

PLAN OF SUBDIVISION

PS 821033G / S91

LOCATION OF LAND

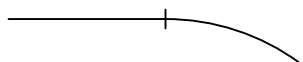
PARISH: MORANGHURK
 TOWNSHIP:
 SECTION:
 CROWN ALLOTMENT:
 CROWN PORTION: 163 (PART), 164 (PART) & 165 (PART)
 TITLE REFERENCE: VOL FOL
 LAST PLAN REFERENCE: LOT S11 ON PS821033G
 POSTAL ADDRESS: 205 - 245 OHALLORANS ROAD
 (at time of subdivision) LARA 3212
 MGA CO-ORDINATES: E: 269 050 ZONE:55
 (of approx centre of land N: 5 789 400
 in plan)

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-1 AND E-4 TO E-30 (ALL INCLUSIVE) 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.

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

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

CORIDALE - STAGE 9A

34 LOTS AND BALANCE LOT S19

LICENSED SURVEYOR: ANDREW J. REAY



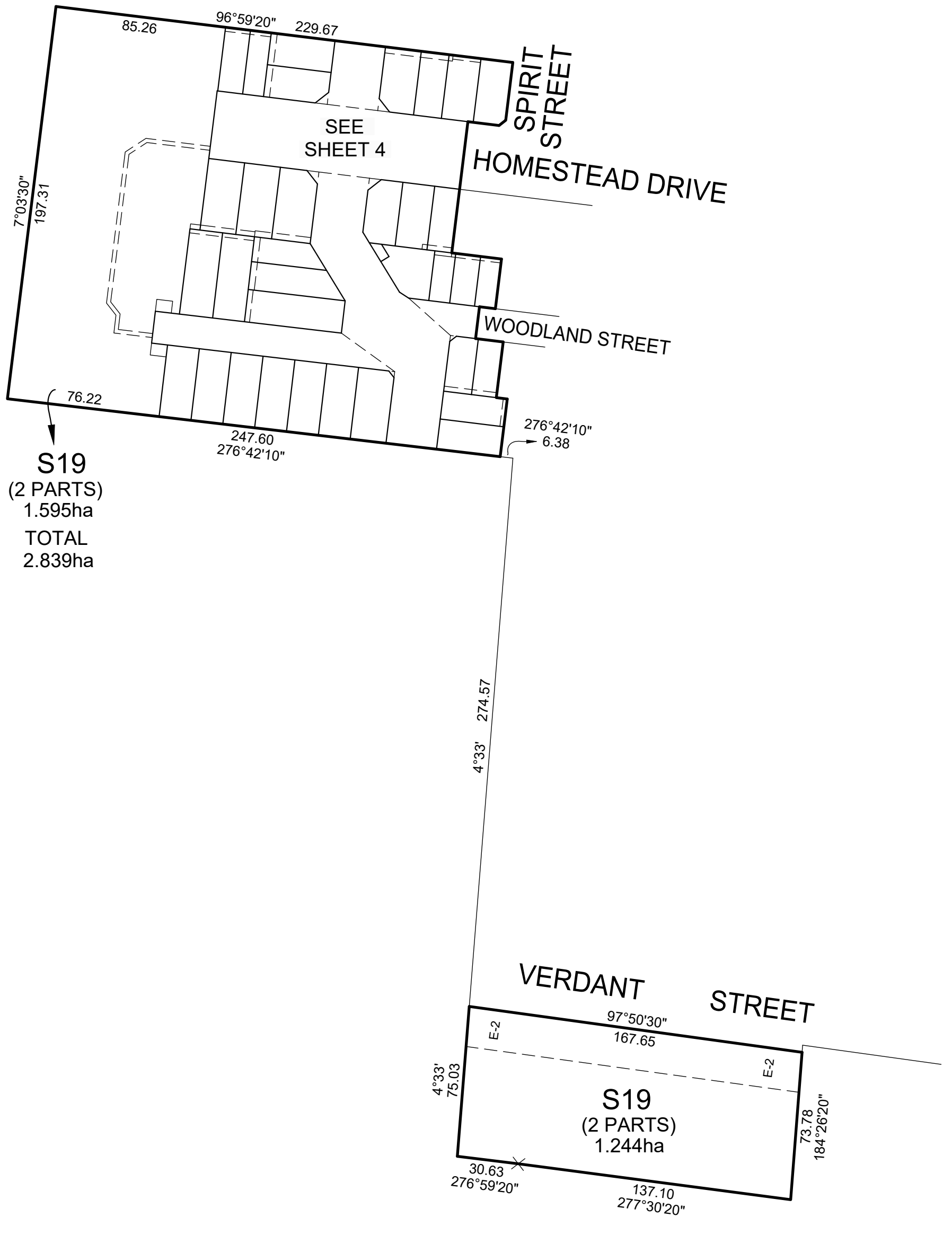
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 PO Box 1098, South Melbourne 3205
 Suite 3, 102 Dodds Street
 Southbank VIC 3006 Australia

DATE: 07/03/22
 DRAWING: ST91AB

REFERENCE: AA0047
 DRAWN BY: MI

ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 7

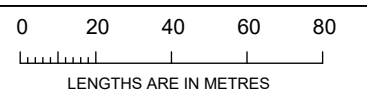
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CORIDALE - STAGE 9A

LICENSED SURVEYOR: ANDREW J. REAY

SCALE
1:2



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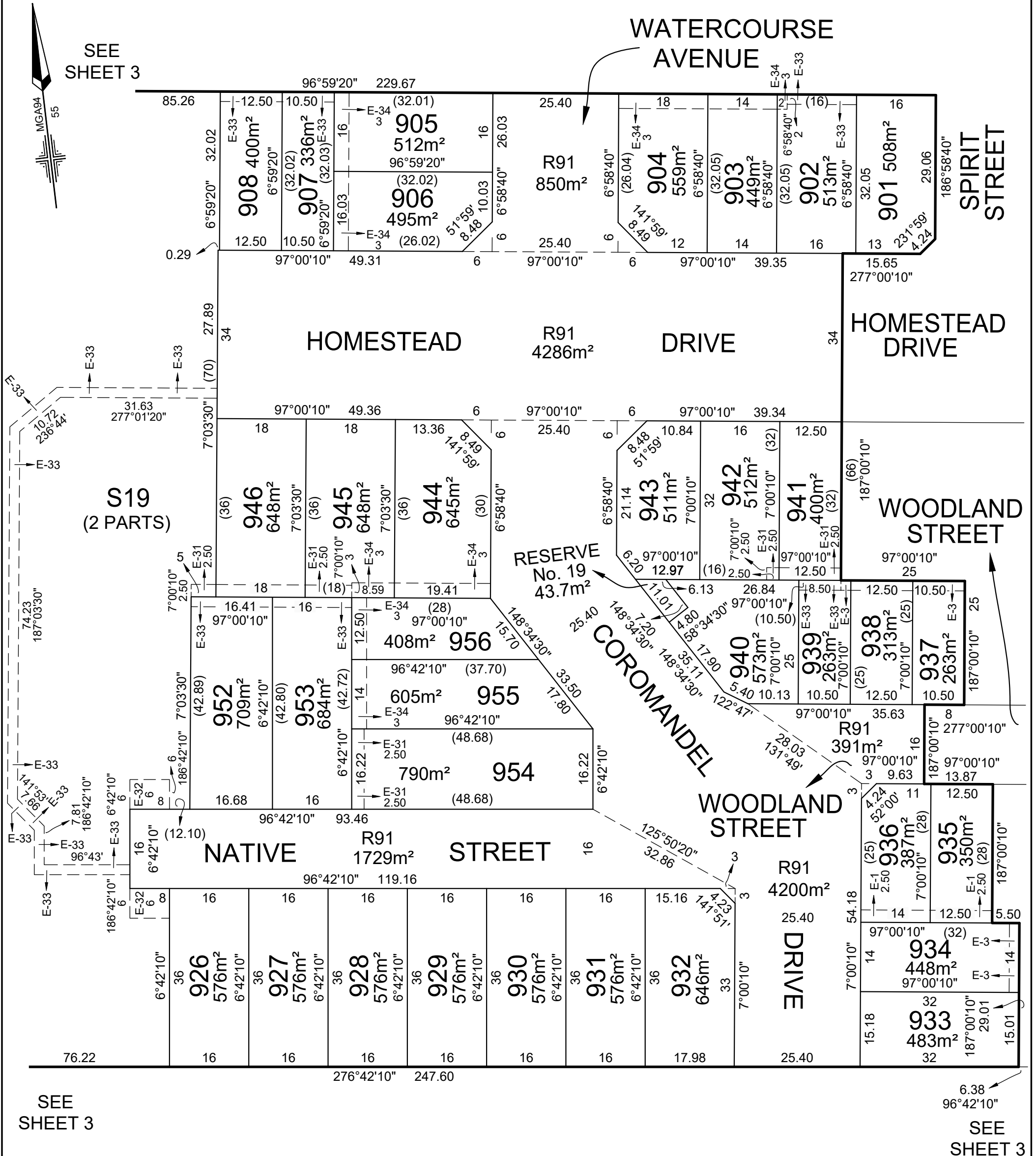
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 SHEET 3

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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>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</p>	DATE: 07/03/22	REFERENCE: AA0047	ORIGINAL SHEET SIZE: A3 SHEET 4	
	DRAWING: ST91AB	DRAWN BY: MI		

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 908, 935 to 942, 944 to 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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 SHEET 5

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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 SHEET 6

PLAN OF SUBDIVISION

PS 821033G / S91

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, 1501 TO 1522, 1701 TO 1737, 1748 TO 1769 (ALL INCLUSIVE), S6, S9, S10, S19, 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	928	10	10			
			929	10	10			
201 TO 245 (STAGE 2)	450	450	930	10	10			
			931	10	10			
301 TO 348 (STAGE 3)	480	480	932	10	10			
			933	10	10			
401 TO 410, 412 TO 456 & S6 (STAGE 4)	50550	551	934	10	10			
			935	10	10			
501 TO 548 (STAGE 5)	480	480	936	10	10			
			937	10	10			
601 TO 657 & S17 (STAGE 6)	50570	571	938	10	10			
			939	10	10			
701 TO 742 (STAGE 7A)	420	420	940	10	10			
			941	10	10			
743 TO 794 (STAGE 7B)	520	520	942	10	10			
			943	10	10			
801 TO 846 (STAGE 8)	460	460	944	10	10			
			945	10	10			
1501 TO 1513 (STAGE 15A)	130	130	946	10	10			
			952	10	10			
1701 TO 1737 1748 TO 1769 (STAGE 17A)	590	590	953	10	10			
			954	10	10			
1514 TO 1522 S9 & S10 (STAGE 15B)	100090	92	955	10	10			
			956	10	10			
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						
			TOTAL	255580	5585			

CORIDALE - STAGE 9A

LICENSED SURVEYOR: ANDREW J. REAY



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