greater Geelong,  
07/01/2022,  
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