

# PLAN OF SUBDIVISION

# PS 816138V

## LOCATION OF LAND

**PARISH:** BARRARBOOL  
**TOWNSHIP:**  
**SECTION:** 11  
**CROWN ALLOTMENT:**  
**CROWN PORTION:** 42 (PART)  
**TITLE REFERENCE:** VOL FOL  
  
**LAST PLAN REFERENCE:** LOT C ON PS812316U  
**POSTAL ADDRESS:** MONCRIEFF CRESCENT  
 (at time of subdivision) WANDANA HEIGHTS 3216  
  
**MGA CO-ORDINATES:** E: 263 100                      ZONE:55  
 (of approx centre of land                      N: 5 771 450  
 in plan)

**Council Name:** City of Greater Geelong  
  
**Council Reference Number:** 13781  
**Planning Permit Reference:** 392-2015  
**SPEAR Reference Number:** S123572T  
  
**Certification**  
 This plan is certified under section 6 of the Subdivision Act 1988  
  
**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 01/04/2019

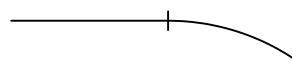
## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

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

LOTS 1 TO 28, 31 TO 40, 69 & 70 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

AREA OF LAND SUBDIVIDED (EXCLUDING BALANCE LOT D) - 5.100ha

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 THOSE PARTS OF EASEMENTS E-3 AND E-5 ON PS812316U NOW CONTAINED IN ROAD R1 ON THIS PLAN

**GROUNDS 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 TRANSMISSION OF ELECTRICITY	SEE DIAG SEE DIAG	C/E E334721 C/E B558558	S.E.C.V 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	PS812316U (SEC 136 OF THE WATER ACT 1989)	BARWON REGION WATER CORPORATION
CONTINUED ON SHEET 2				

WANDANA - 5

47 LOTS AND BALANCE LOT D

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: 13/11/18                      REFERENCE: AA0074  
 DRAWING: SU05AB                      DRAWN BY: LS

ORIGINAL SHEET SIZE: A3  
 SHEET 1 OF 6

Digitally signed by: Andrew Reay, Licensed Surveyor,  
 Surveyor's Plan Version (B),  
 13/03/2019, SPEAR Ref: S123572T

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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	PIPELINES OR ANCILLARY PURPOSES	2	THIS PLAN (SEC 136 OF THE WATER ACT 1989)	BARWON REGION WATER CORPORATION
E-6	PIPELINES OR ANCILLARY PURPOSES TRANSMISSION OF ELECTRICITY TRANSMISSION OF ELECTRICITY	SEE DIAG SEE DIAG SEE DIAG	PS812316U (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 TRANSMISSION OF ELECTRICITY PIPELINES OR ANCILLARY PURPOSES DRAINAGE	3 3 3 3	C/E E334721 C/E B558558 THIS PLAN (SEC 136 OF THE WATER ACT 1989) THIS PLAN	S.E.C.V S.E.C.V BARWON REGION WATER CORPORATION CITY OF GREATER GEELONG
E-8	TRANSMISSION OF ELECTRICITY PIPELINES OR ANCILLARY PURPOSES	SEE DIAG SEE DIAG	C/E E334721 PS812316U (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 PS812316U PS812316U PS812316U (SEC 136 OF THE WATER ACT 1989) PS812316U (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 PS812316U PS812316U PS812316U (SEC 136 OF THE WATER ACT 1989) PS812316U (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	TRANSMISSION OF ELECTRICITY TRANSMISSION OF ELECTRICITY PIPELINES OR ANCILLARY PURPOSES	3 3 3	C/E E334721 C/E B558558 THIS PLAN (SEC 136 OF THE WATER ACT 1989)	S.E.C.V S.E.C.V BARWON REGION WATER CORPORATION

WANDANA - 5

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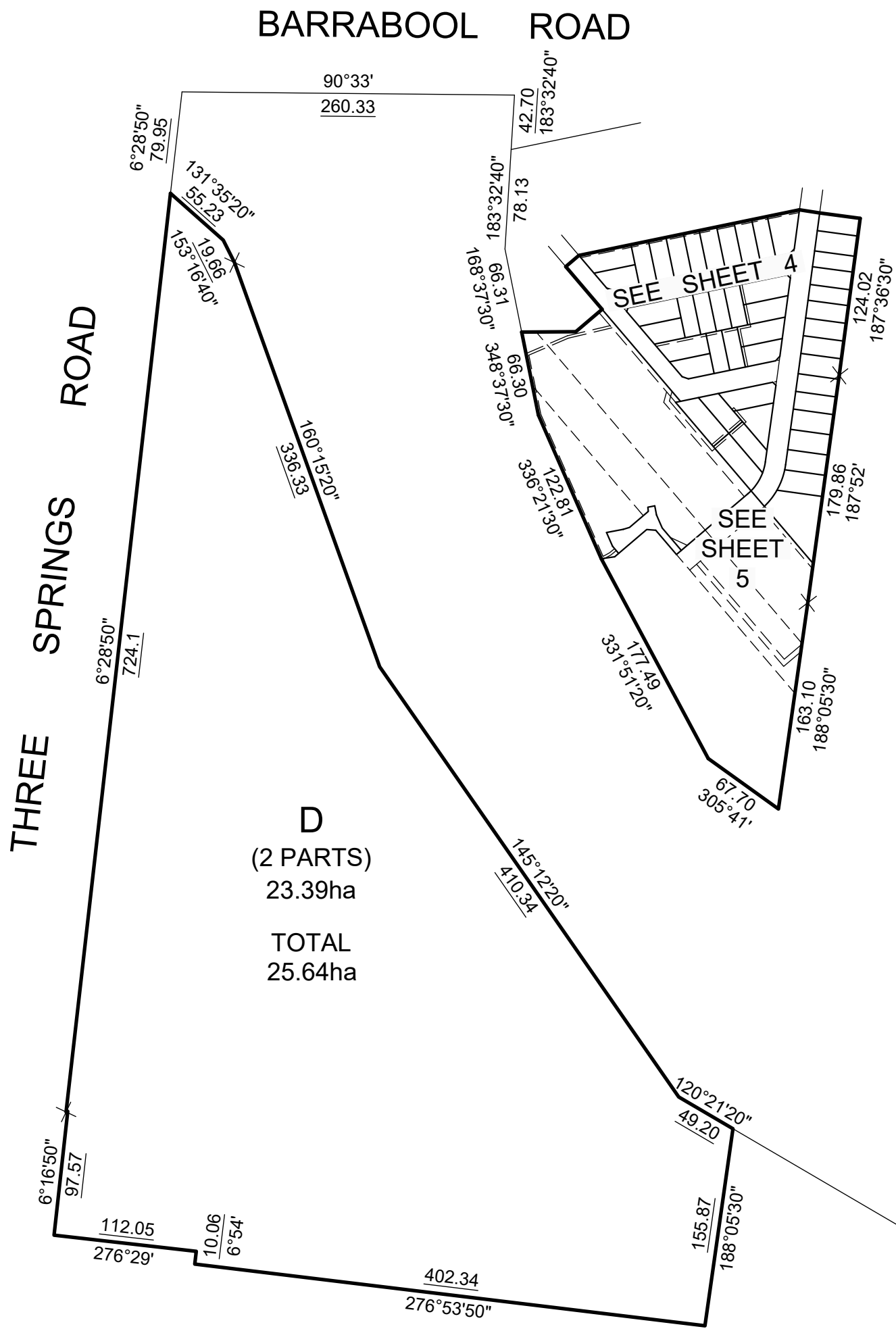
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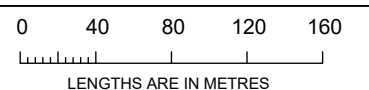
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SCALE  
1:4000



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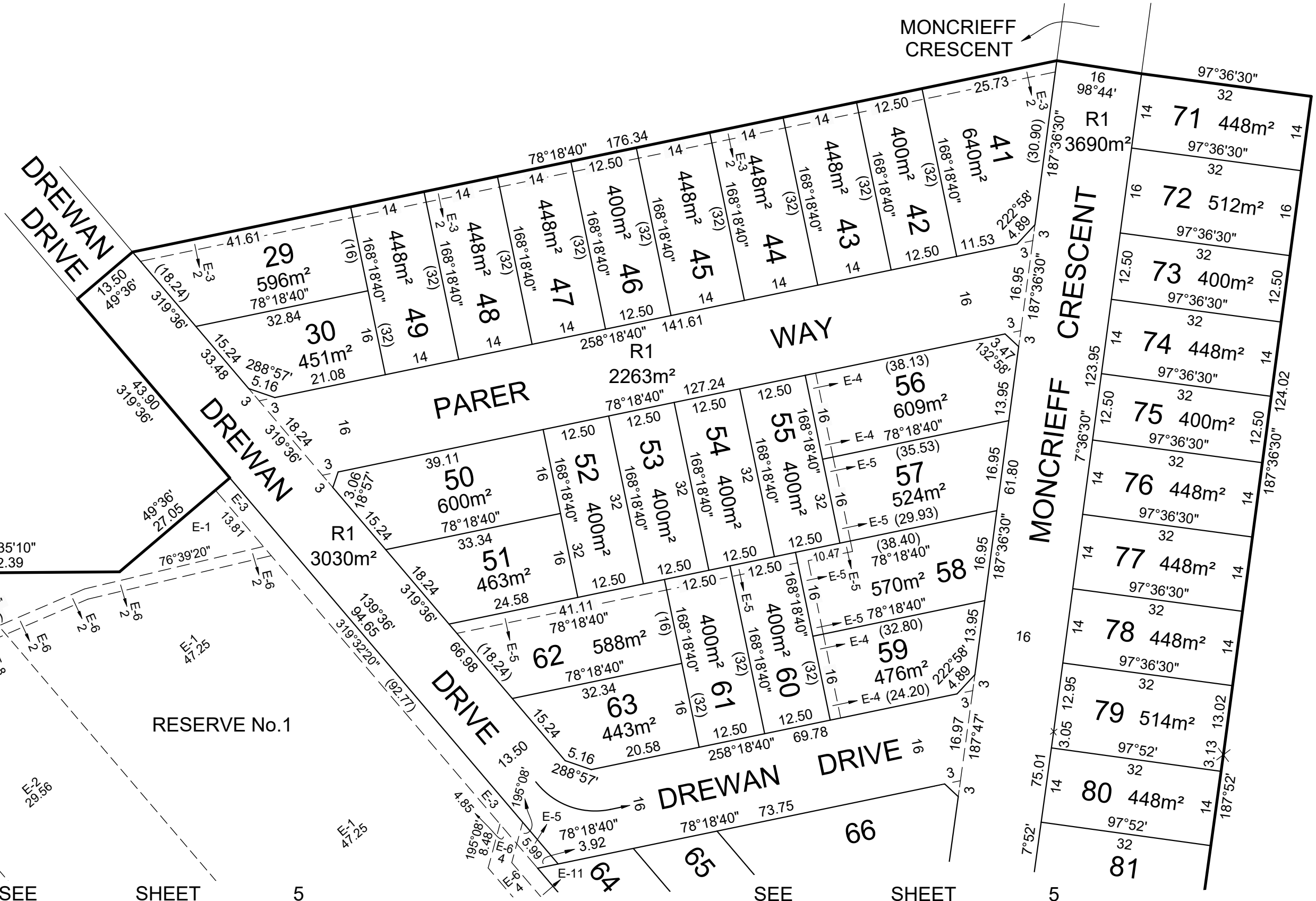
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SEE SHEET 5

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

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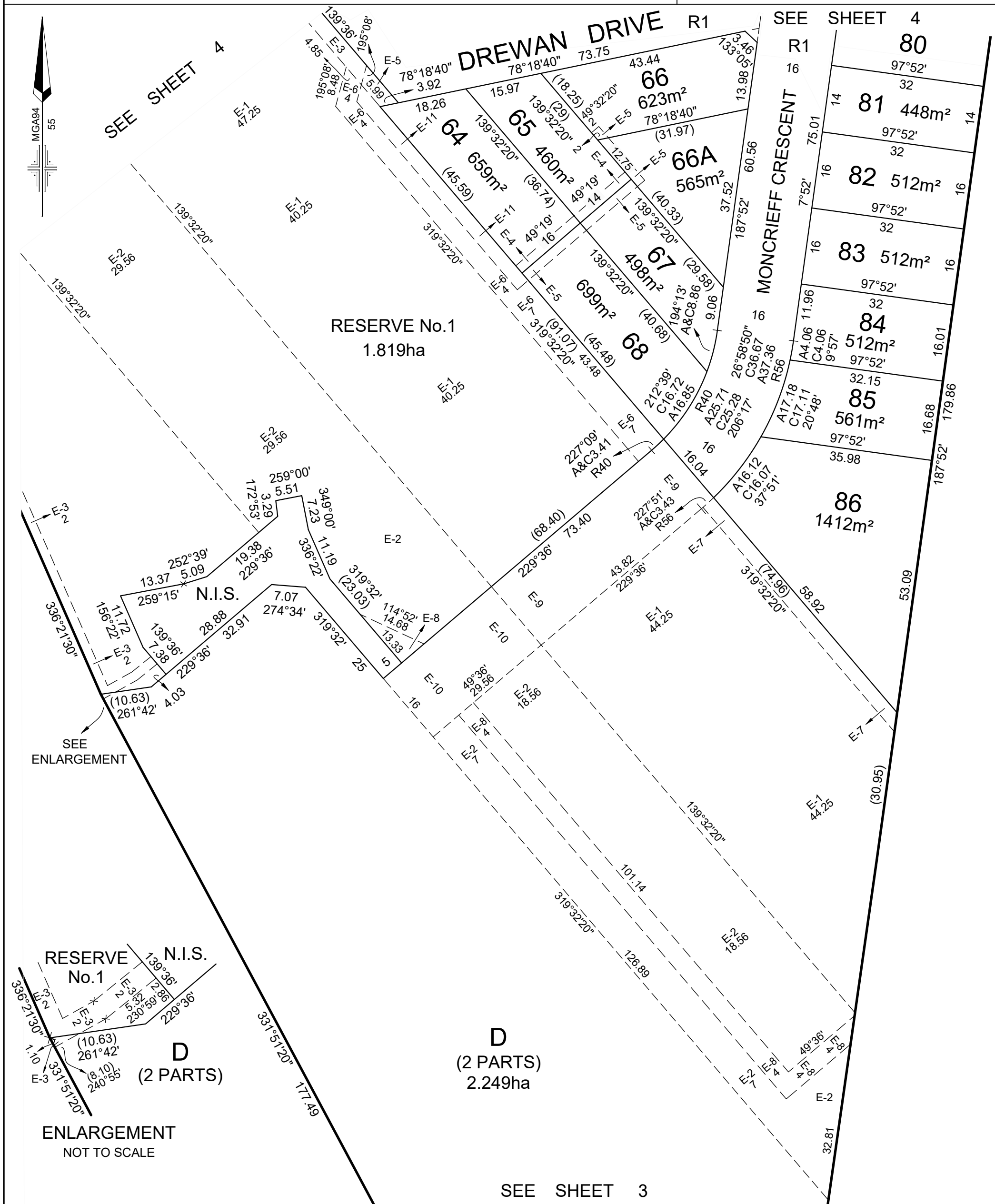
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SHEET 4

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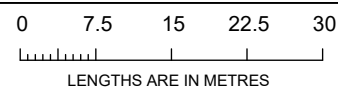
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## CREATION OF RESTRICTION

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
29	30, 49
30	29, 49
41	42
42	41, 43
43	42, 44
44	43, 45
45	44, 46
46	45, 47
47	46, 48
48	47, 49
49	29, 30, 48
50	51, 52
51	50, 52, 62
52	50, 51, 53, 62
53	52, 54, 61, 62
54	53, 55, 60, 61

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
55	54, 56, 57, 58, 60
56	55, 57
57	55, 56, 58
58	55, 57, 59, 60
59	58, 60
60	54, 55, 58, 59, 61
61	53, 54, 60, 62, 63
62	51, 52, 53, 61, 63
63	61, 62
64	65, 68
65	64, 66, 66A, 67
66	65, 66A
66A	65, 66, 67
67	65, 66A, 68
68	64, 67
71	72

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
72	71, 73
73	72, 74
74	73, 75
75	74, 76
76	75, 77
77	76, 78
78	77, 79
79	78, 80
80	79, 81
81	80, 82
82	81, 83
83	82, 84
84	83, 85
85	84, 86
86	85

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 - 5



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