

PLAN OF SUBDIVISION

PS 829542Q

LOCATION OF LAND

PARISH: BARRARBOOL
 TOWNSHIP:
 SECTION: 11
 CROWN ALLOTMENT: 42 (PARTS) & 49 (PART)
 CROWN PORTION:
 TITLE REFERENCE: VOL FOL
 VOL FOL
 LAST PLAN REFERENCE: LOT G ON PS827124V
 LOT H ON PS827124V
 POSTAL ADDRESS: CITYVIEW DRIVE
 (at time of subdivision) WANDANA HEIGHTS, 3216
 MGA CO-ORDINATES: E: 263 300 ZONE:55
 (of approx centre of land N: 5 771 200
 in plan)

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF GREATER GEELONG
RESERVE No.1	CITY OF GREATER GEELONG
RESERVE No.2	CITY OF GREATER GEELONG

NOTATIONS

DEPTH LIMITATION 15.24m BELOW THE SURFACE

SURVEY:
This plan is based on survey.
 STAGING:
This is not a staged subdivision.

BOUNDARIES SHOWN THUS 12.34 ARE NOT SUBJECT TO SURVEY

NOTATIONS

LOTS 1 TO 104, 107 TO 132, 139 TO 166, 169 AND A TO E (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

AREA OF LAND SUBDIVIDED (EXCLUDING BALANCE LOTS F, G & H) - 3.533ha

TANGENT POINTS ARE SHOWN THUS: 

ADDITIONAL PURPOSE OF THIS PLAN:

TO REMOVE THOSE PARTS OF EASEMENTS E-3 AND E-4 ON PS608915K, EASEMENTS E-13 AND E-15 ON PS827124V AND EASEMENT E-3 ON PS816135C 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 VARY THAT PART OF EASEMENT E-3 ON PS816135C NOW CONTAINED IN LOT 106 ON THIS PLAN.

GROUNDS 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	THIS PLAN (SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD
E-3	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	3 SEE DIAG	PS816135C THIS PLAN (SEC 136 OF THE WATER ACT 1989)	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
CONTINUED ON SHEET 2				

WANDANA - 2B

24 LOTS & BALANCE LOTS F, G & H

LICENSED SURVEYOR: ANDREW J. REAY



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DATE: 29/05/20

REFERENCE: AA0074

ORIGINAL SHEET SIZE: A3

DRAWING: SU02BAJ

DRAWN BY: LS

SHEET 1 OF 7

PLAN OF SUBDIVISION

PS 829542Q

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	2	THIS PLAN	CITY OF GREATER GEELONG
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 TRANSMISSION OF ELECTRICITY	2.50 2.50	THIS PLAN (SEC 136 OF THE WATER ACT 1989) C/E C249293	BARWON REGION WATER CORPORATION S.E.C.V
E-7	TRANSMISSION OF ELECTRICITY	SEE DIAG	C/E G870791	S.E.C.V
E-8	TRANSMISSION OF ELECTRICITY	SEE DIAG	C/E C249293	S.E.C.V
E-9	PIPELINES OR ANCILLARY PURPOSES	3	PS827124V (SEC 136 OF THE WATER ACT 1989)	BARWON REGION WATER CORPORATION
E-10	DRAINAGE SUPPLY OF GAS	SEE DIAG SEE DIAG	PS816135C PS816135C	CITY OF GREATER GEELONG AUSNET GAS SERVICES PTY LTD
E-11	DRAINAGE POWERLINES	2 2	THIS PLAN THIS PLAN (SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	CITY OF GREATER GEELONG POWERCOR AUSTRALIA LTD

WANDANA - 2B

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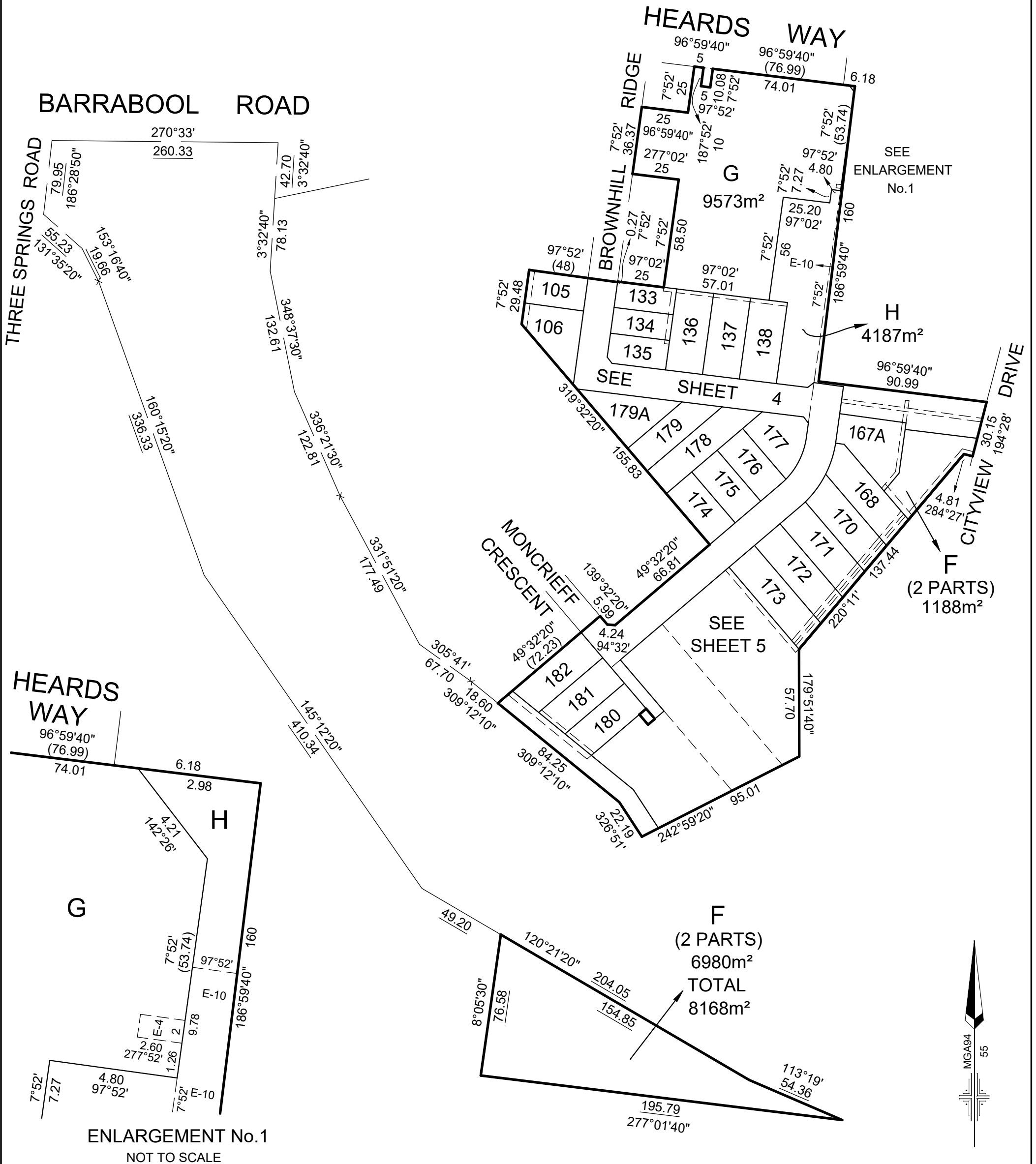
DRAWING: SU02BAJ

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SHEET 2

PLAN OF SUBDIVISION

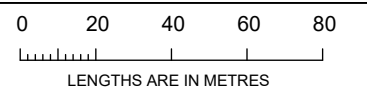
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WANDANA - 2B

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SCALE
1:2000



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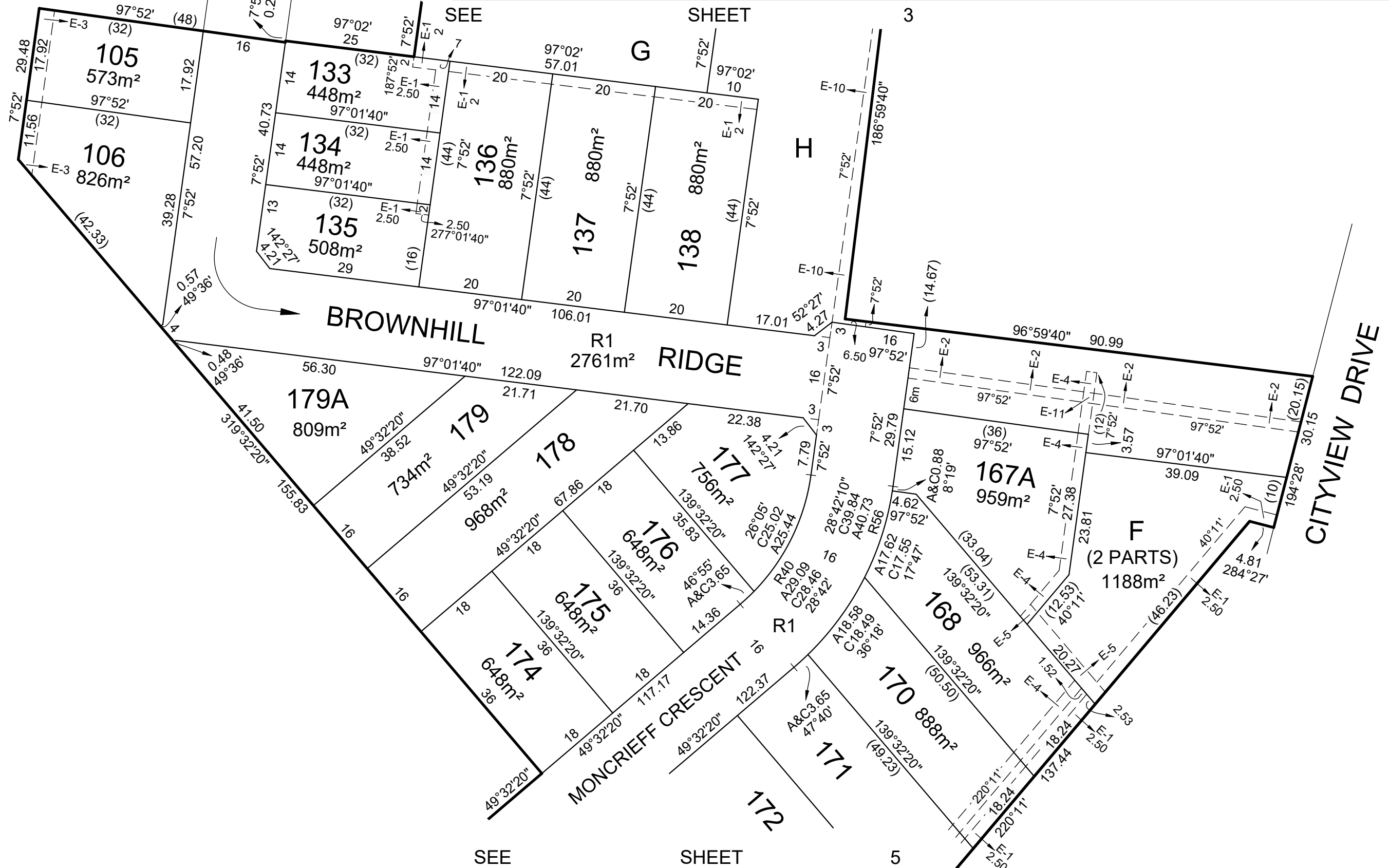
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SHEET 3

BROWNHILL RIDGE

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 DATE: 29/05/20 REFERENCE: AA0074
 DRAWING: SU02BAJ DRAWN BY: LS

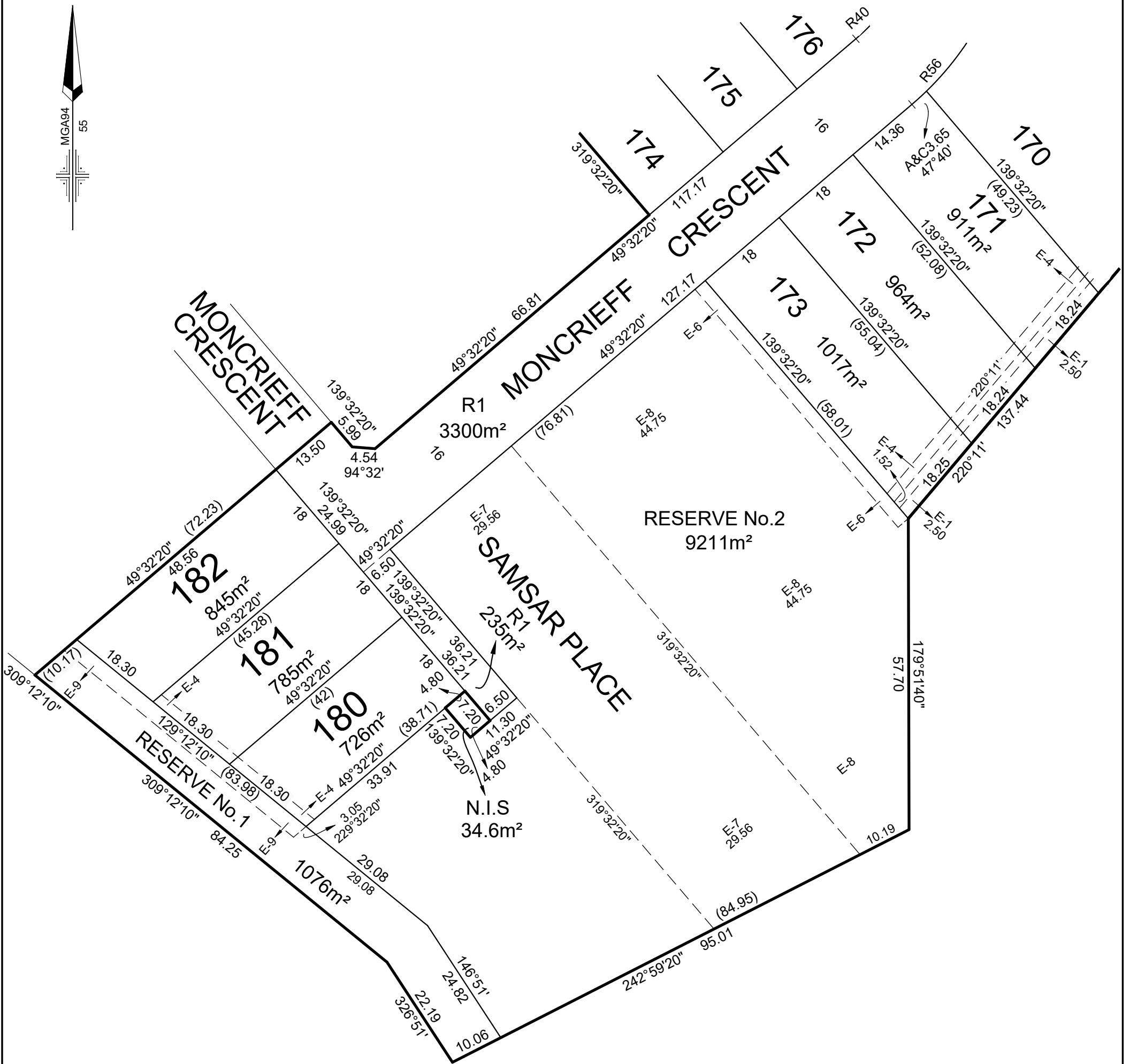
SCALE
 1:750
 0 7.5 15 22.5 30
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 SHEET 4

PLAN OF SUBDIVISION

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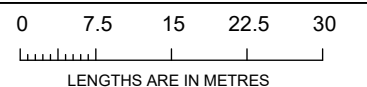
SEE SHEET 4



WANDANA - 2B

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SCALE
1:750



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 SHEET 5

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
105	106
106	105
133	134, 136
134	133, 135, 136
135	134, 136
136	133, 134, 135, 137
137	136, 138
138	137
167A	168
168	167A, 170
170	168, 171
171	170, 172
172	171, 173

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
173	172
174	175, 178
175	174, 176, 178
176	175, 177, 178
177	176, 178
178	174, 175, 176, 177, 179
179	178, 179A
179A	179
180	181
181	180, 182
182	181

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 - 2B



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 SHEET 6

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 167A, 168, 170, 171, 172 and 173 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 - 2B

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