

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

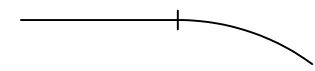
NOTATIONS

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 E10 ON PS821033G (PREVIOUS STAGE) NOW CONTAINED IN LOTS 501, 545 AND 546 ON THIS PLAN

GROUNDS FOR REMOVAL:
VIDE PERMIT No.

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
E-10	CARRIAGEWAY	SEE DIAG	THIS PLAN	CITY OF GREATER GEELONG

CORIDALE - STAGE 5

46 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
 Suite 3, 102 Dodds Street
 Southbank VIC 3006 Australia

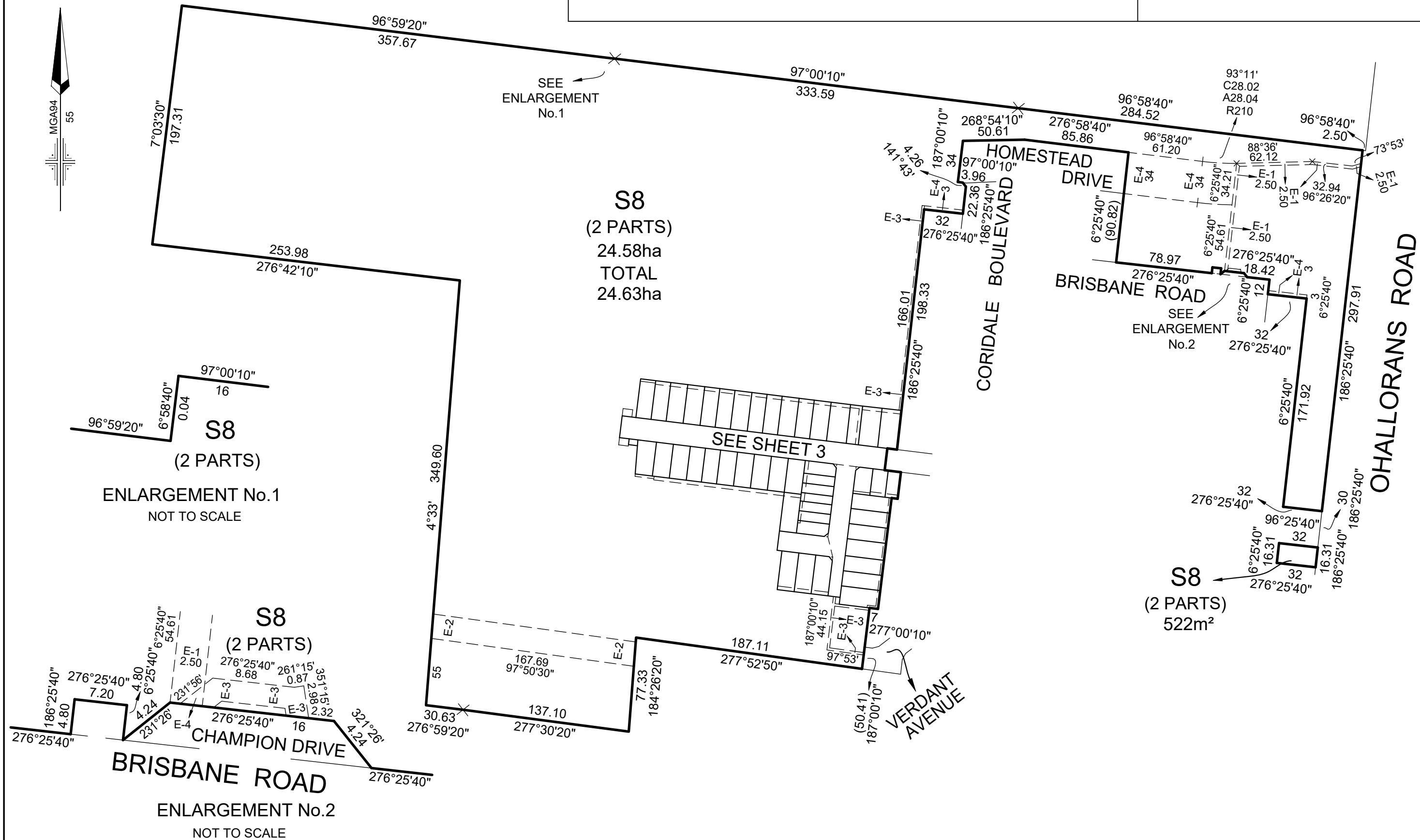
LyssnaGroup.com

DATE: 28/10/19 REFERENCE: AA0047
 DRAWING: SU05AC DRAWN BY: LS

ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 6

PLAN OF SUBDIVISION

PS 821033G /S5



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 5
LICENSED SURVEYOR: ANDREW J. REAY

DATE: 28/10/19 REFERENCE: AA0047
DRAWING: SU05AC DRAWN BY: LS

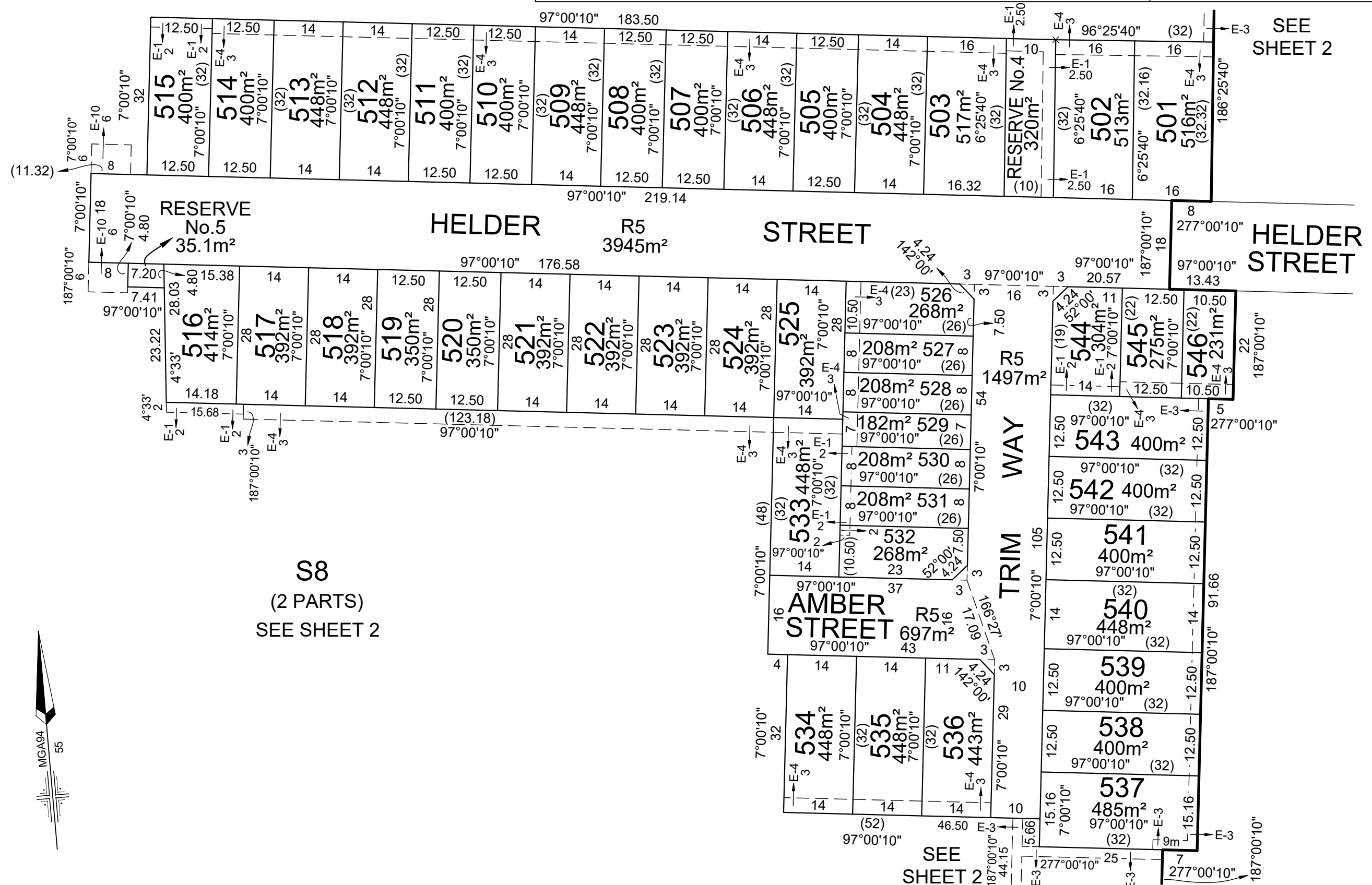
SCALE
1:3000

0 30 60 90 120
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
SHEET 2

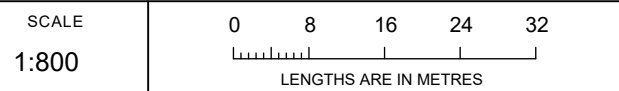
PLAN OF SUBDIVISION

PS 821033G /S5



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 5
 LICENSED SURVEYOR: ANDREW J. REAY
 DATE: 28/10/19 REFERENCE: AA0047
 DRAWING: SU05AC DRAWN BY: LS



ORIGINAL SHEET SIZE: A3
 SHEET 3

CREATION OF RESTRICTION "A"

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

Land to benefit: Lots 501 to 546 (all inclusive) on this plan

Land to be burdened: Lots 501 to 546 (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 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
526	525, 527
527	525, 526, 528
528	525, 527, 529
529	525, 528, 530, 533
530	529, 531, 533
531	530, 532, 533
532	531, 533
545	543, 544, 546
546	543, 545

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



LyssnaGroup.com

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

LICENSED SURVEYOR: ANDREW J. REAY

DATE: 28/10/19
 DRAWING: SU05AC

REFERENCE: AA0047
 DRAWN BY: LS

ORIGINAL SHEET SIZE: A3
 SHEET 5

PLAN OF SUBDIVISION

PS 821033G /S5

OWNERS CORPORATION No.1

LAND AFFECTED BY OWNERS CORPORATION:

LOTS 101 TO 150, 201 TO 245, 301 TO 348, 401 TO 456, 501 TO 546 (ALL INCLUSIVE), S3, S6 & S8

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 456 & S6 (STAGE 4)	50560	561	543	10	10			
			544	10	10			
			545	10	10			
			546	10	10			
501	10	10						
502	10	10						
503	10	10						
504	10	10	S8	50000	1			
505	10	10						
506	10	10						
507	10	10						
508	10	10						
509	10	10						
510	10	10						
511	10	10						
512	10	10						
513	10	10						
514	10	10						
515	10	10						
516	10	10						
517	10	10						
518	10	10						
519	10	10						
520	10	10						
521	10	10						
522	10	10						
523	10	10						
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	152450	2453			

CORIDALE - STAGE 5

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: 28/10/19
 DRAWING: SU05AC

REFERENCE: AA0047
 DRAWN BY: LS

ORIGINAL SHEET SIZE: A3
 SHEET 6