

# PLAN OF SUBDIVISION

PS 821033G /S151

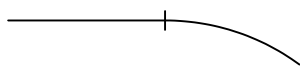
## LOCATION OF LAND

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: 269 860 ZONE:55  
 (of approx centre of land N: 5 789 220  
 in plan)

Council Name: City of Greater Geelong  
 Council Reference Number: 15152  
 Planning Permit Reference: PP-496-2018  
 SPEAR Reference Number: S172596E  
**Certification**  
 This plan is certified under section 6 of the Subdivision Act 1988  
 Public Open Space  
 A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification  
 Digitally signed by: Rory O'Loughlen for City of Greater Geelong on 16/12/2021

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
	LOTS 1 TO 1500, S1 TO S15 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE EASEMENTS E-5 TO E-9 AND E-11 TO E16 HAVE BEEN OMITTED FROM THIS STAGE RESTRICTIONS "A" AND "B" DO 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
<b>NOTATIONS</b>	
DEPTH LIMITATION: DOES NOT APPLY	
SURVEY: This plan is based on survey. STAGING: This is a staged subdivision.	
TANGENT POINTS ARE SHOWN THUS: 	

## 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	20m	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 (PREVIOUS STAGE) (SEC 136 OF THE WATER ACT 1989)	BARWON REGION WATER CORPORATION
	DRAINAGE	SEE DIAG.	THIS PLAN (PREVIOUS STAGE)	CITY OF GREATER GEELONG
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

CORIDALE - STAGE 15A

13 LOTS AND BALANCE LOT S16

LICENSED SURVEYOR: ANDREW J. REAY



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 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: 20/10/21 REFERENCE: AA0047  
 DRAWING: ST15AAD DRAWN BY: BA

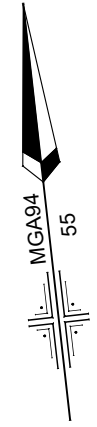
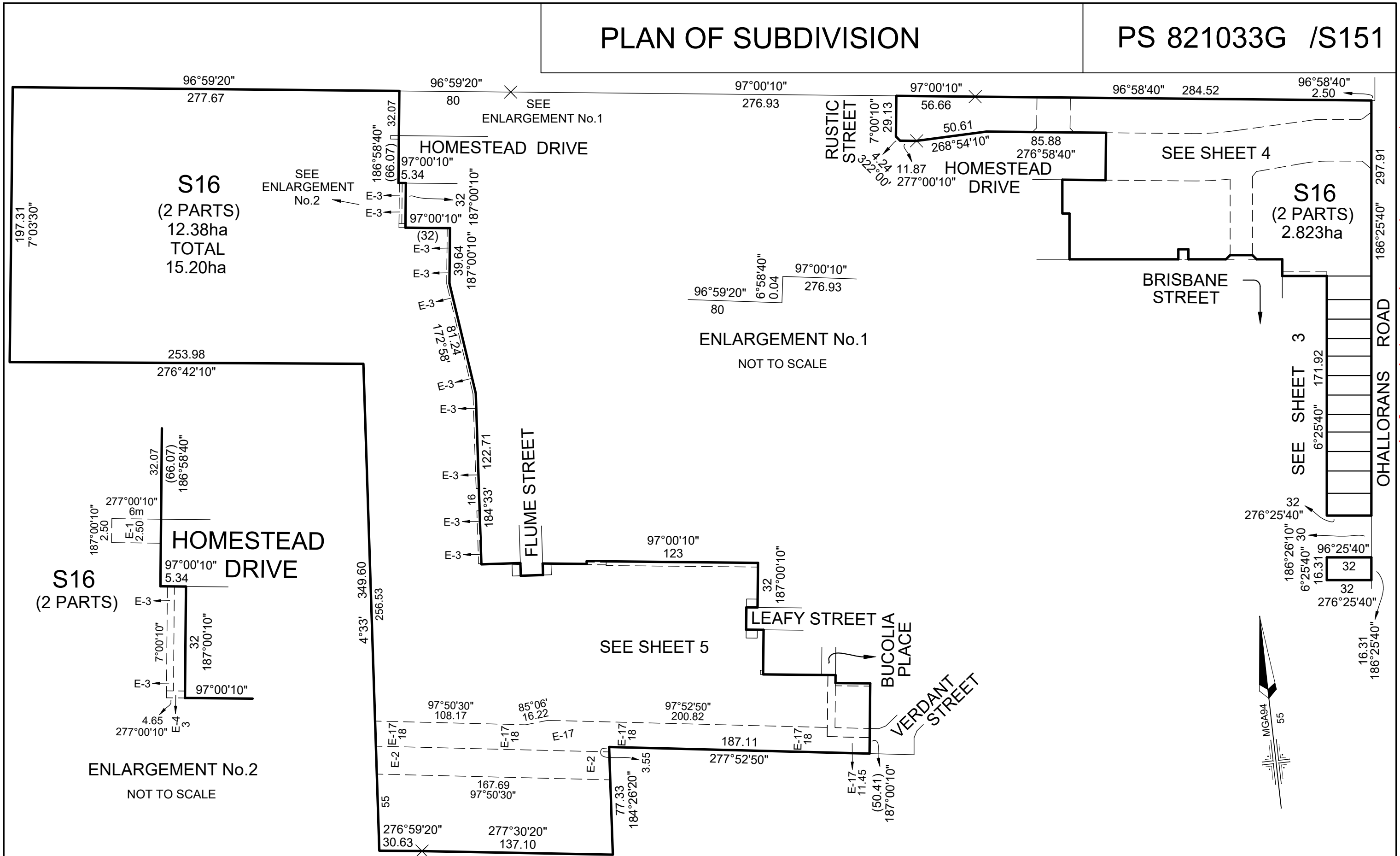
ORIGINAL SHEET SIZE: A3  
 SHEET 1 OF 7

Digitally signed by: Andrew Reay, Licensed Surveyor,  
 Surveyor's Plan Version (D),  
 27/10/2021, SPEAR Ref: S172596E

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CORIDALE - STAGE 15A  
 LICENSED SURVEYOR: ANDREW J. REAY  
 DATE: 20/10/21 REFERENCE: AA0047  
 DRAWING: ST15AAD DRAWN BY: BA

SCALE: 1:2500  
 0 25 50 75 100  
 LENGTHS ARE IN METRES  
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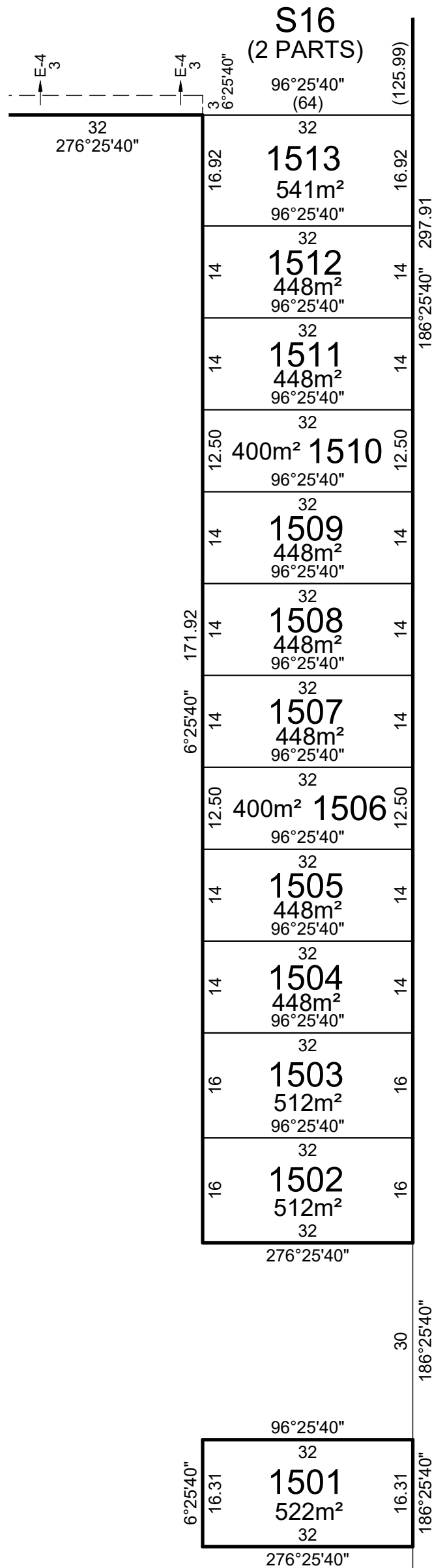
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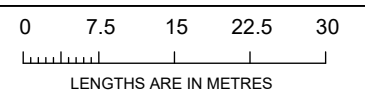
SEE SHEET 4



CORIDALE - STAGE 15A

LICENSED SURVEYOR: ANDREW J. REAY

SCALE  
1:750



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 SHEET 3

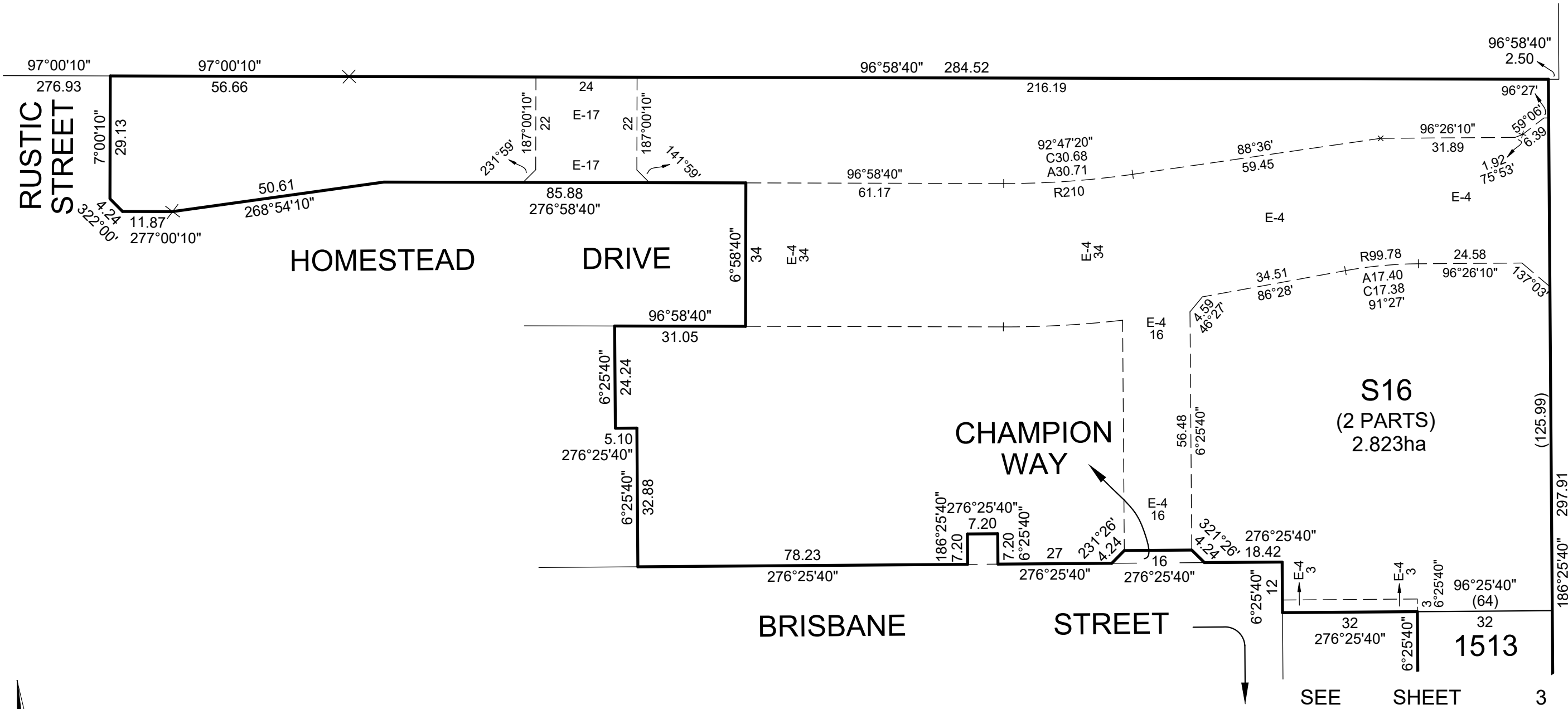
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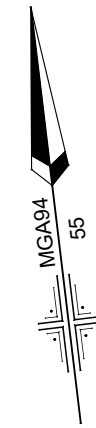
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SEE SHEET 2



OHALLORANS ROAD

SEE SHEET 3



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CORIDALE - STAGE 15A	
LICENSED SURVEYOR: ANDREW J. REAY	
DATE: 20/10/21	REFERENCE: AA0047
DRAWING: ST15AAD	DRAWN BY: BA

SCALE  
 1:1000

LENGTHS ARE IN METRES

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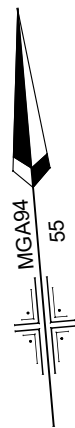
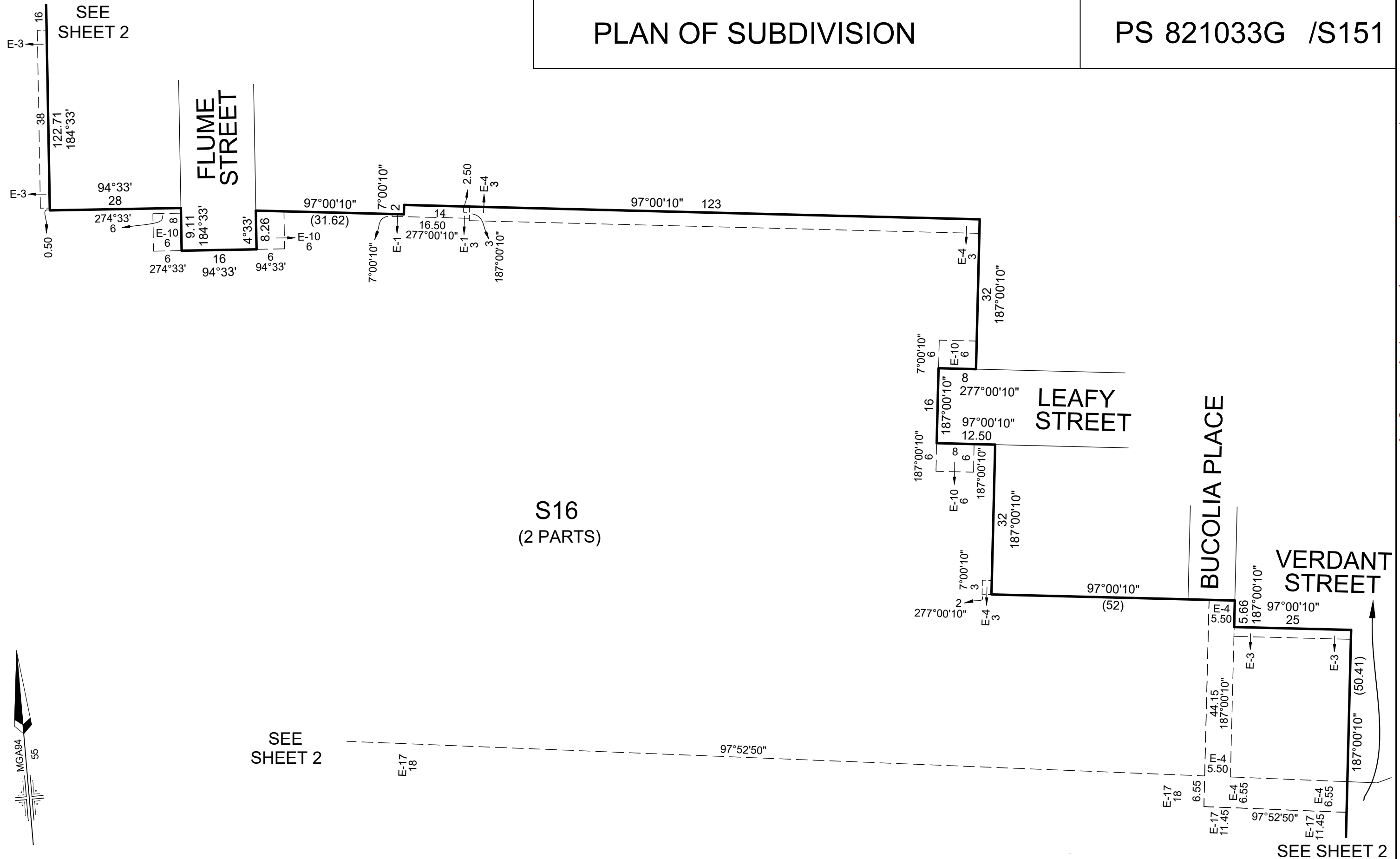
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SCALE  
 1:750  
 0 7.5 15 22.5 30  
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## CREATION OF RESTRICTION "C"

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

**Land to benefit:** Lots 1501 to 1513 (all inclusive) on this plan

**Land to be burdened:** Lots 1501 to 1513 (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 1501 to 1513 (all inclusive) on this plan

**Land to be burdened:** Lots 1501 to 1513 (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 15A



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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, 1501 to 1513 (ALL INCLUSIVE), S6, S16, 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						
201 TO 245 (STAGE 2)	450	450						
301 TO 348 (STAGE 3)	480	480						
401 TO 410, 412 TO 456 & S6 (STAGE 4)	50550	551						
501 TO 548 (STAGE 5)	480	480						
601 TO 657 & S17 (STAGE 6)	50570	571						
701 TO 742 (STAGE 7A)	420	420						
743 TO 794 (STAGE 7B)	520	520						
1501	10	10						
1502	10	10						
1503	10	10						
1504	10	10						
1505	10	10						
1506	10	10						
1507	10	10						
1508	10	10						
1509	10	10						
1510	10	10						
1511	10	10						
1512	10	10						
1513	10	10						
S16	50000	1						
<b>TOTAL</b>	<b>154100</b>	<b>4103</b>						

CORIDALE - STAGE 15A



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