

# PLAN OF SUBDIVISION

PS 821033G / S91

## 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 S18 ON PS821033G  
 POSTAL ADDRESS: 205 - 245 OHALLORANS ROAD  
 (at time of subdivision) LARA 3212  
 MGA CO-ORDINATES: E: 269 050 ZONE:55  
 (of approx centre of land N: 5 789 400  
 in plan)

Council Name: City of Greater Geelong  
 Council Reference Number: 15528  
 Planning Permit Reference: PP-496-2018  
 SPEAR Reference Number: S186449B  
**Certification**  
 This plan is certified under section 11 (7) of the Subdivision Act 1988  
 Date of original certification under section 6 of the Subdivision Act 1988: 16/08/2022  
 Public Open Space  
 A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement is to be satisfied in stage: 22  
 Digitally signed by: Tim Webb for City of Greater Geelong on 10/10/2022

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R91 RESERVE No.19	CITY OF GREATER GEELONG POWERCOR AUSTRALIA LTD

LOTS 1 TO 900, 909 TO 925, 947 TO 951 AND S1 TO S18 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE

EASEMENTS E-5 TO E-16 (ALL INCLUSIVE), AND E-18 TO E-30 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE

RESTRICTION "A" DOES NOT FORM PART OF THIS STAGED PLAN

TANGENT POINTS ARE SHOWN THUS: 

## NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:  
This plan is based on survey.

STAGING:  
This is a staged subdivision.

ADDITIONAL PURPOSE OF THIS PLAN:

1. TO REMOVE THOSE PARTS OF EASEMENTS E-1 ON PS821033G (PREVIOUS STAGE) NOW CONTAINED IN ROAD R91 ON THIS PLAN;

GROUPS FOR REMOVAL:

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

2. TO REMOVE THAT PART OF EASEMENT E-10 ON PS821033G (PREVIOUS STAGE) NOW CONTAINED IN LOTS 935, 936 AND 937 ON THIS PLAN

GROUPS 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 9A

34 LOTS AND BALANCE LOT S19

LICENSED SURVEYOR: ANDREW J. REAY



**Lyssna Group Pty Ltd**  
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 PO Box 1098, South Melbourne 3205  
 Suite 3, 102 Dodds Street  
 Southbank VIC 3006 Australia

DATE: 29/09/22

REFERENCE: AA0047

DRAWING: ST91AF

DRAWN BY: BA

ORIGINAL SHEET SIZE: A3  
SHEET 1 OF 8

Digitally signed by: Andrew Reay, Licensed Surveyor,  
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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 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 (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 OF THE 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-32	CARRIAGEWAY	SEE DIAG	THIS PLAN	CITY OF GREATER GEELONG
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 9A

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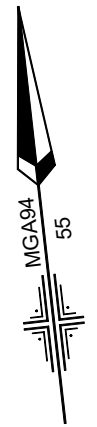
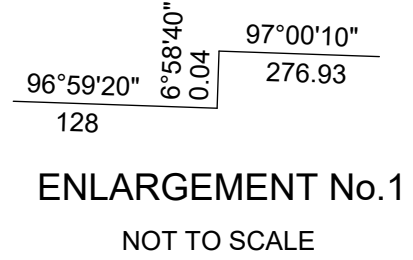
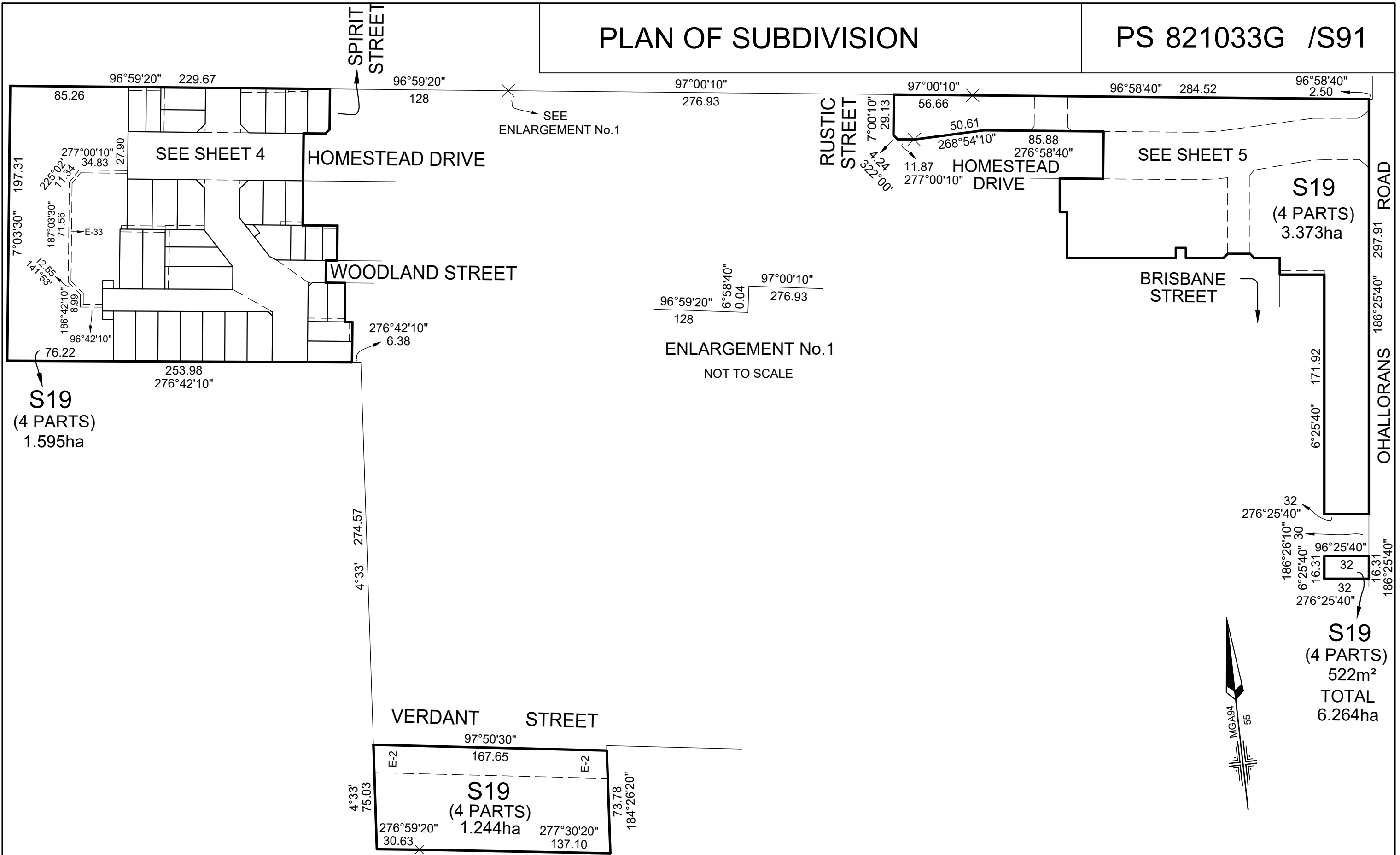
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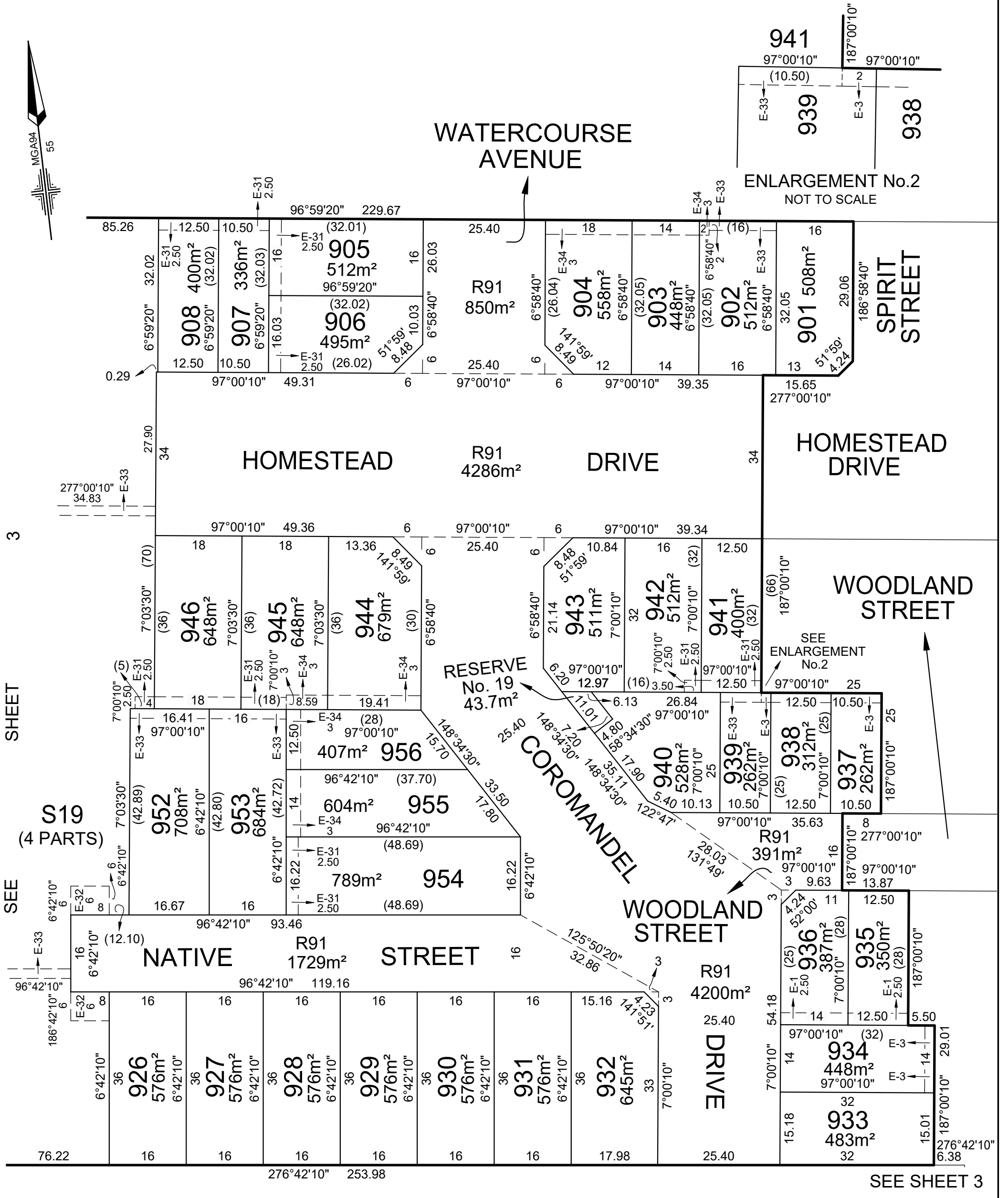


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CORIDALE - STAGE 9A  
 LICENSED SURVEYOR: ANDREW J. REAY  
 DATE: 29/09/22 REFERENCE: AA0047  
 DRAWING: ST91AF DRAWN BY: BA

SCALE: 1:2500  
 0 25 50 75 100  
 LENGTHS ARE IN METRES  
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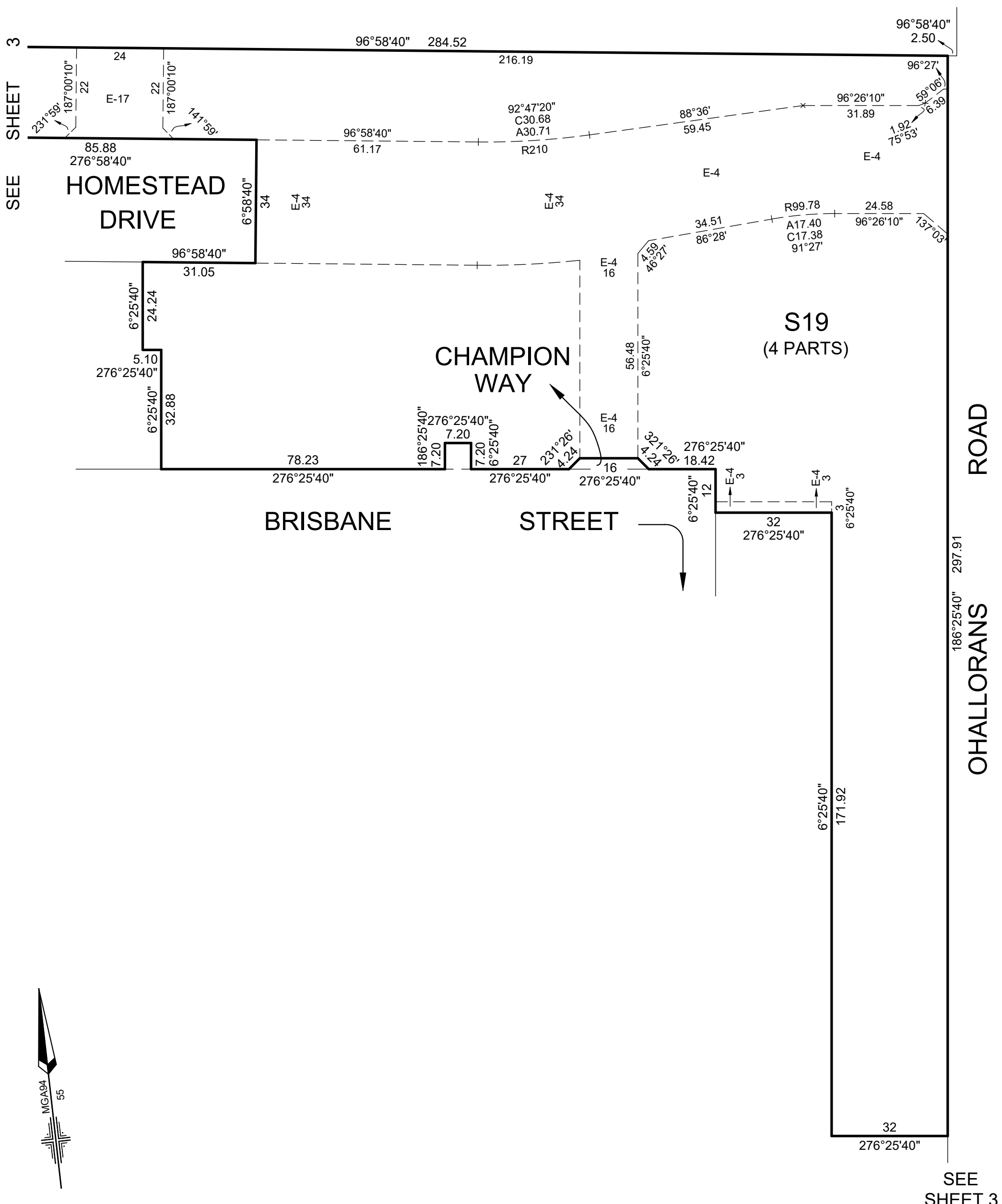
ORIGINAL SHEET SIZE: A3 SHEET 3  
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CORIDALE - STAGE 9A		LICENSED SURVEYOR: ANDREW J. REAY	SCALE 1:750	0 7.5 15 22.5 30 LENGTHS ARE IN METRES
<p><b>Lyssna Group Pty Ltd</b>                  ABN 18 616 811 191                  Tel: +61 3 9516 6899                  PO Box 1098, South Melbourne 3205                  Suite 3, 102 Dodds Street                  Southbank VIC 3006 Australia                  LyssnaGroup.com</p>	DATE: 29/09/22	REFERENCE: AA0047	ORIGINAL SHEET SIZE: A3	
	DRAWING: ST91AF	DRAWN BY: BA	SHEET 4	
Digitally signed by: Andrew Reay, Licensed Surveyor, Surveyor's Plan Version (F), 03/10/2022, SPEAR Ref: S186449B		Digitally signed by: City of Greater Geelong, 10/10/2022, SPEAR Ref: S186449B		

# PLAN OF SUBDIVISION


PS 821033G /S91



SEE SHEET 3

SEE SHEET 3



CORIDALE - STAGE 9A		LICENSED SURVEYOR: ANDREW J. REAY	SCALE 1:1000	0 10 20 30 40 LENGTHS ARE IN METRES
 <p><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 LyssnaGroup.com</p>	DATE: 29/09/22	REFERENCE: AA0047	ORIGINAL SHEET SIZE: A3	
	DRAWING: ST91AF	DRAWN BY: BA	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
937	938
939	938, 940, 941

## 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 901 to 908, 926 to 946 and 952 to 956 (all inclusive) on this plan

**Land to be burdened:** Lots 902 to 906, 908, 935 to 938, 940 to 942, 945, 946, 952 to 956 (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 9A



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## CREATION OF RESTRICTION "D"

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

**Land to benefit:** Lots 901 to 908, 926 to 946 and 952 to 956 (all inclusive) on this plan

**Land to be burdened:** Lots 901 to 908, 926 to 946 and 952 to 956 (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 9A



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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, 901 TO 908, 926 TO 946, 952 TO 956, 1701 TO 1737, 1748 TO 1769 (ALL INCLUSIVE), S6, S17, S19 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	935	10	10			
			936	10	10			
201 TO 245 (STAGE 2)	450	450	937	10	10			
			938	10	10			
301 TO 348 (STAGE 3)	480	480	939	10	10			
			940	10	10			
401 TO 410, 412 TO 456 & S6 (STAGE 4)	50550	551	941	10	10			
			942	10	10			
501 TO 548 (STAGE 5)	480	480	943	10	10			
			944	10	10			
601 TO 657 & S17 (STAGE 6)	50570	571	945	10	10			
			946	10	10			
701 TO 742 (STAGE 7A)	420	420	952	10	10			
			953	10	10			
743 TO 794 (STAGE 7B)	520	520	954	10	10			
			955	10	10			
801 TO 846 (STAGE 8)	460	460	956	10	10			
1701 TO 1737 1748 TO 1769 (STAGE 17A)	590	590	S19	50000	1			
901	10	10						
902	10	10						
903	10	10						
904	10	10						
905	10	10						
906	10	10						
907	10	10						
908	10	10						
926	10	10						
927	10	10						
928	10	10						
929	10	10						
930	10	10						
931	10	10						
932	10	10						
933	10	10						
934	10	10						
			TOTAL	155360	5363			

CORIDALE - STAGE 9A

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