

PLAN OF SUBDIVISION	EDITION 1	PLAN NUMBER PS834036C
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LOCATION OF LAND PARISH: PAYWIT TOWNSHIP: - SECTION: 34 CROWN ALLOTMENT: B1(PART) CROWN PORTION: - TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: LOT A ON PS834030Q 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 in plan) N: 5 771 000 GDA 2020	MUNICIPALITY: CITY OF GREATER GEELONG
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1-200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. <u>CREATION OF RESTRICTION</u> SEE SHEET 4 FOR RESTRICTION DETAILS. <u>OTHER PURPOSE OF PLAN</u> TO REMOVE EASEMENT E-3 ON PS834030Q. <u>GROUND FOR REMOVAL</u> BY AGREEMENT OF THE INTERESTED PARTIES.
ROAD R-1	CITY OF GREATER GEELONG	
NOTATIONS		<div style="border: 1px solid black; padding: 5px; width: fit-content; margin-left: auto; margin-right: auto;"> SEASIDE ESTATE STAGE 2 - 18 LOTS 1.185ha </div>
DEPTH LIMITATION: 15.24 METRES BELOW THE SURFACE		
SURVEY: This plan is is not based on survey. STAGING: This is 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. -		

EASEMENT INFORMATION

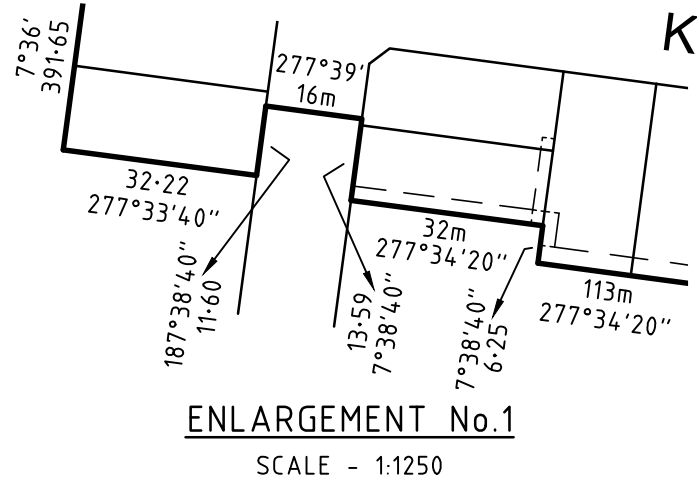
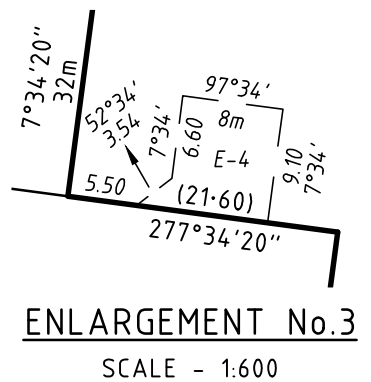
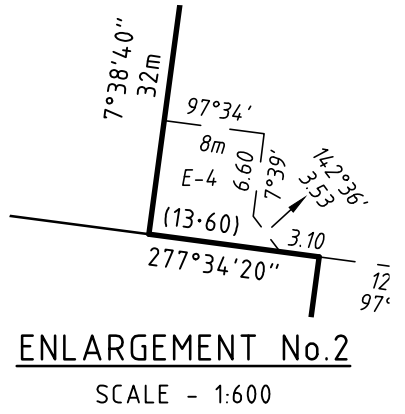
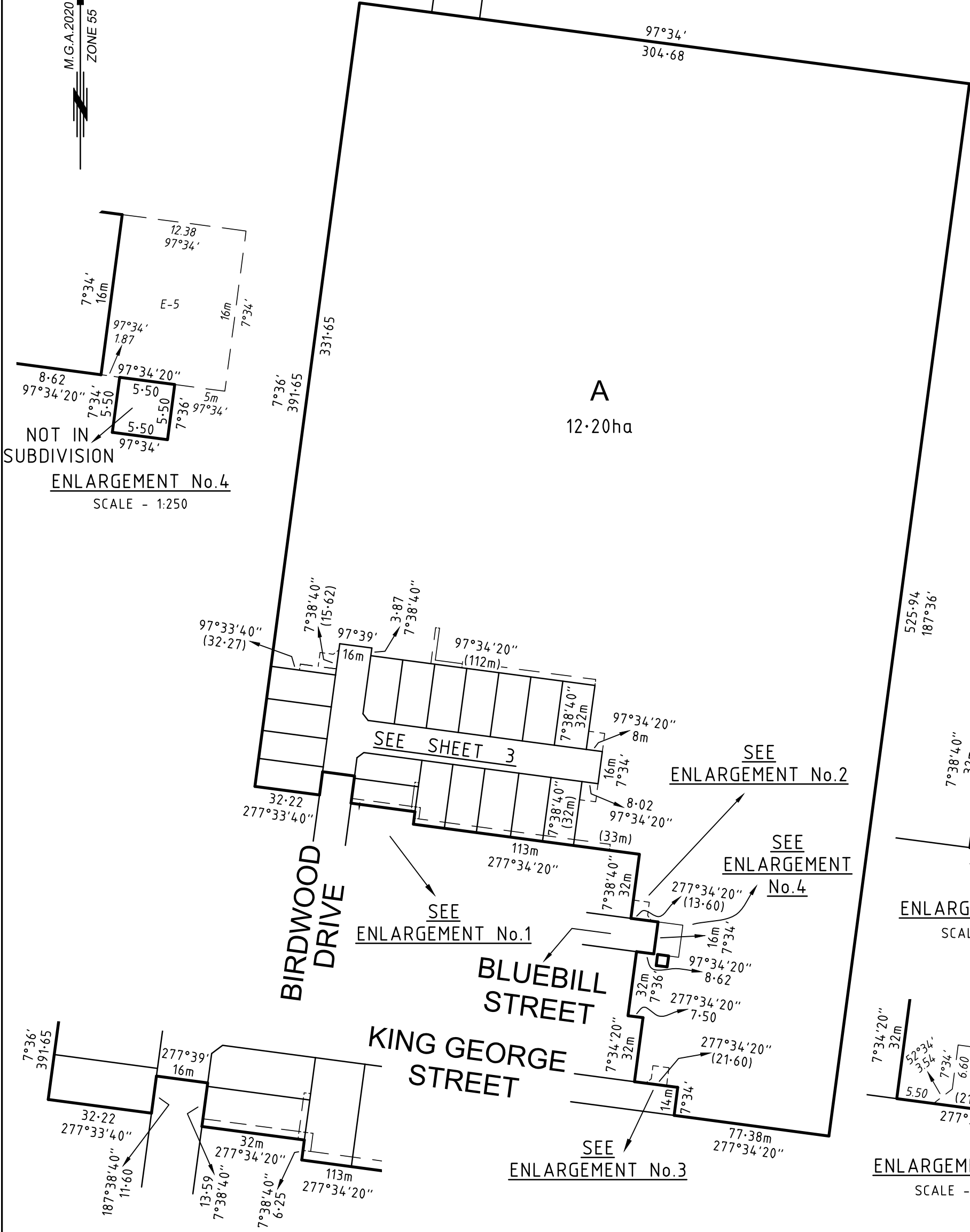
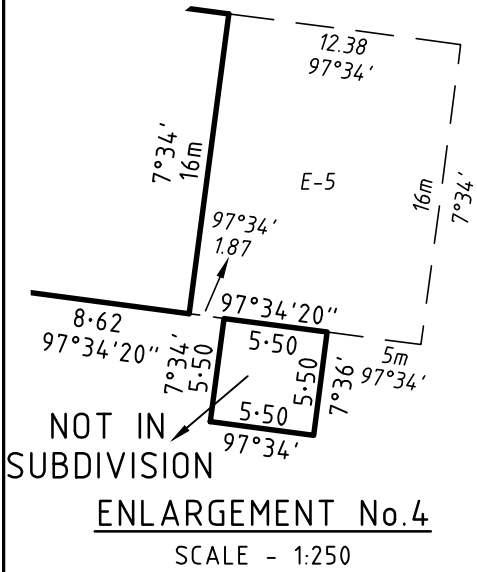
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-2, E-5	DRAINAGE	SEE PLAN	PS834030Q	CITY OF GREATER GEELONG
E-4, E-5	CARRIAGEWAY	SEE PLAN	PS834030Q	CITY OF GREATER GEELONG
E-5	CARRIAGEWAY	SEE PLAN	PS834030Q	POWERCOR AUSTRALIA LIMITED
E-5	POWERLINE	SEE PLAN	PS834030Q- SECTION 88 ELECTRICITY INDUSTRY ACT 200	POWERCOR AUSTRALIA LIMITED
E-6, E-10	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-7, E-8	CARRIAGEWAY	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-2, E-9	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION

 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: 16980-102	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4 SHEETS
DAVID R. RENDLE / VERSION 3			

THORNTON AVENUE

M.G.A. 2020
ZONE 55

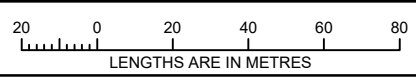


SURVEYORS FILE REF: 16980-102



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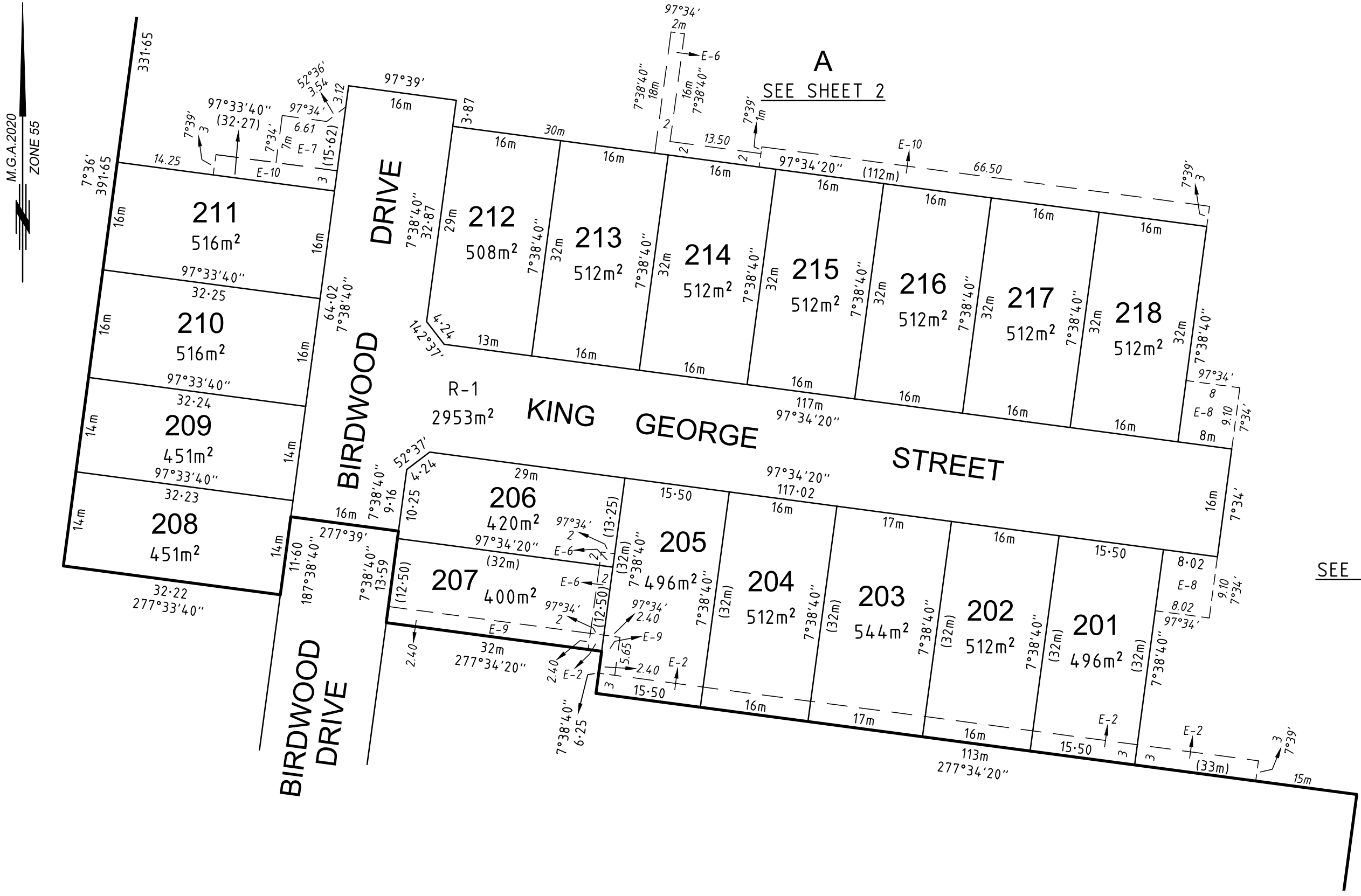
SCALE
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ORIGINAL SHEET
SIZE: A3

SHEET 2

DAVID R. RENDLE / VERSION 3



A
SEE SHEET 2

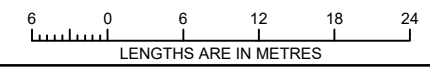
A
SEE SHEET 2



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SURVEYORS FILE REF: 16980-102

SCALE
1:600



ORIGINAL SHEET
SIZE: A3

SHEET 3


DAVID R. RENDLE / VERSION 3

CREATION OF RESTRICTION A:

Upon registration of this Plan of Subdivision (PS834036C) the following restriction is created:

Lot burdened	Lot/s benefited
201	202
205	204, 206, 207
206	205, 207
207	205, 206
208	209
209	208, 210
212	213

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 (PS834036C) the following restriction is created:

Land to be benefited: Lots 201-218 (both inclusive) on this plan (PS834036C)
 Land to be burdened: Lots 201-218 (both inclusive) on this plan (PS834036C)

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.

CREATION OF RESTRICTION C:

Upon registration of this plan (PS834036C) the following restriction is created:

Burdened land: Lots 201-205 (both inclusive) on this plan (PS834036C)
 Benefited land: Lots 201-205 (both inclusive) on this plan (PS834036C)

DESCRIPTION OF RESTRICTION C:

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.

CREATION OF RESTRICTION D:

Upon registration of this Plan of Subdivision (PS834036C) the following restriction is created:

Land to be benefited: Lots 201 - 218 (both inclusive) on this Plan (PS834036C)
 Land be burdened: Lots 201 - 218 (both inclusive) on this Plan (PS834036C)

DESCRIPTION OF RESTRICTION D:

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:

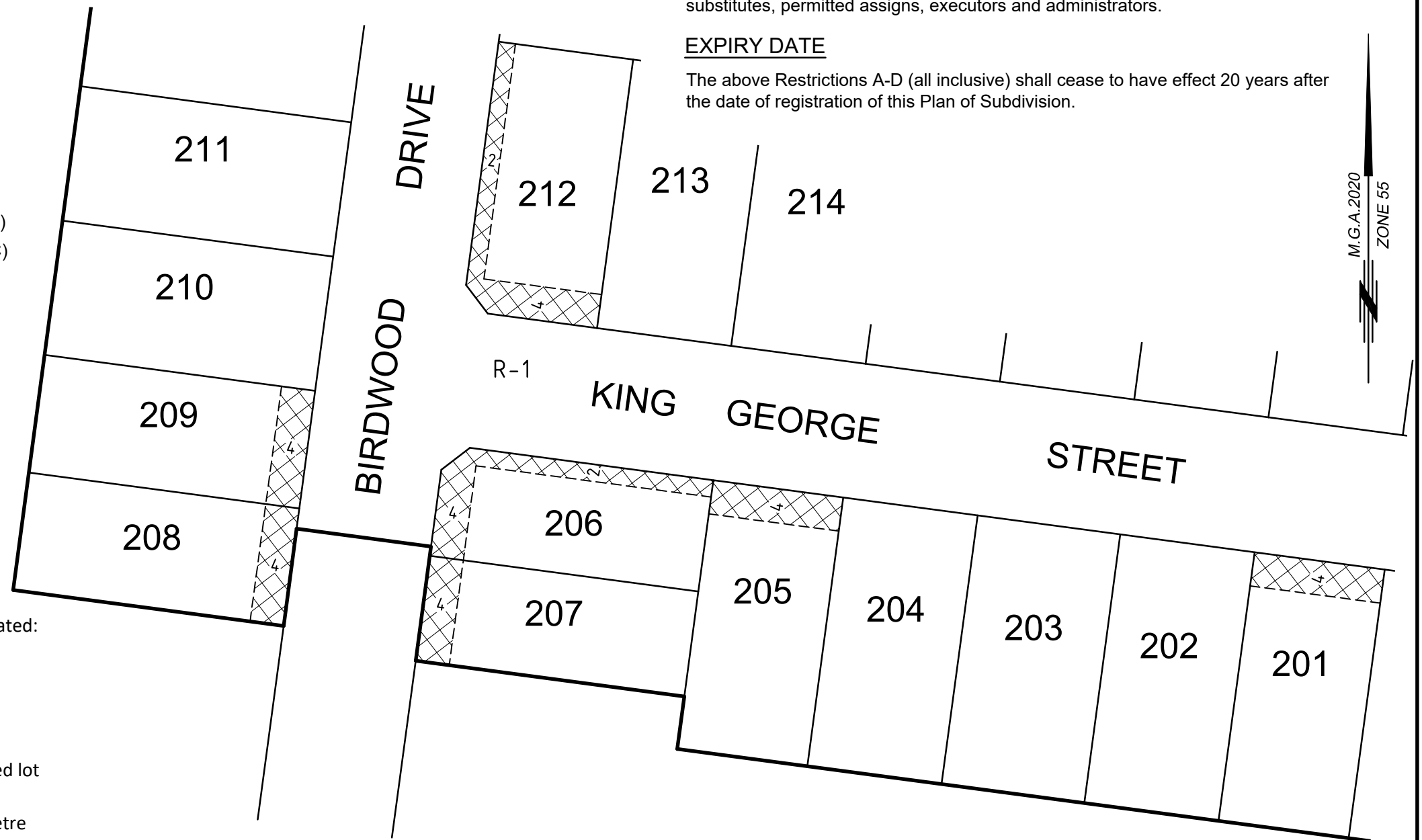
- (a) Subdivide or allow the lot to be subdivided.
- (b) Consolidate or allow the lot to be consolidated.

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.

EXPIRY DATE

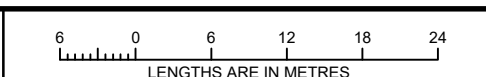
The above Restrictions A-D (all inclusive) shall cease to have effect 20 years after the date of registration of this Plan of Subdivision.




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SURVEYORS FILE REF: 16980-102

SCALE
1:600



ORIGINAL SHEET
SIZE: A3

SHEET 4

DAVID R. RENDLE / VERSION 3

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.

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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>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 or by post: 195 Forest Road South, Lara, Victoria, 3212.