

# PLAN OF SUBDIVISION

PS 821033G /S4

## 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 S5 ON PS821033G  
 POSTAL ADDRESS: 205 - 245 OHALLORANS ROAD  
 (at time of subdivision) LARA 3212  
 MGA CO-ORDINATES: E: 269 700 ZONE:55  
 (of approx centre of land N: 5 789 300  
 in plan)

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R4 RESERVE No.2 RESERVE No.3	CITY OF GREATER GEELONG POWERCOR AUSTRALIA LTD POWERCOR AUSTRALIA LTD

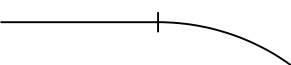
LOTS 1 TO 400, 411 & S1 TO S5 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE  
 EASEMENTS E-5 TO E-9 HAVE BEEN OMITTED FROM THIS STAGE

## NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:  
This plan is based on survey.

STAGING:  
This is a staged subdivision.

TANGENT POINTS ARE SHOWN THUS: 

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 THOSE PARTS OF EASEMENTS E-1 AND E-4 ON PS821033G (PREVIOUS STAGE) NOW CONTAINED IN ROAD R4 ON THIS PLAN

GROUND 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 LOTS 405 AND 440 ON THIS PLAN AND TO REMOVE THE CARRIAGEWAY COMPONENT OF E-11 ON PS821033G (PREVIOUS STAGE) NOW CONTAINED IN LOT 405 ON THIS PLAN

GROUND 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
E-1	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN SEC. 136 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	CITY OF GREATER GEELONG
E-4	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
E-10	CARRIAGEWAY	SEE DIAG	THIS PLAN	CITY OF GREATER GEELONG

CORIDALE - STAGE 4

55 LOTS AND BALANCE LOTS S6 AND S7

LICENSED SURVEYOR: ANDREW J. REAY



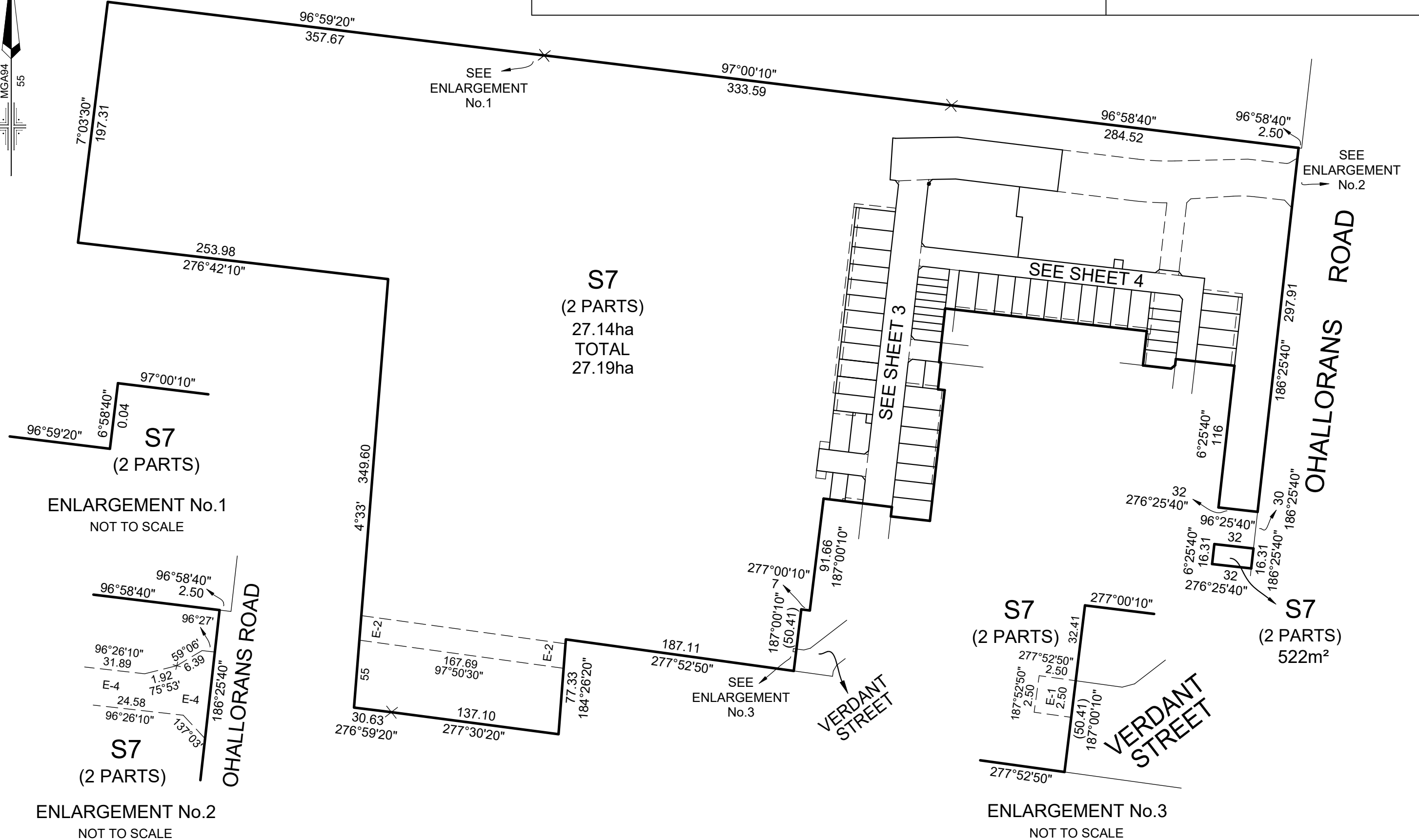
**Lyssna Group Pty Ltd**  
 ABN 18 616 811 191  
 Tel: +61 3 9516 6899  
 PO Box 1098, South Melbourne 3205  
 Suite 3, 102 Dodds Street  
 Southbank VIC 3006 Australia

DATE: 09/06/21 REFERENCE: AA0047  
 DRAWING: SU04AM DRAWN BY: LS

ORIGINAL SHEET SIZE: A3  
 SHEET 1 OF 6

# PLAN OF SUBDIVISION

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CORIDALE - STAGE 4  
LICENSED SURVEYOR: ANDREW J. REAY  
DATE: 09/06/21 REFERENCE: AA0047  
DRAWING: SU04AM DRAWN BY: LS

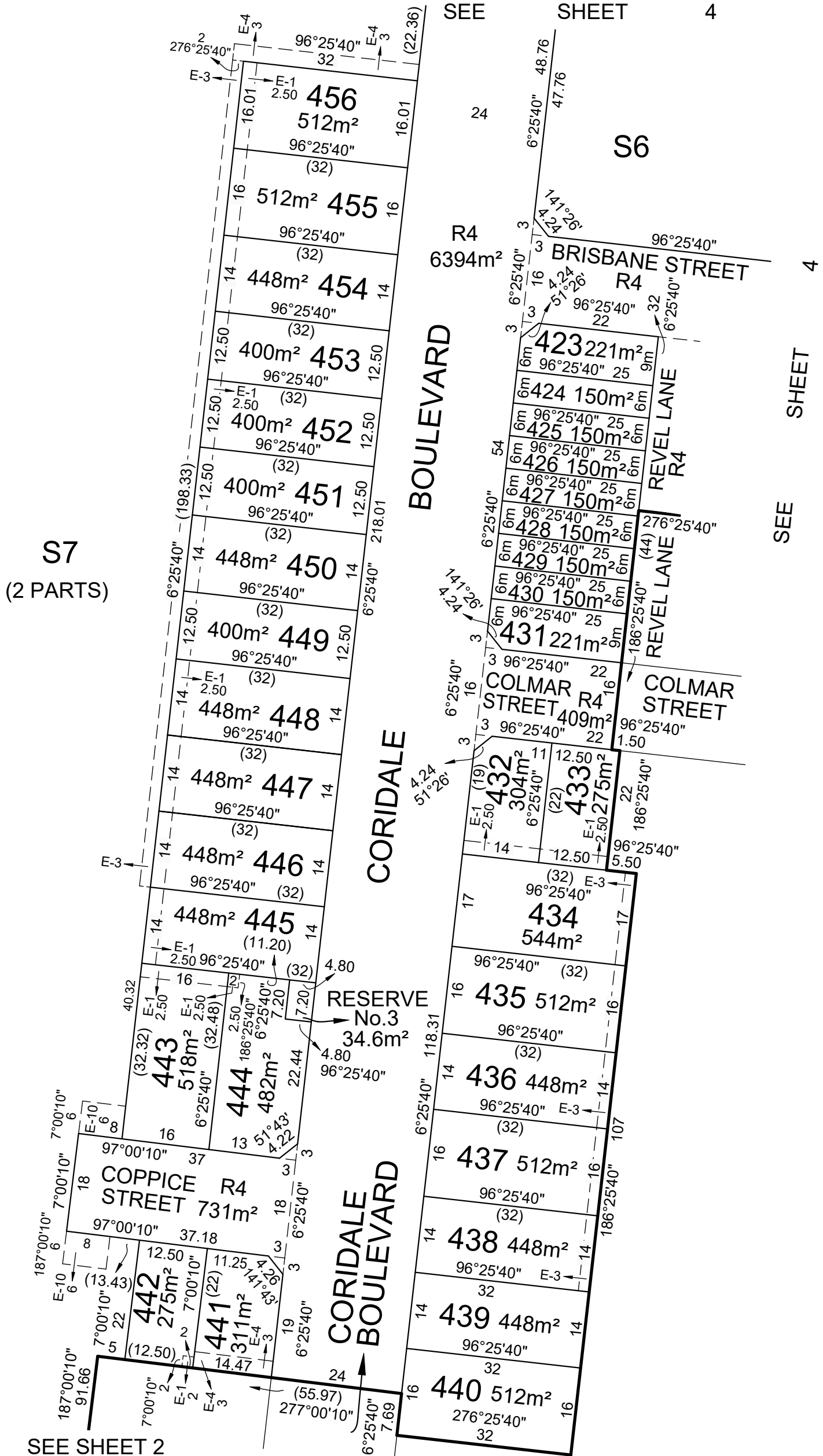
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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3  
SHEET 2

# PLAN OF SUBDIVISION

PS 821033G /S4



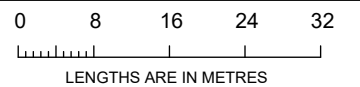
SEE SHEET 4

SEE SHEET 2

CORIDALE - STAGE 4

LICENSED SURVEYOR: ANDREW J. REAY

SCALE  
1:800



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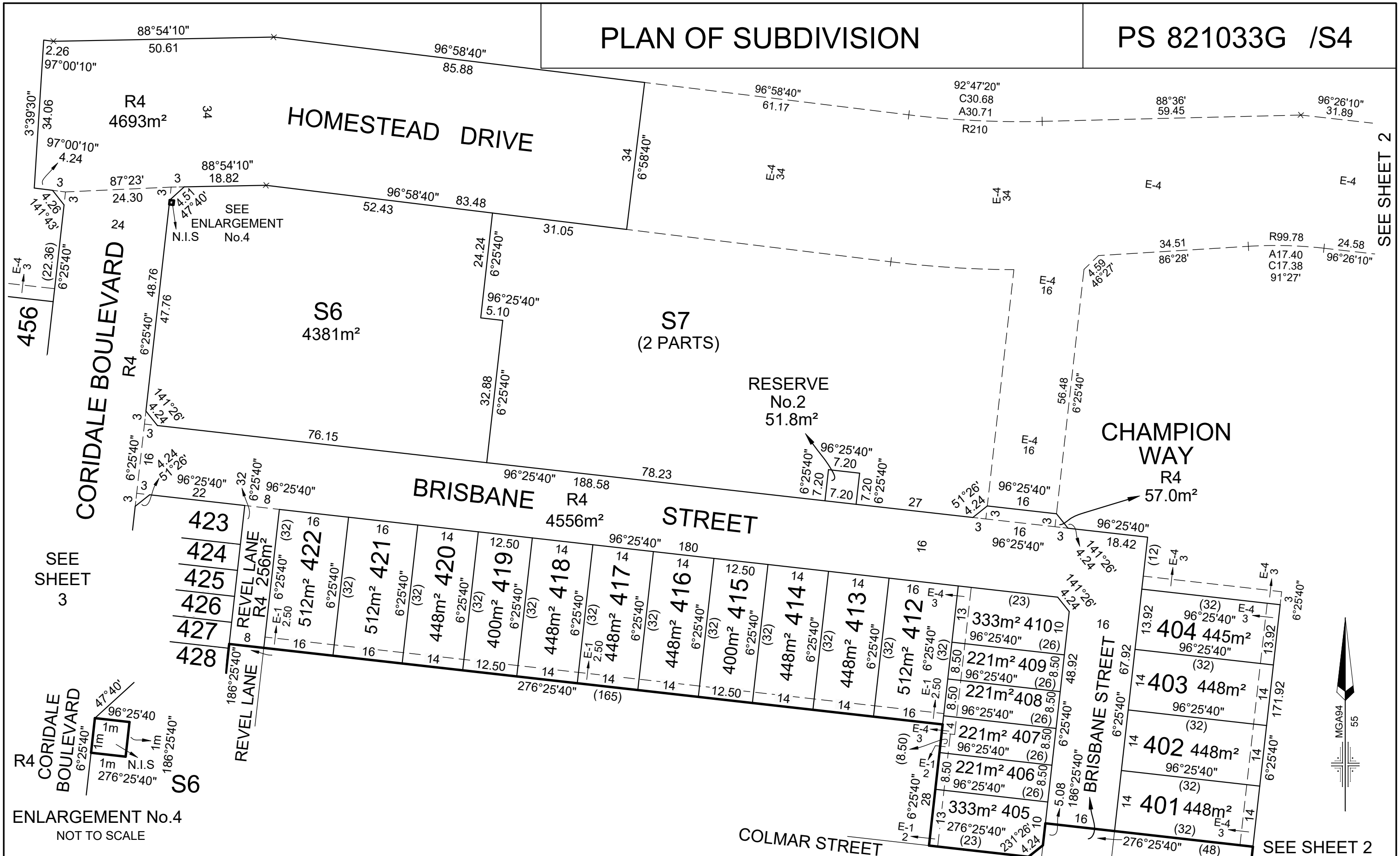
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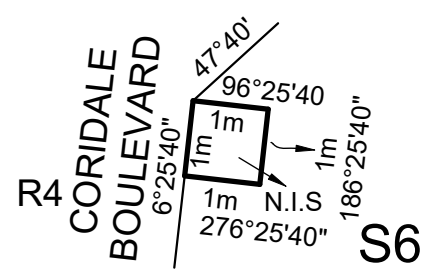
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 SHEET 3

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SEE SHEET 3



ENLARGEMENT No. 4  
NOT TO SCALE

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CORIDALE - STAGE 4	
LICENSED SURVEYOR: ANDREW J. REAY	
DATE: 09/06/21	REFERENCE: AA0047
DRAWING: SU04AM	DRAWN BY: LS

SCALE  
1:800

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3	SHEET 4
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## CREATION OF RESTRICTION "A"

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

**Land to benefit:** Lots 401 to 410 and 412 to 456 (all inclusive) on this plan

**Land to be burdened:** Lots 401 to 410 and 412 to 456 (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 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
406	405, 407
407	406, 408
408	407, 409, 412
409	408, 410, 412
423	424
424	423, 425
425	424, 426
426	425, 427

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
427	426, 428
428	427, 429
429	428, 430
430	429, 431
431	430
433	432, 434
442	441

## 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 4



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 SHEET 5

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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 (ALL INCLUSIVE), S3, S6, S7 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	436	10	10			
			437	10	10			
			438	10	10			
201 TO 245 (STAGE 2)	450	450	439	10	10			
			440	10	10			
301 TO 348 (STAGE 3)	480	480	441	10	10			
			442	10	10			
			443	10	10			
			444	10	10			
401	10	10	445	10	10			
402	10	10	446	10	10			
403	10	10	447	10	10			
404	10	10	448	10	10			
405	10	10	449	10	10			
406	10	10	450	10	10			
407	10	10	451	10	10			
408	10	10	452	10	10			
409	10	10	453	10	10			
410	10	10	454	10	10			
412	10	10	455	10	10			
413	10	10	456	10	10			
414	10	10						
415	10	10						
416	10	10						
417	10	10	S6	50000	1			
418	10	10	S7	50000	1			
419	10	10						
420	10	10						
421	10	10						
422	10	10						
423	10	10						
424	10	10						
425	10	10						
426	10	10						
427	10	10						
428	10	10						
429	10	10						
430	10	10						
431	10	10						
432	10	10						
433	10	10						
434	10	10						
435	10	10						
			TOTAL	151980	1983			

CORIDALE - STAGE 4

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