

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
 EASEMENTS E-3 AND E-11 TO E-13 (BOTH INCLUSIVE) HAVE BEEN
 OMITTED FROM THIS STAGE
 LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS
 CORPORATIONS - SEE OWNERS CORPORATION SEARCH REPORT FOR
 DETAILS

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
This plan is based on survey.
 STAGING:
This is a staged subdivision.

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)
 ADDITIONAL PURPOSE OF THIS PLAN:
TO REMOVE THE EASEMENT CREATED IN INSTRUMENT No. AT589164T
 GROUNDS FOR REMOVAL:
AGREEMENT BY ALL INTERESTED PARTIES

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



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: 18/12/20 REFERENCE: AA0047
 DRAWING: SU01AY DRAWN BY: LS

ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 7

LyssnaGroup.com

PLAN OF SUBDIVISION

PS 821033G / S1

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	PIPELINE PURPOSES	20	V838710W	TRANSMISSION PIPELINES AUSTRALIA (ASSETS) PTY LTD
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
E-14	POWERLINE	SEE DIAG	THIS PLAN (SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD

CORIDALE - STAGE 1

LICENSED SURVEYOR: ANDREW J. REAY



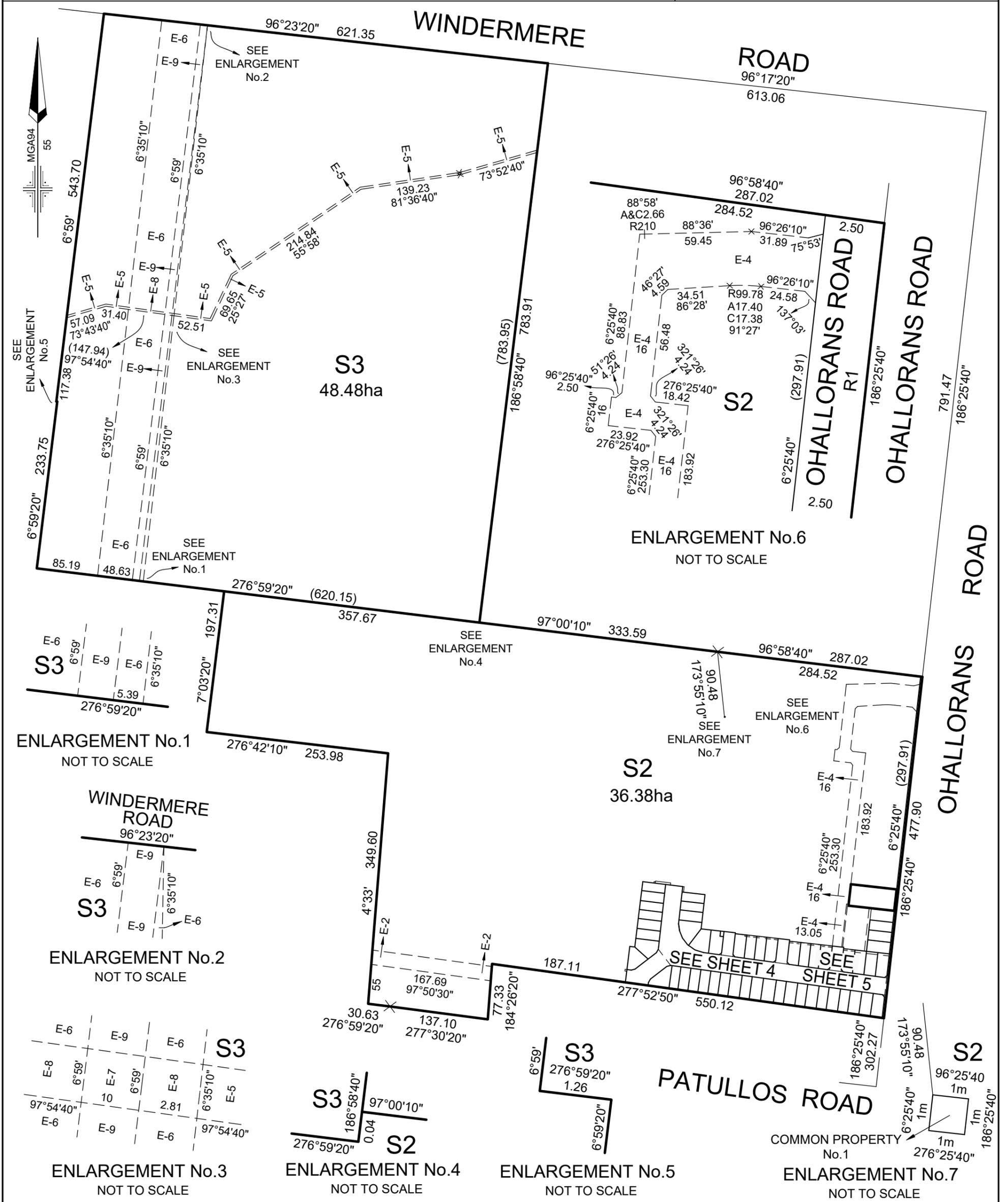
Lyssna Group Pty Ltd
 ABN 18 616 811 191
 Tel: +61 3 9516 6899
 PO Box 1098, South Melbourne 3205
 Suite 3, 102 Dodds Street
 Southbank VIC 3006 Australia

LyssnaGroup.com

DATE: 18/12/20
 DRAWING: SU01AY

REFERENCE: AA0047
 DRAWN BY: LS

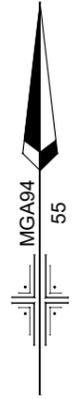
ORIGINAL SHEET SIZE: A3
 SHEET 2



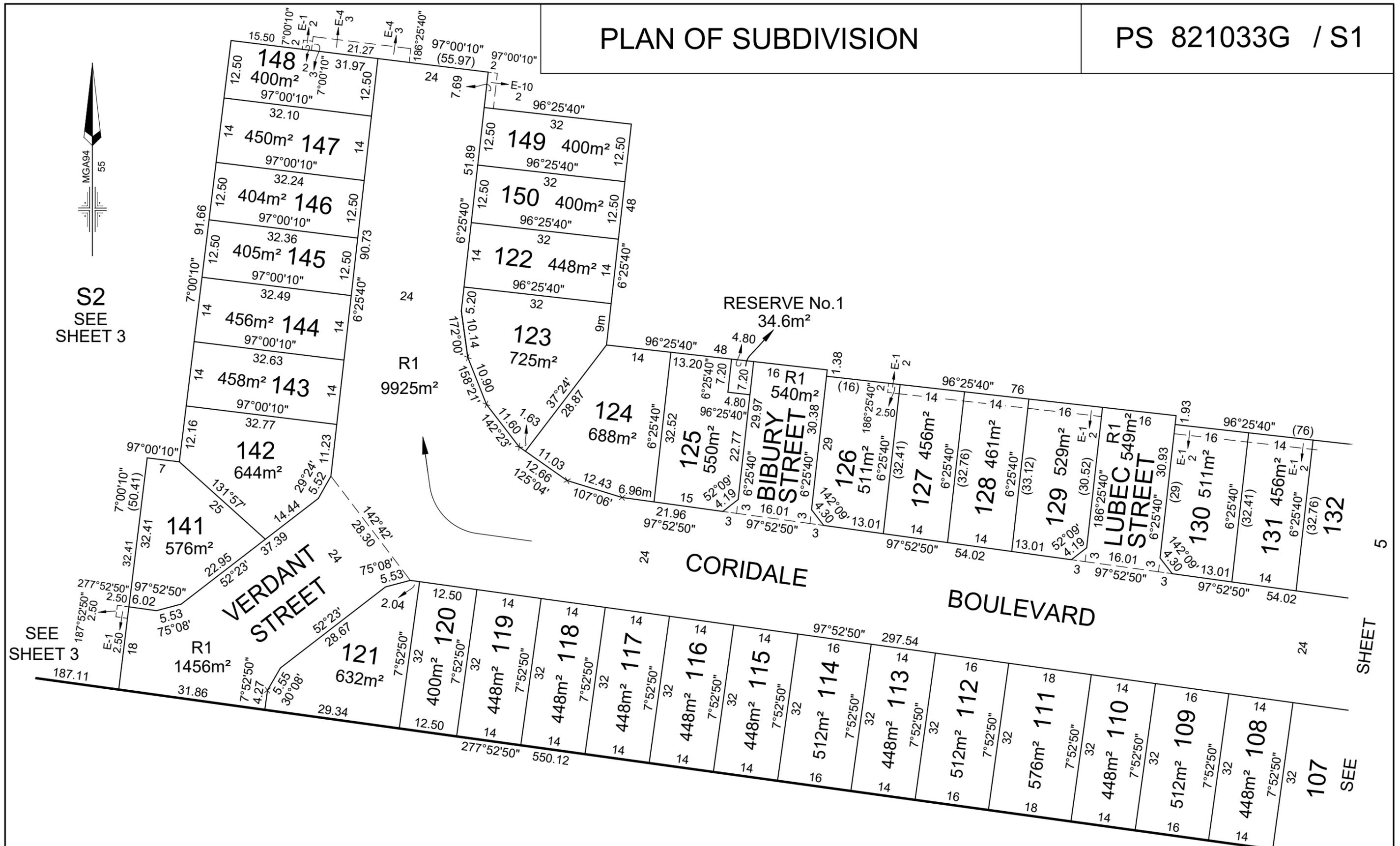
CORIDALE - STAGE 1	LICENSED SURVEYOR: ANDREW J. REAY	SCALE 1:5000	<p>LENGTHS ARE IN METRES</p>
<p>Lyssna Group Pty Ltd ABN 18 616 811 191 Tel: +61 3 9516 6899 PO Box 1098, South Melbourne 3205 Suite 3, 102 Dodds Street Southbank VIC 3006 Australia LyssnaGroup.com</p>	DATE: 18/12/20 DRAWING: SU01AY REFERENCE: AA0047 DRAWN BY: LS	ORIGINAL SHEET SIZE: A3 SHEET 3	

PLAN OF SUBDIVISION

PS 821033G / S1



S2
SEE
SHEET 3



SEE
SHEET 3

SHEET
5

Lyssna
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

CORIDALE - STAGE 1
 LICENSED SURVEYOR: ANDREW J. REAY
 DATE: 18/12/20 REFERENCE: AA0047
 DRAWING: SU01AY DRAWN BY: LS

SCALE
1:750

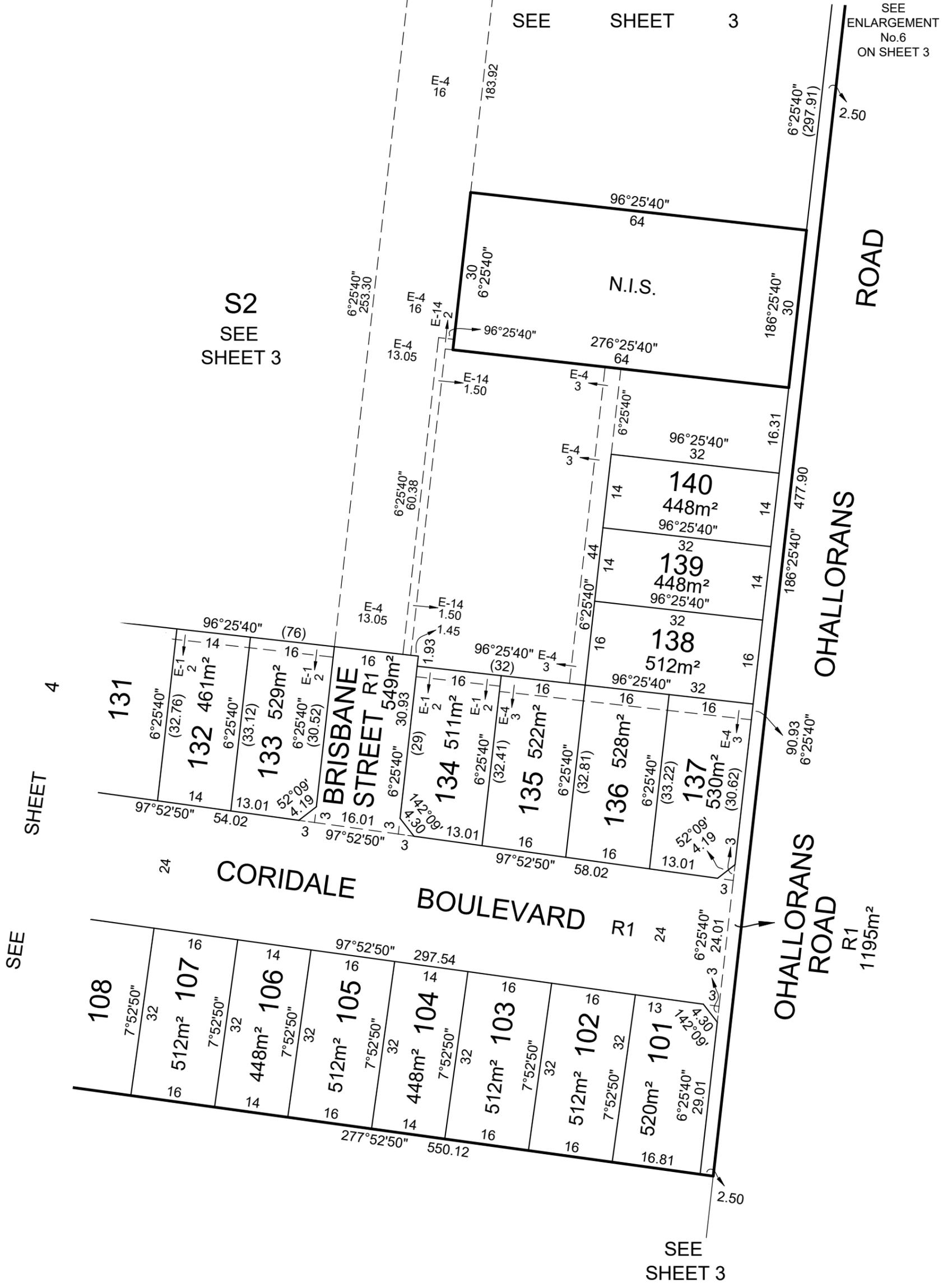
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 4

PLAN OF SUBDIVISION

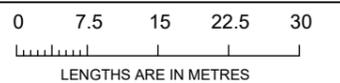
PS 821033G / S1



CORIDALE - STAGE 1

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

DATE: 18/12/20
 DRAWING: SU01AY

REFERENCE: AA0047
 DRAWN BY: LS

ORIGINAL SHEET SIZE: A3
 SHEET 5

LyssnaGroup.com

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.

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

Except with the written consent of the transferor 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. AA6954 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 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 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.
- (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.

The restriction shall expire ten years after the date of registration of this plan.

CORIDALE - STAGE 1



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: 18/12/20
 DRAWING: SU01AY

REFERENCE: AA0047
 DRAWN BY: LS

ORIGINAL SHEET SIZE: A3
 SHEET 6

PLAN OF SUBDIVISION

PS 821033G / S1

OWNERS CORPORATION No.1

LAND AFFECTED BY OWNERS CORPORATION:

LOTS 101 TO 150 (BOTH INCLUSIVE), S2, S3 AND COMMON PROPERTY No.1

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						
116	10	10						
117	10	10						
118	10	10						
119	10	10						
120	10	10						
121	10	10						
122	10	10						
123	10	10						
124	10	10						
125	10	10						
126	10	10						
127	10	10						
128	10	10						
129	10	10						
130	10	10						
131	10	10						
132	10	10						
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

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

LyssnaGroup.com

DATE: 18/12/20
 DRAWING: SU01AY

REFERENCE: AA0047
 DRAWN BY: LS

ORIGINAL SHEET SIZE: A3
 SHEET 7