

PLAN OF SUBDIVISION

PS 902163S

LOCATION OF LAND

PARISH: PARWAN
TOWNSHIP:
SECTION: 1
CROWN ALLOTMENT: 18 (PART)
CROWN PORTION:
TITLE REFERENCE: VOL FOL

LAST PLAN REFERENCE: LOT A ON PS827128M
POSTAL ADDRESS: BACCHUS MARSH-BALLIANG ROAD
 (at time of subdivision) MADDINGLEY VIC 3340

MGA CO-ORDINATES: E: 272 100 ZONE:55
 (of approx centre of land in plan) N: 5 824 750

Council Name: Moorabool Shire Council
Council Reference Number: CA2010066 S2
Planning Permit Reference: CA2010066
SPEAR Reference Number: S180271C

Certification
 This plan is certified under section 11 (7) of the Subdivision Act 1988
 Date of original certification under section 6 of the Subdivision Act 1988: 22/03/2023

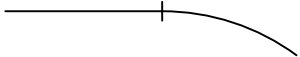
Public Open Space
 A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement is to be satisfied in stage: 2

 Digitally signed by: Mark Lovell for Moorabool Shire Council on 01/03/2024

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	MOORABOOL SHIRE COUNCIL
RESERVE No.1	MOORABOOL SHIRE COUNCIL

AREA OF LAND SUBDIVIDED - 2.818ha
 LOTS 1 TO 21 AND 38 TO 54 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN
 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 PURPOSES OF THIS PLAN:
 1. TO REMOVE THAT PART OF EASEMENTS E-1 ON PS827128M NOW CONTAINED IN ROAD R1 ON THIS PLAN
 2. TO REMOVE THOSE PARTS OF EASEMENT E-3 ON PS827128M NOW CONTAINED IN RESERVE No.1 ON THIS PLAN
 3. TO REMOVE THE DRAINAGE COMPONENT OF EASEMENT E-1 ON PS827128M NOW CONTAINED IN RESERVE No.1 ON THIS PLAN.

GROUNDS FOR REMOVAL:
 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	DRAINAGE	3	PS827128M	MOORABOOL SHIRE COUNCIL
E-1	SEWERAGE	3	PS827128M	GREATER WESTERN WATER CORPORATION
E-2	SEWERAGE	SEE DIAG.	PS827128M	GREATER WESTERN WATER CORPORATION
E-2	DRAINAGE	SEE DIAG.	THIS PLAN	MOORABOOL SHIRE COUNCIL
E-3	SEWERAGE	3	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-3	DRAINAGE	3	THIS PLAN	MOORABOOL SHIRE COUNCIL
E-4	POWERLINE	2	THIS PLAN (SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD
E-5	SEWERAGE	2.50	PS827128M	GREATER WESTERN WATER CORPORATION
E-6	POWERLINE (UNDERGROUND)	2.50	THIS PLAN (SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD
E-6	SEWERAGE	2.50	PS827128M	GREATER WESTERN WATER CORPORATION

HILLVIEW SOUTH ESTATE - STAGE 2

37 LOTS

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: 14/09/23 REFERENCE: AA0048
 DRAWING: SU02AF DRAWN BY: BA

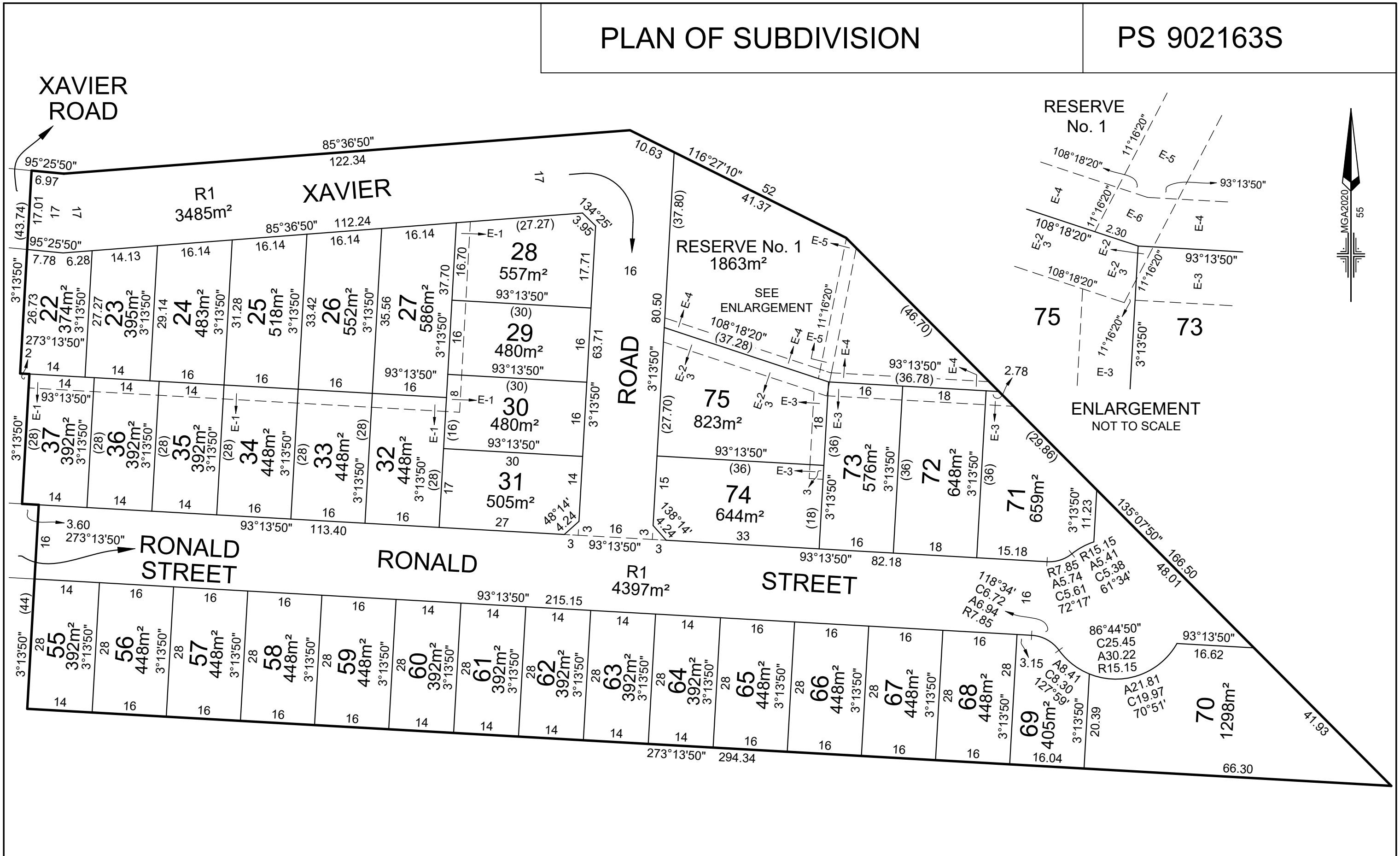
ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 3

Digitally signed by: Andrew Reay, Licensed Surveyor,
 Surveyor's Plan Version (F),
 15/09/2023, SPEAR Ref: S180271C

LyssnaGroup.com

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PS 902163S



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HILLVIEW SOUTH ESTATE - STAGE 2
 LICENSED SURVEYOR: ANDREW J. REAY
 DATE: 14/09/23 REFERENCE: AA0048
 DRAWING: SU02AF DRAWN BY: BA

SCALE: 1:750
 0 7.5 15 22.5 30
 LENGTHS ARE IN METRES
 Digitally signed by: Andrew Reay, Licensed Surveyor,
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 15/09/2023, SPEAR Ref: S180271C

ORIGINAL SHEET SIZE: A3 SHEET 2
 Digitally signed by:
 Moorabool Shire Council,
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CREATION OF RESTRICTION "A"

The following restriction is to be created upon registration of this Plan:

Land to benefit: Lots 22 to 37 and Lots 55 to 75 (all inclusive) on the Plan of Subdivision

Land to be burdened: Lots 22 to 37 and Lots 55 to 75 (all inclusive) on the Plan of Subdivision

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot on this Plan to which any of the following restrictions apply shall not:

1. (i) Place or allow to be placed on the Lot any vehicle having carrying capacity of one tonne or more or any boat, caravan, trailer unless screened from view of any street adjacent to or abutting such lot;
- (ii) Place or allow to be placed any two way radio or other aerial, any satellite dish or any other media or electronic communication aerial or device which may be visible to the front of the lot;
- (iii) Carry on or allow to be carried on at any time, repairs or restoration of any motor vehicle, boats, caravans, trailers or other vehicles unless screened from view of any street adjacent to or abutting such lot;
- (iv) Place or allow to be placed on the Lot clothes hoist or clothesline or airer used for clothes drying or airing which is visible from any street adjacent to or abutting such lot.

2. At any time erect, construct, build or permit to be erected, constructed or built on the Lot any externally mounted air-conditioning, evaporate cooling unit or device or any other plant and equipment including any solar hot water system tank (not solar panels) unless it:
 - (i) is similar in colour as the predominant colour of the roofing on which the unit or device is mounted;
 - (ii) is not visible from any street from the front of house; and
 - (iii) has its highest point lower than the peak ridge of the roof of the dwelling on the Lot.

3. Allow:
 - (i) any rubbish or debris to remain on any Lot at anytime and during construction periods unless such rubbish or debris is stored in bin/skip in proper and tidy manner;
 - (ii) any grass and weeds to grow over 200mm in height at anytime and to be slashed in accordance with Moorabool Shire Council;
 - (iii) any signage unless the sign of a Builder during the construction period;
 - (iv) leave the lot in the state of disrepair;
 - (v) erect, cause or permit to be erected or remain on the lot any type of front fence or side fence forward of the front facade of the dwelling;
 - (vi) construct any side or rear boundary fencing on the lot other than that constructed of masonry, colourbond or timber;
 - (vii) construct any side or rear boundary fencing that is not at least 1800mm in height;
 - (viii) erect, cause or permit to be erected or remain on the lot a dwelling (excluding garages, verandas and balconies) other than a minimum size of 110m² except for multi occupancy development;
 - (ix) erect, cause or permit to be erected or remain on the lot a dwelling (excluding garages) set back less than 4m from the lot frontage except for allotments being developed for multi occupancy;
 - (x) erect, cause or permit to be erected or remain on the lot a garage set back less than 5.4m in frontage except for corner allotments being developed for multi occupancy;
 - (xi) use reflective materials for the roof or any building (other than a garden shed) except for panels for the collection of solar energy;
 - (xii) construct a roof (other than a garden shed) visible from a road and with a pitch of less than 22 degrees;
 - (xiii) construct on the lot more than one driveway and crossover with the consent of the Moorabool Shire Council or its successors;
 - (xiv) erect, cause or permit to be erected or remain on the lot any temporary, relocatable buildings or structures including storerooms and garden sheds unless for use in connection with the building of the dwelling house;
 - (xv) occupy the dwelling without the driveway being fully constructed.

4. Neglect to complete front landscaping on the lot within 6 months of the occupancy Permit date.

5. Build or permit to be built 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.

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