


PLAN OF SUBDIVISION				EDITION 1		PS 812313B	
<div>LOCATION OF LAND</div> <div>PARISH: BARRARBOOL</div> <div>TOWNSHIP: -</div> <div>SECTION: 11</div> <div>CROWN ALLOTMENT: 17 (PART)</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: VOL.11986 FOL.050 VOL.11986 FOL.051</div> <div>LAST PLAN REFERENCE: PS812312D (LOTS A & B)</div> <div>POSTAL ADDRESS: 114 WANDANA DRIVE (at time of subdivision) WANDANA HEIGHTS, 3216</div> <div>MGA CO-ORDINATES: E: 263 781 ZONE: 55 (of approx centre of land in plan) N: 5 770 793 GDA 94</div>				<div>Council Name: City of Greater Geelong</div> <div>Council Reference Number: 13300 Planning Permit Reference: 1-2017 SPEAR Reference Number: S106111T</div> <div>Certification</div> <div>This plan is certified under section 6 of the Subdivision Act 1988</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification</div> <div>Digitally signed by: Hugh Griffiths for City of Greater Geelong on 11/04/2019</div>			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>Creation of Restriction</div> <div>Upon registration of this plan, the following restrictions are to be created</div> <div>1) Land to be burdened: All lots on this plan. Land to benefit: All lots on this plan. Description of Restriction: A minimum garden area at ground level must be provided in accordance with the minimum garden area requirement as set out in clause 32.08-4/32.09-4 of the Greater Geelong Planning Scheme. *Definitions "Garden Area"- An uncovered outdoor area of a dwelling or residential building normally associated with a garden. It includes open entertaining areas, decks, lawns, garden beds, swimming pools, tennis courts and the like. It does not include a driveway, any area set aside for car parking, any building or roofed area and any area that has a dimension of less than 1 metre. 2) Land to benefit : All lots on this plan. Land to be burdened : Lots 2 to 10 & 13 to 19 (all inclusive). Description of Restriction : The registered proprietor of the burdened lots shall not develop multi-dwellings on or further subdivide the relevant lot. 3) The owners of lots 1 & 20 (both inclusive) shall not construct a driveway fronting Wandana Drive.</div>			
R-1 R-2		CITY OF GREATER GEELONG CITY OF GREATER GEELONG					
NOTATIONS							
DEPTH LIMITATION Does not apply							
<div>SURVEY:</div> <div>This plan is based on survey. (SEE PS812312D)</div> <div>STAGING:</div> <div>This is not a staged subdivision. Planning Permit No. PP-1-2017</div> <div>This survey has been connected to permanent marks No(s).</div> <div>In Proclaimed Survey Area No.</div>							
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	3	THIS PLAN	CITY OF GREATER GEELONG			
E-1	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - Section 136 of the Water Act 1989.	BARWON REGION WATER CORPORATION			
E-2	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - Section 136 of the Water Act 1989.	BARWON REGION WATER CORPORATION			
E-3	PIPELINES OR ANCILLARY PURPOSES	2	THIS PLAN - Section 136 of the Water Act 1989.	BARWON REGION WATER CORPORATION			
E-4	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG			
<div>ST. QUENTIN</div> <div>Surveyors • Town Planners • Engineers</div> <div>51 LITTLE FYANS STREET, P.O. BOX 919, GEELONG 3220 TELEPHONE (03) 5201 1811 FAX (03) 5229 2909</div>			SURVEYORS FILE REF: 14620_S2_V06		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 2
			Digitally signed by: Ian Alfred Bent, Licensed Surveyor, Surveyor's Plan Version (06), 27/03/2019, SPEAR Ref: S106111T				

