


PLAN OF SUBDIVISION		EDITION 1	PS824646E	
LOCATION OF LAND PARISH: MORANGHURK TOWNSHIP: SECTION: CROWN ALLOTMENT: CROWN PORTION: 164 (PT), 165 (PT), 166 (PT), 167 (PT) & 168 (PT) TITLE REFERENCE: C/T VOL FOL LAST PLAN REFERENCE: LOT A ON PS824645G POSTAL ADDRESS: 285 PATULLOS ROAD (at time of subdivision) LARA 3212 MGA94 CO-ORDINATES: E: 268 165 ZONE: 55 (of approx centre of land in plan) N: 5 789 075				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Lots 1-102 (both inclusive), 105-123 (both inclusive), 128-154 (both inclusive), 160-168 (both inclusive), 196-199 (both inclusive) and lots A-C (both inclusive) have been omitted from this plan. <u>Other purpose of plan</u> To remove by agreement that part of Easement E-2 that now lies within in Road R1 (Royston Avenue & Archer Drive) To remove by agreement that part of Easements shown E-11, E-12 & E-14 on PS824645G that lie within Lots 155 -159 (both inclusive), Lots 182 - 185 (both inclusive), Reserve No 1 & Road R1 (Derwent Street, Tweed Street & Royston Avenue) in this plan <u>Grounds for removal</u> Consent of the relevant authority under the power of Section 6(i)(K) of the Subdivision Act 1988.		
ROAD R-1	CITY OF GREATER GEELONG			
RESERVE No 1	CITY OF GREATER GEELONG			
RESERVE No 2	BARWON REGION WATER CORPORATION			
RESERVE No 3	POWERCOR AUSTRALIA LIMITED			
RESERVE No 4	POWERCOR AUSTRALIA LIMITED			
NOTATIONS				
DEPTH LIMITATION	DOES NOT APPLY			
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. PP-356-2018 This survey has been connected to permanent marks No(s). 13, 122, 149 & 150 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
	SEE	SHEET	2	
AUSTIN LARA ESTATE - STAGE 2 (47 LOTS)			AREA OF STAGE - 6.889ha	
 10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 spiire.com.au		SURVEYORS FILE REF: 306712SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Michael Meehan Version: 3		SHEET 1 OF 10

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-3, E-4, E-6, E-8 & E-9	TRANSMISSION OF ELECTRICITY	SEE DIAG.	C/E A416931	STATE ELECTRICITY COMMISSION OF VICTORIA
E-2, E-3, E-4 & E-7	DRAINAGE	5	LP209399R	LOTS ON LP209399R
E-5, E-6, E-7 E-9 & E-10	GAS SUPPLY	SEE DIAG.	X120409P	VOL 10548 FOLS 996 & 997
E-4, E-8 & E-9	WATER SUPPLY PIPELINE	10	SEC 130 WATER ACT 1989 VIDE NOTIFICATION AJ284753K	BARWON REGION WATER CORPORATION
E-10 & E-12	DRAINAGE	SEE DIAG.	PS824645G	CITY OF GREATER GEELONG
E-12	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	PS824645G SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-13 & E-14	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF GREATER GEELONG
E-14 & E-15	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION

SURVEYOR'S FILE REF: 306712SV00

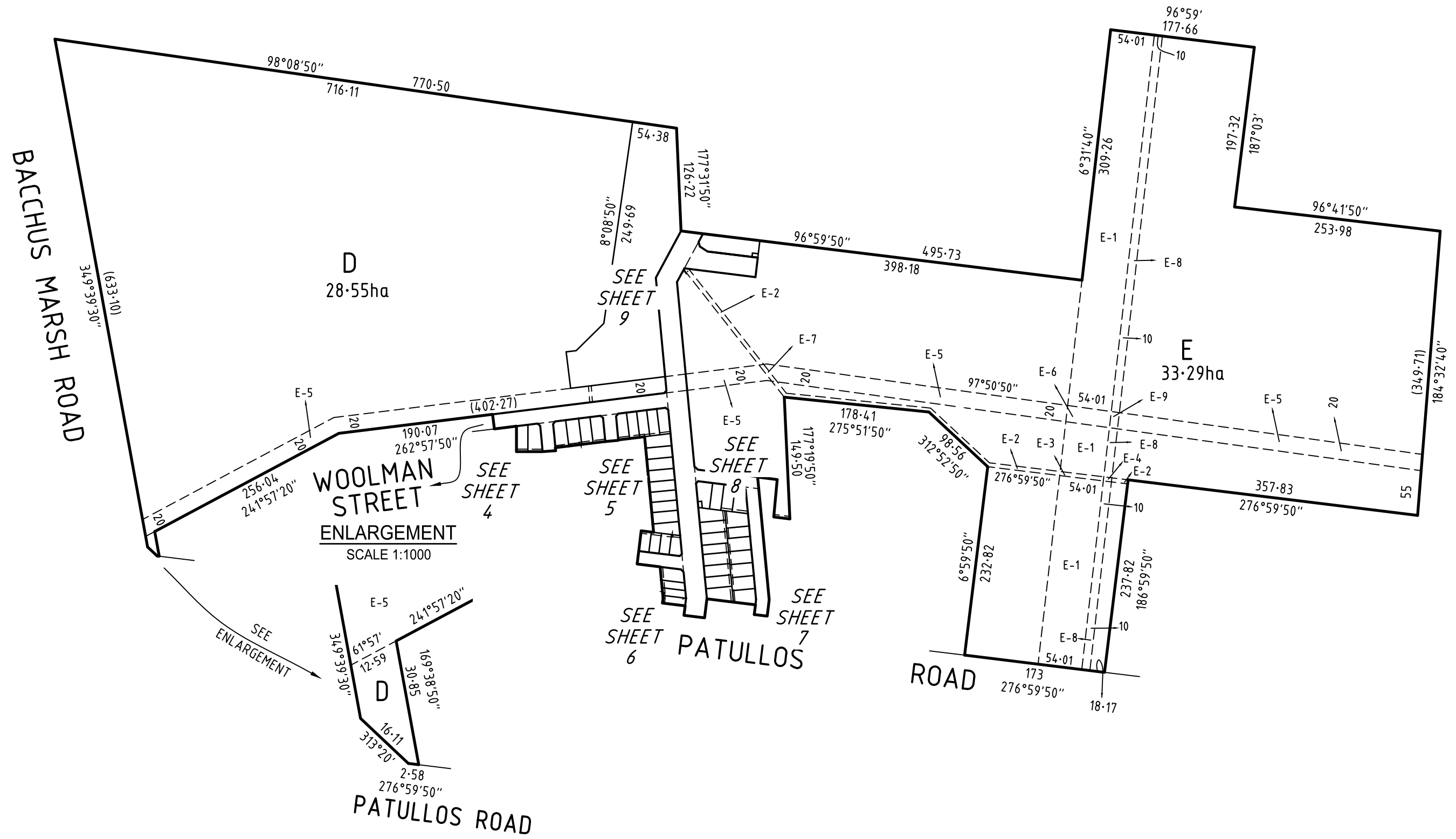
ORIGINAL SHEET SIZE: A3

SHEET 2



10 Moorabool Street
PO Box 4032
Geelong Vic 3220
T 61 3 5249 6888
spiire.com.au

Licensed Surveyor: Michael Meehan
Version: 3



SURVEYOR'S FILE REF: 306712SV00

SCALE 1: 5000
 50 0 50 100 150 200
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 3



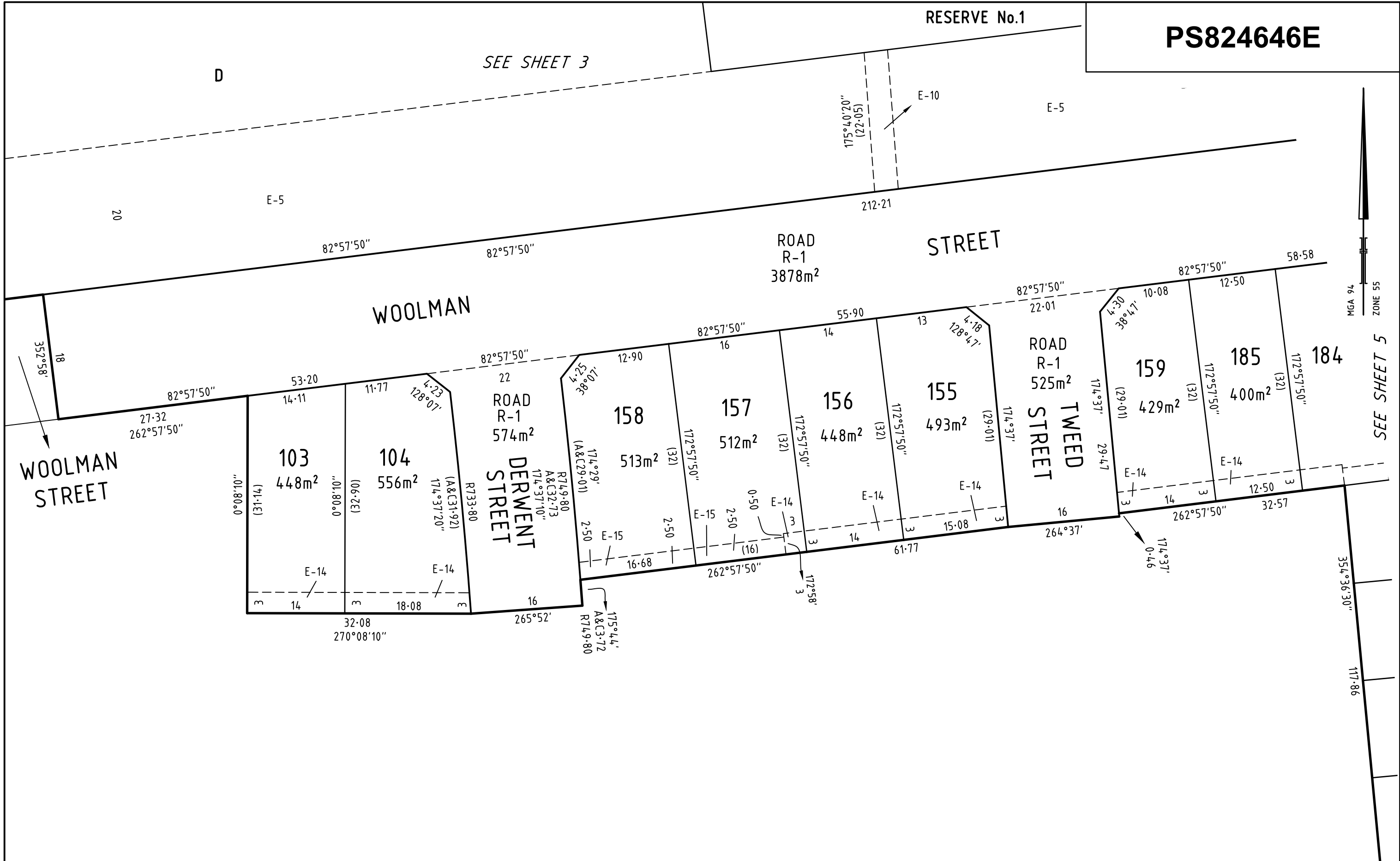
10 Moorabool Street
 PO Box 4032
 Geelong Vic 3220
 T 61 3 5249 6888
 spiire.com.au

Licensed Surveyor: Michael Meehan
 Version: 3

PS824646E

RESERVE No.1

SEE SHEET 3



SEE SHEET 5

MGA 96
ZONE 55

SURVEYOR'S FILE REF: 306712SV00

SCALE 1:500

5 0 5 10 15 20

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 4



10 Moorabool Street
PO Box 4032
Geelong Vic 3220
T 61 3 5249 6888
spiire.com.au

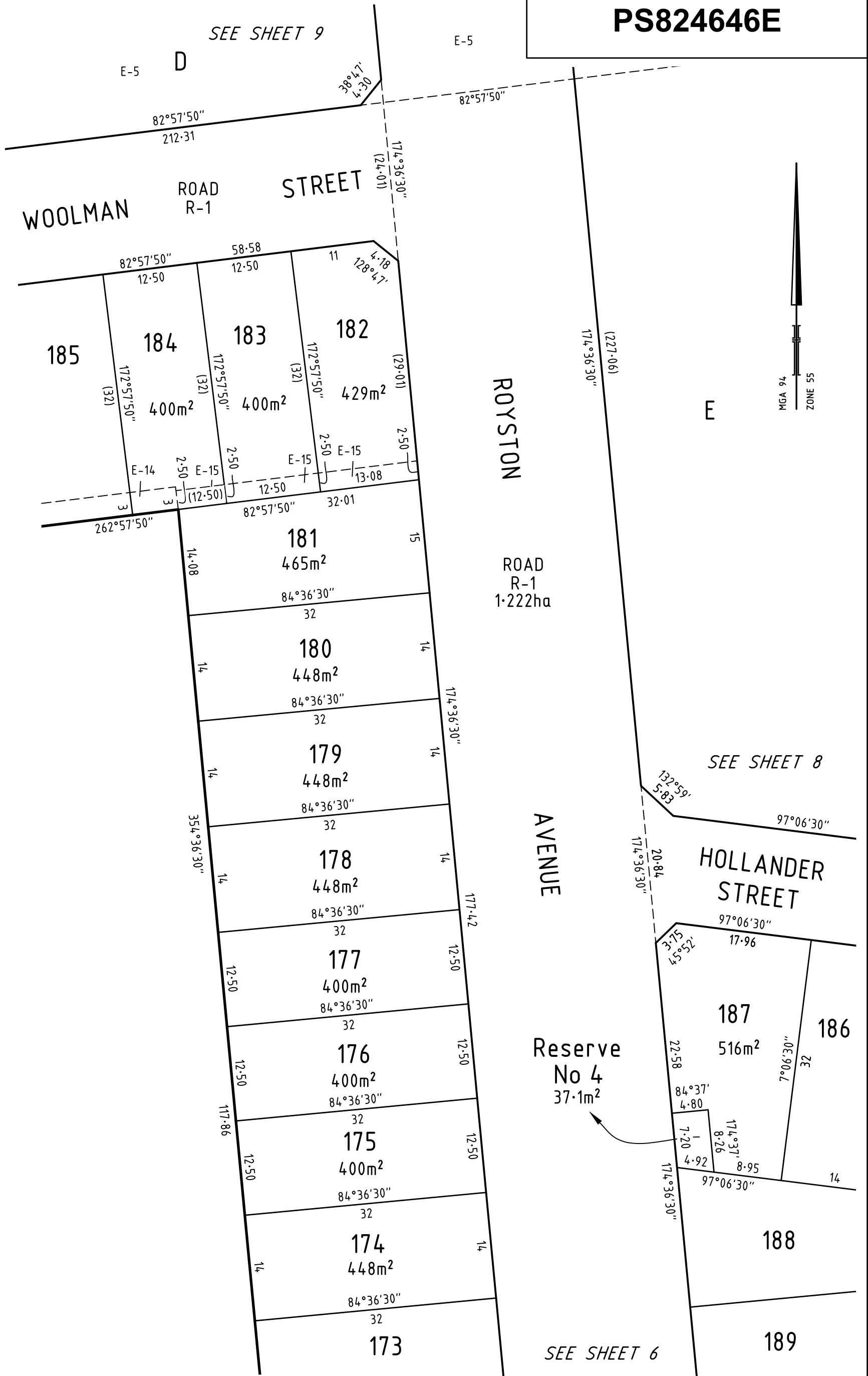
Licensed Surveyor: Michael Meehan
Version: 3

SEE SHEET 9

E-5

E-5 D

SEE SHEET 4



SURVEYOR'S FILE REF: 306712SV00

SCALE 5 0 5 10 15 20
 1: 500 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 5

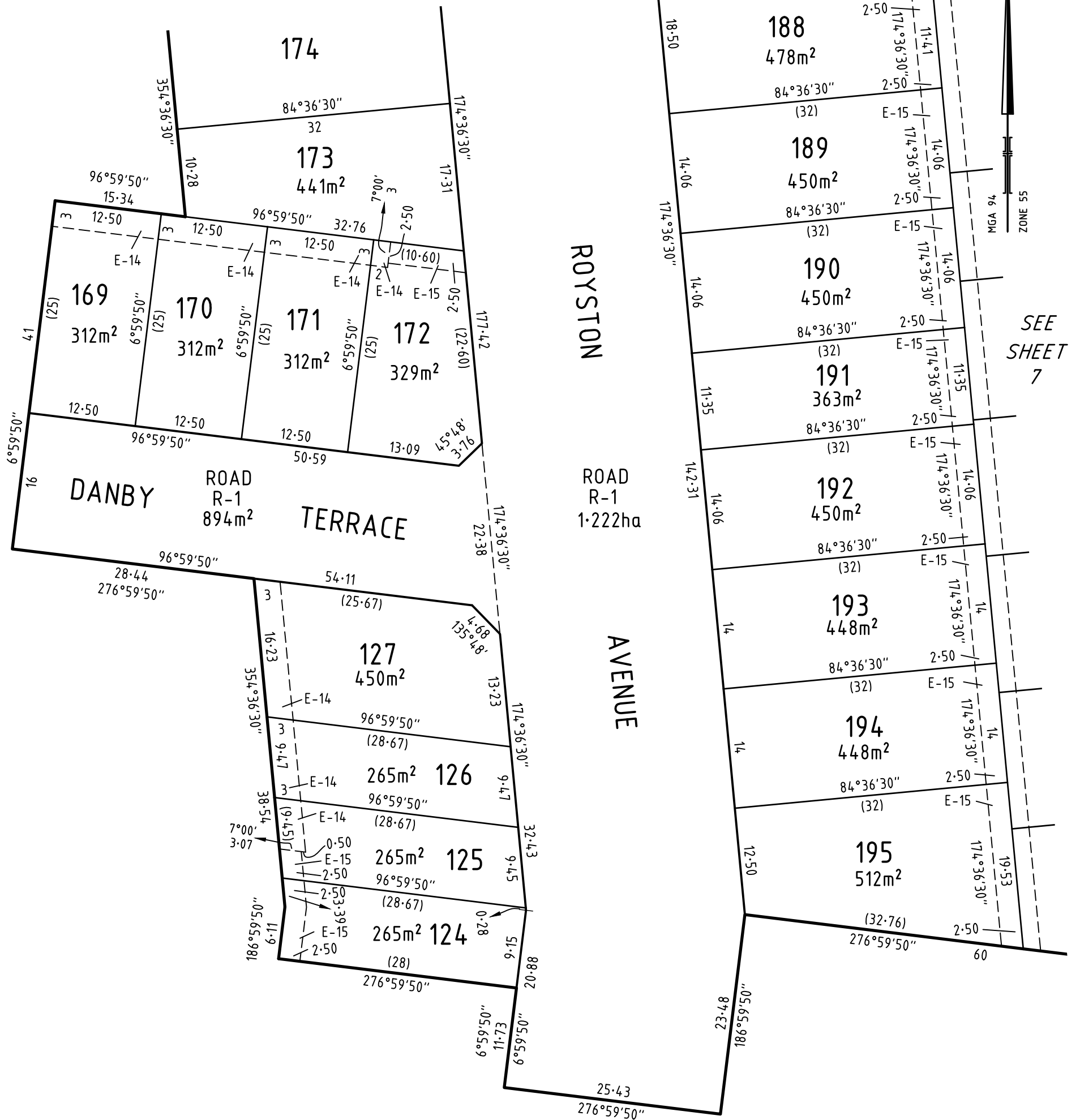


10 Moorabool Street
 PO Box 4032
 Geelong Vic 3220
 T 61 3 5249 6888
 spiire.com.au

Licensed Surveyor: Michael Meehan
 Version: 3

SEE SHEET 8

SEE SHEET 5



SEE SHEET 7

SURVEYOR'S FILE REF: 306712SV00

SCALE 1: 500
 5 0 5 10 15 20
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 6

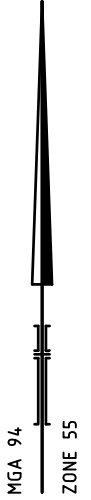
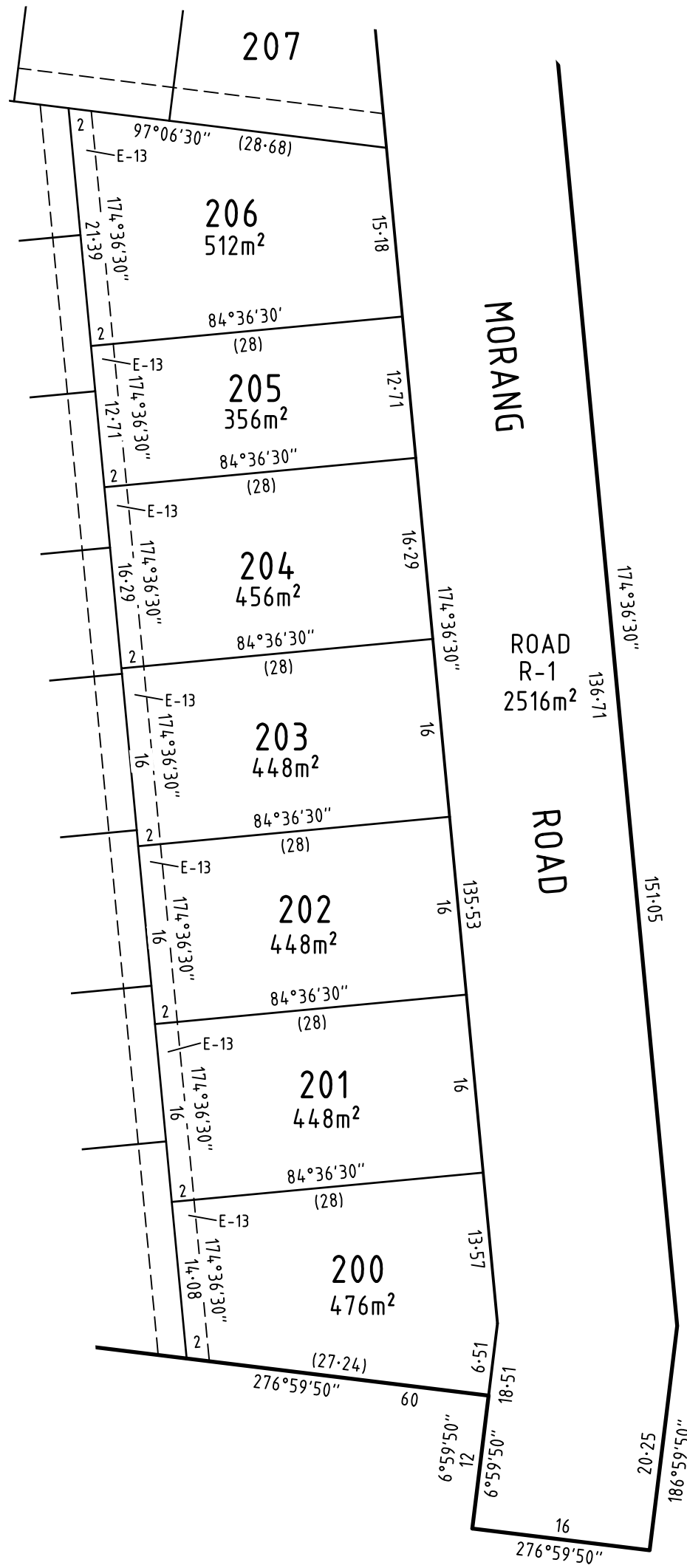


10 Moorabool Street
 PO Box 4032
 Geelong Vic 3220
 T 61 3 5249 6888
 spiire.com.au

Licensed Surveyor: Michael Meehan
 Version: 3

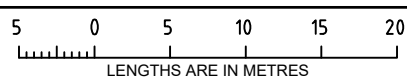
SEE SHEET 8

SEE SHEET 6



SURVEYOR'S FILE REF: 306712SV00

SCALE
1: 500



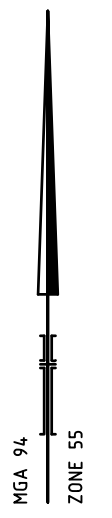
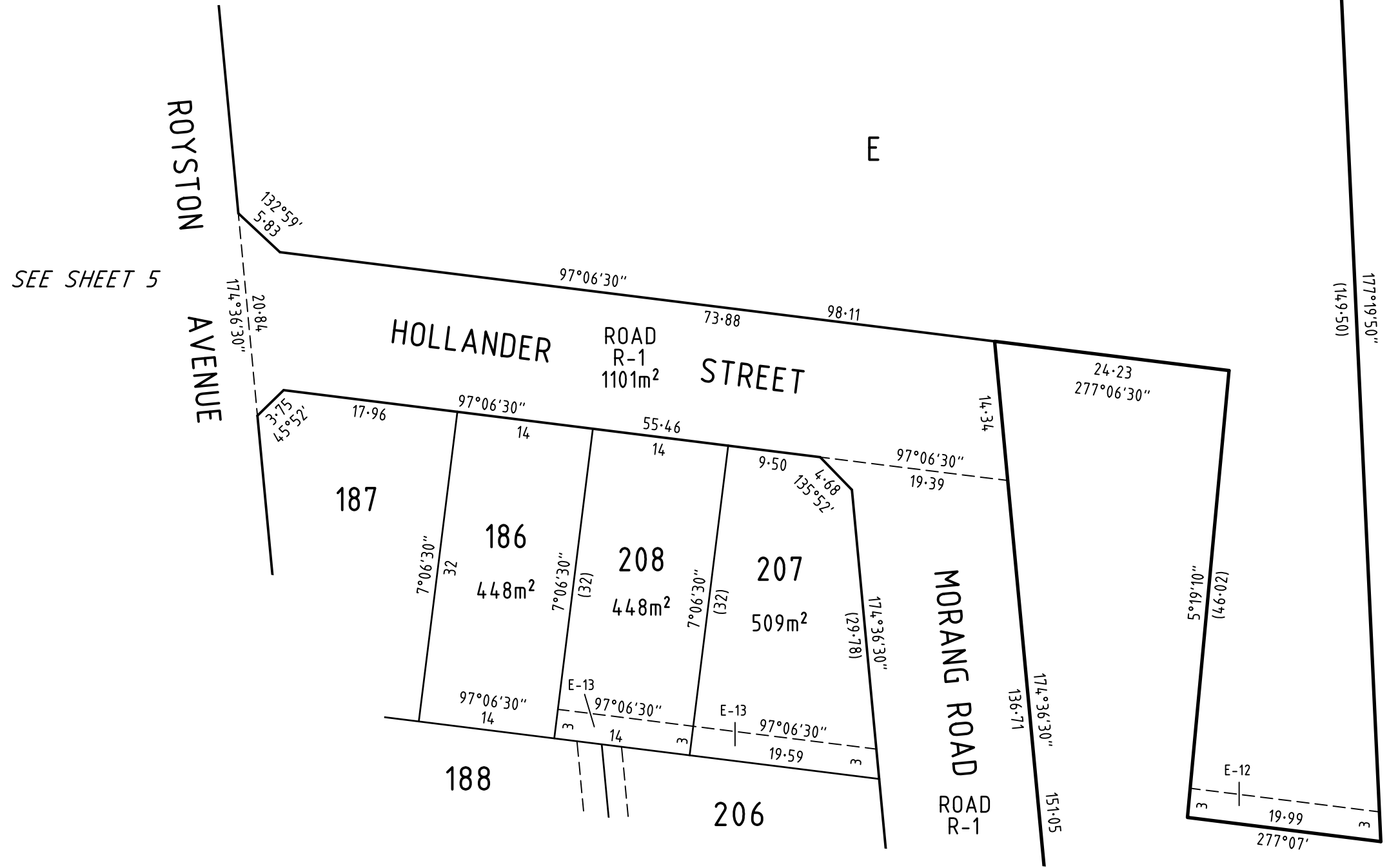
ORIGINAL SHEET
SIZE: A3

SHEET 7



10 Moorabool Street
PO Box 4032
Geelong Vic 3220
T 61 3 5249 6888
spiire.com.au

Licensed Surveyor: Michael Meehan
Version: 3



SURVEYOR'S FILE REF: 306712SV00

SCALE 1: 500

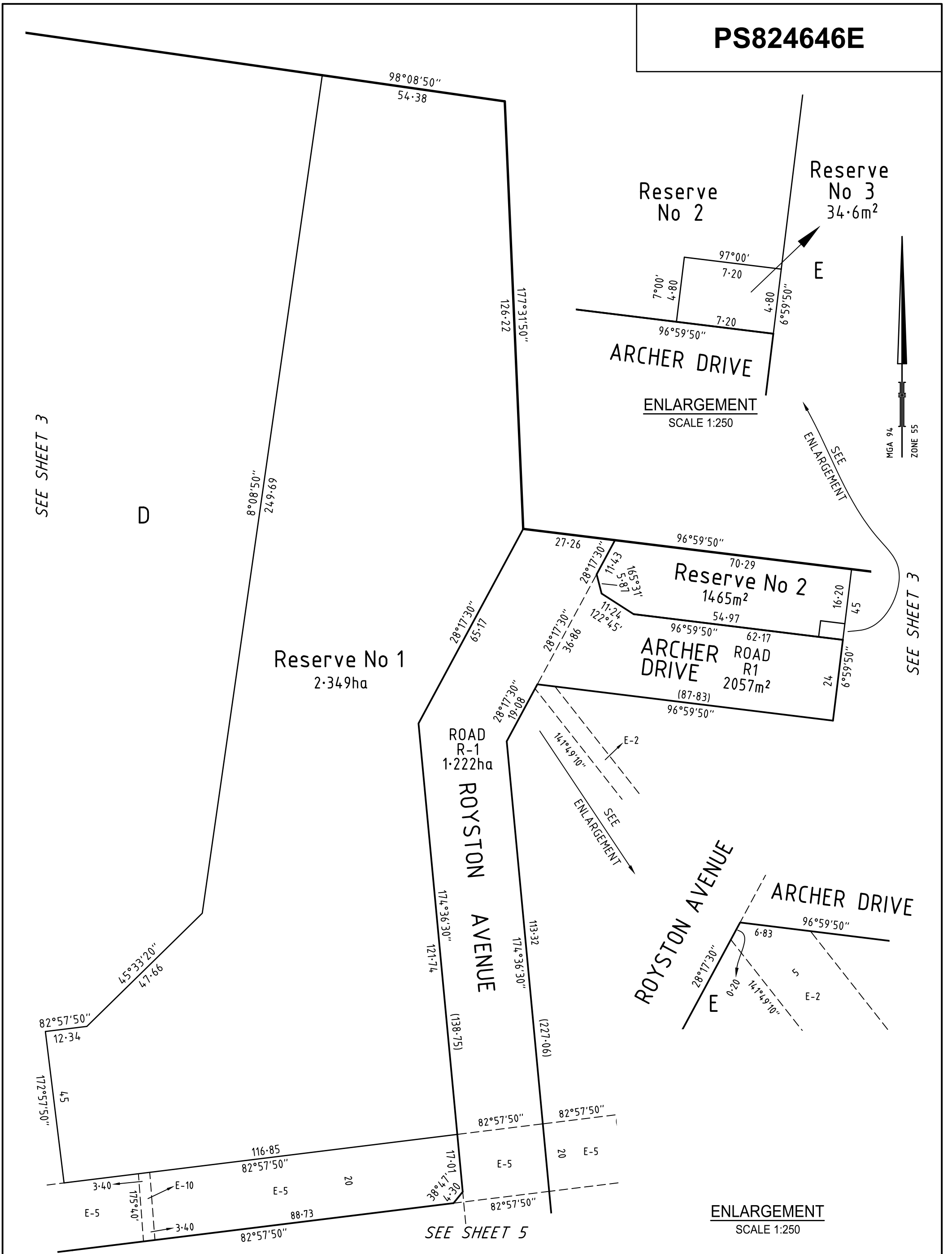
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 8

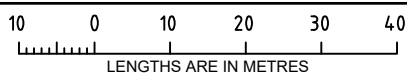
spiire
10 Moorabool Street
PO Box 4032
Geelong Vic 3220
T 61 3 5249 6888
spiire.com.au

Licensed Surveyor: Michael Meehan
Version: 3



SURVEYOR'S FILE REF: 306712SV00

SCALE
1: 1000



ORIGINAL SHEET
SIZE: A3

SHEET 9



10 Moorabool Street
PO Box 4032
Geelong Vic 3220
T 61 3 5249 6888
spiire.com.au

Licensed Surveyor: Michael Meehan
Version: 3

Restriction No 1

Upon registration of this plan the following restriction is created:

Land to Benefit: Lots 103, 104, 124 to 127 (both inclusive), 155 to 159 (both inclusive), 169 to 195 (both inclusive) and 200 to 208 (both inclusive) on this plan.

Land to be Burdened: Lots 103, 104, 124 to 127 (both inclusive), 155 to 159 (both inclusive), 169 to 195 (both inclusive) and 200 to 208 (both inclusive) on this plan.

Description of Restriction:

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

1. Build or permit to be built any building(s) that does not provide 1.0 metre clear horizontal access along the full length of a minimum one side boundary of the lot.

Restriction No 2

Upon registration of this plan the following restriction is created:

Land to Benefit: Lots 103, 104, 124 to 127 (both inclusive), 155 to 159 (both inclusive), 169 to 195 (both inclusive) and 200 to 208 (both inclusive) on this plan.

Land to be Burdened: Lots 124, 125 and 126 on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of a burdened lot must not construct or allow to be constructed any dwelling on any lot, or extension to an existing dwelling unless the dwelling complies with the Small Lot Housing Code; unless otherwise approved by the Responsible Authority.

SURVEYOR'S FILE REF: 306712SV00

ORIGINAL SHEET
SIZE: A3

SHEET 10



10 Moorabool Street
PO Box 4032
Geelong Vic 3220
T 61 3 5249 6888
spiire.com.au

Licensed Surveyor: Michael Meehan
Version: 3