

PLAN OF SUBDIVISION

PS 821033G / S2

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 S2 ON PS821033G
 POSTAL ADDRESS: 205 - 245 OHALLORANS ROAD
 (at time of subdivision) LARA 3212

 MGA CO-ORDINATES: E: 269 800 ZONE:55
 (of approx centre of land N: 5 789 150
 in plan)

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R2	CITY OF GREATER GEELONG

LOTS 1 TO 200 & S1 TO S3 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

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

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
E-1	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN (SEC 136 OF THE WATER ACT 1989)	BARWON REGION WATER CORPORATION
E-2	GAS TRANSMISSION PIPELINE	20m	V838710W	TRANSMISSION PIPELINES AUSTRALIA (ASSETS) PTY LTD
E-3	DRAINAGE	2	THIS PLAN	CITY OF GREATER GEELONG
E-4	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN (SEC 136 OF THE WATER ACT 1989)	BARWON REGION WATER CORPORATION
	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF GREATER GEELONG

CORIDALE - STAGE 2

45 LOTS & BALANCE LOT S4

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

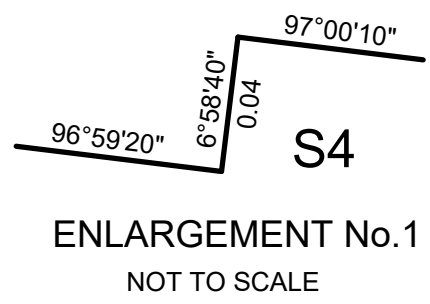
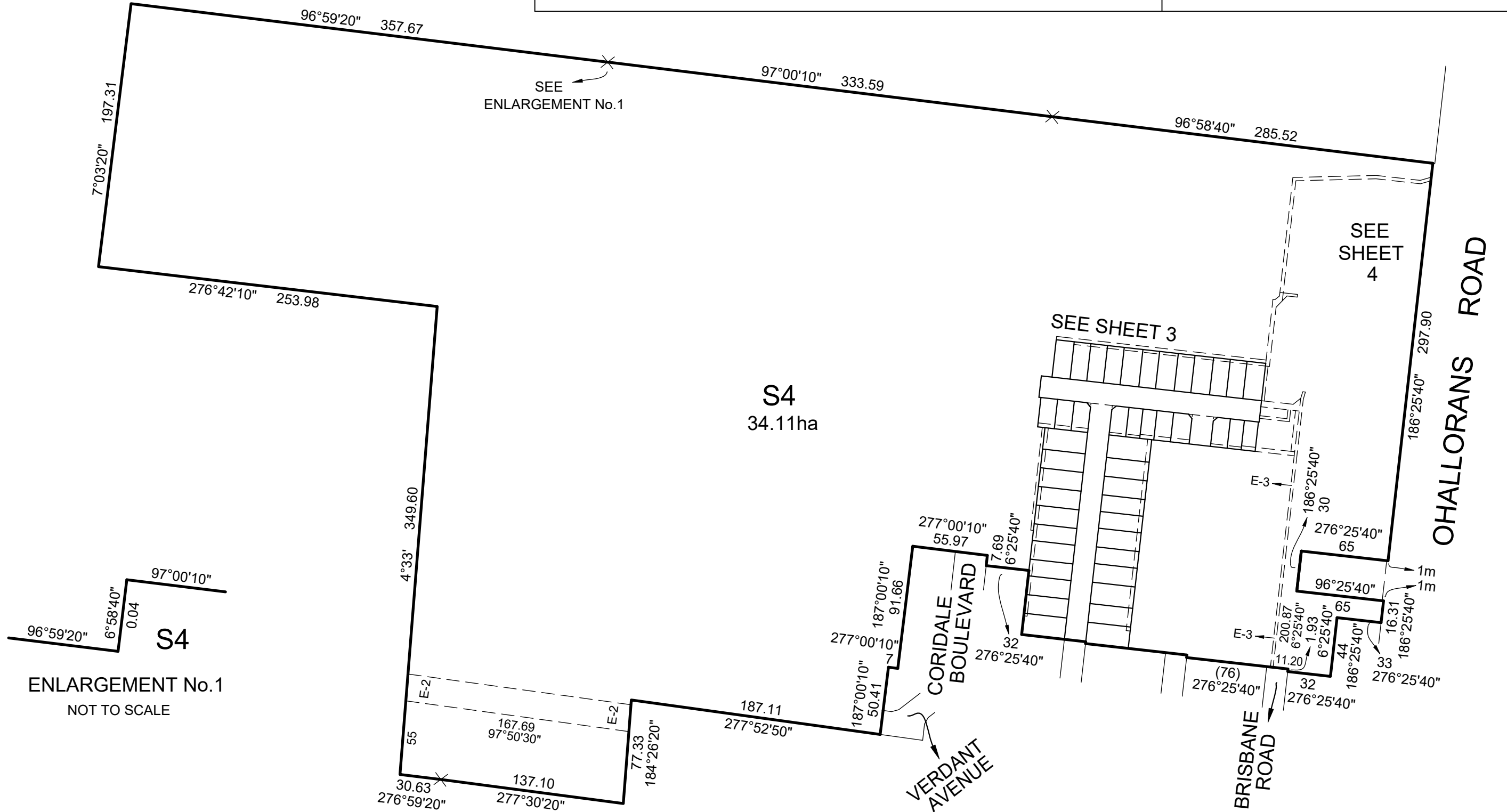
DATE: 09/08/19 REFERENCE: AA0047
 DRAWING: SU02AH DRAWN BY: BA

ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 6

LyssnaGroup.com

PLAN OF SUBDIVISION

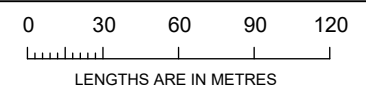
PS 821033G / S2



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

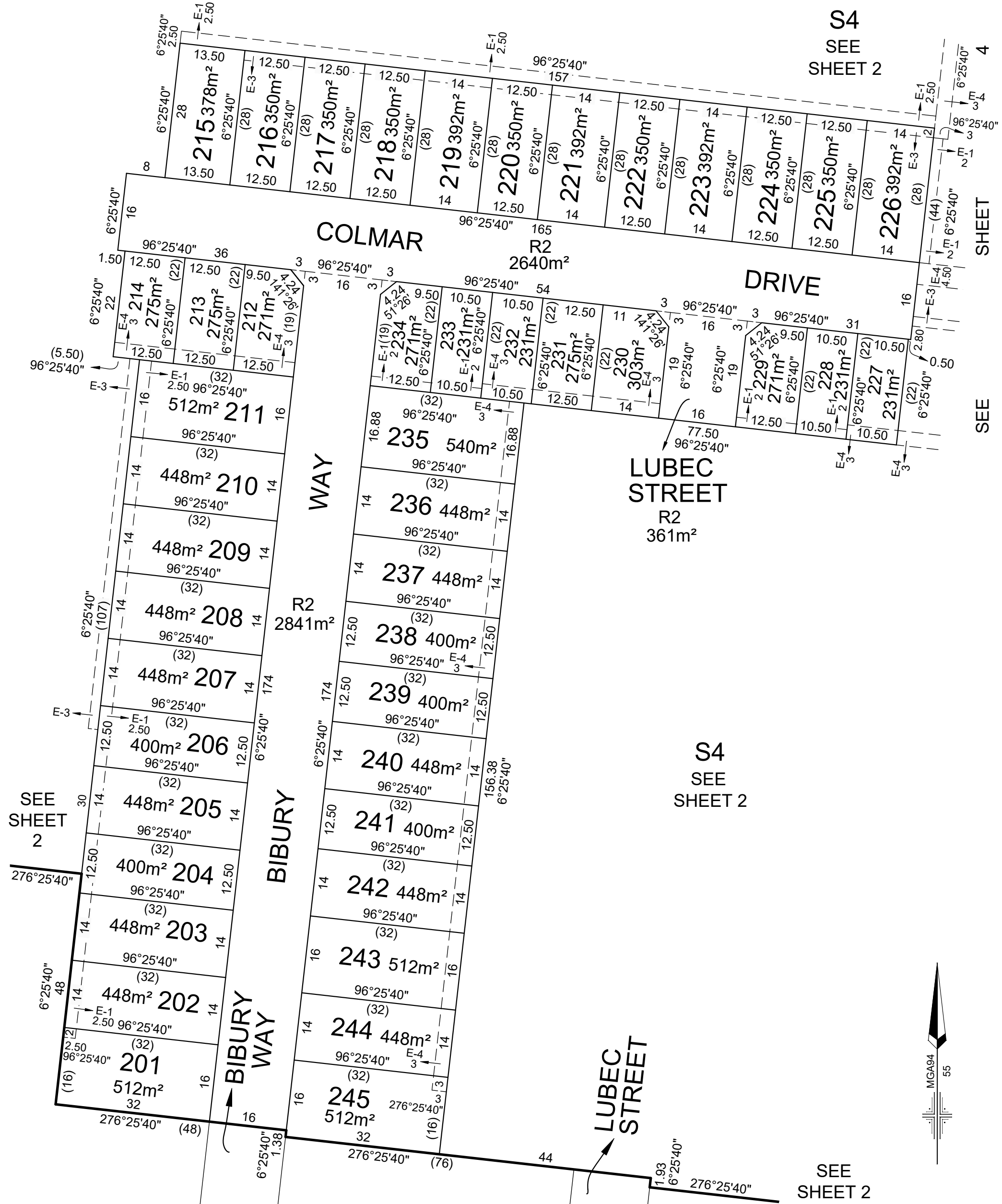
CORIDALE - STAGE 2
 LICENSED SURVEYOR: ANDREW J. REAY
 DATE: 09/08/19 REFERENCE: AA0047
 DRAWING: SU02AH DRAWN BY: BA

SCALE
 1:3000




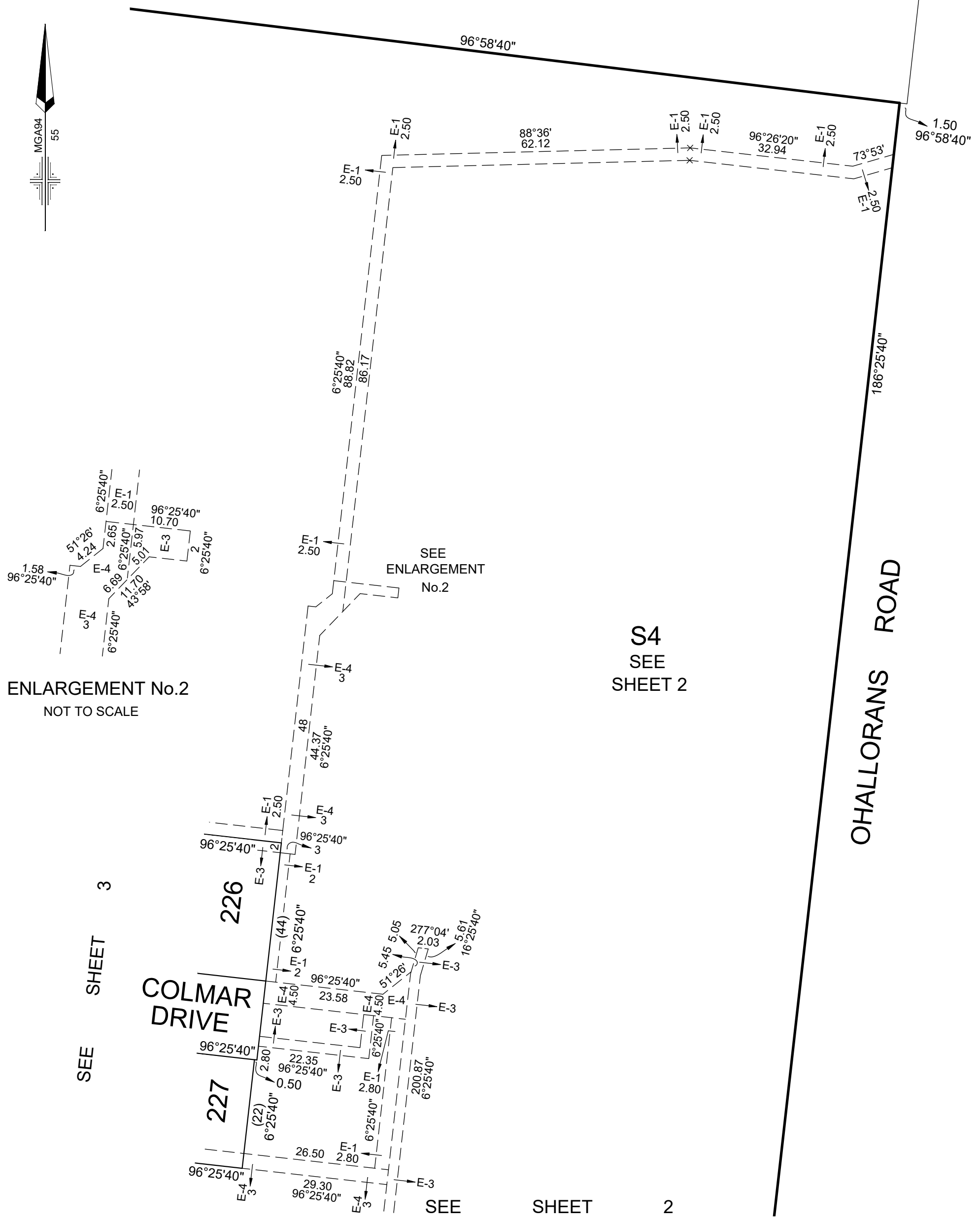
ORIGINAL SHEET
 SIZE: A3

SHEET 2



CORIDALE - STAGE 2

 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	LICENSED SURVEYOR: ANDREW J. REAY	SCALE 1:750	0 7.5 15 22.5 30 LENGTHS ARE IN METRES
	DATE: 09/08/19 DRAWING: SU02AH	REFERENCE: AA0047 DRAWN BY: BA	ORIGINAL SHEET SIZE: A3 SHEET 3



ENLARGEMENT No.2
NOT TO SCALE

SEE
ENLARGEMENT
No.2

S4
SEE
SHEET 2

SEE
SHEET
3

SEE
SHEET
2

CORIDALE - STAGE 2	LICENSED SURVEYOR: ANDREW J. REAY	SCALE 1:750	<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>	<p>DATE: 09/08/19 REFERENCE: AA0047 DRAWING: SU02AH DRAWN BY: BA</p>	<p>ORIGINAL SHEET SIZE: A3 SHEET 4</p>	

CREATION OF RESTRICTION "A"

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

Land to benefit: Lots 201 to 245 (both inclusive) on this plan

Land to be burdened: Lots 201 to 245 (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.

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
212	211, 213
213	211, 212, 214
214	211, 213
227	228
228	227, 229
229	228
231	230, 232
232	231, 233, 235
233	232, 234, 235
234	233, 235

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 (Type B)' 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.

CORIDALE - STAGE 2



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

LICENSED SURVEYOR: ANDREW J. REAY

DATE: 09/08/19 REFERENCE: AA0047
 DRAWING: SU02AH DRAWN BY: BA

ORIGINAL SHEET SIZE: A3
 SHEET 5

PLAN OF SUBDIVISION

PS 821033G / S2

OWNERS CORPORATION No.1

LAND AFFECTED BY OWNERS CORPORATION:
 LOTS 101 TO 149, 201 TO 245 (ALL INCLUSIVE), S3 & S4

LIMITATION ON OWNERS CORPORATION:
 UNLIMITED

NOTATIONS

NIL

LOT ENTITLEMENT AND LOT LIABILITY

LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY
101 TO 149 & S3 (STAGE 1)	50490	491	244	10	10			
			245	10	10			
201	10	10	S4	50000	1			
202	10	10						
203	10	10						
204	10	10						
205	10	10						
206	10	10						
207	10	10						
208	10	10						
209	10	10						
210	10	10						
211	10	10						
212	10	10						
213	10	10						
214	10	10						
215	10	10						
216	10	10						
217	10	10						
218	10	10						
219	10	10						
220	10	10						
221	10	10						
222	10	10						
223	10	10						
224	10	10						
225	10	10						
226	10	10						
227	10	10						
228	10	10						
229	10	10						
230	10	10						
231	10	10						
232	10	10						
233	10	10						
234	10	10						
235	10	10						
236	10	10						
237	10	10						
238	10	10						
239	10	10						
240	10	10						
241	10	10						
242	10	10						
243	10	10						
			TOTAL	100940	942			

CORIDALE - STAGE 2

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: 09/08/19 REFERENCE: AA0047
 DRAWING: SU02AH DRAWN BY: BA

ORIGINAL SHEET SIZE: A3
 SHEET 6