

PLAN OF SUBDIVISION

EDITION 1

PLAN NUMBER
PS817857F

LOCATION OF LAND

PARISH: WOORNYALOOK

TOWNSHIP: LARA

SECTION: 11 | D

CROWN ALLOTMENT: 6 (PART) | 1 (PART)

CROWN PORTION: -

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: LOT 4 ON PS737858X, LOT 3 ON PS817853P & LOT B ON PS828246A

POSTAL ADDRESS: 125 AND 147-161 WINDERMERE ROAD & 35-41 CADDYS ROAD
(at time of subdivision) LARA, 3212

MGA CO-ORDINATES: E: 272 480 ZONE: 55
(of approx centre of land in plan) N: 5 789 710 GDA 94

Council Name: City of Greater Geelong

Council Reference Number: 13863
Planning Permit Reference: pp-978-2017
SPEAR Reference Number: S125435T

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 09/04/2019

Public Open Space

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

Digitally signed by: Shane Pritchard for City of Greater Geelong on 13/08/2019

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1 RESERVE No.1	CITY OF GREATER GEELONG CITY OF GREATER GEELONG

ADDITIONAL PURPOSE OF PLAN:
REMOVAL OF EASEMENT E-1 ON PS737858X.

GROUNDS FOR REMOVAL:
CITY OF GREATER GEELONG PLANNING PERMIT No.PP-978-2017

LOTS 1-900 HAVE BEEN OMITTED FROM THIS PLAN.

CREATION OF RESTRICTION
SEE SHEET 4 RESTRICTION DETAILS.

NOTATIONS

DEPTH LIMITATION: 15.24m BELOW THE SURFACE FOR CROWN ALLOTMENT 1

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

STAGING:
This ~~is~~ is not a staged subdivision.
Planning Permit No.PP-978-2017

This survey has been connected to permanent marks No(s).22, 49 & 58

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-2	DRAINAGE DRAINAGE	SEE PLAN 5	PS725290V PS817853P	CITY OF GREATER GEELONG CITY OF GREATER GEELONG
E-3, E-5	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-4, E-5	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG

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1/27-31 Myers Street (PO Box 1137)
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ABN 11 125 568 461
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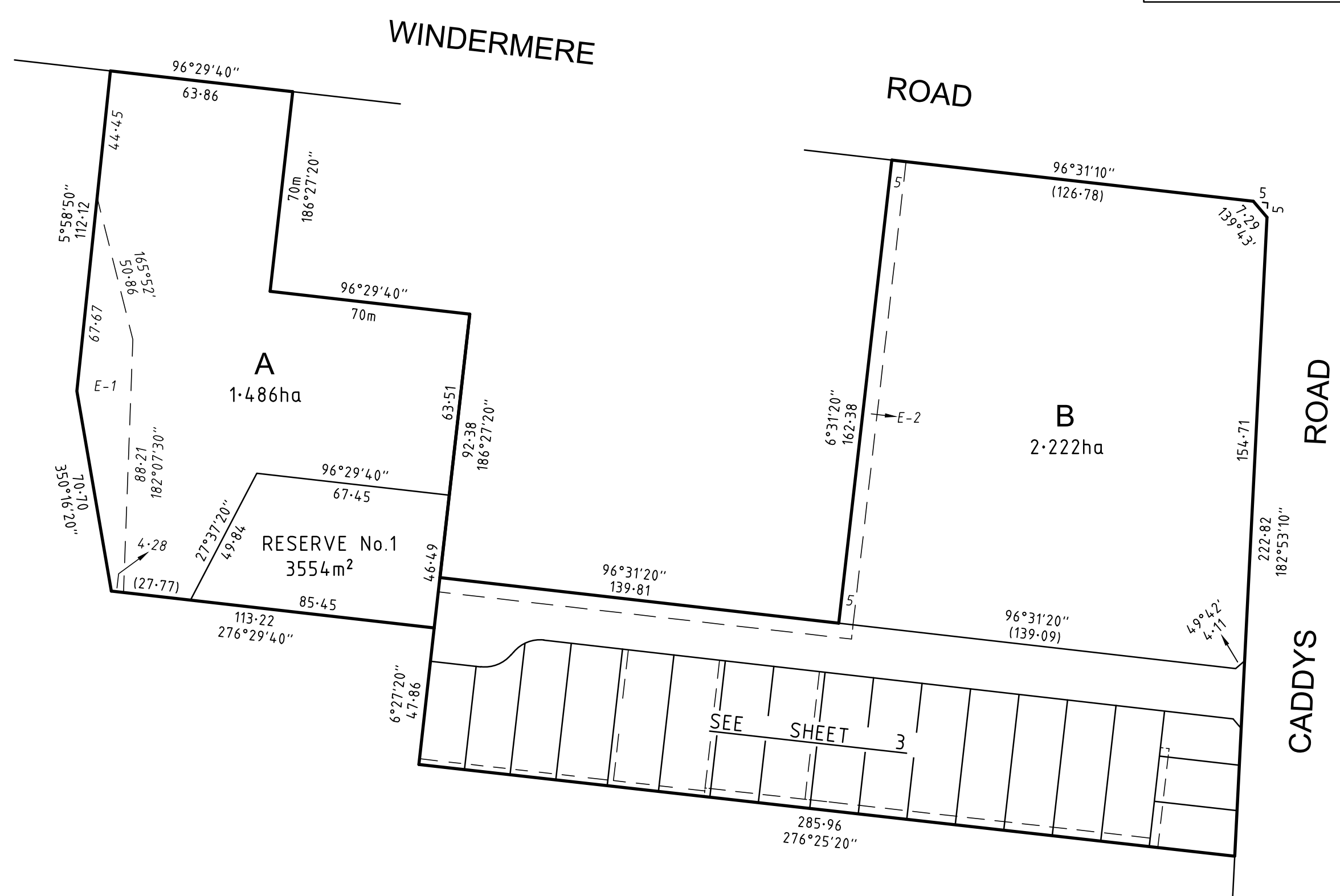


SURVEYORS FILE REF: 4986-109C

ORIGINAL SHEET
SIZE: A3

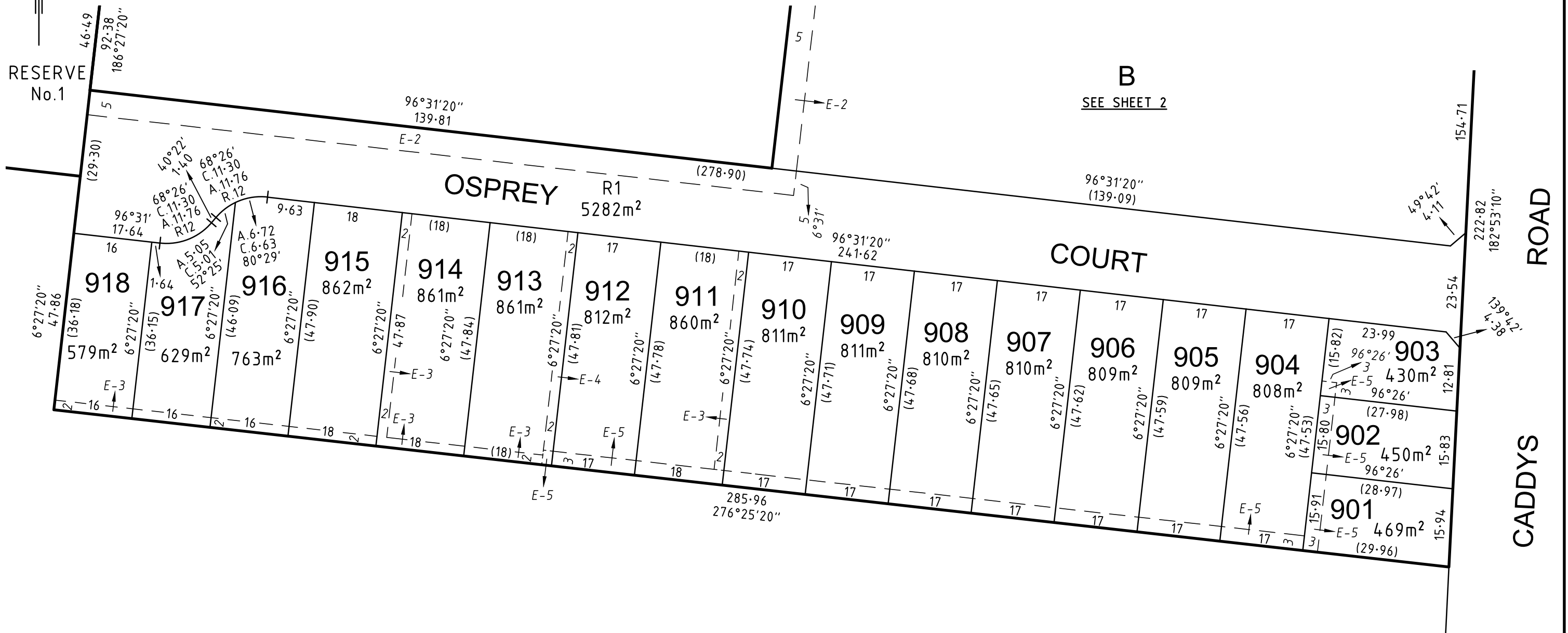
SHEET 1 OF 4 SHEETS

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12/08/2019, SPEAR Ref: S125435T



M.G.A.94
ZONE 55

RESERVE
No.1



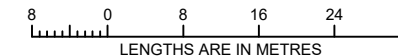
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SURVEYORS FILE REF: 4986-109C

SCALE
1:800



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ORIGINAL SHEET
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SHEET 3


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
CREATION OF RESTRICTION A.

Upon registration of this Plan of Subdivision (PS817857F) the following restriction is created:

Lot burdened	Lot/s benefited
901	902, 904
902	901, 903, 904
903	902, 904

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 located 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 (PS817857F) the following restriction is created:

Land to be benefited: Lots 901 - 918 (both inclusive) on this Plan (PS817857F)
Land be burdened: Lots 901 - 918 (both inclusive) on this Plan (PS817857F)

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 (PS817857F) the following restriction is created:

Land to be benefited: Lots 901-918 (both inclusive) on this plan (PS817857F)
Land to be burdened: Lots 901-918 (both inclusive) on this plan (PS817857F)

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 AA3918 .

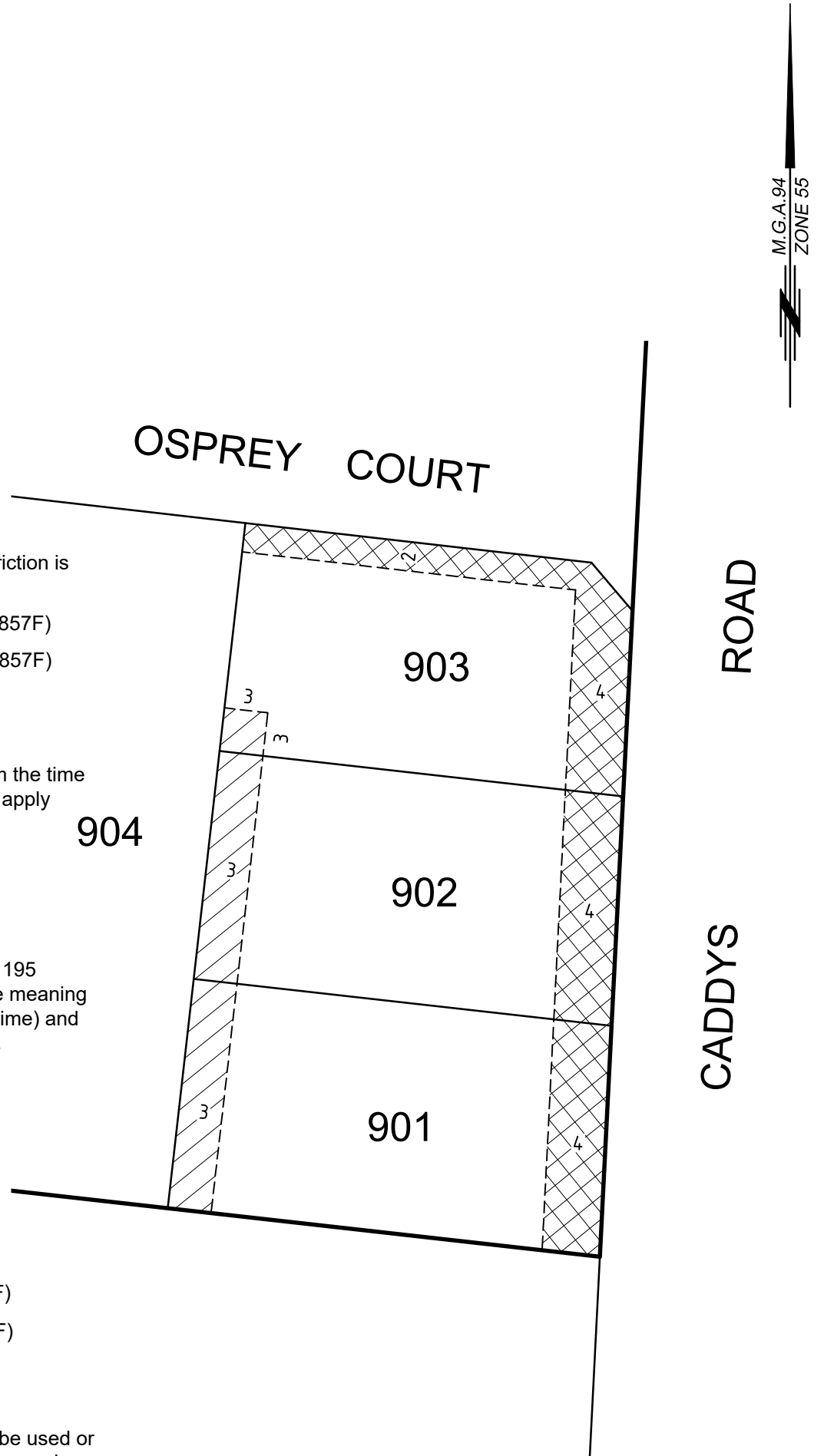
The Provisions of the said MCP are incorporated into this Restriction.

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.

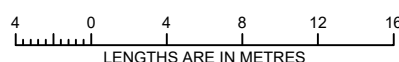


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SCALE
1:400



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ORIGINAL SHEET
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SHEET 4

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