

# PLAN OF SUBDIVISION

PS 821033G /S10

## LOCATION OF LAND

PARISH: MORANGHURK  
 TOWNSHIP:  
 SECTION:  
 CROWN ALLOTMENT:  
 CROWN PORTION: 164 (PART), 165 (PART), 166 (PART),  
 171 (PART), 172 & 173 (PART)  
 TITLE REFERENCE: VOL FOL  
 LAST PLAN REFERENCE: LOT S17 ON PS821033G  
 POSTAL ADDRESS: 205 - 245 OHALLORANS ROAD  
 (at time of subdivision) LARA 3212  
 MGA CO-ORDINATES: E: 269 050 ZONE:55  
 (of approx centre of land N: 5 789 650  
 in plan)

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R10	CITY OF GREATER GEELONG	
<b>NOTATIONS</b>		<p>ADDITIONAL PURPOSE OF THIS PLAN:</p> <p>TO REMOVE THOSE PARTS OF EASEMENT E-4 ON PS821033G (PREVIOUS STAGE) NOW CONTAINED IN ROAD R10 ON THIS PLAN</p> <p>TO REMOVE THAT PART OF EASEMENT E-1 SHOWN IN PS821033G ENLARGEMENT No.5</p> <p>GROUND FOR REMOVAL AND VARIATION:                      AGREEMENT BY ALL INTERESTED PARTIES VIDE SEC 6(1)(k) OF THE SUBDIVISION ACT</p>
DEPTH LIMITATION: DOES NOT APPLY		
<p>SURVEY: This plan is based on survey.</p> <p>STAGING: This is a staged subdivision.</p>		

## 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 10

52 LOTS AND BALANCE LOT S20

LICENSED SURVEYOR: ANDREW J. REAY



**Lyssna Group Pty Ltd**  
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DATE: 04/10/22  
 DRAWING: SU10AF

REFERENCE: AA0049  
 DRAWN BY: BA

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 (PREVIOUS STAGE) SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-4	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE DIAG SEE DIAG	THIS PLAN (PREVIOUS STAGE) THIS PLAN (PREVIOUS STAGE) SEC. 136 WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-5	DRAINAGE	SEE DIAG	E148849	LOT A ON LP90408
E-6	TRANSMISSION OF ELECTRICITY	SEE DIAG	A434038	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-19	DRAINAGE DRAINAGE PIPELINES OR ANCILLARY PURPOSES	3.02 3.02 3.02	E148849 THIS PLAN (PREVIOUS STAGE) THIS PLAN (PREVIOUS STAGE) SEC. 136 WATER ACT 1989	LOT A ON LP90408 CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-31	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
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 10

LICENSED SURVEYOR: ANDREW J. REAY



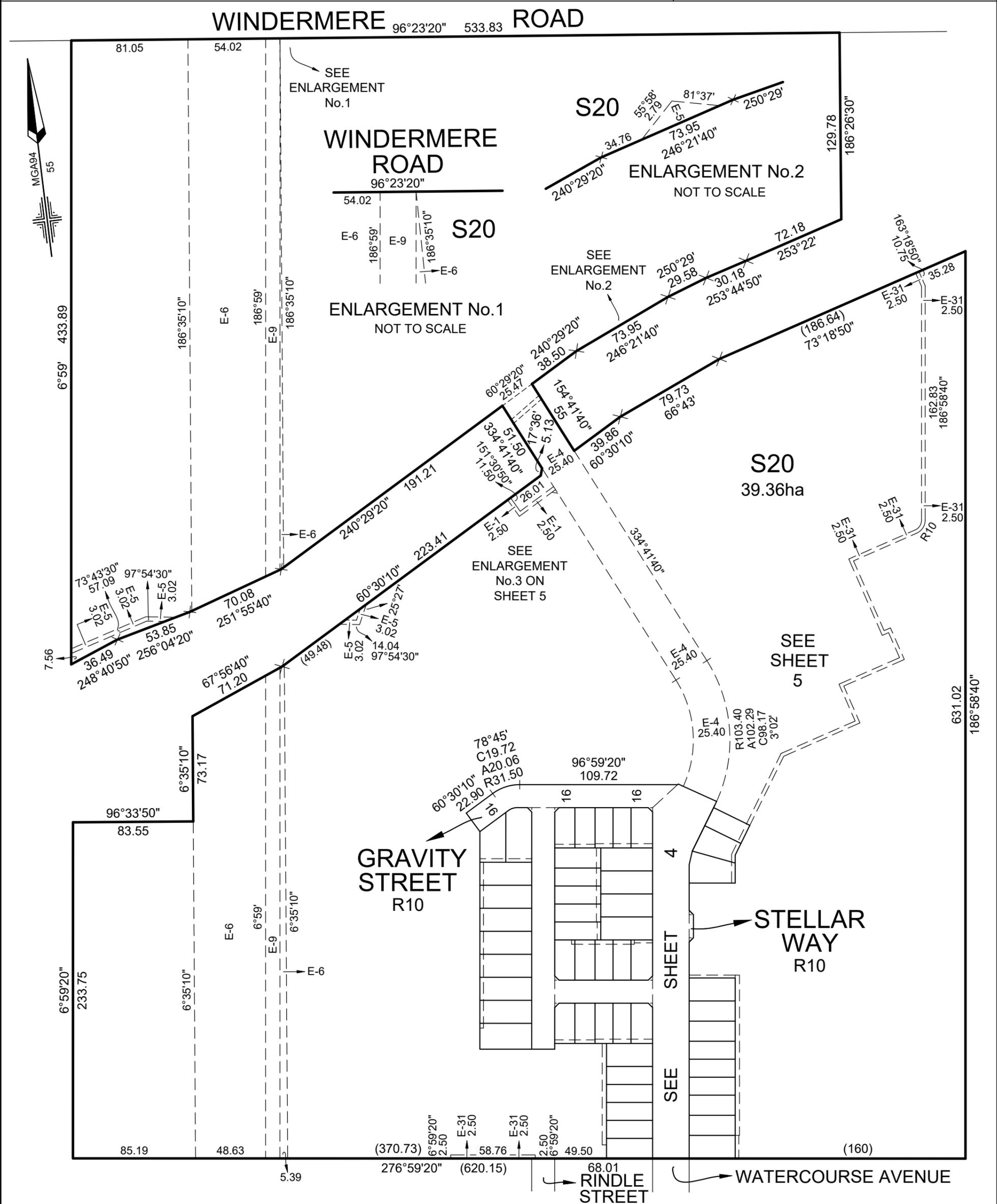
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CORIDALE - STAGE 10

LICENSED SURVEYOR: ANDREW J. REAY

SCALE  
1:2500



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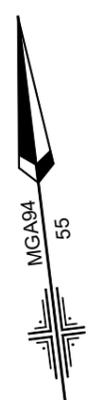
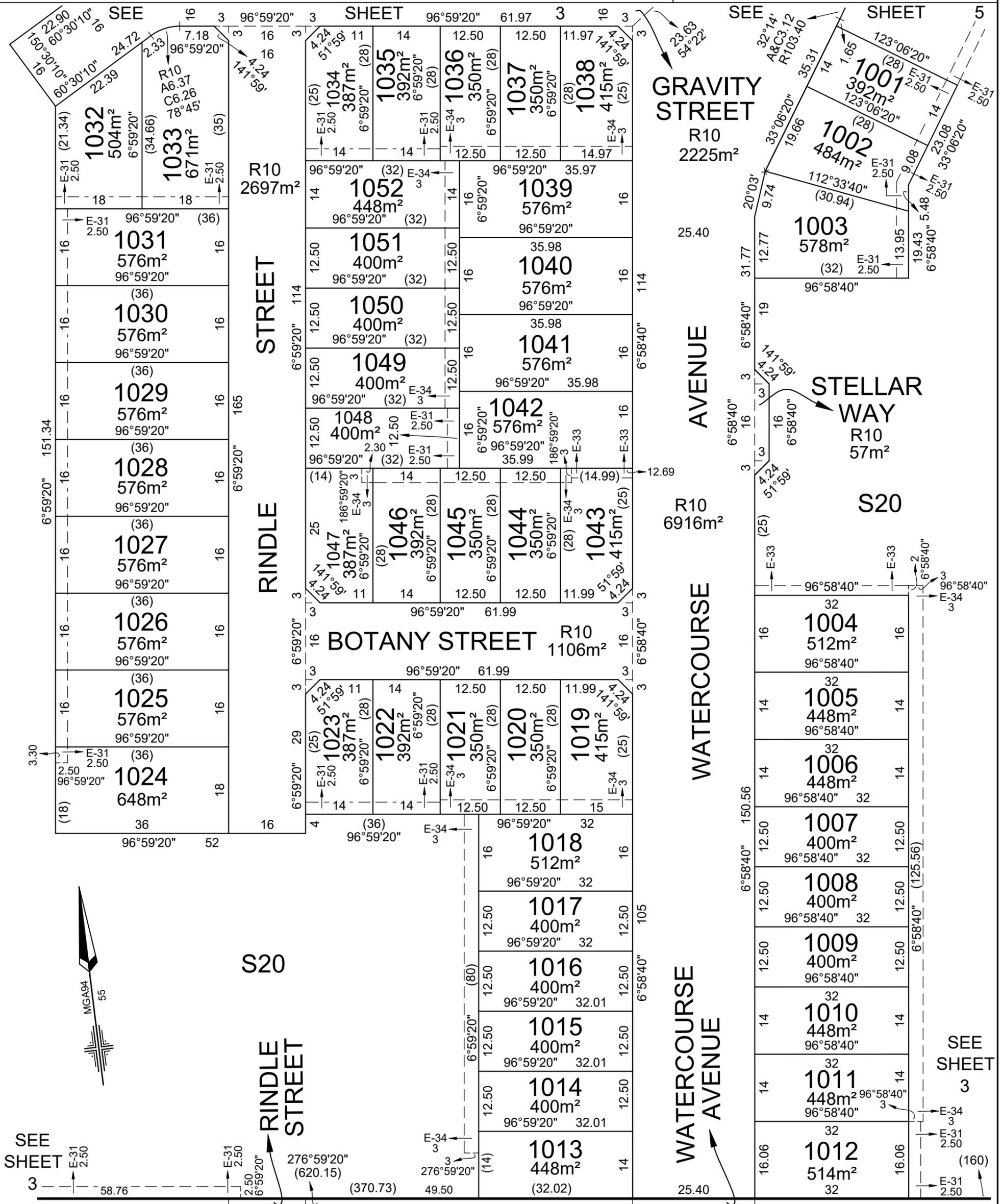
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 SHEET 3

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<p>CORIDALE - STAGE 10</p> <p><b>Lyssna Group Pty Ltd</b>          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>	<p>LICENSED SURVEYOR: ANDREW J. REAY</p> <p>DATE: 04/10/22      REFERENCE: AA0049          DRAWING: SU10AF      DRAWN BY: BA</p>	<p>SCALE 1:750</p>	<p>LENGTHS ARE IN METRES</p> <p>ORIGINAL SHEET SIZE: A3 SHEET 4</p>
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## CREATION OF RESTRICTION "C"

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

**Land to benefit:** Lots 1001 to 1052 (all inclusive) on this plan

**Land to be burdened:** Lots 1001 to 1052 (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.

## CREATION OF RESTRICTION "D"

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

**Land to benefit:** Lots 1001 to 1052 (all inclusive) on this plan

**Land to be burdened:** Lots 1001 to 1052 (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.        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 10



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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, 201 TO 245, 301 TO 348, 401 TO 410, 412 TO 456, 501 TO 548, 601 TO 657, 701 TO 794, 801 TO 846, 901 TO 908, 926 TO 946, 952 TO 956, 1001 TO 1052, 1701 TO 1737, 1748 TO 1769 (ALL INCLUSIVE), S6, S19, S20 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	1013	10	10			
			1014	10	10			
201 TO 245 (STAGE 2)	450	450	1015	10	10			
			1016	10	10			
301 TO 348 (STAGE 3)	480	480	1017	10	10			
			1018	10	10			
401 TO 410, 412 TO 456 & S6 (STAGE 4)	50550	551	1019	10	10			
			1020	10	10			
501 TO 548 (STAGE 5)	480	480	1021	10	10			
			1022	10	10			
601 TO 657 (STAGE 6)	570	570	1023	10	10			
			1024	10	10			
701 TO 742 (STAGE 7A)	420	420	1025	10	10			
			1026	10	10			
743 TO 794 (STAGE 7B)	520	520	1027	10	10			
			1028	10	10			
801 TO 846 (STAGE 8)	460	460	1029	10	10			
			1030	10	10			
1701 TO 1737 1748 TO 1769 (STAGE 17A)	590	590	1031	10	10			
			1032	10	10			
901 TO 908 926 TO 946 952 TO 956 & S19 (STAGE 9A)	50340	341	1033	10	10			
			1034	10	10			
			1035	10	10			
			1036	10	10			
			1037	10	10			
			1038	10	10			
			1039	10	10			
			1040	10	10			
			1041	10	10			
			1042	10	10			
			1043	10	10			
			1044	10	10			
			1045	10	10			
			1046	10	10			
			1047	10	10			
1001	10	10	1048	10	10			
1002	10	10	1049	10	10			
1003	10	10	1050	10	10			
1004	10	10	1051	10	10			
1005	10	10	1052	10	10			
1006	10	10						
1007	10	10						
1008	10	10	S20	50000	1			
1009	10	10						
1010	10	10						
1011	10	10						
1012	10	10						
			TOTAL	155880	5883			

CORIDALE - STAGE 10

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