

# PLAN OF SUBDIVISION

PS 821033G /S5

## 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 S7 ON PS821033G  
 POSTAL ADDRESS: 205 - 245 OHALLORANS ROAD  
 (at time of subdivision) LARA 3212  
  
 MGA CO-ORDINATES: E: 269 450 ZONE:55  
 (of approx centre of land N: 5 789 150  
 in plan)

## VESTING OF ROADS AND/OR RESERVES

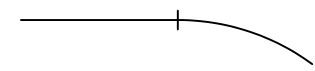
## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R5 RESERVE No.4 RESERVE No.5	CITY OF GREATER GEELONG CITY OF GREATER GEELONG POWERCOR AUSTRALIA LTD

LOTS 1 TO 500 & S1 TO S7 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE

EASEMENTS E-5 TO E-9 HAVE BEEN OMITTED FROM THIS STAGE

TANGENT POINTS ARE SHOWN THUS:



## NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:  
This plan is based on survey.

STAGING:  
This is a staged subdivision.

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

ADDITIONAL PURPOSE OF THIS PLAN:  
TO REMOVE THAT PART OF EASEMENT E-10 ON PS821033G (PREVIOUS STAGE) NOW CONTAINED IN LOTS 501, 547 AND 548 ON THIS PLAN

GROUNDS FOR REMOVAL:  
VIDE PERMIT No. PP-496-2018

## 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	PIPELINE PURPOSES	20	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
E-10	CARRIAGEWAY	SEE DIAG	THIS PLAN	CITY OF GREATER GEELONG

CORIDALE - STAGE 5

48 LOTS AND BALANCE LOT S8

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  
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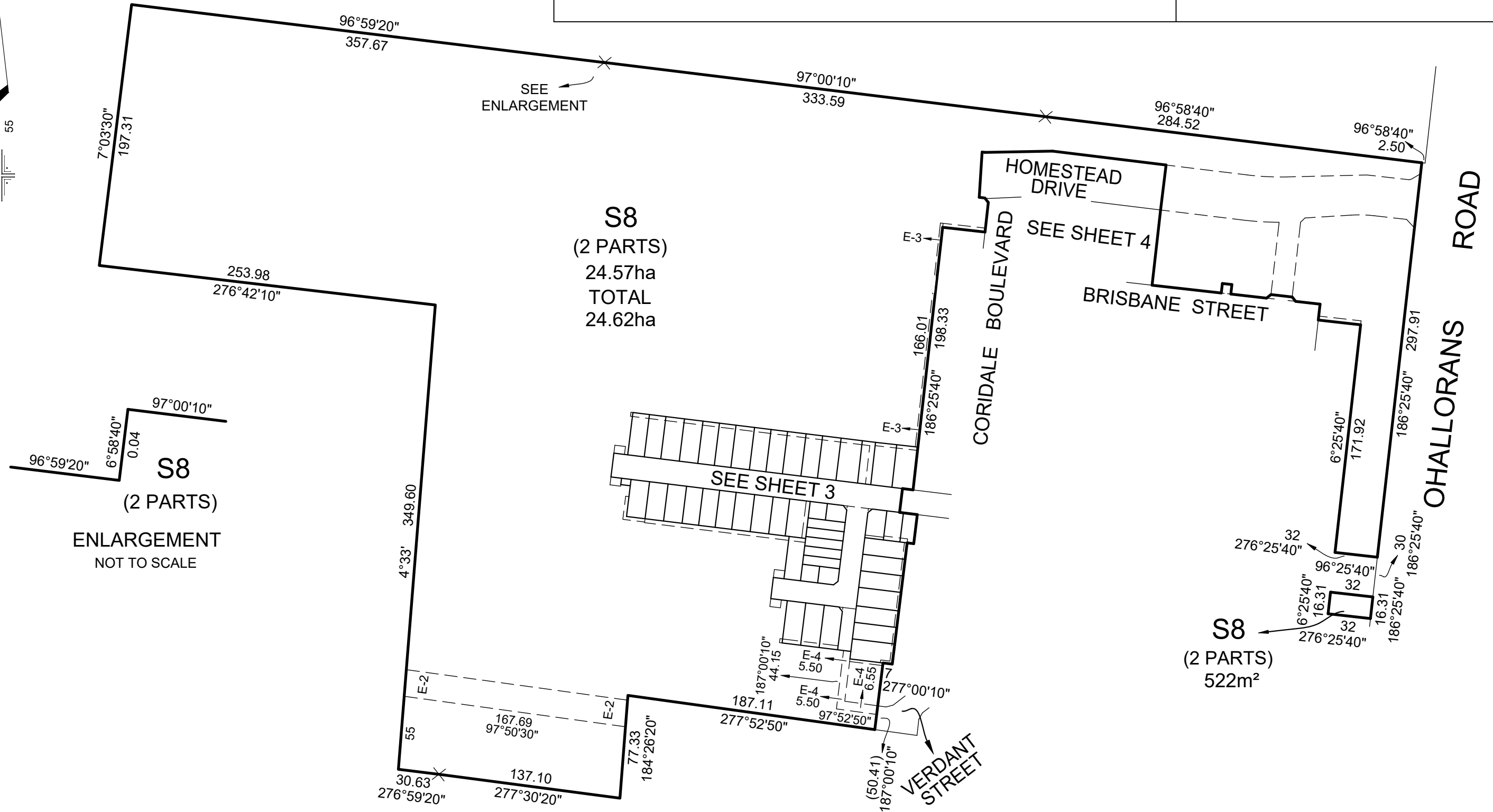
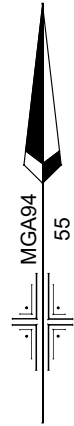
LyssnaGroup.com

DATE: 08/04/21 REFERENCE: AA0047  
 DRAWING: SU05AK DRAWN BY: LS

ORIGINAL SHEET SIZE: A3  
 SHEET 1 OF 6

# PLAN OF SUBDIVISION

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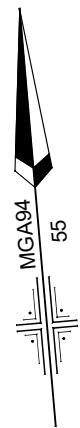
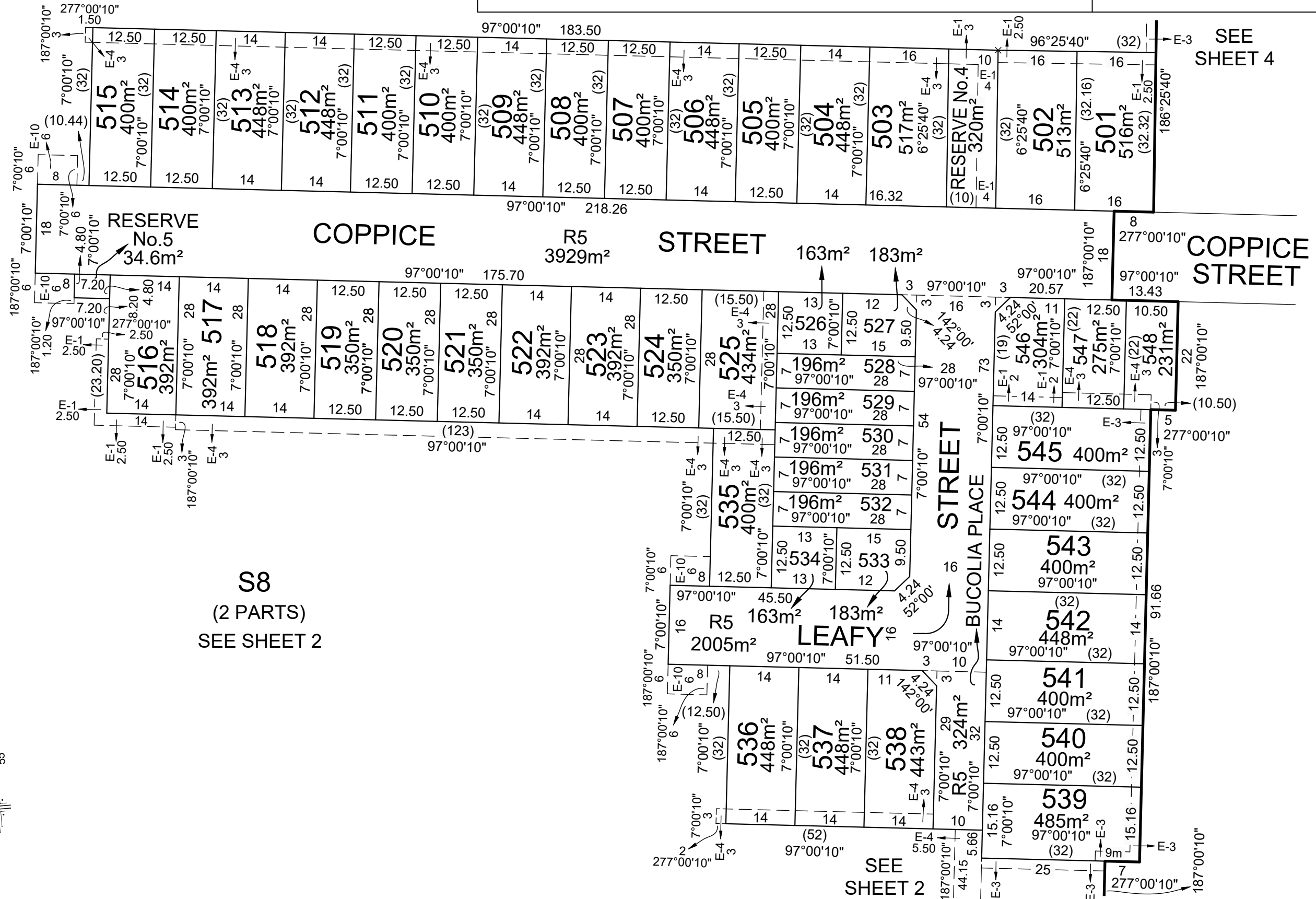
CORIDALE - STAGE 5  
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SCALE  
1:3000  
0 30 60 90 120  
LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3  
SHEET 2

# PLAN OF SUBDIVISION

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S8  
(2 PARTS)  
SEE SHEET 2



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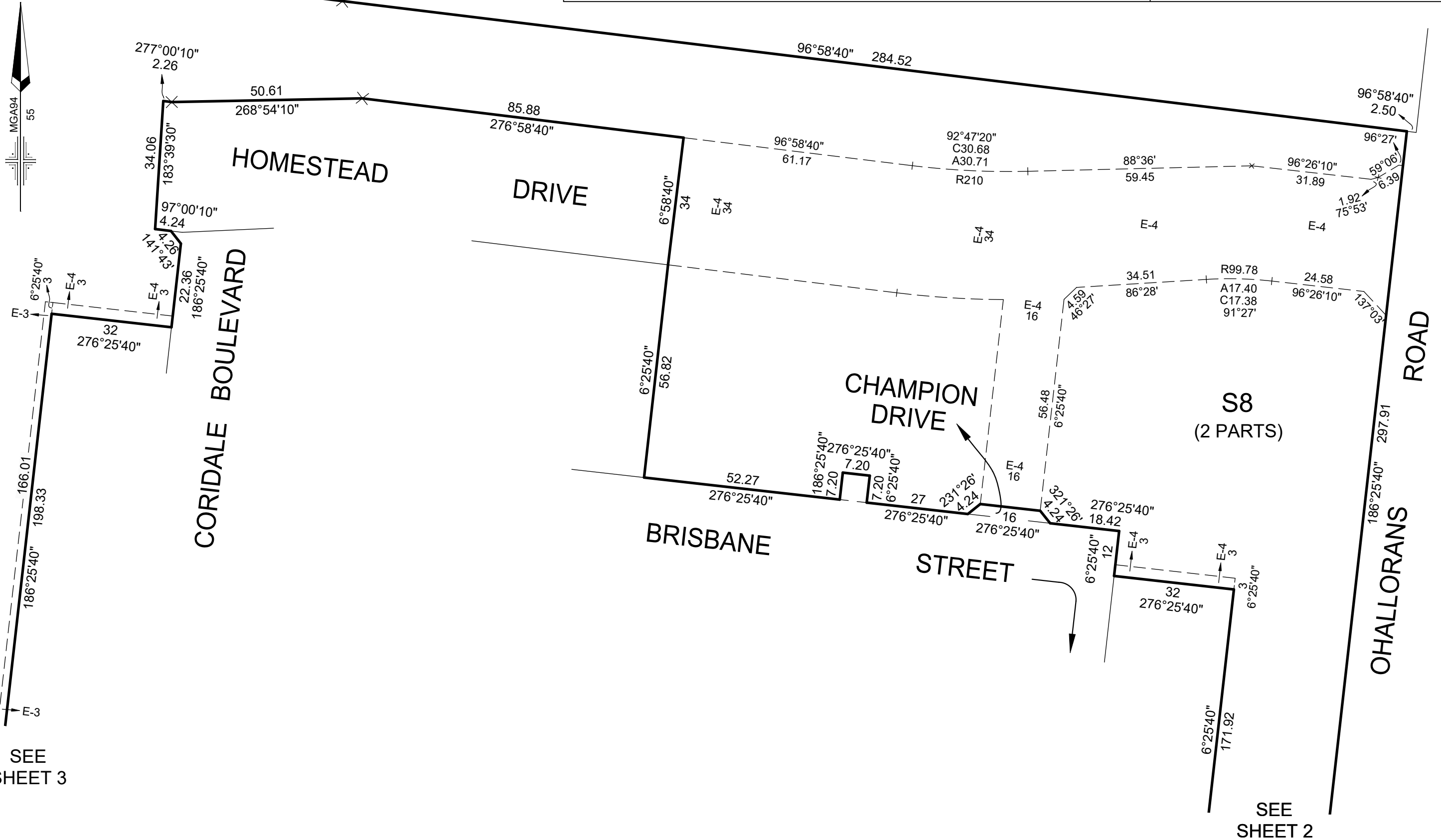
SCALE  
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 0 8 16 24 32  
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3  
 SHEET 3

SEE SHEET 2

# PLAN OF SUBDIVISION

PS 821033G /S5



SEE SHEET 3

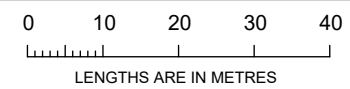
SEE SHEET 2



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SCALE  
 1:1000



ORIGINAL SHEET  
 SIZE: A3

SHEET 4

**CREATION OF RESTRICTION "A"**

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

**Land to benefit:** Lots 501 to 548 (all inclusive) on this plan

**Land to be burdened:** Lots 501 to 548 (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 responsible authority and the Design Assessment Panel.

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

**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
526	525, 527, 528
527	526, 528
528	525, 526, 527, 529
529	525, 528, 530
530	525, 529, 531, 535
531	530, 532, 535

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
532	531, 533, 534, 535
533	532, 534
534	532, 533, 535
547	545, 546, 548
548	545, 547

**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.

CORIDALE - STAGE 5



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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 (ALL INCLUSIVE), S3, S6, S8 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 & S3 (STAGE 1)	50500	501	536	10	10			
			537	10	10			
			538	10	10			
201 TO 245 (STAGE 2)	450	450	539	10	10			
			540	10	10			
301 TO 348 (STAGE 3)	480	480	541	10	10			
			542	10	10			
401 TO 410, 412 TO 456 & S6 (STAGE 4)	50550	551	543	10	10			
			544	10	10			
			545	10	10			
			546	10	10			
501	10	10	547	10	10			
502	10	10	548	10	10			
503	10	10						
504	10	10						
505	10	10						
506	10	10	S8	50000	1			
507	10	10						
508	10	10						
509	10	10						
510	10	10						
511	10	10						
512	10	10						
513	10	10						
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524	10	10						
525	10	10						
526	10	10						
527	10	10						
528	10	10						
529	10	10						
530	10	10						
531	10	10						
532	10	10						
533	10	10						
534	10	10						
535	10	10						
			TOTAL	152460	2463			

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