

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 in plan) N: 5 784 180 MGA 2020	Council Name: City of Greater Geelong Council Reference Number: 15315 Planning Permit Reference: PP-1498-2018-C SPEAR Reference Number: S178821E Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied Digitally signed by: Rory O'Loughlen for City of Greater Geelong on 18/11/2021
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS
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IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1-400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. <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 <u>CREATION OF RESTRICTION A.</u>
ROAD R-1	CITY OF GREATER GEELONG	

NOTATIONS	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) <u>DESCRIPTION OF RESTRICTION A.</u> 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. <u>CREATION OF RESTRICTION</u> SEE SHEET 6 FOR FURTHER RESTRICTION DETAILS.
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.	

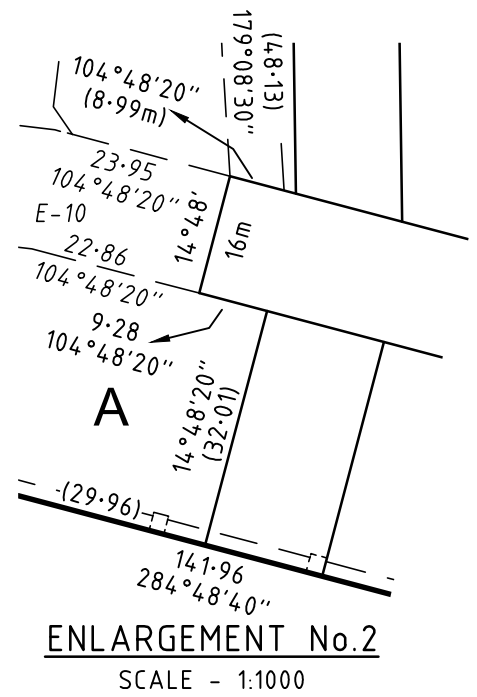
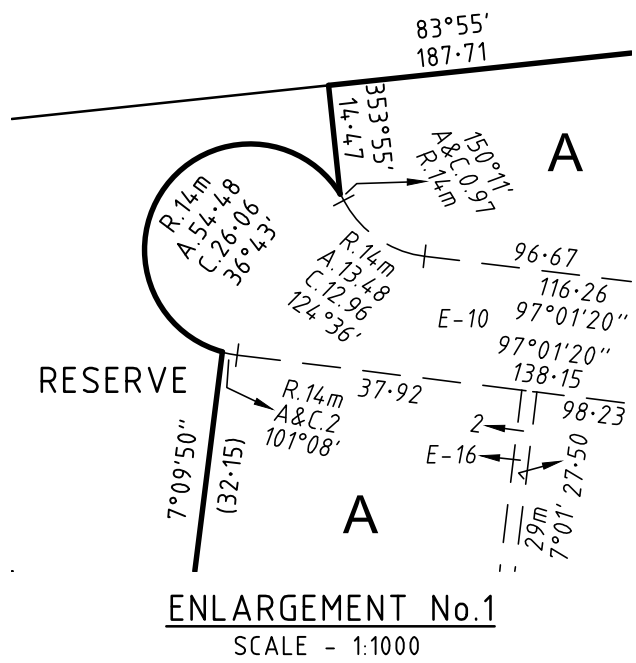
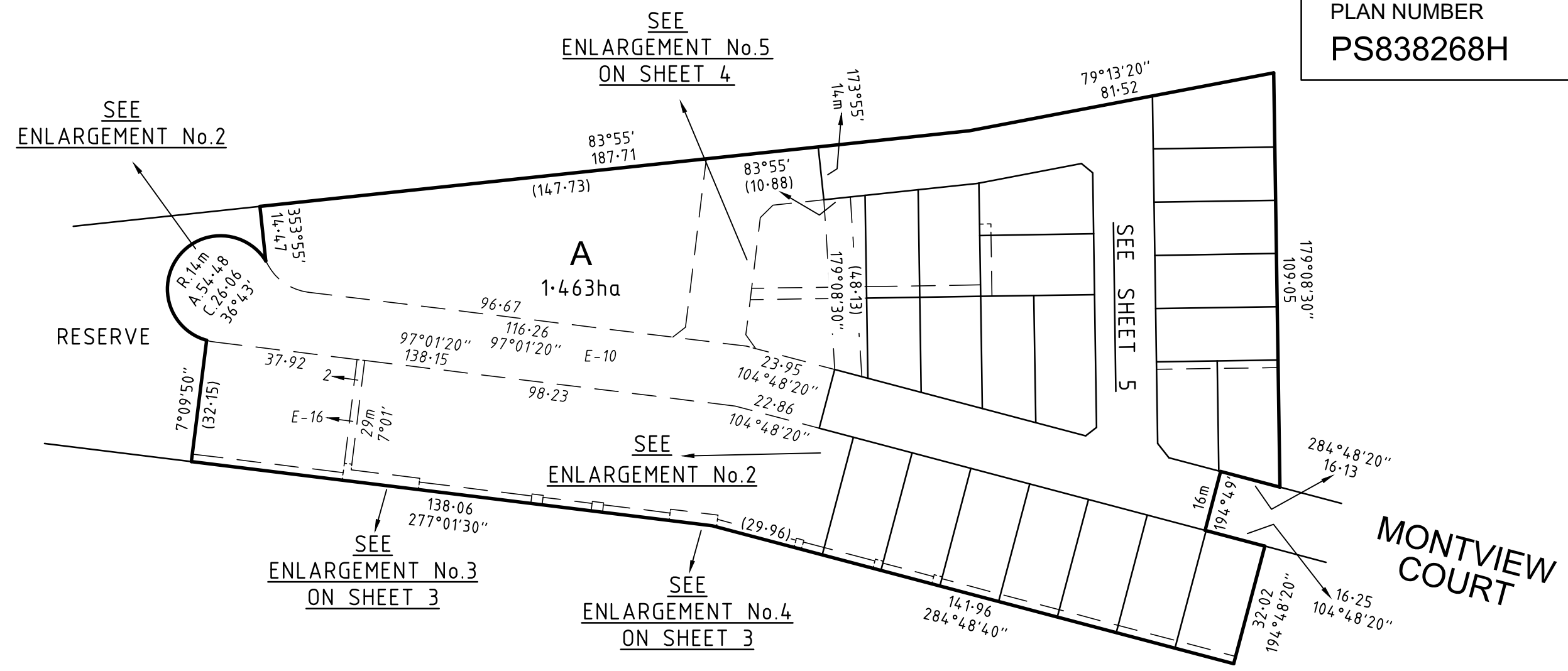
EASEMENT INFORMATION

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

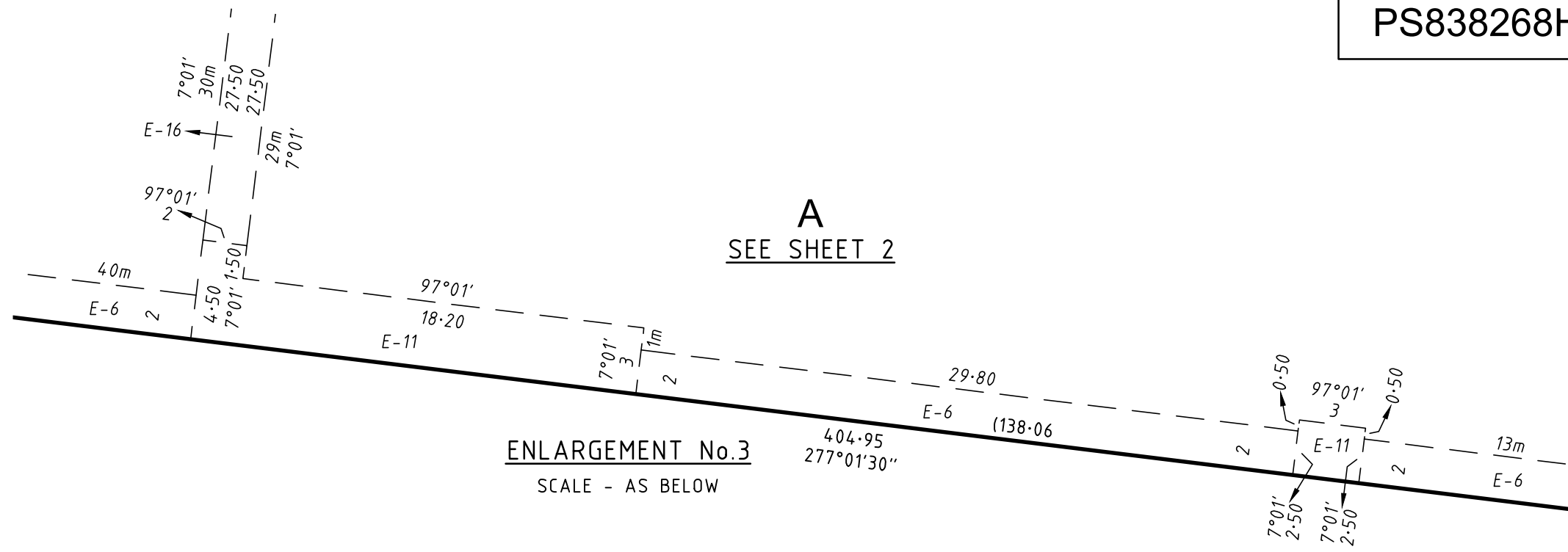
 ABN 11 125 568 461 Level 1, 27-31 Myers Street (PO Box 1137) Geelong, VIC Australia 3220 Phone +61 3 5202 4600 Fax +61 3 5202 4691 Email: victoria@cardno.com.au Web: www.cardno.com	SURVEYORS FILE REF: 18036-104	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6 SHEETS
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M.G.A. 2020
ZONE 55



M.G.A. 2020
ZONE 55

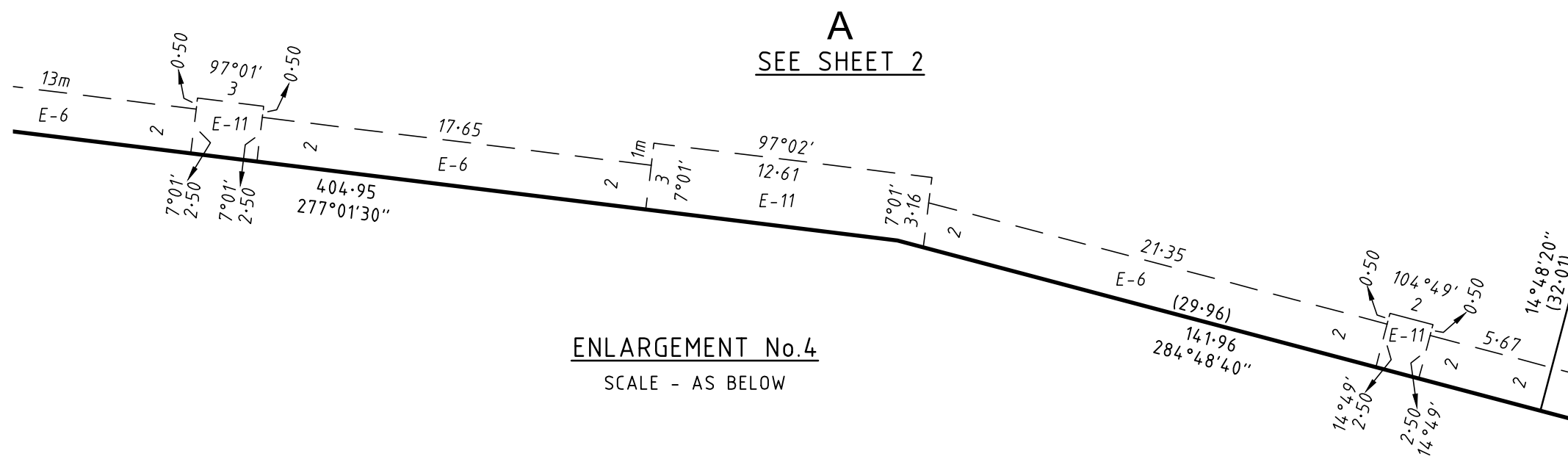
SEE SHEET 2



ENLARGEMENT No.3
SCALE - AS BELOW

SEE BELOW

SEE ABOVE



ENLARGEMENT No.4
SCALE - AS BELOW

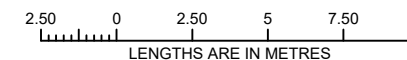
SEE SHEET 4



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SURVEYORS FILE REF: 18036-104

SCALE
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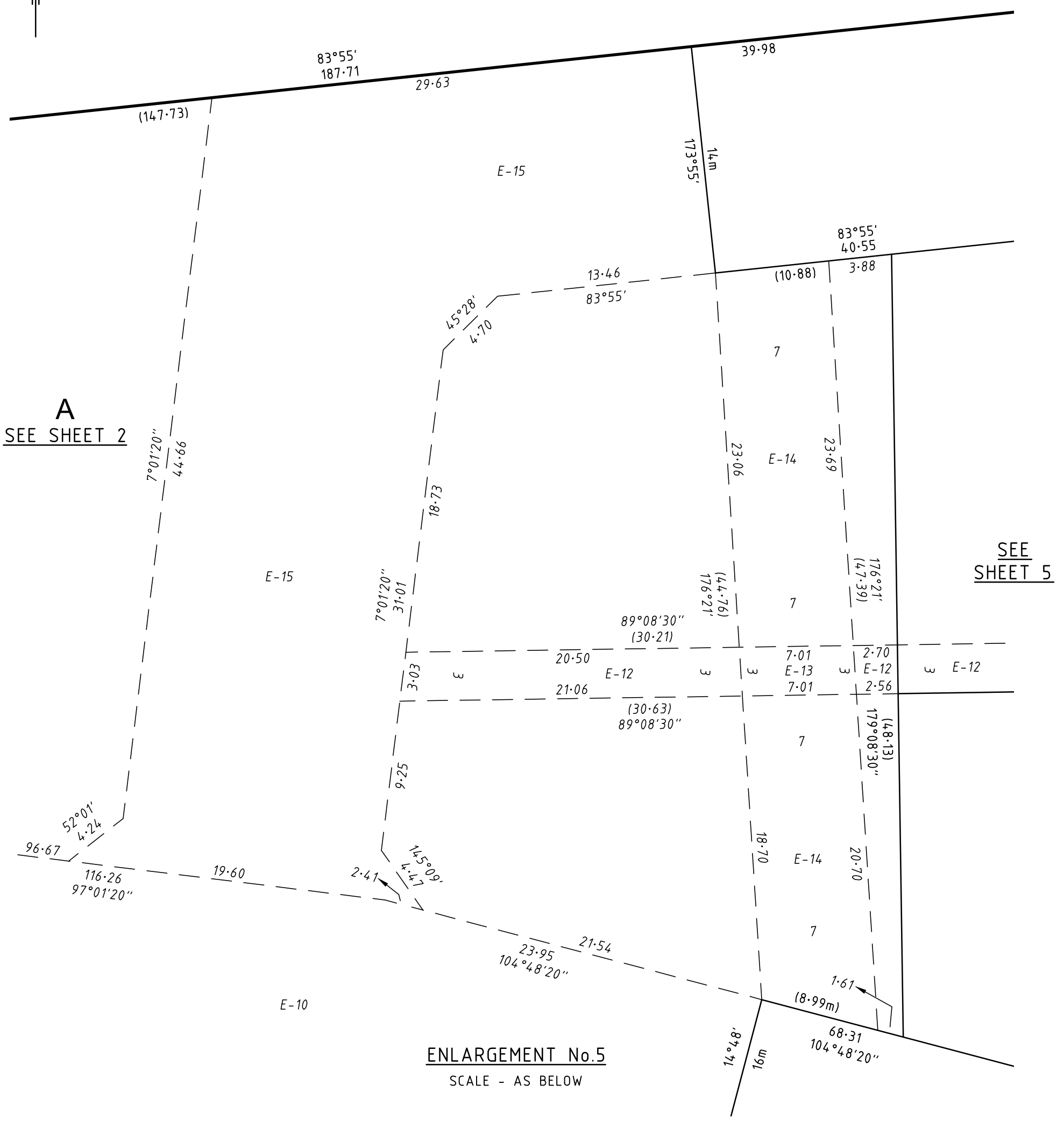
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SHEET 3

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18/11/2021,
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M.G.A.2020
ZONE 55



ENLARGEMENT No.5
SCALE - AS BELOW

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SCALE
1:250

LENGTHS ARE IN METRES

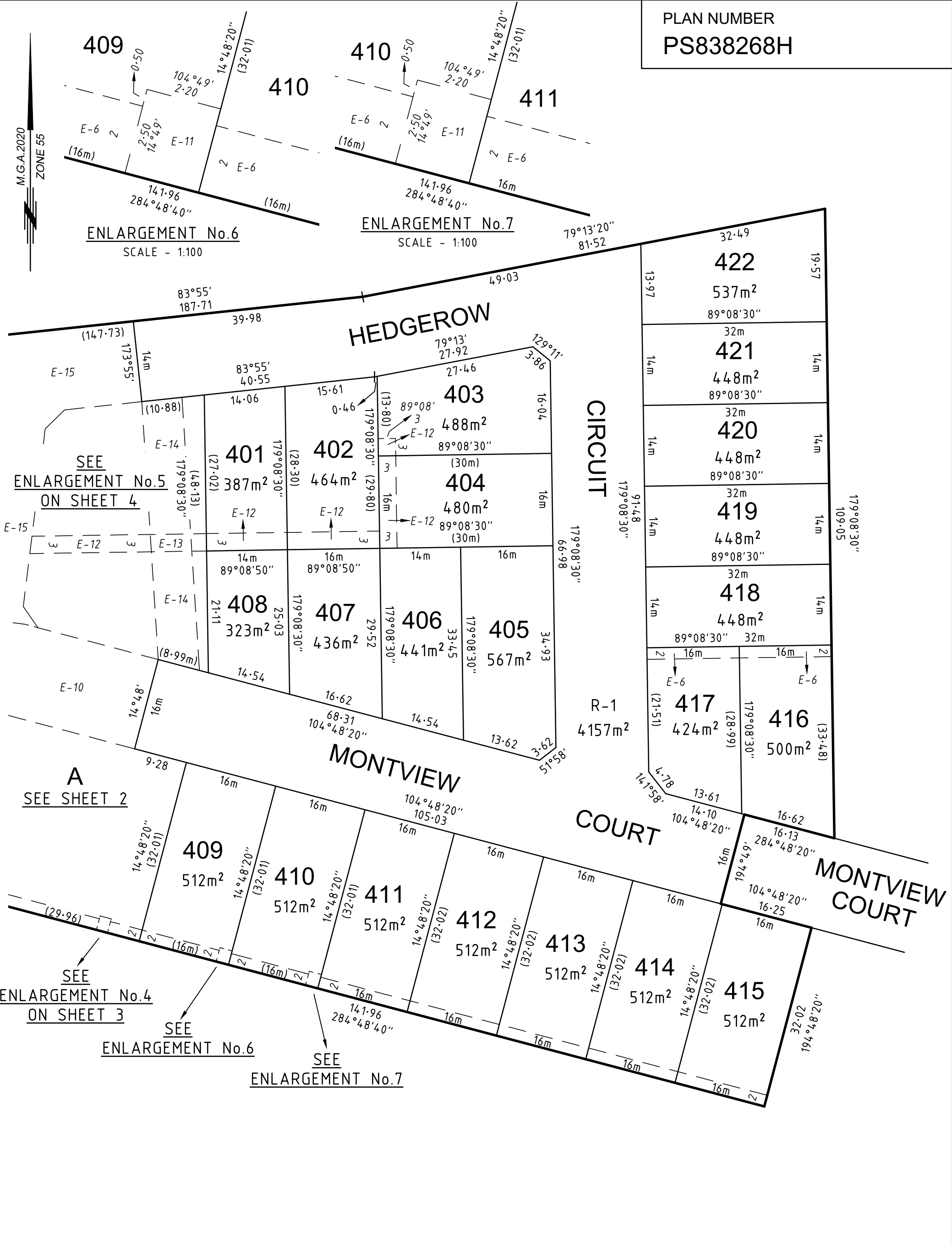
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SHEET 4

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 SPEAR Ref: S178821E

PLAN NUMBER
PS838268H



ENLARGEMENT No.6
SCALE - 1:100

ENLARGEMENT No.7
SCALE - 1:100

SEE
ENLARGEMENT No.5
ON SHEET 4

A
SEE SHEET 2

SEE
ENLARGEMENT No.4
ON SHEET 3

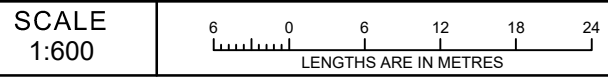
SEE
ENLARGEMENT No.6

SEE
ENLARGEMENT No.7

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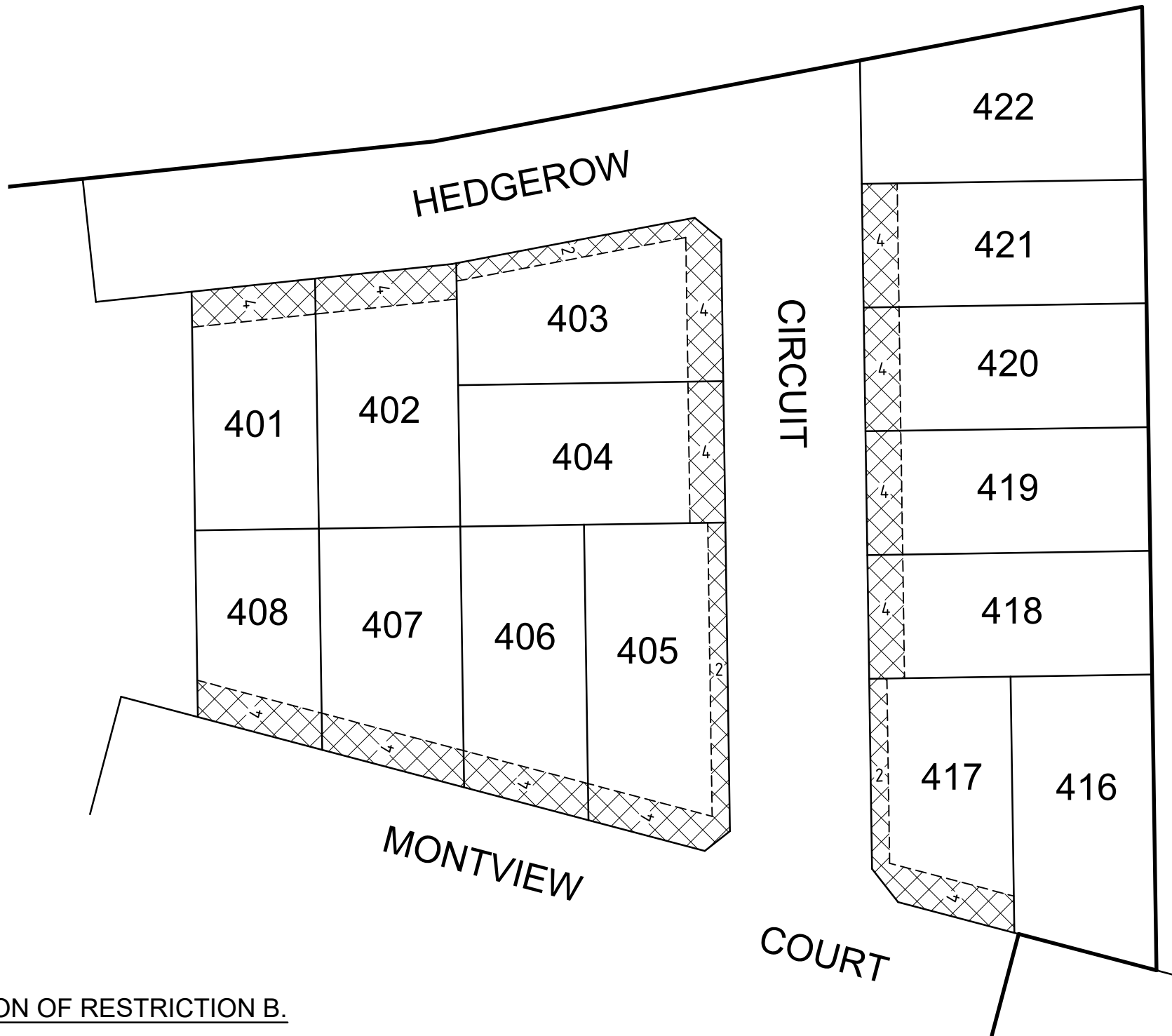


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SHEET 5

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CREATION OF RESTRICTION B.

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 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.

CREATION OF RESTRICTION C.

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 C.

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

CREATION OF RESTRICTION D.

Upon registration of this plan (PS838269F) the following restriction is created:

Lot burdened	Lot/s benefited	Lot burdened	Lot/s benefited
401	402, 408	407	402, 406, 408
402	401, 403, 407	408	401, 407
403	402, 404	409	410
404	402, 403, 405, 406	410	409, 411

DESCRIPTION OF RESTRICTION D.

The registered proprietor or proprietors for the time being of the burdened lot must not:

1. Build or permit to build any building(s) that does not provide 1.0 metre clear horizontal access down the entire length of at least one side boundary of the lot.

DEFINITIONS

For the purposes of Restrictions A (see sheet 2), B, C & D :

"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

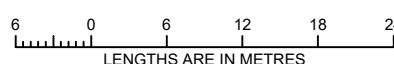
Restrictions A-C (all inclusive) on this plan (PS838268h) shall cease to have effect 20 years after the date of registration of this Plan of Subdivision.

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SCALE
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ORIGINAL SHEET
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SHEET 6

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18/11/2021,
SPEAR Ref: S178821E

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

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Phone:	(03) 4245 2020
Address:	Level 1, 77 Yarra Street, Geelong, Victoria 3220
Reference:	2019:1578
Customer code:	21067V

AA6237

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:

- Construct any Dwelling unless the external walls (except windows and doors) are constructed from items in the following tables A, B and C provided that the sum of items in each table shall not exceed the corresponding percentages of the total external walls of the Dwelling (excluding windows and doors):

Table	Materials	Maximum % of the total external walls of a Dwelling (excluding windows and doors)
A	<ul style="list-style-type: none"> • Brick • Brick veneer • Stone • Rendered concrete • Rendered brick 	100
B	<ul style="list-style-type: none"> • Timber • Painted fibre cement weatherboard • Rendered foam board • Rendered fibre cement sheet 	40
C	<ul style="list-style-type: none"> • Concrete • Painted fibre cement siding • Cladding 	20

- Construct, use or place on a Lot any relocated, pre-constructed or second-hand Dwelling.
- Use any second-hand materials on the exterior of any Dwelling or Buildings constructed on a Lot.
- Allow any rubbish, waste or debris to be deposited or remain on a Lot (including during construction of a Dwelling or Building) other than in a suitable receptacle for containing or disposal of rubbish.

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- The provisions are to be numbered consecutively from number 1.
- Further pages may be added but each page should be consecutively numbered.
- To be used for the inclusion of provisions in instruments and plans.

91ATLA

Page 1 of 2

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

AA6237

5. Use or develop the Lot for any other purpose than one Dwelling with a garage and any outbuildings or external fixtures or improvements allowed under this MCP.
6. Use any shipping container or part thereof in the construction of the external walls of a Dwelling or Building.
7. Construct any carport on a Lot.
8. Construct any freestanding garage other than a garage ordinarily used for the parking of Vehicles as the principle garage of the Dwelling and constructed of the same external materials as the Dwelling on the Lot.
9. Allow any recreational or commercial Vehicles to be parked on a Lot unless it is housed or contained wholly within a garage or screened from public view from the street or otherwise parked behind the wing fencing, except on a temporary basis for the purposes of delivering goods to an occupier of the Dwelling or in connection with the construction of improvements on the Lot.
10. Allow any caravan to be parked, stored or remain on the Lot unless it is not visible from the street.
11. Carry out any dismantling, assembling, repair or restoration of a Vehicle unless carried out at the rear of the Dwelling in a location which is screened from public view.
12. Construct any driveway unless it is constructed of paving blocks, patterned concrete, exposed stone concrete, brick or concrete.
13. Construct any crossover from crushed rock.
14. Leave any driveway and/or crossover construction on the Lot to be incomplete for more than 21 days after the date of issue of the certificate of occupancy for the Dwelling constructed on the Lot.
15. Construct any crossover unless it is constructed to the standard and requirements of the Responsible Authority.
16. Construct any storage or other shed on a Lot which:
 - (i) exceeds 3.6 meters in height to the ridgeline from the natural ground level of a Lot;
 - (ii) is constructed from materials other than pre-coated steel or brick with a pitched pre-coated steel or tiled roof; and
 - (iii) is located other than behind a wing fence which screens the storage or other shed from the public area of the streetscape.

For the purposes of this MCP:

"Building" means any structure except a fence.

"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" means a house.

"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.

"Responsible Authority" means the City of Greater Geelong or other such related authority.

"Vehicle" means any car, utility, truck, van, motorbike, speedboat or other watercraft or other motorised form of transport.

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