

PLAN OF SUBDIVISION	PS 827131Y
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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)	
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS								
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:20%;">IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> <tr> <td>ROAD R1</td> <td>CITY OF GREATER GEELONG</td> </tr> <tr> <td>RESERVE No.1</td> <td>CITY OF GREATER GEELONG</td> </tr> <tr> <td>RESERVE No.2</td> <td>POWERCOR AUSTRALIA LTD</td> </tr> </table>	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. GROUNDS FOR REMOVAL: ROAD MANAGEMENT ACT 2004 - SCHEDULE 5 CLAUSE 14(a)
IDENTIFIER	COUNCIL/BODY/PERSON								
ROAD R1	CITY OF GREATER GEELONG								
RESERVE No.1	CITY OF GREATER GEELONG								
RESERVE No.2	POWERCOR AUSTRALIA LTD								
NOTATIONS	ADDITIONAL PURPOSE OF THIS PLAN: TO REMOVE ALL OF EASEMENTS E-10 AND THE 'TRANSMISSION OF ELECTRICITY' PORTION OF E-11 ON PS816135C. GROUNDS 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. GROUNDS FOR VARIATION: AGREEMENT BY ALL INTERESTED PARTIES								
DEPTH LIMITATION 15.24m BELOW THE SURFACE									
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 <u>12.34</u> ARE NOT SUBJECT TO SURVEY									

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	LICENSED SURVEYOR: ANDREW J. REAY		
31 LOTS & BALANCE LOT F	DATE: 17/09/20	REFERENCE: AA0074	ORIGINAL SHEET SIZE: A3
<p>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</p> <p>LyssnaGroup.com</p>	DRAWING: SU02AAP	DRAWN BY: AR	SHEET 1 OF 6

PLAN OF SUBDIVISION

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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-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

LICENSED SURVEYOR: ANDREW J. REAY



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DATE: 17/09/20

REFERENCE: AA0074

ORIGINAL SHEET SIZE: A3

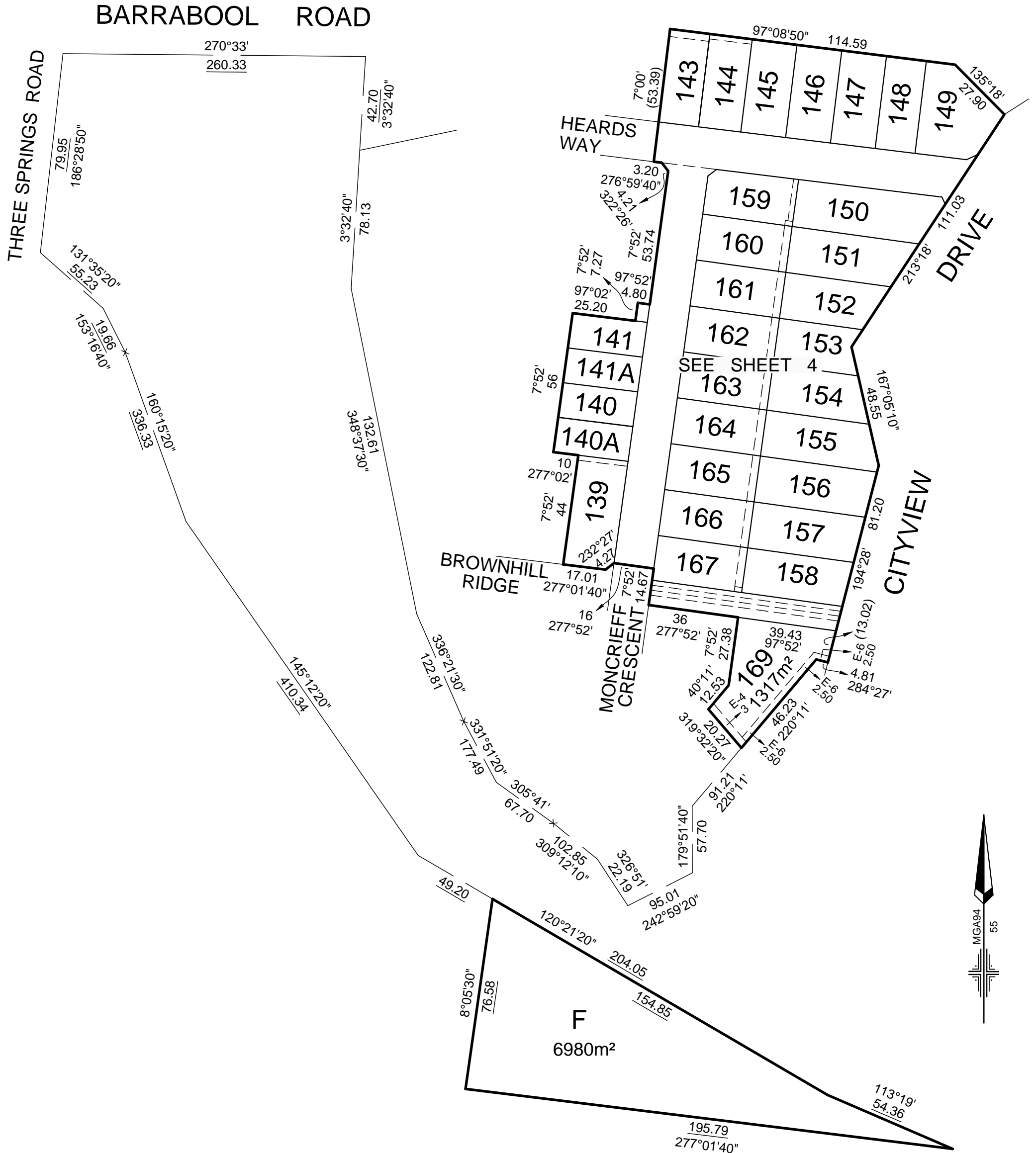
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SHEET 2

PLAN OF SUBDIVISION

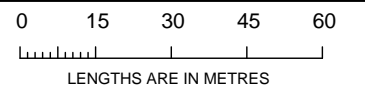
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WANDANA - 2A

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SCALE
1:1500



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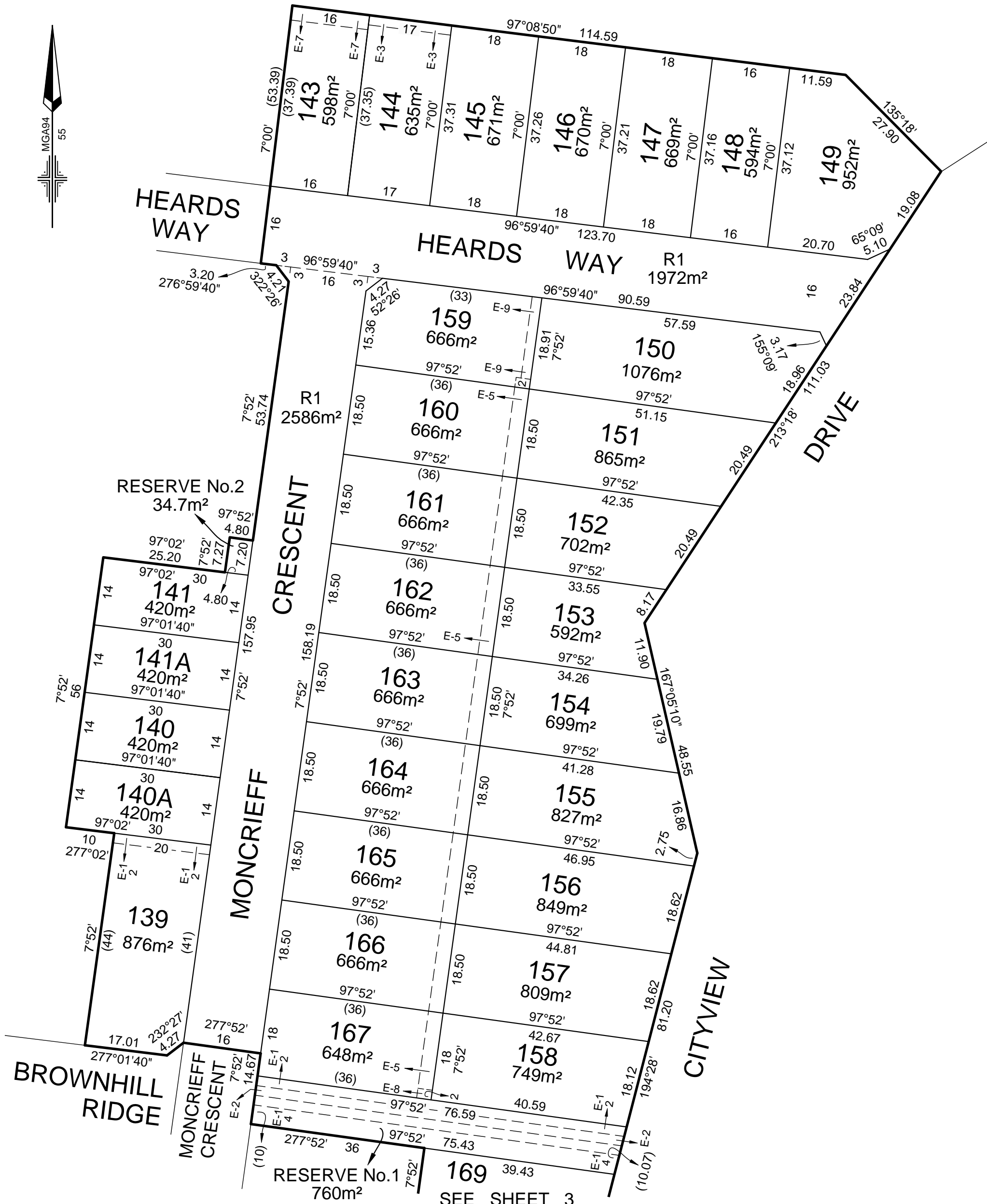
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 SHEET 3

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PLAN OF SUBDIVISION

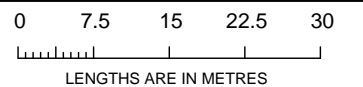
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WANDANA - 2A

LICENSED SURVEYOR: ANDREW J. REAY

SCALE
1:750



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REFERENCE: AA0074
 DRAWN BY: AR

ORIGINAL SHEET SIZE: A3
 SHEET 4

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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 5 of the Building Regulations 2018 (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 5 of the Building Regulations 2018 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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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.

CREATION OF RESTRICTION "C"

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 150 to 167 (both inclusive) & Lot 169 on the Plan of Subdivision

Benefited Land: Land in this Plan

DESCRIPTION OF RESTRICTION

Except with the written consent of the Design Assessment Panel (at the address in the Design Guidelines as amended from time to time. A copy of which can be obtained from the website [HTTP://villawoodproperties.com.au/community/wandana](http://villawoodproperties.com.au/community/wandana)) and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision must not:

- (a) in relation to lots 150 to 158 (inclusive) & lot 169:
 - i. build, allow to be built or allow to remain a structure; and/or
 - ii. plant, allow to be planted, allow to remain or allow to grow a tree, plant or foliage,

that exceeds a height of 5.5m above the natural surface level of the lot at a setback of 5 metres from the midpoint of the rear boundary of the lot, or where the rear boundary consists of multiple sections the midpoint of the rear boundary section which is the longest in length.

- (b) in relation to lots 159 to 167 inclusive:
 - i. build, allow to be built or allow to remain a structure; and/or
 - ii. plant, allow to be planted, allow to remain or allow to grow a tree, plant or foliage,

that exceeds a height of 5.5m from the natural surface level of the lot at a setback of 5.5 metres from the midpoint of the front boundary of the lot.

WANDANA - 2A



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