
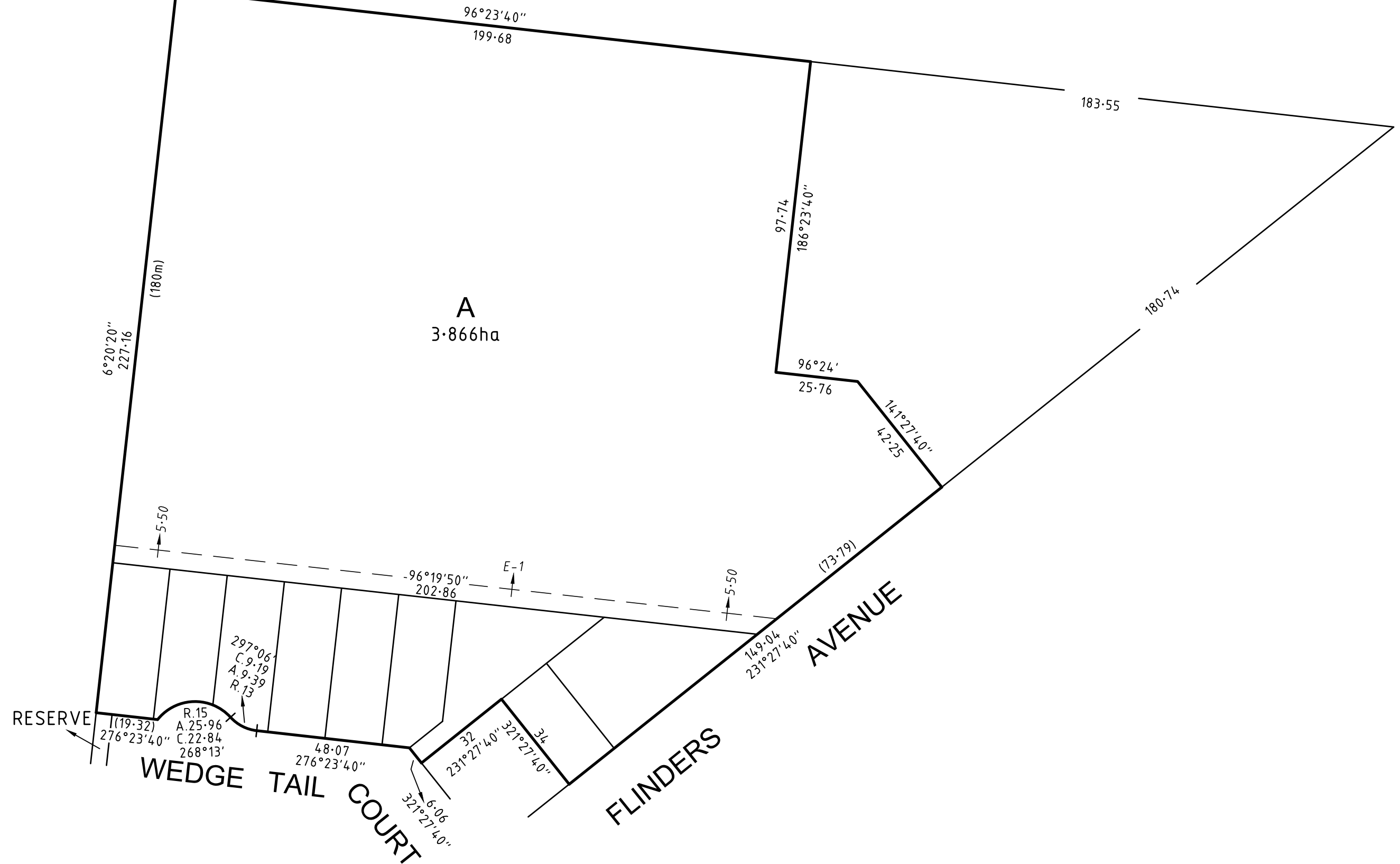


<b>PLAN OF SUBDIVISION</b>			<b>EDITION 1</b>	<b>PLAN NUMBER PS834021R</b>	
<b>LOCATION OF LAND</b>  PARISH: WOORNYALOOK TOWNSHIP: LARA SECTION: D CROWN ALLOTMENT: 2 & 3 (PARTS) CROWN PORTION: - TITLE REFERENCE: VOL.            FOL.  LAST PLAN REFERENCE: LOT A ON PS824625N  POSTAL ADDRESS: 143-179 FLINDERS AVENUE (at time of subdivision)    LARA, 3212  MGA CO-ORDINATES:    E:    272 900                    ZONE: 55 (of approx centre of land    N: 5 789 670                    GDA 94 in plan)			Council Name: City of Greater Geelong  Council Reference Number: 14445 Planning Permit Reference: PP-11-2017 SPEAR Reference Number: S146674P  <b>Certification</b>  This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 22/11/2019  Public Open Space  A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification  Digitally signed by: Hugh Griffiths for City of Greater Geelong on 24/08/2020		
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON		THE DEFINED ENDS OF EASEMENTS ARE PERPENDICULAR TO THE ADJOINING BOUNDARY UNLESS OTHERWISE SHOWN.  LOTS 1-812 (BOTH INCLUSIVE), 820 & 821 HAVE BEEN OMITTED FROM THIS PLAN.  LOTS 813-819 (BOTH INCLUSIVE), 822 & 823 ARE THE RESULT OF THIS SURVEY.  A PUBLIC OPEN SPACE CONTRIBUTION HAS NOT BEEN SOUGHT, NOR PAID, IN RESPECT OF LOT A ON THIS PLAN (PS834021R). A PUBLIC OPEN SPACE CONTRIBUTION HAS BEEN SOUGHT, AND PAID, IN RESPECT OF THE DEVELOPED LAND (LOTS 801-823, ROADS AND RESERVES) IN PS824625N AND PS834021R.  <u>CREATION OF RESTRICTION</u> SEE SHEET 4 FOR RESTRICTION DETAILS.		
NIL	NIL				
<b>NOTATIONS</b>			DEPTH LIMITATION: DOES NOT APPLY  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-11-2017  This survey has been connected to permanent marks No(s).22, 49 & 58  In Proclaimed Survey Area No.		
DEPTH LIMITATION: DOES NOT APPLY					
<b>EASEMENT INFORMATION</b>					
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	5.50	THIS PLAN	CITY OF GREATER GEELONG	
TGM Group 1/27-31 Myers Street (PO Box 1137) Geelong Vic 3220 T 03 5202 4600 F 03 5202 4691 ABN 11 125 568 461 www.tgmgroup.com  JAS-ANZ Accredited: Quality ISO 9001 - OH&S AS/NZS 4801 - Environment ISO 14001		 Geelong   Melbourne   Ballarat		SURVEYORS FILE REF: 4986-108B  Digitally signed by: David Reginald Rendle, Licensed Surveyor, Surveyor's Plan Version (2), 20/08/2020, SPEAR Ref: S146674P	ORIGINAL SHEET SIZE: A3  SHEET 1 OF 4 SHEETS

WINDERMERE ROAD

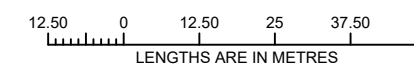


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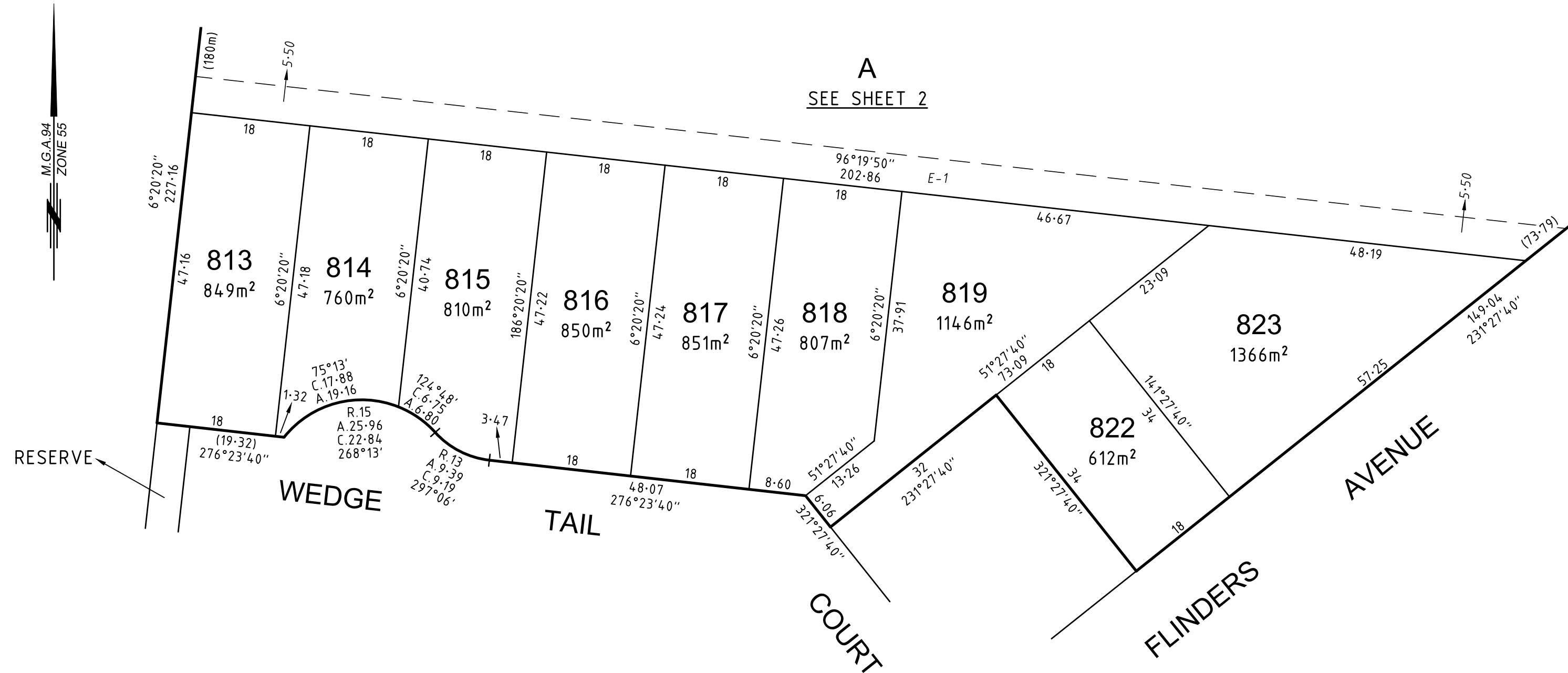


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SHEET 2

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Surveyor,  
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20/08/2020, SPEAR Ref: S146674P

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24/08/2020,  
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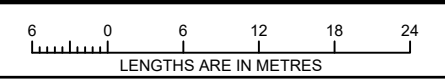


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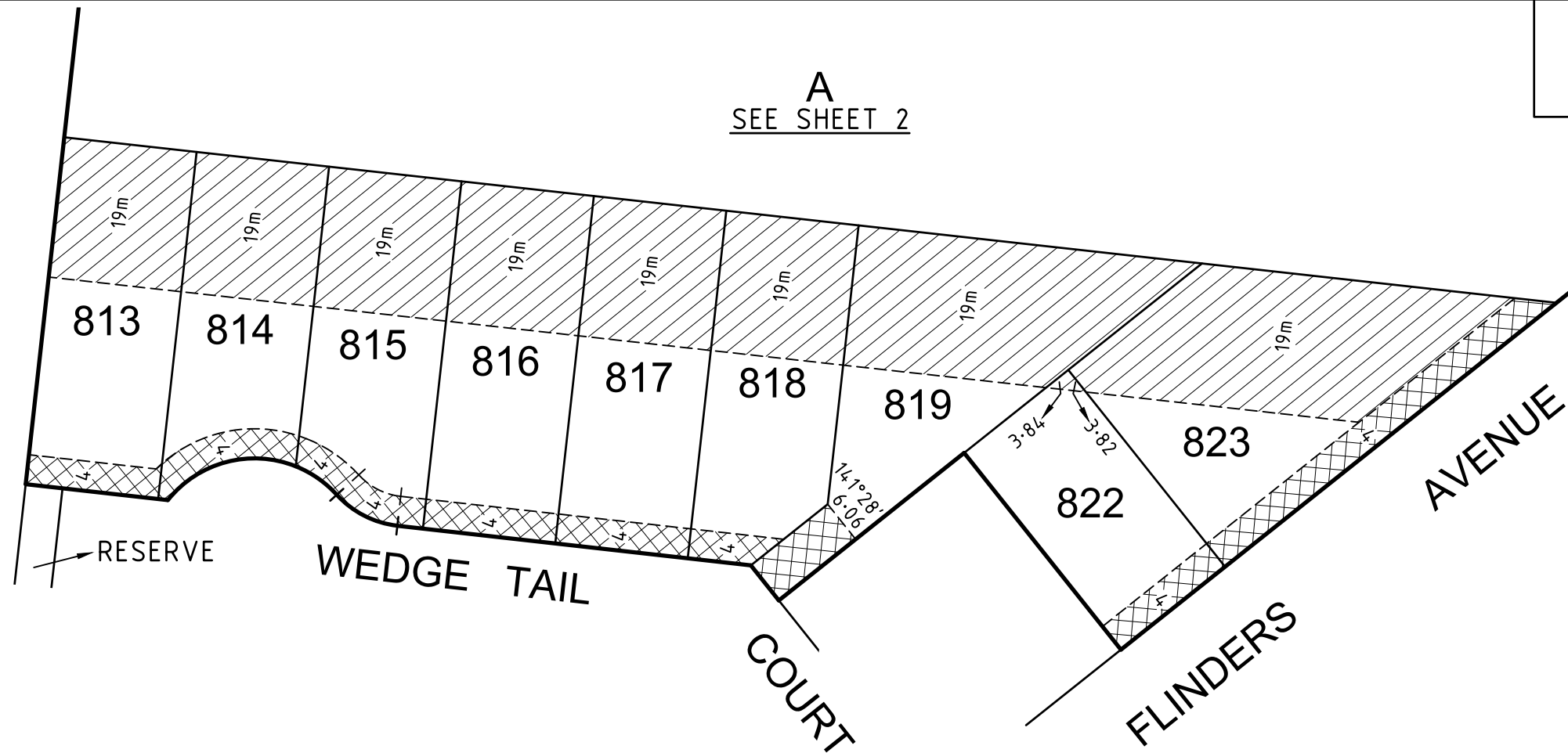
SHEET 3

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A  
SEE SHEET 2

M.G.A.94  
ZONE 55




**CREATION OF RESTRICTION A.**

Upon registration of this Plan of Subdivision (PS834021R) the following restriction is created:

Lot burdened	Lot/s benefited
813	814
814	813, 815
815	814, 816
816	815, 817
817	816, 818
818	817, 819
819	818, 822, 823
822	819, 823
823	819, 823

**DESCRIPTION OF RESTRICTION A.**

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

Dwellings shall not be constructed in the area shown thus .

**DEFINITIONS**

"Building" means any structure

"Dwelling" means a house (excludes carport/garage)

**CREATION OF RESTRICTION B:**

Upon registration of this Plan of Subdivision (PS834021R) the following restriction is created:

Land to be benefited: Lots 813-819 (both inclusive), 822 & 823 on this Plan (PS834021R)

Land be burdened: Lots 813-819 (both inclusive), 822 & 823 on this Plan (PS834021R)

**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:

"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 of Subdivision (PS834021R) the following restriction is created:

Land to be benefited: Lots 813 - 819 (both inclusive), 822 & 823 on this plan (PS834021R)

Land to be burdened: Lots 813 - 819 (both inclusive), 822 & 823 on this plan (PS834021R)

**DESCRIPTION OF RESTRICTION C:**

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 AA5515. 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.

**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.

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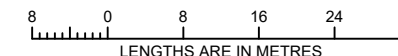


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SHEET 4

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