

# PLAN OF SUBDIVISION

PS 821033G /S72

## 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 S13 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 in plan) N: 5 789 350

Council Name: City of Greater Geelong  
 Council Reference Number: 15061  
 Planning Permit Reference: PP-496-2018/B  
 SPEAR Reference Number: S169591M  
**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: 17/09/2021  
 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 25/07/2022  
**Statement of Compliance** issued: 25/07/2022

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R72	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

## NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

**SURVEY:**  
This plan is based on survey.

**STAGING:**  
This is a staged subdivision.

LOTS 1 TO 742, S1 TO S13 (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

ADDITIONAL PURPOSE OF THIS PLAN:  
TO REMOVE THAT PART OF EASEMENT E-10 ON PS821033G (PREVIOUS STAGE) NOW CONTAINED IN LOTS 743 AND 794 ON THIS PLAN

GROUND FOR REMOVAL:  
VIDE PERMIT No. PP-496-2018

ADDITIONAL PURPOSE OF THIS PLAN:  
TO REMOVE THOSE PARTS OF EASEMENT E-4 ON PS821033G (PREVIOUS STAGE) NOW CONTAINED IN ROAD R72 ON THIS PLAN.

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

## 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 7B

52 LOTS AND BALANCE LOT S14

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

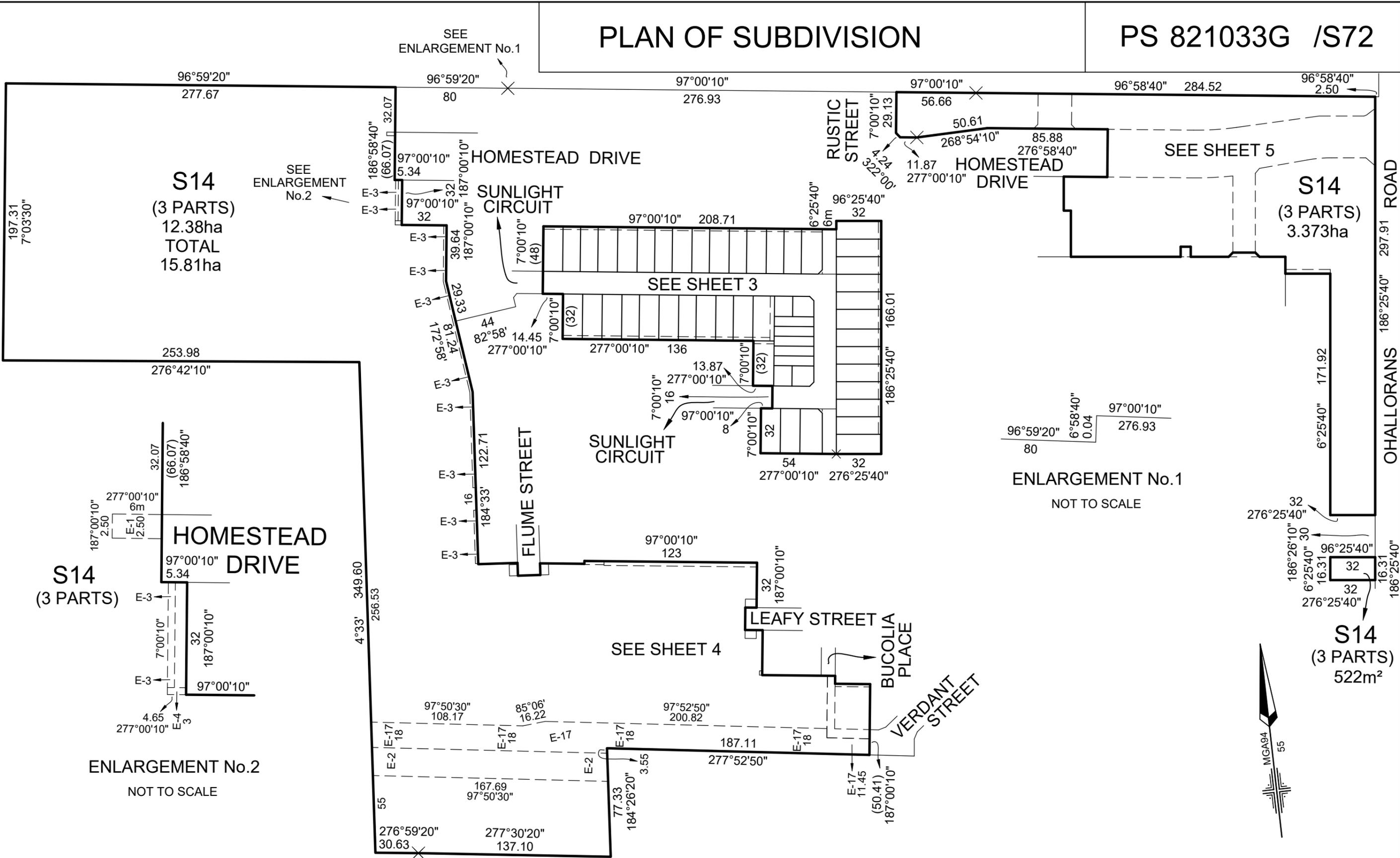
DATE: 30/05/22 REFERENCE: AA0047  
 DRAWING: ST72AG DRAWN BY: BA

ORIGINAL SHEET SIZE: A3  
 SHEET 1 OF 8

Digitally signed by: Andrew Reay, Licensed Surveyor,  
 Surveyor's Plan Version (G),  
 02/06/2022, SPEAR Ref: S169591M

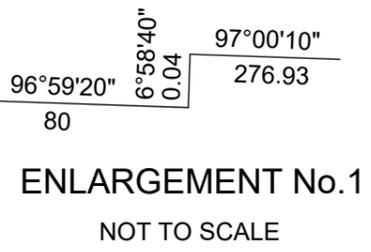
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SEE ENLARGEMENT No.2

SEE ENLARGEMENT No.1



**ENLARGEMENT No.2**  
NOT TO SCALE



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CORIDALE - STAGE 7B	
LICENSED SURVEYOR: ANDREW J. REAY	
DATE: 30/05/22	REFERENCE: AA0047
DRAWING: ST72AG	DRAWN BY: BA

SCALE: 1:2500

0 25 50 75 100  
LENGTHS ARE IN METRES

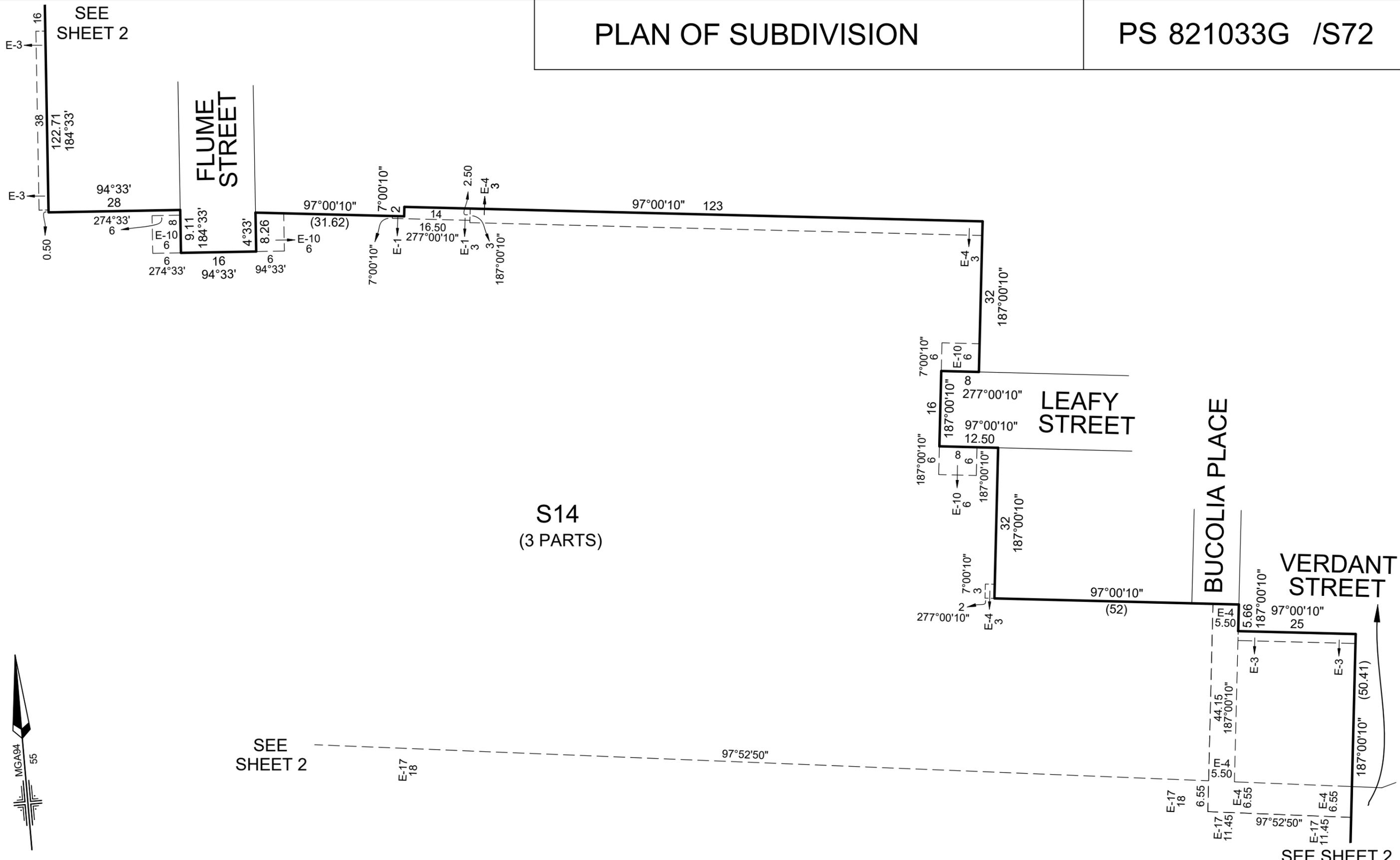
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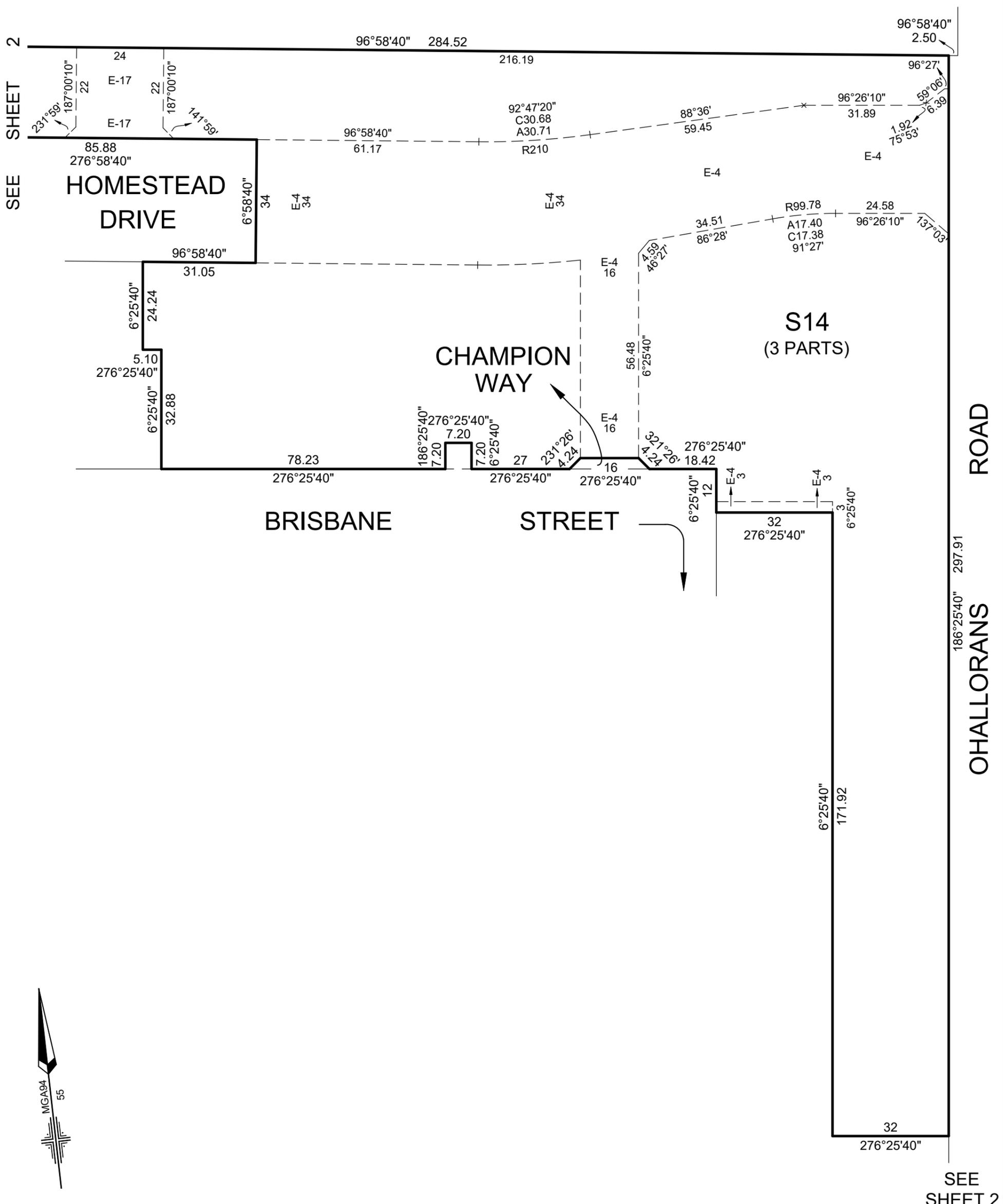
CORIDALE - STAGE 7B  
 LICENSED SURVEYOR: ANDREW J. REAY  
 DATE: 30/05/22 REFERENCE: AA0047  
 DRAWING: ST72AG DRAWN BY: BA

SCALE  
 1:750  
 0 7.5 15 22.5 30  
 LENGTHS ARE IN METRES  
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ORIGINAL SHEET  
 SIZE: A3  
 SHEET 4  
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# PLAN OF SUBDIVISION

PS 821033G /S72



CORIDALE - STAGE 7B		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: 30/05/22	REFERENCE: AA0047	ORIGINAL SHEET SIZE: A3	
	DRAWING: ST72AG	DRAWN BY: BA	SHEET 5	
Digitally signed by: Andrew Reay, Licensed Surveyor, Surveyor's Plan Version (G), 02/06/2022, SPEAR Ref: S169591M		Digitally signed by: City of Greater Geelong, 25/07/2022, SPEAR Ref: S169591M		

## 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
785	784, 786, 787
786	785, 787
787	784, 785, 786, 788
788	784, 787, 789
789	784, 788, 790, 794

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
790	789, 791, 794
791	790, 792, 793, 794
792	791, 793
793	791, 792, 794

## 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 743 to 794 (both inclusive) on this plan

**Land to be burdened:** Lots 743 to 784, and lot 794 (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 7B



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## CREATION OF RESTRICTION "D"

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

**Land to benefit:** Lots 743 to 794 (all inclusive) on this plan

**Land to be burdened:** Lots 743 to 794 (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. AA8442 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 7B



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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 (ALL INCLUSIVE), S6, S14, 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	769	10	10			
			770	10	10			
			771	10	10			
201 TO 245 (STAGE 2)	450	450	772	10	10			
			773	10	10			
			774	10	10			
301 TO 348 (STAGE 3)	480	480	775	10	10			
			776	10	10			
401 TO 410, 412 TO 456 & S6 (STAGE 4)	50550	551	777	10	10			
			778	10	10			
			779	10	10			
			780	10	10			
501 TO 548 (STAGE 5)	480	480	781	10	10			
			782	10	10			
			783	10	10			
601 TO 657 & S17 (STAGE 6)	50570	571	784	10	10			
			785	10	10			
			786	10	10			
			787	10	10			
701 TO 742 (STAGE 7A)	420	420	788	10	10			
			789	10	10			
			790	10	10			
743	10	10	791	10	10			
744	10	10	792	10	10			
745	10	10	793	10	10			
746	10	10	794	10	10			
747	10	10						
748	10	10						
749	10	10						
750	10	10						
751	10	10	S14	50000	1			
752	10	10						
753	10	10						
754	10	10						
755	10	10						
756	10	10						
757	10	10						
758	10	10						
759	10	10						
760	10	10						
761	10	10						
762	10	10						
763	10	10						
764	10	10						
765	10	10						
766	10	10						
767	10	10						
768	10	10						
			TOTAL	153970	3973			

CORIDALE - STAGE 7B

LICENSED SURVEYOR: ANDREW J. REAY



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