


<b>PLAN OF SUBDIVISION</b>		<b>EDITION 1</b>	<b>PLAN NUMBER PS834030Q</b>	
<b>LOCATION OF LAND</b>  PARISH: PAYWIT TOWNSHIP: - SECTION: 34 CROWN ALLOTMENT: B1(PART) CROWN PORTION: - TITLE REFERENCE: VOL.8830 FOL.237  LAST PLAN REFERENCE: LOT 7 ON LP87292  POSTAL ADDRESS: 200 BLUFF ROAD (at time of subdivision) ST. LEONARDS, 3223  MGA CO-ORDINATES: E: 298 930                      ZONE: 55 (of approx centre of land                      N: 5 771 000                      GDA 2020 in plan)		Council Name: City of Greater Geelong  Council Reference Number: 14762 Planning Permit Reference: PP-951-2018 SPEAR Reference Number: S158331V  <b>Certification</b>  This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 07/05/2021  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 21/09/2021		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1-100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  <u>CREATION OF RESTRICTION</u> SEE SHEET 5 FOR RESTRICTION DETAILS.		
ROAD R-1 RESERVE No.1 RESERVE No.2 RESERVE No.3	CITY OF GREATER GEELONG CITY OF GREATER GEELONG CITY OF GREATER GEELONG POWERCOR AUSTRALIA LIMITED			
<b>NOTATIONS</b>				
DEPTH LIMITATION: 15.24 METRES BELOW THE SURFACE				
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-951-2018  This survey has been connected to permanent marks No(s). 81, 89, 249  In Proclaimed Survey Area No. -		<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="padding: 5px;">SEASIDE ESTATE STAGE 1 - 37 LOTS 4.214ha</td> </tr> </table>		SEASIDE ESTATE STAGE 1 - 37 LOTS 4.214ha
SEASIDE ESTATE STAGE 1 - 37 LOTS 4.214ha				
<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	PIPELINES OR ANCILLARY PURPOSES	2	THIS PLAN & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-2, E-5	DRAINAGE	2	THIS PLAN	CITY OF GREATER GEELONG
E-3, E-4, E-5	CARRIAGEWAY	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-5	CARRIAGEWAY	SEE PLAN	THIS PLAN	POWERCOR AUSTRALIA LIMITED
E-5	POWERLINE	SEE PLAN	THIS PLAN - SECTION 88 ELECTRICITY INDUSTRY ACT 200	POWERCOR AUSTRALIA LIMITED
 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: 16980-101	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5 SHEETS
		Digitally signed by: David Reginald Rendle, Licensed Surveyor, Surveyor's Plan Version (5), 07/09/2021, SPEAR Ref: S158331V		

PLAN NUMBER  
PS834030Q

M.G.A. 2020  
ZONE 55

THORNTON AVENUE

IBBOTSON STREET

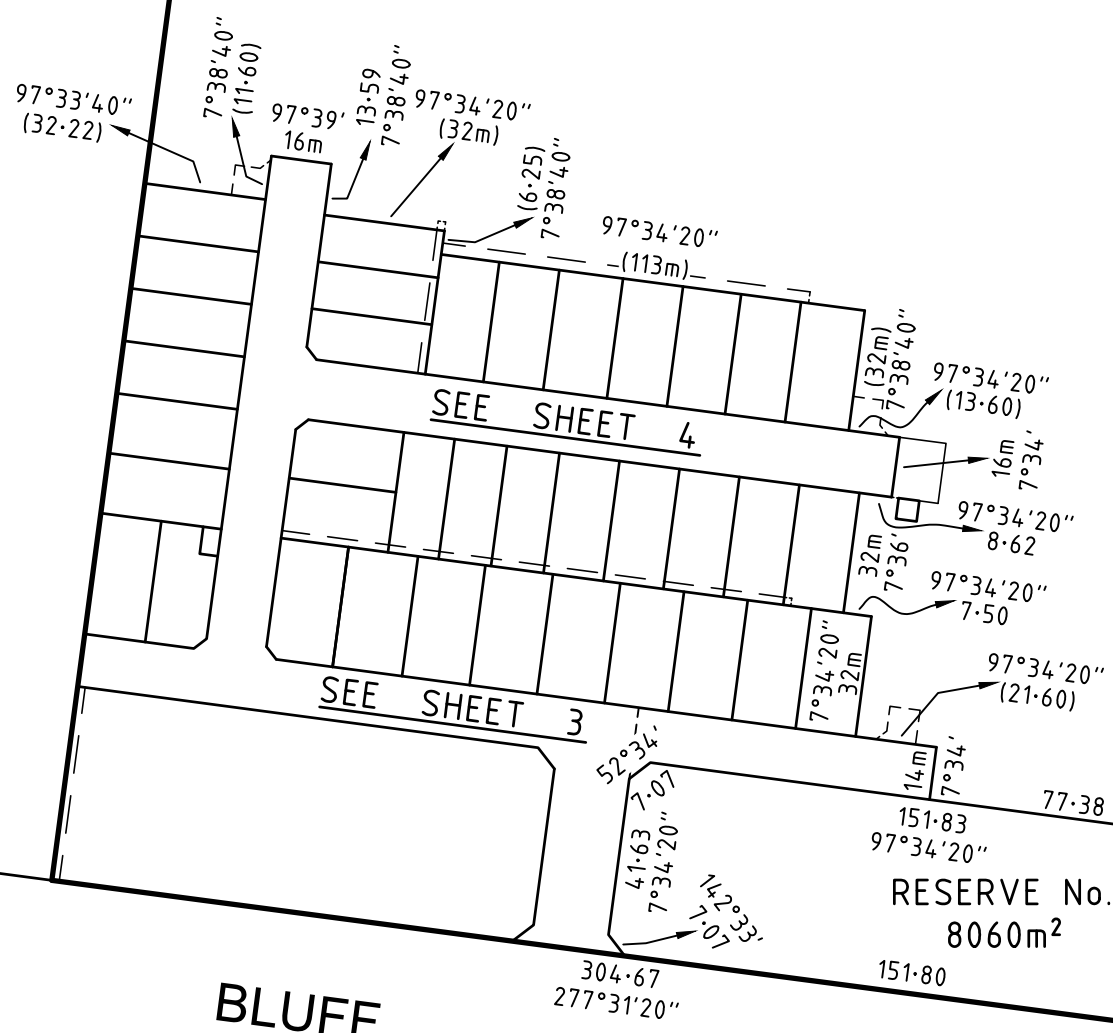
BLUFF ROAD

A  
13.38ha

97°34'  
304.68

7°36'  
577.67

525.94  
577.43  
187°36'

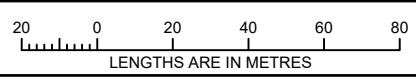


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SCALE  
1:2000

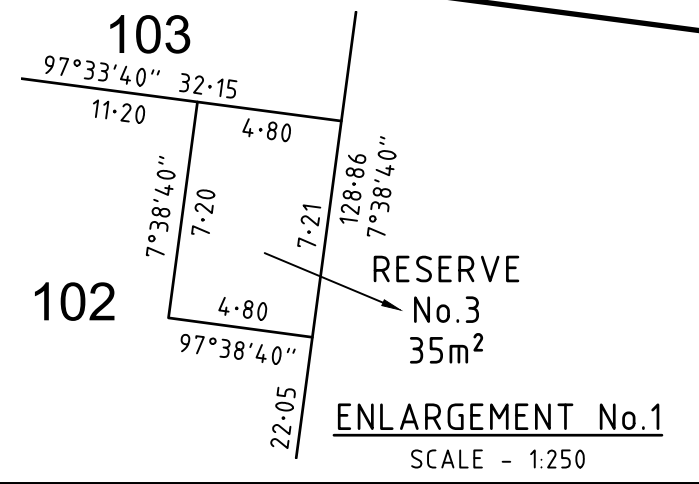
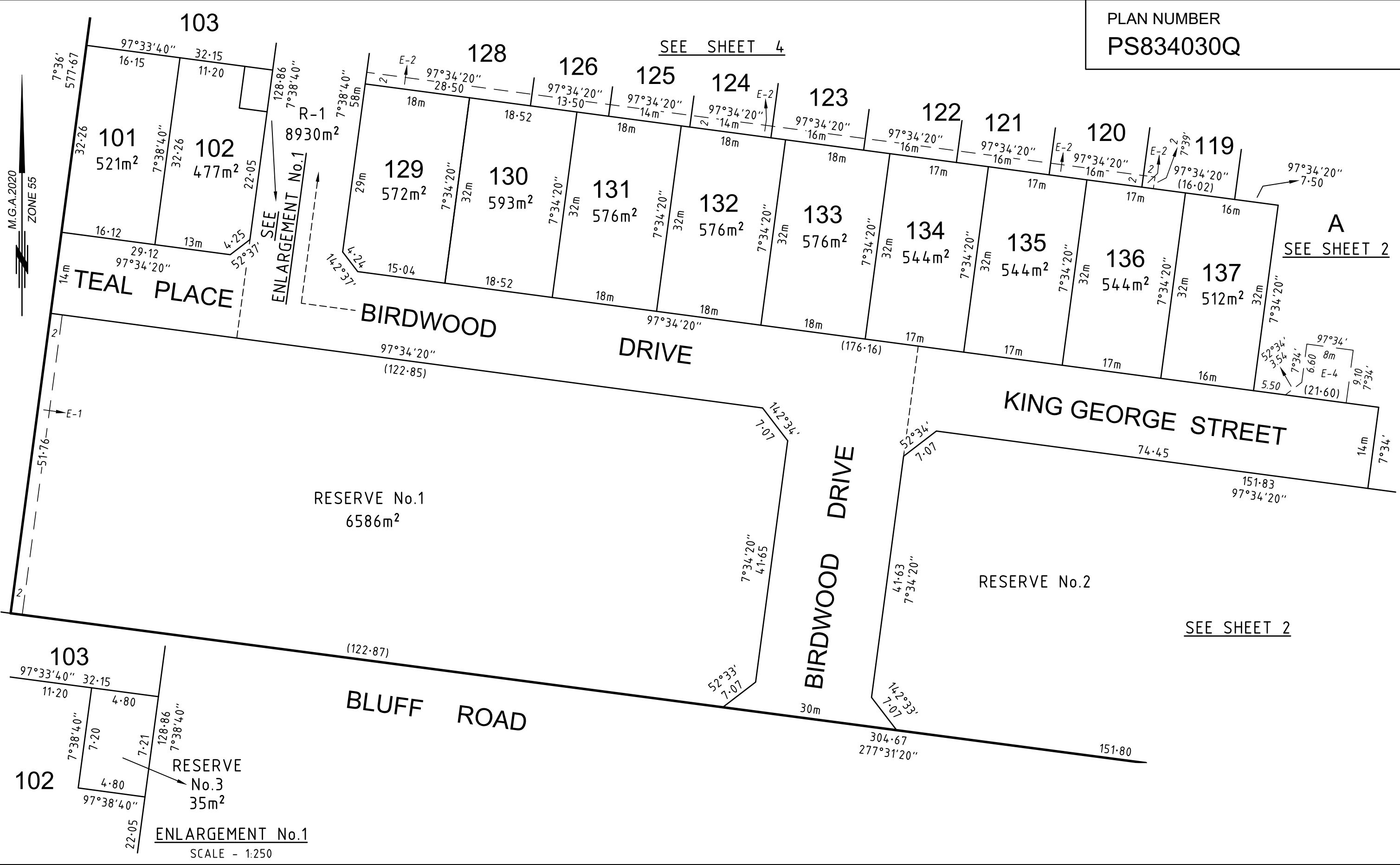


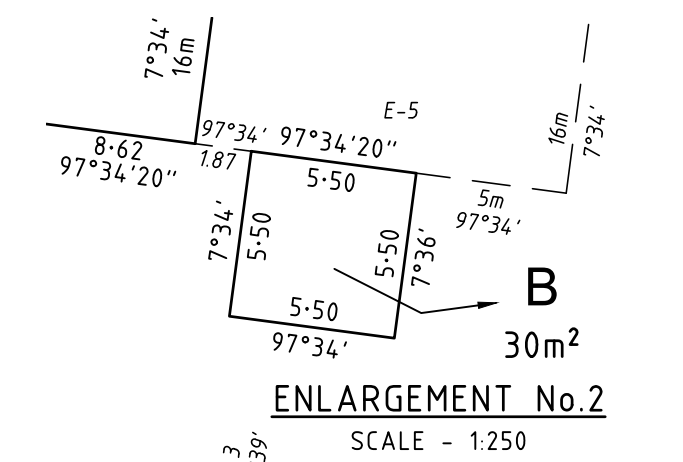
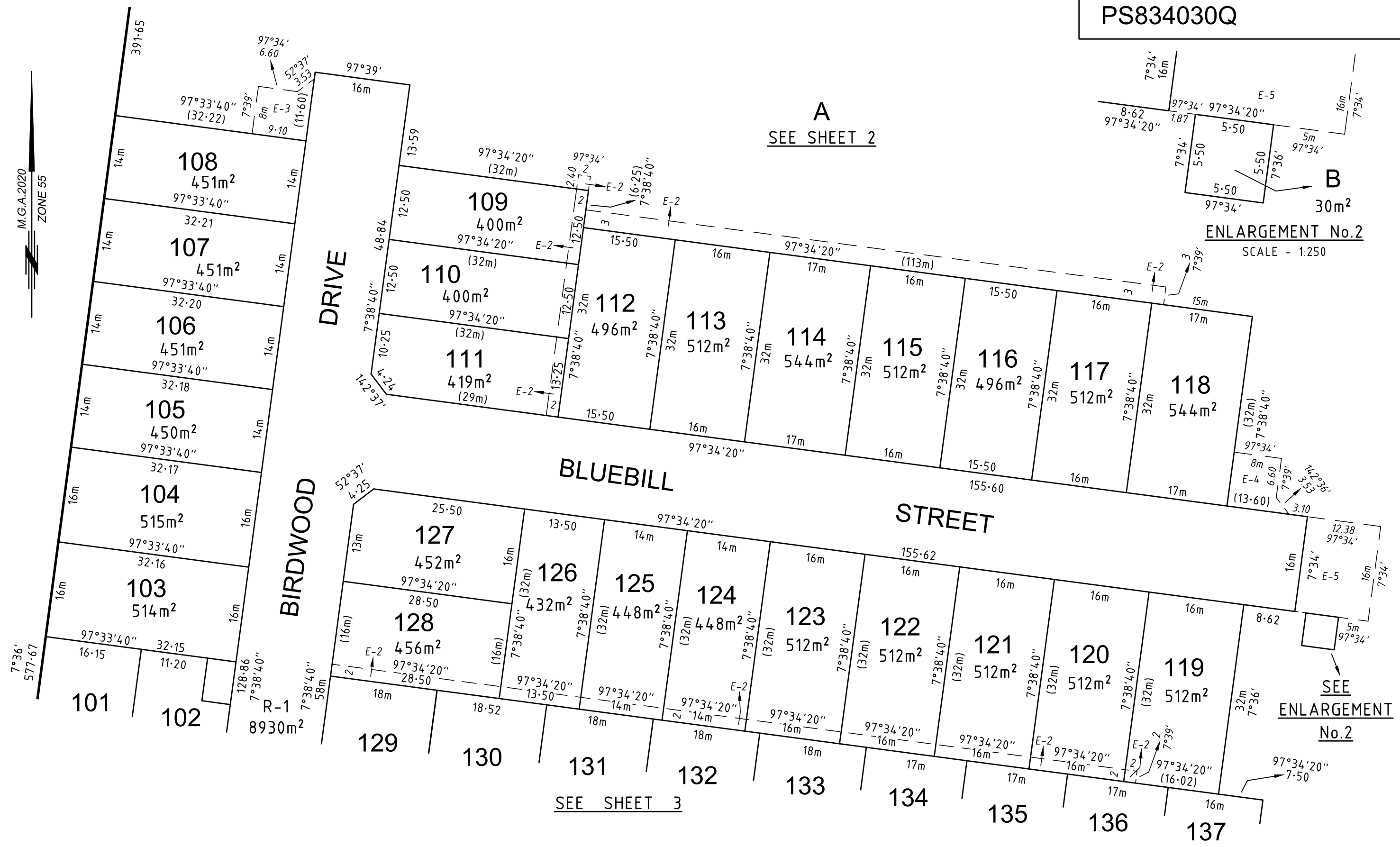
Digitally signed by: David Reginald Rendle, Licensed Surveyor,  
Surveyor's Plan Version (5),  
07/09/2021, SPEAR Ref: S158331V

ORIGINAL SHEET  
SIZE: A3

SHEET 2

Digitally signed by:  
City of Greater Geelong,  
21/09/2021,  
SPEAR Ref: S158331V






**CREATION OF RESTRICTION A.**

Upon registration of this Plan of Subdivision (PS834030Q) the following restriction is created:

Lot burdened	Lot/s benefited
102	101, 103
105	104, 106
106	105, 107
107	106, 108
108	107
109	110, 112
110	109, 111, 112
111	110, 112
112	109, 110, 111, 113
116	115, 117
124	123, 125, 132
125	124, 126, 131, 132
126	125, 127, 128, 130, 131
127	126, 128
128	126, 127, 129, 130
129	128, 130

**DESCRIPTION OF RESTRICTION A.**

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

**DEFINITIONS**

"Building" means any structure

**CREATION OF RESTRICTION B.**

Upon registration of this Plan of Subdivision (PS834030Q) the following restriction is created:

Land to be benefited: Lots 101 - 137 (both inclusive) on this plan (PS834030Q)  
 Land to be burdened: Lots 101 - 137 (both inclusive) on this plan (PS834030Q)

**DESCRIPTION OF RESTRICTION B.**

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 AA6965.  
 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.

**CREATION OF RESTRICTION C.**

Upon registration of this Plan of Subdivision (PS834030Q) the following restriction is created:

Land to be benefited: Lots 101 - 137 (both inclusive) on this Plan (PS834030Q)  
 Land to be burdened: Lots 101 - 137 (both inclusive) on this Plan (PS834030Q)

**DESCRIPTION OF RESTRICTION C.**

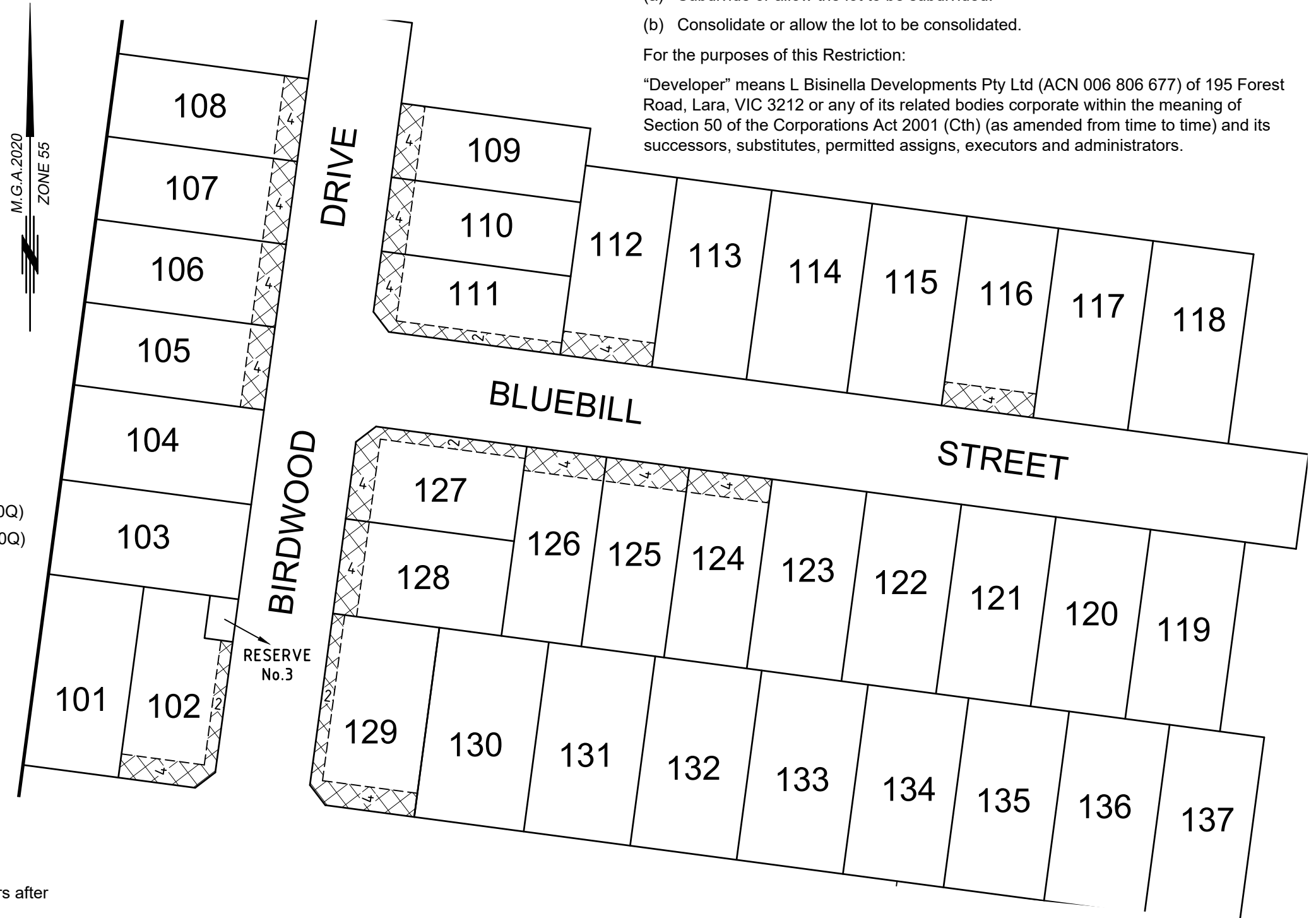
Except with the prior consent of the Developer, the registered proprietor from the time being of any lot on this plan of subdivision to which the following restrictions apply must not:

- (a) Subdivide or allow the lot to be subdivided.
- (b) Consolidate or allow the lot to be consolidated.

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.

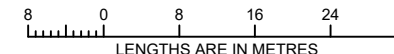
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**PS834030Q**



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SURVEYORS FILE REF: 16980-101

SCALE  
 1:800



ORIGINAL SHEET  
 SIZE: A3

SHEET 5

Digitally signed by: David Reginald Rendle, Licensed Surveyor,  
 Surveyor's Plan Version (5),  
 07/09/2021, SPEAR Ref: S158331V

Digitally signed by:  
 City of Greater Geelong,  
 21/09/2021,  
 SPEAR Ref: S158331V

**AA6965**

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

**Privacy Collection Statement**

The information in this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

Lodged by	
Name:	Redman Lynch Washington
Phone:	(03) 4245 2020
Address:	Level 1, 77 Yarra Street, Geelong, Victoria 3220
Reference:	2019:1620 (SEASIDE)
Customer code:	21067V

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 or allow to be constructed a Dwelling, Building or any other improvements on the Lot:
  - (a) that is not in accordance with the Seaside Estate Design Guidelines unless otherwise approved by the Design Review Panel; and
  - (b) without obtaining written approval of the design for that Dwelling, Building or other improvement from the Design Review Panel, which approval must be obtained even if the design of the Dwelling, Building or other improvement for that Lot complies with the Seaside Estate Design Guidelines.
2. Subdivide or allow the Lot to be subdivided.
3. Consolidate or allow the Lot to be consolidated.
4. Develop the Lot for any purpose other than one Dwelling only with the usual outbuildings.
5. Allow any caravan, campervan, boat, trailer, mobile home or other vehicle to be parked, stored or remain on the Lot unless it is housed in a garage or screened from public view.
6. Carry out any dismantling, assembling, repairs or restorations of vehicles unless carried out in a location on the Lot which is screened from public view.
7. Plant, place or allow to remain planted or placed on the Lot any plant, tree, shrub, hedging, bush or vegetation of whatsoever nature of which the height exceeds four (4) metres.

**Definitions**

For the purposes of this MCP:

**“Building”** has the same meaning as in the *Building Act 1993 (Vic)* and any re-enactment or replacement of that Act.

**“Design Review Panel”** means the design review panel appointed by the Developer in accordance with the Seaside Estate Design Guidelines.

35271702A

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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

Page 1 of 2

**THE BACK OF THIS FORM MUST NOT BE USED**

Land Use Victoria contact details: see [www.delwp.vic.gov.au/property](http://www.delwp.vic.gov.au/property)>Contact us

AA6965

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

**“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”** has the same meaning in the Greater Geelong Planning Scheme or replacement of that Scheme.

**“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.

**“Seaside Estate Design Guidelines”** means the design guidelines prepared by the Developer and includes such amendments, additions, and variations from time to time. A copy of the Seaside Estate Design Guidelines is available by request to the Developer via email: [sales@bisinella.com.au](mailto:sales@bisinella.com.au) or by post: 195 Forest Road South, Lara, Victoria, 3212.