

PLAN OF SUBDIVISION

PS 827131Y

LOCATION OF LAND

PARISH: BARRARBOOL
 TOWNSHIP:
 SECTION: 11
 CROWN ALLOTMENT: 42 (PARTS) & 49 (PART)
 CROWN PORTION:
 TITLE REFERENCE: VOL 12197 FOL 402
 VOL FOL
 VOL FOL
 LAST PLAN REFERENCE: LOT C ON PS816135C
 LOT H ON PS829542Q
 LOT F ON PS829542Q
 POSTAL ADDRESS: CITYVIEW DRIVE
 (at time of subdivision) WANDANA HEIGHTS, 3216
 MGA CO-ORDINATES: E: 263 350 ZONE:55
 (of approx centre of land N: 5 771 300
 in plan)

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

| IDENTIFIER | COUNCIL/BODY/PERSON |
|--------------|-------------------------|
| ROAD R1 | CITY OF GREATER GEELONG |
| RESERVE No.1 | CITY OF GREATER GEELONG |
| RESERVE No.2 | POWERCOR AUSTRALIA LTD |

ADDITIONAL PURPOSE OF THIS PLAN:

TO REMOVE ALL OF EASEMENTS E-12 AND E-13 ON PS816135C AND THAT PART OF E-5 ON PS816135C NOW CONTAINED IN ROAD R1 ON THIS PLAN.

GROUND FOR REMOVAL:

ROAD MANAGEMENT ACT 2004 - SCHEDULE 5 CLAUSE 14(a)

NOTATIONS

DEPTH LIMITATION 15.24m BELOW THE SURFACE APPLIES TO C.A. 42 (PT)
 SEC. 11

SURVEY:
 This plan is based on survey.

STAGING:
 This is not a staged subdivision.

LOTS 1 TO 138 (BOTH INCLUSIVE), 142 AND 168 HAVE BEEN OMITTED FROM THIS PLAN

AREA OF LAND SUBDIVIDED (EXCLUDING BALANCE LOT F) - 2.716ha

BOUNDARIES SHOWN THUS 12.34 ARE NOT SUBJECT TO SURVEY

ADDITIONAL PURPOSE OF THIS PLAN:

TO REMOVE ALL OF EASEMENTS E-10 AND THE 'TRANSMISSION OF ELECTRICITY' PORTION OF E-11 ON PS816135C.

GROUND FOR REMOVAL:

AGREEMENT BY ALL INTERESTED PARTIES

ADDITIONAL PURPOSE OF THIS PLAN:

TO VARY EASEMENT E-3 ON PS816135C TO THE LOCATION SHOWN ON THIS PLAN.

GROUND FOR VARIATION:

AGREEMENT BY ALL INTERESTED PARTIES

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 | POWERLINES | 2 | PS829542Q (SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000) | POWERCOR AUSTRALIA LTD |
| E-3 | DRAINAGE | SEE DIAG | PS816135C | CITY OF GREATER GEELONG |
| CONTINUED ON SHEET 2 | | | | |

WANDANA - 2A

31 LOTS & BALANCE LOT F

LICENSED SURVEYOR: ANDREW J. REAY



Lyssna Group Pty Ltd
 ABN 18 616 811 191
 Tel: +61 3 9516 6899
 PO Box 1098, South Melbourne 3205
 Suite 3, 102 Dodds Street
 Southbank VIC 3006 Australia

DATE: 08/07/20
 DRAWING: SU02AAK

REFERENCE: AA0074
 DRAWN BY: BA

ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 6

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PLAN OF SUBDIVISION

PS 827131Y

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-4 | DRAINAGE PIPELINES OR ANCILLARY PURPOSES | SEE DIAG SEE DIAG | PS829542Q PS829542Q (SEC 136 OF THE WATER ACT 1989) | CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION |
| E-5 | 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-6 | PIPELINES OR ANCILLARY PURPOSES | SEE DIAG | PS829542Q (SEC 136 OF THE WATER ACT 1989) | BARWON REGION WATER CORPORATION |
| E-7 | DRAINAGE PIPELINES OR ANCILLARY PURPOSES | 3 3 | PS816135C PS816135C (SEC 136 OF THE WATER ACT 1989) | CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION |
| E-8 | DRAINAGE PIPELINES OR ANCILLARY PURPOSES | 3 3 | PS829542Q THIS PLAN (SEC 136 OF THE WATER ACT 1989) | CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION |
| E-9 | DRAINAGE | 2 | THIS PLAN | CITY OF GREATER GEELONG |

WANDANA - 2A

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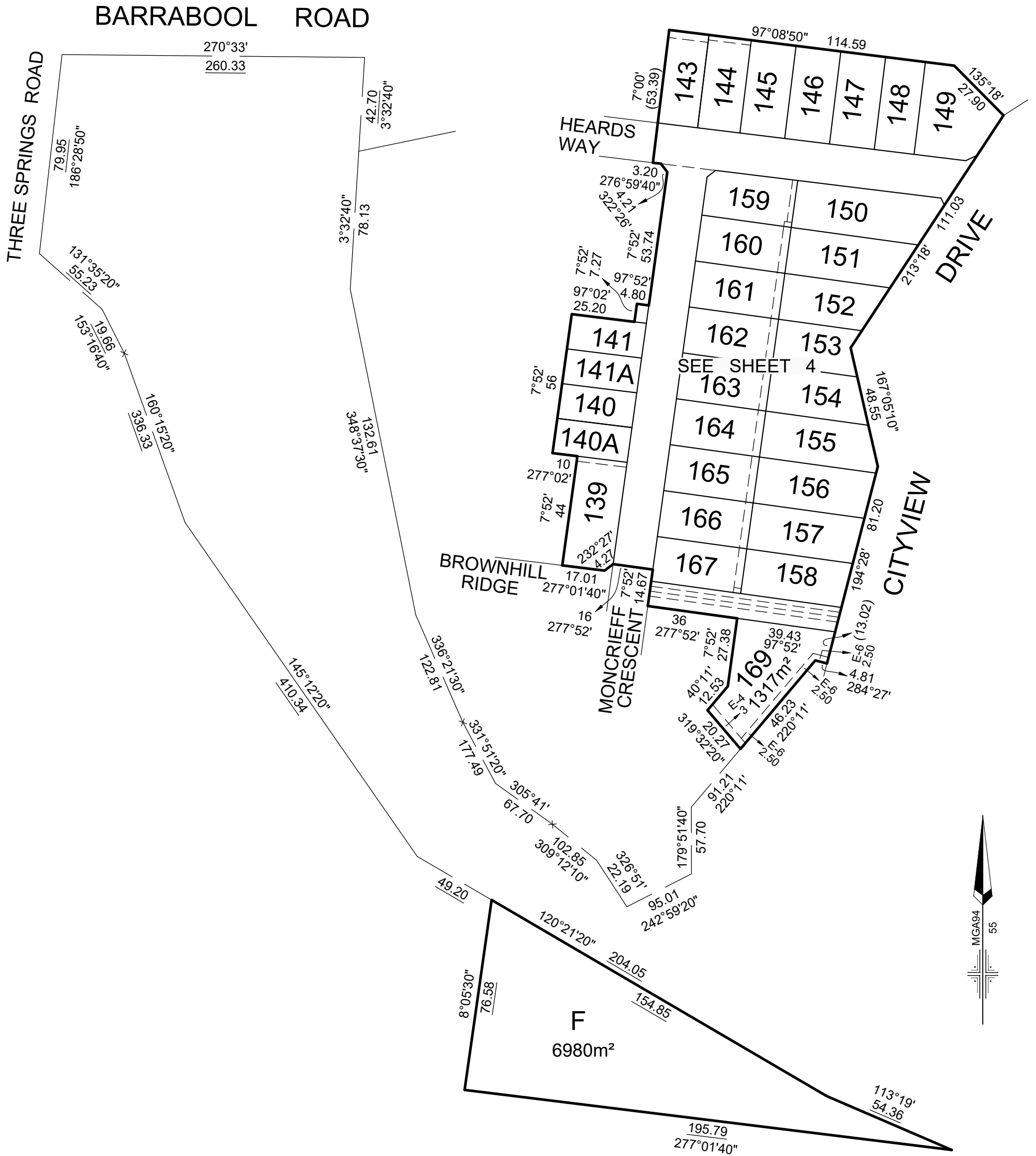
DRAWING: SU02AAK

DRAWN BY: BA

SHEET 2

PLAN OF SUBDIVISION

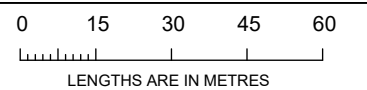
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WANDANA - 2A

LICENSED SURVEYOR: ANDREW J. REAY

SCALE
1:1500



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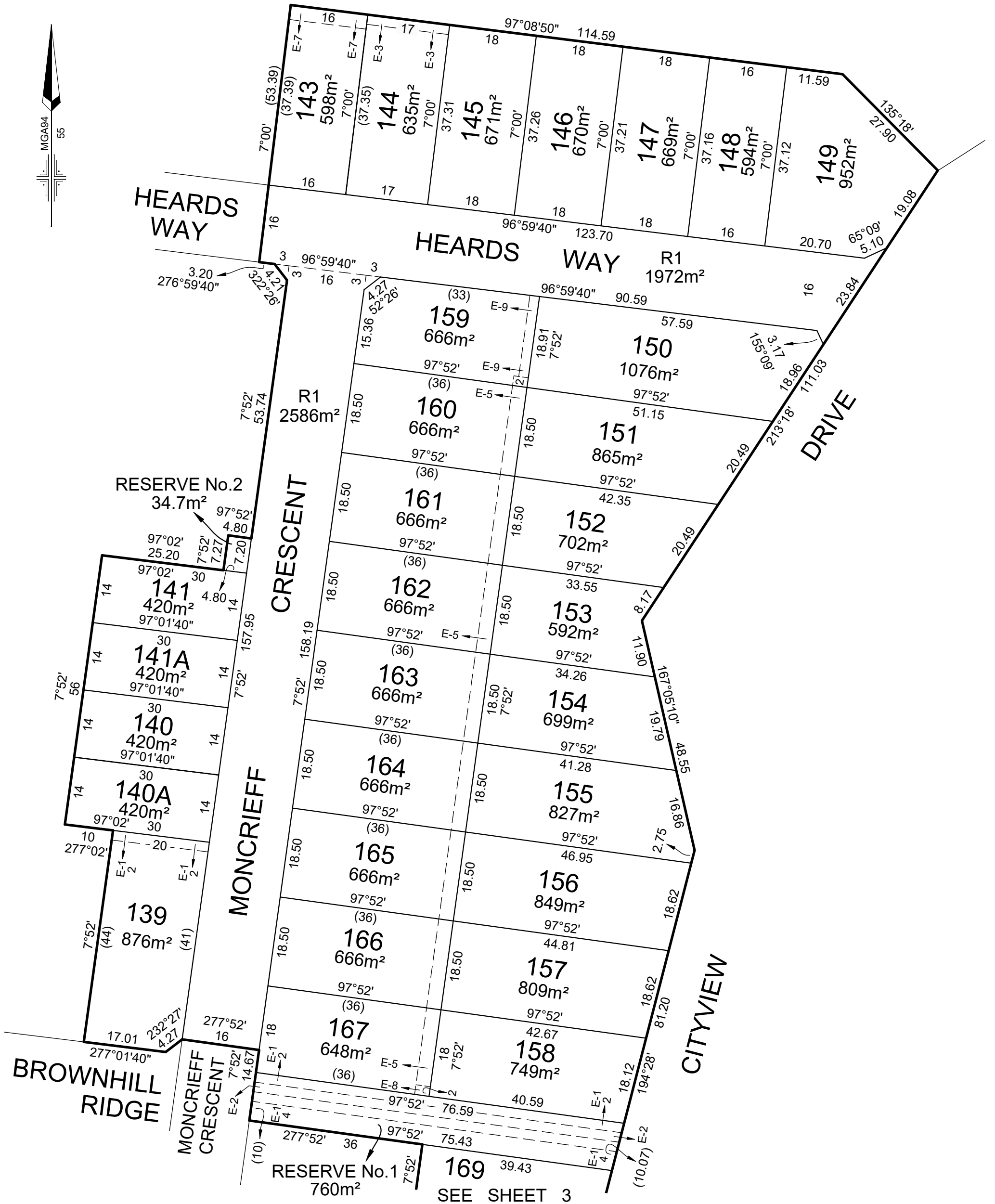
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 SHEET 3

PLAN OF SUBDIVISION

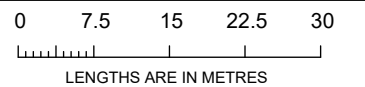
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WANDANA - 2A

LICENSED SURVEYOR: ANDREW J. REAY

SCALE
1:750



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 SHEET 4

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.

DESCRIPTION OF RESTRICTION

Table of land burdened and land benefited:

| BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN |
|------------------|------------------------------|
| 139 | 140A |
| 140A | 139, 140 |
| 140 | 140A, 141A |
| 141A | 140, 141 |
| 141 | 141A |
| 143 | 144 |
| 144 | 143, 145 |
| 145 | 144, 146 |
| 146 | 145, 147 |
| 147 | 146, 148 |
| 148 | 147, 149 |
| 149 | 148 |
| 150 | 151, 159 |
| 151 | 150, 152, 160 |
| 152 | 151, 153, 161 |
| 153 | 152, 154, 162 |

| BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN |
|------------------|------------------------------|
| 154 | 153, 155, 163 |
| 155 | 154, 156, 164 |
| 156 | 155, 157, 165 |
| 157 | 156, 158, 166 |
| 158 | 157, 167 |
| 159 | 150, 160 |
| 160 | 151, 159, 161 |
| 161 | 152, 160, 162 |
| 162 | 153, 161, 163 |
| 163 | 154, 162, 164 |
| 164 | 155, 163, 165 |
| 165 | 156, 164, 166 |
| 166 | 157, 165, 167 |
| 167 | 158, 166 |
| 169 | 158 |

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 - 2A



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 DRAWING: SU02AAK DRAWN BY: BA

ORIGINAL SHEET SIZE: A3
 SHEET 5

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.

Burdened Land: Lots 159 to 167 (both inclusive) on the Plan of Subdivision

Benefited Land: All lots on the Plan of Subdivision

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 on the said lot or any part or parts thereof construct or allow to be constructed any stormwater drainage system unless that stormwater drainage system meets the requirements of AS 3500.3 to no less than an average recurrence level of 1:100 years.

WANDANA - 2A

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 SHEET 6