PLAN OF	SUBDIVISI	NC				PS 82	1033G /S	8
LOCATION OF PARISH: TOWNSHIP: SECTION:	Council Name: City		C C					
CROWN ALLOTME CROWN PORTION TITLE REFERENCI	: 163 (PART),	164 (PA) OL	RT) & 165 (PART)					
LAST PLAN REFER POSTAL ADDRESS (at time of subdivision)								
MGA CO-ORDINAT (of approx centre of land in plan)		:	ZONE:55					
VESTIN	IG OF ROADS AND/	OR RES	ERVES			NOTATION	NS	
IDENTIFIERCOUNCIL/BODY/FROAD R8CITY OF GREATER GRESERVE No.10CITY OF GREATER G			EELONG	CORPORATIONS - DETAILS	SEE OW	NERS CORPORAT	ONE OR MORE OWNER ION SEARCH REPORT THIS STAGED PLAN	
				(PREVIOUS STAG	SE PARTS E) AND TI TED ON I	S OF EASEMENTS HAT PART OF THE	E-4 AND E-17 ON PS82 <sup>.</sup> EASEMENT FOR PIPEL /838710W NOW CONTA	INE
DEPTH LIMITATION: D				TO REMOVE THE DRAINAGE COMPONENT AND VARY THE WIDTH OF THE SEWERAGE COMPONENT OF E-4 ON PS821033G (PREVIOUS STAGE) NOW CONTAINED IN RESERVE No.10 ON THIS PLAN				
SURVEY: This plan is based on su								
STAGING: This is a staged subdivis				GROUNDS FOR REMOVAL: AGREEMENT BY ALL INTERESTED PARTIES VIDE SEC 6(1)(k) OF THE SUBDIVISION ACT				
	1 TO S14 (ALL INCLUSIVE) F	IAVE BEEI	N OMITTED		PART O	F EASEMENT E-10	ON PS821033G (PREVI 338 AND 839 ON THIS P	
	E-16, E18 TO E-30 AND E-32 / THIS STAGE	(ALL INCL)	JSIVE) HAVE	GROUNDS FOR RI VIDE PERMIT No.				
		· _		NFORMATION				
_EGEND: A - Appurte	enant Easement E - Encuml	bering Ease	ement R - Encumberir	ng Easement (Road)				
Easement Reference	Purpose	Width (Metres)	) Origi	n		Land Bene	efited/In Favour Of	
	HEET 2							
CORIDALE - STAGE 8		l 						
46 LOTS AND BALANC	CE LOT S15		CENSED SURVEYOR:					
Lyssna	<b>Lyssna Group Pty Ltd</b> ABN 18 616 811 191 Tel: +61 3 9516 6899 PO Box 1098. South Melbourne 320	D	ATE: 20/10/21 RAWING: ST08AF	DRAW		AA0047 BA	ORIGINAL SHEET SHEET 1 OF	
. •	Suite 3, 102 Dodds Street		Survevor's Plan Version (F)		,			

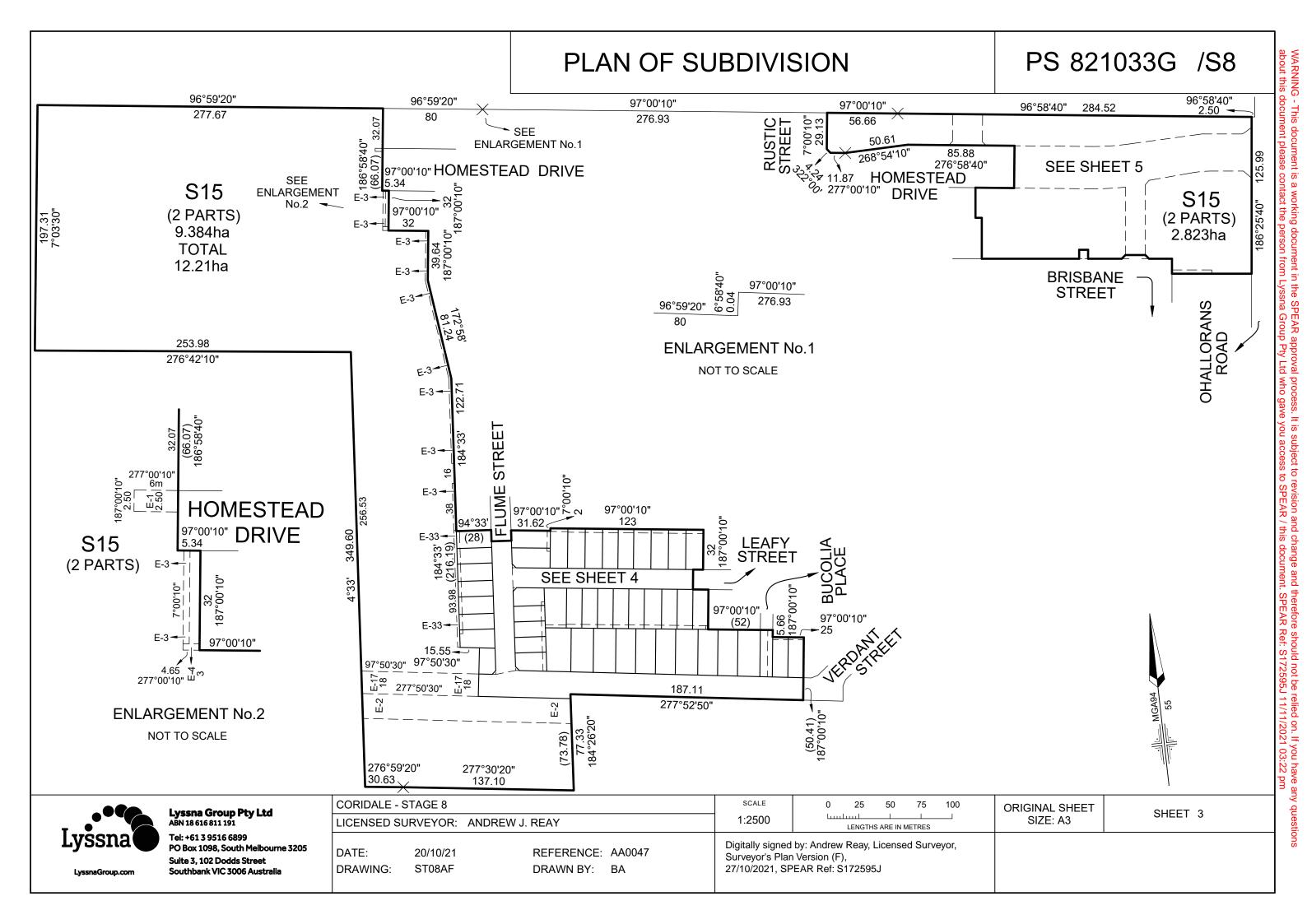
				SEE SHEET 2		
CORIDALE - STAGE 8 46 LOTS AND BALANC		LICE	NSED SL	JRVEYOR: ANDRE	EW J. REAY	
LyssnaGroup.com	<b>Lyssna Group Pty Ltd</b> ABN 18 616 811 191 Tel: +61 3 9516 6899 PO Box 1098, South Melbourne 3205 Suite 3, 102 Dodds Street Southbank VIC 3006 Australia	Digit Surv	WING: tally signed veyor's Plar	20/10/21 ST08AF d by: Andrew Reay, Lice n Version (F), PEAR Ref: S172595J	REFEREN DRAWN E ensed Surveyor,	ORIGINAL SHEET SIZE: A3 SHEET 1 OF 8

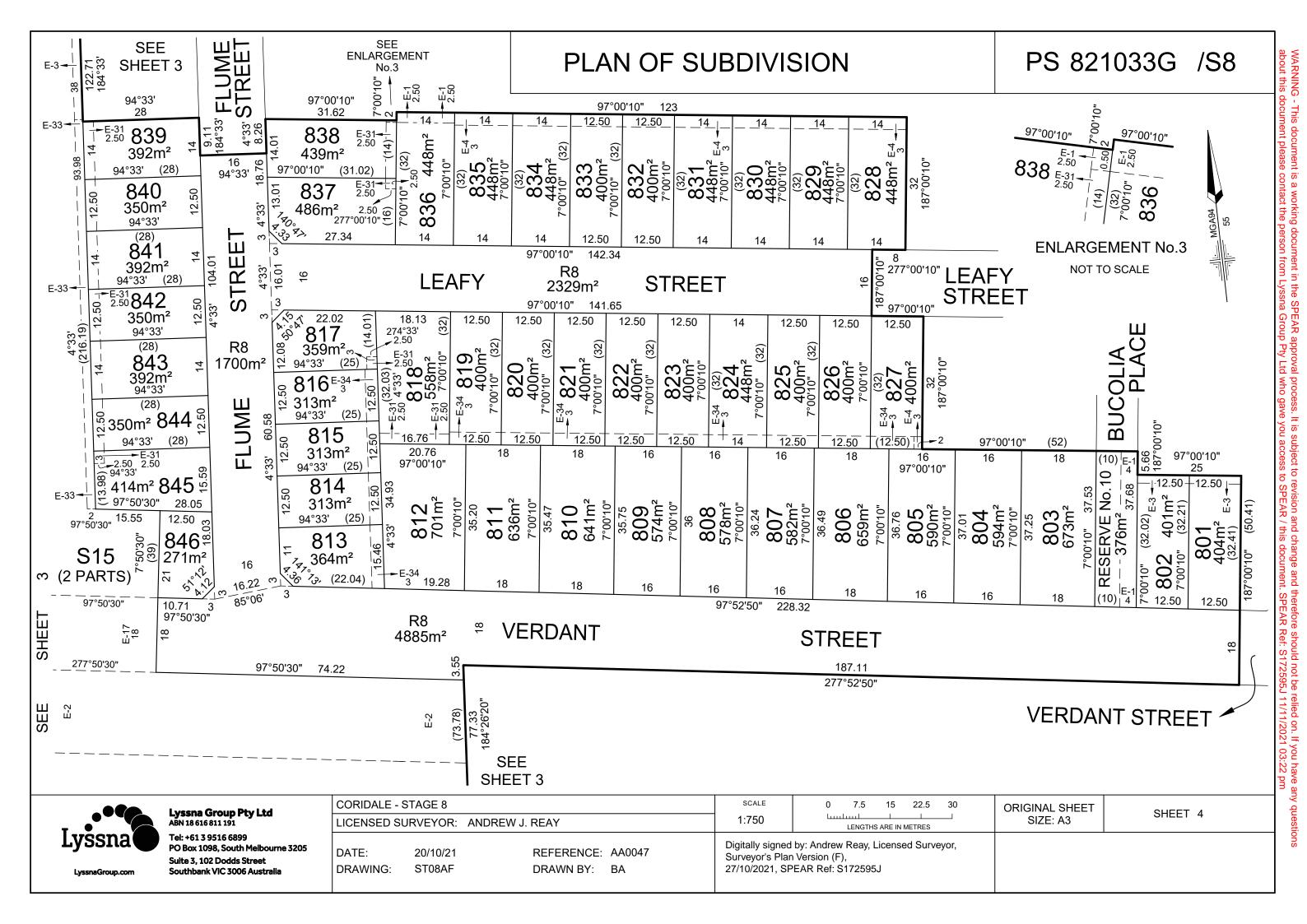
# PLAN OF SUBDIVISION

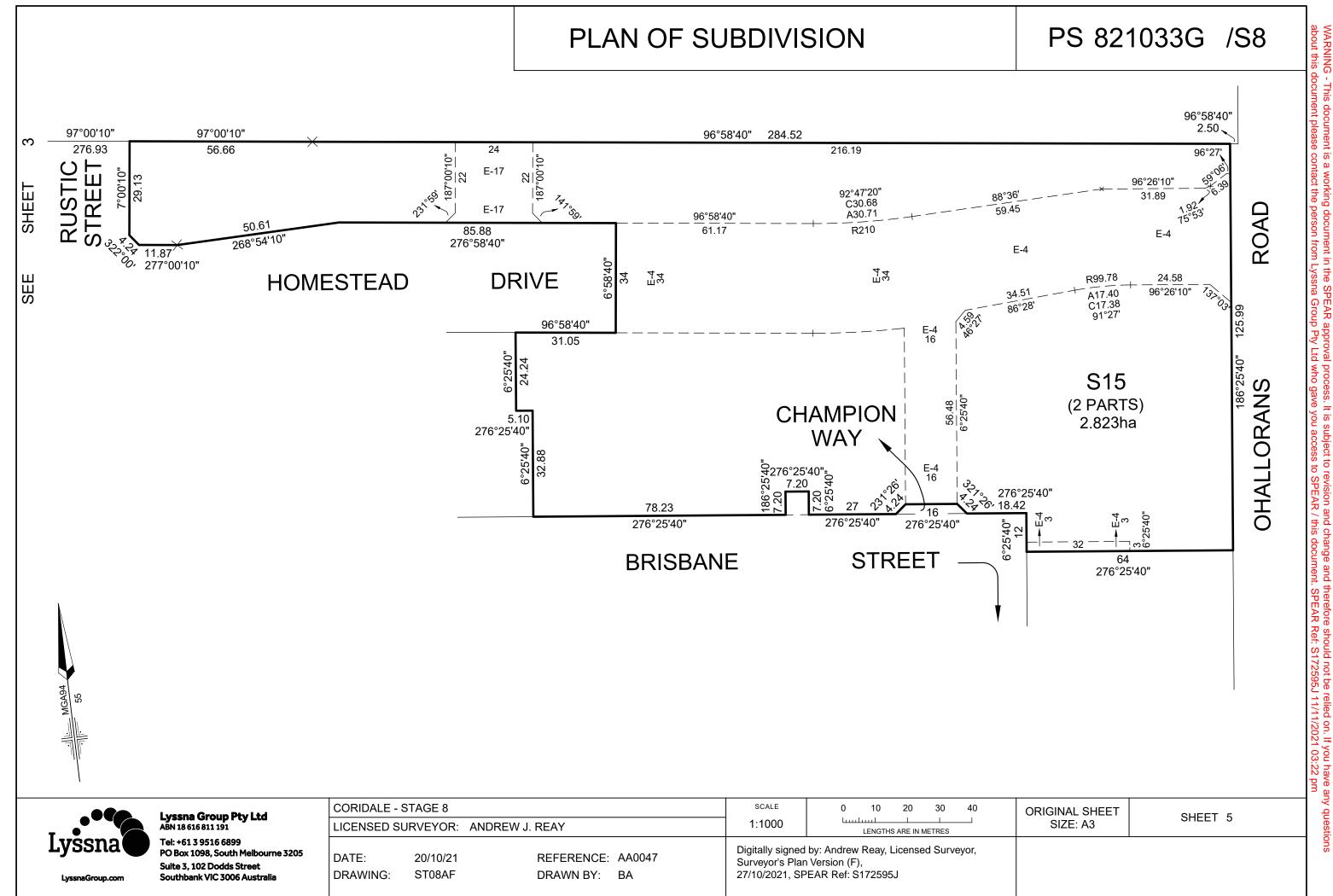
# PS 821033G /S8

	EASEMENT INFORMATION									
LEGEND:	A - Appurtenant Easement E - Encumb	ering Easeme	ent 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-2	PIPELINE PURPOSES	20	V838710W	TRANSMISSION PIPELINES AUSTRALIA (ASSETS) PTY LTD						
E-3	DRAINAGE	2	THIS PLAN (PREVIOUS STAGE)	CITY OF GREATER GEELONG						
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-17	DRAINAGE	SEE DIAG	THIS PLAN (PREVIOUS STAGE)	CITY OF GREATER GEELONG						
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						

	I	I		Ι		
CORIDALE - STAGE 8		LICENSED SU	IRVEYOR: ANDF	REW J. REAY		
Iveena	<b>Lyssna Group Pty Ltd</b> ABN 18 616 811 191 Tel: +61 3 9516 6899	DATE: DRAWING:	20/10/21 ST08AF	REFERENCE: DRAWN BY:	AA0047 BA	ORIGINAL SHEET SIZE: A3 SHEET 2
LyssnaGroup.com	PO Box 1098, South Melbourne 3205 Suite 3, 102 Dodds Street Southbank VIC 3006 Australia	Surveyor's Pla	l by: Andrew Reay, Li n Version (F), PEAR Ref: S172595J	-		







### 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
846	845

#### 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.

### CREATION OF RESTRICTION "C"

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

Land to benefit: Lots 801 to 846 (all inclusive) on this plan

Land to be burdened: Lots 801 to 845 (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.

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CORIDALE - STAGE 8	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	Surveyor's Plan	20/10/21 ST08AF by: Andrew Reay, License Version (F), EAR Ref: S172595J	REFERENCE: DRAWN BY: d Surveyor,	AA0047 BA	ORIGINAL SHEET SIZE: A3 SHEET 6		

# PLAN OF SUBDIVISION

### CREATION OF RESTRICTION "D"

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

Land to benefit: Lots 801 to 846 (all inclusive) on this plan

Land to be burdened: Lots 801 to 846 (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.

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CORIDALE - STAGE 8	LICENSED SUI	RVEYOR: ANDREW	J. REAY		
LyssnaGroup.com LyssnaGroup.co	Surveyor's Plan	20/10/21 ST08AF by: Andrew Reay, License Version (F), EAR Ref: S172595J	REFERENCE: DRAWN BY: d Surveyor,	AA0047 BA	ORIGINAL SHEET SIZE: A3 SHEET 7

## PLAN OF SUBDIVISION

#### **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, 1501 TO 1513 (ALL INCLUSIVE), S6, S15, S17 AND COMMON PROPERTY No.1

#### LIMITATION ON OWNERS CORPORATION: UNLIMITED

#### NOTATIONS

NIL

LOT	ENTITLEMENT	LIABILITY	LOT	EMENT AND L		LOT	ENTITLEMENT	LIABILITY
LOI	ENTILEMENT	LIADILITT				LOI		
101 TO 150	500	500	821	10	10			
(STAGE 1)			822	10	10			
	450	450	823	10	10			
201 TO 245	450	450	824	10	10			
(STAGE 2)			825	10	10			
301 TO 348	480	480	826	10	10			
(STAGE 3)			827	10	10			
01 TO 410, 412	50550	551	828	10	10			
TO 456 & S6	50550	001	829	10	10			
(STAGE 4)			830	10	10			
(STAGE 4)			831	10	10			
501 TO 548	480	480	832	10	10			
(STAGE 5)	400	400	833	10	10			
(			834	10	10			
01 TO 657 & S17	50570	571	835	10	10			
(STAGE 6)		-	836	10	10			
701 TO 740			837	10	10			
701 TO 742 (STAGE 7A)	420	420	838	10	10			
(STAGE TA)			839	10	10			
743 TO 794	520	520	840	10	10			
(STAGE 7B)	520	520	841	10	10			
,			842	10	10			
1501 TO 1513	130	130	843	10	10			
(STAGE 15A)			844	10	10			
			845	10	10			
			846	10	10			
801	10	10						
802	10	10						
803	10	10	S15	50000	1			
804	10	10	515	50000	· ·			
805	10	10						
806	10	10						
807	10	10						
808	10	10						
809	10	10						
810	10	10						
811	10	10						
812	10	10						
813	10	10						
814	10	10						
815	10	10						
816	10	10						
817	10	10						
818	10	10						
819	10	10						
820	10	10						
			TOTAL	154560	4563			
ORIDALE - STA	GE 8		LICENSED S	URVEYOR: ANDRI	EW J. REAY			
Lyssna Group Pty Ltd ABN 18 616 811 191 Tel: +61 3 9516 6899		DATE: DRAWING:	20/10/21 ST08AF	REFERENCE: DRAWN BY:	: AA0047 BA		_ SHEET SIZE: A HEET 8	
Lyssna LyssnaGroup.cor	PO Box 1098, S Suite 3, 102 Do	outh Melbourne 3205 dds Street	Surveyor's Pla	d by: Andrew Reay, Lic an Version (F), PEAR Ref: S172595J	ensed Surveyor,			

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