

PLAN OF SUBDIVISION

PS 812316U

LOCATION OF LAND

PARISH: BARRARBOOL
TOWNSHIP:
SECTION: 11
CROWN ALLOTMENT:
CROWN PORTION: 42 (PART)
TITLE REFERENCE: VOL FOL

LAST PLAN REFERENCE: LOT B ON PS816132J
POSTAL ADDRESS: 335 BARRABOOL ROAD
 (at time of subdivision) WANDANA HEIGHTS 3216

MGA CO-ORDINATES: E: 263 050 ZONE:55
 (of approx centre of land N: 5 771 600
 in plan)

Council Name: City of Greater Geelong

Council Reference Number: 13448
 Planning Permit Reference: 392-2015
 SPEAR Reference Number: S110338J

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
 Date of original certification under section 6: 08/08/2018

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: Hugh Griffiths for City of Greater Geelong on 18/02/2019

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	CITY OF GREATER GEELONG
RESERVE No.3	BARWON REGION WATER CORPORATION

LOTS 17 TO 26, 29, 30 AND 41 TO 68 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

AREA OF LAND SUBDIVIDED (EXCLUDING BALANCE LOT C) - 2.951ha

TANGENT POINTS ARE SHOWN THUS: 

NOTATIONS

DEPTH LIMITATION 15.24m BELOW THE SURFACE

SURVEY:
 This plan is based on partial survey.

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

BOUNDARIES SHOWN THUS 12.34 ARE NOT SUBJECT TO SURVEY

ADDITIONAL PURPOSE OF THIS PLAN:
 TO REMOVE EASEMENT E-3 ON PS816132J NOW CONTAINED IN ROAD R1 ON THIS PLAN

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

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	TRANSMISSION OF ELECTRICITY	SEE DIAG	C/E E334721	S.E.C.V
	TRANSMISSION OF ELECTRICITY	SEE DIAG	C/E B558558	S.E.C.V
E-2	TRANSMISSION OF ELECTRICITY	SEE DIAG	C/E E334721	S.E.C.V
E-3	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN (SEC 136 OF THE WATER ACT 1989)	BARWON REGION WATER CORPORATION
CONTINUED ON SHEET 2				

WANDANA - 4

30 LOTS AND BALANCE LOT C

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

LyssnaGroup.com

DATE: 12/11/18 REFERENCE: AA0074
 DRAWING: SU04AB DRAWN BY: SS

ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 6

Digitally signed by: Andrew Reay, Licensed Surveyor,
 Surveyor's Plan Version (B),
 12/11/2018, SPEAR Ref: S110338J

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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	2	THIS PLAN	CITY OF GREATER GEELONG
E-5	CARRIAGEWAY DRAINAGE PIPELINES OR ANCILLARY PURPOSES POWERLINE	16 16 16 16	THIS PLAN THIS PLAN THIS PLAN (SEC 136 OF THE WATER ACT 1989) THIS PLAN (SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	BARWON REGION WATER CORPORATION CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION POWERCOR AUSTRALIA LTD
E-6	PIPELINES OR ANCILLARY PURPOSES TRANSMISSION OF ELECTRICITY TRANSMISSION OF ELECTRICITY	SEE DIAG SEE DIAG SEE DIAG	THIS PLAN (SEC 136 OF THE WATER ACT 1989) C/E E334721 C/E B558558	BARWON REGION WATER CORPORATION S.E.C.V S.E.C.V
E-7	TRANSMISSION OF ELECTRICITY POWERLINE DRAINAGE	SEE DIAG SEE DIAG SEE DIAG	C/E E334721 THIS PLAN (SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000) THIS PLAN	S.E.C.V POWERCOR AUSTRALIA LTD CITY OF GREATER GEELONG
E-8	TRANSMISSION OF ELECTRICITY PIPELINES OR ANCILLARY PURPOSES	SEE DIAG SEE DIAG	C/E E334721 THIS PLAN (SEC 136 OF THE WATER ACT 1989)	S.E.C.V BARWON REGION WATER CORPORATION
E-9	TRANSMISSION OF ELECTRICITY TRANSMISSION OF ELECTRICITY CARRIAGEWAY DRAINAGE PIPELINES OR ANCILLARY PURPOSES POWERLINE	16 16 16 16 16 16	C/E E334721 C/E B558558 THIS PLAN THIS PLAN THIS PLAN (SEC 136 OF THE WATER ACT 1989) THIS PLAN (SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	S.E.C.V S.E.C.V BARWON REGION WATER CORPORATION CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION POWERCOR AUSTRALIA LTD
E-10	TRANSMISSION OF ELECTRICITY CARRIAGEWAY DRAINAGE PIPELINES OR ANCILLARY PURPOSES POWERLINE	16 16 16 16 16	C/E E334721 THIS PLAN THIS PLAN THIS PLAN (SEC 136 OF THE WATER ACT 1989) THIS PLAN (SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000)	S.E.C.V BARWON REGION WATER CORPORATION CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION POWERCOR AUSTRALIA LTD
E-11	POWERLINE DRAINAGE	SEE DIAG SEE DIAG	THIS PLAN (SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000) THIS PLAN	POWERCOR AUSTRALIA LTD CITY OF GREATER GEELONG

WANDANA - 4

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LyssnaGroup.com

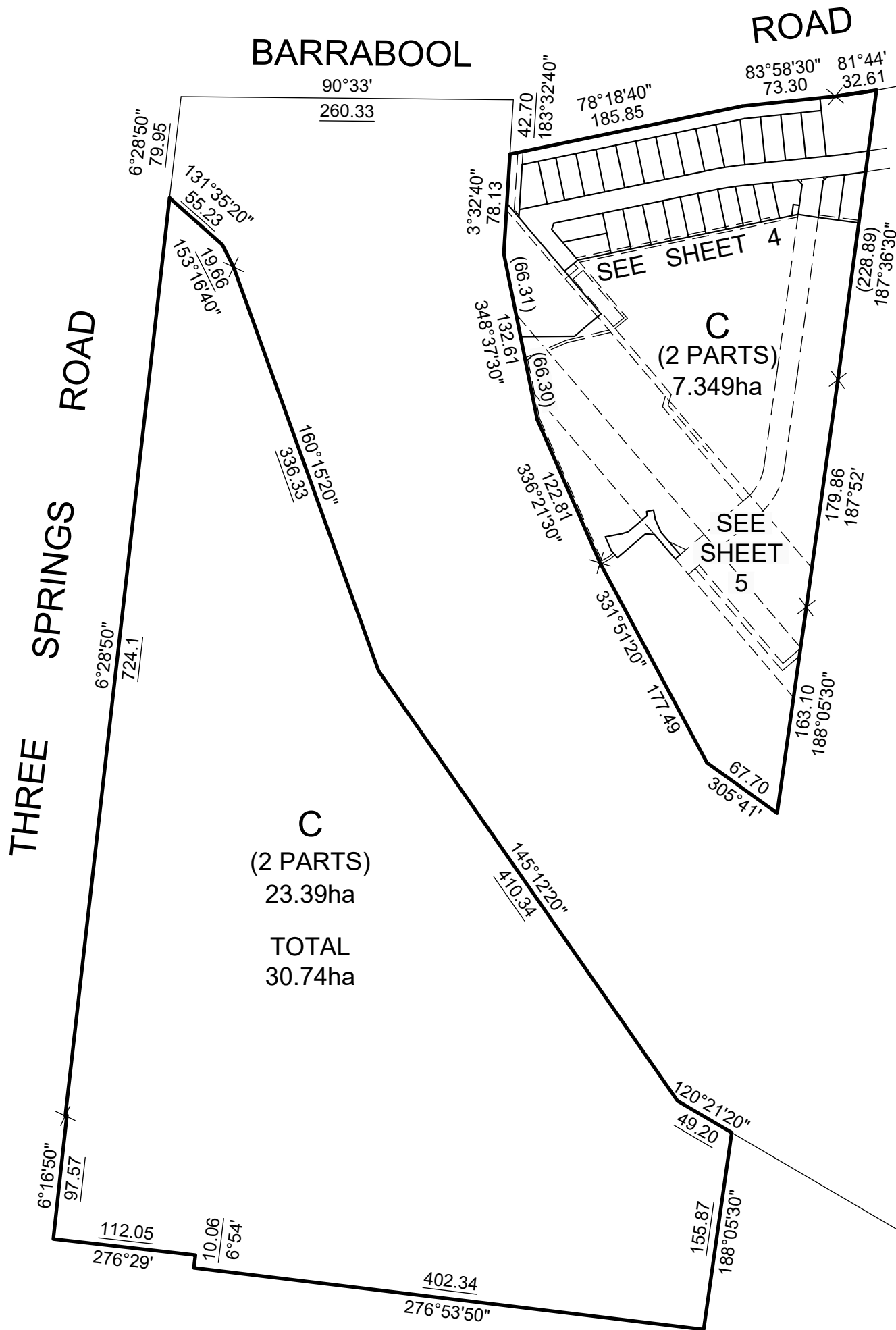
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 DRAWING: SU04AB

REFERENCE: AA0074
 DRAWN BY: SS

ORIGINAL SHEET SIZE: A3
 SHEET 2

Digitally signed by: Andrew Reay, Licensed Surveyor,
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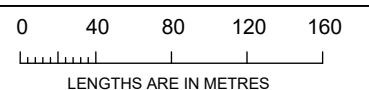
Digitally signed by:
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WANDANA - 4

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SCALE
1:4000



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 SHEET 3

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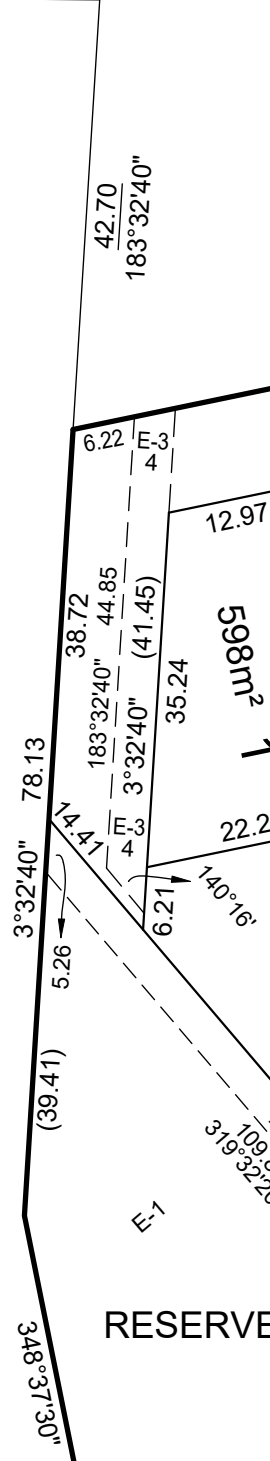
PLAN OF SUBDIVISION

PS 812316U

SEE SHEET 3



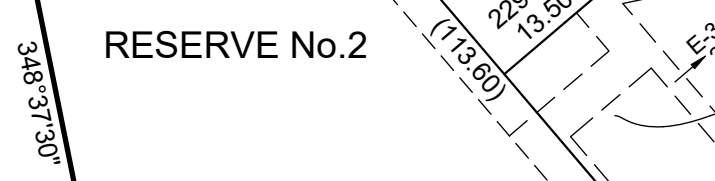
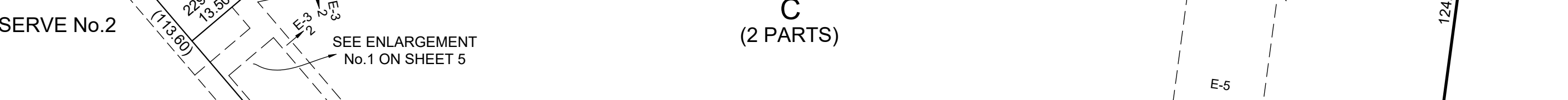
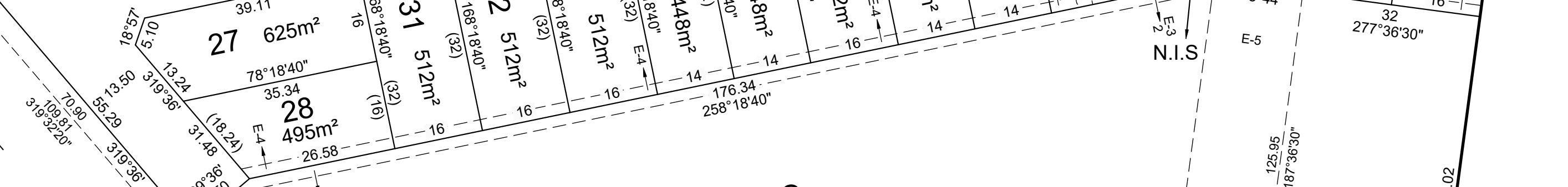
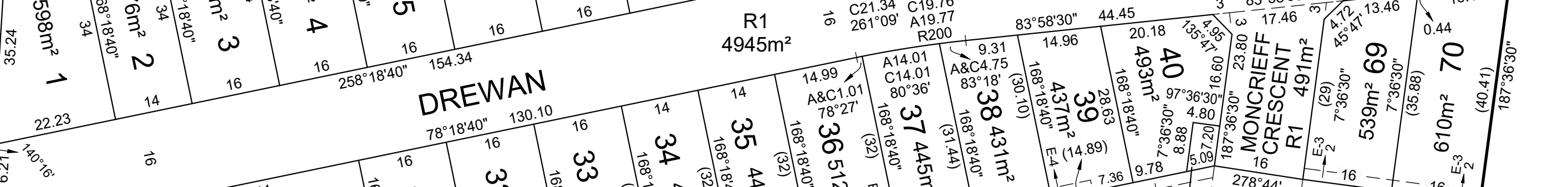
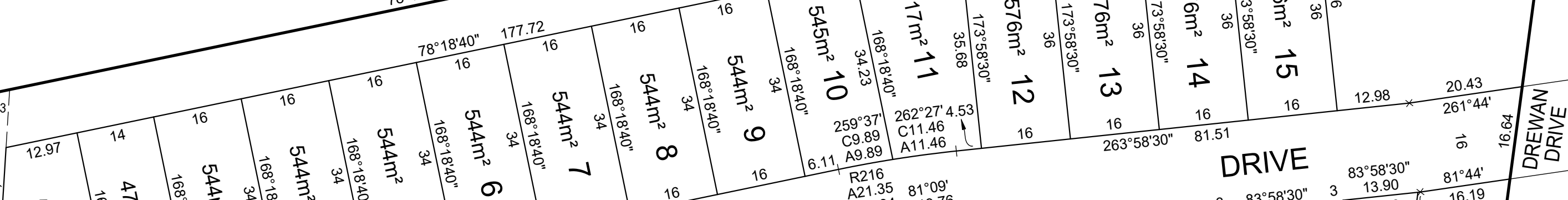
90°33'



BARRABOOL

ROAD

RESERVE No.1 2828m²



RESERVE No.2

C (2 PARTS)

SEE SHEET 5

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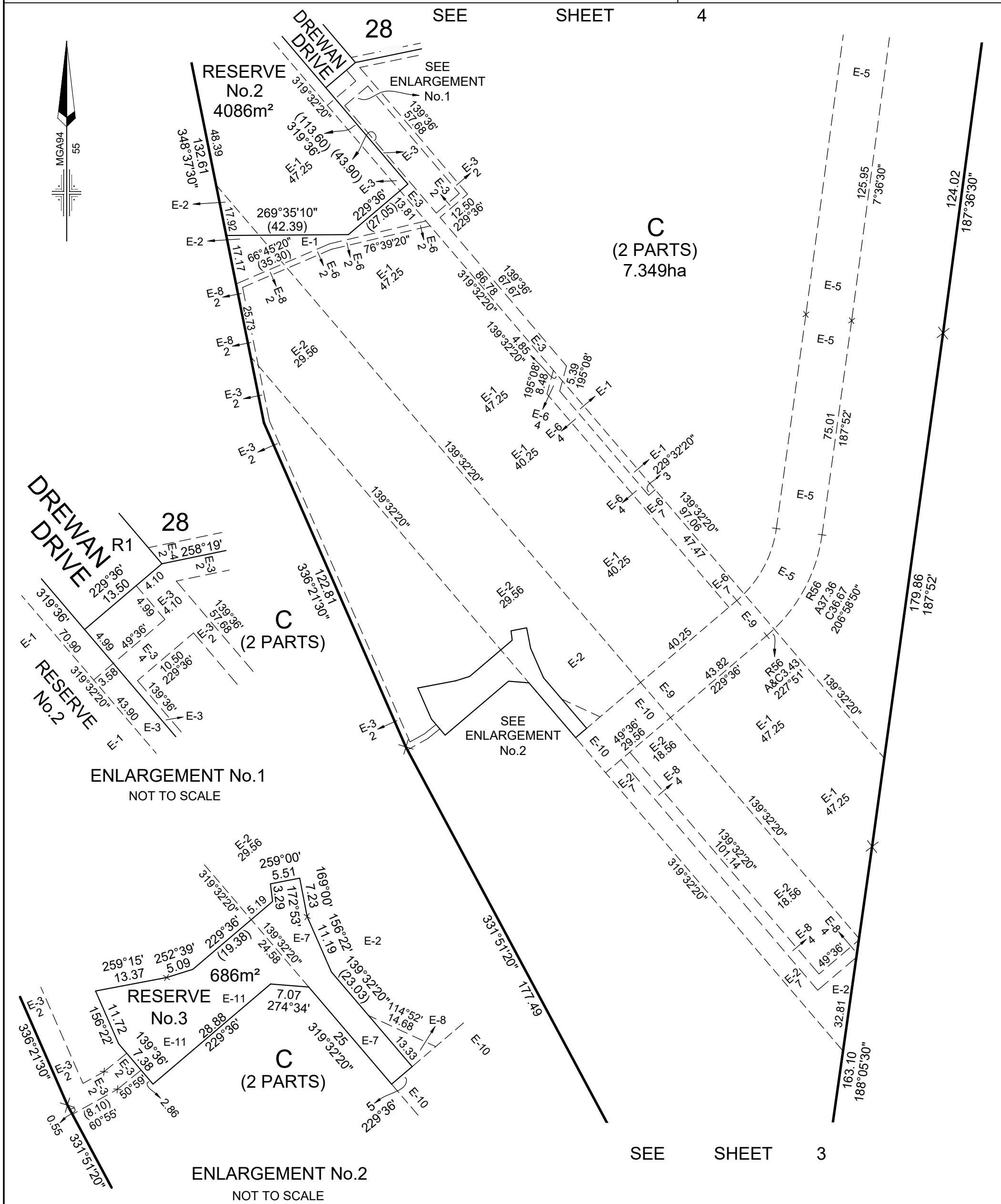
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LICENSED SURVEYOR: ANDREW J. REAY		1:750	LENGTHS ARE IN METRES		
DATE: 12/11/18	REFERENCE: AA0074	Digitally signed by: Andrew Reay, Licensed Surveyor, Surveyor's Plan Version (B), 12/11/2018, SPEAR Ref: S110338J		Digitally signed by: City of Greater Geelong, 18/02/2019, SPEAR Ref: S110338J	
DRAWING: SU04AB	DRAWN BY: SS				


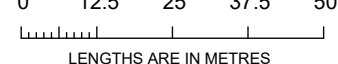
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WANDANA - 4  Lyssna Group Pty Ltd ABN 18 616 811 191 Tel: +61 3 9516 6899 PO Box 1098, South Melbourne 3205 Suite 3, 102 Dodds Street Southbank VIC 3006 Australia LyssnaGroup.com	LICENSED SURVEYOR: ANDREW J. REAY		SCALE 1:1250	0 12.5 25 37.5 50  LENGTHS ARE IN METRES
	DATE: 12/11/18 DRAWING: SU04AB	REFERENCE: AA0074 DRAWN BY: SS	ORIGINAL SHEET SIZE: A3 SHEET 5	
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CREATION OF RESTRICTION

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
1	2
2	1, 3
3	2, 4
4	3, 5
5	4, 6
6	5, 7
7	6, 8
8	7, 9
9	8, 10
10	9, 11
11	10, 12
12	11, 13
13	12, 14
14	13, 15
15	14, 16

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
16	15
27	28, 31
28	27, 31
31	27, 28, 32
32	31, 33
33	32, 34
34	33, 35
35	34, 36
36	35, 37
37	36, 38
38	37, 39
39	38, 40
40	39
69	70
70	69

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 - 4



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DRAWING: SU04AB

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SHEET 6

Digitally signed by: Andrew Reay, Licensed Surveyor,
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