

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PLAN NUMBER
PS806366N

LOCATION OF LAND

PARISH: DUNEED

TOWNSHIP: -

SECTION: 20

CROWN ALLOTMENT: A & B (PART)

CROWN PORTION: -

TITLE REFERENCES: VOL. 10728 FOL. 710, VOL. 10728 FOL. 711
VOL. 11037 FOL. 295

LAST PLAN REFERENCE/S: TP827451R (LOT 1)
TP918080U (LOTS 1 & 2)

POSTAL ADDRESS: 85 WHITES ROAD
(At time of subdivision) MOUNT DUNEED 3217

MGA94 Co-ordinates **E** 265870
(of approx centre of **N** 5764890
land in plan) **ZONE** 55

COUNCIL NAME: CITY OF GREATER GEELONG

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF GREATER GEELONG
ROAD R2	CITY OF GREATER GEELONG
RESERVE No.1	POWERCOR AUSTRALIA LIMITED

LOTS 1 TO 100 HAVE BEEN OMITTED FROM THIS PLAN.
FOR RESTRICTIONS AFFECTING LOTS 101 TO 131 SEE SHEET 6.

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

STAGING This ~~is~~is not a staged subdivision.
Planning permit No.

SURVEY. THIS PLAN IS ~~IS~~ NOT BASED ON SURVEY.
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):

THIS IS A SPEAR PLAN.

GRANGE - 01
2.456ha

31 LOTS

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	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-3	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN SECTION 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-4	DRAINAGE GAS PIPELINE	SEE PLAN SEE PLAN	THIS PLAN SECTION 146 OF THE GAS INDUSTRY ACT 2001	CITY OF GREATER GEELONG SPI NETWORKS (GAS) PTY LTD

2330S.01GRA - VER F.DWG AG/AG



SURVEYOR REF: **2330S.01GRA**

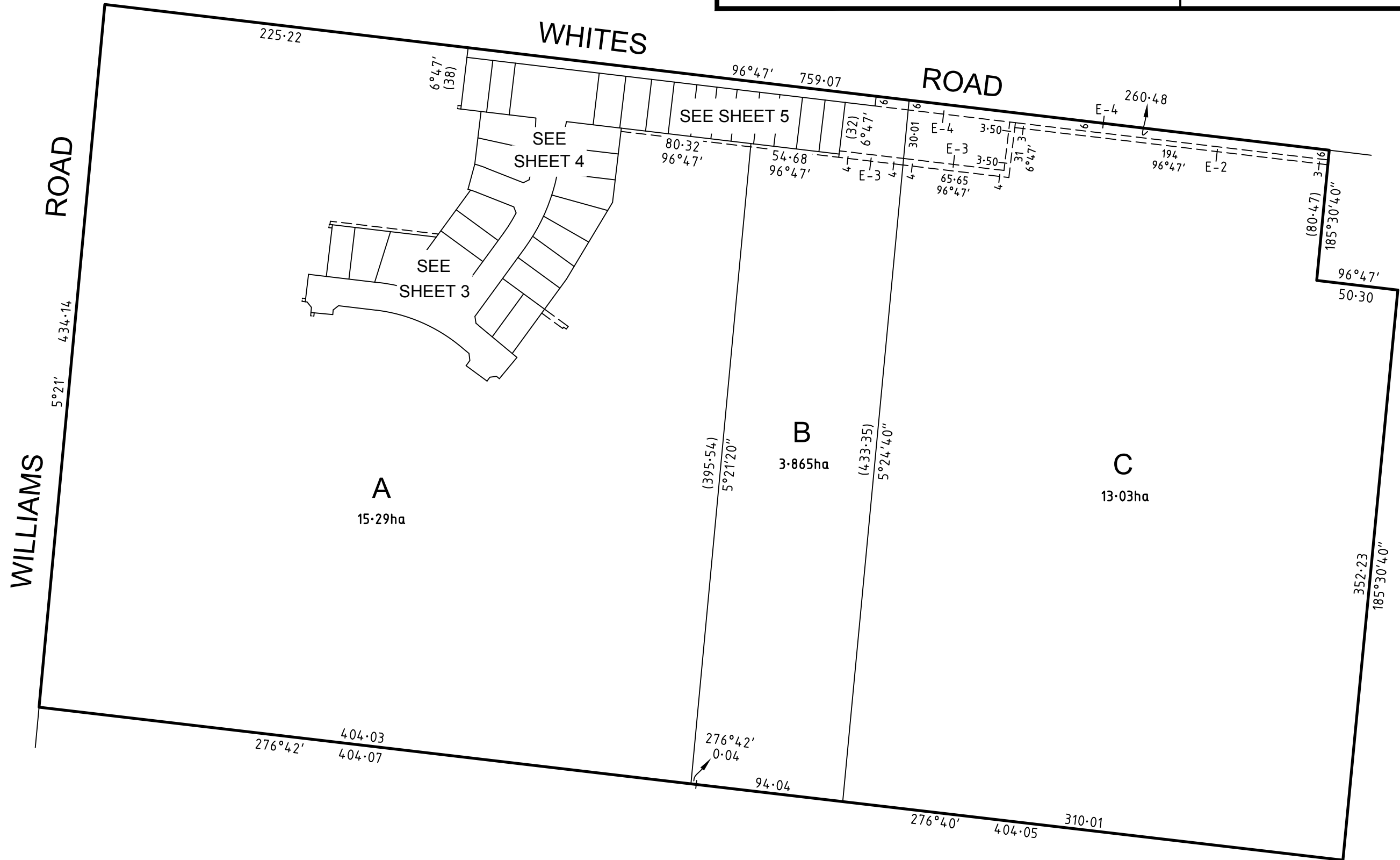
ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 7

JOHN RICHARD MCKENZIE VERSION F

PLAN OF SUBDIVISION

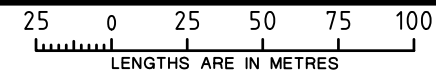
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Geelong Survey T 5228 3100 REF 2330S.01GRA

SCALE
1:2500



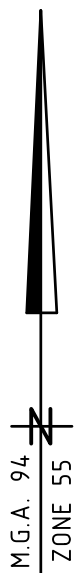
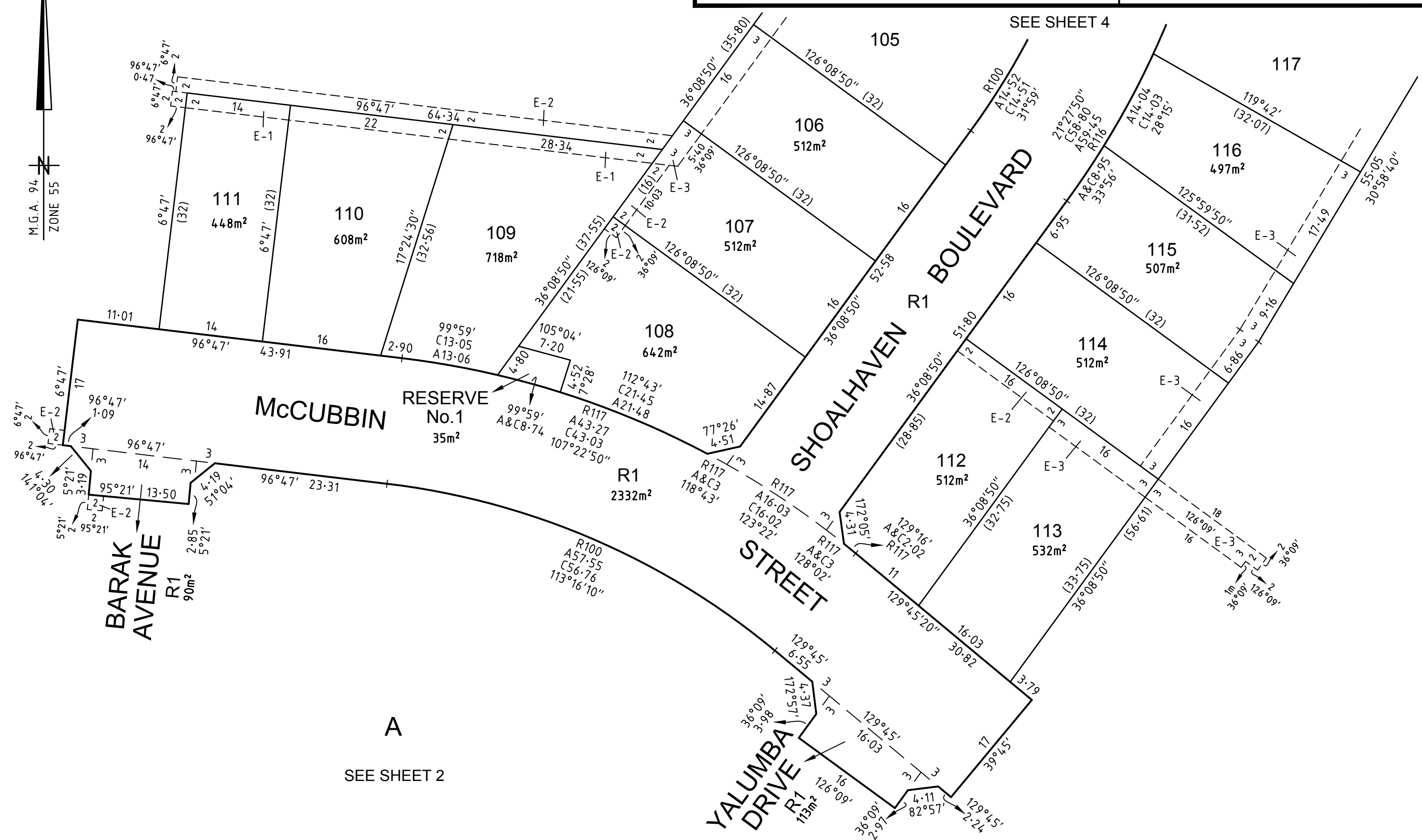
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SHEET 2

JOHN RICHARD MCKENZIE VERSION F

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A
SEE SHEET 2

SEE SHEET 4

2330S.01GRA - VER F.DWG AG/AG

SMEC

Geelong Survey T 5228 3100 REF 2330S-01GRA

SCALE 1:500

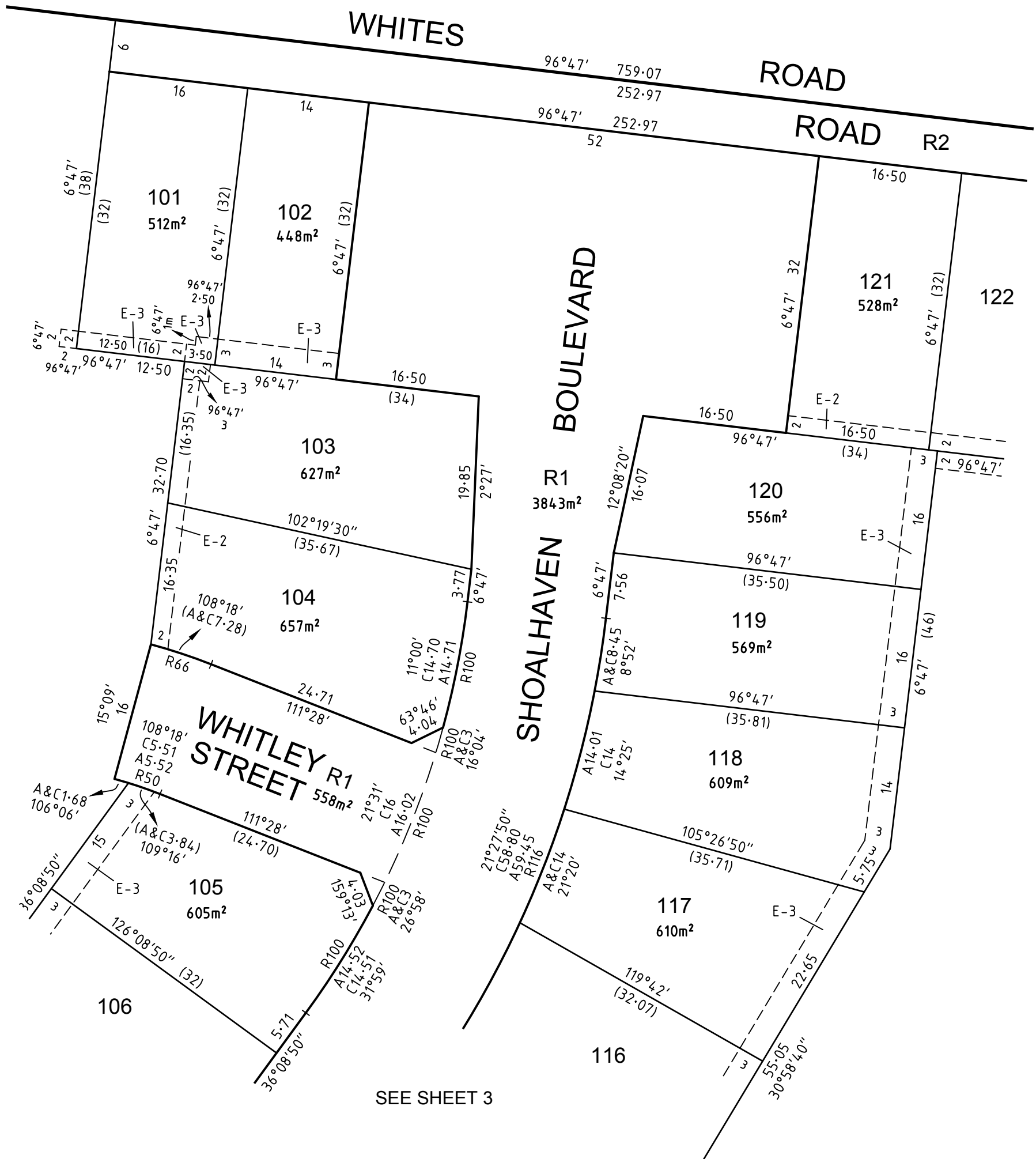
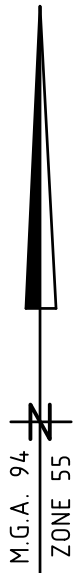
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3 SHEET 3

JOHN RICHARD MCKENZIE VERSION F

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SEE SHEET 5

SEE SHEET 3

A
SEE SHEET 2

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Geelong Survey T 5228 3100 REF 2330S-01GRA

SCALE 1:500

LENGTHS ARE IN METRES

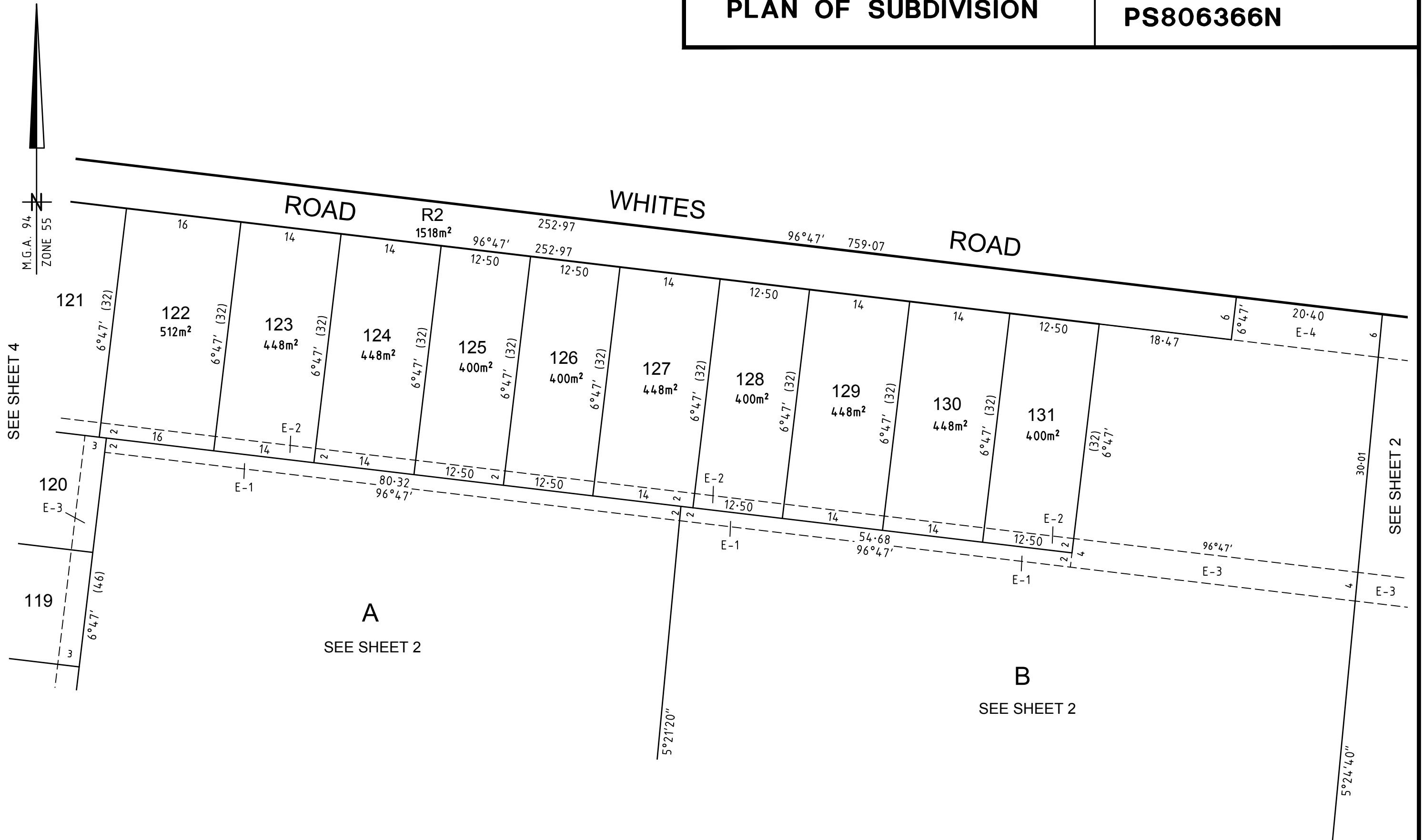
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SHEET 4

JOHN RICHARD MCKENZIE VERSION F

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CREATION OF RESTRICTION No. 1

The following restriction is to be created upon Registration of this plan:

Land to benefit: Lots 101 to 131 (both inclusive)

Land to be burdened: Lots 101 to 131 (both inclusive)

Description of Restriction:

The registered proprietor or proprietors of lots 101 to 131 on this plan of subdivision shall not;

1. Construct more than one dwelling on any lot,
2. Further subdivide any lot.

CREATION OF RESTRICTION No. 2

The following restriction is to be created upon Registration of this plan:

Land to benefit: Lots 101 to 131 (both inclusive)

Land to be burdened: Lots 101 to 131 (both inclusive)

Description of Restriction:

The registered proprietor or proprietors for the time being of lots 101 to 131 on this plan of subdivision shall not;

1. Construct or allow to be constructed any dwelling, garage, outbuilding, or any other improvement on any lot:
 - (i) that is not in accordance with the current version of the Warralily Design and Siting Guidelines unless otherwise approved by the Warralily Design Review Panel, a copy of which guidelines and restrictions can be obtained from the Warralily Design Panel (501 Blackburn Road, Mt Waverley, Victoria 3149); and
 - (ii) without obtaining written approval of the design for any dwelling, garage, outbuilding, or any other improvement from the Warralily Design Review Panel, which approval must be obtained even if the design for that lot improvement complies with the current version of the Warralily Design and Siting Guidelines.
2. Use or allow the Lot to be used:
 - (i) for any commercial use without first obtaining written approval from the Warralily Design Review Panel; or
 - (ii) for any non-residential use (other than allowing the land to be vacant land) without obtaining written approval from the Warralily Design Review Panel.
3. This restriction shall cease to have effect 10 years after the date of registration of this plan.

CREATION OF RESTRICTION No. 3

The following restriction is to be created upon Registration of this plan:

Land to benefit: Lots 101 to 131 (both inclusive)

Land to be burdened: Lots 102 & 121

Description of Restriction:

The registered proprietor or proprietors of lots 102 & 121 on this plan of subdivision shall not;

Construct or allow to construct any dwelling on any lot:

- (i) that is not in accordance with a 2 storey dwelling.



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CREATION OF RESTRICTION No. 4

The following restriction is to be created upon Registration of this plan:

Table of Land Burdened and Land Benefited:

Burdened Lot	Benefited Lots
103	101, 102 & 104
120	119, 121 & 122

Description of Restriction:

The registered proprietor or proprietors of any burdened lot listed in the above table shall not:

1. Construct or allow to construct any dwelling on any lot other than in accordance with the two (2) dimensional building envelopes attached on this plan and having regard to easements.

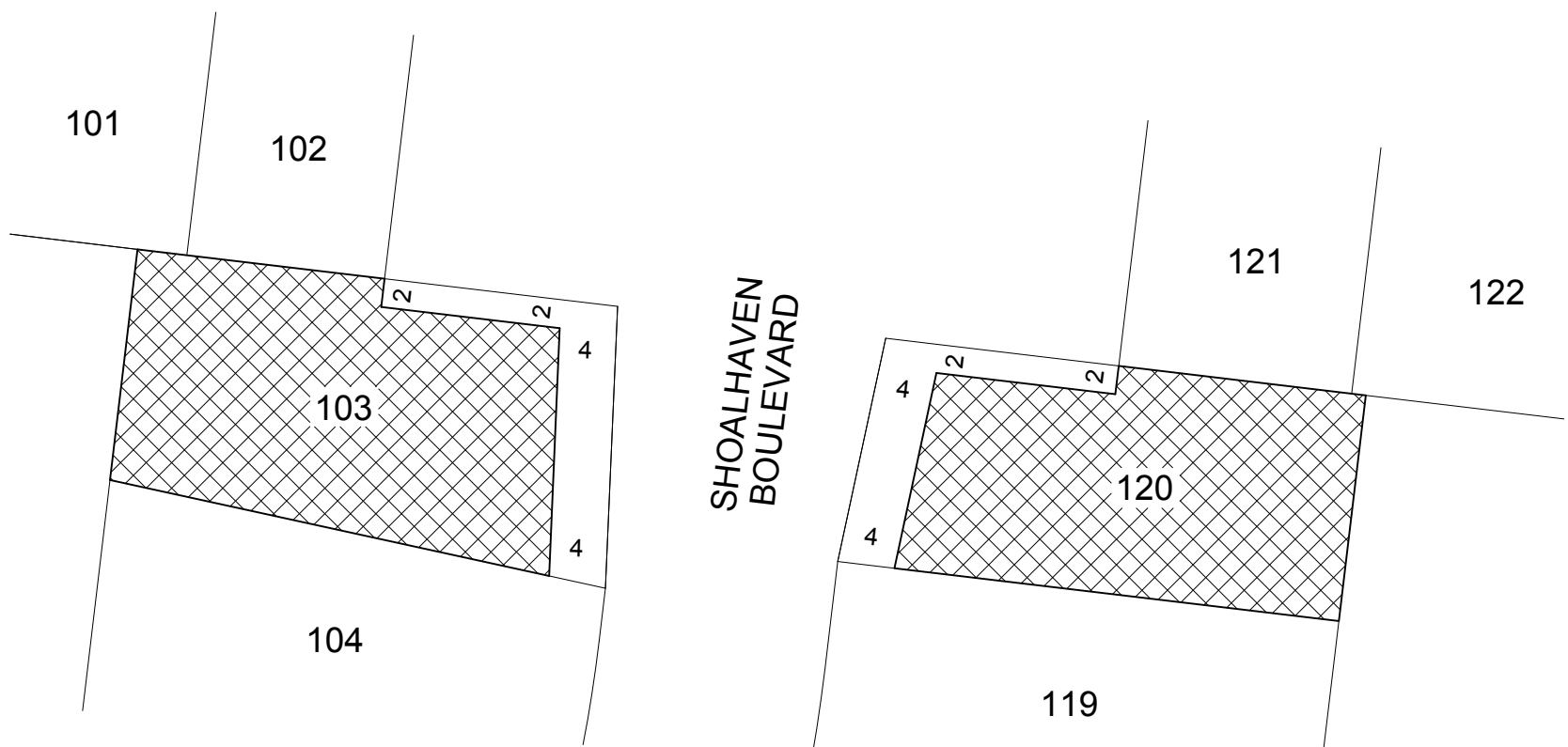
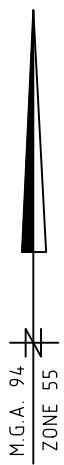
LEGEND

Building envelope



BUILDING ENVELOPE DIAGRAM NOTATIONS

1. The building envelopes on this plan are shown enclosed by continuous thick lines.



SMEC

Geelong Survey T 5228 3100

REF 2330S-01GRA

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ORIGINAL SHEET
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SHEET 7