

PLAN OF SUBDIVISION

PS 842974J

LOCATION OF LAND

PARISH: KORKUPERRIMUL
 TOWNSHIP:
 SECTION: 23
 CROWN ALLOTMENT: 1 (PART) & 2 (PART)
 CROWN PORTION:
 TITLE REFERENCE: VOL FOL
 LAST PLAN REFERENCE: LOT B ON PS819388E
 POSTAL ADDRESS: MANNING BOULEVARD
 (at time of subdivision) DARLEY 3340
 MGA CO-ORDINATES: E: 271 900 ZONE:55
 (of approx centre of land N: 5 830 100
 in plan)

VESTING OF ROADS AND/OR RESERVES

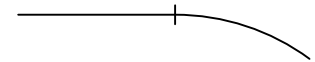
NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	MOORABOOL SHIRE COUNCIL
RESERVE No.1	MOORABOOL SHIRE COUNCIL
RESERVE No.2	POWERCOR AUSTRALIA LTD
RESERVE No.3	GREATER WESTERN WATER CORPORATION

LOTS 1 TO 24 AND 30 TO 37 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

AREA OF LAND SUBDIVIDED (EXCLUDING BALANCE LOT C) - 6.341ha

TANGENT POINTS ARE SHOWN THUS:



NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.

ADDITIONAL PURPOSE OF THIS PLAN:
TO REMOVE THOSE PARTS OF EASEMENT E-3 AND E-4 ON PS819388E NOW CONTAINED IN ROAD R1 ON THIS PLAN.

GROUNDS FOR VARIATION:
AGREEMENT BY ALL INTERESTED PARTIES VIDE SEC 6(1)(k) OF THE SUBDIVISION ACT

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	SEWERAGE DRAINAGE	SEE DIAG. SEE DIAG.	PS819388E PS819388E	WESTERN WATER MOORABOOL SHIRE COUNCIL
E-2	SEWERAGE DRAINAGE	3 3	THIS PLAN THIS PLAN	GREATER WESTERN WATER CORPORATION MOORABOOL SHIRE COUNCIL
E-3	DRAINAGE	2	THIS PLAN	MOORABOOL SHIRE COUNCIL
E-4	SEWERAGE	2	THIS PLAN	GREATER WESTERN WATER CORPORATION

MANNING ESTATE - 3

8 LOTS AND BALANCE LOT C

LICENSED SURVEYOR: ANDREW J. REAY



Lyssna Group Pty Ltd
 ABN 18 616 811 191
 Tel: +61 3 9516 6899
 PO Box 1098, South Melbourne 3205
 Suite 3, 102 Dodds Street
 Southbank VIC 3006 Australia

DATE: 30/05/22
 DRAWING: SU03AF

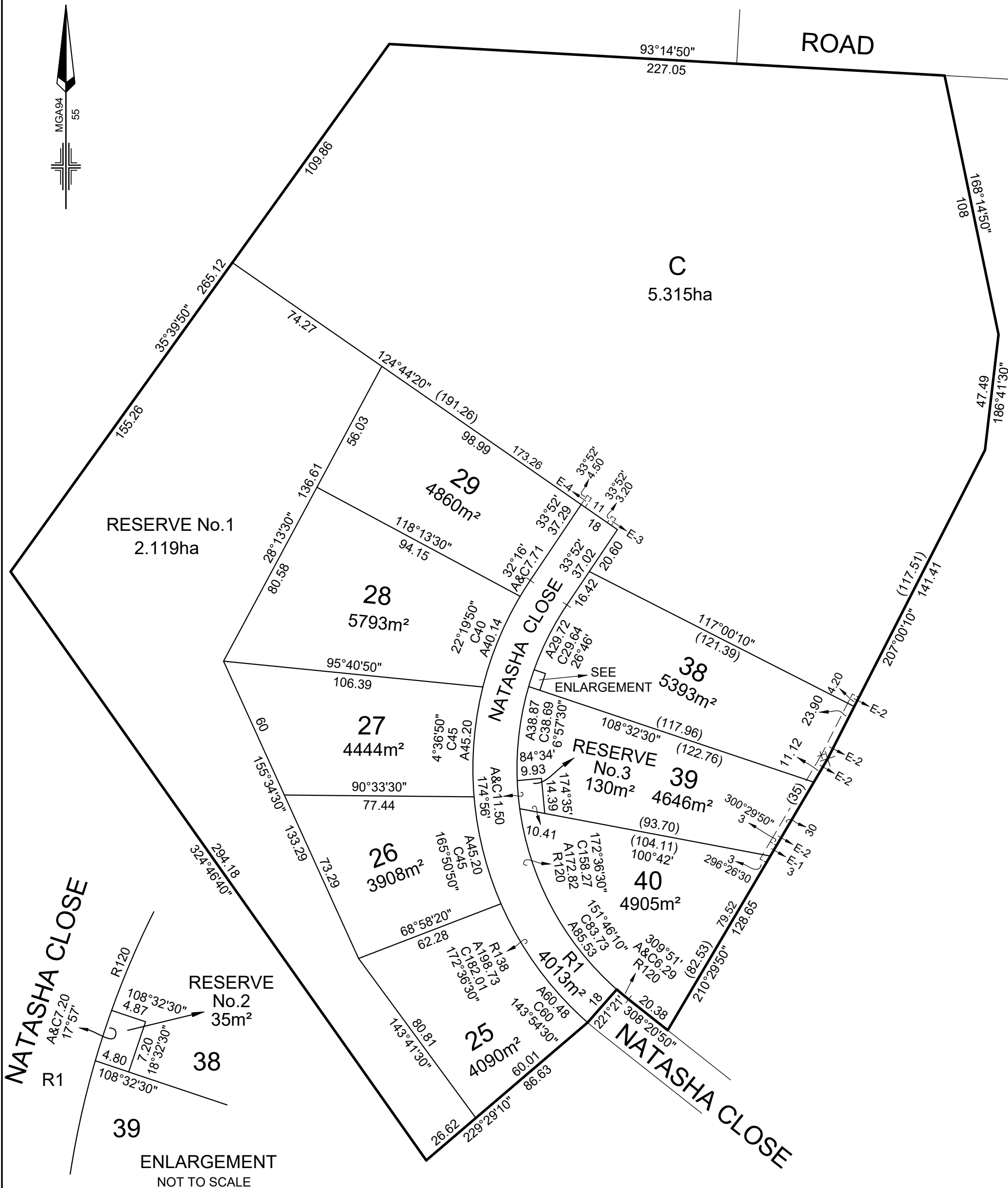
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 DRAWN BY: BA

ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 3

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PLAN OF SUBDIVISION

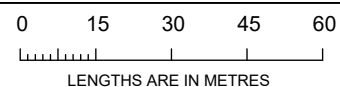
PS 842974J



MANNING ESTATE - 3

LICENSED SURVEYOR: ANDREW J. REAY

SCALE
1:1500



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ORIGINAL SHEET SIZE: A3
 SHEET 2

CREATION OF RESTRICTION "A"

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Burdened Land: Lots 25 to 29 and 38 to 40 (all inclusive) on the Plan of Subdivision

Benefited Land: Lots 25 to 29 and 38 to 40 (all inclusive) on the Plan of Subdivision

DESCRIPTION OF RESTRICTION:

The registered proprietor(s) for the time being of burdened Lots on this Plan of Subdivision shall not:

1. erect or cause to be erected more than one (1) dwelling house except for a dependant person's unit;
2. construct or cause to be constructed external walls of a dwelling house from any materials other than brick, brick veneer, rendered thermal panels, rendered polystyrene, weatherboard cladding, stone or any combinations of those materials;
3. erect or construct a dwelling house having a floor area of less than 200m² within the outer walls thereof which area shall be calculated without taking into account the areas of any carport, garages, terraces, pergolas and/or verandahs or any other buildings or constructions or structures attached hereto;
4. erect or cause to be erected any outbuilding prior to construction of the dwelling house;
5. permit iron, steel or aluminium cladding to be used on external walls or as roofing material on any buildings unless such material is colour bonded;
6. permit any external walls of any outbuilding facing the street frontage of any allotments to be constructed of materials other than the same materials used in the external walls of the dwelling;
7. permit hand made or machine made mud bricks in the construction of any building;
8. permit such dwelling house to be used for anything other than private and non-commercial residential purpose excepting where the dwellings is to be used as a display home for a period not exceeding 12 months.

EXPIRY DATE: 31/12/2023

CREATION OF RESTRICTION "B"

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Burdened Land: Lots 25 to 29 (both inclusive) on the Plan of Subdivision

Benefited Land: Lots 25 to 29 and 38 to 40 (all inclusive) on the Plan of Subdivision

DESCRIPTION OF RESTRICTION:

The registered proprietor(s) for the time being of burdened Lots on this Plan of Subdivision shall not erect or construct a boundary fence which adjoins proposed or existing reserves unless constructed of no more than 20 percent solid or impermeable materials.

MANNING ESTATE - 3



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