

PLAN OF SUBDIVISION

PS 809692H

LOCATION OF LAND

PARISH: BARRARBOOL
TOWNSHIP:
SECTION: 11
CROWN ALLOTMENT: 49 (PART)
CROWN PORTION:
TITLE REFERENCE: VOL 10035 FOL483

LAST PLAN REFERENCE: LOT C ON LP218593U
POSTAL ADDRESS: 41-63 CITYVIEW DRIVE
 (at time of subdivision) WANDANA HEIGHTS, 3216

MGA CO-ORDINATES: E: 263 300 ZONE:55
 (of approx centre of land N: 5 771 550
 in plan)

Council Name: City of Greater Geelong

Council Reference Number: 13444
Planning Permit Reference: 392-2015
SPEAR Reference Number: S110331S

Certification
 This plan is certified under section 11 (7) of the Subdivision Act 1988
 Date of original certification under section 6: 16/03/2018

 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 RESERVE No.1	CITY OF GREATER GEELONG CITY OF GREATER GEELONG

LOTS 1 TO 16, 27 to 86, 94 to 106 and 114 to 116 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

AREA OF LAND SUBDIVIDED (EXCLUDING BALANCE LOT A) - 2.541ha

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

TANGENT POINTS ARE SHOWN THUS: 

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	WATER SUPPLY	10	N.693847	GEELONG & DISTRICT WATERBOARD
E-2	PIPELINES OR ANCILLARY PURPOSES	2	THIS PLAN - SECTION 136 OF THE WATER ACT 1989.	BARWON REGION WATER CORPORATION
E-3	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN - SECTION 136 OF THE WATER ACT 1989.	BARWON REGION WATER CORPORATION
E-3	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF GREATER GEELONG
E-4	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF GREATER GEELONG

WANDANA - 1

27 LOTS & BALANCE LOT A

LICENSED SURVEYOR: ANDREW J. REAY



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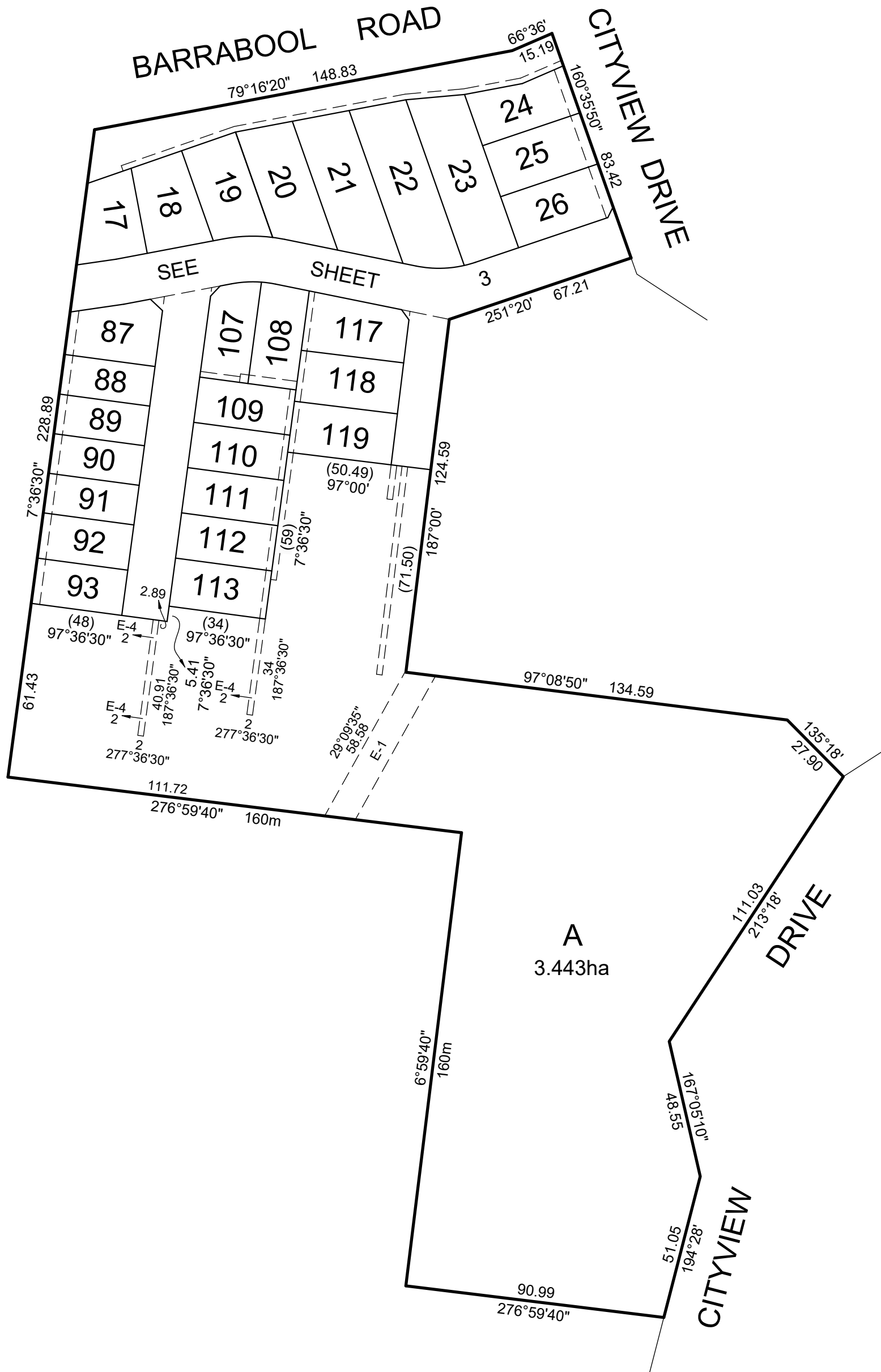
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ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 5

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PLAN OF SUBDIVISION

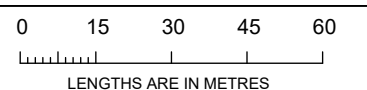
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WANDANA - 1

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SCALE
1:1500



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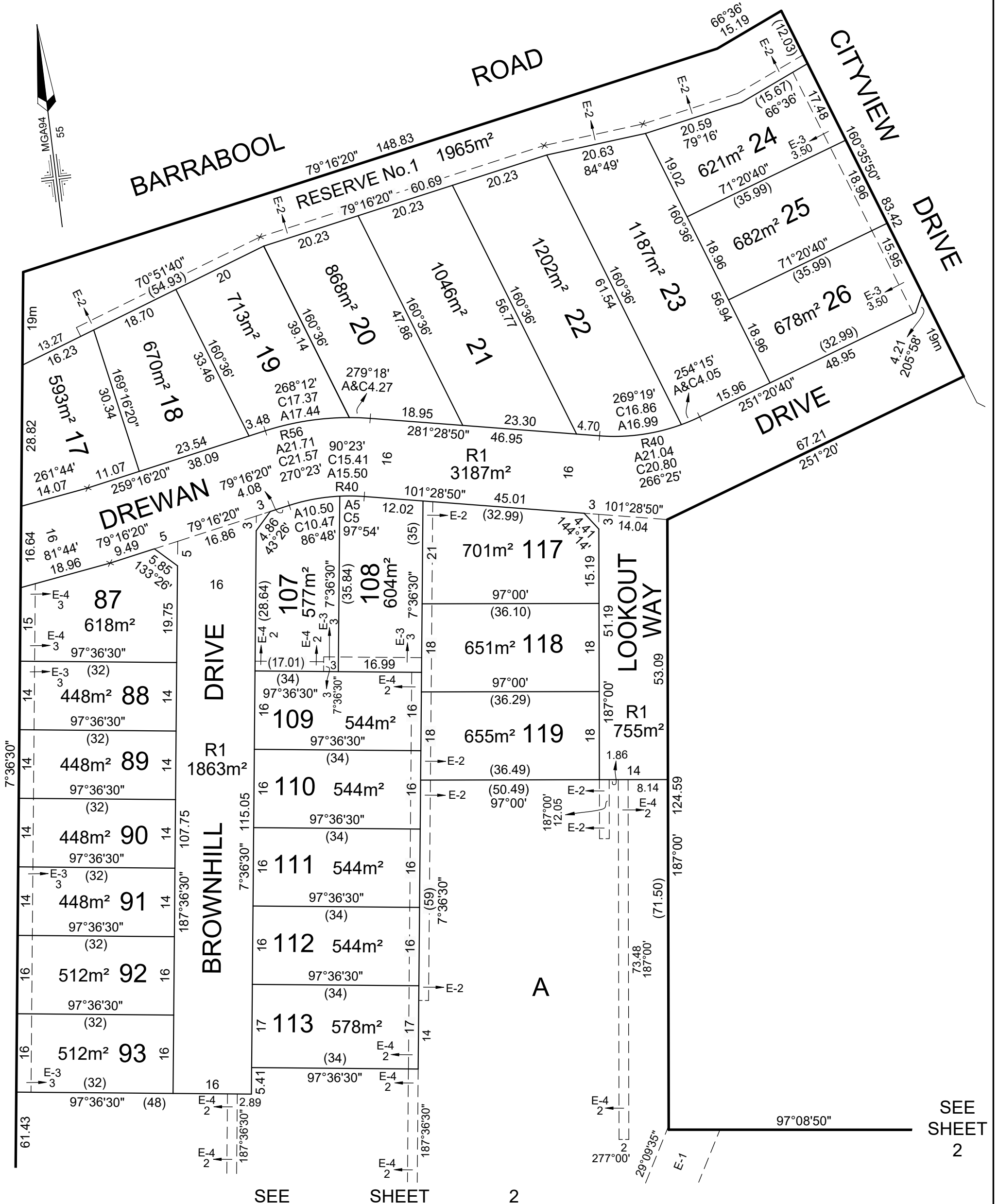
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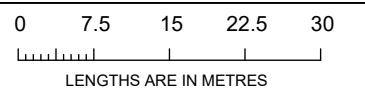
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WANDANA - 1

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SCALE
1:750



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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
17	18
18	17, 19
19	18, 20
20	19, 21
21	20, 22
22	21, 23
23	22, 24, 25, 26
24	23, 25
25	23, 24, 26
26	23, 25
87	88
88	87, 89
89	88, 90
90	89, 91

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
91	90, 92
92	91, 93
93	92
107	108, 109
108	107, 109, 117, 118
109	107, 108, 110, 118, 119
110	109, 111, 119
111	110, 112
112	111, 113
113	112
117	108, 118
118	108, 109, 117, 119
119	109, 110, 118

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 - 1



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DRAWN BY: LS

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
CREATION OF RESTRICTION "B"

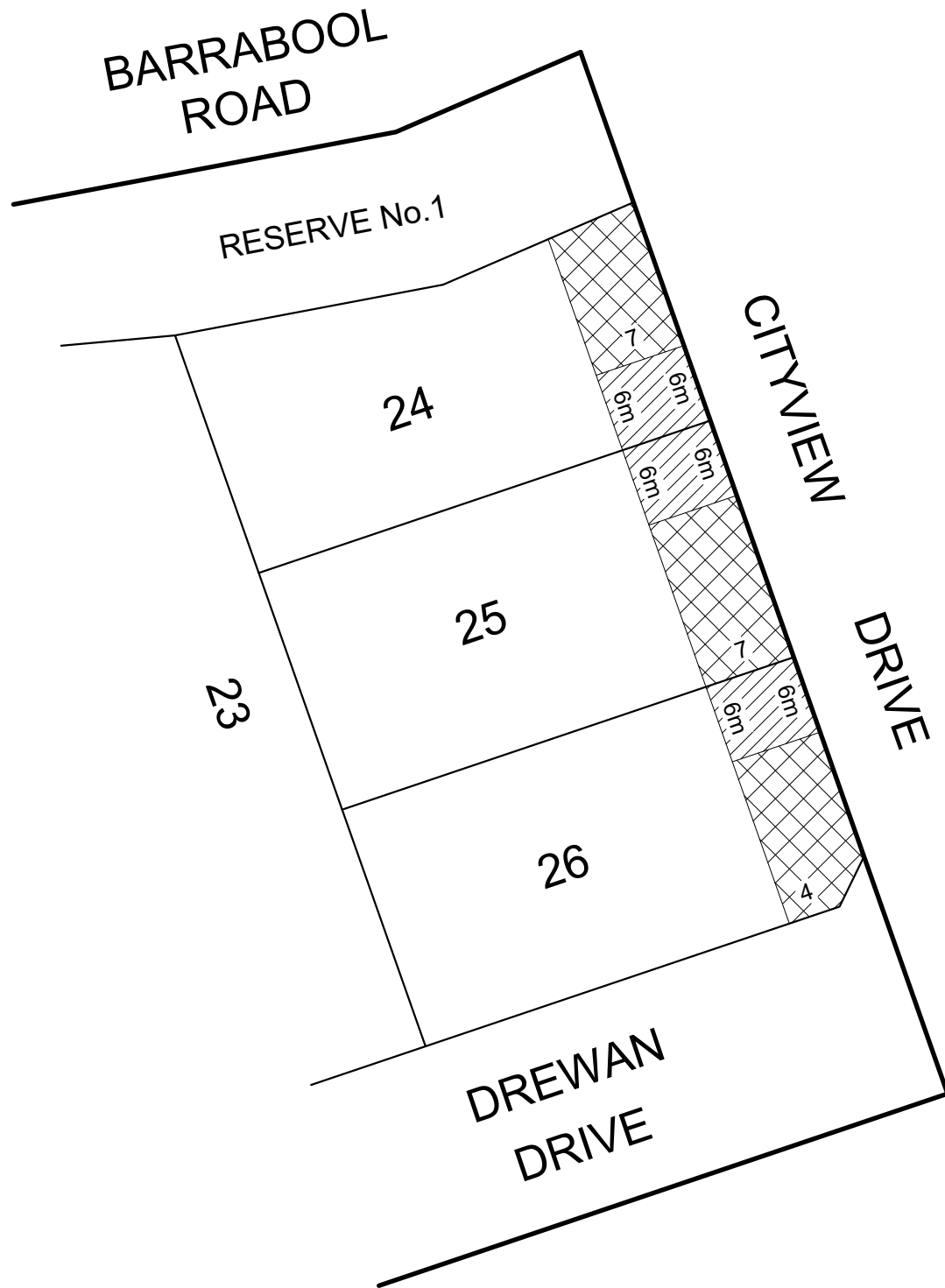
Upon registration of this plan the following restrictions are to be created

Land to benefit: All lots and reserve No. 1 on this plan

Land to be burdened: Lots 24, 25 and 26 on this plan

Description of restriction:

- 1) The registered proprietor/s for the time being of the burdened lots shall not construct any building in the area shown  on the plan below.
- 2) Vehicle access shall not be constructed within the burdened lots other than within the area shown  on the diagram below. No other development is permitted in this area.



WANDANA - 1



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