

# PLAN OF SUBDIVISION

PS 821033G /S8

## 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 S14 ON PS821033G  
 POSTAL ADDRESS: 205 - 245 OHALLORANS ROAD  
 (at time of subdivision) LARA 3212  
 MGA CO-ORDINATES: E: 269 350 ZONE:55  
 (of approx centre of land in plan) N: 5 789 050

Council Name: City of Greater Geelong  
 Council Reference Number: 15151  
 Planning Permit Reference: PP-496-2018  
 SPEAR Reference Number: S172595J  
**Certification**  
 This plan is certified under section 11 (7) of the Subdivision Act 1988  
 Date of original certification under section 6 of the Subdivision Act 1988: 08/12/2021  
 Public Open Space  
 A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement is to be satisfied in stage: 23  
 Digitally signed by: Rory O'Loughlen for City of Greater Geelong on 13/10/2022

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R8 RESERVE No.10	CITY OF GREATER GEELONG CITY OF GREATER GEELONG

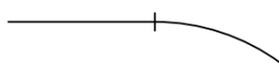
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS - SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS  
 RESTRICTION "A" DOES NOT FORM PART OF THIS STAGED PLAN  
 ADDITIONAL PURPOSE OF THIS PLAN:  
 TO REMOVE THOSE PARTS OF EASEMENTS E-4 AND E-17 ON PS821033G (PREVIOUS STAGE) AND THAT PART OF THE EASEMENT FOR PIPELINE PURPOSES CREATED ON INSTRUMENT No. V838710W NOW CONTAINED IN ROAD R8 ON THIS PLAN

## 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 1 TO 800 AND S1 TO S14 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE

EASEMENTS E-5 TO E-16, E18 TO E-30 AND E-32 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE

TO REMOVE THE DRAINAGE COMPONENT AND VARY THE WIDTH OF THE SEWERAGE COMPONENT OF E-4 ON PS821033G (PREVIOUS STAGE) NOW CONTAINED IN RESERVE No.10 ON THIS PLAN

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

ADDITIONAL PURPOSE OF THIS PLAN:  
TO REMOVE THAT PART OF EASEMENT E-10 ON PS821033G (PREVIOUS STAGE) NOW CONTAINED IN LOTS 827, 828, 838 AND 839 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
			SEE SHEET 2	

CORIDALE - STAGE 8

46 LOTS AND BALANCE LOT S15

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: 05/10/22 REFERENCE: AA0047  
 DRAWING: ST08AJ DRAWN BY: BA

ORIGINAL SHEET SIZE: A3  
 SHEET 1 OF 8

Digitally signed by: Andrew Reay, Licensed Surveyor,  
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## EASEMENT INFORMATION

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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-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	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE DIAG SEE DIAG	THIS PLAN (PREVIOUS STAGE) THIS PLAN (PREVIOUS STAGE) SEC. 136 WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-17	DRAINAGE	SEE DIAG	THIS PLAN (PREVIOUS STAGE)	CITY OF GREATER GEELONG
E-31	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
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 8

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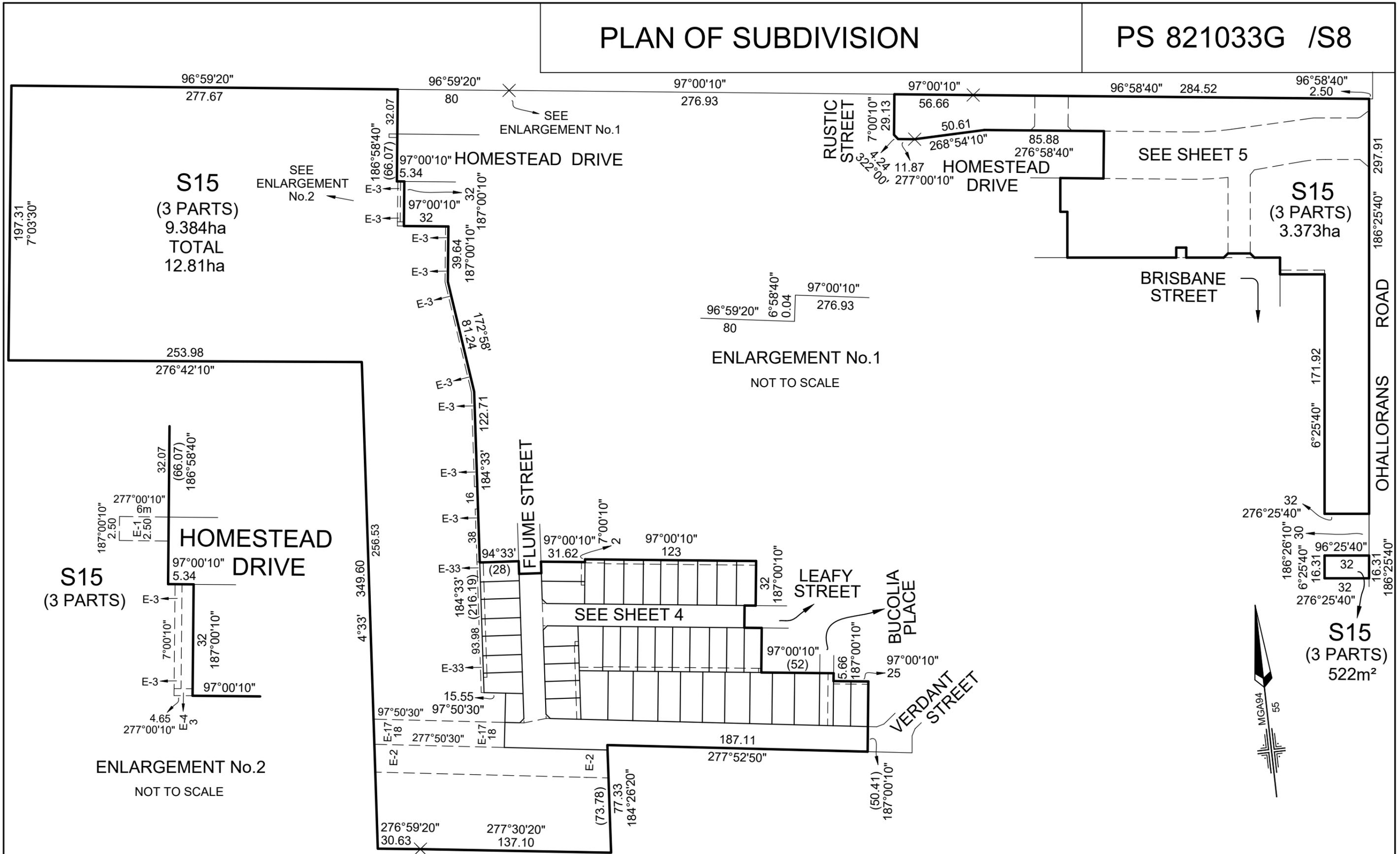
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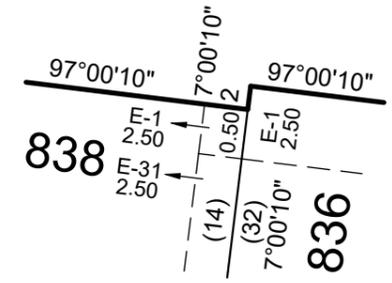
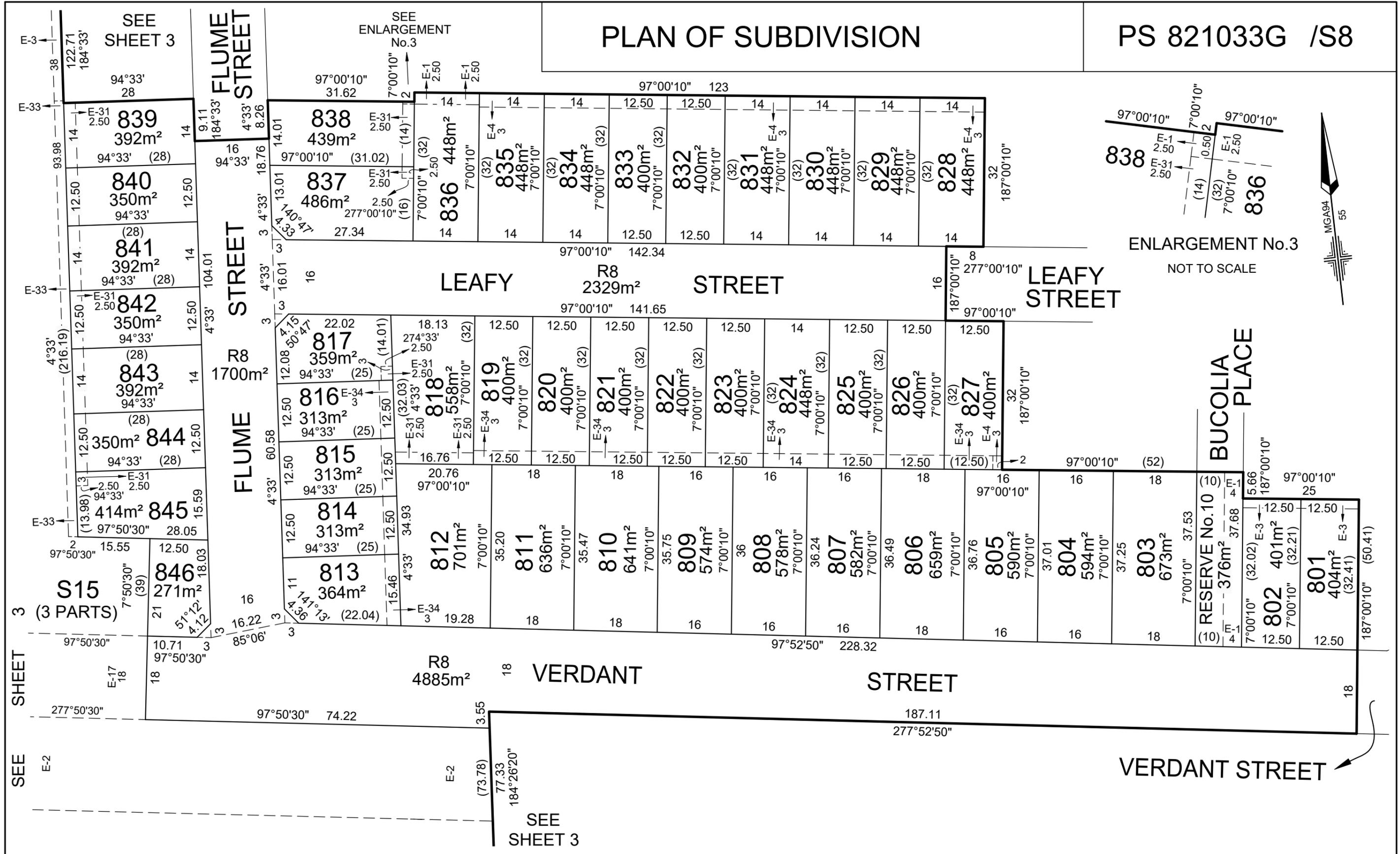
CORIDALE - STAGE 8  
 LICENSED SURVEYOR: ANDREW J. REAY  
 DATE: 05/10/22 REFERENCE: AA0047  
 DRAWING: ST08AJ DRAWN BY: BA

SCALE: 1:2500  
 0 25 50 75 100  
 LENGTHS ARE IN METRES  
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# PLAN OF SUBDIVISION

PS 821033G /S8



SEE SHEET 3

SEE SHEET 3

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CORIDALE - STAGE 8	
LICENSED SURVEYOR: ANDREW J. REAY	
DATE: 05/10/22	REFERENCE: AA0047
DRAWING: ST08AJ	DRAWN BY: BA

SCALE: 1:750

LENGTHS ARE IN METRES

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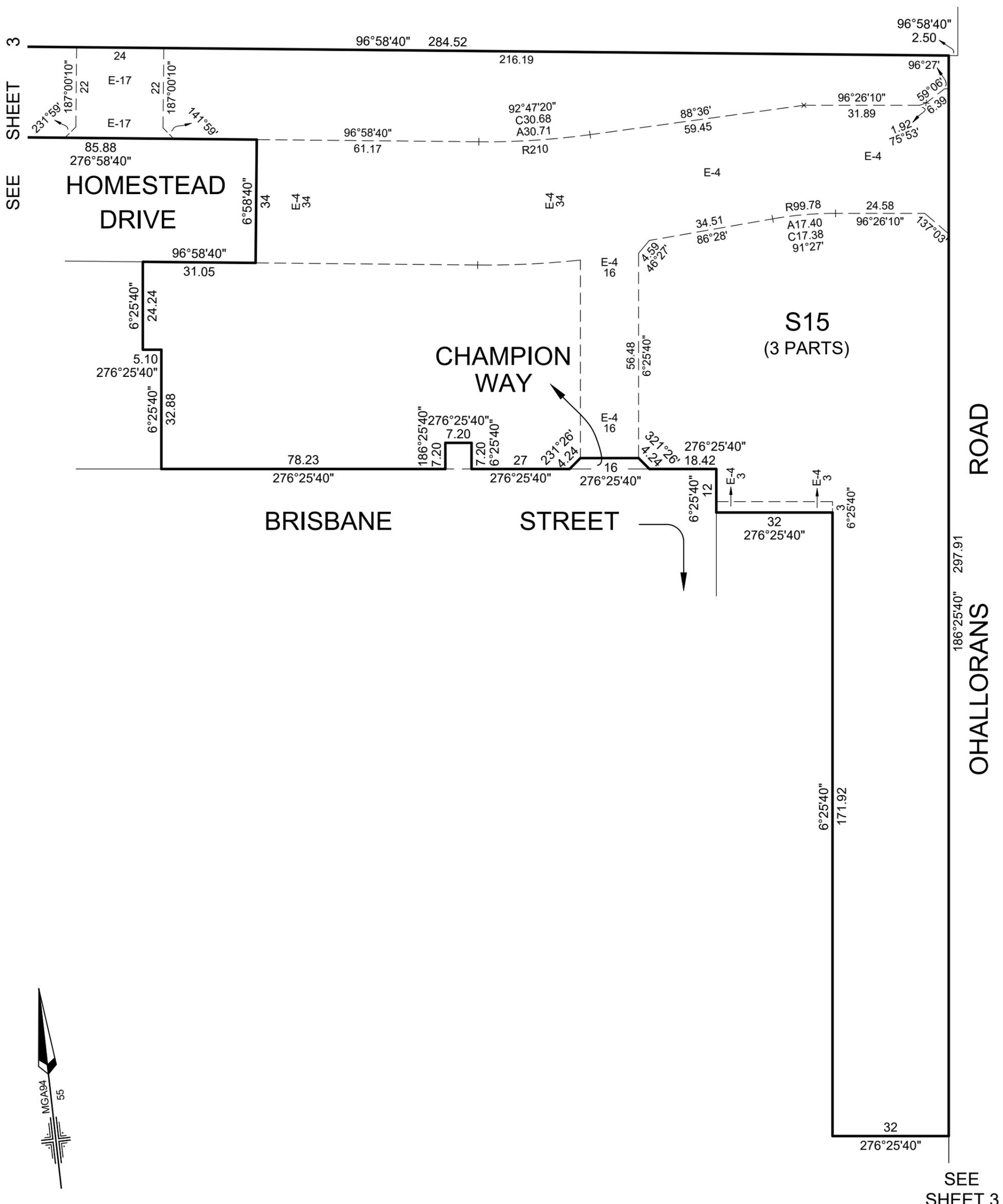
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SHEET 4

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# PLAN OF SUBDIVISION

PS 821033G /S8



CORIDALE - STAGE 8		LICENSED SURVEYOR: ANDREW J. REAY	SCALE 1:1000	0 10 20 30 40 LENGTHS ARE IN METRES
 <p><b>Lyssna Group Pty Ltd</b> 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: 05/10/22	REFERENCE: AA0047	ORIGINAL SHEET SIZE: A3 SHEET 5	
	DRAWING: ST08AJ	DRAWN BY: BA	Digitally signed by: Andrew Reay, Licensed Surveyor, Surveyor's Plan Version (J), 05/10/2022, SPEAR Ref: S172595J	
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## 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
846	845

## 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 803 to 845 (all inclusive) on this plan

**Land to be burdened:** Lots 803 to 845 (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 8



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## CREATION OF RESTRICTION "D"

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

**Land to benefit:** Lots 801 to 846 (all inclusive) on this plan

**Land to be burdened:** Lots 801 to 846 (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. AA8798 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 8



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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, (ALL INCLUSIVE), S6, S15, 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	821	10	10			
			822	10	10			
			823	10	10			
201 TO 245 (STAGE 2)	450	450	824	10	10			
			825	10	10			
301 TO 348 (STAGE 3)	480	480	826	10	10			
			827	10	10			
			828	10	10			
401 TO 410, 412 TO 456 & S6 (STAGE 4)	50550	551	829	10	10			
			830	10	10			
			831	10	10			
501 TO 548 (STAGE 5)	480	480	832	10	10			
			833	10	10			
			834	10	10			
601 TO 657 & S17 (STAGE 6)	50570	571	835	10	10			
			836	10	10			
			837	10	10			
701 TO 742 (STAGE 7A)	420	420	838	10	10			
			839	10	10			
			840	10	10			
743 TO 794 (STAGE 7B)	520	520	841	10	10			
			842	10	10			
			843	10	10			
801	10	10	844	10	10			
802	10	10	845	10	10			
803	10	10	846	10	10			
804	10	10						
805	10	10						
806	10	10	S15	50000	1			
807	10	10						
808	10	10						
809	10	10						
810	10	10						
811	10	10						
812	10	10						
813	10	10						
814	10	10						
815	10	10						
816	10	10						
817	10	10						
818	10	10						
819	10	10						
820	10	10						
			TOTAL	154430	4433			

CORIDALE - STAGE 8

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