

PLAN OF SUBDIVISION

PS 816135C

LOCATION OF LAND

PARISH: BARRARBOOL
TOWNSHIP:
SECTION: 11
CROWN ALLOTMENT: 49 (PART)
CROWN PORTION:
TITLE REFERENCE: VOL FOL
 VOL 9845 FOL 841
LAST PLAN REFERENCE: LOT A ON PS809692H
 LOT 1 ON TP119205G
POSTAL ADDRESS: CITYVIEW DRIVE
 (at time of subdivision) WANDANA HEIGHTS, 3216
MGA CO-ORDINATES: E: 263 250 ZONE:55
 (of approx centre of land N: 5 771 400
 in plan)

Council Name: City of Greater Geelong

Council Reference Number: 13807
 Planning Permit Reference: 392-2015
 SPEAR Reference Number: S124488H

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 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification

Digitally signed by: Melissa Anne Garrett for City of Greater Geelong on 08/02/2019

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF GREATER GEELONG

LOTS 1 TO 93, 105 TO 113, 117 TO 119 AND 133 TO 141 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

EASEMENTS E-1 AND E-7 HAVE BEEN OMITTED FROM THIS PLAN

AREA OF LAND SUBDIVIDED (EXCLUDING BALANCE LOTS B & C) - 2.048ha

NOTATIONS

DEPTH LIMITATION 15.24m BELOW THE SURFACE

SURVEY:
 This plan is based on survey.

STAGING:
 This is not a staged subdivision.
 Planning Permit No. PP-392-2015

ADDITIONAL PURPOSE OF THIS PLAN:

TO REMOVE THOSE PARTS OF EASEMENTS E-2 & E-4 ON PS809692H NOW CONTAINED IN ROAD R1 ON THIS PLAN.

GROUNDS FOR REMOVAL:
 ROAD MANAGEMENT ACT 2004 - SCHEDULE 5, CLAUSE 14(a)

ADDITIONAL PURPOSE OF THIS PLAN:

TO REMOVE WATER SUPPLY EASEMENT CREATED IN INSTRUMENT No. N.693874N

GROUNDS FOR REMOVAL:
 PLANNING PERMIT No.

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-2	PIPELINES OR ANCILLARY PURPOSES	2	PS809692H (SEC 136 OF THE WATER ACT 1989)	BARWON REGION WATER CORPORATION
E-3	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF GREATER GEELONG
E-4	DRAINAGE	2	PS809692H	CITY OF GREATER GEELONG
E-5	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN (SEC 136 OF THE WATER ACT 1989)	BARWON REGION WATER CORPORATION
CONTINUED ON SHEET 2				

WANDANA - 3

29 LOTS & BALANCE LOTS B & C

LICENSED SURVEYOR: ANDREW J. REAY



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 ABN 18 616 811 191
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 PO Box 1098, South Melbourne 3205
 Suite 3, 102 Dodds Street
 Southbank VIC 3006 Australia

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DATE: 22/01/19 REFERENCE: AA0074
 DRAWING: SU03AC DRAWN BY: CN

ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 6

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 Surveyor's Plan Version (D),
 24/01/2019, SPEAR Ref: S124488H

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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-6	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	3 3	THIS PLAN THIS PLAN (SEC 136 OF THE WATER ACT 1989)	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-8	TRANSMISSION OF ELECTRICITY	SEE DIAG.	C249293	S.E.C.V
E-9	TRANSMISSION OF ELECTRICITY DRAINAGE	3 3	C249293 THIS PLAN	S.E.C.V CITY OF GREATER GEELONG
E-10	TRANSMISSION OF ELECTRICITY	1.50	THIS PLAN	POWERCOR AUSTRALIA LTD
E-11	TRANSMISSION OF ELECTRICITY DRAINAGE PIPELINES OR ANCILLARY PURPOSES	1.50 1.50 1.50	THIS PLAN THIS PLAN THIS PLAN (SEC 136 OF THE WATER ACT 1989)	POWERCOR AUSTRALIA LTD CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION

WANDANA - 3

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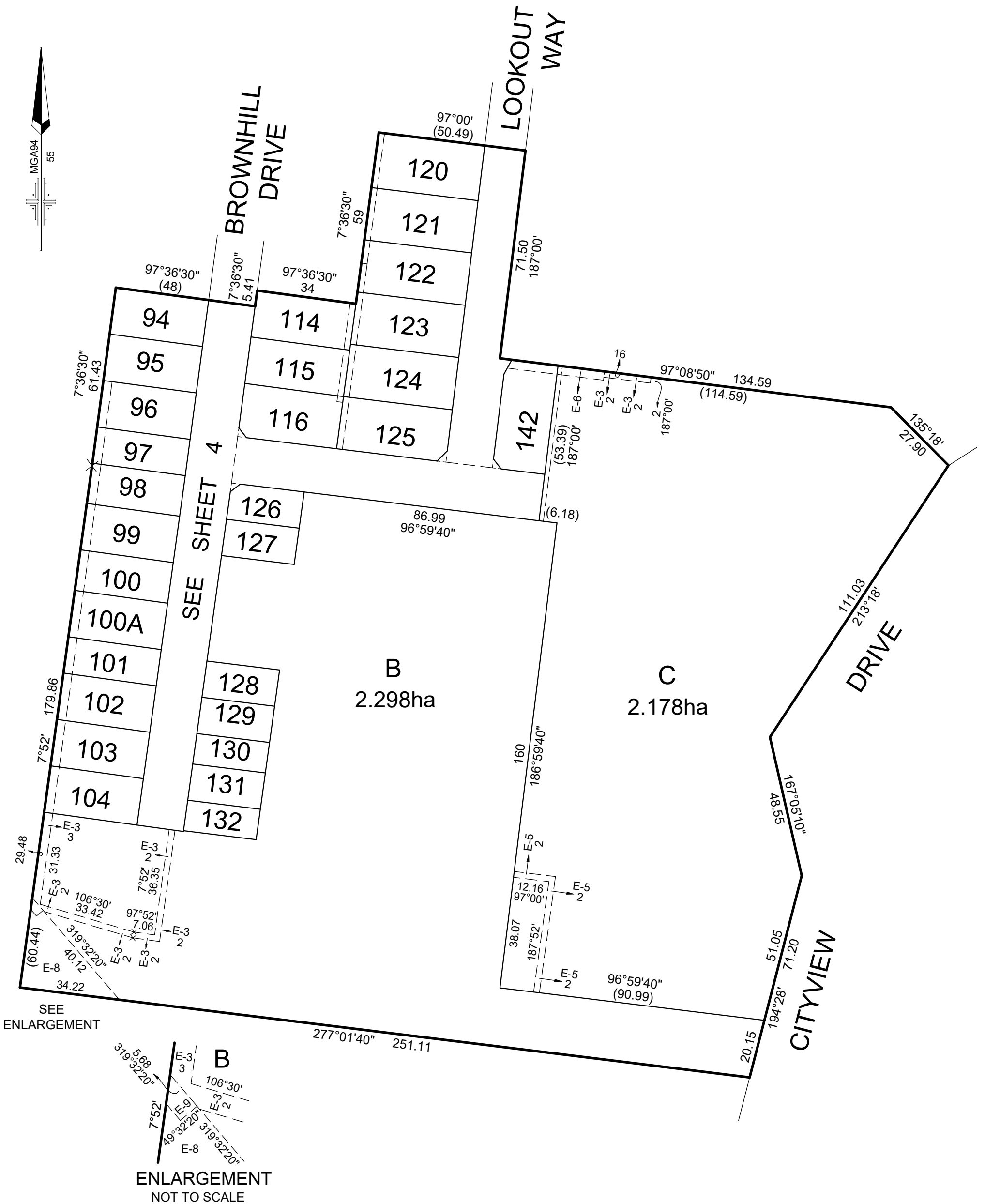
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 SHEET 2

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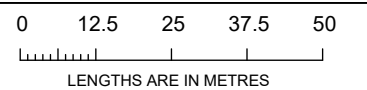
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WANDANA - 3

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SCALE
1:1250



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SHEET 3

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CREATION OF RESTRICTION "A"

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

DESCRIPTION OF RESTRICTION

Table of land burdened and land benefited:

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
94	95
95	94, 96
96	95, 97
97	96, 98
98	97, 99
99	98, 100
100	99, 100A
100A	100, 101
101	100, 102
102	101, 103
103	102, 104
104	103
114	115, 123, 124
115	114, 116, 124

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
116	115, 125
120	121
121	120, 122
122	121, 123
123	114, 122, 124
124	114, 115, 123, 125, 142
125	116, 124, 142
126	127
127	126
128	129
129	128, 130
131	130, 132
142	124, 125

The registered proprietor 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 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).
- (ii) 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 or 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 Design Assessment Panel, at the address in the Design Guidelines (as amended from time to time) and
 - B. the plans comply with the Design Guidelines and Building Envelopes that deal with all siting and other matters that would otherwise be regulated by Part 4 of the Building Regulations 2006 (or any superseding regulation), a copy of which can be obtained from the website [HTTP://villawoodproperties.com.au/community/wandana](http://villawoodproperties.com.au/community/wandana); and
 - C. 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;
- (iii) Build or cause to be built or allow to be built or allow to remain standing a dwelling-house with a floor area of less than:
 - A. 160 square metres in the case of a lot having an area of 500 square metres or greater; or
 - B. 130 square metres in the case of a lot having an area of 400 square metres or greater but less than 500 square metres; or
 - C. 100 square metres in the case of a lot having an area of 300 square metres or greater but less than 400 square metres; or
 - D. 75 square metres in the case of a lot having an area of less than 300 square metres.

For the purposes of calculating the floor area of a dwelling house the area of the garages, terraces, pergolas or verandahs shall be excluded.
- (iv) Build or cause to be built or allow to be built or allow to remain any fencing:
 - A. Along a front street boundary; or
 - B. Between the front street boundary and the building line; or
 - C. Upon a side or rear boundary of a lot except a fence:
 - a. Which is constructed of timber palings with exposed posts capped across the top of the palings; and
 - b. Which does not exceed 1.8 metres in height excluding a screen erected to meet the requirements of Part 4 of the Building Regulations 2006 in relation to overlooking.
- (v) Subdivide or cause to subdivide or allow to be subdivided the lot.
- (vi) Allow any of the above restrictions to be changed or amended unless otherwise approved by the Responsible Authority and the Design Assessment Panel.

This restriction shall cease to have effect 25 years after the date of registration of this plan.

WANDANA - 3



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CREATION OF RESTRICTION "B"

Upon registration of this plan the following restriction is created

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
130	129, 131
132	131

DESCRIPTION OF RESTRICTION

The registered proprietor 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) Construct or extend any dwelling or allow the construction or extension of any dwelling unless it has been assessed for compliance against the small lot housing code. For purposes of assessment against the small lot housing code, all burdened lots are to be assessed as type B lots;
- (ii) Construct or extend any dwelling or allow the construction or extension of any dwelling unless the plans comply with the relevant clauses of the approved guidelines, a copy of which can be obtained from the web site at [HTTP://villawoodproperties.com.au/community/wandana](http://villawoodproperties.com.au/community/wandana);
- (iii) Construct or extend any dwelling or allow the construction or extension of any dwelling unless 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.

WANDANA - 3



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