

PLAN OF SUBDIVISION

PS 821033G /S11

LOCATION OF LAND

PARISH: MORANGHURK
 TOWNSHIP:
 SECTION:
 CROWN ALLOTMENT:
 CROWN PORTION: 164 (PART), 165 (PART), 166 (PART),
 171 (PART), 172 & 173 (PART)
 TITLE REFERENCE: VOL FOL
 LAST PLAN REFERENCE: LOT S20 ON PS821033G
 POSTAL ADDRESS: 205 - 245 OHALLORANS ROAD
 (at time of subdivision) LARA 3212
 MGA CO-ORDINATES: E: 269 150 ZONE:55
 (of approx centre of land N: 5 789 900
 in plan)

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R11 RESERVE No.17 RESERVE No.29	CITY OF GREATER GEELONG POWERCOR AUSTRALIA LTD CITY OF GREATER GEELONG

LOTS 1 TO 1100, S1 TO S20 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE
 EASEMENTS E-2, E-7, E-8, E10 TO E16, E-18 TO E-23 AND E-26 TO E-30 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE

ADDITIONAL PURPOSE OF THIS PLAN:

1. TO REMOVE THOSE PARTS OF EASEMENTS E-4 AND E-17 AND ALL OF EASEMENT E-19 ON PS821033G (PREVIOUS STAGE) NOW CONTAINED IN ROAD R11 ON THIS PLAN.

GROUNDS FOR REMOVAL:
 ROAD MANAGEMENT ACT 2004 - SCHEDULE 5, CLAUSE 14(a)

2. TO REMOVE THOSE PARTS OF EASEMENT E-17 AND THE DRAINAGE COMPONENT OF EASEMENT E-22 ON PS821033G (PREVIOUS STAGE) NOW CONTAINED IN RESERVE No.29 ON THIS PLAN.

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

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

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS - SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS

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 11

53 LOTS AND BALANCE LOT S21

LICENSED SURVEYOR: ANDREW J. REAY



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 Tel: +61 3 9516 6899
 PO Box 1098, South Melbourne 3205
 Suite 3, 102 Dodds Street
 Southbank VIC 3006 Australia

DATE: 13/10/23 REFERENCE: AA0049
 DRAWING: ST11AK DRAWN BY: BA

ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 8

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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-3	DRAINAGE	SEE DIAG	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-5	DRAINAGE	SEE DIAG	E148849	LOT A ON LP90408
E-6	TRANSMISSION OF ELECTRICITY	SEE DIAG	A434038	STATE ELECTRICITY COMMISSION OF VICTORIA
E-9	TRANSMISSION OF ELECTRICITY WATER SUPPLY PURPOSES	10 10	A434038 AJ284715T	STATE ELECTRICITY COMMISSION OF VICTORIA BARWON REGION WATER CORPORATION
E-17	DRAINAGE	SEE DIAG	THIS PLAN (PREVIOUS STAGE)	CITY OF GREATER GEELONG
E-24	TRANSMISSION OF ELECTRICITY DRAINAGE	SEE DIAG SEE DIAG	A434038 THIS PLAN (PREVIOUS STAGE)	STATE ELECTRICITY COMMISSION OF VICTORIA CITY OF GREATER GEELONG
E-25	TRANSMISSION OF ELECTRICITY WATER SUPPLY PURPOSES DRAINAGE	10 10 10	A434038 AJ284715T THIS PLAN (PREVIOUS STAGE)	STATE ELECTRICITY COMMISSION OF VICTORIA BARWON REGION WATER CORPORATION 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 11

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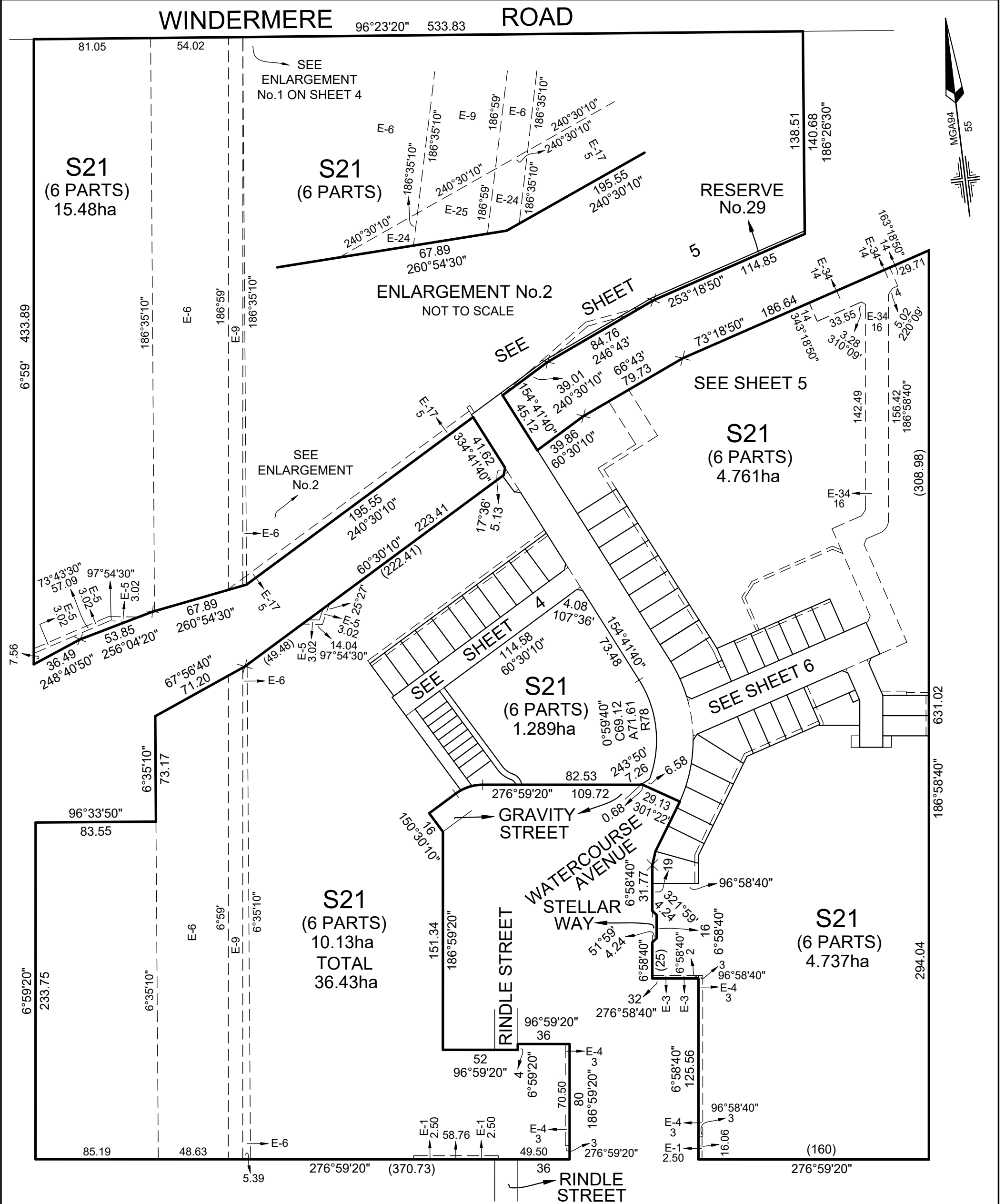
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 SHEET 2

PLAN OF SUBDIVISION

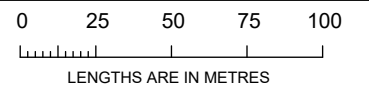
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CORIDALE - STAGE 11

LICENSED SURVEYOR: ANDREW J. REAY

SCALE
1:2500



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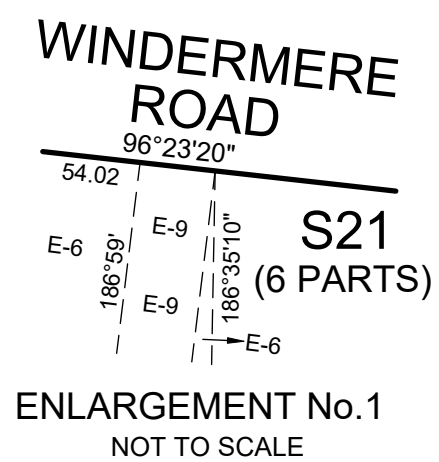
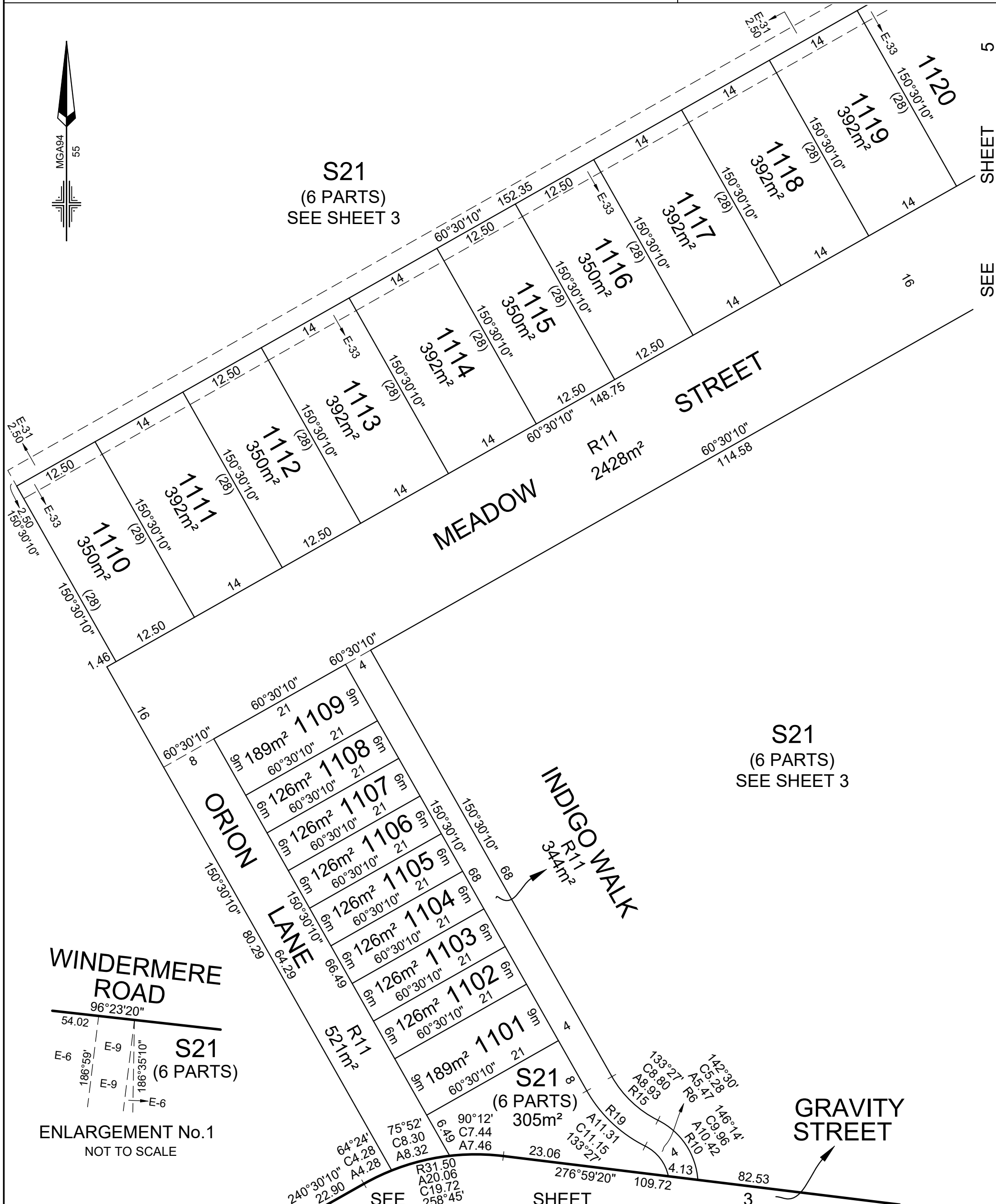
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 SHEET 3

PLAN OF SUBDIVISION

PS 821033G /S11



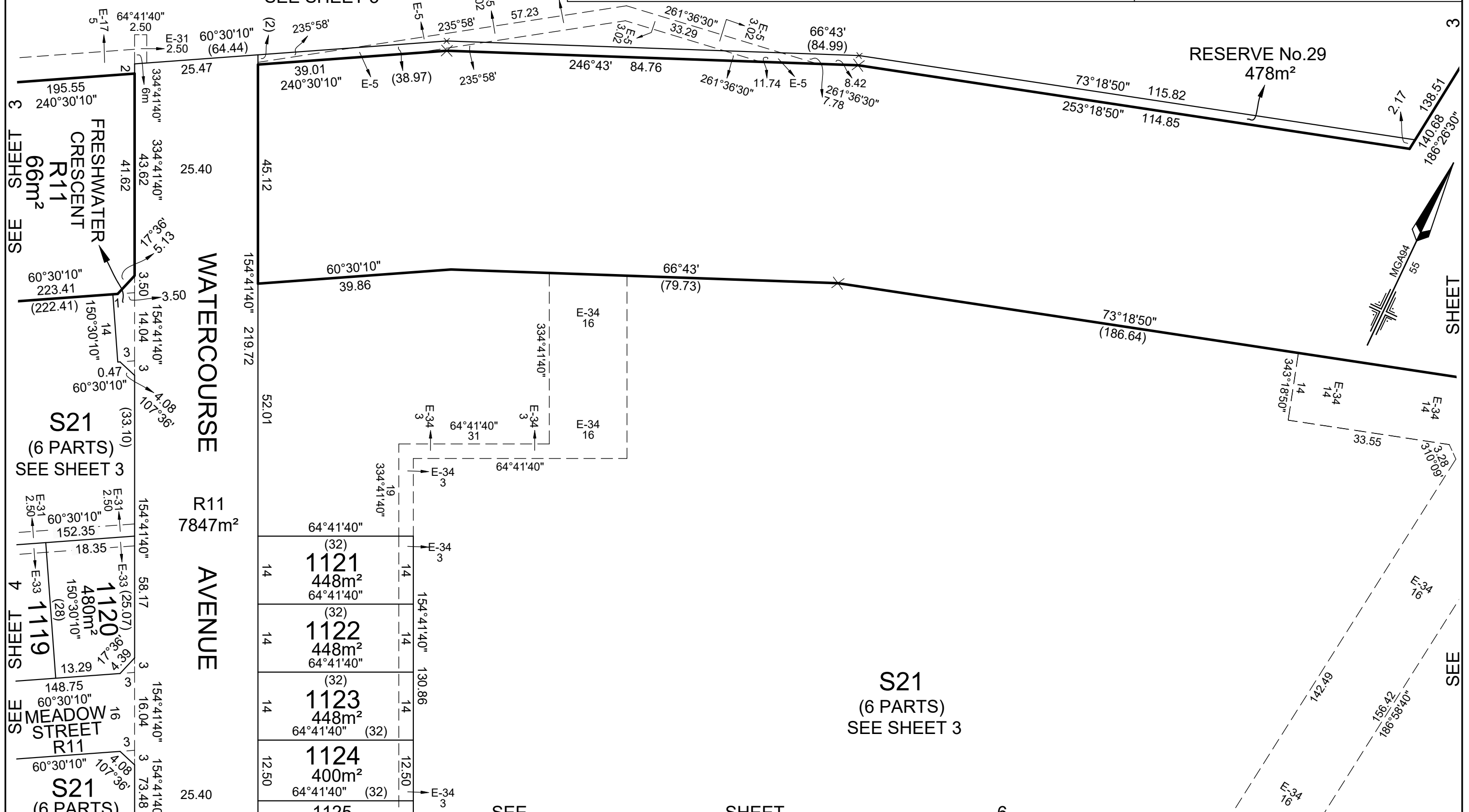
CORIDALE - STAGE 11		LICENSED SURVEYOR: ANDREW J. REAY	SCALE 1:500	0 5 10 15 20 LENGTHS ARE IN METRES
 <p>Lyssna Group Pty Ltd ABN 18 616 811 191 Tel: +61 3 9516 6899 PO Box 1098, South Melbourne 3205 Suite 3, 102 Dodds Street Southbank VIC 3006 Australia LyssnaGroup.com</p>	DATE: 13/10/23	REFERENCE: AA0049	ORIGINAL SHEET SIZE: A3 SHEET 4	
	DRAWING: ST11AK	DRAWN BY: BA		

PLAN OF SUBDIVISION

PS 821033G /S11

S21
(6 PARTS)
SEE SHEET 3

RESERVE No.29
478m²



SEE SHEET 3

SEE SHEET 4

SEE SHEET 3

SEE SHEETS

SEE

S21
(6 PARTS)
SEE SHEET 3

SEE SHEET 6



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 LICENSED SURVEYOR: ANDREW J. REAY
 DATE: 13/10/23 REFERENCE: AA0049
 DRAWING: ST11AK DRAWN BY: BA

SCALE
 1:750
 0 7.5 15 22.5 30
 LENGTHS ARE IN METRES

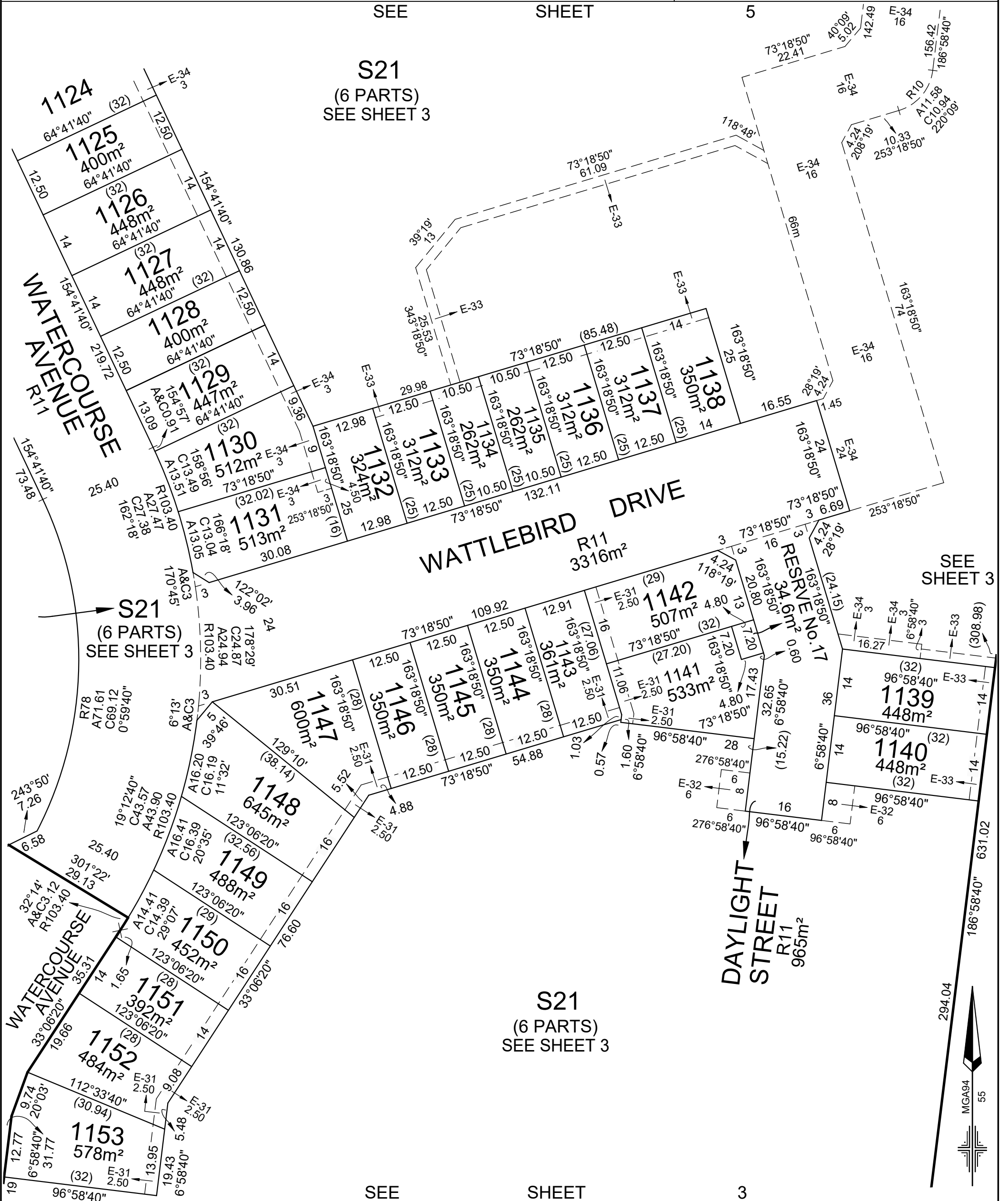
ORIGINAL SHEET
 SIZE: A3
 SHEET 5

PLAN OF SUBDIVISION

PS 821033G /S11

SEE SHEET 5

S21
(6 PARTS)
SEE SHEET 3



S21
(6 PARTS)
SEE SHEET 3

S21
(6 PARTS)
SEE SHEET 3

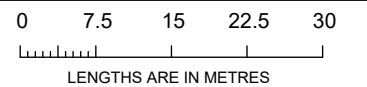
SEE SHEET 3

CORIDALE - STAGE 11

LICENSED SURVEYOR: ANDREW J. REAY

SCALE

1:750



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SHEET 6

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
1101	1102
1102	1101, 1103
1103	1102, 1104
1104	1103, 1105
1105	1104, 1106
1106	1105, 1107
1107	1106, 1108
1108	1107, 1109
1109	1108
1134	1133, 1135
1135	1134, 1136

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 1101 to 1153 (all inclusive) on this plan

Land to be burdened: Lots 1110 to 1131, 1141 and 1143 to 1153 (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.

CREATION OF RESTRICTION "D"

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

Land to benefit: Lots 1101 to 1153 (all inclusive) on this plan

Land to be burdened: Lots 1101 to 1153 (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 11



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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, 1004 TO 1052, 1101 TO 1153, 1501 TO 1513, 1701 TO 1737, 1748 TO 1769 & C (ALL INCLUSIVE), S16, S21 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	1104	10	10	1151	10	10
			1105	10	10	1152	10	10
			1106	10	10	1153	10	10
201 TO 245 (STAGE 2)	450	450	1107	10	10			
			1108	10	10	S21	50000	1
			1109	10	10			
301 TO 348 (STAGE 3)	480	480	1110	10	10			
			1111	10	10			
401 TO 410 & 412 TO 456 (STAGE 4)	550	550	1112	10	10			
			1113	10	10			
			1114	10	10			
501 TO 548 (STAGE 5)	480	480	1115	10	10			
			1116	10	10			
			1117	10	10			
601 TO 657 (STAGE 6)	570	570	1118	10	10			
			1119	10	10			
			1120	10	10			
701 TO 742 (STAGE 7A)	420	420	1121	10	10			
			1122	10	10			
			1123	10	10			
743 TO 794 (STAGE 7B)	520	520	1124	10	10			
			1125	10	10			
801 TO 846 (STAGE 8)	460	460	1126	10	10			
			1127	10	10			
1701 TO 1737 1748 TO 1769 (STAGE 17A)	590	590	1128	10	10			
			1129	10	10			
			1130	10	10			
			1131	10	10			
			1132	10	10			
C (STAGE 41)	5	5	1133	10	10			
			1134	10	10			
			1135	10	10			
			1136	10	10			
901 TO 908 926 TO 946 952 TO 956 (STAGE 9A)	340	340	1137	10	10			
			1138	10	10			
			1139	10	10			
			1140	10	10			
1004 TO 1052 (STAGE 10)	490	490	1141	10	10			
			1142	10	10			
			1143	10	10			
1501 TO 1513 & S16 (STAGE 15A)	50130	131	1144	10	10			
			1145	10	10			
			1146	10	10			
			1147	10	10			
			1148	10	10			
1101	10	10	1149	10	10			
1102	10	10	1150	10	10			
1103	10	10						
						TOTAL	106515	6517

CORIDALE - STAGE 11

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