

# PLAN OF SUBDIVISION

PS 821033G / S3

## 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 S4 ON PS821033G  
 POSTAL ADDRESS: 205 - 245 OHALLORANS ROAD  
 (at time of subdivision) LARA 3212  
  
 MGA CO-ORDINATES: E: 269 750 ZONE:55  
 (of approx centre of land N: 5 789 150  
 in plan)

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	
ROAD R3	CITY OF GREATER GEELONG	LOTS 1 TO 300 & S1 TO S4 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE  EASEMENTS E-5 TO E-9 HAVE BEEN OMITTED FROM THIS STAGE  LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS - SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS  ADDITIONAL PURPOSE OF THIS PLAN: TO REMOVE THAT PART OF EASEMENT E-4 AND ALL OF EASEMENT E-14 ON PS821033G (PREVIOUS STAGE) NOW CONTAINED IN ROAD R3 ON THIS PLAN  GROUNDS FOR REMOVAL: AGREEMENT BY ALL INTERESTED PARTIES  ADDITIONAL PURPOSE OF THIS PLAN: TO REMOVE THAT PART OF EASEMENT E-10 ON PS821033G (PREVIOUS STAGE) NOW CONTAINED IN LOT 335 ON THIS PLAN  GROUNDS FOR REMOVAL: VIDE PERMIT No. PP-496-2018
<b>NOTATIONS</b>		
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
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	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN (SEC 136 OF THE WATER ACT 1989)	BARWON REGION WATER CORPORATION
	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF GREATER GEELONG
CONTINUED ON SHEET 2				

CORIDALE - STAGE 3

48 LOTS AND BALANCE LOT S5

LICENSED SURVEYOR: ANDREW J. REAY



**Lyssna Group Pty Ltd**  
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 Southbank VIC 3006 Australia

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DATE: 04/01/21  
 DRAWING: SU03AP

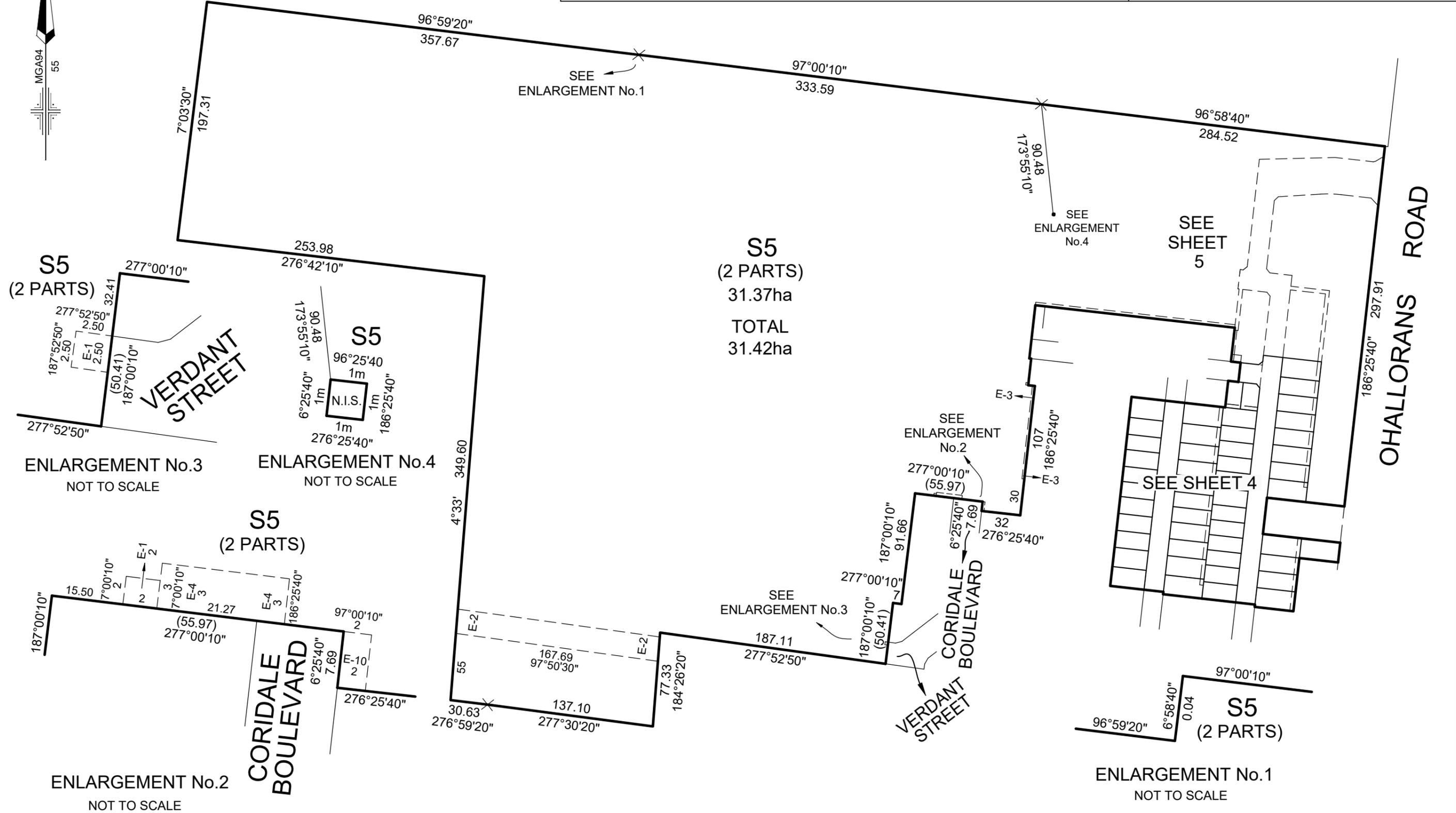
REFERENCE: AA0047  
 DRAWN BY: LS

ORIGINAL SHEET SIZE: A3  
 SHEET 1 OF 7



# PLAN OF SUBDIVISION

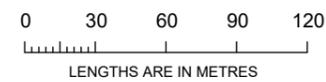
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CORIDALE - STAGE 3  
 LICENSED SURVEYOR: ANDREW J. REAY  
 DATE: 04/01/21 REFERENCE: AA0047  
 DRAWING: SU03AP DRAWN BY: LS

SCALE  
 1:3000

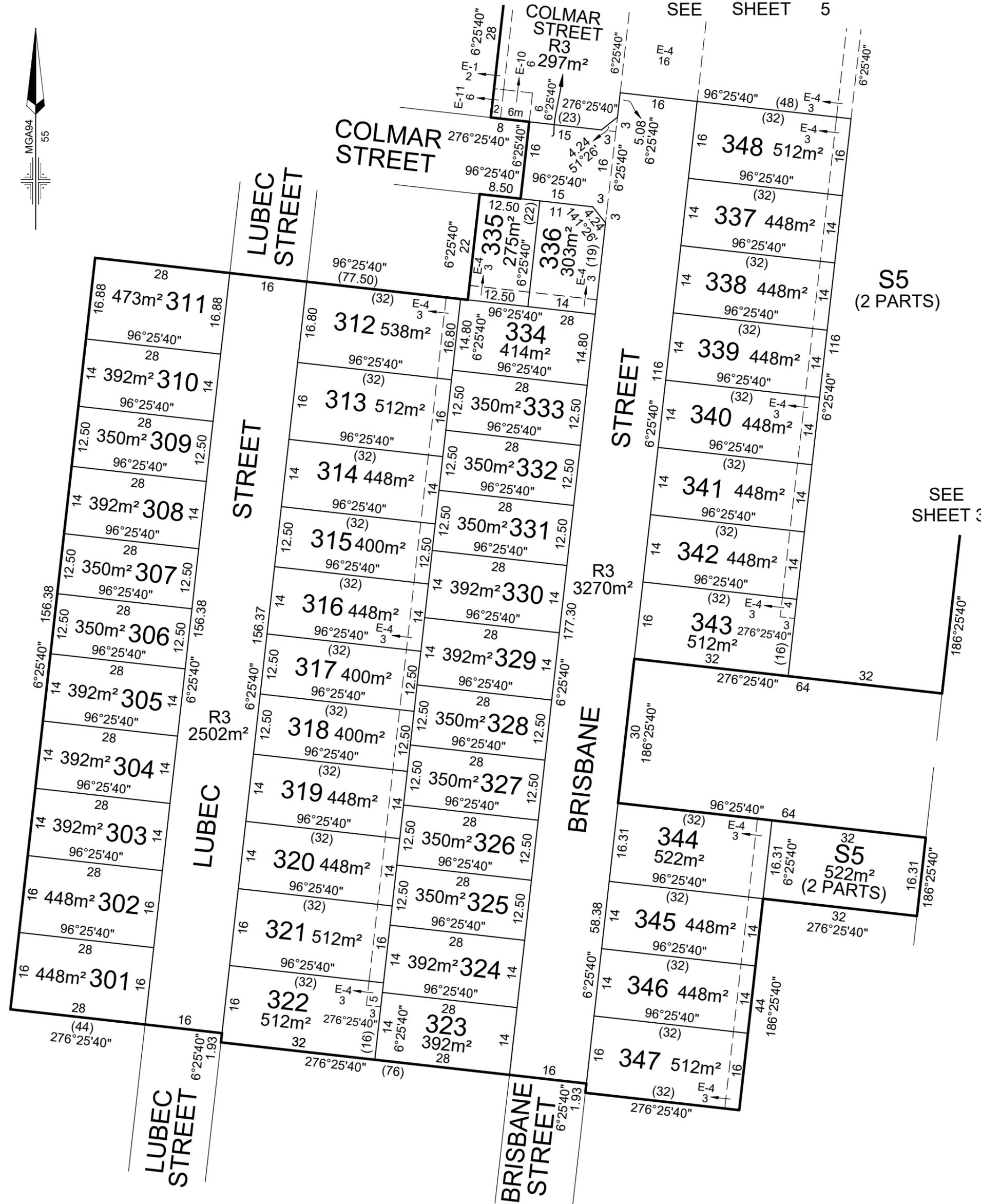


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 SIZE: A3

SHEET 3

# PLAN OF SUBDIVISION

PS 821033G / S3



SEE SHEET 5

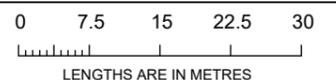
S5  
(2 PARTS)

SEE SHEET 3

CORIDALE - STAGE 3

LICENSED SURVEYOR: ANDREW J. REAY

SCALE  
1:750



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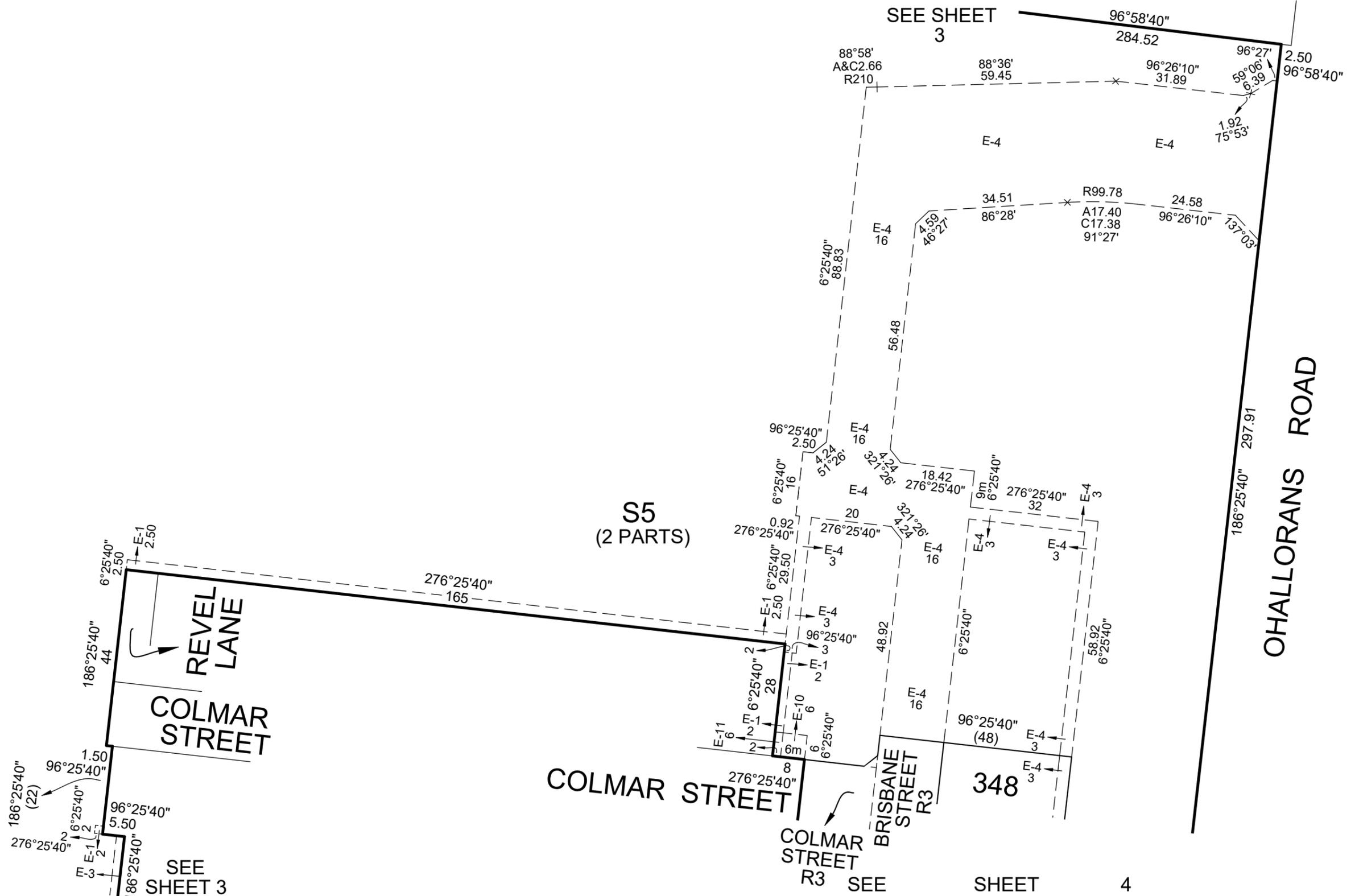
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 SHEET 4

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CORIDALE - STAGE 3	
LICENSED SURVEYOR: ANDREW J. REAY	
DATE: 04/01/21	REFERENCE: AA0047
DRAWING: SU03AP	DRAWN BY: LS

SCALE  
 1:1000

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3	SHEET 5
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## CREATION OF RESTRICTION "A"

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.

**Land to benefit:** Lots 301 to 348 (all inclusive) on this plan

**Land to be burdened:** Lots 301 to 348 (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. AA7000 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 responsible authority and the Design Assessment Panel.

The restriction shall expire ten years after the date of registration of this plan.

## 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
335	334, 336

## 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.

CORIDALE - STAGE 3



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 SHEET 6

# PLAN OF SUBDIVISION

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OWNERS CORPORATION No.1

**LAND AFFECTED BY OWNERS CORPORATION:**

LOTS 101 TO 150, 201 TO 245, 301 TO 348 (ALL INCLUSIVE), S3, S5 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 & S3 (STAGE 1)	50500	501	336	10	10			
			337	10	10			
			338	10	10			
201 TO 245 (STAGE 2)	450	450	339	10	10			
			340	10	10			
			341	10	10			
			342	10	10			
			343	10	10			
			344	10	10			
301	10	10	345	10	10			
302	10	10	346	10	10			
303	10	10	347	10	10			
304	10	10	348	10	10			
305	10	10						
306	10	10						
307	10	10	S5	50000	1			
308	10	10						
309	10	10						
310	10	10						
311	10	10						
312	10	10						
313	10	10						
314	10	10						
315	10	10						
316	10	10						
317	10	10						
318	10	10						
319	10	10						
320	10	10						
321	10	10						
322	10	10						
323	10	10						
324	10	10						
325	10	10						
326	10	10						
327	10	10						
328	10	10						
329	10	10						
330	10	10						
331	10	10						
332	10	10						
333	10	10						
334	10	10						
335	10	10						
			TOTAL	101430	1432			

CORIDALE - STAGE 3

LICENSED SURVEYOR: ANDREW J. REAY



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