

PLAN OF SUBDIVISION

PS 821033G /S171

LOCATION OF LAND

PARISH: MORANGHURK
 TOWNSHIP:
 SECTION:
 CROWN ALLOTMENT:
 CROWN PORTION: 163 (PART), 164 (PART) & 165 (PART)
 TITLE REFERENCE: VOL FOL

 LAST PLAN REFERENCE: LOT S15 ON PS821033G
 POSTAL ADDRESS: 205 - 245 OHALLORANS ROAD
 (at time of subdivision) LARA 3212

 MGA CO-ORDINATES: E: 269 200 ZONE:55
 (of approx centre of land N: 5 789 200
 in plan)

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R171	CITY OF GREATER GEELONG
RESERVE No.16	CITY OF GREATER GEELONG
RESERVE No.14	CITY OF GREATER GEELONG
RESERVE No.18	CITY OF GREATER GEELONG

LOTS 1 TO 1700, 1738 TO 1747 AND S1 TO S17 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE

EASEMENTS E-5 TO E-16, E-18 TO E-30, E35 AND E-36 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE

RESTRICTION "A" DOES NOT FORM PART OF THIS STAGED PLAN

ADDITIONAL PURPOSE OF THIS PLAN:
 TO REMOVE THOSE PARTS OF EASEMENTS E-1 AND E-17 ON PS821033G (PREVIOUS STAGE) NOW CONTAINED IN ROAD R171 ON THIS PLAN;
 TO REMOVE THAT PART OF EASEMENT E-3 AND THE DRAINAGE COMPONENT OF EASEMENT E-4 ON PS821033G (PREVIOUS STAGE) NOW CONTAINED IN RESERVE No.16 ON THIS PLAN;
 TO REMOVE THAT PART OF EASEMENT E-3 ON PS821033G (PREVIOUS STAGE) NOW CONTAINED IN RESERVE No.14 ON THIS PLAN.

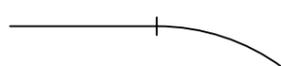
GROUND FOR REMOVAL:
 AGREEMENT BY ALL INTERESTED PARTIES VIDE SEC 6(1)(k) OF THE SUBDIVISION ACT

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
 This plan is based on survey.

STAGING:
 This is a staged subdivision.

TANGENT POINTS ARE SHOWN THUS: 

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

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 17A

59 LOTS AND BALANCE LOT S18

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: 05/10/22 REFERENCE: AA0047
 DRAWING: ST171AJ DRAWN BY: BA

ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 10

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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 (PREVIOUS STAGE) (SEC 136 OF THE WATER ACT 1989)	BARWON REGION WATER CORPORATION
E-2	PIPELINE PURPOSES	20m	V838710W	TRANSMISSION PIPELINES AUSTRALIA (ASSETS) PTY LTD
E-3	DRAINAGE	2	THIS PLAN (PREVIOUS STAGE)	CITY OF GREATER GEELONG
E-4	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE DIAG SEE DIAG	THIS PLAN (PREVIOUS STAGE) THIS PLAN (PREVIOUS STAGE) (SEC 136 OF THE WATER ACT 1989)	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-17	DRAINAGE	SEE DIAG	THIS PLAN (PREVIOUS STAGE)	CITY OF GREATER GEELONG
E-31	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-32	CARRIAGEWAY	SEE DIAG	THIS PLAN	CITY OF GREATER GEELONG
E-33	DRAINAGE	2	THIS PLAN	CITY OF GREATER GEELONG
E-34	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-37	POWERLINE	2	THIS PLAN (SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD

CORIDALE - STAGE 17A

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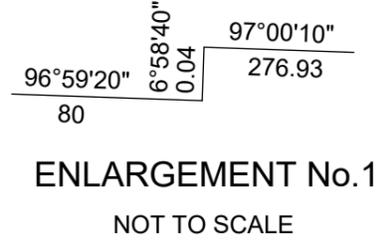
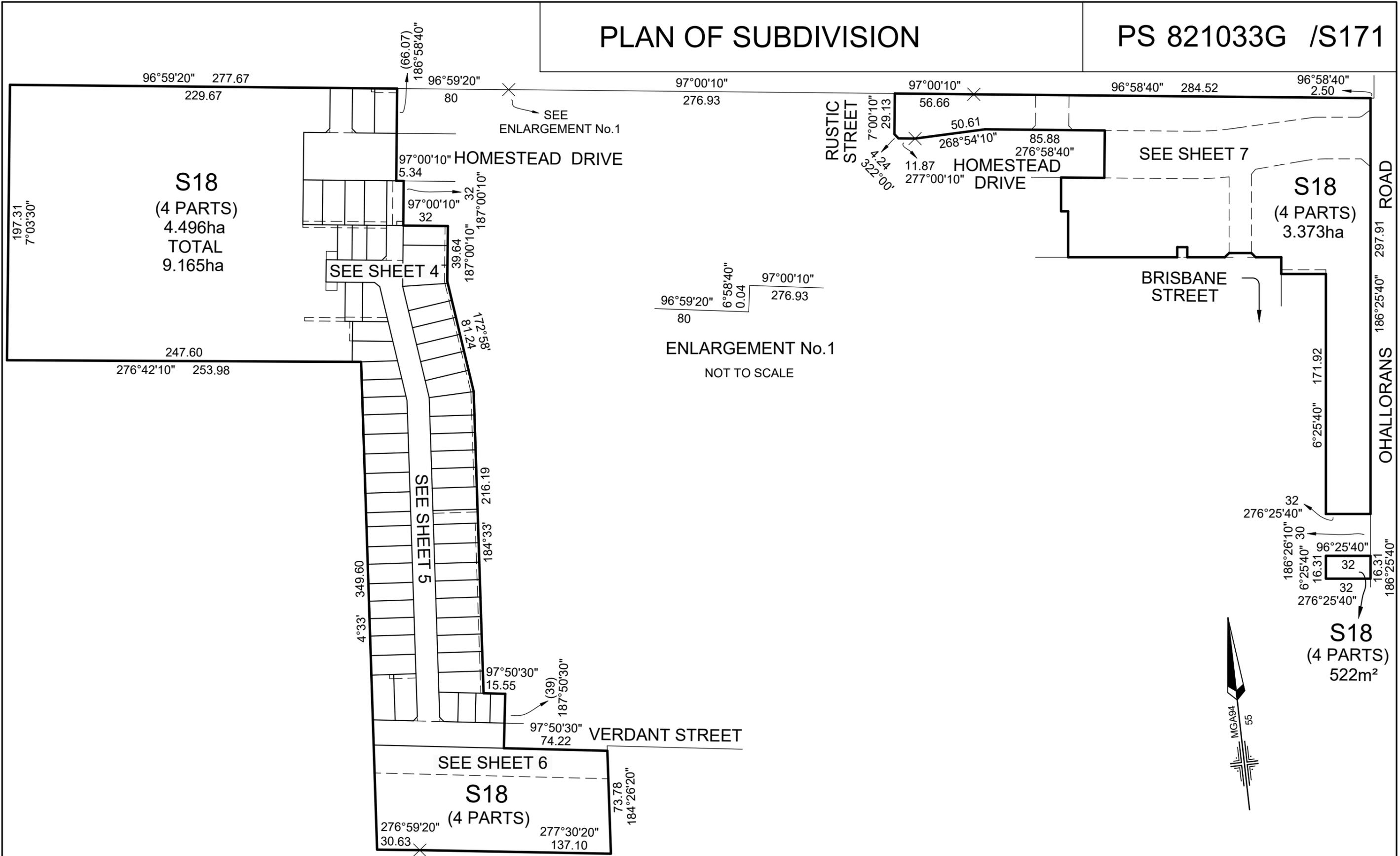
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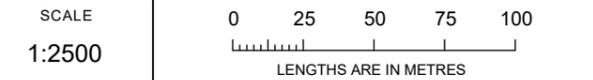
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 SHEET 3

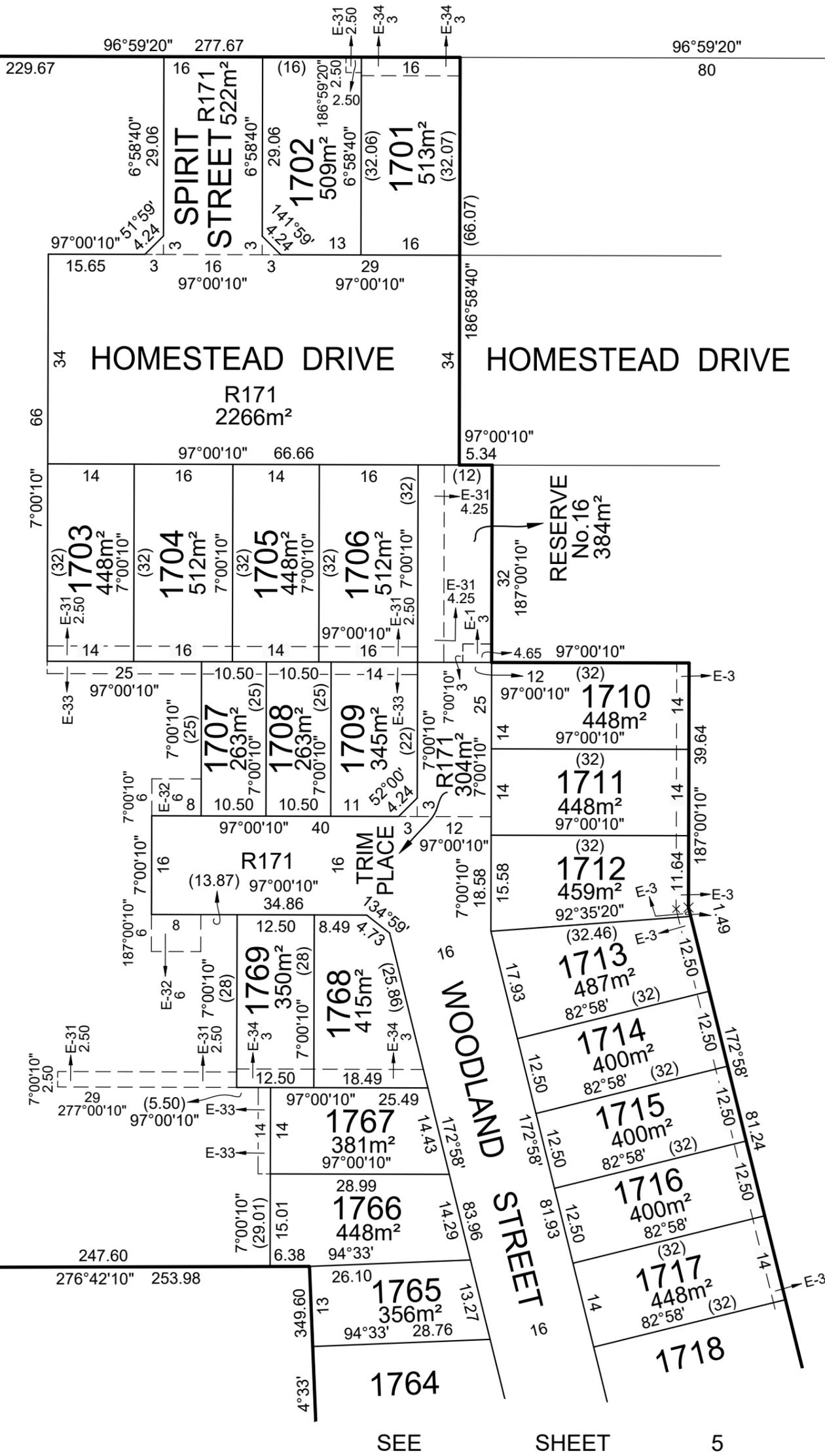
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SEE SHEET 3

S18
(4 PARTS)
SEE SHEET 3

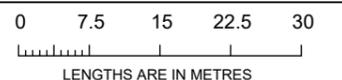


SEE SHEET 5

CORIDALE - STAGE 17A

LICENSED SURVEYOR: ANDREW J. REAY

SCALE
1:750



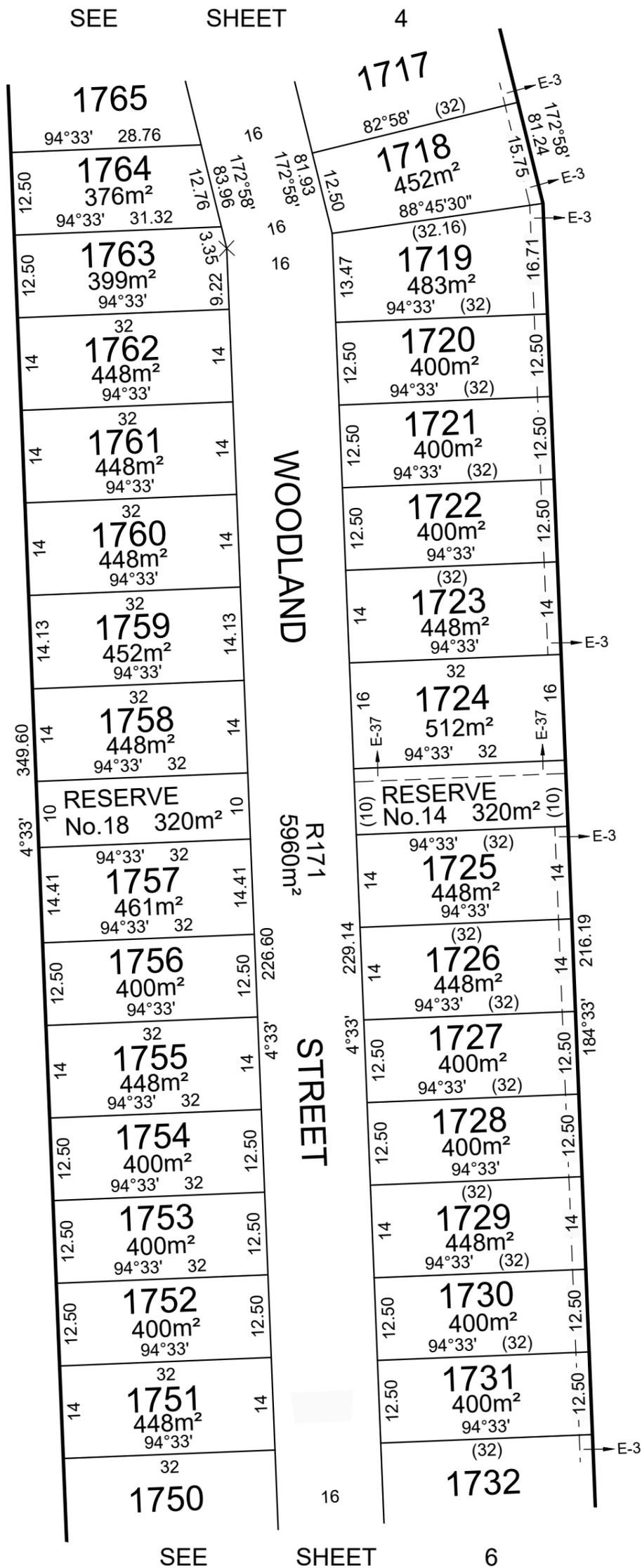
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SHEET 4

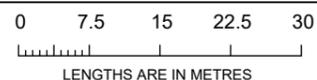
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CORIDALE - STAGE 17A

LICENSED SURVEYOR: ANDREW J. REAY

SCALE
1:750



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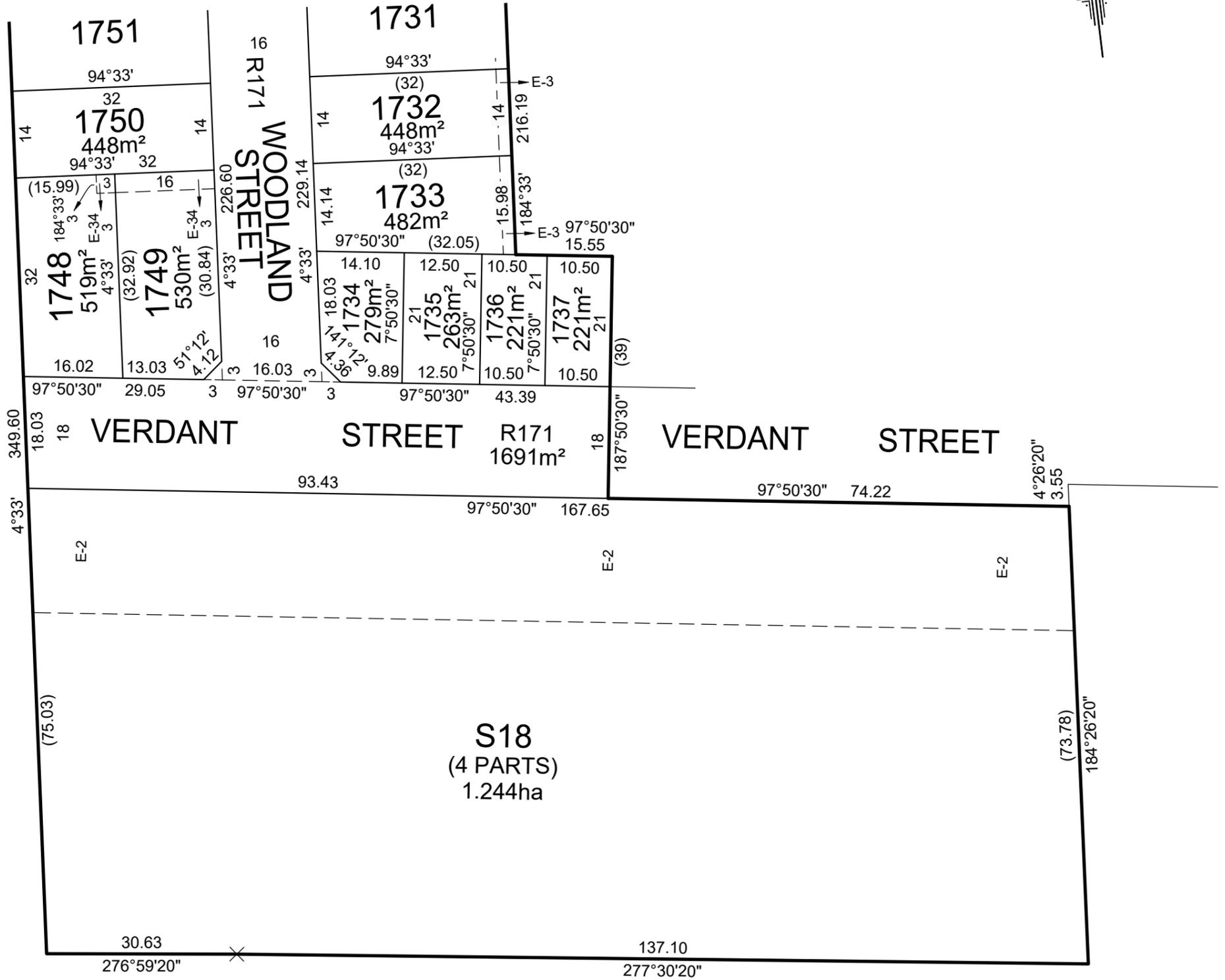
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PLAN OF SUBDIVISION

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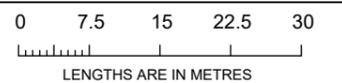
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CORIDALE - STAGE 17A

LICENSED SURVEYOR: ANDREW J. REAY

SCALE
1:750



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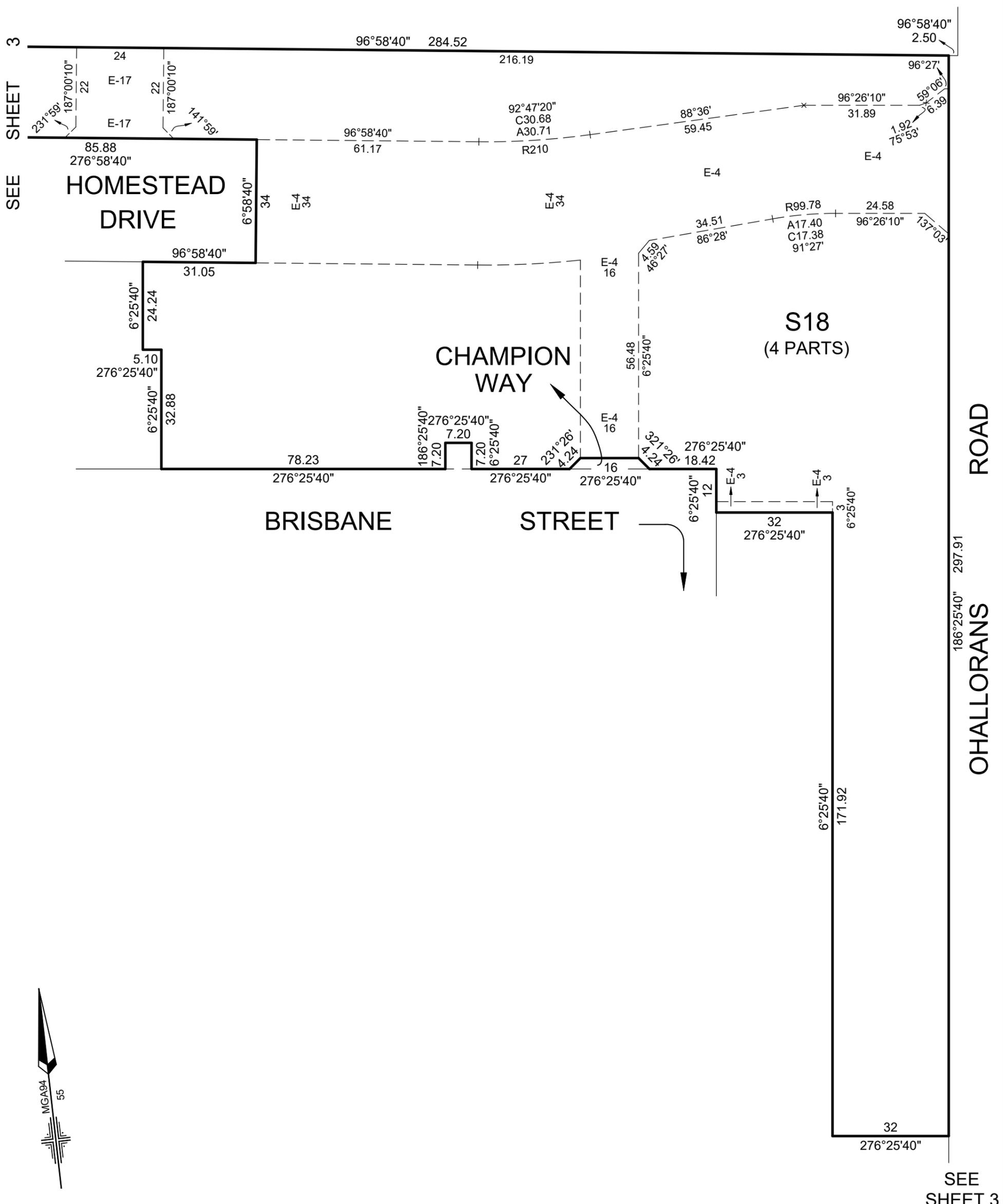
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PLAN OF SUBDIVISION

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SEE SHEET 3

SEE SHEET 3

CORIDALE - STAGE 17A		LICENSED SURVEYOR: ANDREW J. REAY	SCALE 1:1000	0 10 20 30 40 LENGTHS ARE IN METRES
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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.

Table of land burdened and land benefited

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
1707	1704, 1705, 1708
1708	1705, 1706, 1707, 1709
1734	1733, 1735
1735	1733, 1734, 1736
1736	1733, 1735, 1737
1737	1736

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being for any burdened lot on this plan in the table as a lot subject to the 'Small Lot Housing Code' must not build or permit to be built or remain on the lot any building or structure that has not been constructed in accordance with the 'Small Lot Housing Code (Type B)' unless in accordance with a planning permit granted to construct a dwelling on the lot.

The restriction shall expire after the issuance of an occupancy certificate.

CREATION OF RESTRICTION "C"

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

Land to benefit: Lots 1701 to 1737 and 1748 to 1769 (all inclusive) on this plan

Land to be burdened: Lots 1701 to 1733, 1748, 1749, 1768 and 1769 (all 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 build or permit to be built any building(s) that does not provide 1.0 metre clear horizontal access along the full length of a minimum one side boundary of the lot for purpose of access to sewer.

CORIDALE - STAGE 17A



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Lyssna Group Pty Ltd
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 PO Box 1098, South Melbourne 3205
 Suite 3, 102 Dodds Street
 Southbank VIC 3006 Australia

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 SHEET 8

CREATION OF RESTRICTION "D"

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

Land to benefit: Lots 1701 to 1737 and 1748 to 1769 (all inclusive) on this plan

Land to be burdened: Lots 1701 to 1737 and 1748 to 1769 (all 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. AA8799 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 Design Assessment Panel.

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

CORIDALE - STAGE 17A

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OWNERS CORPORATION No.1

LAND AFFECTED BY OWNERS CORPORATION:

LOTS 101 TO 150, 201 TO 245, 301 TO 348, 401 TO 410, 412 TO 456, 501 TO 548, 601 TO 657, 701 TO 794, 801 TO 846, 1701 TO 1737, 1748 TO 1769 (ALL INCLUSIVE), S6, S17, S18 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 TO 150 (STAGE 1)	500	500	1721	10	10			
			1722	10	10			
			1723	10	10			
201 TO 245 (STAGE 2)	450	450	1724	10	10			
			1725	10	10			
301 TO 348 (STAGE 3)	480	480	1726	10	10			
			1727	10	10			
			1728	10	10			
401 TO 410, 412 TO 456 & S6 (STAGE 4)	50550	551	1729	10	10			
			1730	10	10			
			1731	10	10			
			1732	10	10			
501 TO 548 (STAGE 5)	480	480	1733	10	10			
			1734	10	10			
601 TO 657 & S17 (STAGE 6)	50570	571	1735	10	10			
			1736	10	10			
			1737	10	10			
701 TO 742 (STAGE 7A)	420	420	1748	10	10			
			1749	10	10			
743 TO 794 (STAGE 7B)	520	520	1750	10	10			
			1751	10	10			
			1752	10	10			
801 TO 846 (STAGE 8)	460	460	1753	10	10			
			1754	10	10			
			1755	10	10			
			1756	10	10			
			1757	10	10			
1701	10	10	1758	10	10			
1702	10	10	1759	10	10			
1703	10	10	1760	10	10			
1704	10	10	1761	10	10			
1705	10	10	1762	10	10			
1706	10	10	1763	10	10			
1707	10	10	1764	10	10			
1708	10	10	1765	10	10			
1709	10	10	1766	10	10			
1710	10	10	1767	10	10			
1711	10	10	1768	10	10			
1712	10	10	1769	10	10			
1713	10	10						
1714	10	10						
1715	10	10	S18	50000	1			
1716	10	10						
1717	10	10						
1718	10	10						
1719	10	10						
1720	10	10						
			TOTAL	155020	5023			

CORIDALE - STAGE 17A

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