

PLAN OF SUBDIVISION	EDITION 1	PLAN NUMBER PS838268H
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LOCATION OF LAND PARISH: MORANGHURK TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 2020 (PART) CROWN PORTION: - TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: LOT A ON PS847792N POSTAL ADDRESS: 20A MONTVIEW COURT (at time of subdivision) CORIO, 3214 MGA CO-ORDINATES: E: 269 640 ZONE: 55 (of approx centre of land N: 5 784 180 MGA 2020 in plan)	MUNICIPALITY: CITY OF GREATER GEELONG
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1-400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. <u>CREATION OF RESTRICTION</u> SEE SHEET 6 FOR RESTRICTION DETAILS. <u>OTHER PURPOSE OF PLAN</u> REMOVAL OF EASEMENTS E-8 & E-9 ON PS847792N <u>GROUNDS FOR REMOVAL</u> BY AGREEMENT OF ALL RELEVANT PARTIES
ROAD R-1	CITY OF GREATER GEELONG	
NOTATIONS		
DEPTH LIMITATION: 15 METRES		
SURVEY: This plan is is not based on survey. STAGING: This is 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.		

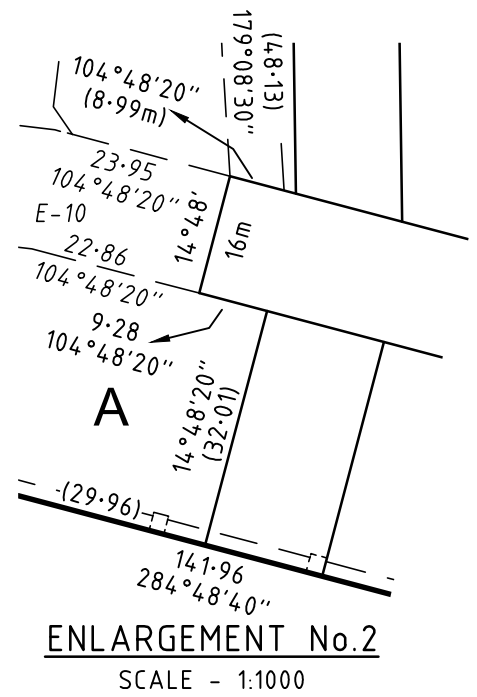
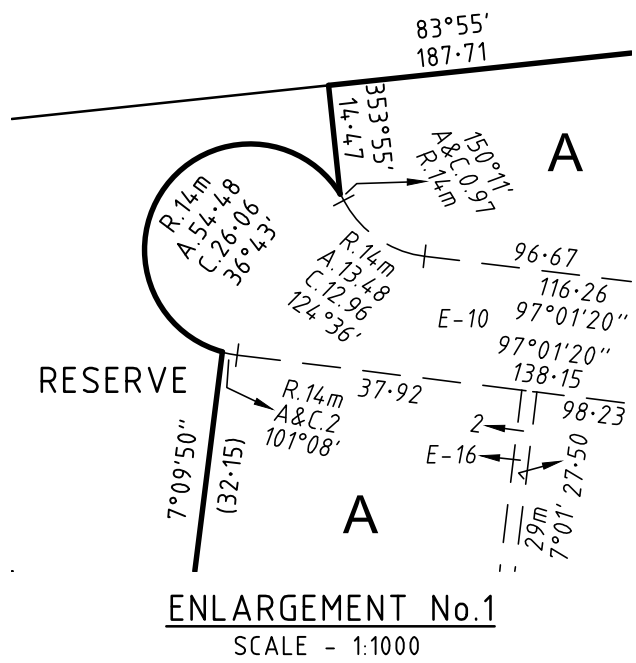
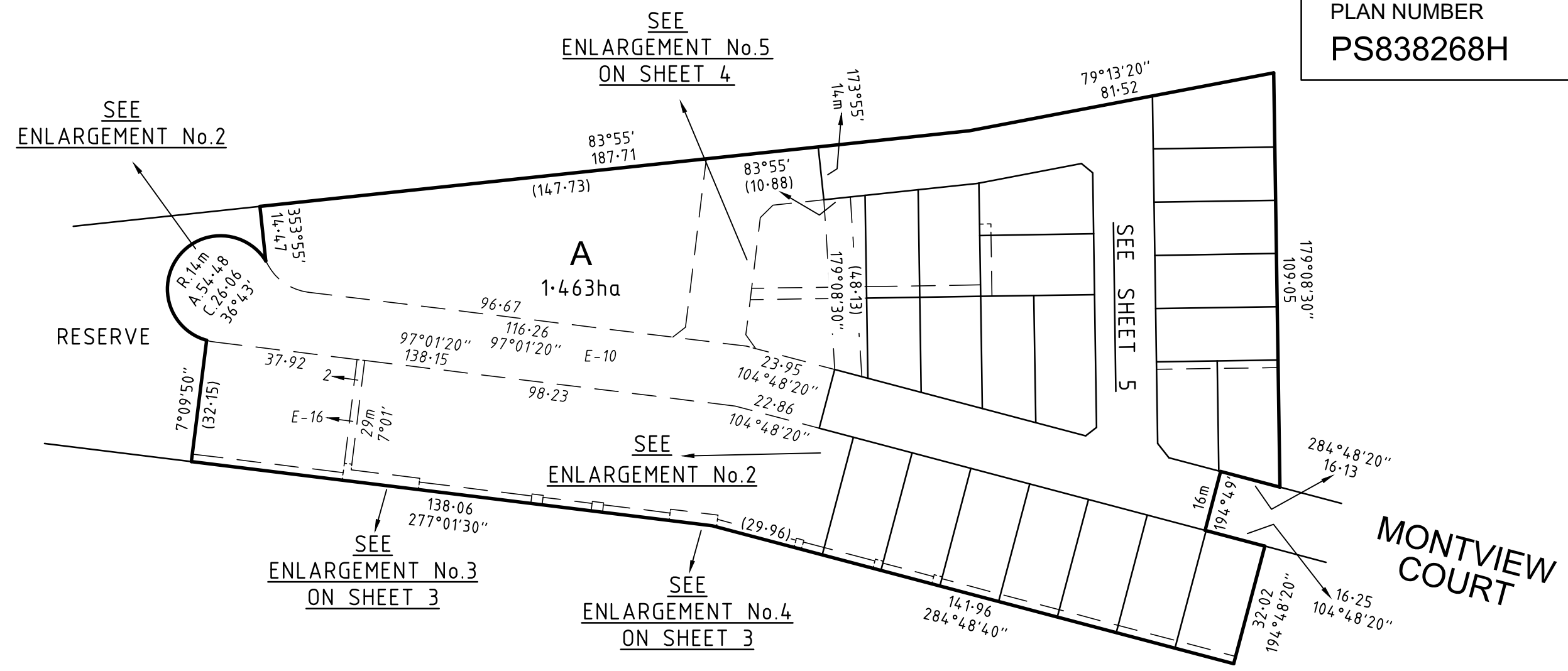
EASEMENT INFORMATION

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-10, 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-10	CARRIAGEWAY	SEE PLAN	PS847792N	CITY OF GREATER GEELONG
E-12, E-13, E-15	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-12, E-13, E-15 E-16	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-13, E-14	CARRIAGEWAY	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG

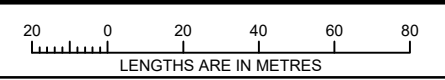
 ABN 11 125 568 461 Level 1, 27-31 Myers Street (PO Box 1137) Geelong, VIC Australia 3220 Phone +61 3 5202 4600 Fax +61 3 5202 4691 Email: victoria@cardno.com.au Web: www.cardno.com	SURVEYORS FILE REF: 18036-104	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6 SHEETS
	DAVID R. RENDLE / VERSION 1		

M.G.A. 2020
ZONE 55



SURVEYORS FILE REF: 18036-104

SCALE
1:2000



ORIGINAL SHEET
SIZE: A3

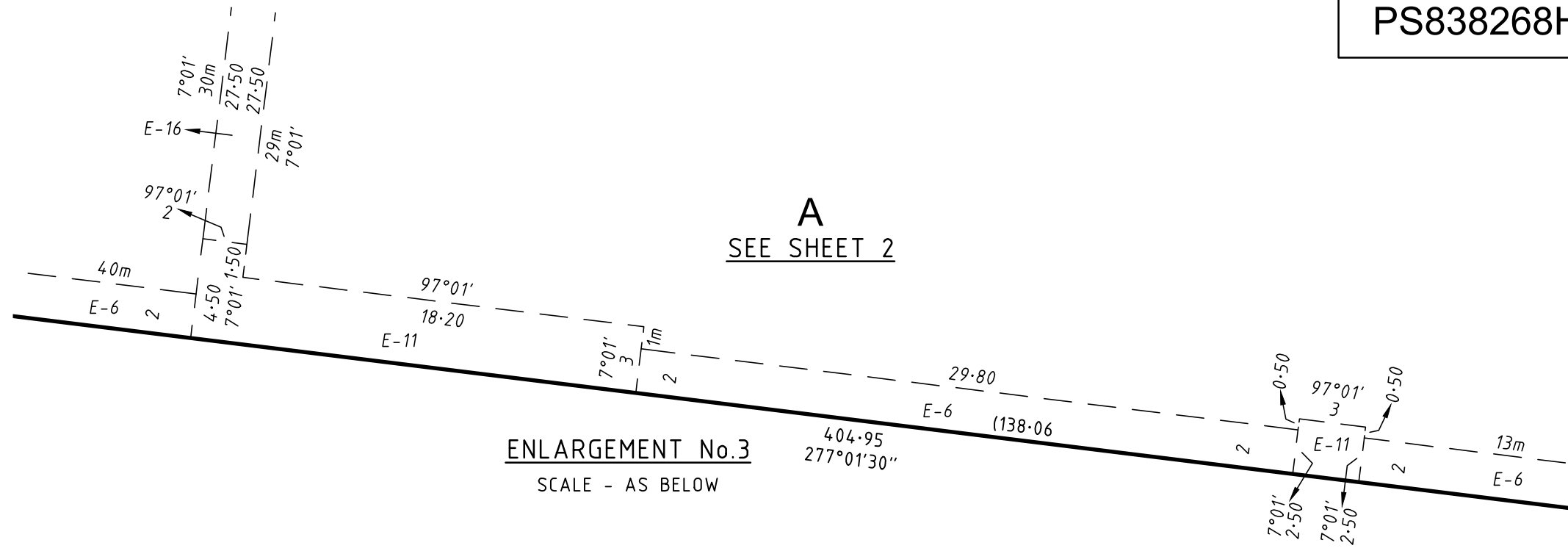
SHEET 2

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M.G.A. 2020
ZONE 55

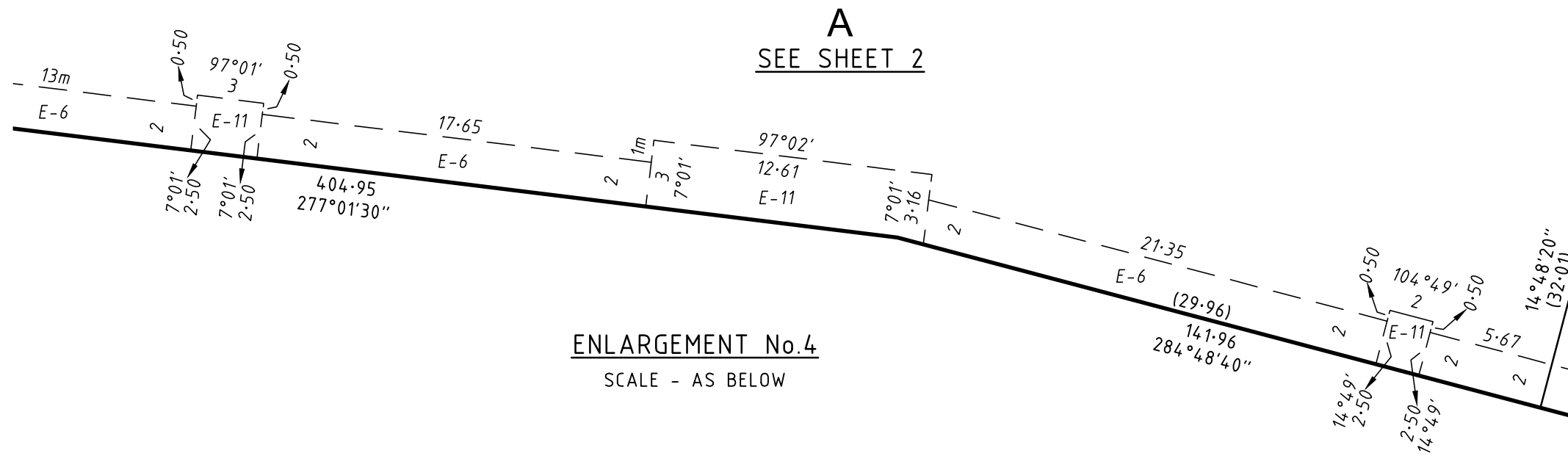
SEE SHEET 2



ENLARGEMENT No.3
SCALE - AS BELOW

SEE BELOW

SEE ABOVE



ENLARGEMENT No.4
SCALE - AS BELOW

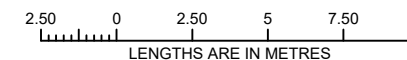
SEE SHEET 4



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SURVEYORS FILE REF: 18036-104

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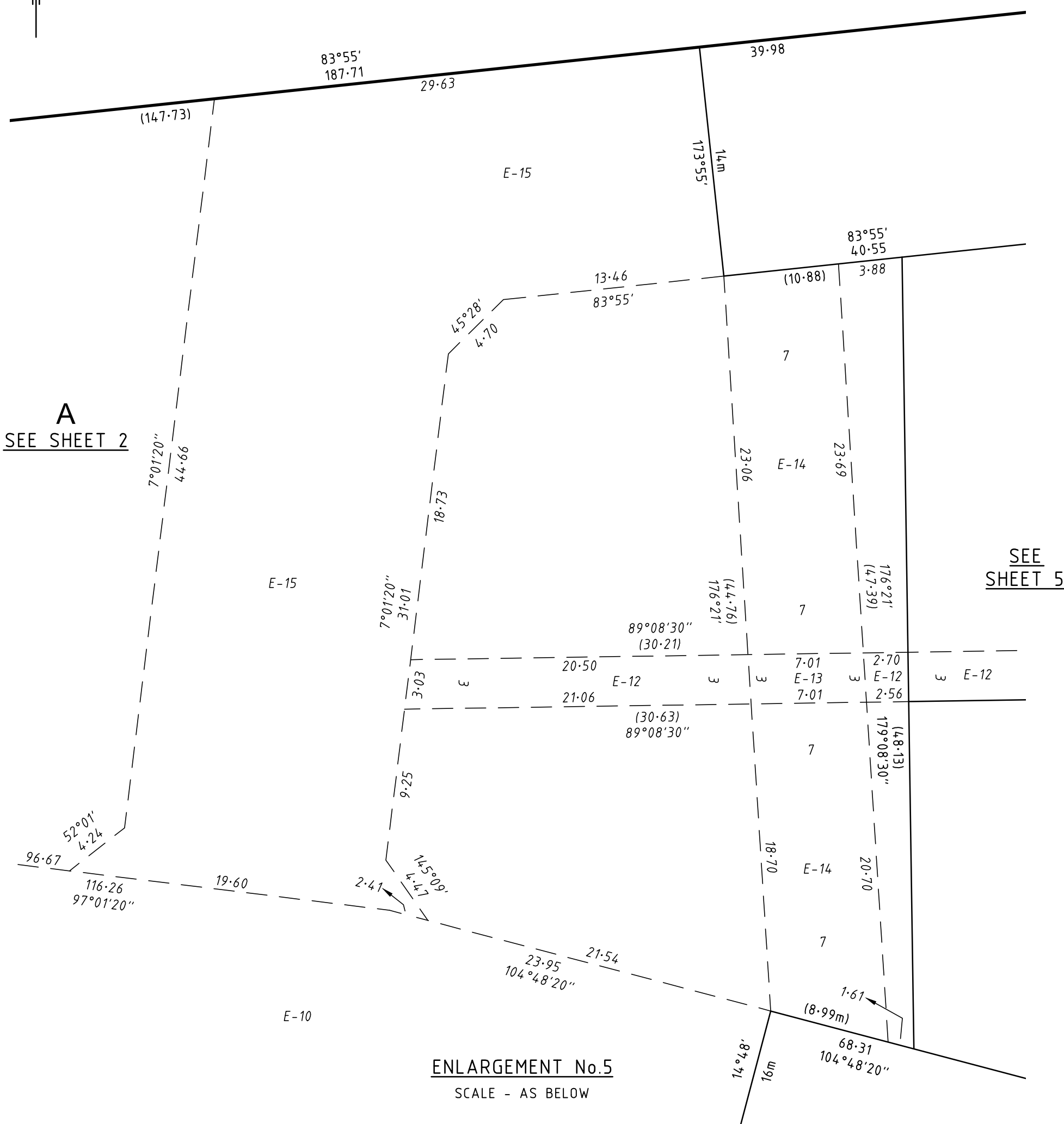


ORIGINAL SHEET
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SHEET 3

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M.G.A.2020
ZONE 55



A
SEE SHEET 2

SEE
SHEET 5

ENLARGEMENT No.5
SCALE - AS BELOW

SURVEYORS FILE REF: 18036-104

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SCALE
1:250

LENGTHS ARE IN METRES

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ORIGINAL SHEET
SIZE: A3

SHEET 4

PLAN NUMBER
PS838268H

M.G.A.2020
ZONE 55

409

410

411

ENLARGEMENT No.6
SCALE - 1:100

ENLARGEMENT No.7
SCALE - 1:100

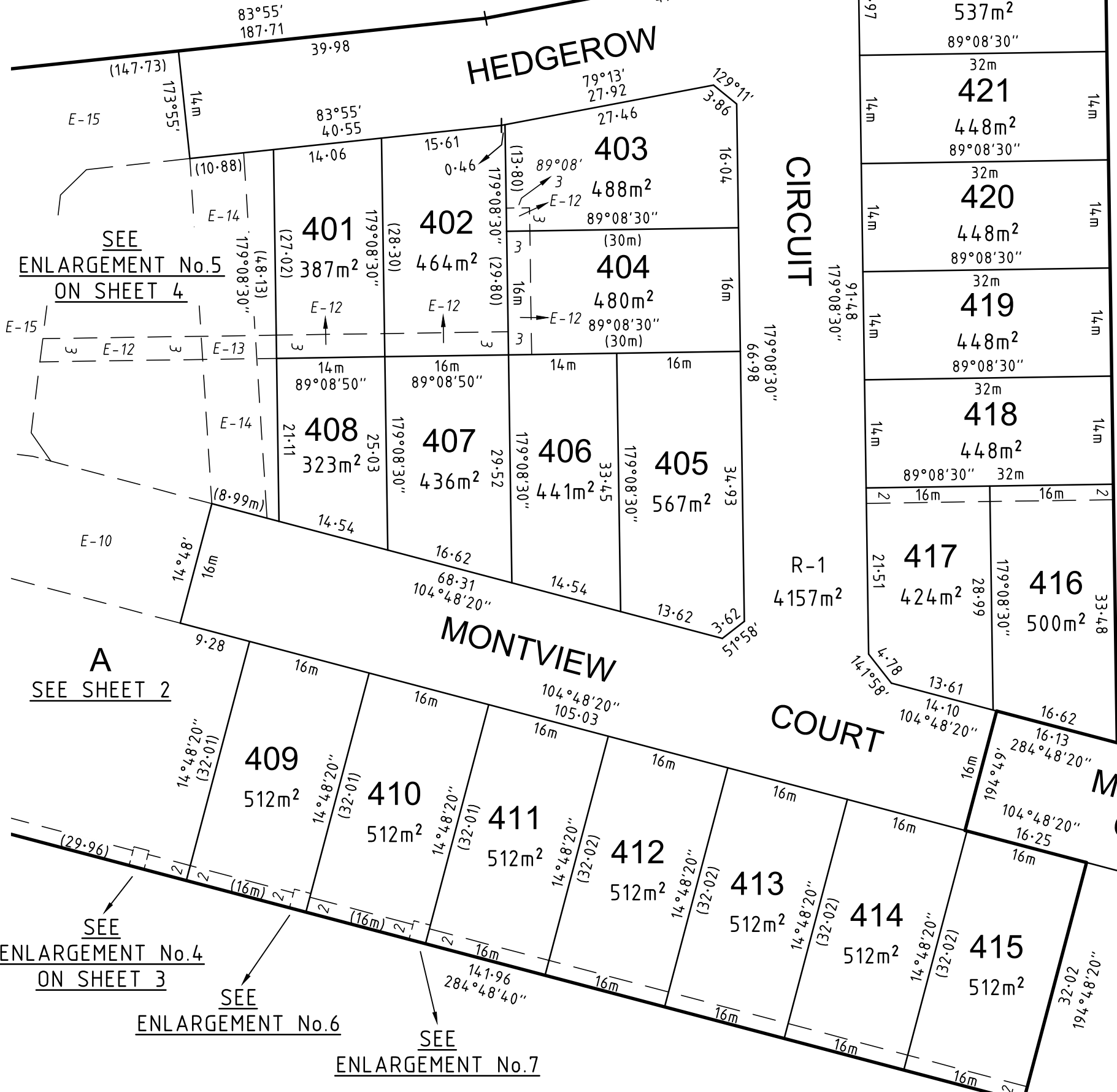
HEDGEROW

CIRCUIT

MONTVIEW

COURT

MONTVIEW
COURT



SEE
ENLARGEMENT No.5
ON SHEET 4

A
SEE SHEET 2

SEE
ENLARGEMENT No.4
ON SHEET 3

SEE
ENLARGEMENT No.6

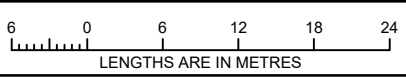
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ENLARGEMENT No.7

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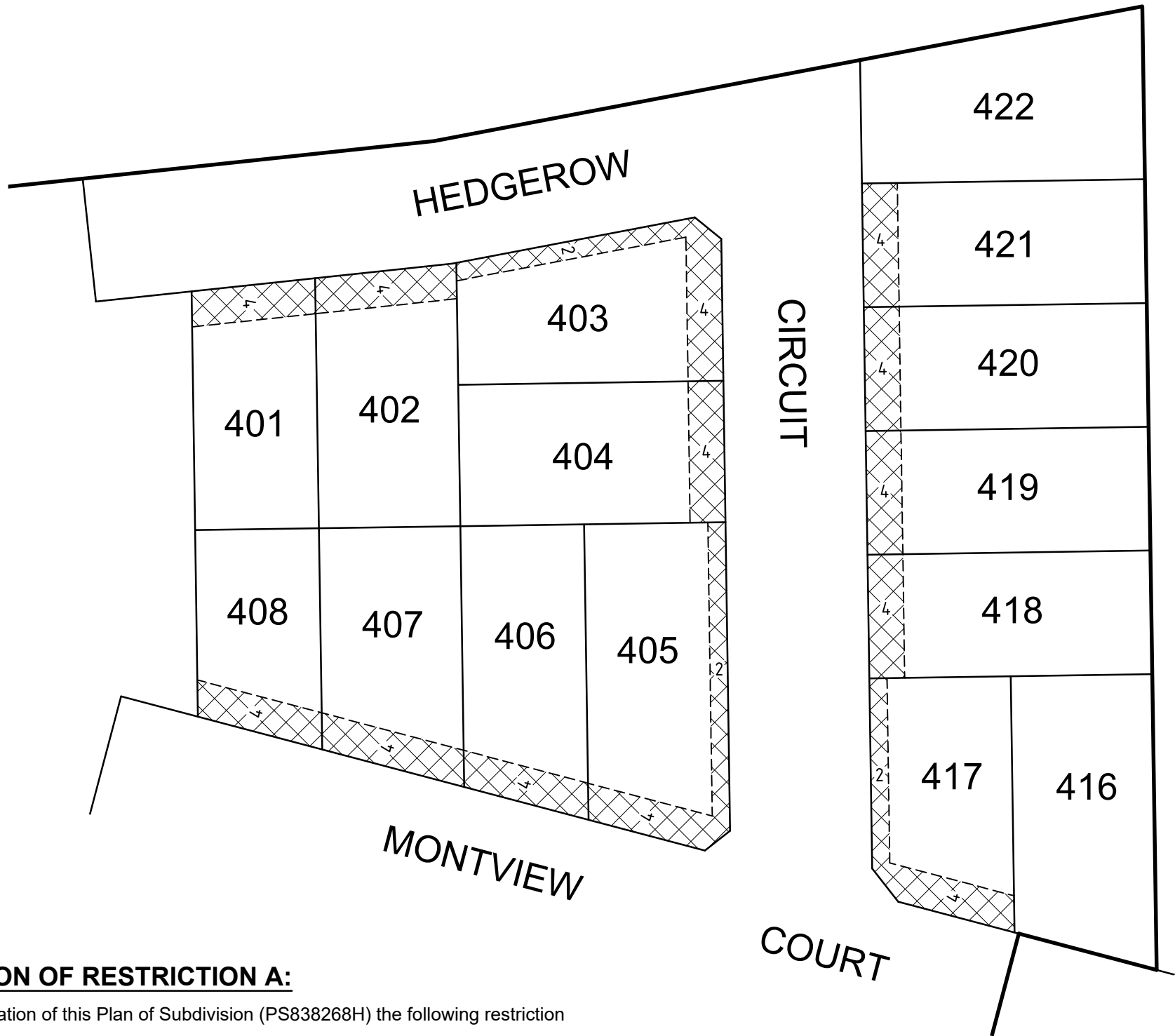
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ORIGINAL SHEET
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SHEET 5

DAVID R. RENDLE / VERSION 1



CREATION OF RESTRICTION A:

Upon registration of this Plan of Subdivision (PS838268H) the following restriction is created:

- Land to be benefited: Lots 401 - 422 (both inclusive) on this Plan (PS838268H)
 Land to be burdened: Lots 401 - 422 (both inclusive) on this Plan (PS838268H)

DESCRIPTION OF RESTRICTION A:

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 B.

Upon registration of this Plan of Subdivision (PS838268H) the following restriction is created:

Lot burdened	Lot/s benefited	Lot burdened	Lot/s benefited
401	402, 408	408	401, 407
402	401, 403, 407	417	416, 418
403	402, 404	418	416, 417, 419
404	402, 403, 405, 406	419	418, 420
405	404, 406	420	419, 421
406	404, 405, 407	421	420, 422
407	402, 406, 408		

DESCRIPTION OF RESTRICTION B.

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

CREATION OF RESTRICTION C.

Upon registration of this Plan of Subdivision (PS838268H) the following restriction is created:

- Land to be benefited: Lots 401 - 422 (both inclusive) on this plan (PS838268H)
 Land to be burdened: Lots 401 - 422 (both inclusive) on this plan (PS838268H)

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

DEFINITIONS

For the purposes of Restrictions A, B & C :

"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

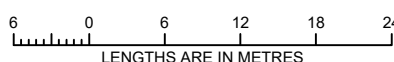
The above Restrictions A-C (all inclusive) shall cease to have effect 20 years after the date of registration of this Plan of Subdivision.

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SHEET 6