

PLAN OF SUBDIVISION

PS 821033G /S10

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 S17 ON PS821033G

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

MGA CO-ORDINATES: E: 269 050 ZONE:55
 (of approx centre of land N: 5 789 650
 in plan)

Council Name: City of Greater Geelong

Council Reference Number: 15657
Planning Permit Reference: PP-496-2018
SPEAR Reference Number: S191481C

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: 14/12/2022

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: 22

 Digitally signed by: Shane Pritchard for City of Greater Geelong on 28/11/2023

Statement of Compliance issued: 29/11/2023

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R10	CITY OF GREATER GEELONG

LOTS 1 TO 1003, S1 TO S19 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE

 EASEMENTS E-1 TO E-3, E-7, E-8, E-10 TO E-16, E-18, E-20, E-21, E-23, E-27 TO E-30 AND E-32 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE

ADDITIONAL PURPOSES OF THIS PLAN:

- TO REMOVE THOSE PARTS OF EASEMENT E-4 ON PS821033G (PREVIOUS STAGE) NOW CONTAINED IN ROAD R10 ON THIS PLAN
- TO REMOVE THAT PART OF EASEMENT E-1 SHOWN IN PS821033G ENLARGEMENT No.5 AND THAT PART OF EASEMENT E-1 SHOWN AT THE SOUTH EAST CORNER OF RESERVE No.13 IN PS821033G.
- TO VARY WIDTH OF THAT PART OF DRAINAGE EASEMENT ON PS821033G (PREVIOUS STAGE) (FROM 10m IN WIDTH TO 5m ON WESTERN PART AND 2m ON EASTERN PART) SHOWN AS E-17, E-22, E-24 & E-25 ON THIS PLAN.

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

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
 This plan is based on survey.

STAGING:
 This is a staged subdivision.

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

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 10

49 LOTS AND BALANCE LOT S20

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: 14/11/23 **REFERENCE:** AA0049
DRAWING: ST10AK **DRAWN BY:** BA

ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 7

Digitally signed by: Andrew Reay, Licensed Surveyor,
 Surveyor's Plan Version (K),
 17/11/2023, SPEAR Ref: S191481C

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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-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-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 WATER SUPPLY PURPOSES	10 10	A434038 AJ284715T	STATE ELECTRICITY COMMISSION OF VICTORIA BARWON REGION WATER CORPORATION
E-17	DRAINAGE	SEE DIAG	THIS PLAN (PREVIOUS STAGE)	CITY OF GREATER GEELONG
E-19	DRAINAGE DRAINAGE PIPELINES OR ANCILLARY PURPOSES	3.02 3.02 3.02	E148849 THIS PLAN (PREVIOUS STAGE) THIS PLAN (PREVIOUS STAGE) SEC. 136 WATER ACT 1989	LOT A ON LP90408 CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-22	DRAINAGE DRAINAGE	SEE DIAG SEE DIAG	E148849 THIS PLAN (PREVIOUS STAGE)	LOT A ON LP90408 CITY OF GREATER GEELONG
E-24	TRANSMISSION OF ELECTRICITY DRAINAGE	SEE DIAG SEE DIAG	A434038 THIS PLAN (PREVIOUS STAGE)	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 (PREVIOUS STAGE)	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-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 10

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

LyssnaGroup.com

DATE: 14/11/23
 DRAWING: ST10AK

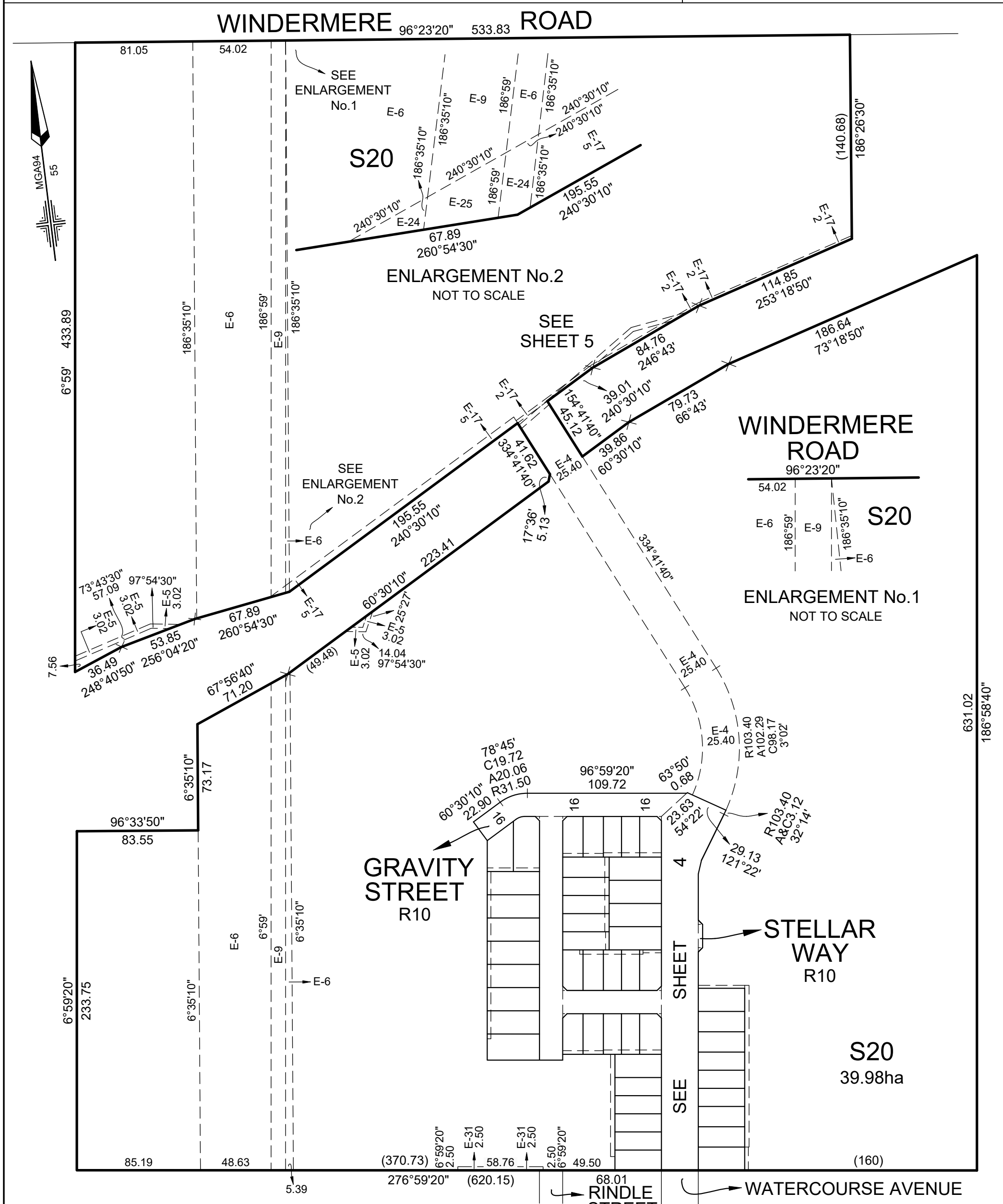
REFERENCE: AA0049
 DRAWN BY: BA

ORIGINAL SHEET SIZE: A3
 SHEET 2

Digitally signed by: Andrew Reay, Licensed Surveyor,
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Digitally signed by:
 City of Greater Geelong,
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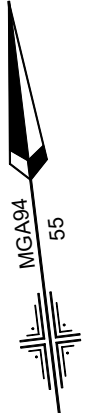
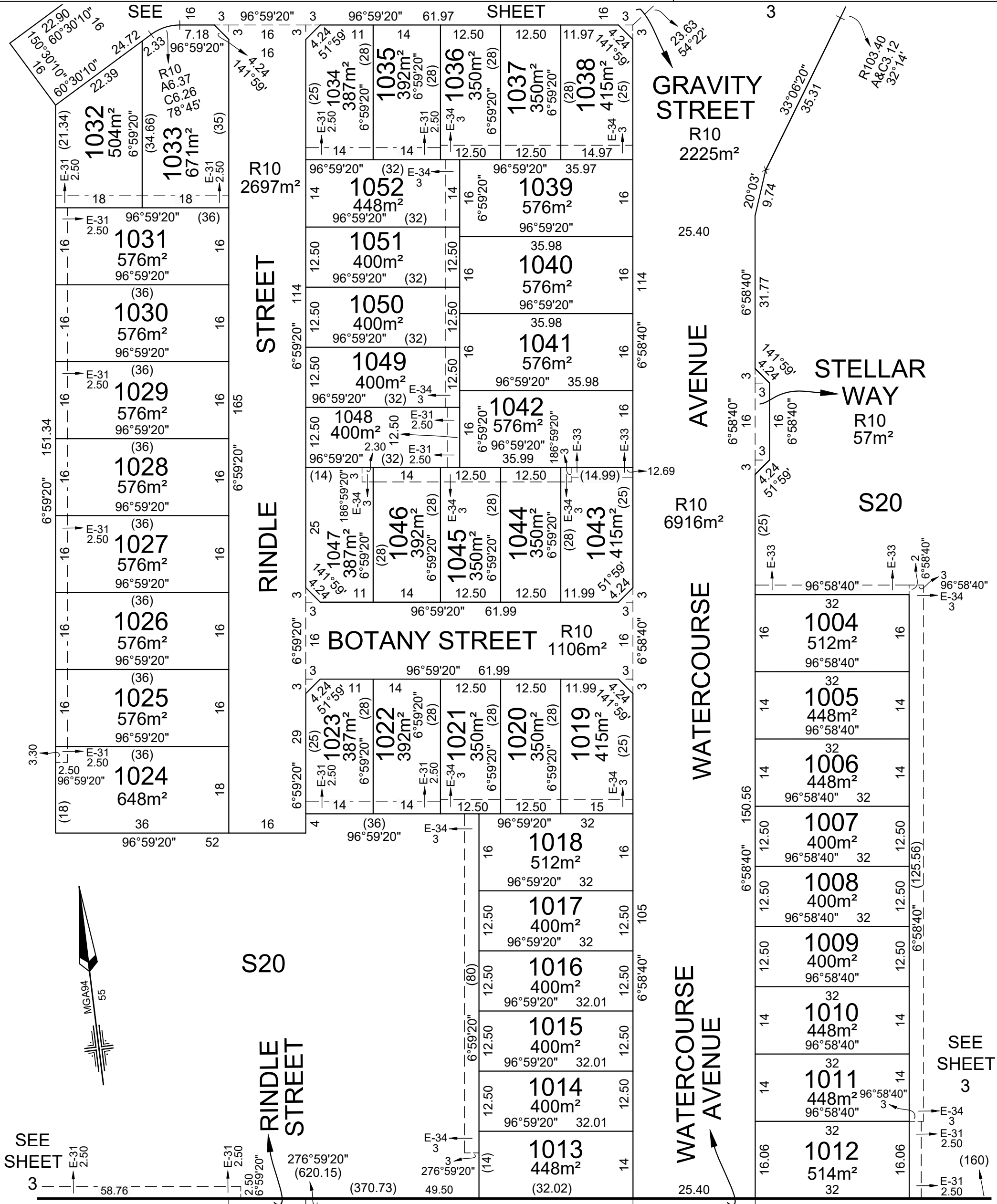


CORIDALE - STAGE 10	LICENSED SURVEYOR: ANDREW J. REAY	SCALE 1:2500	<p>0 25 50 75 100 LENGTHS ARE IN METRES</p>
<p>Lyssna Group Pty Ltd ABN 18 616 811 191 Tel: +61 3 9516 6899 PO Box 1098, South Melbourne 3205 Suite 3, 102 Dodds Street Southbank VIC 3006 Australia LyssnaGroup.com</p>	<p>DATE: 14/11/23 REFERENCE: AA0049 DRAWING: ST10AK DRAWN BY: BA</p> <p>Digitally signed by: Andrew Reay, Licensed Surveyor, Surveyor's Plan Version (K), 17/11/2023, SPEAR Ref: S191481C</p>	<p>Digitally signed by: City of Greater Geelong, 28/11/2023, SPEAR Ref: S191481C</p>	<p>ORIGINAL SHEET SIZE: A3 SHEET 3</p>

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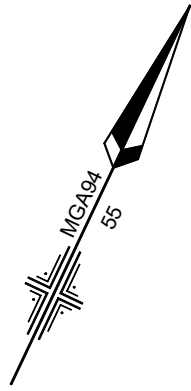


<p>CORIDALE - STAGE 10</p> <p>Lyssna Group Pty Ltd ABN 18 616 811 191 Tel: +61 3 9516 6899 PO Box 1098, South Melbourne 3205 Suite 3, 102 Dodds Street Southbank VIC 3006 Australia</p> <p>LyssnaGroup.com</p>	<p>LICENSED SURVEYOR: ANDREW J. REAY</p> <p>DATE: 14/11/23 REFERENCE: AA0049 DRAWING: ST10AK DRAWN BY: BA</p> <p>Digitally signed by: Andrew Reay, Licensed Surveyor, Surveyor's Plan Version (K), 17/11/2023, SPEAR Ref: S191481C</p>	<p>SCALE 1:750</p> <p>Digitally signed by: City of Greater Geelong, 28/11/2023, SPEAR Ref: S191481C</p>	<p>LENGTHS ARE IN METRES</p> <p>ORIGINAL SHEET SIZE: A3 SHEET 4</p>
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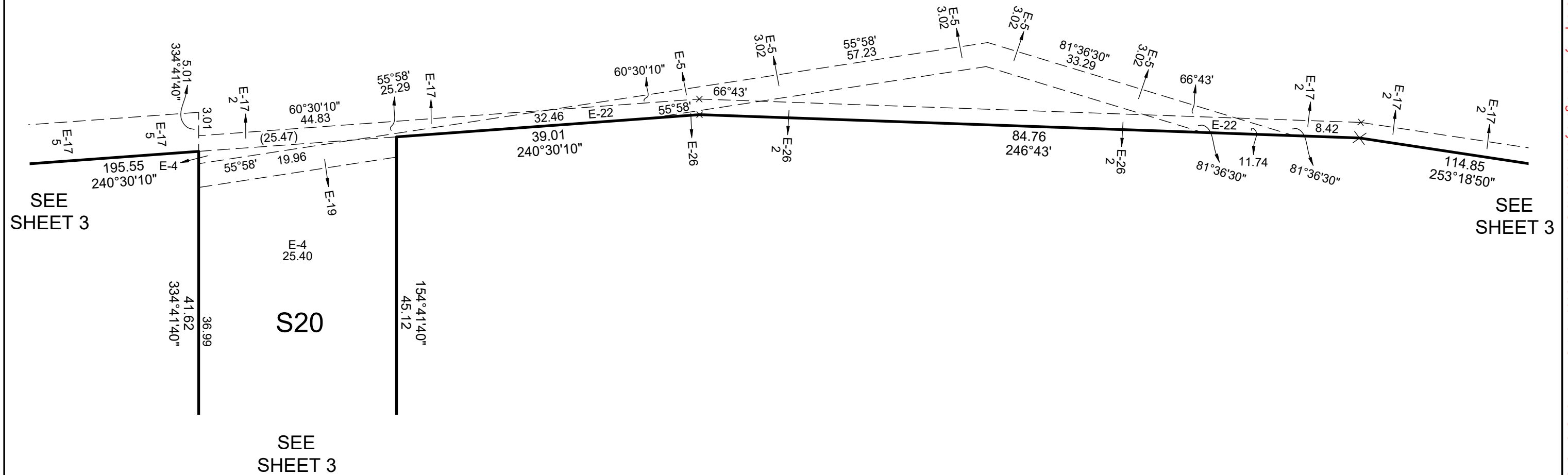
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PS 821033G /S10



S20
SEE
SHEET 3



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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

CORIDALE - STAGE 10	
LICENSED SURVEYOR: ANDREW J. REAY	
DATE: 14/11/23	REFERENCE: AA0047
DRAWING: ST10AK	DRAWN BY: BA

SCALE
1:500

DIGITALLY SIGNED BY: Andrew Reay, Licensed Surveyor,
Surveyor's Plan Version (K),
17/11/2023, SPEAR Ref: S191481C

ORIGINAL SHEET
SIZE: A3

SHEET 5

DIGITALLY SIGNED BY:
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CREATION OF RESTRICTION "C"

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

Land to benefit: Lots 1004 to 1052 (all inclusive) on this plan

Land to be burdened: Lots 1004 to 1018, 1020 to 1022, 1024 to 1032, 1035 to 1037 and 1039 to 1052 (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 1004 to 1052 (all inclusive) on this plan

Land to be burdened: Lots 1004 to 1052 (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. AA9096 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 10



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DATE: 14/11/23
DRAWING: ST10AK

REFERENCE: AA0049
DRAWN BY: BA

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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, 301 TO 348, 401 TO 410, 412 TO 456, 501 TO 548, 601 TO 657, 701 TO 794, 801 TO 846, 901 TO 908, 926 TO 946, 952 TO 956, 1004 TO 1052, 1701 TO 1737, 1748 TO 1769 (ALL INCLUSIVE), S6, S19, S20 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	1013	10	10			
			1014	10	10			
201 TO 245 (STAGE 2)	450	450	1015	10	10			
			1016	10	10			
301 TO 348 (STAGE 3)	480	480	1017	10	10			
			1018	10	10			
401 TO 410, 412 TO 456 & S6 (STAGE 4)	50550	551	1019	10	10			
			1020	10	10			
501 TO 548 (STAGE 5)	480	480	1021	10	10			
			1022	10	10			
601 TO 657 (STAGE 6)	570	570	1023	10	10			
			1024	10	10			
701 TO 742 (STAGE 7A)	420	420	1025	10	10			
			1026	10	10			
743 TO 794 (STAGE 7B)	520	520	1027	10	10			
			1028	10	10			
801 TO 846 (STAGE 8)	460	460	1029	10	10			
			1030	10	10			
1701 TO 1737 1748 TO 1769 (STAGE 17A)	590	590	1031	10	10			
			1032	10	10			
901 TO 908 926 TO 946 952 TO 956 & S19 (STAGE 9A)	50340	341	1033	10	10			
			1034	10	10			
			1035	10	10			
			1036	10	10			
			1037	10	10			
			1038	10	10			
			1039	10	10			
			1040	10	10			
			1041	10	10			
			1042	10	10			
			1043	10	10			
			1044	10	10			
			1045	10	10			
			1046	10	10			
			1047	10	10			
			1048	10	10			
			1049	10	10			
			1050	10	10			
1004	10	10	1051	10	10			
1005	10	10	1052	10	10			
1006	10	10						
1007	10	10						
1008	10	10	S20	50000	1			
1009	10	10						
1010	10	10						
1011	10	10						
1012	10	10						
			TOTAL	155850	5853			

CORIDALE - STAGE 10

LICENSED SURVEYOR: ANDREW J. REAY



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DATE: 14/11/23
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REFERENCE: AA0049
 DRAWN BY: BA

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