

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

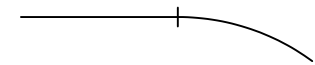
NOTATIONS

| 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



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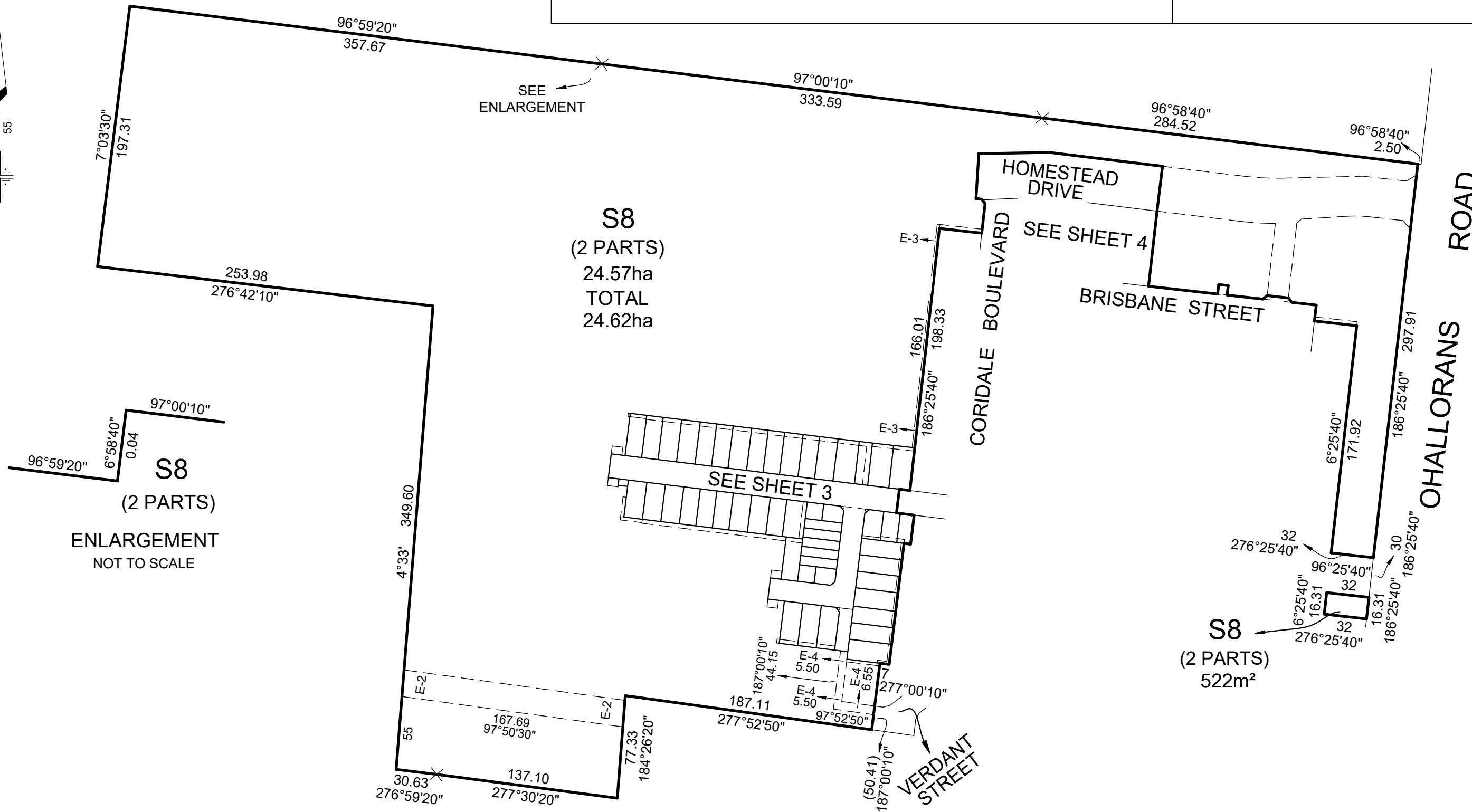
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DATE: 04/01/21 REFERENCE: AA0047
 DRAWING: SU05AH DRAWN BY: LS

ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 6

PLAN OF SUBDIVISION

PS 821033G /S5



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CORIDALE - STAGE 5

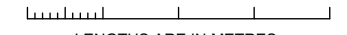
LICENSED SURVEYOR: ANDREW J. REAY

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SCALE

1:3000

0 30 60 90 120



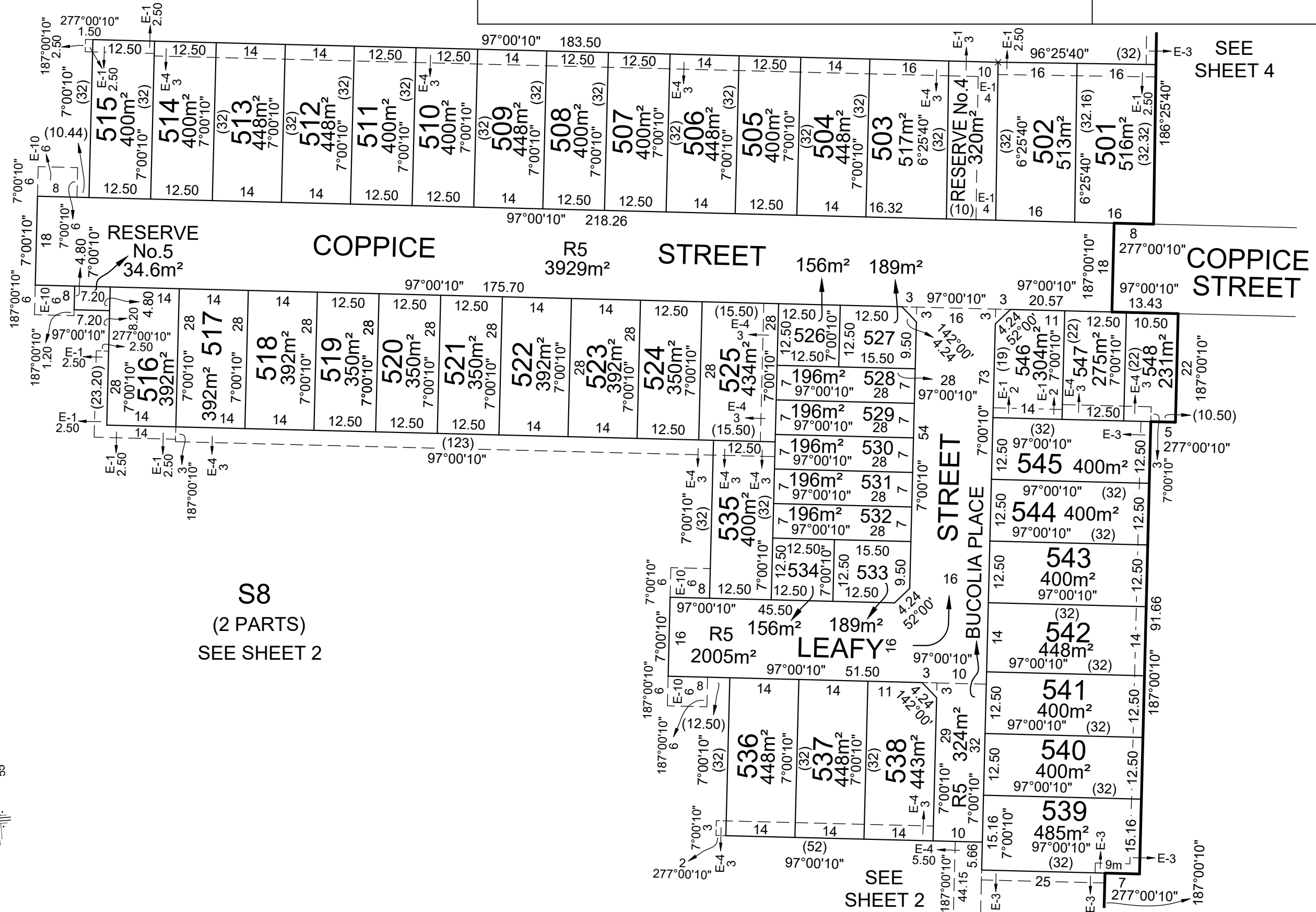
LENGTHS ARE IN METRES

ORIGINAL SHEET
 SIZE: A3

SHEET 2

PLAN OF SUBDIVISION

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S8
(2 PARTS)
SEE SHEET 2

SEE SHEET 4

COPPICE STREET

BUCCOLIA PLACE

LEAFY STREET

SEE SHEET 2



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 LICENSED SURVEYOR: ANDREW J. REAY
 DATE: 04/01/21 REFERENCE: AA0047
 DRAWING: SU05AH DRAWN BY: LS

SCALE
 1:800
 0 8 16 24 32
 LENGTHS ARE IN METRES

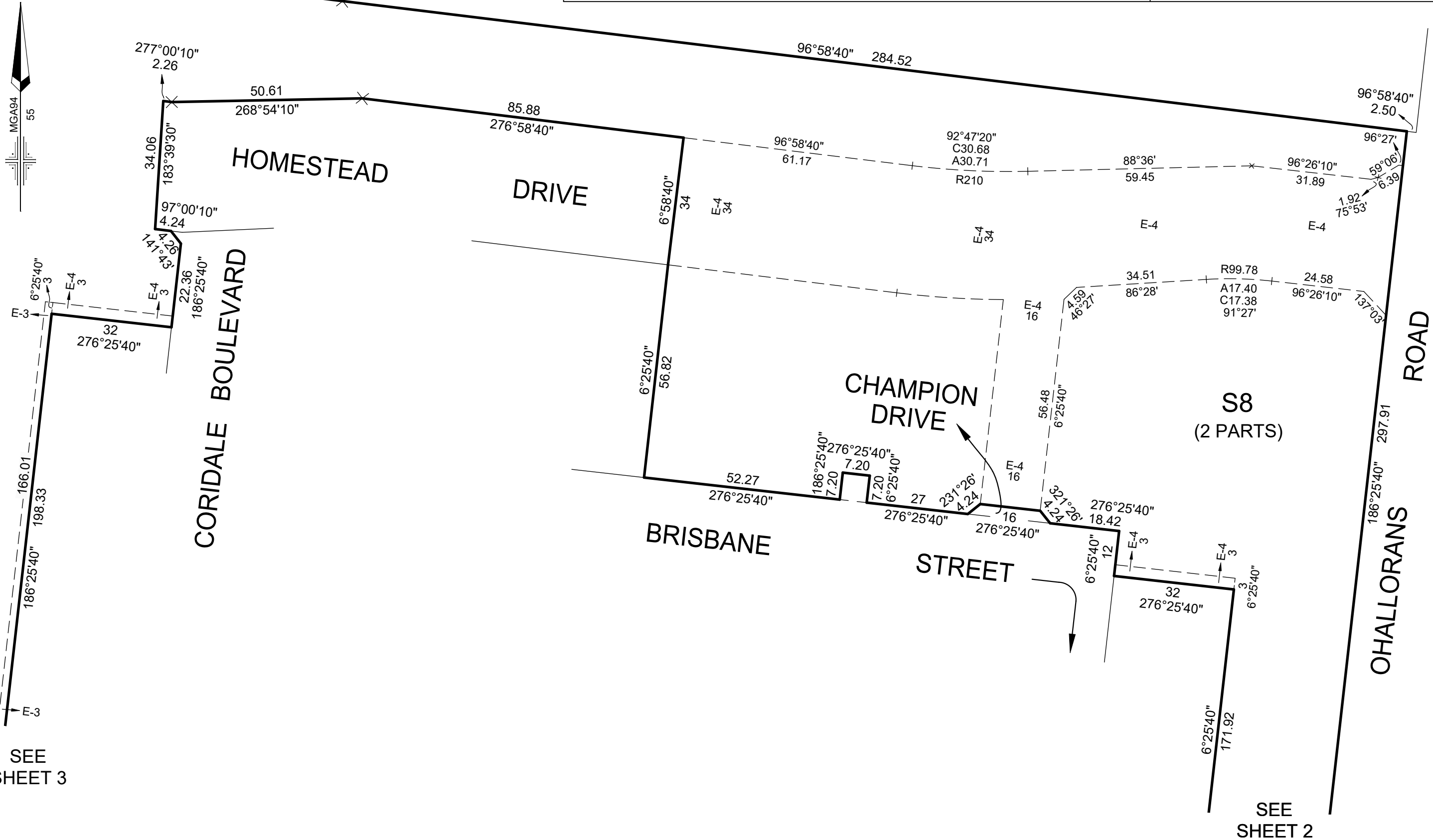
ORIGINAL SHEET
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SHEET 3

SEE SHEET 2

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PS 821033G /S5



SEE SHEET 3

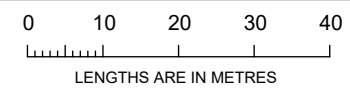
SEE SHEET 2



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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 | | | | | | |
| 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 | 152460 | 2463 | | | |

CORIDALE - STAGE 5

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 SHEET 6