

PLAN OF SUBDIVISION

PS 821033G /S6

LOCATION OF LAND

PARISH: MORANGHURK
 TOWNSHIP:
 SECTION:
 CROWN ALLOTMENT:
 CROWN PORTION: 163 (PART), 164 (PART), 165 (PART),
 166 (PART), 171 (PART), 172 & 173 (PART)
 TITLE REFERENCE: VOL FOL
 VOL FOL
 LAST PLAN REFERENCE: LOT S8 ON PS821033G
 LOT S3 ON PS821033G
 POSTAL ADDRESS: 205 - 245 OHALLORANS ROAD
 (at time of subdivision) LARA 3212
 MGA CO-ORDINATES: E: 269 400 ZONE:55
 (of approx centre of land N: 5 789 450
 in plan)

Council Name: City of Greater Geelong
 Council Reference Number: 14856
 Planning Permit Reference: PP-496-2018/B
 SPEAR Reference Number: S161425S
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: 15/09/2021
 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: Tim Webb for City of Greater Geelong on 22/07/2022
Statement of Compliance issued: 22/07/2022

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R6	CITY OF GREATER GEELONG
RESERVE No.7	POWERCOR AUSTRALIA LTD
RESERVE No.8	CITY OF GREATER GEELONG
RESERVE No.11	CITY OF GREATER GEELONG
RESERVE No.12	CITY OF GREATER GEELONG
RESERVE No.13	CITY OF GREATER GEELONG

LOTS 1 TO 600, S1 TO S11 AND S13 TO S16 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE
 EASEMENTS E-11 TO E-16, E-18, E-21, E-23, E-28 TO E-30 AND E-32 (ALL INCLUSIVE) 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

NOTATIONS

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 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
			SEE SHEET 2	

CORIDALE - STAGE 6

57 LOTS AND BALANCE LOTS S17 AND S12

LICENSED SURVEYOR: ANDREW J. REAY



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 Suite 3, 102 Dodds Street
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DATE: 15/07/22 REFERENCE: AA0047
 DRAWING: SU06CC DRAWN BY: BA

ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 13

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 15/07/2022, SPEAR Ref: S161425S

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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-5	DRAINAGE	SEE DIAG	E148849	LOT A ON LP90408
E-6	TRANSMISSION OF ELECTRICITY	SEE DIAG	A434038	STATE ELECTRICITY COMMISSION OF VICTORIA
E-7	DRAINAGE TRANSMISSION OF ELECTRICITY WATER SUPPLY PURPOSES	3.02 3.02 3.02	E148849 A434038 AJ284715T	LOT A ON LP90408 STATE ELECTRICITY COMMISSION OF VICTORIA BARWON REGION WATER CORPORATION
E-8	DRAINAGE TRANSMISSION OF ELECTRICITY	3.02 3.02	E148849 A434038	LOT A ON LP90408 STATE ELECTRICITY COMMISSION OF VICTORIA
E-9	TRANSMISSION OF ELECTRICITY WATER SUPPLY PURPOSES	10 10	A434038 AJ284715T	STATE ELECTRICITY COMMISSION OF VICTORIA BARWON REGION WATER CORPORATION
E-10	CARRIAGEWAY	SEE DIAG	THIS PLAN (PREVIOUS STAGE)	CITY OF GREATER GEELONG
E-17	DRAINAGE	SEE DIAG	THIS PLAN	CITY OF GREATER GEELONG
E-19	DRAINAGE DRAINAGE PIPELINES OR ANCILLARY PURPOSES	3.02 3.02 3.02	E148849 THIS PLAN THIS PLAN SEC. 136 WATER ACT 1989	LOT A ON LP90408 CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-20	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE DIAG SEE DIAG	E148849 THIS PLAN SEC. 136 WATER ACT 1989	LOT A ON LP90408 BARWON REGION WATER CORPORATION
E-22	DRAINAGE DRAINAGE	SEE DIAG SEE DIAG	E148849 THIS PLAN	LOT A ON LP90408 CITY OF GREATER GEELONG
E-24	TRANSMISSION OF ELECTRICITY DRAINAGE	SEE DIAG SEE DIAG	A434038 THIS PLAN	STATE ELECTRICITY COMMISSION OF VICTORIA CITY OF GREATER GEELONG
E-25	TRANSMISSION OF ELECTRICITY WATER SUPPLY PURPOSES DRAINAGE	10 10 10	A434038 AJ284715T THIS PLAN	STATE ELECTRICITY COMMISSION OF VICTORIA BARWON REGION WATER CORPORATION CITY OF GREATER GEELONG
E-26	DRAINAGE	SEE DIAG	THIS PLAN	CITY OF GREATER GEELONG
E-27	PARTY WALL	0.15	THIS PLAN	LAND IN RELEVANT ADJOINING LOT
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 6

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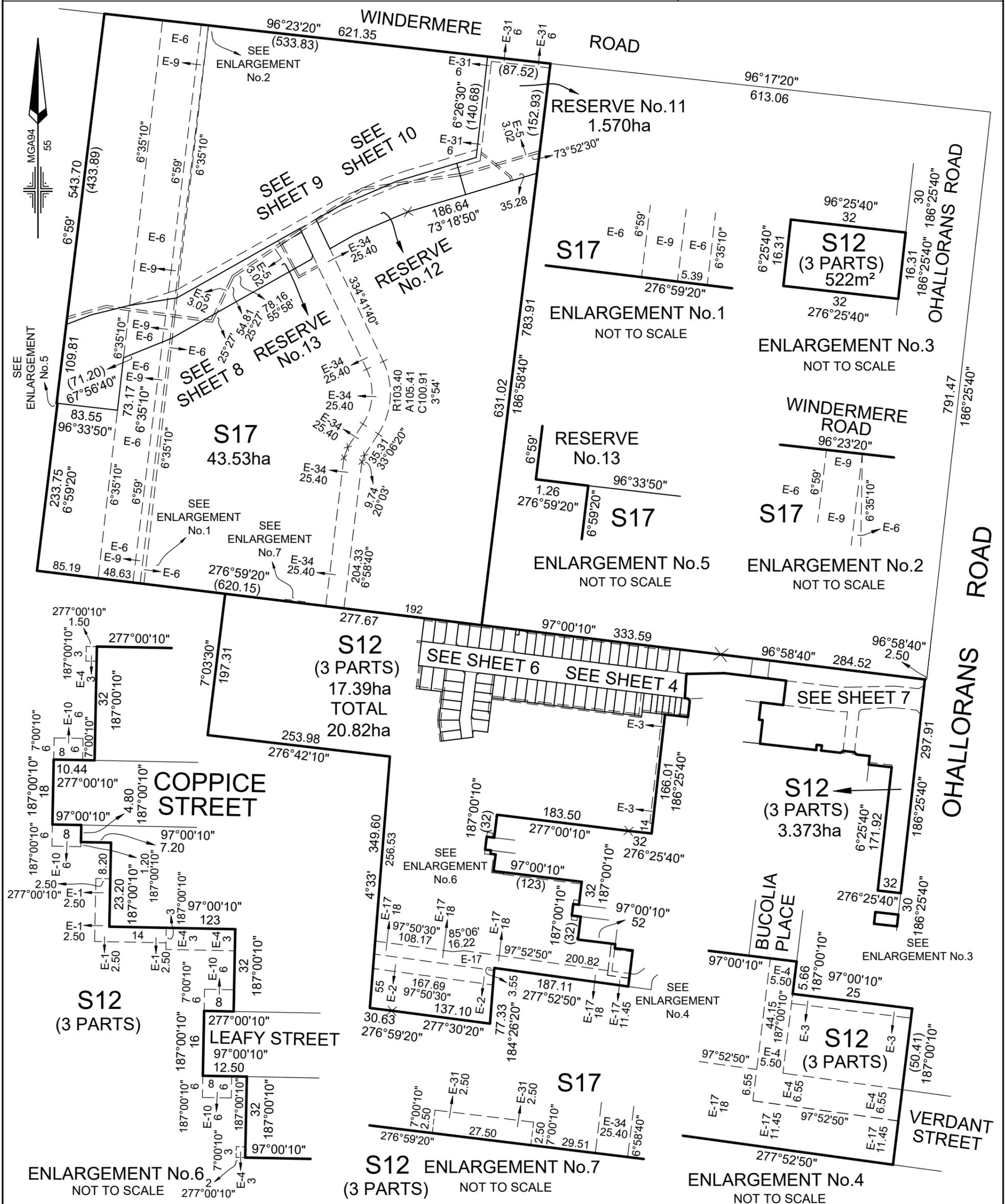
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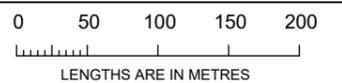
PS 821033G /S6



CORIDALE - STAGE 6

LICENSED SURVEYOR: ANDREW J. REAY

SCALE
1:5000



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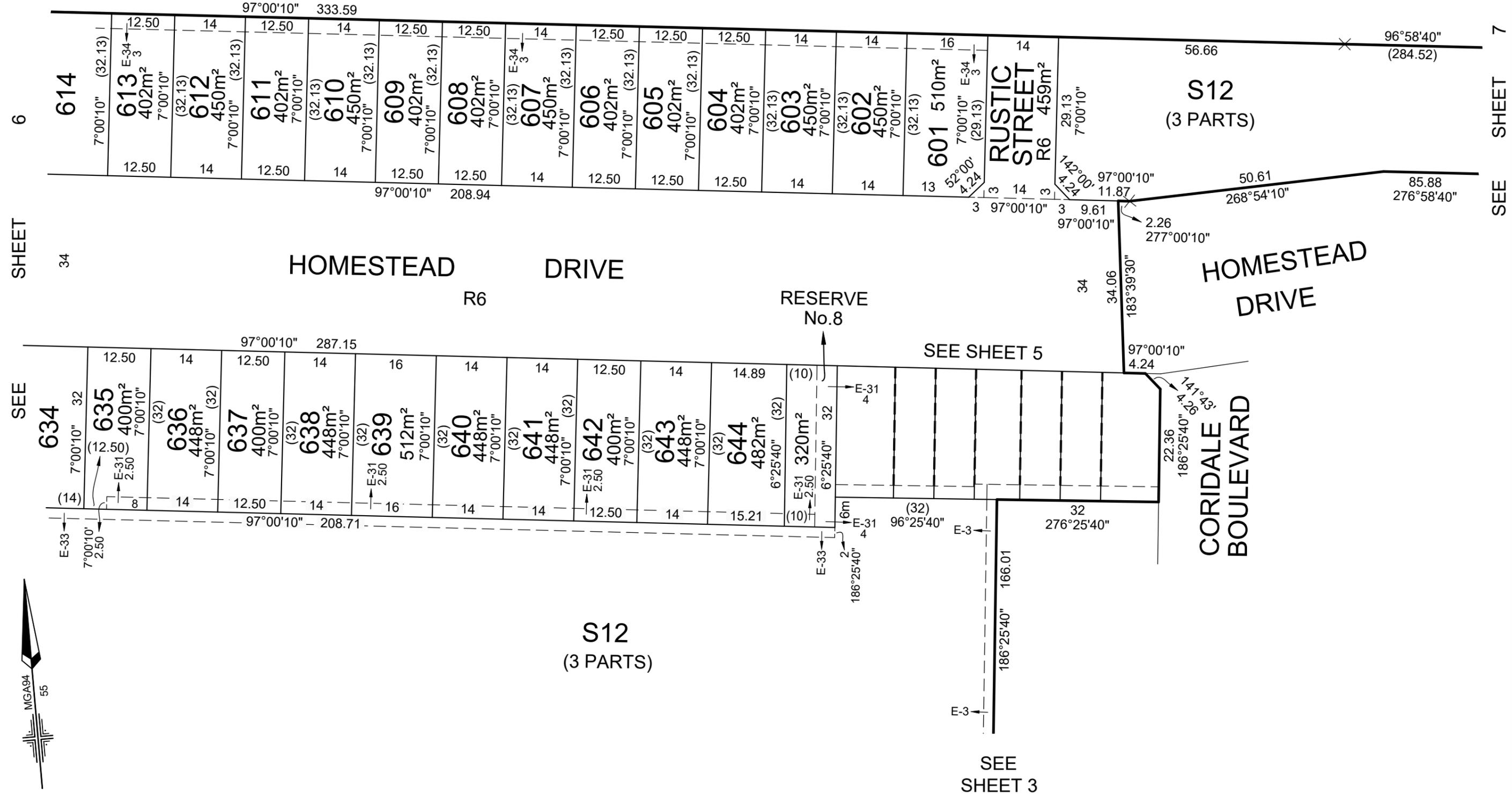
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SHEET 3

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6 SHEET

7 SHEET



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CORIDALE - STAGE 6	
LICENSED SURVEYOR: ANDREW J. REAY	
DATE: 15/07/22	REFERENCE: AA0047
DRAWING: SU06CC	DRAWN BY: BA

SCALE: 1:750

0 7.5 15 22.5 30
 LENGTHS ARE IN METRES

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SHEET 4

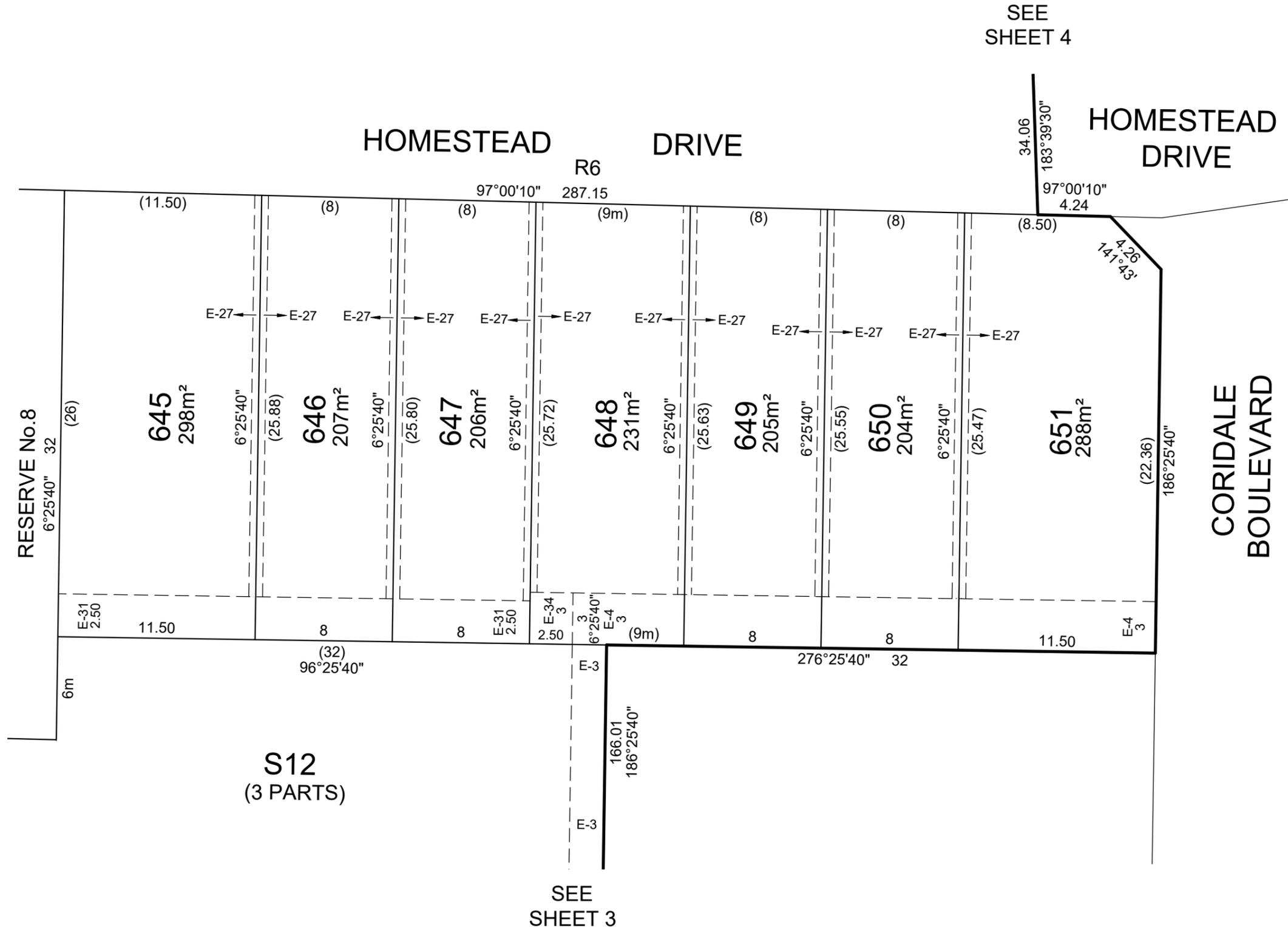
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SEE SHEET 4



SEE SHEET 3



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CORIDALE - STAGE 6
 LICENSED SURVEYOR: ANDREW J. REAY
 DATE: 15/07/22 REFERENCE: AA0047
 DRAWING: SU06CC DRAWN BY: BA

SCALE: 1:250
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 LENGTHS ARE IN METRES
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SHEET 5

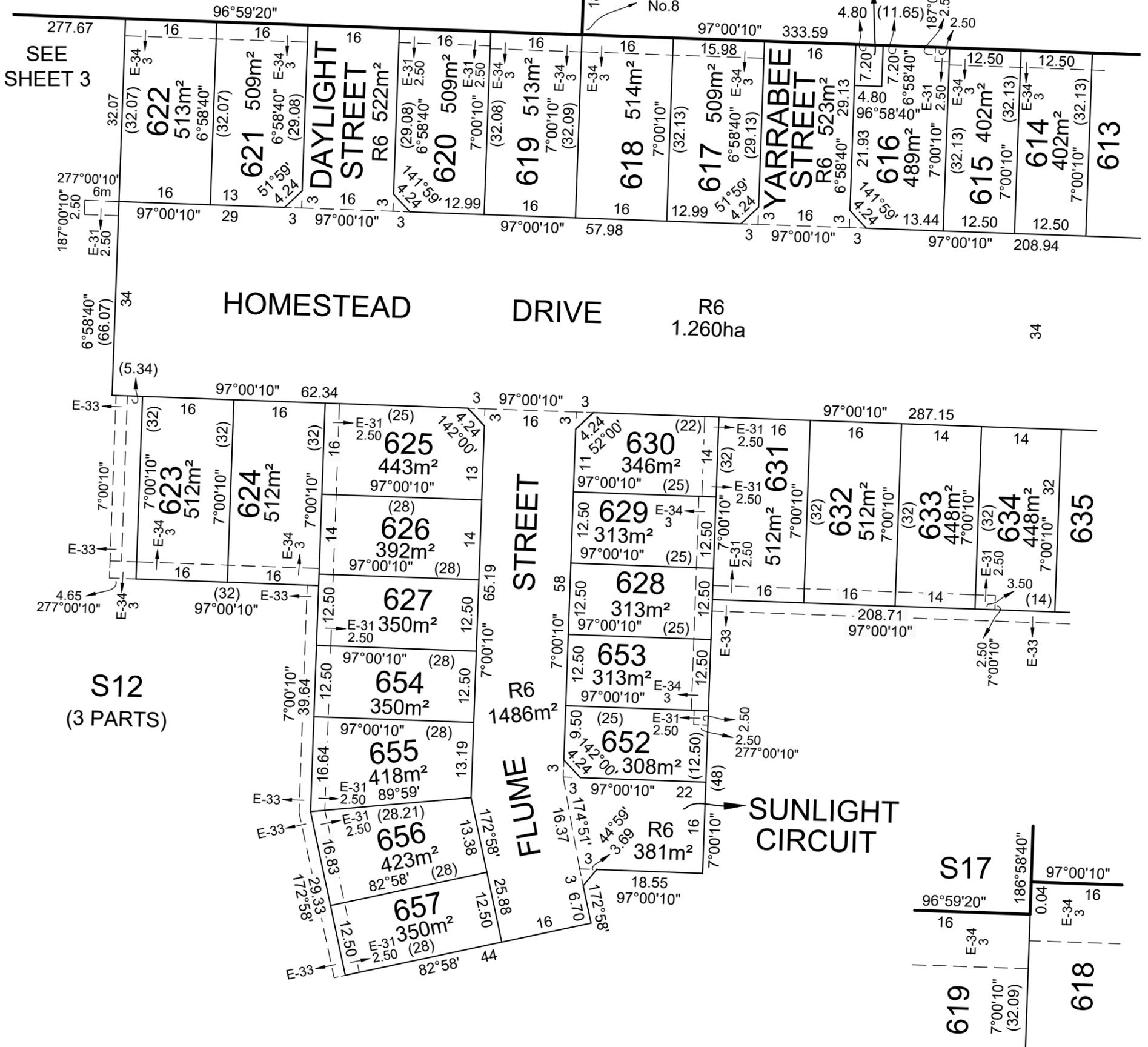


SEE SHEET 3

S17

RESERVE No.7
34.6m²

SEE ENLARGEMENT No.8



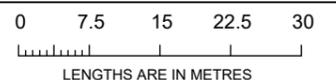
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ENLARGEMENT No.8
NOT TO SCALE

CORIDALE - STAGE 6

LICENSED SURVEYOR: ANDREW J. REAY

SCALE
1:750



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SHEET 6

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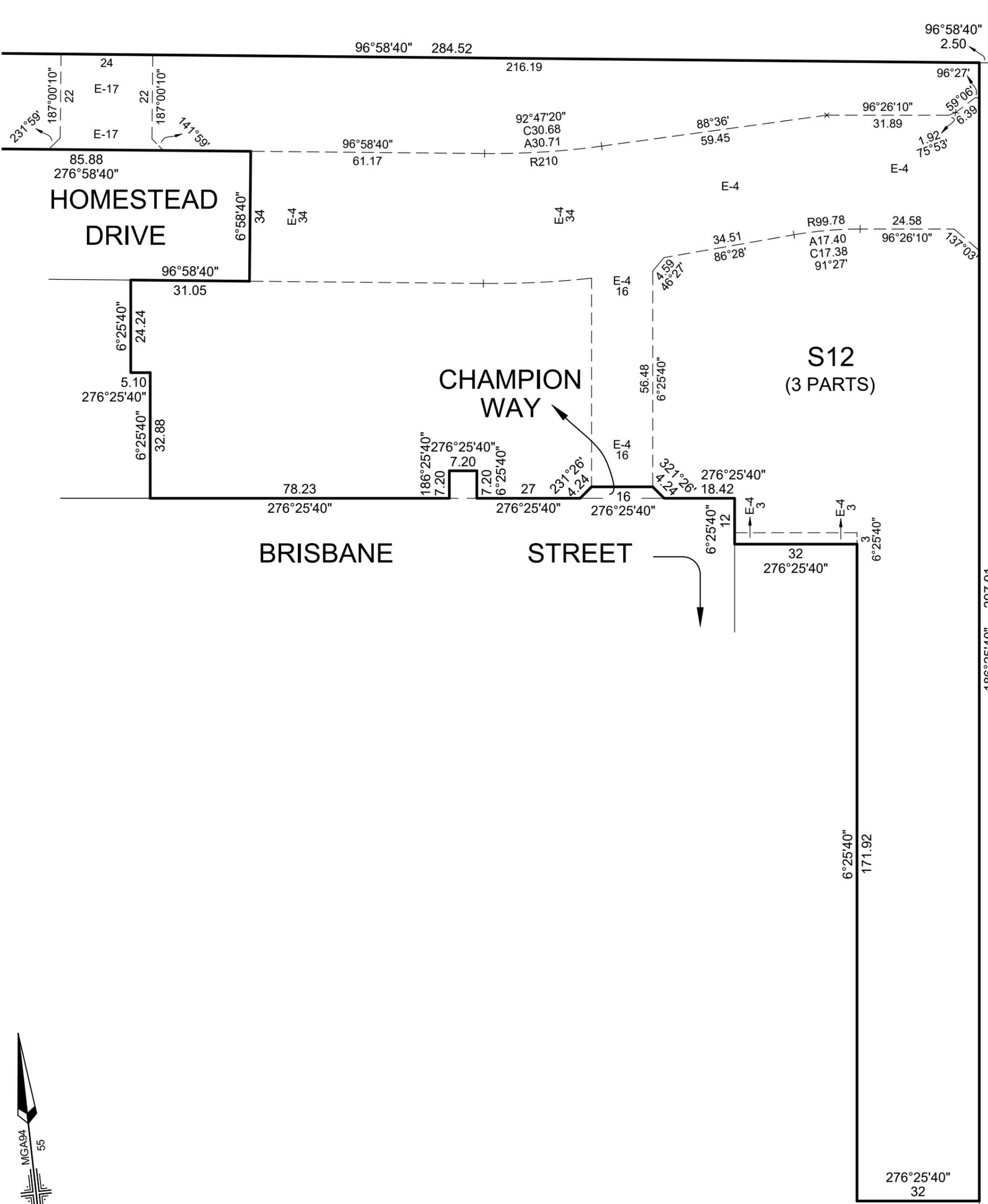
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OHALLORANS ROAD

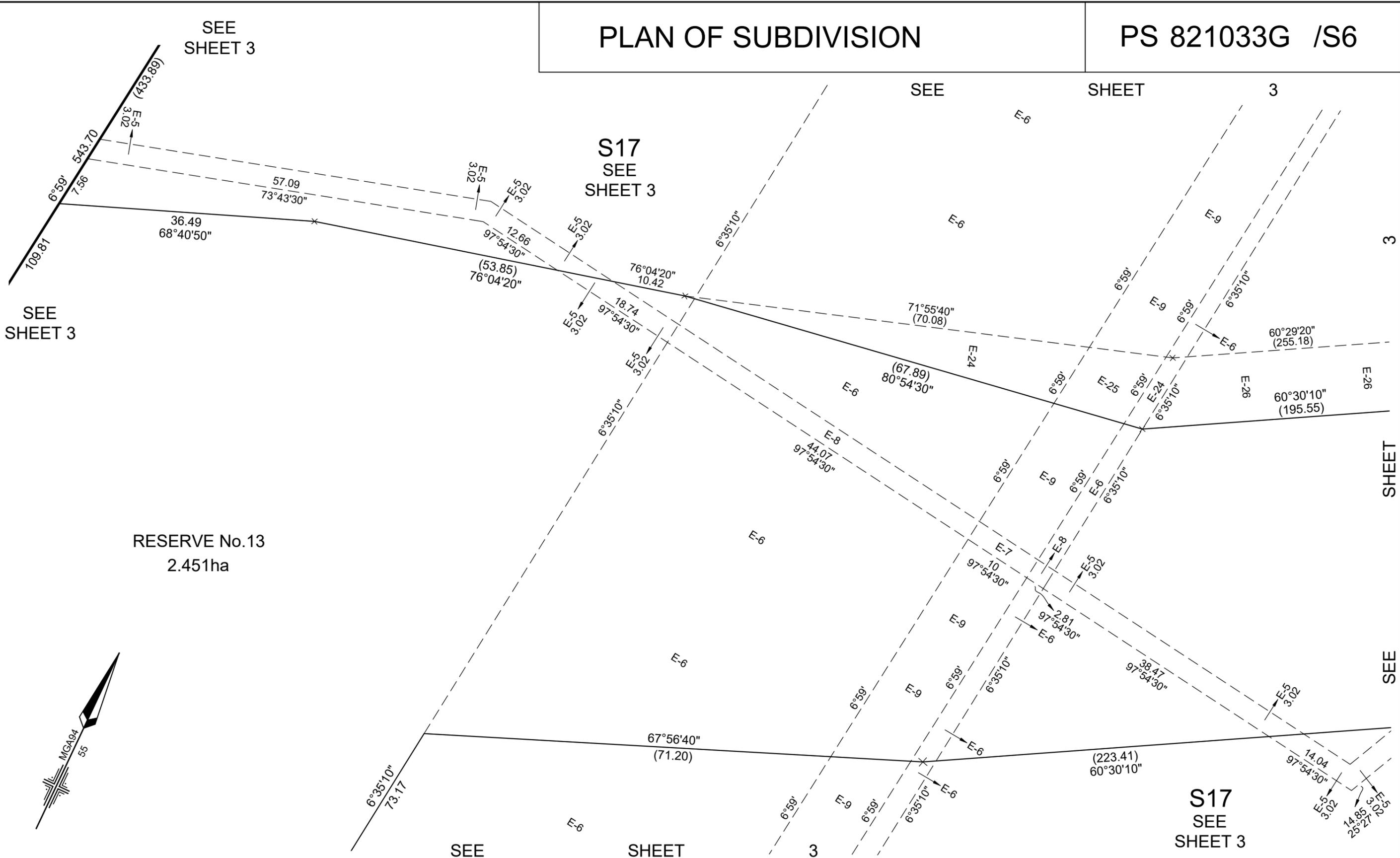
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CORIDALE - STAGE 6		LICENSED SURVEYOR: ANDREW J. REAY	SCALE 1:1000	0 10 20 30 40 LENGTHS ARE IN METRES
 <p>Lyssna Group Pty Ltd ABN 18 616 811 191 Tel: +61 3 9516 6899 PO Box 1098, South Melbourne 3205 Suite 3, 102 Dodds Street Southbank VIC 3006 Australia LyssnaGroup.com</p>	DATE: 15/07/22	REFERENCE: AA0047	ORIGINAL SHEET SIZE: A3 SHEET 7	
	DRAWING: SU06CC	DRAWN BY: BA	Digitally signed by: Andrew Reay, Licensed Surveyor, Surveyor's Plan Version (CC), 15/07/2022, SPEAR Ref: S161425S	
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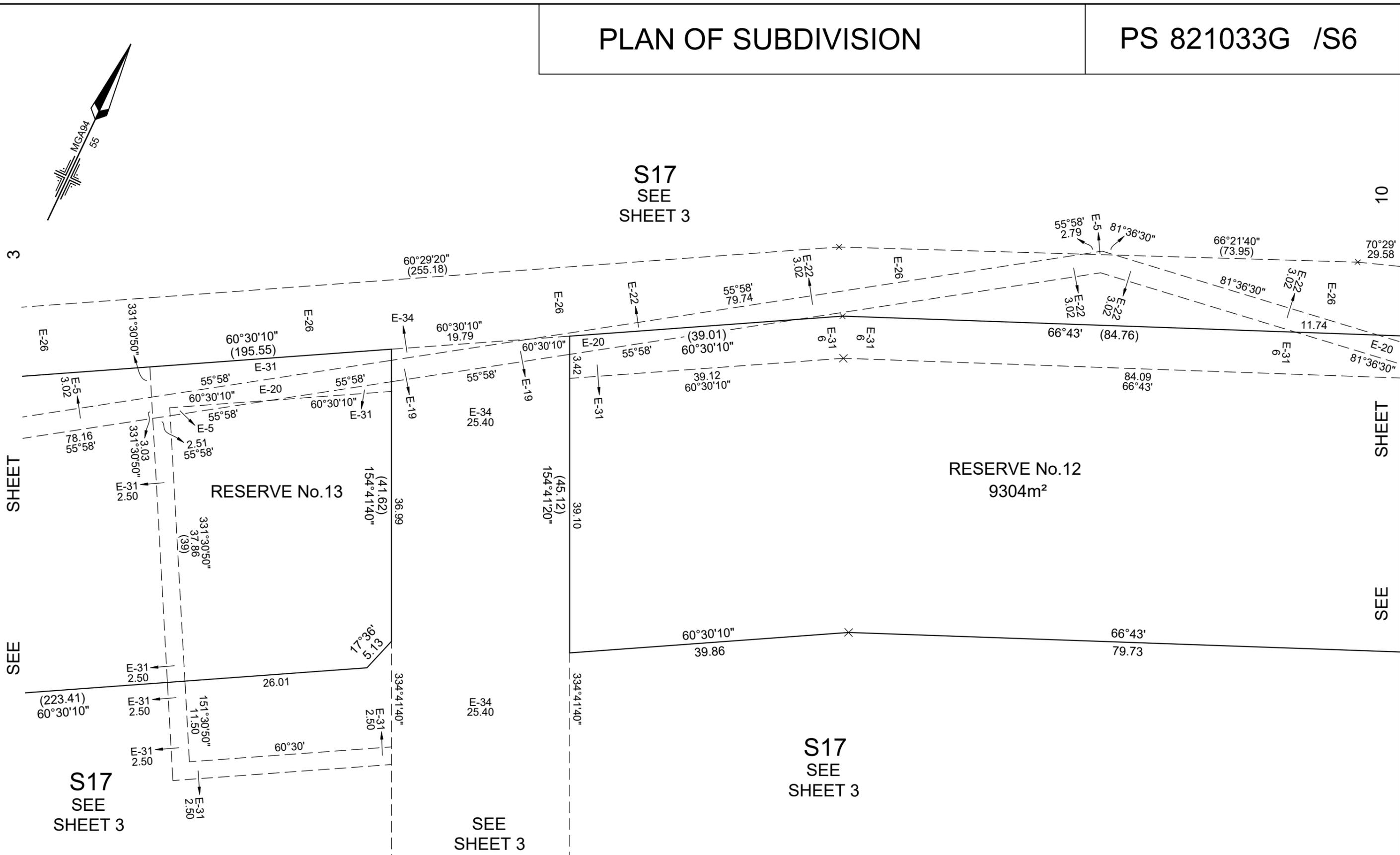
CORIDALE - STAGE 6
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SCALE
 1:500
 0 5 10 15 20
 LENGTHS ARE IN METRES
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 SHEET 8
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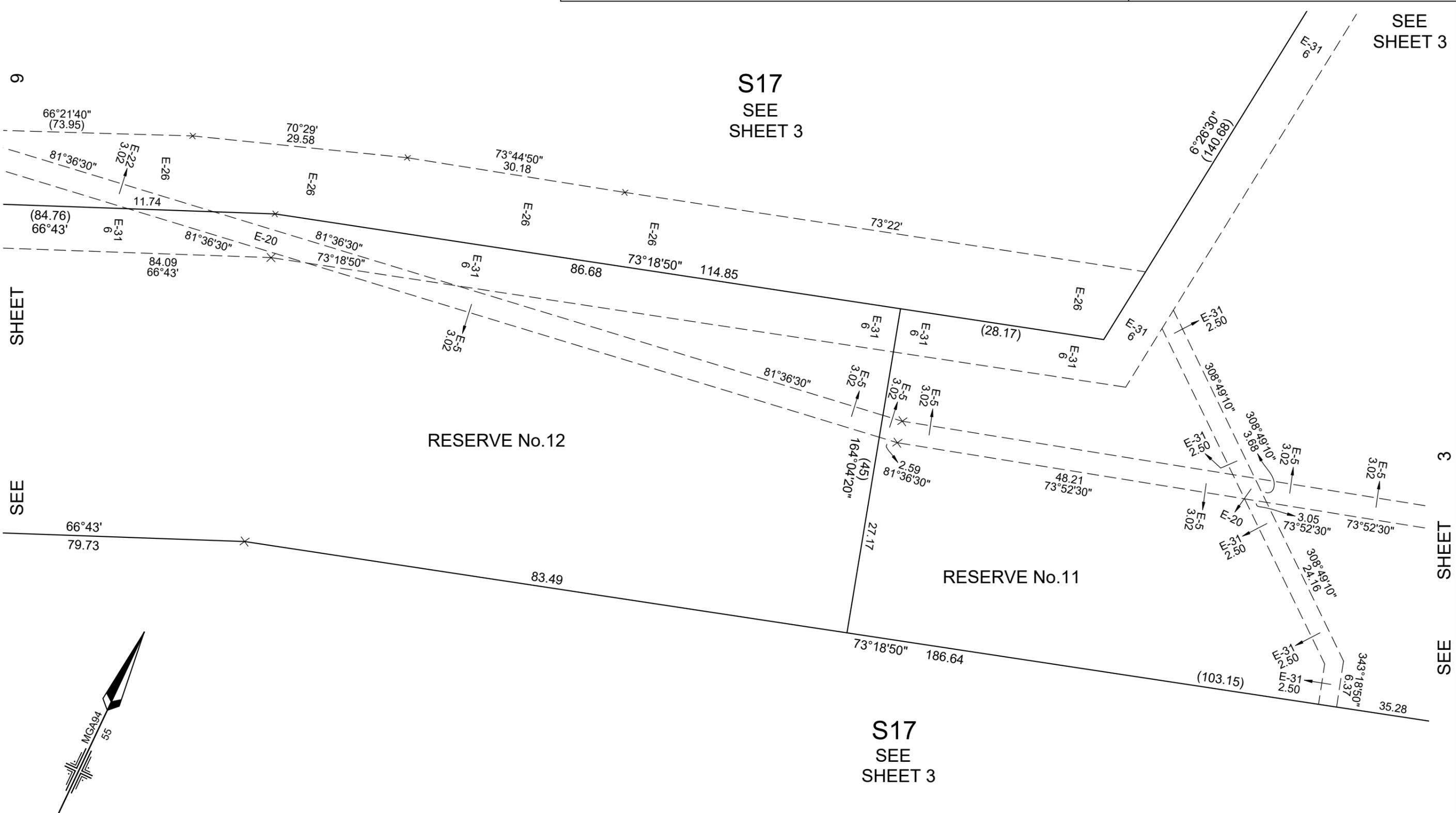
CORIDALE - STAGE 6
 LICENSED SURVEYOR: ANDREW J. REAY
 DATE: 15/07/22 REFERENCE: AA0047
 DRAWING: SU06CC DRAWN BY: BA

SCALE: 1:500
 0 5 10 15 20
 LENGTHS ARE IN METRES
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PLAN OF SUBDIVISION

PS 821033G /S6



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SCALE
 1:500
 0 5 10 15 20
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 SHEET 10
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CREATION OF RESTRICTION "C"

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

Land to benefit: Lots 601 to 657 (all inclusive) on this plan

Land to be burdened: Lots 601 to 645, 648 and 651 to 657 (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 601 to 657 (all inclusive) on this plan

Land to be burdened: Lots 601 to 657 (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. AA8440 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 6



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 SHEET 11

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CREATION OF RESTRICTION "E"

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
645	646
646	645, 647
647	646, 648
648	647, 649
649	648, 650
650	649, 651
651	650

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 A)' 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 6



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 SHEET 12

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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 (ALL INCLUSIVE), S6, S12, 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	631	10	10			
			632	10	10			
201 TO 245 (STAGE 2)	450	450	633	10	10			
			634	10	10			
301 TO 348 (STAGE 3)	480	480	635	10	10			
			636	10	10			
401 TO 410, 412 TO 456 & S6 (STAGE 4)	50550	551	637	10	10			
			638	10	10			
501 TO 548 (STAGE 5)	480	480	639	10	10			
			640	10	10			
			641	10	10			
			642	10	10			
			643	10	10			
			644	10	10			
			645	10	10			
			646	10	10			
601	10	10	647	10	10			
602	10	10	648	10	10			
603	10	10	649	10	10			
604	10	10	650	10	10			
605	10	10	651	10	10			
606	10	10	652	10	10			
607	10	10	653	10	10			
608	10	10	654	10	10			
609	10	10	655	10	10			
610	10	10	656	10	10			
611	10	10	657	10	10			
612	10	10						
613	10	10						
614	10	10						
615	10	10	S12	50000	1			
616	10	10	S17	50000	1			
617	10	10						
618	10	10						
619	10	10						
620	10	10						
621	10	10						
622	10	10						
623	10	10						
624	10	10						
625	10	10						
626	10	10						
627	10	10						
628	10	10						
629	10	10						
630	10	10						
			TOTAL	153030	3033			

CORIDALE - STAGE 6

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