


PLAN OF SUBDIVISION			PS 821033G / S2	
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 S2 ON PS821033G POSTAL ADDRESS: 205 - 245 OHALLORANS ROAD (at time of subdivision) LARA 3212 MGA CO-ORDINATES: E: 269 800 ZONE:55 (of approx centre of land in plan) N: 5 789 150			Council Name: City of Greater Geelong Council Reference Number: 14227 Planning Permit Reference: PP-496-2018 SPEAR Reference Number: S138622A Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 08/05/2020 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Shane Pritchard for City of Greater Geelong on 07/05/2021	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 TO 200 & S1 TO S3 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE EASEMENTS E-5 TO E-9, E12 AND E-13 HAVE BEEN OMITTED FROM THIS STAGE LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS - SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS	
ROAD R2	CITY OF GREATER GEELONG			
NOTATIONS				
DEPTH LIMITATION: DOES NOT APPLY SURVEY: This plan is based on survey. STAGING: This is 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 (SEC 136 OF THE 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	CITY OF GREATER GEELONG
E-4	PIPELINES OR ANCILLARY PURPOSES DRAINAGE	SEE DIAG. SEE DIAG.	THIS PLAN (SEC 136 OF THE WATER ACT 1989) THIS PLAN	BARWON REGION WATER CORPORATION CITY OF GREATER GEELONG
			CONTINUED ON SHEET 2	
CORIDALE - STAGE 2 45 LOTS & BALANCE LOT S4			LICENSED SURVEYOR: ANDREW J. REAY	
 Lyssna Group Pty Ltd ABN 18 614 821 191 Tel: +61 3 9516 6899 PO Box 1088, South Melbourne 3205 Suite 3, 102 Dodds Street Southbank VIC 3006 Australia LyssnaGroup.com			DATE: 06/05/21 DRAWING: SU02AR	REFERENCE: AA0047 DRAWN BY: LS Digitally signed by: Andrew Reay, Licensed Surveyor, Surveyor's Plan Version (R), 06/05/2021, SPEAR Ref: S138622A
			ORIGINAL SHEET SIZE: A3 SHEET 1 OF 7	

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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-10	CARRIAGEWAY	SEE DIAG	THIS PLAN	CITY OF GREATER GEELONG
E-11	CARRIAGEWAY PIPELINES OR ANCILLARY PURPOSES	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN (SEC 136 OF THE WATER ACT 1989)	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-14	POWERLINE	SEE DIAG	THIS PLAN (PREVIOUS STAGE) (SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD

CORIDALE - STAGE 2

LICENSED SURVEYOR: ANDREW J. REAY



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DATE: 06/05/21
DRAWING: SU02AR

REFERENCE: AA0047
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ORIGINAL SHEET SIZE: A3
SHEET 2

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ENLARGEMENT No.3
NOT TO SCALE

CORIDALE - STAGE 2

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ORIGINAL SHEET SIZE: A3	SHEET 3
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SHEET 3

ORIGINAL SHEET
SIZE: A3


SCALE
1:3000

0 30 60 90 120
LENGTHS ARE IN METRES

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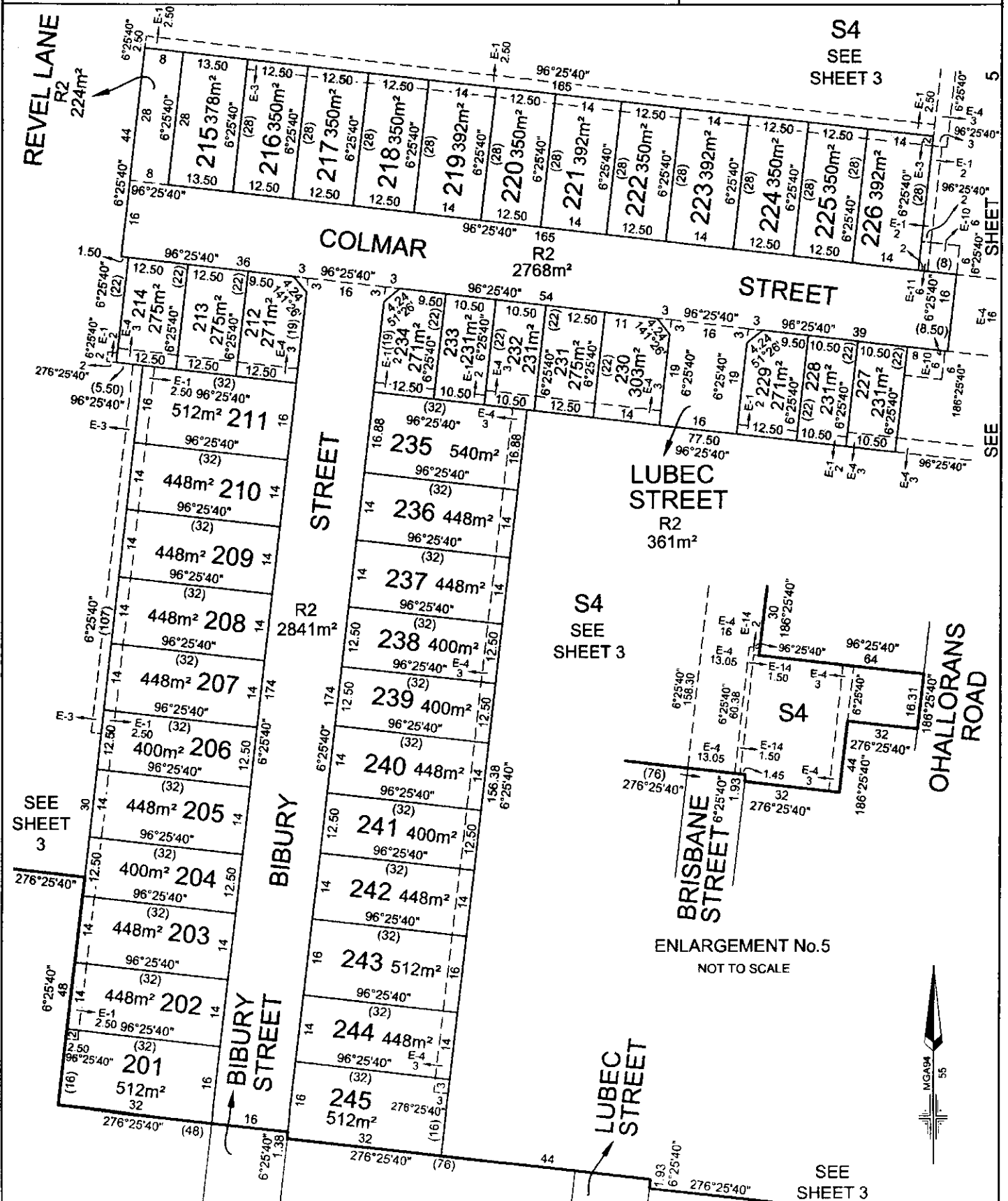
AA0047	LS
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CORIDALE - STAGE 2	LICENSED SURVEYOR: ANDREW J. REAY
DATE: 06/05/21	REFERENCE: DRAWING: SU02AR

Lyssna

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CORIDALE - STAGE 2

LICENSED SURVEYOR: ANDREW J. REAY

SCALE

1:750

0 7.5 15 22.5 30

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
SHEET 4



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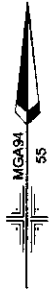
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SEE
SHEET 3



SEE
SHEET 4

COLMAR
STREET

227

226

SEE SHEET 3

S4
SEE
SHEET 3

CHALLORANS ROAD

CORIDALE - STAGE 2

LICENSED SURVEYOR: ANDREW J. REAY

SCALE
1:750

0 7.5 15 22.5 30
LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3
SHEET 5



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CREATION OF RESTRICTION "A"

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.

Land to benefit: Lots 201 to 245 (both inclusive) on this plan

Land to be burdened: Lots 201 to 245 (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. AA6999 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 responsible authority and the Design Assessment Panel.

The restriction shall expire ten years after the date of registration of this plan.

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
212	211, 213
213	211, 212, 214
214	211, 213
227	228
228	227, 229
229	228
231	230, 232
232	231, 233, 235
233	232, 234, 235
234	233, 235

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.

CORIDALE - STAGE 2



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DATE: 06/05/21 REFERENCE: AA0047
DRAWING: SU02AR DRAWN BY: LS

ORIGINAL SHEET SIZE: A3
SHEET 6

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OWNERS CORPORATION No.1

LAND AFFECTED BY OWNERS CORPORATION:

LOTS 101 TO 150, 201 TO 245 (ALL INCLUSIVE), S3, S4 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 & S3 (STAGE 1)	50500	501	244	10	10			
			245	10	10			
201	10	10						
202	10	10						
203	10	10						
204	10	10						
205	10	10						
206	10	10						
207	10	10						
208	10	10						
209	10	10						
210	10	10						
211	10	10						
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231	10	10						
232	10	10						
233	10	10						
234	10	10						
235	10	10						
236	10	10						
237	10	10						
238	10	10						
239	10	10						
240	10	10						
241	10	10						
242	10	10						
243	10	10						
			TOTAL	100950	952			

CORIDALE - STAGE 2

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 SHEET 7

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2	D	1/11/2018	Amendments to lots 213 to 225	5/11/2018	CN
	D	14/11/2018	New easements added from engineers	14/11/2018	CN
	E	12/12/2018	Amendments to lots 201 to 225 from concept plan AP Addition of Owner Corp. addition of restriction referring to MCP	12/12/2018	CN
	G	6/06/2019	Amendments to lots 215 to 226 from concept plan AX	6/06/2019	CN
	H	7/08/2019	Amended all easements. Boundary changes to road R1 Colmar Drive.	1/08/2019	BA
	J	14/10/2019	Amended all balance lot easements (no change to internal lot easements). Boundary changes to road R1 Colmar Drive and balance lot S4. Amended OC Sheet.	14/10/2019	BA
	K	17/04/2020	Amended all balance lot easements (no change to internal lot easements).	16/04/2020	BA
	L	8/05/2020	street names	8/05/2020	LS
	M	12/06/2020	outfall sewer/ amendment to trunk easement at Barwon Water request	12/06/2020	LS
	N	2/09/2020	amendment to outfall easement in accordance with parent	5/08/2020	LS
	P	13/11/2020	Addition of easement E-1 in balance lot S4 West of Verdant Street to accord w parent. Amendment to restriction wording as per discussions w AR, G MCP Dealing Number		BA
	Q	4/01/2021	Removal of Common Property square from balance (created in stage 1) Addition of Common Property into the OC Schedule (as created in stage 1)	24/12/2020	LS
	r	6/05/2021	shift of n.l.s to accord with parent	6/05/2021	ls