

# PLAN OF SUBDIVISION

EDITION 1

PS 910372M

## LOCATION OF LAND

PARISH: DUNEED  
 TOWNSHIP:  
 SECTION: 20  
 CROWN ALLOTMENT: D (PT)  
 CROWN PORTION:  
 TITLE REFERENCE: VOL FOL  
 LAST PLAN REFERENCE: LOT A ON PS910361S  
 POSTAL ADDRESS: 30 FEEHANS ROAD  
 (at time of subdivision) MOUNT DUNEED VIC 3217  
 MGA CO-ORDINATES: E: 266 400 ZONE:55  
 (of approx centre of land N: 5 764 250  
 in plan)

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

| IDENTIFIER              | COUNCIL/BODY/PERSON                                |
|-------------------------|--|
| ROAD R1<br>RESERVE No.1 | CITY OF GREATER GEELONG<br>CITY OF GREATER GEELONG |

AREA OF LAND SUBDIVIDED - 1.868ha  
 LOTS 1 TO 8 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

## NOTATIONS

DEPTH LIMITATION: NIL

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

ADDITIONAL PURPOSE OF THIS PLAN:  
 TO REMOVE THAT PART OF EASEMENT E-2 AND ALL OF EASEMENT E-3 ON  
 PS910361S NOW CONTAINED IN ROAD R1 ON THIS PLAN  
 GROUNDS FOR REMOVAL:  
 AGREEMENT BY ALL INTERESTED PARTIES VIDE SEC 6(1)(k) OF THE  
 SUBDIVISION ACT

## 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<br>PIPELINES OR ANCILLARY PURPOSES | 3              | PS910361S<br>PS910361S<br>SEC. 136 WATER ACT 1989 | GREATER GEELONG CITY COUNCIL<br>BARWON REGION WATER CORPORATION |
| E-2                | DRAINAGE<br>PIPELINES OR ANCILLARY PURPOSES | 3              | THIS PLAN<br>PS910361S<br>SEC. 136 WATER ACT 1989 | GREATER GEELONG CITY COUNCIL<br>BARWON REGION WATER CORPORATION |
| E-3                | DRAINAGE<br>PIPELINES OR ANCILLARY PURPOSES | 3              | THIS PLAN<br>THIS PLAN<br>SEC. 136 WATER ACT 1989 | GREATER GEELONG CITY COUNCIL<br>BARWON REGION WATER CORPORATION |
| E-4                | DRAINAGE                                    | 2              | THIS PLAN   | GREATER GEELONG CITY COUNCIL                                    |

30 FEEHANS ROAD - 2

33 LOTS

LICENSED SURVEYOR: ANDREW J. REAY



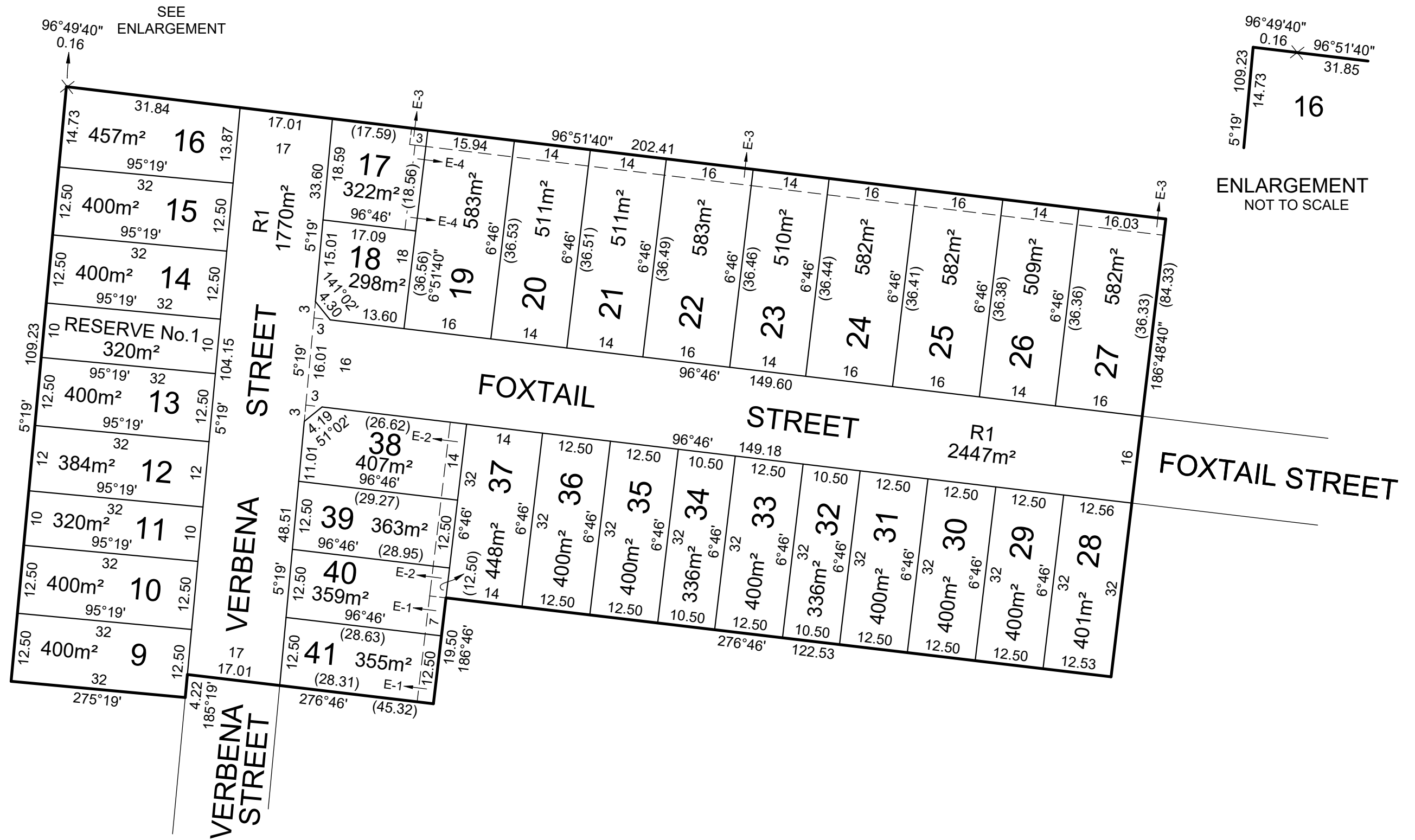
**Lyssna Group Pty Ltd**  
 ABN 18 616 811 191  
 Tel: +61 3 9516 6899  
 PO Box 1098, South Melbourne 3205  
 Level 4, 4 Ross Place,  
 South Melbourne 3205 Australia

DATE: 01/07/25 REFERENCE: AA0236  
 DRAWING: SU02AF DRAWN BY: BA

ORIGINAL SHEET SIZE: A3  
 SHEET 1 OF 3

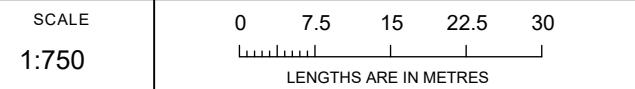
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 SHEET 2

# PLAN OF SUBDIVISION

# PS 910372M

## CREATION OF RESTRICTIONS

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.

### RESTRICTION "A"

Burdened Land: Lots 9 to 17 and 19 to 41 (all inclusive) on the Plan of Subdivision  
Benefited Land: Lots 9 to 41 (both 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;
  - ii. with a floor area less than 110m<sup>2</sup> 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 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 and/or allotments greater than 500m<sup>2</sup> with a frontage of 16m or greater 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.

### RESTRICTION "B"

Burdened Land: Lot 18 (Lot subject to the 'Small Lot Housing Code') on the Plan of Subdivision  
Benefited Land: Lots 9 to 41 (both inclusive) on the Plan of Subdivision

### DESCRIPTION OF RESTRICTION

1. The registered proprietor or proprietors for the time being for any burdened lot on this plan as a lot subject to the 'Small Lot Housing Code' must not build or permit to be built or remain on the lot any building or structure that has not been constructed in accordance with the 'Small Lot Housing Code (Type B)' unless in accordance with a planning permit granted to construct a dwelling on the lot. Condition 1 shall expire after the issuance of an occupancy certificate.
2. 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. which is a transportable home or a kit home;
    - ii. 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 constructed out of different building material to the dwelling;
    - ii. with roller doors;
    - iii. with doors other than a sectional overhead door, panel lift door or a tilt door;
    - iv. 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.

### RESTRICTION "C"

Burdened Land: Lots 17 and 19 to 41 (all inclusive) on the Plan of Subdivision  
Benefited Land: Lots 9 to 41 (both inclusive) on the Plan of Subdivision

### DESCRIPTION OF RESTRICTION

Except with the written consent of Barwon Water the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not 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. Unless exemption to this requirement is obtained from Barwon Water.

30 FEEHANS ROAD - 2

LICENSED SURVEYOR: ANDREW J. REAY



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