

PLAN OF SUBDIVISION

PS 905320M

LOCATION OF LAND

PARISH: DUNEED
 TOWNSHIP:
 SECTION: 20
 CROWN ALLOTMENT: D (PT)
 CROWN PORTION:
 TITLE REFERENCE: VOL FOL

 LAST PLAN REFERENCE: LOT A ON PS 902161W
 POSTAL ADDRESS: 10 FEEHANS ROAD
 (at time of subdivision) MOUNT DUNEED VIC 3217

 MGA CO-ORDINATES: E: 266 500 ZONE:55
 (of approx centre of land N: 5 764 150
 in plan)

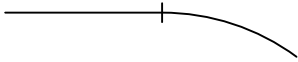
VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF GREATER GEELONG

LOTS 1 TO 74, 79 TO 82 AND 91 TO 95 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

AREA OF LAND SUBDIVIDED - 1.005ha

TANGENT POINTS ARE SHOWN THUS: 

NOTATIONS

DEPTH LIMITATION NIL

SURVEY:
 This plan is based on survey.

STAGING:
 This is not a staged subdivision.

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	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	3 3	THIS PLAN THIS PLAN SEC. 136 WATER ACT 1989	GREATER GEELONG CITY COUNCIL BARWON REGION WATER CORPORATION

10 FEEHANS ROAD, MOUNT DUNEED - 2

18 LOTS

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

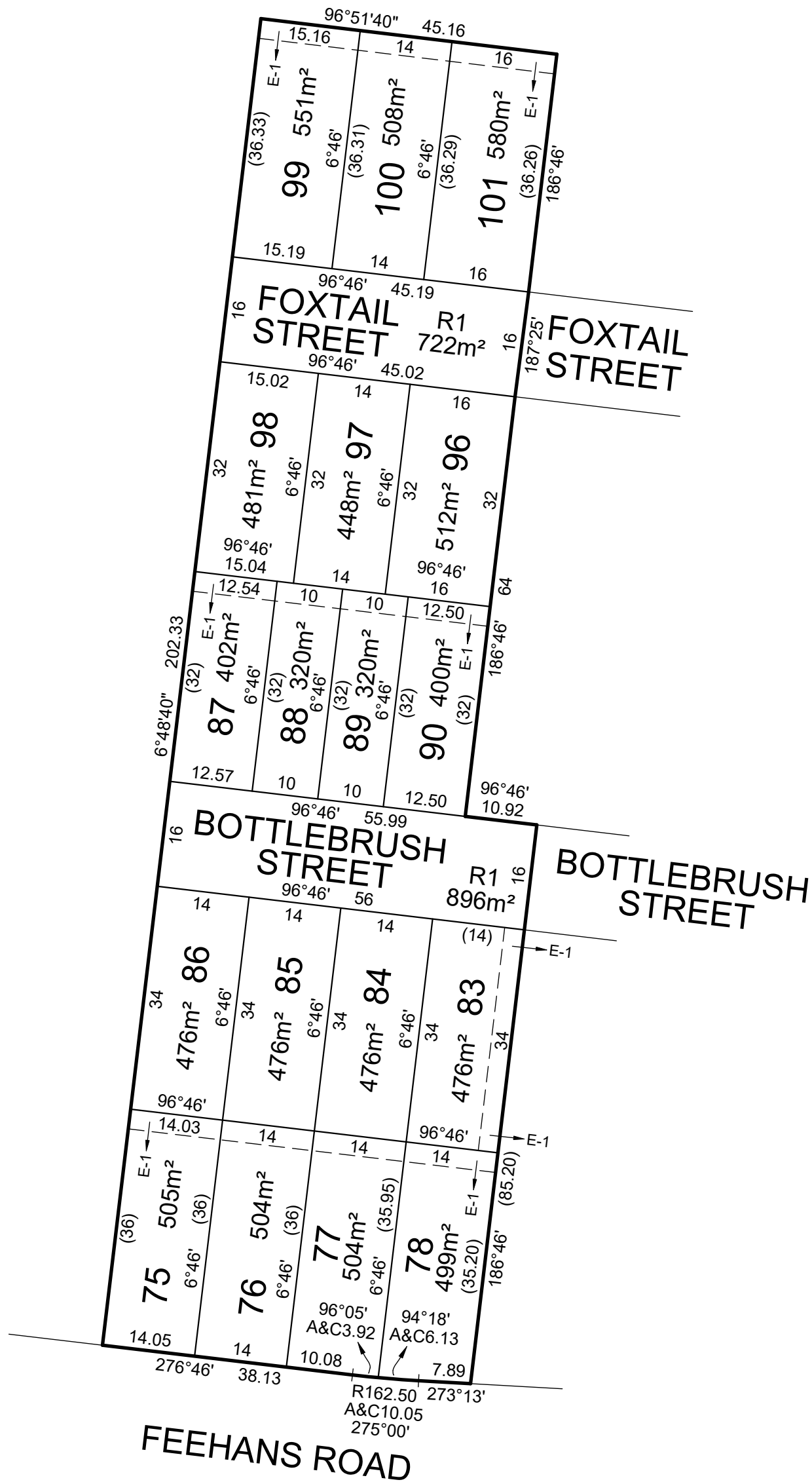
LyssnaGroup.com

DATE: 02/03/22 REFERENCE: AA0235
 DRAWING: SU02AB DRAWN BY: MI

ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 3

PLAN OF SUBDIVISION

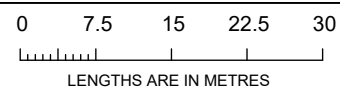
PS 905320M



10 FEEHANS ROAD, MOUNT DUNEED - 2

LICENSED SURVEYOR: ANDREW J. REAY

SCALE
1:750



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: 02/03/22
 DRAWING: SU02AB

REFERENCE: AA0235
 DRAWN BY: MI

ORIGINAL SHEET SIZE: A3
 SHEET 2

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.

Burdened Land: Lots 75 to 78, 83 to 90, 96 to 101 (all inclusive) on the Plan of Subdivision

Benefited Land: Lots 75 to 78, 83 to 90, 96 to 101 (all inclusive) on the Plan of Subdivision

DESCRIPTION OF RESTRICTION

Except with the written consent of the Transferor 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 shall not:

- (a) build or allow to be built on the Lot any dwelling
 - i. with a setback distance less than 4m from the front boundary, except for Lots 75 to 78 (inclusive) where the minimum setback distance must be 6m from the front boundary;
 - ii. with a floor area less than 140m² excluding any verandahs and garage;
 - iii. which is a transportable home or a kit home;
 - iv. which is externally constructed out of materials other than clay or masonry brick, painted weatherboard, rendered masonry block, rendered brick or rendered cement sheeting.
- (b) build or allow to be built on the Lot a garage
 - i. which is set back less than 800mm from the front wall of the dwelling;
 - ii. other than a double car garage when the Lot's frontage is equal to or greater than 12 metres, except for corner allotments being developed as dual occupancy allotments;
 - iii. other than a single car garage (as a minimum) with an additional area available on the lot to park a second car when the Lot's frontage is less than 12 metres;
 - iv. which is constructed out of different building material to the dwelling;
 - v. with roller doors;
 - vi. with doors other than a sectional overhead door, panel lift door or a tilt door;
 - vii. with doors which are not complementary to the external colour scheme of the dwelling.
- (c) build or allow to be built or remain on the Lot
 - i. more or less than one private house dwelling per Lot, except for corner allotments being developed as dual occupancy allotments;
 - ii. any garden shed that is constructed from materials other than non reflective or colorbond sheeting;
 - iii. solar panels that can be seen from the street frontage of that Lot;
 - iv. solar panels which are installed in locations other than the side or rear of the dwelling;
 - v. front fencing;
 - vi. side fencing other than colorbond material which is set back 1m from the front wall of that Lot's garage;
 - vii. side borders in the front yard of the dwelling other than planted hedges under a maximum height of 1 metre.
- (d) build or allow to be built on the Lot any roof
 - i. of materials other than roof tiles, non reflective or colorbond sheet roofing, stone, terracotta tiles or slate shingles.
- (e) allow the landscaping of the front yard to remain uncompleted for longer than 6 months from the certificate of occupancy being issued.
- (f) further subdivide the lot hereby transferred unless the land is of an area of 600 square metres or greater except for corner lots or land with frontage of 16m or greater;
- (g) build or permit to be built any building(s) that does not provide 1.0 metre clear horizontal access down the entire length of at least one side boundary of the lot for the purpose of access to sewer.

10 FEEHANS ROAD, MOUNT DUNEED - 2



LyssnaGroup.com

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

LICENSED SURVEYOR: ANDREW J. REAY

DATE: 02/03/22
 DRAWING: SU02AB

REFERENCE: AA0235
 DRAWN BY: MI

ORIGINAL SHEET SIZE: A3
 SHEET 3