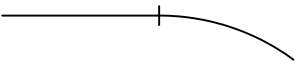


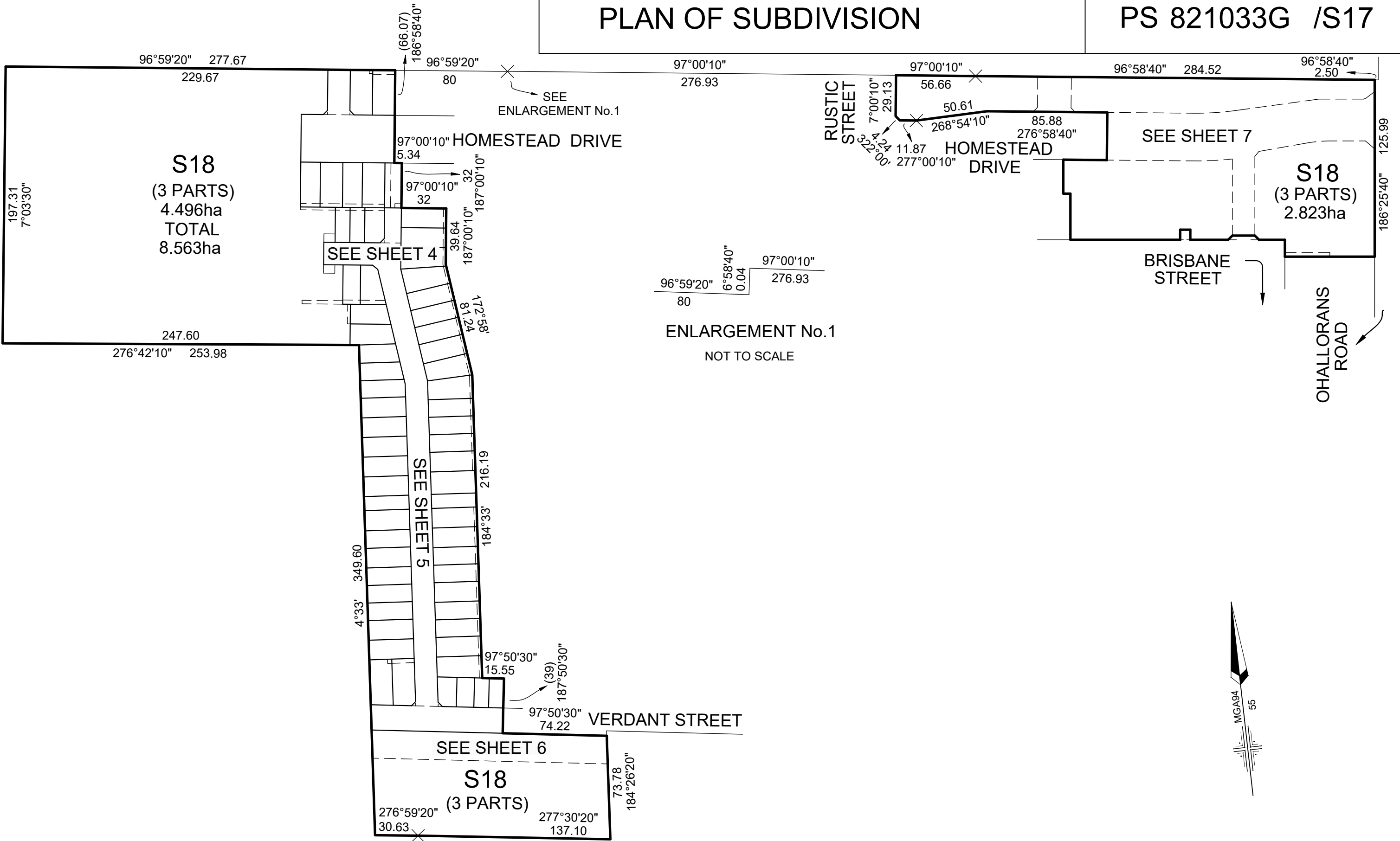


PLAN OF SUBDIVISION				PS 821033G /S17	
LOCATION OF LAND					
PARISH: MORANGHURK TOWNSHIP: SECTION: CROWN ALLOTMENT: CROWN PORTION: 163 (PART), 164 (PART) & 165 (PART) TITLE REFERENCE: VOL FOL LAST PLAN REFERENCE: LOT S15 ON PS821033G POSTAL ADDRESS: 205 - 245 OHALLORANS ROAD (at time of subdivision) LARA 3212 MGA CO-ORDINATES: E: 269 200 ZONE:55 (of approx centre of land in plan) N: 5 789 200					
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON		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 AND E-18 TO E-30 (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 E17 ON PS821033G (PREVIOUS STAGE) NOW CONTAINED IN ROAD R17 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.13 ON THIS PLAN; TO REMOVE THAT PART OF EASEMENT E-3 ON PS821033G (PREVIOUS STAGE) NOW CONTAINED IN RESERVE No.14 ON THIS PLAN. GROUNDS FOR REMOVAL: AGREEMENT BY ALL INTERESTED PARTIES VIDE SEC 6(1)(k) OF THE SUBDIVISION ACT	
ROAD R17 RESERVE No.13 RESERVE No.14 RESERVE No.18		CITY OF GREATER GEELONG CITY OF GREATER GEELONG CITY OF GREATER GEELONG CITY OF GREATER GEELONG			
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		LICENSED SURVEYOR: ANDREW J. REAY			
59 LOTS AND BALANCE LOT S18					
 <div>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</div>		DATE: 29/10/21 DRAWING: ST17AF		REFERENCE: AA0047 DRAWN BY: BA	
				ORIGINAL SHEET SIZE: A3 SHEET 1 OF 10	

PLAN OF SUBDIVISION				PS 821033G /S17
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
CORIDALE - STAGE 17A			LICENSED SURVEYOR: ANDREW J. REAY	
<div><div><div>Lyssna Group Pty Ltd</div><div>ABN 18 616 811 191</div><div>Tel: +61 3 9516 6899</div><div>PO Box 1098, South Melbourne 3205</div><div>Suite 3, 102 Dodds Street</div><div>Southbank VIC 3006 Australia</div></div><div>LyssnaGroup.com</div></div>			DATE: 29/10/21	REFERENCE: AA0047
			DRAWING: ST17AF	DRAWN BY: BA
			ORIGINAL SHEET SIZE: A3 SHEET 2	

PLAN OF SUBDIVISION

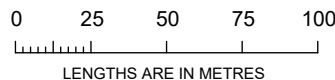
PS 821033G /S17



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CORIDALE - STAGE 17A
LICENSED SURVEYOR: ANDREW J. REAY
DATE: 29/10/21 REFERENCE: AA0047
DRAWING: ST17AF DRAWN BY: BA

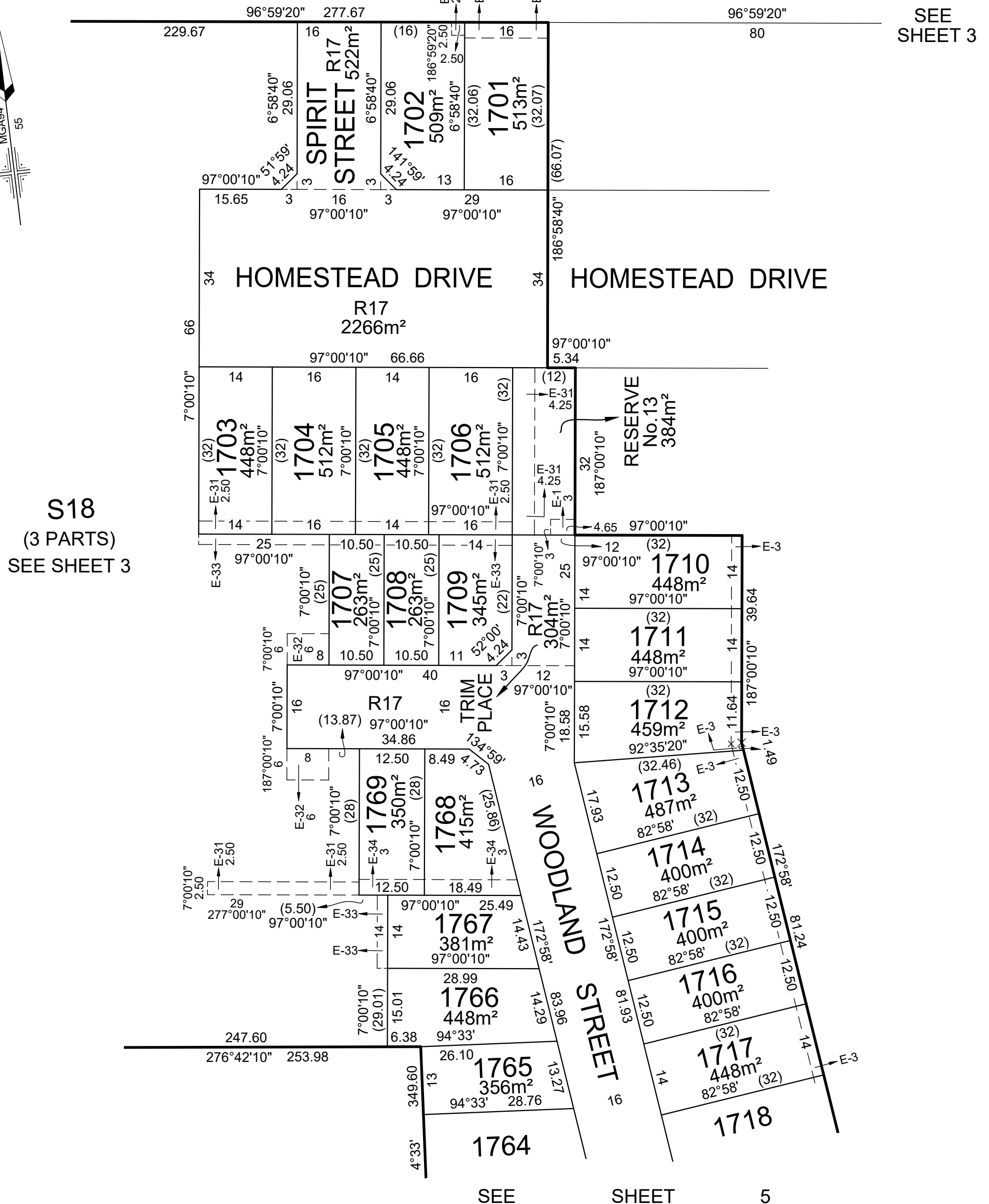
SCALE
1:2500



ORIGINAL SHEET
SIZE: A3

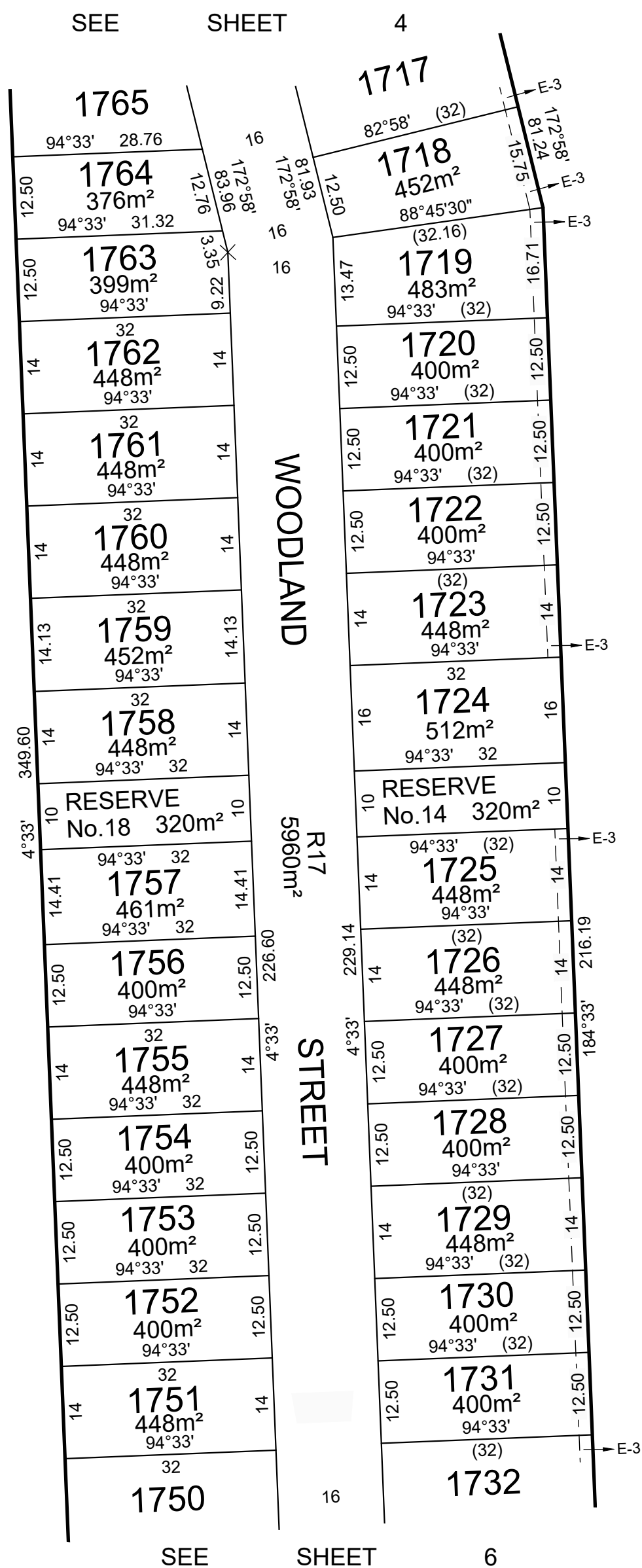
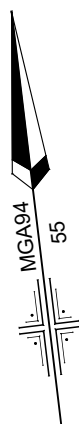
SHEET 3

PS 821033G /S17



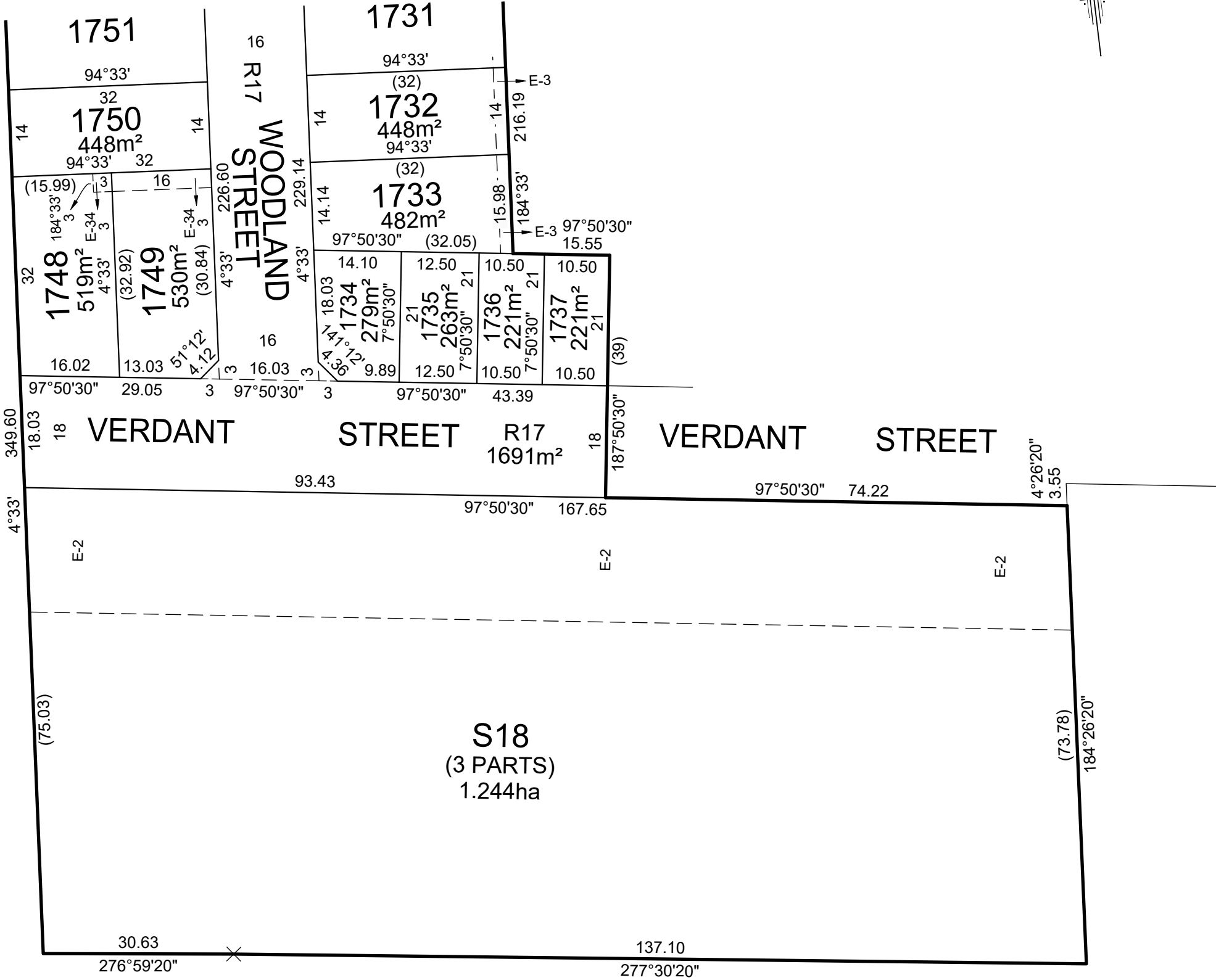
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PS 821033G /S17



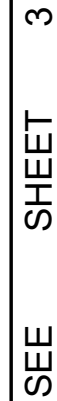
ORIGINAL SHEET SIZE: A3
SHEET 5

SEE SHEET 5



CORIDALE - STAGE 17A		LICENSED SURVEYOR: ANDREW J. REAY	SCALE 1:750	0 7.5 15 22.5 30 LENGTHS ARE IN METRES
 <div>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</div>		DATE: 29/10/21 DRAWING: ST17AF	REFERENCE: AA0047 DRAWN BY: BA	ORIGINAL SHEET SIZE: A3 SHEET 6

PS 821033G /S17



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Suite 3, 102 Dodds Street
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REFERENCE: AA0047
DRAWN BY: BA

0 10 20 30 40

LENGTHS ARE IN METRES

SHEET 7

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 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.

PLAN OF SUBDIVISION

PS 821033G /S17

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 or 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 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

LICENSED SURVEYOR: ANDREW J. REAY

DATE: 29/10/21

DRAWING: ST17AF

REFERENCE: AA0047

DRAWN BY: BA

ORIGINAL SHEET SIZE: A3

SHEET 9



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PLAN OF SUBDIVISION						PS 821033G /S17		
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, 1501 TO 1513, 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	
101 TO 150 (STAGE 1)		500	500	1718		10	10	
				1719		10	10	
				1720		10	10	
201 TO 245 (STAGE 2)		450	450	1721		10	10	
				1722		10	10	
301 TO 348 (STAGE 3)		480	480	1723		10	10	
				1724		10	10	
				1725		10	10	
401 TO 410, 412 TO 456 & S6 (STAGE 4)		50550	551	1726		10	10	
				1727		10	10	
				1728		10	10	
				1729		10	10	
501 TO 548 (STAGE 5)		480	480	1730		10	10	
				1731		10	10	
601 TO 657 & S17 (STAGE 6)		50570	571	1732		10	10	
				1733		10	10	
				1734		10	10	
701 TO 742 (STAGE 7A)		420	420	1735		10	10	
				1736		10	10	
743 TO 794 (STAGE 7B)		520	520	1737		10	10	
				1748		10	10	
				1749		10	10	
1501 TO 1513 (STAGE 15A)		130	130	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	
1701		10	10	1757		10	10	
1702		10	10	1758		10	10	
1703		10	10	1759		10	10	
1704		10	10	1760		10	10	
1705		10	10	1761		10	10	
1706		10	10	1762		10	10	
1707		10	10	1763		10	10	
1708		10	10	1764		10	10	
1709		10	10	1765		10	10	
1710		10	10	1766		10	10	
1711		10	10	1767		10	10	
1712		10	10	1768		10	10	
1713		10	10	1769		10	10	
1714		10	10					
1715		10	10	S18		50000	1	
1716		10	10					
1717		10	10					
				TOTAL		155150	5153	
CORIDALE - STAGE 17A				LICENSED SURVEYOR: ANDREW J. REAY				
<div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></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