

PLAN OF SUBDIVISION

PS 821033G / S2

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 S2 ON PS821033G
 POSTAL ADDRESS: 205 - 245 OHALLORANS ROAD
 (at time of subdivision) LARA 3212

 MGA CO-ORDINATES: E: 269 800 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 R2	CITY OF GREATER GEELONG

LOTS 1 TO 200 & S1 TO S3 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE
 EASEMENTS E-5 TO E-9, E12 AND E-13 HAVE BEEN OMITTED FROM THIS STAGE

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
 This plan is based on survey.

 STAGING:
 This is staged subdivision.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS - SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS

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 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	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 2

45 LOTS & BALANCE LOT S4

LICENSED SURVEYOR: ANDREW J. REAY



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DATE: 04/01/21 REFERENCE: AA0047
 DRAWING: SU02AQ DRAWN BY: LS

ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 7

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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-10	CARRIAGEWAY	SEE DIAG	THIS PLAN	CITY OF GREATER GEELONG
E-11	CARRIAGEWAY PIPELINES OR ANCILLARY PURPOSES	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN (SEC 136 OF THE WATER ACT 1989)	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-14	POWERLINE	SEE DIAG	THIS PLAN (PREVIOUS STAGE) (SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD

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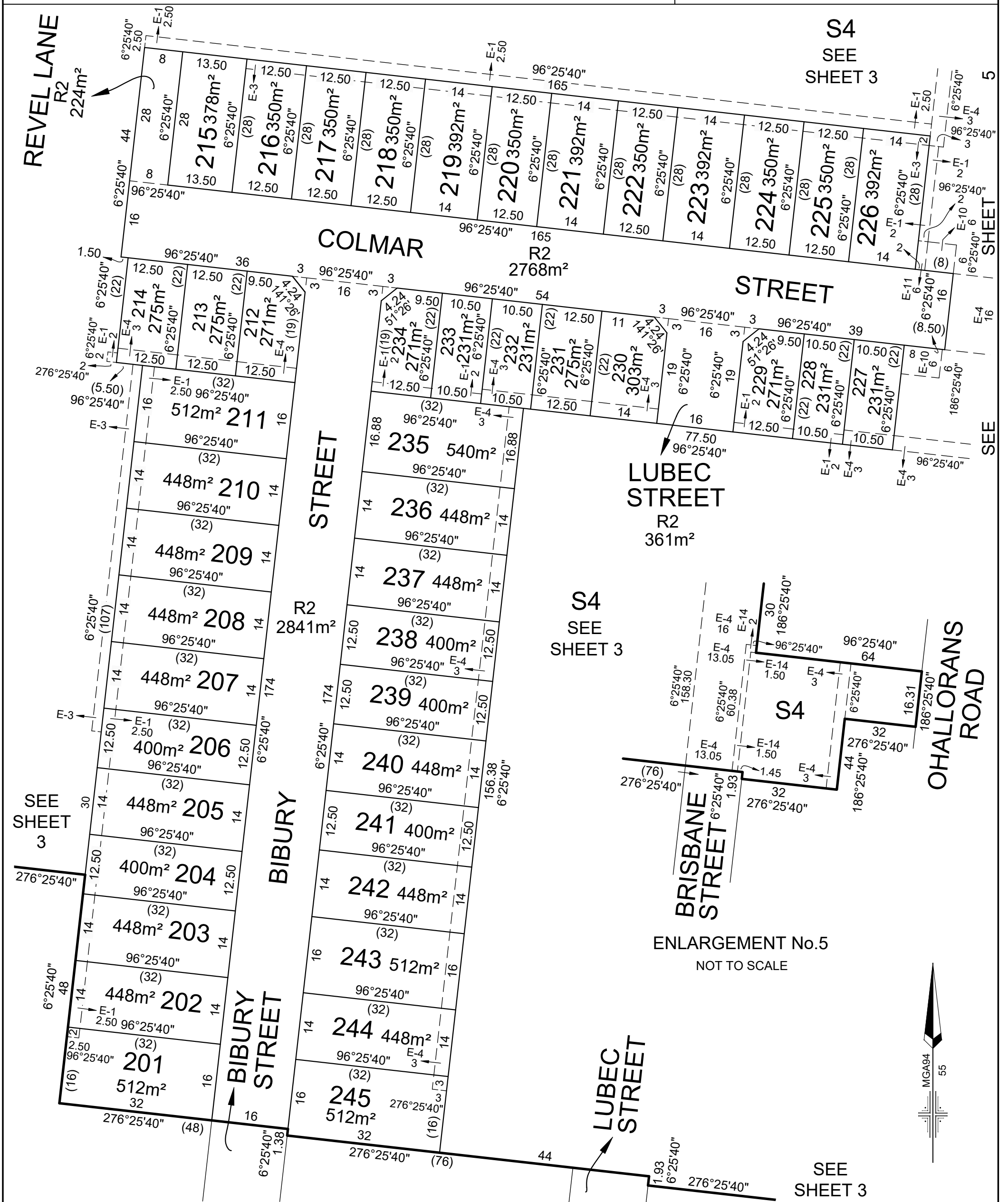
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 SHEET 2

PLAN OF SUBDIVISION

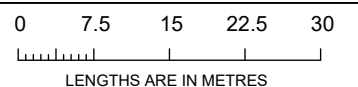
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CORIDALE - STAGE 2

LICENSED SURVEYOR: ANDREW J. REAY

SCALE
1:750



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 SHEET 4

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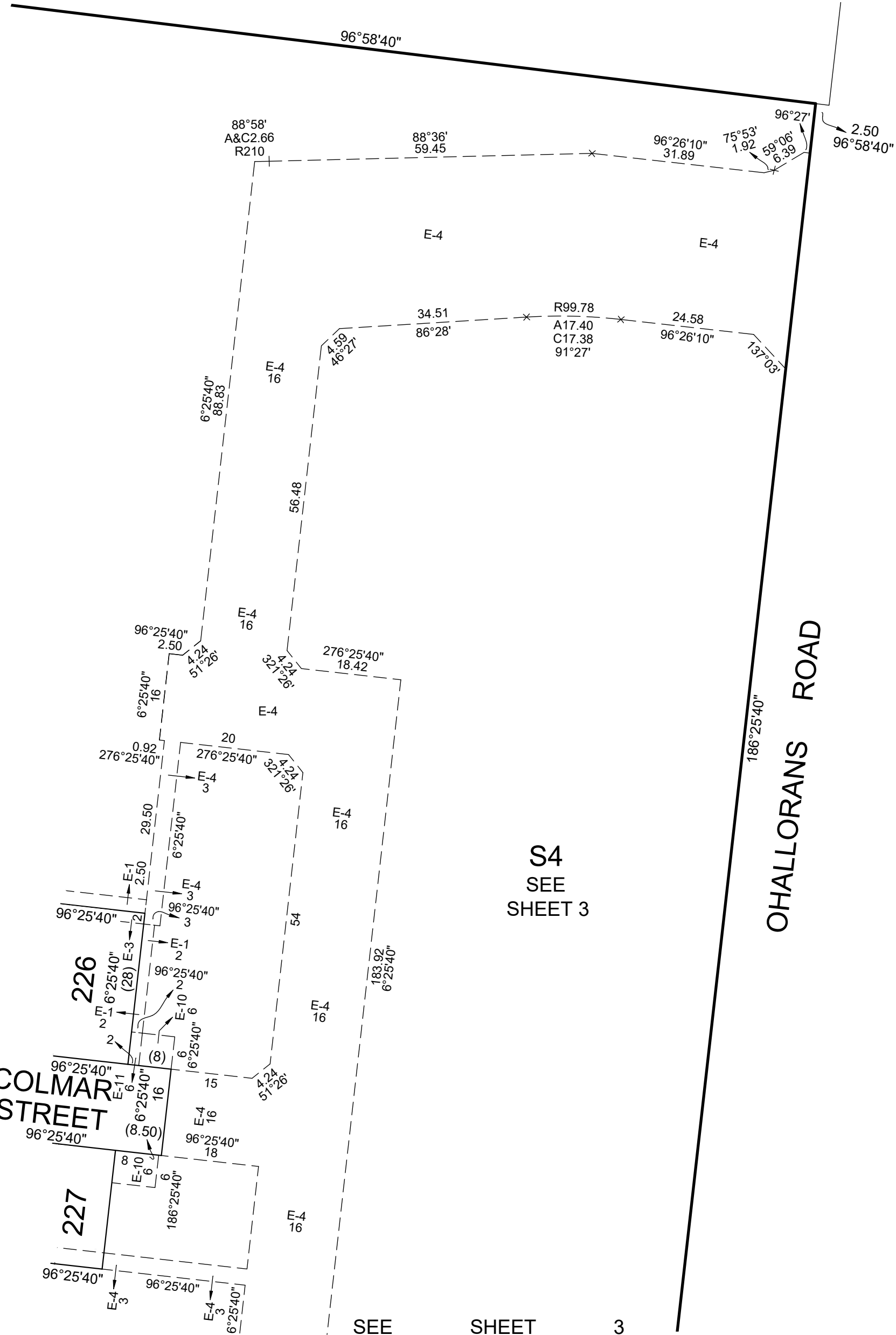
SEE SHEET 3



SEE SHEET 4

COLMAR STREET

OHALLORANS ROAD



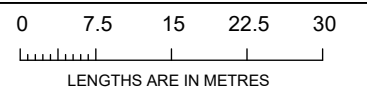
S4
SEE SHEET 3

SEE SHEET 3

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SCALE
1:750



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 SHEET 5

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 201 to 245 (both inclusive) on this plan

Land to be burdened: Lots 201 to 245 (both 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. AA6999 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
212	211, 213
213	211, 212, 214
214	211, 213
227	228
228	227, 229
229	228
231	230, 232
232	231, 233, 235
233	232, 234, 235
234	233, 235

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 2



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 SHEET 6

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OWNERS CORPORATION No.1

LAND AFFECTED BY OWNERS CORPORATION:

LOTS 101 TO 150, 201 TO 245 (ALL INCLUSIVE), S3, S4 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	244	10	10			
			245	10	10			
201	10	10	S4	50000	1			
202	10	10						
203	10	10						
204	10	10						
205	10	10						
206	10	10						
207	10	10						
208	10	10						
209	10	10						
210	10	10						
211	10	10						
212	10	10						
213	10	10						
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224	10	10						
225	10	10						
226	10	10						
227	10	10						
228	10	10						
229	10	10						
230	10	10						
231	10	10						
232	10	10						
233	10	10						
234	10	10						
235	10	10						
236	10	10						
237	10	10						
238	10	10						
239	10	10						
240	10	10						
241	10	10						
242	10	10						
243	10	10						
			TOTAL	100950	952			

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