

PLAN OF SUBDIVISION

PS 821033G /S141

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 S25 ON PS821033G

POSTAL ADDRESS: 205 - 245 OHALLORANS ROAD
 (at time of subdivision) LARA 3212

MGA CO-ORDINATES: E: 269 200 ZONE:55
 (of approx centre of land N: 5 789 550
 in plan)

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R141 RESERVE NO. 27	CITY OF GREATER GEELONG CITY OF GREATER GEELONG	
NOTATIONS		
DEPTH LIMITATION: DOES NOT APPLY		
SURVEY: This plan is based on survey. STAGING: This is a staged subdivision.		

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 14A

38 LOTS AND BALANCE LOT S27

LICENSED SURVEYOR: ANDREW J. REAY



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DATE: 02/05/23
 DRAWING: ST141AA

REFERENCE: AA0049
 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	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-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-10	CARRIAGEWAY	SEE DIAG	THIS PLAN (PREVIOUS STAGE)	CITY OF GREATER GEELONG
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 14A

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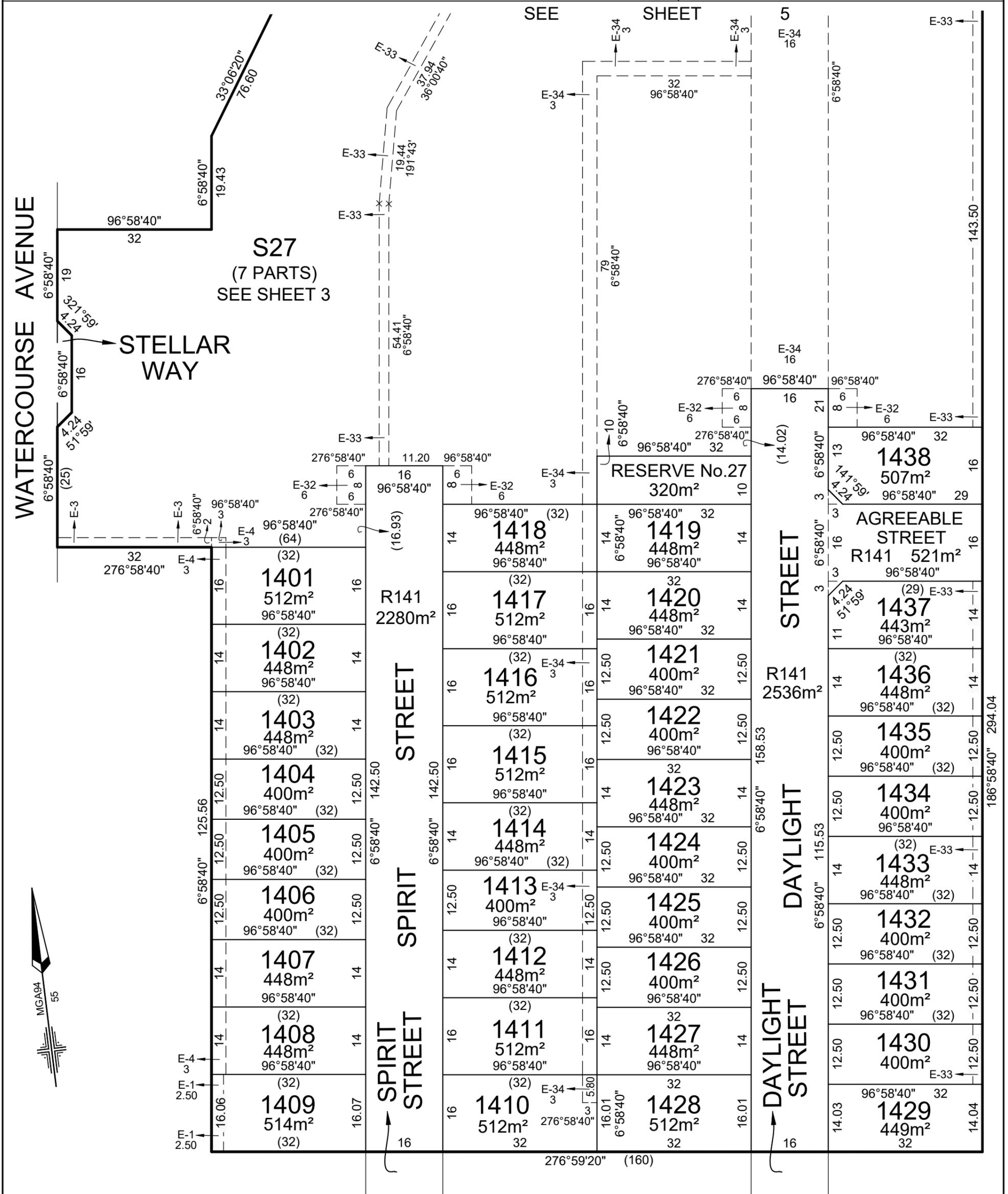
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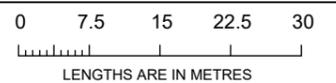
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CORIDALE - STAGE 14A

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SCALE
1:750



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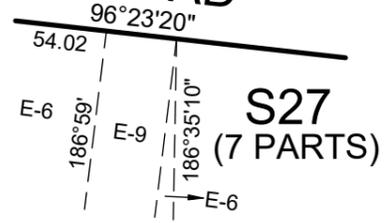
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PLAN OF SUBDIVISION

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SEE SHEET 3

WINDERMERE ROAD



ENLARGEMENT No.1
NOT TO SCALE

**S27
(7 PARTS)
SEE SHEET 3**

SEE SHEET 3

WATTLEBIRD DRIVE

**S27
(7 PARTS)**

ENLARGEMENT No.2
NOT TO SCALE

DAYLIGHT STREET

**S27
(7 PARTS)
SEE SHEET 3**

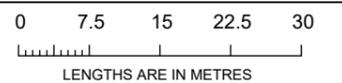
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CORIDALE - STAGE 14A

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SCALE
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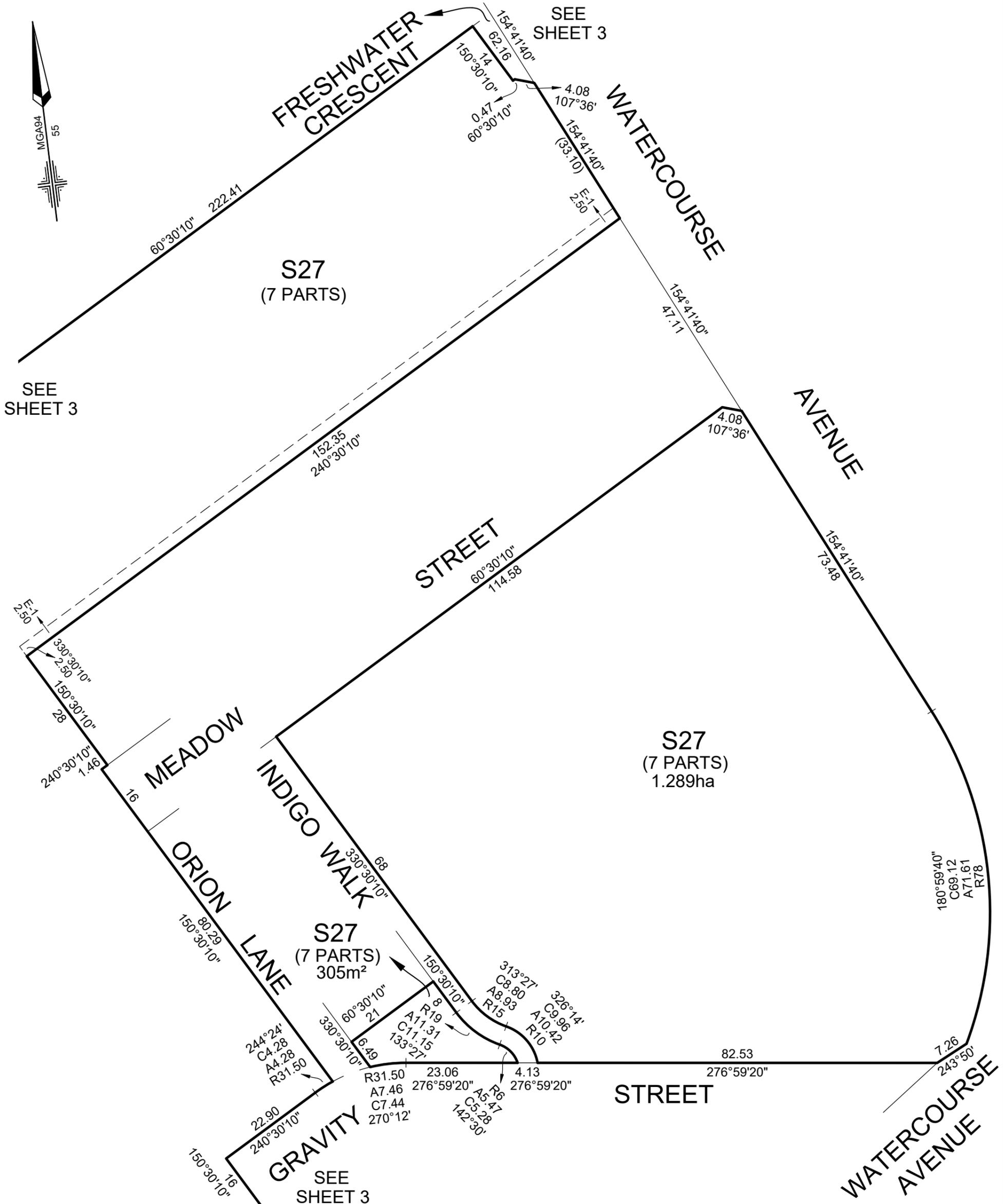
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SHEET 5

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CORIDALE - STAGE 14A

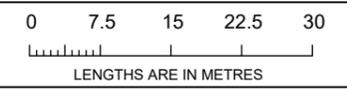


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 SHEET 6

CREATION OF RESTRICTION "C"

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

Land to benefit: Lots 1401 to 1438 (both inclusive) on this plan

Land to be burdened: Lots 1401 and 1428 (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 1401 to 1438 (all inclusive) on this plan

Land to be burdened: Lots 1401 to 1438 (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 14A



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 SHEET 7

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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, 1401 TO 1438, 1501 TO 1513, 1701 TO 1737, 1748 TO 1769, 1901 TO 1962 (ALL INCLUSIVE), S6, S16, S27 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	1401	10	10			
			1402	10	10			
201 TO 245 (STAGE 2)	450	450	1403	10	10			
			1404	10	10			
301 TO 348 (STAGE 3)	480	480	1405	10	10			
			1406	10	10			
401 TO 410, 412 TO 456 & S6 (STAGE 4)	50550	551	1407	10	10			
			1408	10	10			
501 TO 548 (STAGE 5)	480	480	1409	10	10			
			1410	10	10			
601 TO 657 (STAGE 6)	570	570	1411	10	10			
			1412	10	10			
701 TO 742 (STAGE 7A)	420	420	1413	10	10			
			1414	10	10			
743 TO 794 (STAGE 7B)	520	520	1415	10	10			
			1416	10	10			
801 TO 846 (STAGE 8)	460	460	1417	10	10			
			1418	10	10			
1701 TO 1737 1748 TO 1769 (STAGE 17A)	590	590	1419	10	10			
			1420	10	10			
901 TO 908 926 TO 946 952 TO 956 (STAGE 9A)	340	340	1421	10	10			
			1422	10	10			
1004 TO 1052 (STAGE 10)	490	490	1423	10	10			
			1424	10	10			
1501 TO 1513 & S16 (STAGE 15A)	50130	131	1425	10	10			
			1426	10	10			
1101 TO 1153 (STAGE 11)	530	530	1427	10	10			
			1428	10	10			
1901 TO 1962 (STAGE 19)	620	620	1429	10	10			
			1430	10	10			
			1431	10	10			
			1432	10	10			
			1433	10	10			
			1434	10	10			
			1435	10	10			
			1436	10	10			
			1437	10	10			
			1438	10	10			
			S27	50000	1			
			TOTAL	157510	7513			

CORIDALE - STAGE 14A

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