

PLAN OF SUBDIVISION

PS 821033G /S8

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 S16 ON PS821033G
 POSTAL ADDRESS: 205 - 245 OHALLORANS ROAD
 (at time of subdivision) LARA 3212
 MGA CO-ORDINATES: E: 269 350 ZONE:55
 (of approx centre of land N: 5 789 050
 in plan)

Council Name: City of Greater Geelong
 Council Reference Number: 15151
 Planning Permit Reference: PP-496-2018
 SPEAR Reference Number: S172595J
Certification
 This plan is certified under section 6 of the Subdivision Act 1988
 Public Open Space
 A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement is to be satisfied in stage: 23
 Digitally signed by: Tim Webb for City of Greater Geelong on 08/12/2021

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

| IDENTIFIER | COUNCIL/BODY/PERSON |
|--------------------------|--|
| ROAD R8 RESERVE No.10 | CITY OF GREATER GEELONG CITY OF GREATER GEELONG |

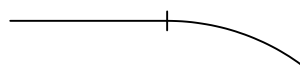
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS - SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS
 RESTRICTION "A" DOES NOT FORM PART OF THIS STAGED PLAN
 ADDITIONAL PURPOSE OF THIS PLAN:
 TO REMOVE THOSE PARTS OF EASEMENTS E-4 AND E-17 ON PS821033G (PREVIOUS STAGE) AND THAT PART OF THE EASEMENT FOR PIPELINE PURPOSES CREATED ON INSTRUMENT No. V838710W NOW CONTAINED IN ROAD R8 ON THIS PLAN

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
 This plan is based on survey.

STAGING:
 This is a staged subdivision.

TANGENT POINTS ARE SHOWN THUS: 

LOTS 1 TO 800 AND S1 TO S14 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE

EASEMENTS E-5 TO E-16, E18 TO E-30 AND E-32 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE

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

GROUND FOR REMOVAL:
 AGREEMENT BY ALL INTERESTED PARTIES VIDE SEC 6(1)(k) OF THE SUBDIVISION ACT

ADDITIONAL PURPOSE OF THIS PLAN:
 TO REMOVE THAT PART OF EASEMENT E-10 ON PS821033G (PREVIOUS STAGE) NOW CONTAINED IN LOTS 827, 828, 838 AND 839 ON THIS PLAN

GROUND 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 |
|--------------------|---------|----------------|-------------|-----------------------------|
| | | | SEE SHEET 2 | |

CORIDALE - STAGE 8

46 LOTS AND BALANCE LOT S15

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: 20/10/21 REFERENCE: AA0047
 DRAWING: ST08AF DRAWN BY: BA

ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 8

Digitally signed by: Andrew Reay, Licensed Surveyor,
 Surveyor's Plan Version (F),
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PS 821033G /S8

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 (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 |

CORIDALE - STAGE 8

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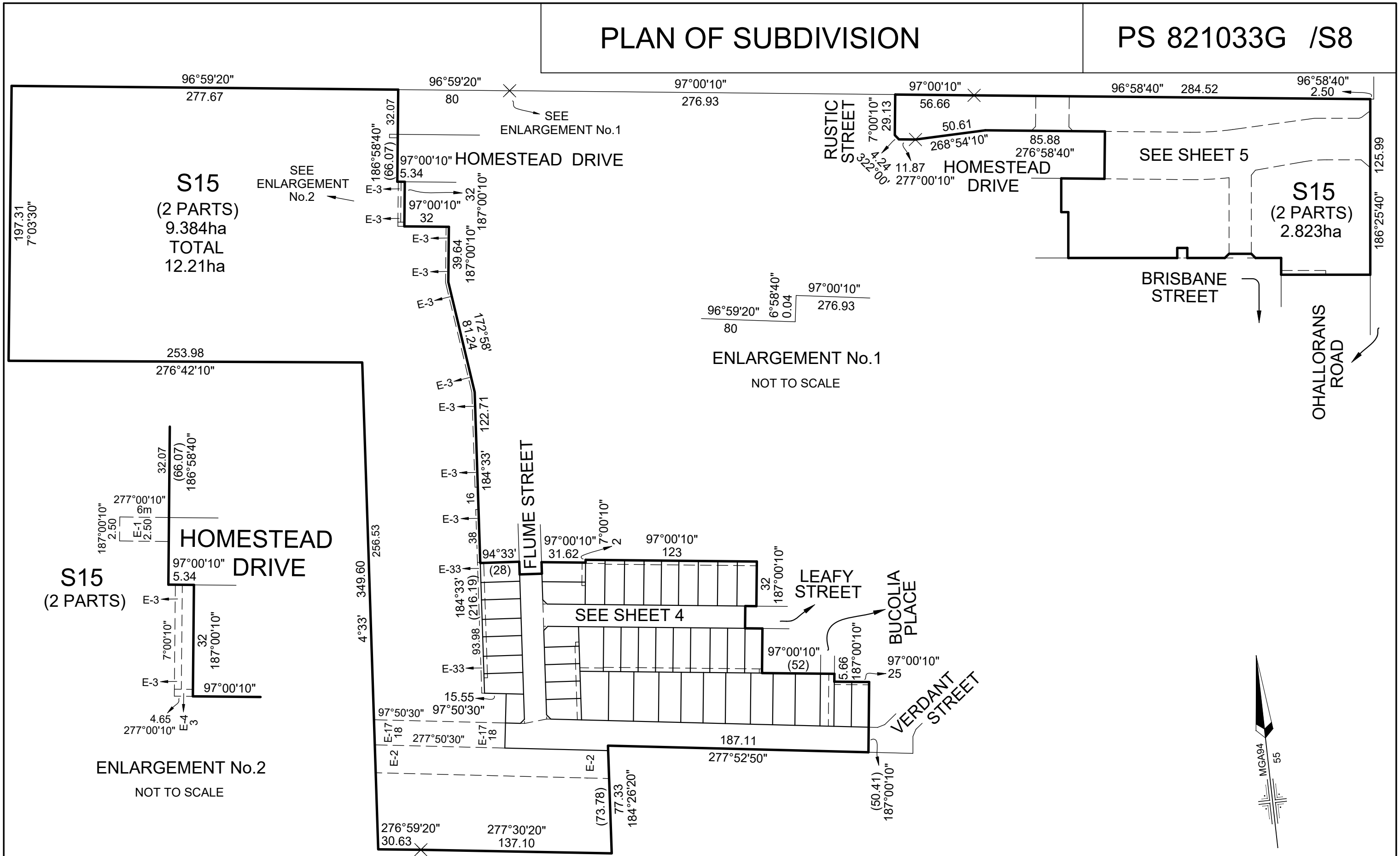
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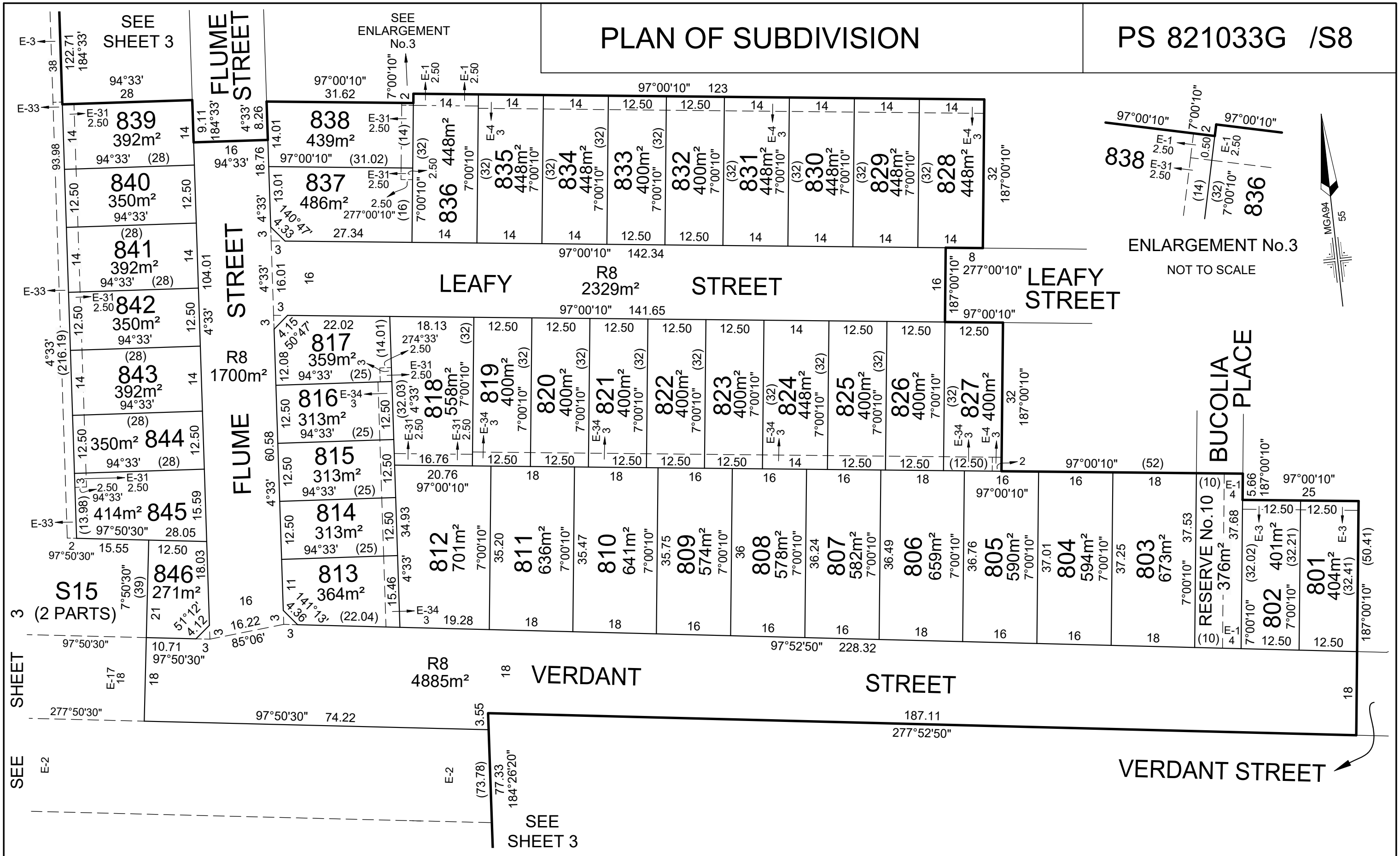
CORIDALE - STAGE 8
 LICENSED SURVEYOR: ANDREW J. REAY
 DATE: 20/10/21 REFERENCE: AA0047
 DRAWING: ST08AF DRAWN BY: BA

SCALE: 1:2500
 0 25 50 75 100
 LENGTHS ARE IN METRES
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ORIGINAL SHEET SIZE: A3 SHEET 3
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SEE SHEET 3

SHEET 3

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| | |
|-----------------------------------|-------------------|
| CORIDALE - STAGE 8 | |
| LICENSED SURVEYOR: ANDREW J. REAY | |
| DATE: 20/10/21 | REFERENCE: AA0047 |
| DRAWING: ST08AF | DRAWN BY: BA |

SCALE: 1:750

LENGTHS ARE IN METRES

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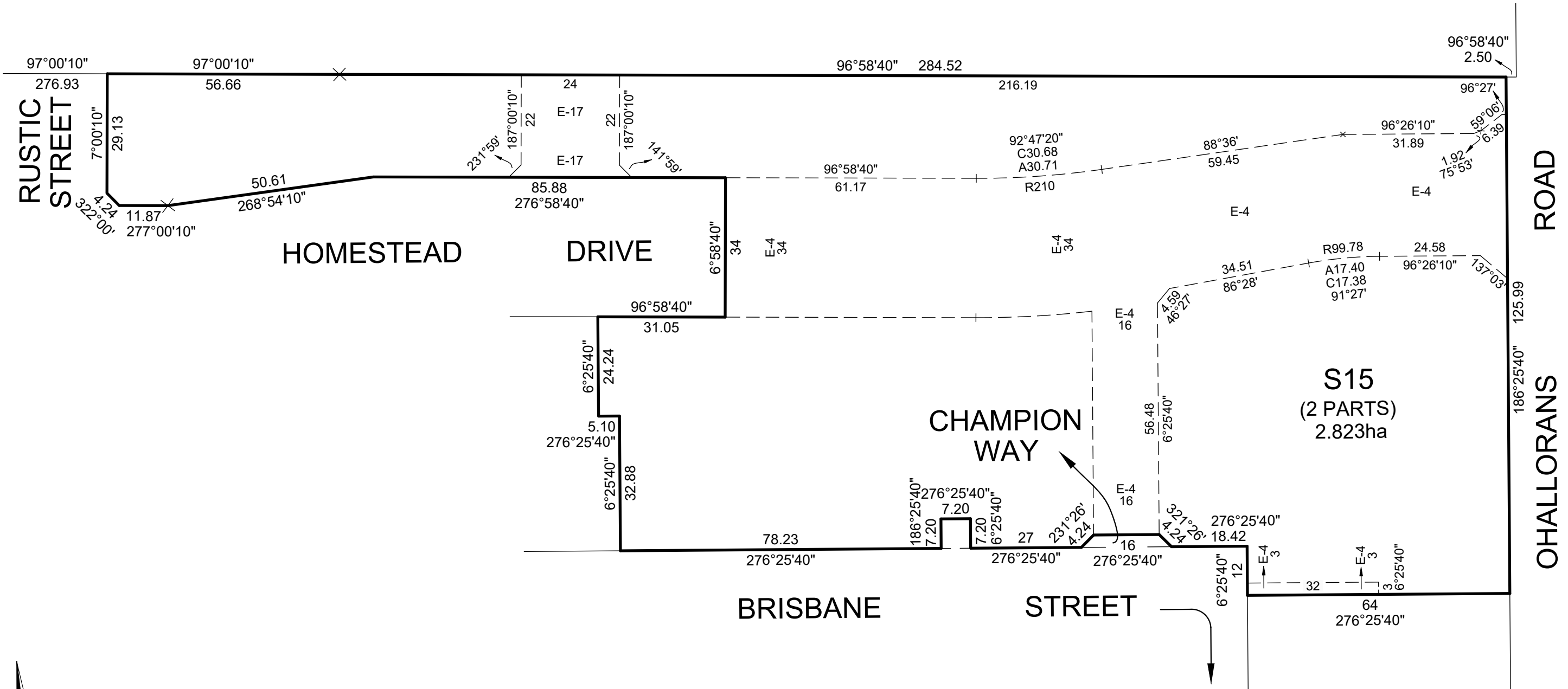
SHEET 4

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PLAN OF SUBDIVISION

PS 821033G /S8

SEE SHEET 3



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| | |
|-----------------------------------|-------------------|
| CORIDALE - STAGE 8 | |
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SCALE: 1:1000

LENGTHS ARE IN METRES

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SHEET 5

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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.

CORIDALE - STAGE 8



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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.

CORIDALE - STAGE 8



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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, 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 AND LOT LIABILITY

| LOT | ENTITLEMENT | LIABILITY | LOT | ENTITLEMENT | LIABILITY | LOT | ENTITLEMENT | LIABILITY |
|---|-------------|-----------|-------|-------------|-----------|-----|-------------|-----------|
| 101 TO 150 (STAGE 1) | 500 | 500 | 821 | 10 | 10 | | | |
| | | | 822 | 10 | 10 | | | |
| | | | 823 | 10 | 10 | | | |
| 201 TO 245 (STAGE 2) | 450 | 450 | 824 | 10 | 10 | | | |
| | | | 825 | 10 | 10 | | | |
| 301 TO 348 (STAGE 3) | 480 | 480 | 826 | 10 | 10 | | | |
| | | | 827 | 10 | 10 | | | |
| | | | 828 | 10 | 10 | | | |
| 401 TO 410, 412 TO 456 & S6 (STAGE 4) | 50550 | 551 | 829 | 10 | 10 | | | |
| | | | 830 | 10 | 10 | | | |
| | | | 831 | 10 | 10 | | | |
| 501 TO 548 (STAGE 5) | 480 | 480 | 832 | 10 | 10 | | | |
| | | | 833 | 10 | 10 | | | |
| | | | 834 | 10 | 10 | | | |
| 601 TO 657 & S17 (STAGE 6) | 50570 | 571 | 835 | 10 | 10 | | | |
| | | | 836 | 10 | 10 | | | |
| | | | 837 | 10 | 10 | | | |
| 701 TO 742 (STAGE 7A) | 420 | 420 | 838 | 10 | 10 | | | |
| | | | 839 | 10 | 10 | | | |
| 743 TO 794 (STAGE 7B) | 520 | 520 | 840 | 10 | 10 | | | |
| | | | 841 | 10 | 10 | | | |
| | | | 842 | 10 | 10 | | | |
| 1501 TO 1513 (STAGE 15A) | 130 | 130 | 843 | 10 | 10 | | | |
| | | | 844 | 10 | 10 | | | |
| | | | 845 | 10 | 10 | | | |
| | | | 846 | 10 | 10 | | | |
| 801 | 10 | 10 | | | | | | |
| 802 | 10 | 10 | | | | | | |
| 803 | 10 | 10 | | | | | | |
| 804 | 10 | 10 | S15 | 50000 | 1 | | | |
| 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 | | | |

CORIDALE - STAGE 8

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