

PLAN OF SUBDIVISION

PS 821033G / S1

LOCATION OF LAND

PARISH: MORANGHURK
TOWNSHIP:
SECTION:
CROWN ALLOTMENT:
CROWN PORTION: 163 (PART), 164 (PART), 165 (PART)
 166 (PART), 171 (PART), 172
 & 173 (PART)
TITLE REFERENCE: VOL 11570 FOL 470
 VOL 11917 FOL 542
LAST PLAN REFERENCE: LOT 1 ON PS734655E
 LOTS 1 TO 6 ON TP78608G
POSTAL ADDRESS: 205 - 245 OHALLORANS ROAD
 (at time of subdivision) LARA 3212
MGA CO-ORDINATES: E: 269 700 ZONE:55
 (of approx centre of land N: 5 789 000
 in plan)

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	CITY OF GREATER GEELONG POWERCOR AUSTRALIA LTD

LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
 This plan is based on survey.

STAGING:
 This is a staged subdivision.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS - SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS

ADDITIONAL PURPOSE OF THIS PLAN:
 TO REMOVE EASEMENT E-1 ON PS734655E NOW CONTAINED IN ROAD R1 ON THIS PLAN

GROUNDS FOR REMOVAL:
 ROAD MANAGEMENT ACT 2004 - SCHEDULE 5, CLAUSE 14(a)

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	

CORIDALE - STAGE 1

50 LOTS & BALANCE LOTS S2 & S3

LICENSED SURVEYOR: ANDREW J. REAY



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 Suite 3, 102 Dodds Street
 Southbank VIC 3006 Australia

DATE: 20/09/19 REFERENCE: AA0047
 DRAWING: SU01AS DRAWN BY: LS

ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 7

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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	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-2	GAS TRANSMISSION PIPELINE	20	V838710W	TRANSMISSION PIPELINES AUSTRALIA (ASSETS) PTY LTD
E-3	DRAINAGE	2	THIS PLAN	CITY OF GREATER GEELONG
E-4	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN SEC. 136 WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-5	DRAINAGE	3.02	E148849	LOT A ON LP90408
E-6	TRANSMISSION OF ELECTRICITY	SEE DIAG	A434038	STATE ELECTRICITY COMMISSION OF VICTORIA
E-7	DRAINAGE TRANSMISSION OF ELECTRICITY WATER SUPPLY PURPOSES	3.02 3.02 3.02	E148849 A434038 AJ284715T	LOT A ON LP90408 STATE ELECTRICITY COMMISSION OF VICTORIA BARWON REGION WATER CORPORATION
E-8	DRAINAGE TRANSMISSION OF ELECTRICITY	3.02 3.02	E148849 A434038	LOT A ON LP90408 STATE ELECTRICITY COMMISSION OF VICTORIA
E-9	TRANSMISSION OF ELECTRICITY WATER SUPPLY PURPOSES	10 10	A434038 AJ284715T	STATE ELECTRICITY COMMISSION OF VICTORIA BARWON REGION WATER CORPORATION
E-10	CARRIAGEWAY	SEE DIAG	THIS PLAN	CITY OF GREATER GEELONG

CORIDALE - STAGE 1

LICENSED SURVEYOR: ANDREW J. REAY



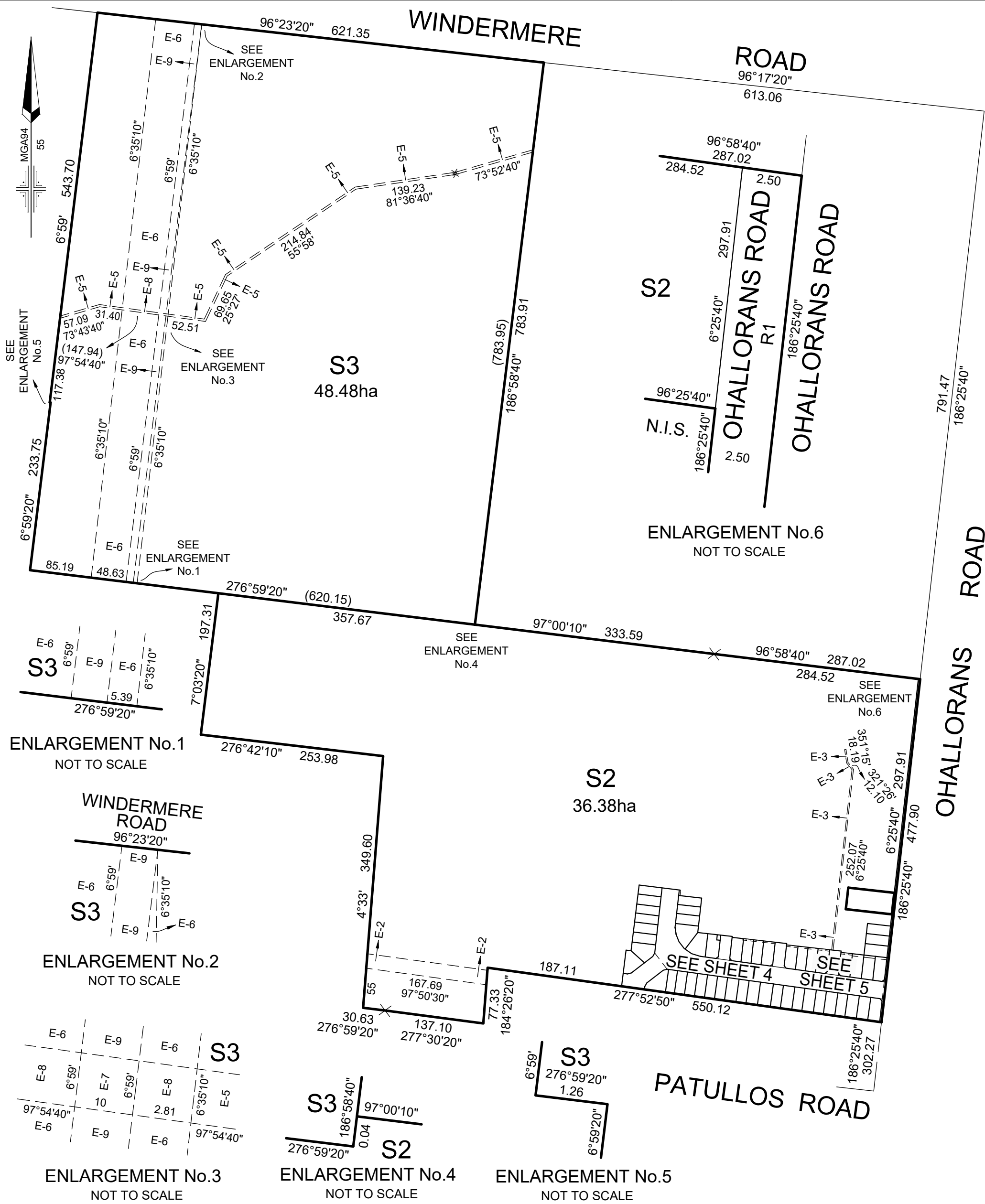
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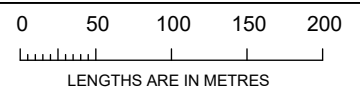
ORIGINAL SHEET SIZE: A3
 SHEET 2



CORIDALE - STAGE 1

LICENSED SURVEYOR: ANDREW J. REAY

SCALE
1:5000



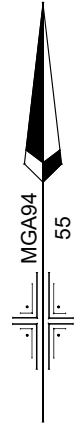
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 SHEET 3

PLAN OF SUBDIVISION

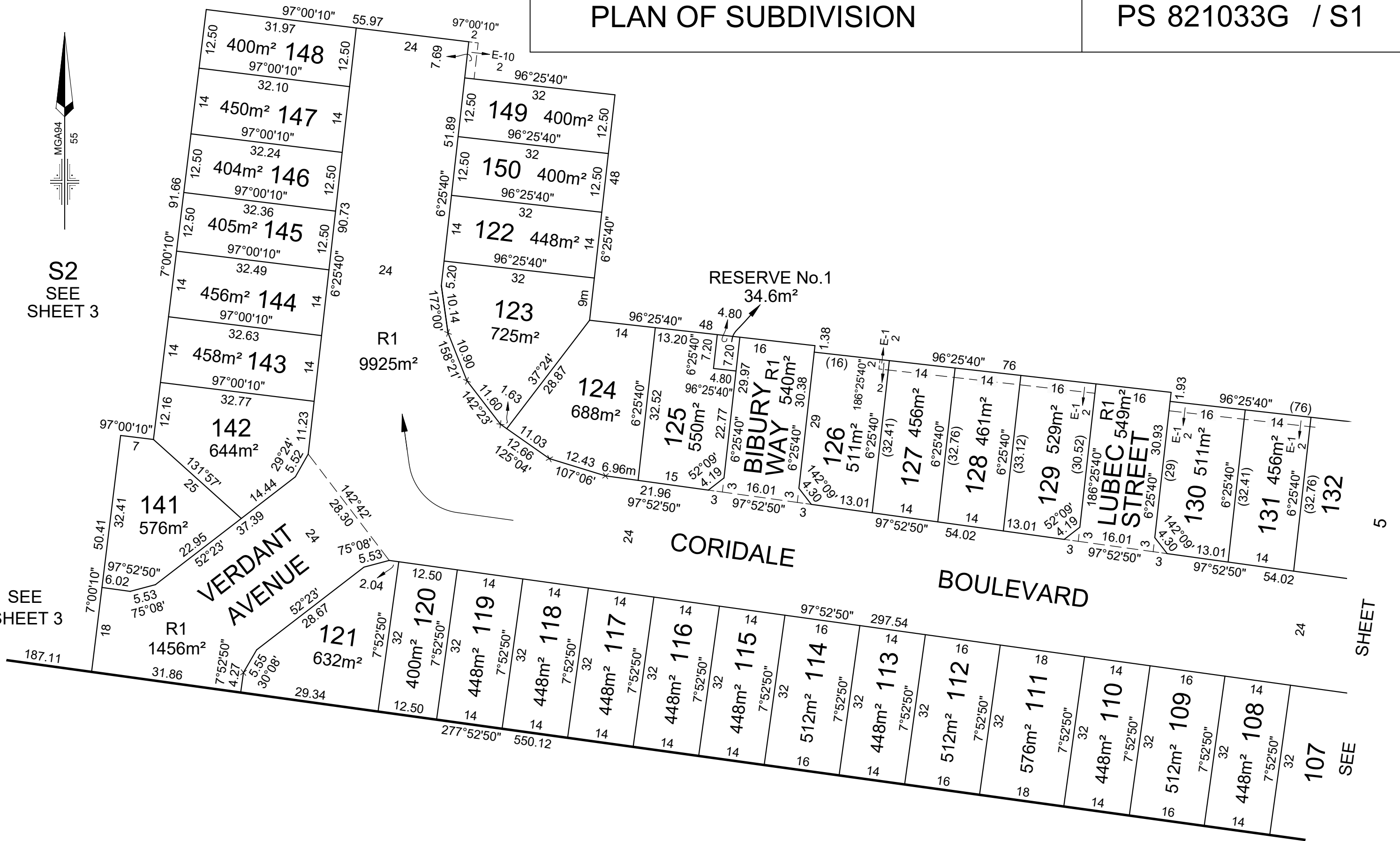
PS 821033G / S1



S2
SEE
SHEET 3

SEE
SHEET 3

SHEET
5



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CORIDALE - STAGE 1
 LICENSED SURVEYOR: ANDREW J. REAY
 DATE: 20/09/19 REFERENCE: AA0047
 DRAWING: SU01AS DRAWN BY: LS

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

ORIGINAL SHEET
 SIZE: A3
 SHEET 4

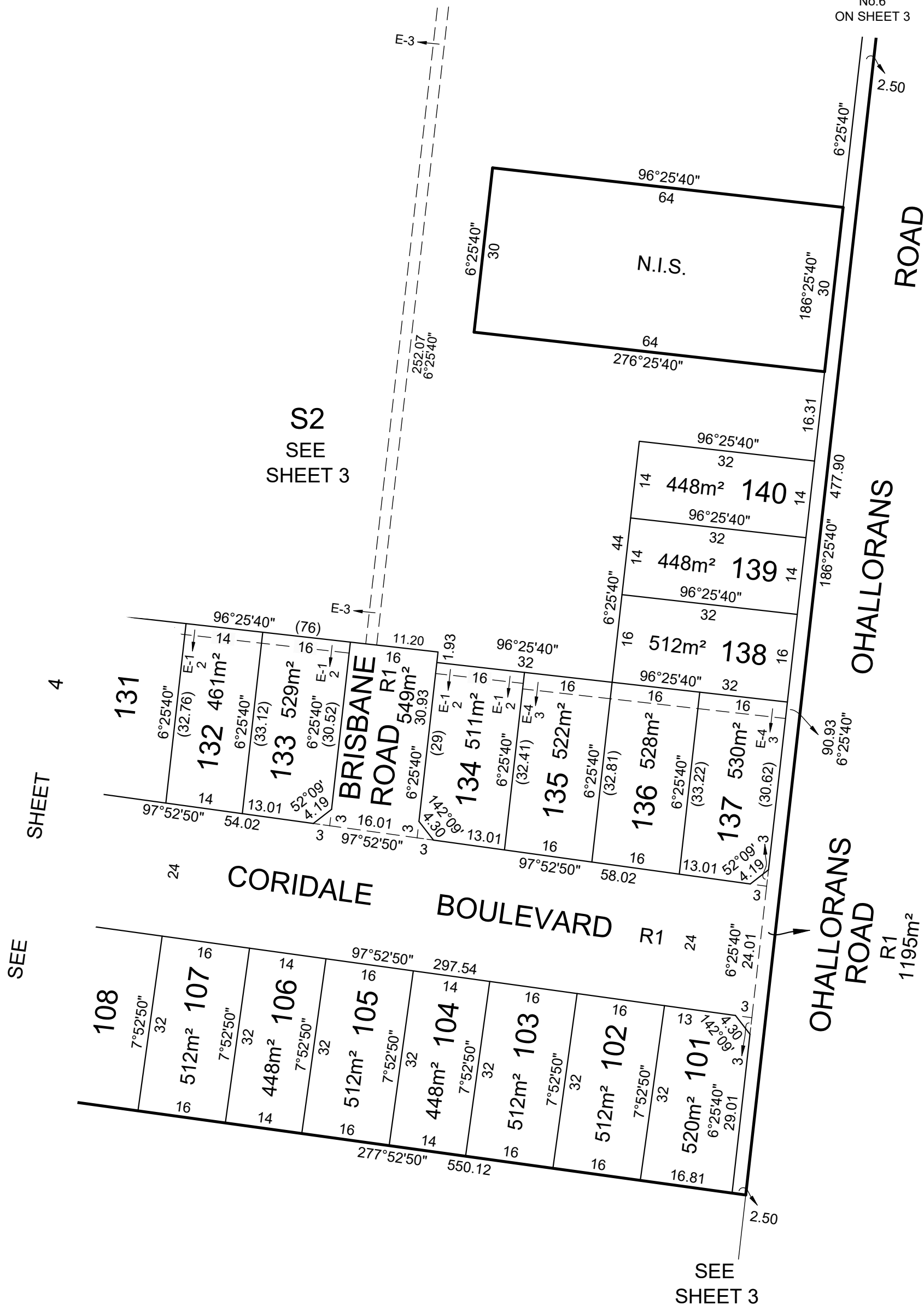
PLAN OF SUBDIVISION

PS 821033G / S1



SEE SHEET 3

SEE ENLARGEMENT No.6 ON SHEET 3



SEE SHEET 4

S2 SEE SHEET 3

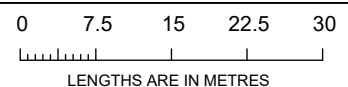
SEE SHEET 3

CORIDALE - STAGE 1

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SCALE 1:750



ORIGINAL SHEET SIZE: A3
SHEET 5

CREATION OF RESTRICTION "A"

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

Land to benefit: Lots 101 to 150 (both inclusive) on this plan

Land to be burdened: Lots 101 to 150 (both inclusive) on this plan

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of a lot on this Plan of Subdivision his, her, their or its heirs executors administrators and transferees shall not at any time on the said lot or any part or parts thereof:

- (i) build or allow to be built on the lot any building other than in accordance with the restrictions contained in Memorandum of Common Provisions (MCP) registered in Dealing No. which are incorporated into this plan.
- (ii) build or cause to be built or allow to be built or allow to remain standing more than one private dwelling-house (which expression shall include a house, apartment, unit or flat).
- (iii) build or cause to be built or allow to be built or allow to remain standing a dwelling-house or any other improvements, or carry out cause to be carried out or allow to be carried out any building or construction works on the lot prior to 1 January 2029 unless:
 - (A) copies of building plans, elevations, roof plan, site plan (incorporating set-back from all boundaries, building envelope, existing contours, proposed finished floor levels and site levels, all proposed driveways and paths, details of fences and outbuildings and landscaping) and schedule of external colours and materials ("plans") have been submitted to the Design Assessment Panel, at the address in the Design Guidelines (as amended from time to time); and
 - (B) the plans comply with both the approved Building Envelopes and Design Guidelines as specified in the Planning Permit that deals with all siting and other matters that would otherwise be regulated by Part 5 of the Building Regulations 2018 (or any superseding regulation), a copy of which can be obtained from the website at www.villawoodproperties.com.au/community/coridale; and
 - (C) the Design Assessment Panel or such other entity as may be nominated by the Design Assessment Panel from time to time has given its written approval to the plans prior to the commencement of works; and
- (iv) Subdivide or cause to subdivide or allow to be subdivided the burdened land.
- (v) allow any of the above restrictions to be changed or amended unless otherwise approved in writing by the responsible authority and the Design Assessment Panel.

CORIDALE - STAGE 1



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 SHEET 6

PLAN OF SUBDIVISION

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OWNERS CORPORATION No.1

LAND AFFECTED BY OWNERS CORPORATION:
LOTS 101 TO 150 (BOTH INCLUSIVE), S2 & S3

LIMITATION ON OWNERS CORPORATION:
UNLIMITED

NOTATIONS

NIL

LOT ENTITLEMENT AND LOT LIABILITY

LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY
101	10	10	147	10	10			
102	10	10	148	10	10			
103	10	10	149	10	10			
104	10	10	150	10	10			
105	10	10						
106	10	10	S2	50000	1			
107	10	10	S3	50000	1			
108	10	10						
109	10	10						
110	10	10						
111	10	10						
112	10	10						
113	10	10						
114	10	10						
115	10	10						
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133	10	10						
134	10	10						
135	10	10						
136	10	10						
137	10	10						
138	10	10						
139	10	10						
140	10	10						
141	10	10						
142	10	10						
143	10	10						
144	10	10						
145	10	10						
146	10	10						
			TOTAL	100500	502			

CORIDALE - STAGE 1

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SHEET 7