

PLAN OF SUBDIVISION

PS 821033G /S71

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 S12 ON PS821033G
 POSTAL ADDRESS: 205 - 245 OHALLORANS ROAD
 (at time of subdivision) LARA 3212
 MGA CO-ORDINATES: E: 269 300 ZONE:55
 (of approx centre of land in plan) N: 5 789 250

Council Name: City of Greater Geelong
 Council Reference Number: 15060
 Planning Permit Reference: PP-496-2018/B
 SPEAR Reference Number: S169589H
Certification
 This plan is certified under section 11 (7) of the Subdivision Act 1988
 Date of original certification under section 6: 17/09/2021
 Public Open Space
 A requirement for public open space under section 18 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 13/07/2022
Statement of Compliance issued: 22/07/2022

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R71 RESERVE No.9	CITY OF GREATER GEELONG CITY OF GREATER GEELONG

LOTS 1 TO 700, S1 TO S12 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE
 EASEMENTS E-5 TO E-9, E-11 TO E16, E-18 TO E-30 AND E-35 (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.

ADDITIONAL PURPOSE OF THIS PLAN:
TO REMOVE THAT PART OF EASEMENT E-10 ON PS821033G (PREVIOUS STAGE) NOW CONTAINED IN LOTS 740 AND 741 ON THIS PLAN
GROUNDS 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 7A

42 LOTS AND BALANCE LOT S13

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: 06/06/22 REFERENCE: AA0047
 DRAWING: ST71AJ DRAWN BY: BA

ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 8

Digitally signed by: Andrew Reay, Licensed Surveyor,
 Surveyor's Plan Version (J),
 06/06/2022, SPEAR Ref: S169589H

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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
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
E-31	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-32	CARRIAGEWAY	SEE DIAG	THIS PLAN	CITY OF GREATER GEELONG
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
E-36	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE DIAG SEE DIAG	THIS PLAN (PREVIOUS STAGE) THIS PLAN SEC. 136 WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-37	POWERLINE	2	THIS PLAN (SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD
E-38	POWERLINE PIPELINES OR ANCILLARY PURPOSES	SEE DIAG SEE DIAG	THIS PLAN (SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000) THIS PLAN SEC. 136 WATER ACT 1989	POWERCOR AUSTRALIA LTD BARWON REGION WATER CORPORATION

CORIDALE - STAGE 7A

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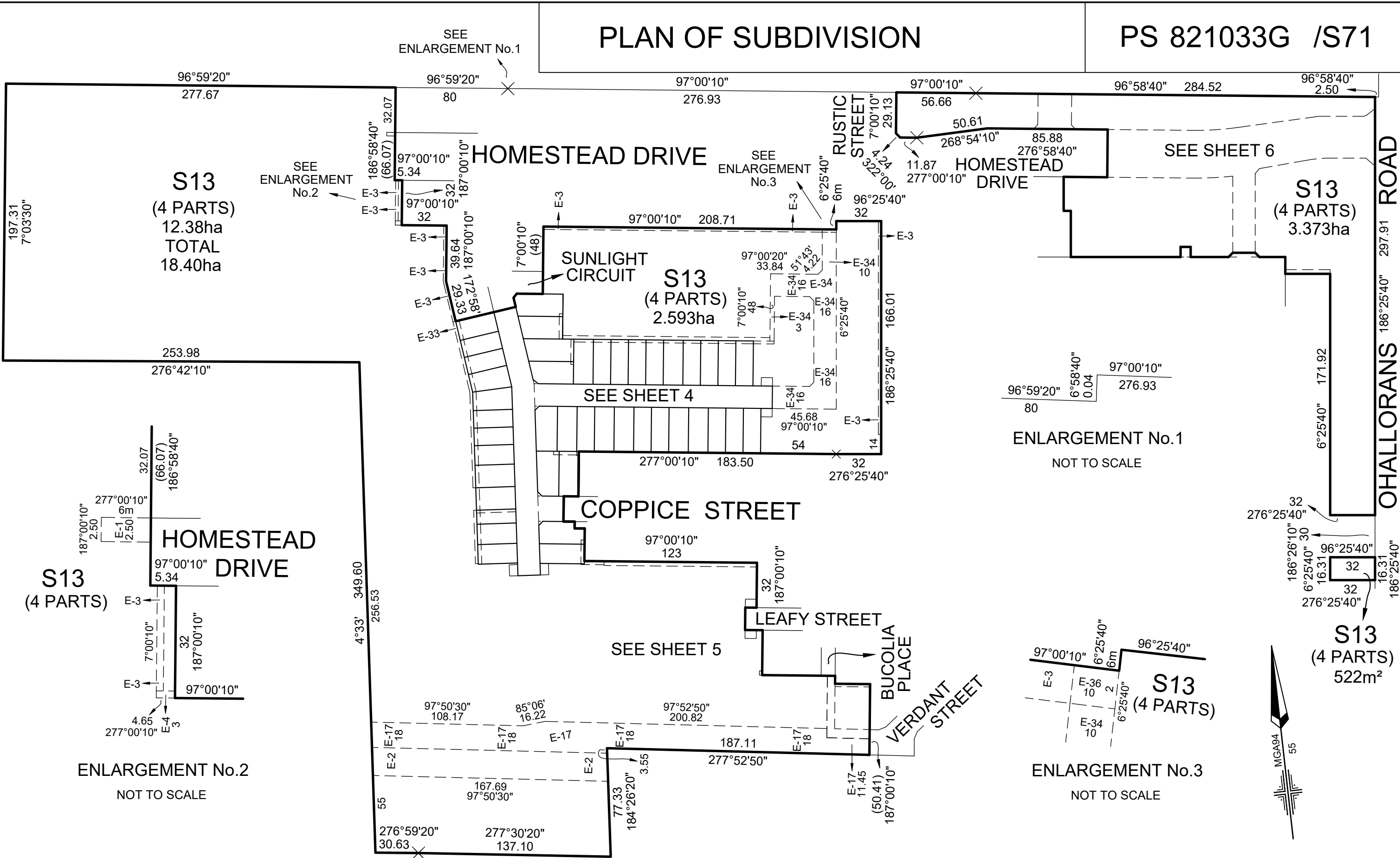
ORIGINAL SHEET SIZE: A3
 SHEET 2

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PLAN OF SUBDIVISION

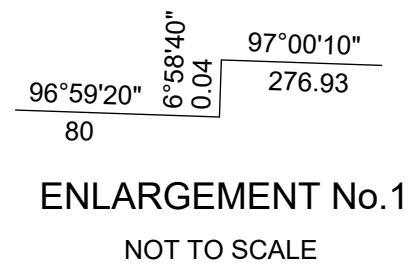
PS 821033G /S71



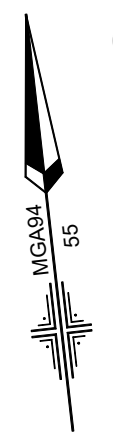
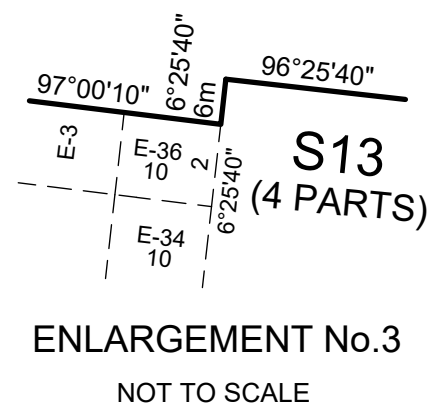
SEE ENLARGEMENT No.2

SEE ENLARGEMENT No.3

SEE ENLARGEMENT No.1



ENLARGEMENT No.2 NOT TO SCALE



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CORIDALE - STAGE 7A	
LICENSED SURVEYOR: ANDREW J. REAY	
DATE: 06/06/22	REFERENCE: AA0047
DRAWING: ST71AJ	DRAWN BY: BA

SCALE
 1:2500

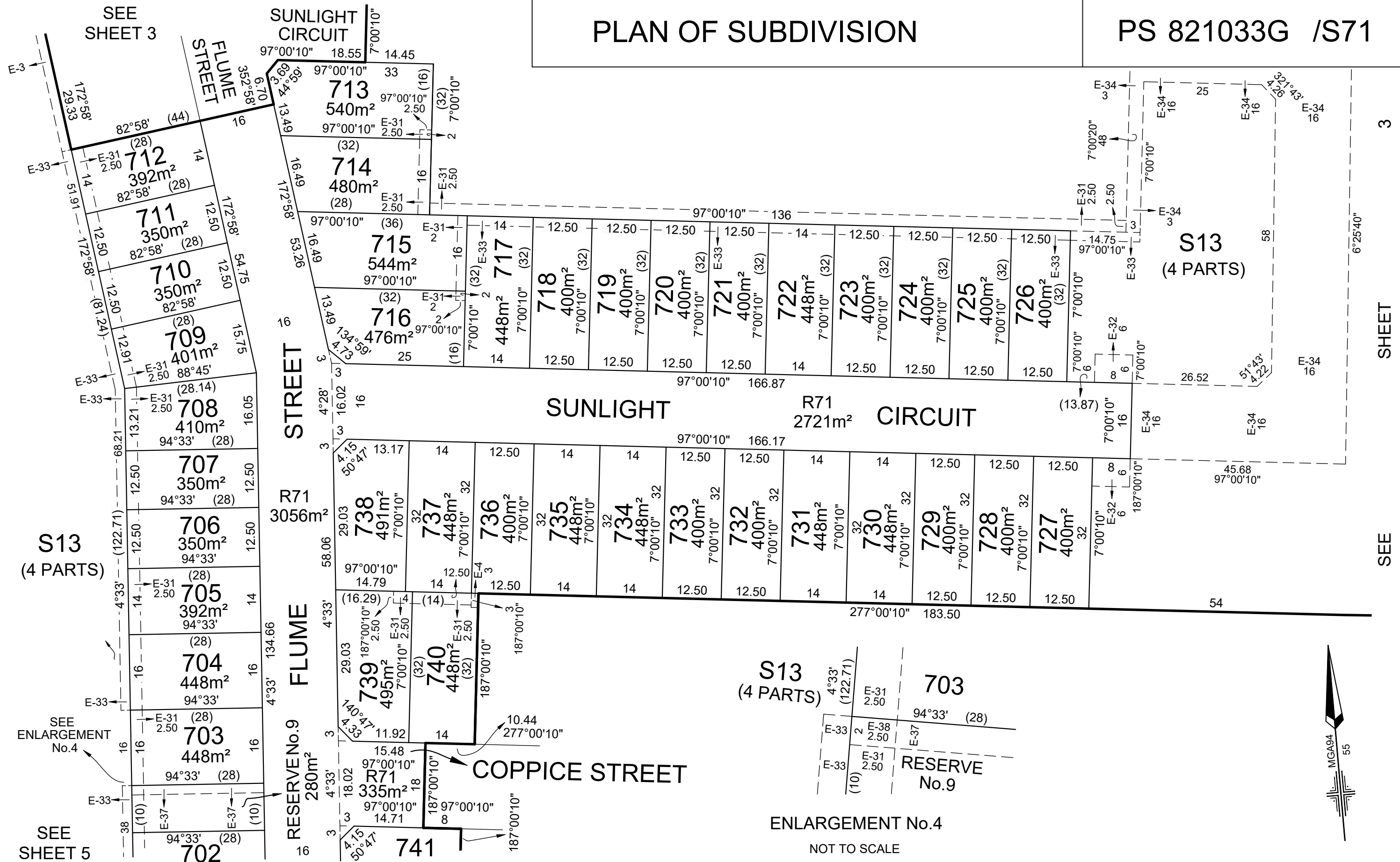
LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3	SHEET 3
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SHEET 3
SEE

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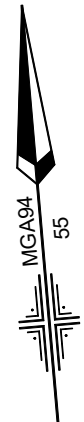
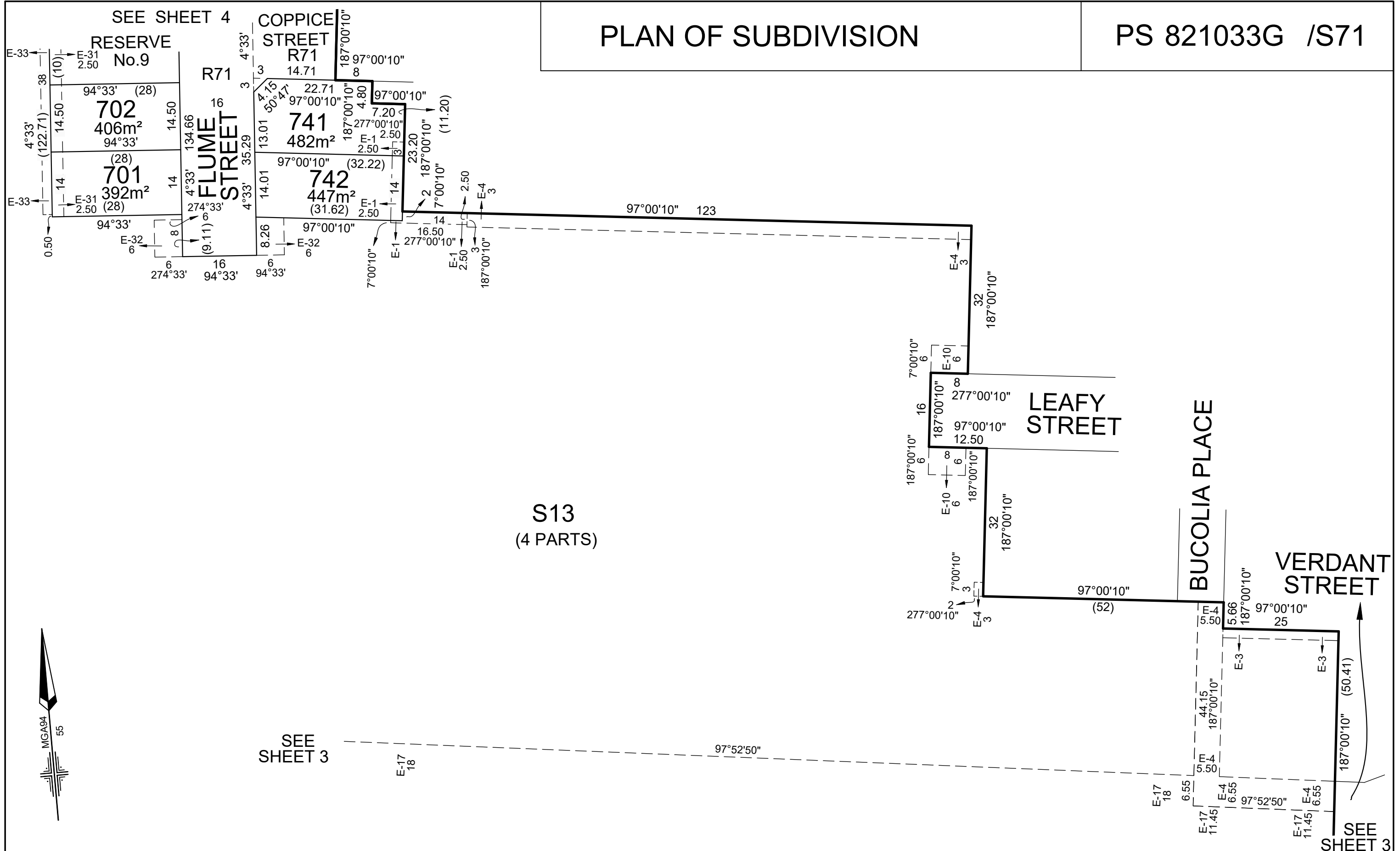
CORIDALE - STAGE 7A
 LICENSED SURVEYOR: ANDREW J. REAY
 DATE: 06/06/22 REFERENCE: AA0047
 DRAWING: ST71AJ DRAWN BY: BA

SCALE: 1:750
 0 7.5 15 22.5 30
 LENGTHS ARE IN METRES
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 SHEET 4
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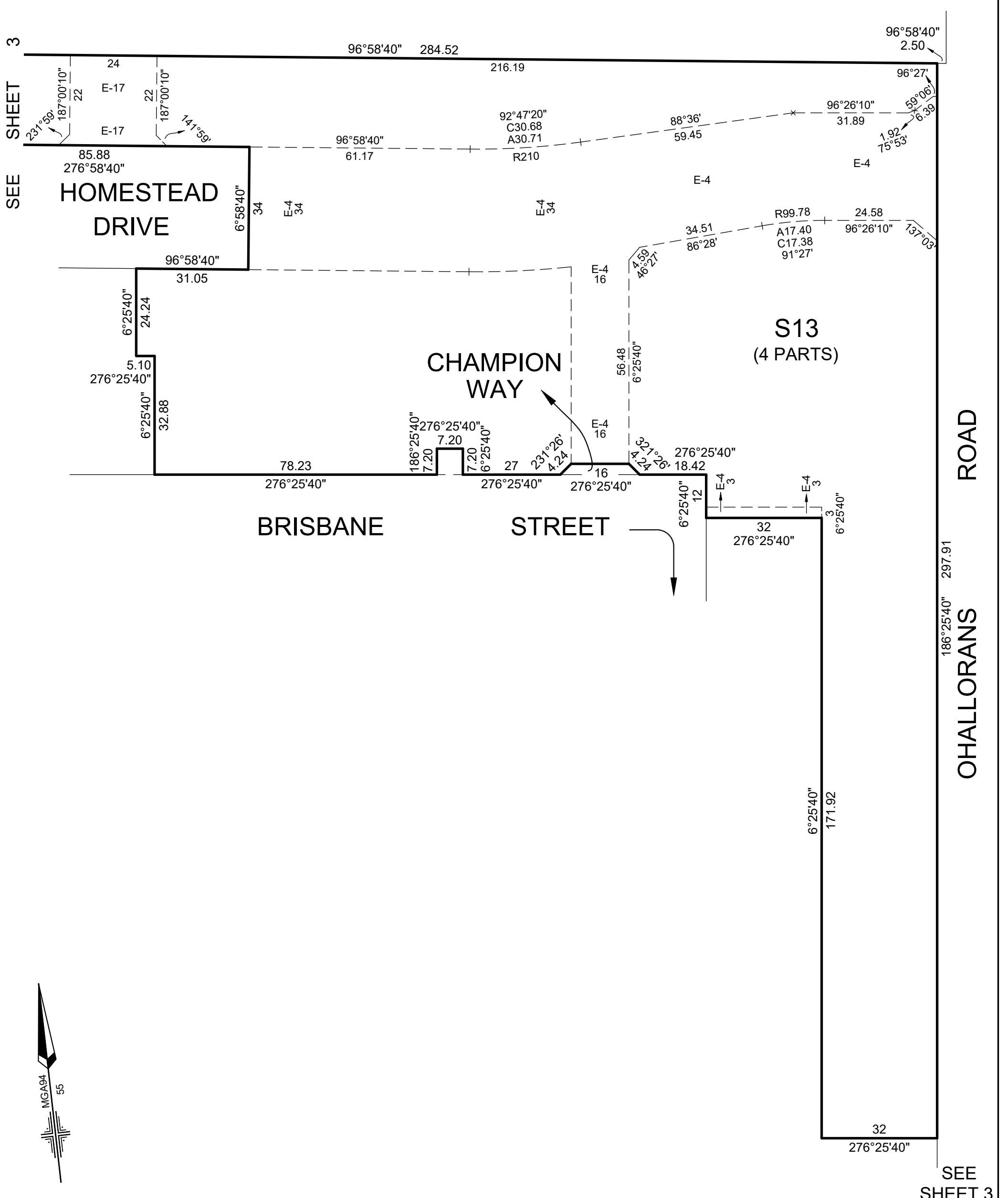
CORIDALE - STAGE 7A
 LICENSED SURVEYOR: ANDREW J. REAY
 DATE: 06/06/22 REFERENCE: AA0047
 DRAWING: ST71AJ DRAWN BY: BA


SCALE: 1:750
 0 7.5 15 22.5 30
 LENGTHS ARE IN METRES
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 SHEET 5
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CORIDALE - STAGE 7A		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: 06/06/22	REFERENCE: AA0047	ORIGINAL SHEET SIZE: A3 SHEET 6	
	DRAWING: ST71AJ	DRAWN BY: BA	Digitally signed by: Andrew Reay, Licensed Surveyor, Surveyor's Plan Version (J), 06/06/2022, SPEAR Ref: S169589H	
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CREATION OF RESTRICTION "C"

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

Land to benefit: Lots 701 to 742 (both inclusive) on this plan

Land to be burdened: Lots 701 to 742 (both 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 701 to 742 (all inclusive) on this plan

Land to be burdened: Lots 701 to 742 (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. AA8441 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 7A



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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 742 (ALL INCLUSIVE), S6, S13, 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	727	10	10			
			728	10	10			
			729	10	10			
201 TO 245 (STAGE 2)	450	450	730	10	10			
			731	10	10			
301 TO 348 (STAGE 3)	480	480	732	10	10			
			733	10	10			
			734	10	10			
401 TO 410, 412 TO 456 & S6 (STAGE 4)	50550	551	735	10	10			
			736	10	10			
			737	10	10			
501 TO 548 (STAGE 5)	480	480	738	10	10			
			739	10	10			
			740	10	10			
601 TO 657 & S17 (STAGE 6)	50570	571	741	10	10			
			742	10	10			
			S13	50000	1			
701	10	10						
702	10	10						
703	10	10						
704	10	10						
705	10	10						
706	10	10						
707	10	10						
708	10	10						
709	10	10						
710	10	10						
711	10	10						
712	10	10						
713	10	10						
714	10	10						
715	10	10						
716	10	10						
717	10	10						
718	10	10						
719	10	10						
720	10	10						
721	10	10						
722	10	10						
723	10	10						
724	10	10						
725	10	10						
726	10	10						
			TOTAL	153450	3453			

CORIDALE - STAGE 7A

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