# PLAN OF SUBDIVISION

PS 821033G /S161

## LOCATION OF LAND

PARISH: MORANGHURK

TOWNSHIP:

SECTION:

CROWN ALLOTMENT:

CROWN PORTION: 164 (PART), 165 (PART), 166 (PART), 171 (PART), 172 & 173 (PART)

TITLE REFERENCE: VOL FOL

LAST PLAN REFERENCE: LOT S29 ON PS821033G

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

MGA CO-ORDINATES: (of approx centre of land in plan) E: 268 900 ZONE:55 N: 5 789 700

Council Name: City of Greater Geelong

Council Reference Number: 16600
Planning Permit Reference: PP-496-2018
SPEAR Reference Number: S235924E

**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 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification

Digitally signed by: Mark Hodson for City of Greater Geelong on 21/01/2026

## VESTING OF ROADS AND/OR RESERVES

| IDENTIFIER | COUNCIL/BODY/PERSON |
|---|---|
| ROAD R161 | CITY OF GREATER GEELONG |
| RESERVE No.32 | CITY OF GREATER GEELONG |
| RESERVE No.34 | POWERCOR AUSTRALIA LTD |

## NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
This plan is based on survey.

STAGING:
This is a staged subdivision.

## NOTATIONS

LOTS 1 TO 1635, S1 TO S30 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE

EASEMENTS E-2, E-7, E-8, E-11 TO E-16, E-18 TO E-21, E-23 TO E-25, E-27 TO E-30 AND E-35 TO E-41 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE

RESTRICTIONS "A" DOES 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

## 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 16A

39 LOTS AND BALANCE LOT S31

LICENSED SURVEYOR: ANDREW J. REAY

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DATE: 06/03/25 REFERENCE: AA0049
DRAWING: ST161AE DRAWN BY: BA

ORIGINAL SHEET SIZE: A3
SHEET 1 OF 7

Digitally signed by: Andrew Reay, Licensed Surveyor,
Surveyor's Plan Version (E),
11/03/2025, SPEAR Ref: S235924E

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# PLAN OF SUBDIVISION

# PS 821033G /S161

## 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)<br>SEC. 136 WATER ACT 1989 | BARWON REGION WATER CORPORATION |
| E-3 | DRAINAGE | 2 | THIS PLAN (PREVIOUS STAGE) | CITY OF GREATER GEELONG |
| E-4 | DRAINAGE<br>PIPELINES OR ANCILLARY PURPOSES | SEE DIAG. | THIS PLAN (PREVIOUS STAGE)<br>THIS PLAN (PREVIOUS STAGE)<br>(SEC 136 OF THE WATER ACT 1989) | CITY OF GREATER GEELONG<br>BARWON REGION WATER CORPORATION |
| E-5 | DRAINAGE | SEE DIAG. | E148849 | LOT A ON LP90408 |
| E-6 | TRANSMISSION OF ELECTRICITY | SEE DIAG. | A434038 | STATE ELECTRICITY COMMISSION OF VICTORIA |
| E-9 | TRANSMISSION OF ELECTRICITY<br>WATER SUPPLY PURPOSES | 10 | A434038<br>AJ284715T | STATE ELECTRICITY COMMISSION OF VICTORIA<br>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-22 | DRAINAGE<br>DRAINAGE | SEE DIAG. | E148849<br>THIS PLAN (PREVIOUS STAGE) | LOT A ON LP90408<br>CITY OF GREATER GEELONG |
| E-26 | DRAINAGE | SEE DIAG. | THIS PLAN | CITY OF GREATER GEELONG |
| E-31 | PIPELINES OR ANCILLARY PURPOSES | SEE DIAG. | THIS PLAN<br>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<br>PIPELINES OR ANCILLARY PURPOSES | SEE DIAG. | THIS PLAN<br>THIS PLAN<br>SEC. 136 WATER ACT 1989 | CITY OF GREATER GEELONG<br>BARWON REGION WATER CORPORATION |
| E-42 | DRAINAGE<br>DRAINAGE | SEE DIAG. | E148849<br>THIS PLAN | LOT A ON LP90408<br>CITY OF GREATER GEELONG |
| E-43 | TRANSMISSION OF ELECTRICITY<br>PIPELINES OR ANCILLARY PURPOSES | 6 | A434038<br>THIS PLAN<br>SEC. 136 WATER ACT 1989 | STATE ELECTRICITY COMMISSION OF VICTORIA<br>BARWON REGION WATER CORPORATION |
| E-44 | TRANSMISSION OF ELECTRICITY<br>WATER SUPPLY PURPOSES<br>PIPELINES OR ANCILLARY PURPOSES | 6 | A434038<br>AJ284715T<br>THIS PLAN<br>SEC. 136 WATER ACT 1989 | STATE ELECTRICITY COMMISSION OF VICTORIA<br>BARWON REGION WATER CORPORATION<br>BARWON REGION WATER CORPORATION |
| | | | | |

CORIDALE - STAGE 16A

LICENSED SURVEYOR: ANDREW J. REAY

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| | | | |
|---|---|---|---|
| DATE: | 06/03/25 | REFERENCE: | AA0049 |
| DRAWING: | ST161AE | DRAWN BY: | BA |

ORIGINAL SHEET SIZE: A3
SHEET 2

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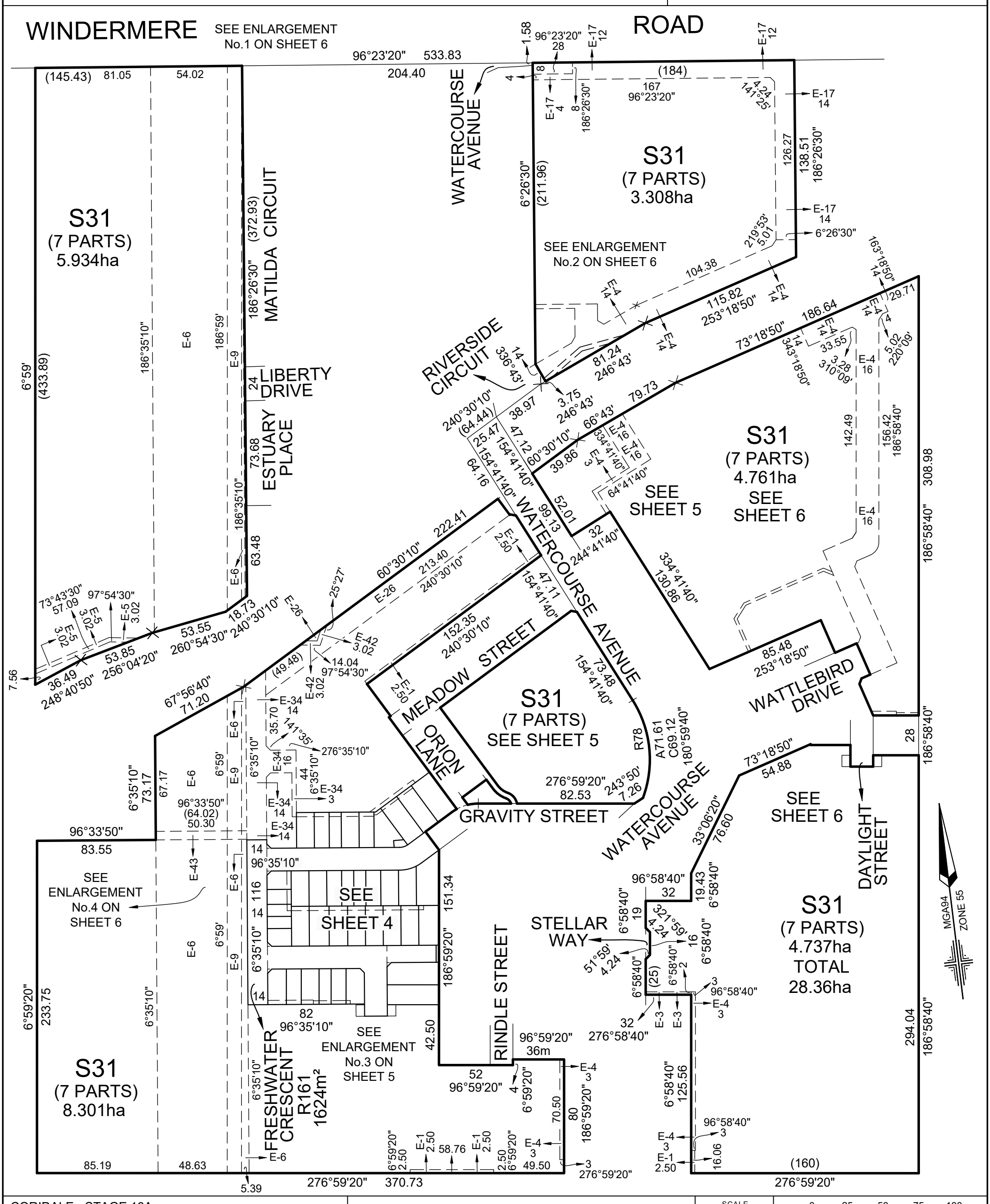
# PLAN OF SUBDIVISION

# PS 821033G /S161




CORIDALE - STAGE 16A

LICENSED SURVEYOR: ANDREW J. REAY

SCALE 1:2500

0 25 50 75 100 LENGTHS ARE IN METRES

DATE: 06/03/25 REFERENCE: AA0049

DRAWING: ST161AE DRAWN BY: BA

ORIGINAL SHEET SIZE: A3

SHEET 3


Lyssna Moving Boundaries

LyssnaGroup.com

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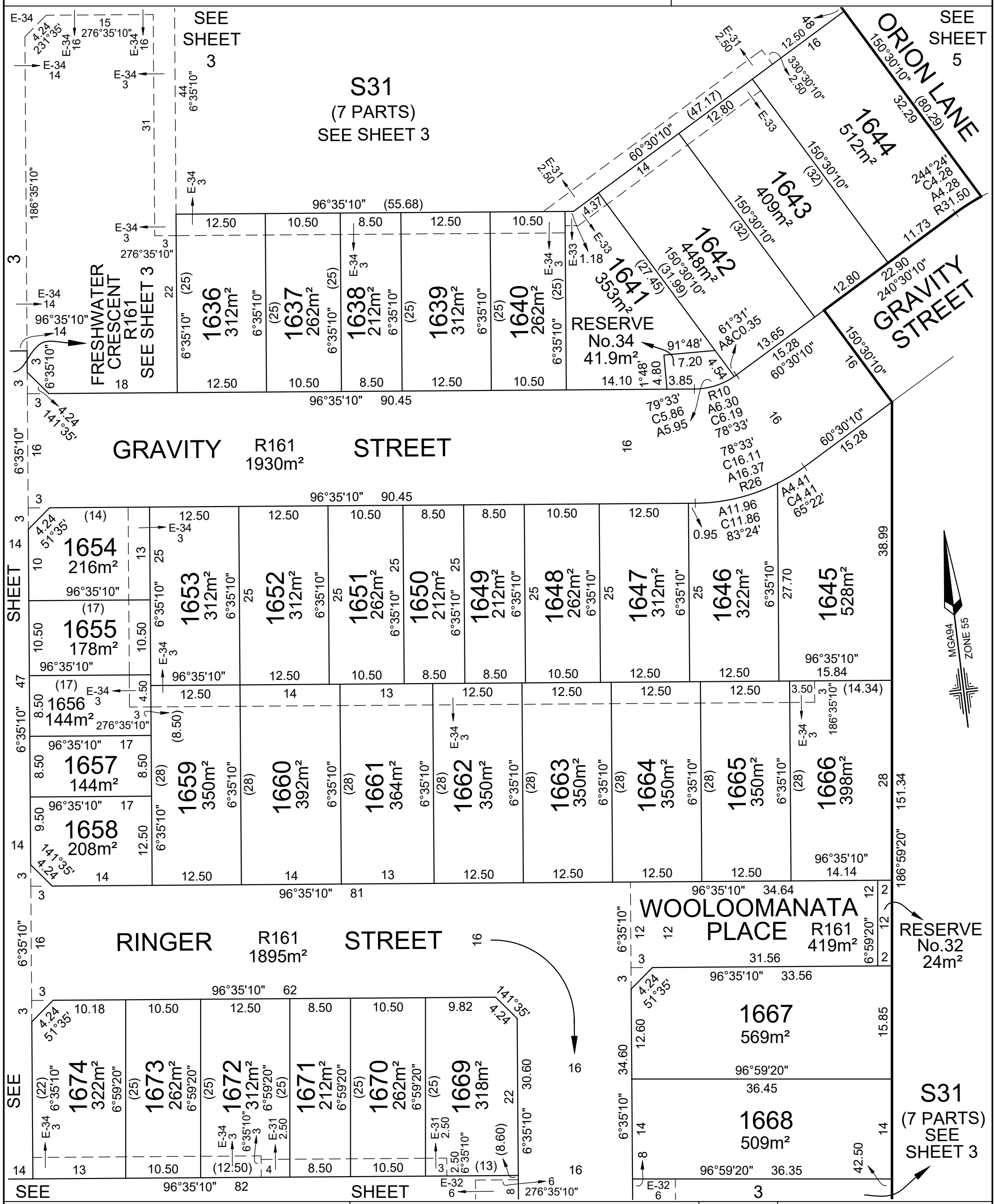


CORIDALE - STAGE 16A

LICENSED SURVEYOR: ANDREW J. REAY

SCALE 1:500

LENGTHS ARE IN METRES (0 5 10 15 20)

DATE: 06/03/25 REFERENCE: AA0049

DRAWING: ST161AE DRAWN BY: BA

ORIGINAL SHEET SIZE: A3

SHEET 4


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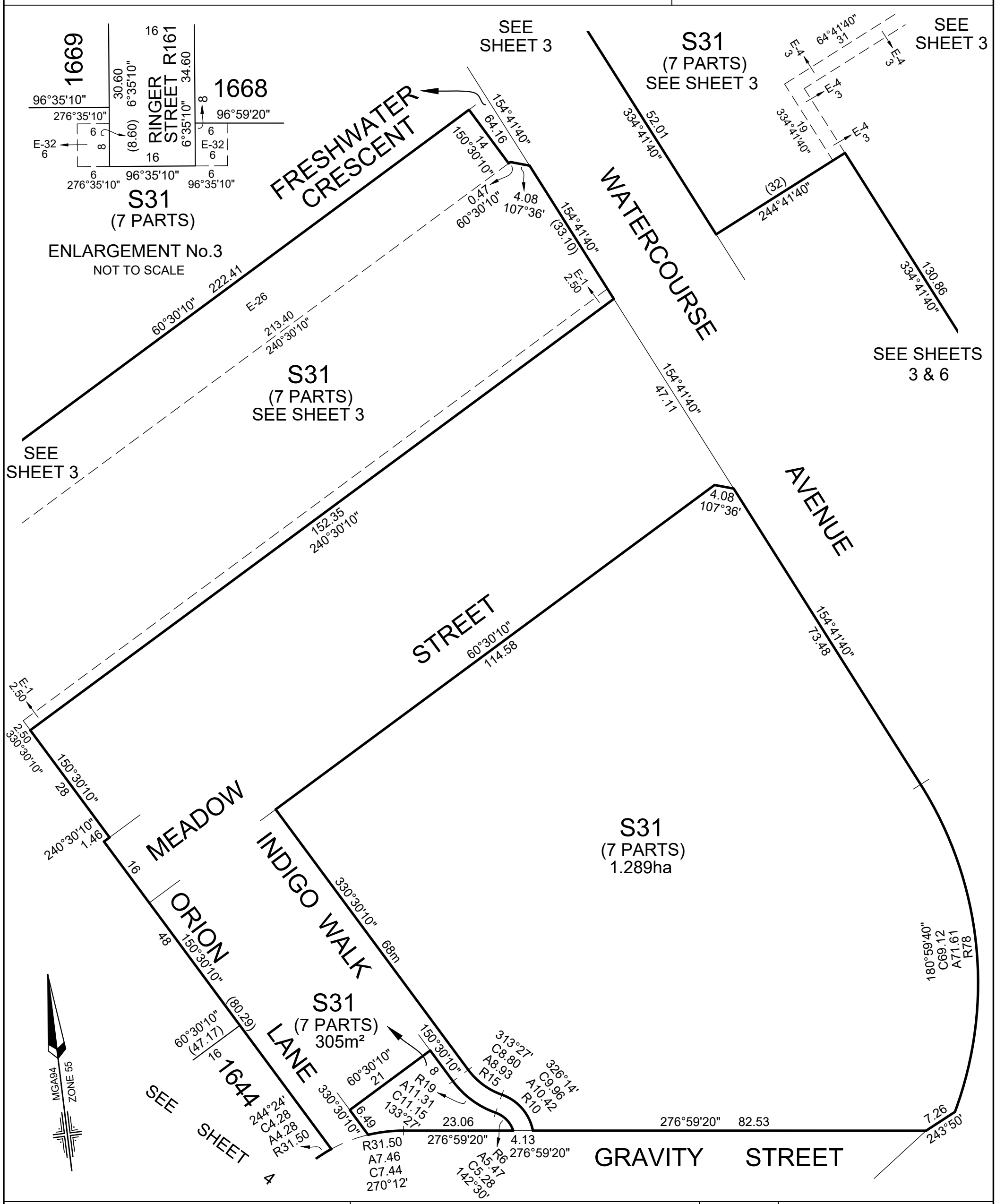


CORIDALE - STAGE 16A

LICENSED SURVEYOR: ANDREW J. REAY

SCALE 1:750

0 7.5 15 22.5 30
LENGTHS ARE IN METRES

DATE: 06/03/25 REFERENCE: AA0049

DRAWING: ST161AE DRAWN BY: BA

ORIGINAL SHEET SIZE: A3
SHEET 5


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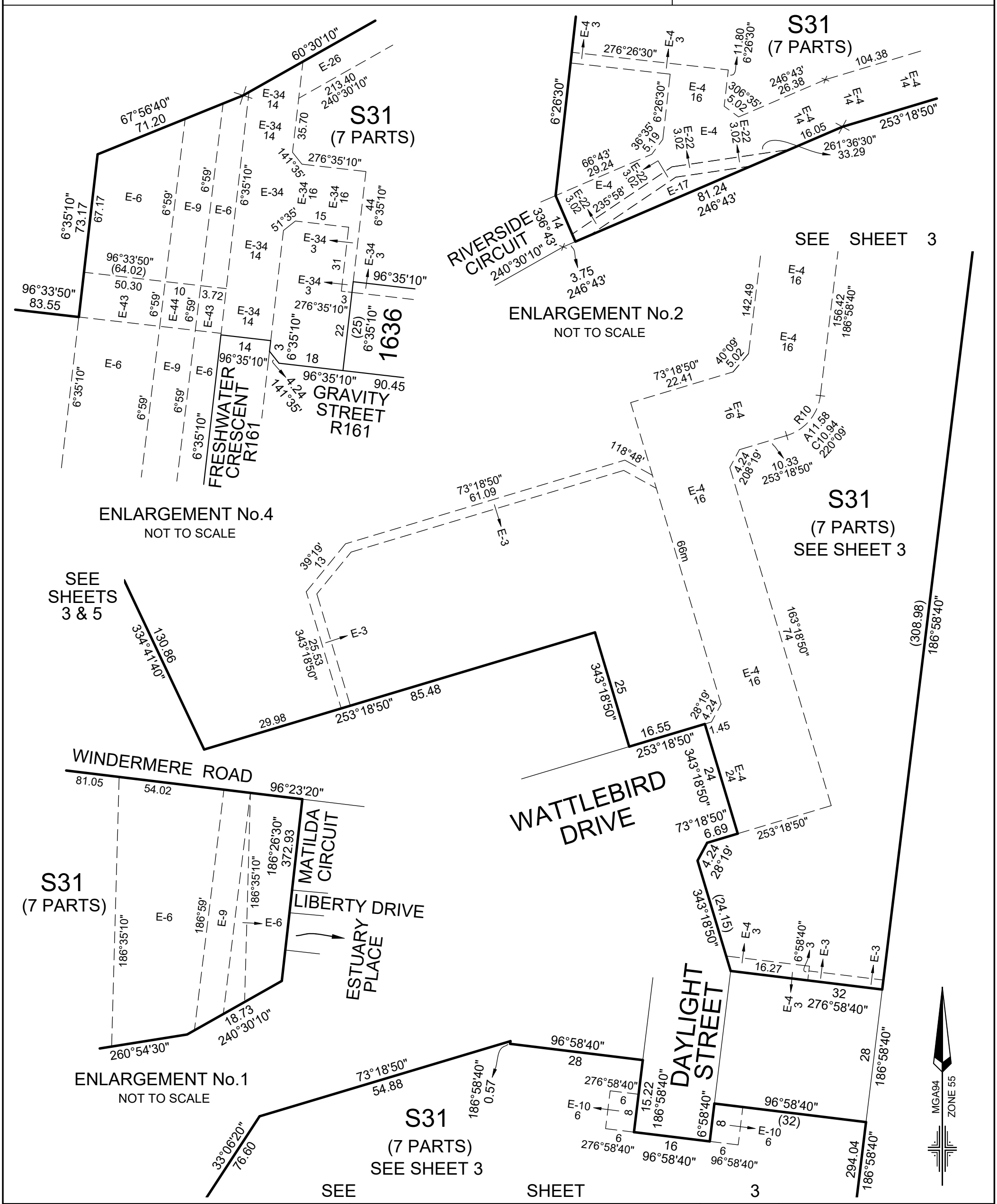
# PS 821033G /S161




CORIDALE - STAGE 16A

LICENSED SURVEYOR: ANDREW J. REAY

SCALE 1:750

0 7.5 15 22.5 30
LENGTHS ARE IN METRES

DATE: 06/03/25 REFERENCE: AA0049
DRAWING: ST161AE DRAWN BY: BA

ORIGINAL SHEET SIZE: A3
SHEET 6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# PLAN OF SUBDIVISION

# PS 821033G /S161

## 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 |
|---|---|
| 1637 | 1636, 1638 |
| 1638 | 1637, 1639 |
| 1640 | 1639, 1641 |
| 1648 | 1647, 1649, 1663 |
| 1649 | 1648, 1650, 1662, 1663 |
| 1650 | 1649, 1651, 1661, 1662 |
| 1651 | 1650, 1652, 1660, 1661 |
| 1654 | 1653, 1655 |
| 1655 | 1653, 1654, 1656 |

| BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE | BENEFITING LOTS ON THIS PLAN |
|---|---|
| 1656 | 1653, 1655, 1657, 1659 |
| 1657 | 1656, 1658, 1659 |
| 1658 | 1657, 1659 |
| 1670 | 1669, 1671 |
| 1671 | 1670, 1672 |
| 1673 | 1672, 1674 |

## 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 1636 to 1674 (both inclusive) on this plan

**Land to be burdened:** Lots 1636, 1637, 1639 to 1648, 1651 to 1653, 1659 to 1670 and 1672 to 1674 (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 1636 to 1674 (both inclusive) on this plan

**Land to be burdened:** Lots 1636 to 1674 (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. 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 16A

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| | | | | |
|---|---|---|---|---|
| DATE: | 06/03/25 | REFERENCE: | AA0049 | ORIGINAL SHEET SIZE: A3 |
| DRAWING: | ST161AE | DRAWN BY: | BA | SHEET 7 |

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# OWNERS CORPORATION SCHEDULE

# PS821033G/S161

Owners Corporation No. 1

Plan No. PS821033G

Land affected by Owners Corporation: All existing lots in Owners Corporation 1 not affected by this plan and all of the lots in the table below

Common Property No.: 1

Limitations of Owners Corporation: Unlimited

Notations

NIL

| Totals | | |
|---|---|---|
| | Entitlement | Liability |
| This schedule | 50390 | 391 |
| Balance of existing OC | 157210 | 7213 |
| Overall Total | 207600 | 7604 |

Lot Entitlement and Lot Liability

| Lot | Entitlement | Liability | Lot | Entitlement | Liability | Lot | Entitlement | Liability | Lot | Entitlement | Liability |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1636 | 10 | 10 | | | | | | | | | |
| 1637 | 10 | 10 | | | | | | | | | |
| 1638 | 10 | 10 | | | | | | | | | |
| 1639 | 10 | 10 | | | | | | | | | |
| 1640 | 10 | 10 | | | | | | | | | |
| 1641 | 10 | 10 | | | | | | | | | |
| 1642 | 10 | 10 | | | | | | | | | |
| 1643 | 10 | 10 | | | | | | | | | |
| 1644 | 10 | 10 | | | | | | | | | |
| 1645 | 10 | 10 | | | | | | | | | |
| 1646 | 10 | 10 | | | | | | | | | |
| 1647 | 10 | 10 | | | | | | | | | |
| 1648 | 10 | 10 | | | | | | | | | |
| 1649 | 10 | 10 | | | | | | | | | |
| 1650 | 10 | 10 | | | | | | | | | |
| 1651 | 10 | 10 | | | | | | | | | |
| 1652 | 10 | 10 | | | | | | | | | |
| 1653 | 10 | 10 | | | | | | | | | |
| 1654 | 10 | 10 | | | | | | | | | |
| 1655 | 10 | 10 | | | | | | | | | |
| 1656 | 10 | 10 | | | | | | | | | |
| 1657 | 10 | 10 | | | | | | | | | |
| 1658 | 10 | 10 | | | | | | | | | |
| 1659 | 10 | 10 | | | | | | | | | |
| 1660 | 10 | 10 | | | | | | | | | |
| 1661 | 10 | 10 | | | | | | | | | |
| 1662 | 10 | 10 | | | | | | | | | |
| 1663 | 10 | 10 | | | | | | | | | |
| 1664 | 10 | 10 | | | | | | | | | |
| 1665 | 10 | 10 | | | | | | | | | |
| 1666 | 10 | 10 | | | | | | | | | |
| 1667 | 10 | 10 | | | | | | | | | |
| 1668 | 10 | 10 | | | | | | | | | |
| 1669 | 10 | 10 | | | | | | | | | |
| 1670 | 10 | 10 | | | | | | | | | |
| 1671 | 10 | 10 | | | | | | | | | |
| 1672 | 10 | 10 | | | | | | | | | |
| 1673 | 10 | 10 | | | | | | | | | |
| 1674 | 10 | 10 | | | | | | | | | |
| S31 | 50000 | 1 | | | | | | | | | |

Lyssna Group Pty Ltd
Level 4 2-4 Ross Place South Melbourne VIC 3205

Surveyors file reference:
9/2/24
DRAWING: ST161OC1AA
REFERENCE: AA0049
DRAWN BY: CL

SHEET 1

ORIGINAL SHEET SIZE: A3

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