

PLAN OF SUBDIVISION

PS 842978A

LOCATION OF LAND

PARISH: KORKUPERRIMUL
 TOWNSHIP:
 SECTION: 23
 CROWN ALLOTMENT: 7 (PART)
 CROWN PORTION:
 TITLE REFERENCE: VOL 12277 FOL 811

 LAST PLAN REFERENCE: LOT G ON PS819389C
 POSTAL ADDRESS: MANNING BOULEVARD
 (at time of subdivision) BACCHUS MARSH, 3340

 MGA CO-ORDINATES: E: 272 450 ZONE:55
 (of approx centre of land N: 5 829 950
 in plan)

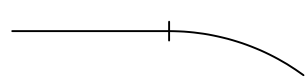
VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1 RESERVE No.2	MOORABOOL SHIRE COUNCIL MOORABOOL SHIRE COUNCIL MOORABOOL SHIRE COUNCIL

LOTS 1 TO 400 AND A TO G (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

AREA OF LAND SUBDIVIDED (EXCLUDING BALANCE LOT H) - 3.884ha

TANGENT POINTS ARE SHOWN THUS: 

ADDITIONAL PURPOSE OF THIS PLAN:
 TO REMOVE THE PART OF EASEMENT E-1 ON PS819389C NOW CONTAINED IN ROAD R1 ON THIS PLAN AND TO REMOVE ALL OF EASEMENT E-5 ON PS819389C

GROUND FOR REMOVAL:
 AGREEMENT BY ALL INTERESTED PARTIES VIDE SEC 6(1) (K) OF THE SUBDIVISION ACT

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:
 This plan is based on survey.

 STAGING:
 This is not a staged subdivision.

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	SEE DIAG	PS637732E	MOORABOOL SHIRE COUNCIL
E-1	SEWERAGE	SEE DIAG	PS637732E	WESTERN WATER
E-2	DRAINAGE	SEE DIAG	PS819389C	MOORABOOL SHIRE COUNCIL
E-2	SEWERAGE	SEE DIAG	PS819389C	WESTERN WATER
E-3	SEWERAGE	SEE DIAG	THIS PLAN	WESTERN WATER
E-4	DRAINAGE	SEE DIAG	THIS PLAN	MOORABOOL SHIRE COUNCIL
E-4	SEWERAGE	SEE DIAG	THIS PLAN	WESTERN WATER
E-5	POWER LINE	1.50	THIS PLAN	POWERCOR AUSTRALIA LTD

SUMMERFIELD NORTH - 4

41 LOTS AND BALANCE LOT H

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

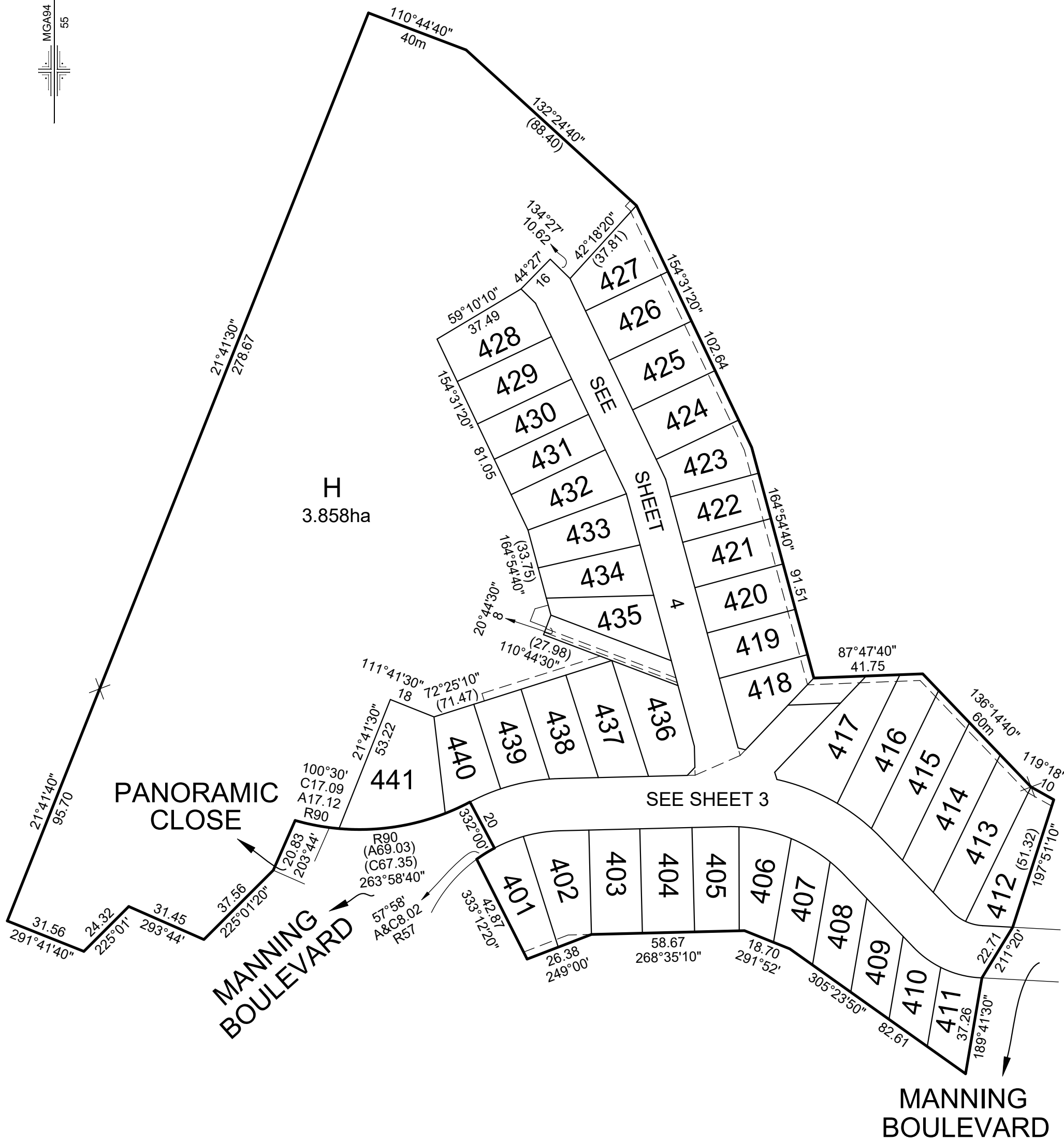
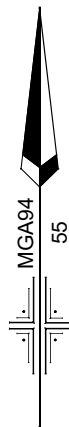
DATE: 04/06/21 REFERENCE: AA0019
 DRAWING: SU04AD DRAWN BY: LS

ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 5

LyssnaGroup.com

PLAN OF SUBDIVISION

PS 842978A



H
3.858ha

PANORAMIC
CLOSE

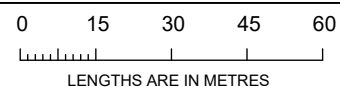
MANNING
BOULEVARD

MANNING
BOULEVARD

SUMMERFIELD NORTH - 4

LICENSED SURVEYOR: ANDREW J. REAY

SCALE
1:1500



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

LyssnaGroup.com

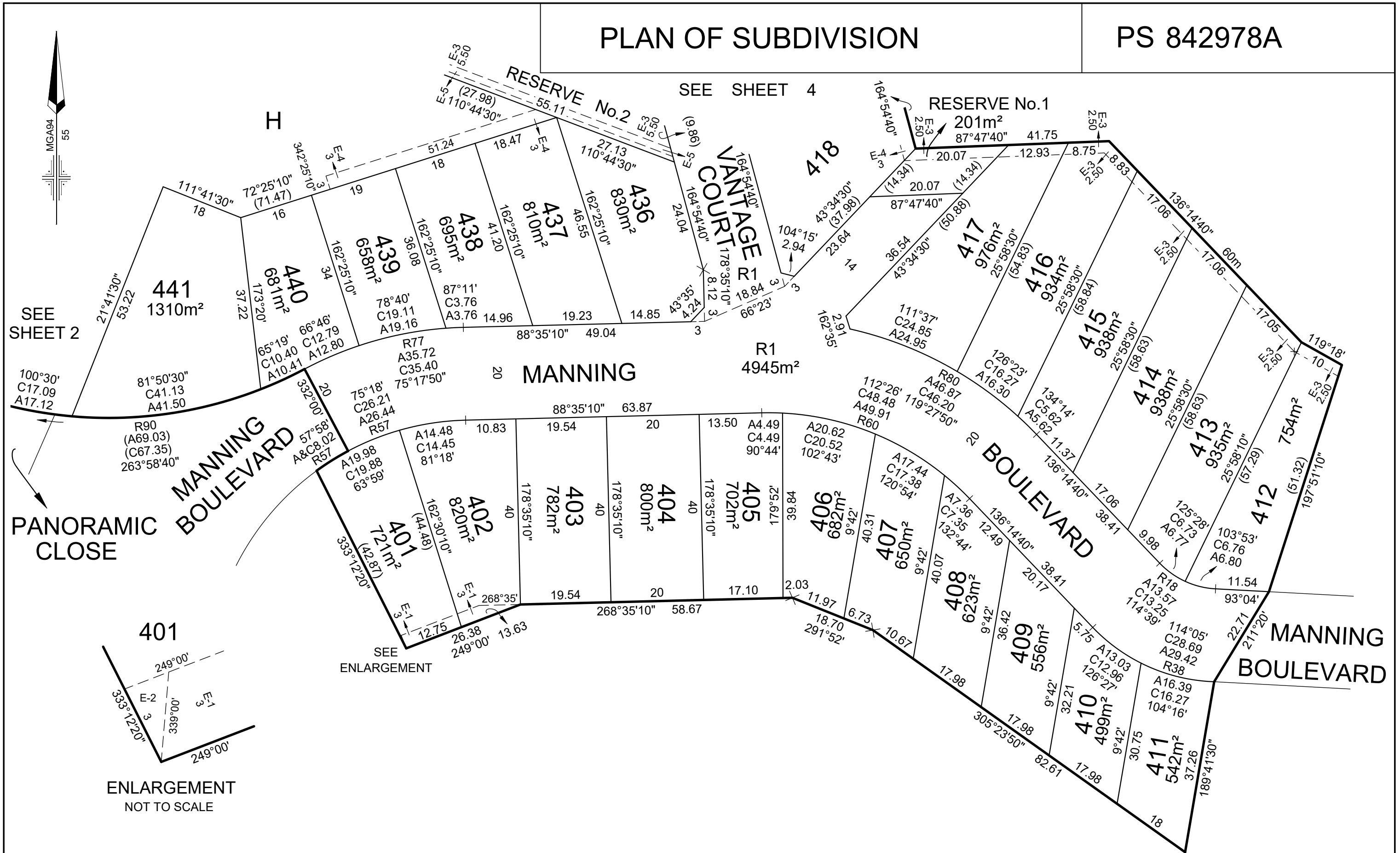
DATE: 04/06/21
DRAWING: SU04AD

REFERENCE: AA0019
DRAWN BY: LS

ORIGINAL SHEET SIZE: A3
SHEET 2

PLAN OF SUBDIVISION

PS 842978A



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

SUMMERFIELD NORTH - 4
 LICENSED SURVEYOR: ANDREW J. REAY
 DATE: 04/06/21 REFERENCE: AA0019
 DRAWING: SU04AD DRAWN BY: LS

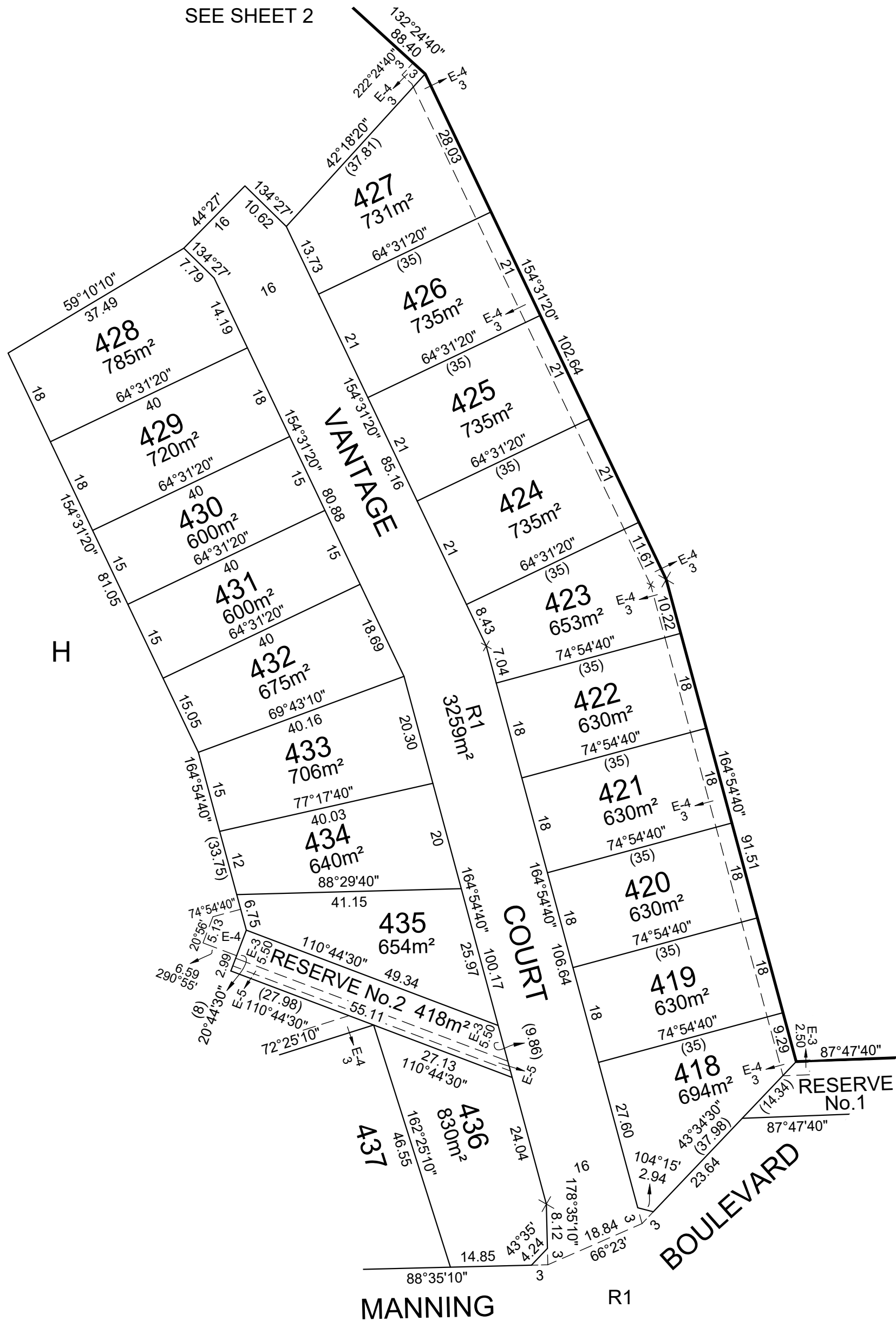
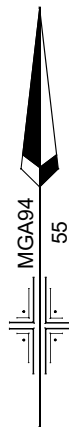
SCALE
 1:750
 0 7.5 15 22.5 30
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 SHEET 3

PLAN OF SUBDIVISION

PS 842978A

SEE SHEET 2

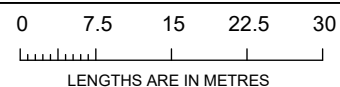


SEE SHEET 3

SUMMERFIELD NORTH - 4

LICENSED SURVEYOR: ANDREW J. REAY

SCALE
1:750



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

LyssnaGroup.com

DATE: 04/06/21
 DRAWING: SU04AD

REFERENCE: AA0019
 DRAWN BY: LS

ORIGINAL SHEET SIZE: A3
 SHEET 4

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 401 to 441 (both inclusive) on the Plan of Subdivision

Benefited Land: Lots 401 to 441 (both inclusive) on the Plan of Subdivision

DESCRIPTION OF RESTRICTION

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

1. erect or cause to be erected more than one (1) dwelling house of which external walls must consist of brick, brick veneer, rendered thermal panels, rendered polystyrene, weatherboard cladding, stone or any combination of those materials upon each Lot described under the burdened land;
2. erect or construct a dwelling house on the Lot hereby transferred having a floor area of less than 140m² 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;
3. erect or cause to be erected any outbuilding prior to construction of the dwelling house;
4. erect or construct a boundary fence on the Lot hereby transferred from materials other than brick, stone, colourbond and/or timber;
5. permit iron, steel or aluminium cladding to be used on external walls or as roofing material on any outbuildings 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 dwelling is to be used as a display home for a period not exceeding 12 months;
9. remove, destroy or lop any trees from those lots that contain endorsed approved building envelopes under Permit PA205-036-3 without prior consent of Moorabool Shire Council.

Expiry Date: 31/12/2024

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 412 - 427 (both inclusive) on the Plan of Subdivision

Benefited Land: Lots 401 - 441 (both inclusive) on the Plan of Subdivision

DESCRIPTION OF RESTRICTION

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

1. construct a dwelling unless that dwelling is designed to achieve an appropriate visual connection to the adjoining municipal reserve;
2. construct a dwelling where the construction plans have not been submitted to and approved by Moorabool Shire Council;
3. vary the rear fencing which detrimentally impacts the visual connection to the municipal reserve without prior written consent of Moorabool Shire Council.

SUMMERFIELD NORTH - 4



LyssnaGroup.com

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

LICENSED SURVEYOR: ANDREW J. REAY

DATE: 04/06/21
 DRAWING: SU04AD

REFERENCE: AA0019
 DRAWN BY: LS

ORIGINAL SHEET SIZE: A3
 SHEET 5