

PLAN OF SUBDIVISION

EDITION 1

PLAN NUMBER
PS814485J

LOCATION OF LAND

PARISH: BELLARINE

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: 5A (PART)

CROWN PORTION: -

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: LOT A ON PS814472T

POSTAL ADDRESS: YOU YANGS AVENUE
(at time of subdivision) CURLEWIS, 3222

MGA CO-ORDINATES: E: 285 050 ZONE: 55
(of approx centre of land in plan) N: 5 773 240 GDA 94

MUNICIPALITY: CITY OF GREATER GEELONG

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1	CITY OF GREATER GEELONG
ROADS R-2	CITY OF GREATER GEELONG
ROAD R-3	CITY OF GREATER GEELONG

THE DEFINED ENDS OF EASEMENTS ARE PERPENDICULAR TO THE ADJOINING BOUNDARY UNLESS OTHERWISE SHOWN.

LOTS 1-239 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LOTS 240-266 (BOTH INCLUSIVE) ARE THE RESULT OF THIS SURVEY.

CREATION OF RESTRICTION
SEE SHEET 4 FOR RESTRICTION DETAILS.

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.1082/2010

This survey has been connected to permanent marks No(s).

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, E-4	DRAINAGE	SEE PLAN	PS743588R	CITY OF GREATER GEELONG
E-2	DRAINAGE	2	THIS PLAN	CITY OF GREATER GEELONG
E-3, E-4	PIPELINES OR ANCILLARY PURPOSES	2	THIS PLAN & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION

TGM Group
1/27-31 Myers Street (PO Box 1137)
Geelong Vic 3220
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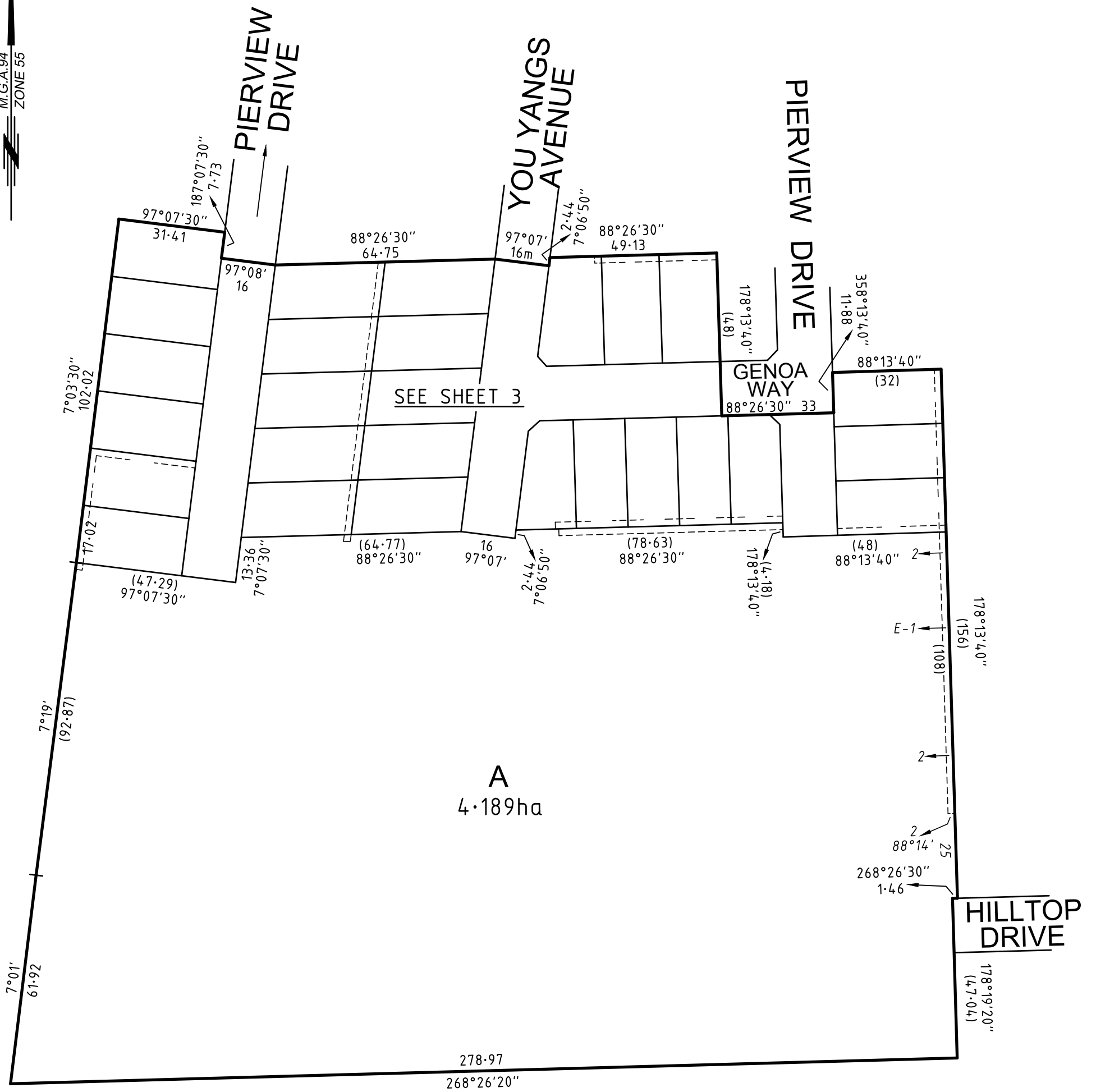
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SURVEYORS FILE REF: 5964-112

ORIGINAL SHEET
SIZE: A3


SHEET 1 OF 4 SHEETS

RAYMOND JAMES DUNN / VERSION 2

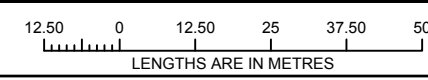


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SCALE
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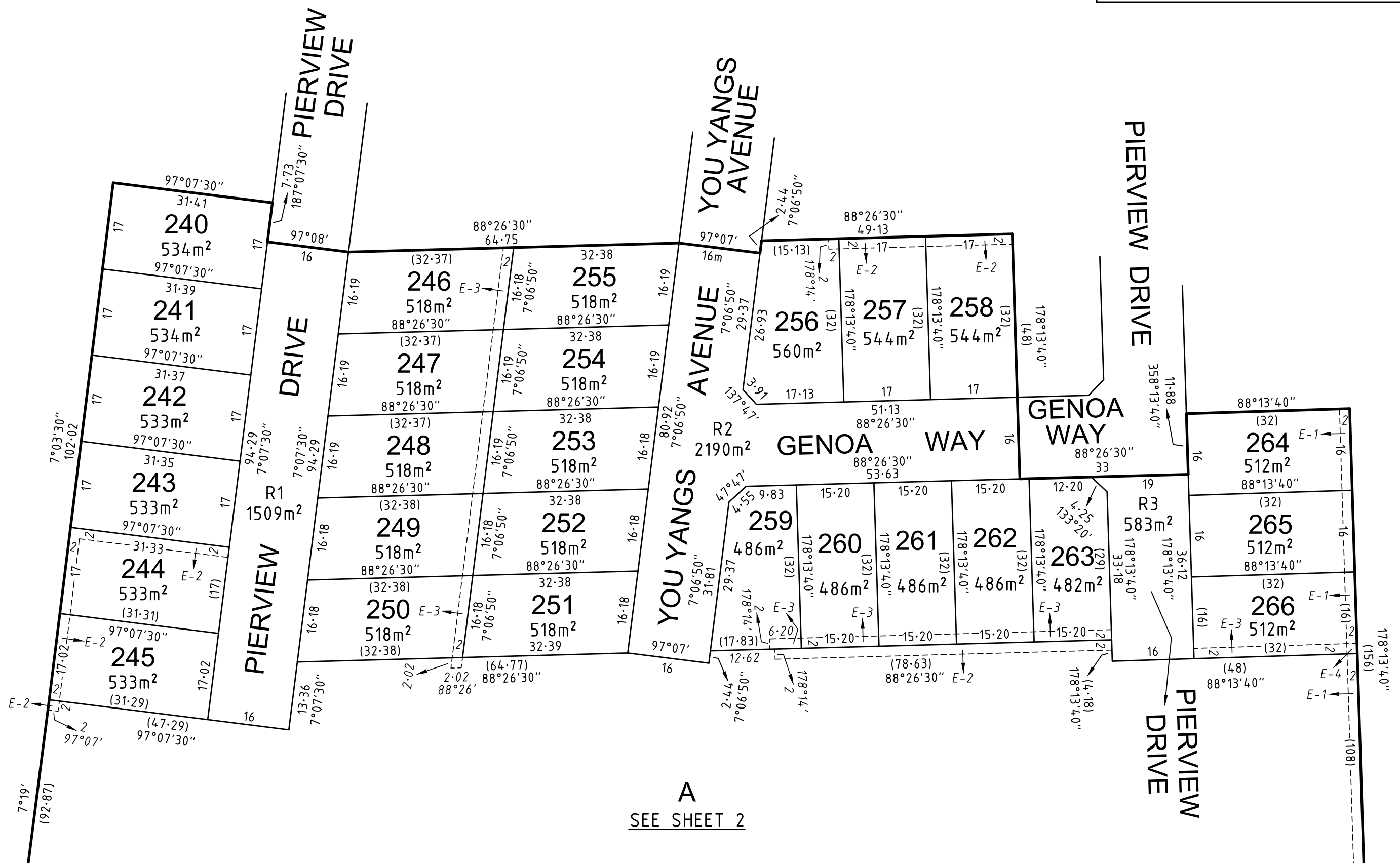


LENGTHS ARE IN METRES

RAYMOND JAMES DUNN / VERSION 2

ORIGINAL SHEET
SIZE: A3

SHEET 2



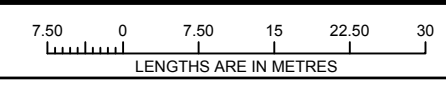
A
SEE SHEET 2

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SURVEYORS FILE REF: 5964-112

SCALE
1:750



ORIGINAL SHEET
SIZE: A3

SHEET 3



RAYMOND JAMES DUNN / VERSION 2

CREATION OF RESTRICTION A.

Upon registration of this Plan of Subdivision (PS814485J) the following restriction is created:

Lot burdened	Lot/s benefited
256	257
259	260
263	262

DESCRIPTION OF RESTRICTION A.

Dwellings shall not be located in the area shown thus 
Buildings shall not be located in the area shown thus 
except for allowable encroachments listed in the Building Regulations 2006.

DEFINITIONS

BUILDING - Any structure
DWELLING - House- Habitable Room (excludes carport/garage)

CREATION OF RESTRICTION B:

Upon registration of this Plan of Subdivision (PS814485J) the following restriction is created:

Land to be benefited: Lots 240-266 (both inclusive) on this Plan (PS814485J)
Land be burdened: Lots 240-266 (both inclusive) on this Plan (PS814485J)

DESCRIPTION OF RESTRICTION B:

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:

"Original Owner" 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 of Subdivision (PS814485J) the following restriction is created:

Land to be benefited: Lots 240-266 (both inclusive) on this plan (PS814485J)
Land to be burdened: Lots 240-266 (both inclusive) on this plan (PS814485J)

DESCRIPTION OF RESTRICTION C.

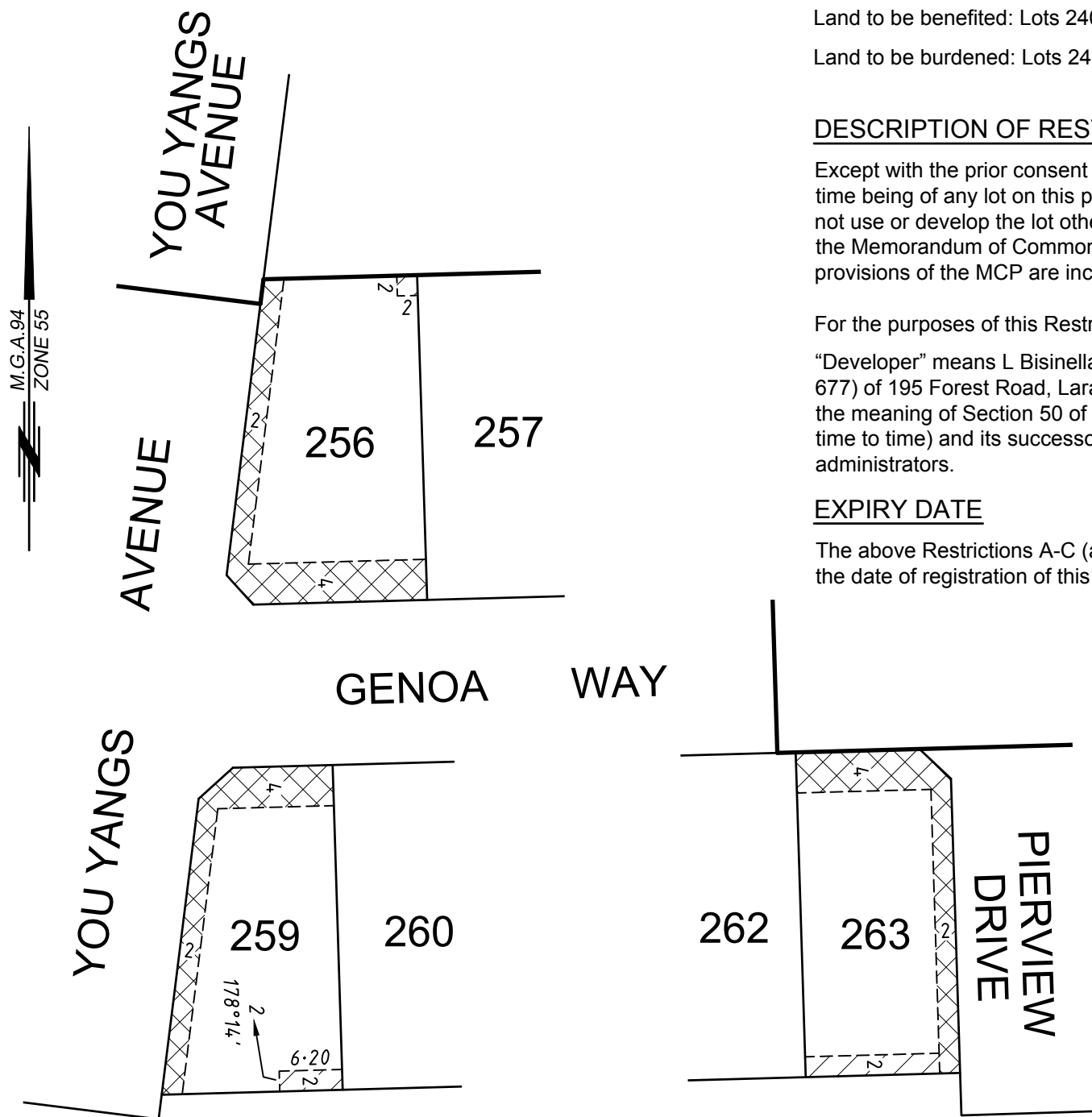
Except with the prior consent of the Developer, the registered proprietor from the time being of any lot on this plan of subdivision to which this restriction applies must not use or develop the lot other than in accordance with the provisions recorded in the Memorandum of Common Provisions (MCP) with dealing number AA4630. The provisions of the 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.

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 (PS814485J).

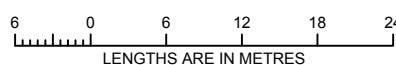


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SCALE
1:600



ORIGINAL SHEET
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SHEET 4

RAYMOND JAMES DUNN / VERSION 2