
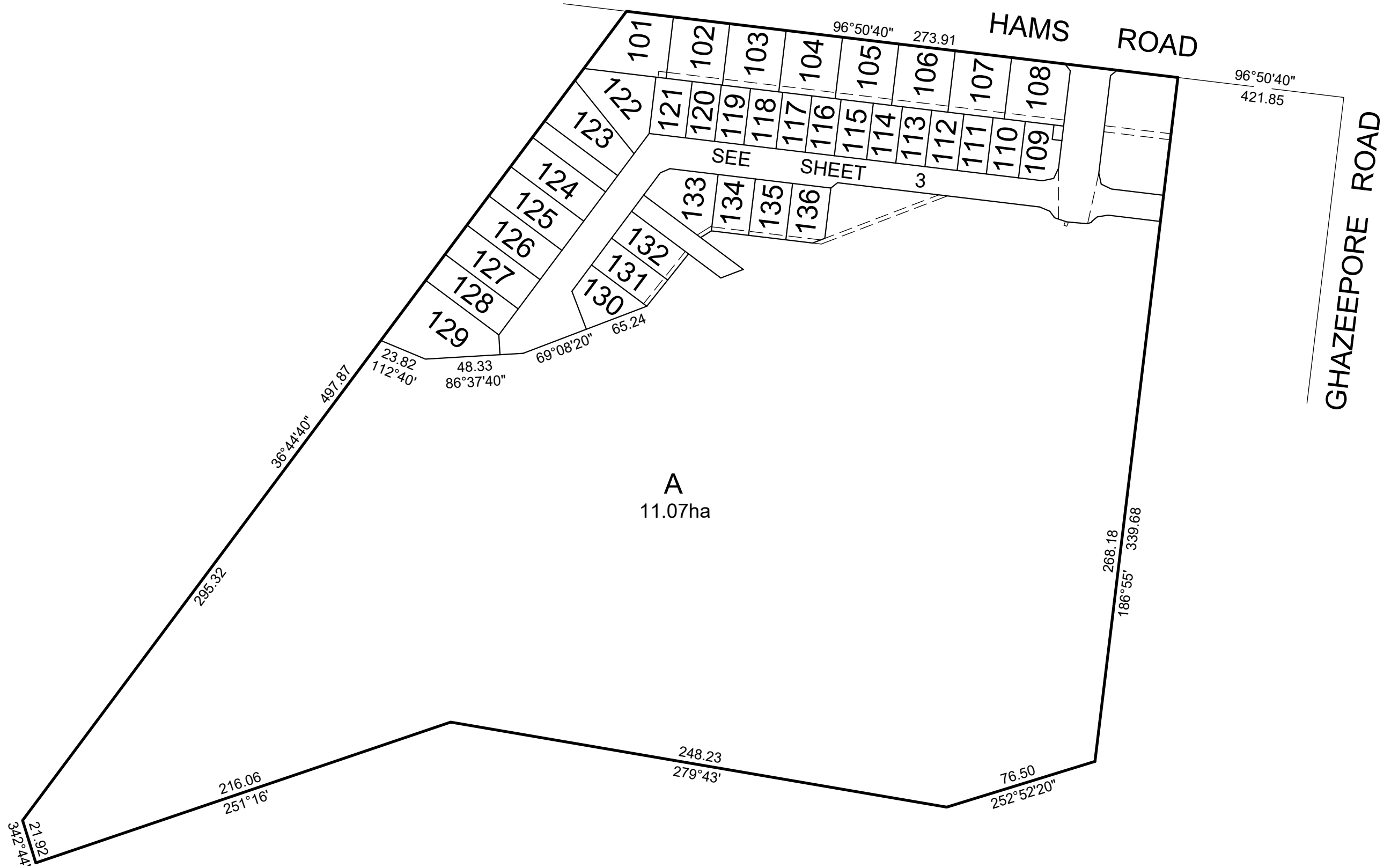


<h1>PLAN OF SUBDIVISION</h1>		<h1>PS 905325B</h1>		
LOCATION OF LAND PARISH: DUNEED TOWNSHIP: SECTION: 8 CROWN ALLOTMENT: S (PART) SECTION: 9 CROWN ALLOTMENT: 9A (PART) & 9D (PART) TITLE REFERENCE: VOL 11269 FOL 107 VOL 11269 FOL 109 VOL 11269 FOL 108 LAST PLAN REFERENCE: LOT 1 & 2 ON PS716122U LOT 4 ON PS644553P POSTAL ADDRESS: 69-93 HAMS ROAD (at time of subdivision) WAURN PONDS VIC 3216 MGA CO-ORDINATES: E: 263 100 ZONE:55 (of approx centre of land N: 5 766 850 in plan)		Council Name: City of Greater Geelong Council Reference Number: 15706 Planning Permit Reference: PP-663-2017 SPEAR Reference Number: S193664M Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 21/09/2022 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Mark Hodson for City of Greater Geelong on 05/07/2023		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 100 (BOTH INCLUSIVE), AND RESERVES No. 2 TO 6 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN AREA OF LAND SUBDIVIDED (EXCLUDING BALANCE LOT A) - 3.390ha		
ROAD R1 RESERVE No.1 RESERVE No.7 RESERVE No.8 RESERVE No.9	CITY OF GREATER GEELONG CITY OF GREATER GEELONG CITY OF GREATER GEELONG CITY OF GREATER GEELONG POWERCOR AUSTRALIA LTD			
NOTATIONS		ADDITIONAL PURPOSE OF THIS PLAN: TO REMOVE EASEMENT E-1 ON LOT 2 ON PS716122U GROUNDS FOR REMOVAL: VIDE PLANNING PERMIT No. : PP-663-2017		
DEPTH LIMITATION OF 15.24 METRES BELOW THE SURFACE APPLIES TO CROWN ALLOTMENT 9D ONLY. ALL OTHER LAND: 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	SEE DIAG	THIS PLAN	GREATER GEELONG CITY COUNCIL
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-3	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-3	DRAINAGE	SEE DIAG	THIS PLAN	GREATER GEELONG CITY COUNCIL
E-4	POWERLINE	1.5	THIS PLAN SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
69-93 HAMS ROAD, WAURN PONDS - 1		LICENSED SURVEYOR: ANDREW J. REAY		
36 LOTS AND BALANCE LOT A				
 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: 27/06/23	REFERENCE: AA0320	ORIGINAL SHEET SIZE: A3 SHEET 1 OF 4
		DRAWING: SU01AL	DRAWN BY: BA	
		Digitally signed by: Andrew Reay, Licensed Surveyor, Surveyor's Plan Version (L), 28/06/2023, SPEAR Ref: S193664M		

PLAN OF SUBDIVISION

PS 905325B



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LyssnaGroup.com

69-93 HAMS ROAD, WAURN PONDS - 1

LICENSED SURVEYOR: ANDREW J. REAY

DATE: 27/06/23 REFERENCE: AA0320
 DRAWING: SU01AL DRAWN BY: BA

SCALE

1:2000

0 20 40 60 80

LENGTHS ARE IN METRES

ORIGINAL SHEET
 SIZE: A3

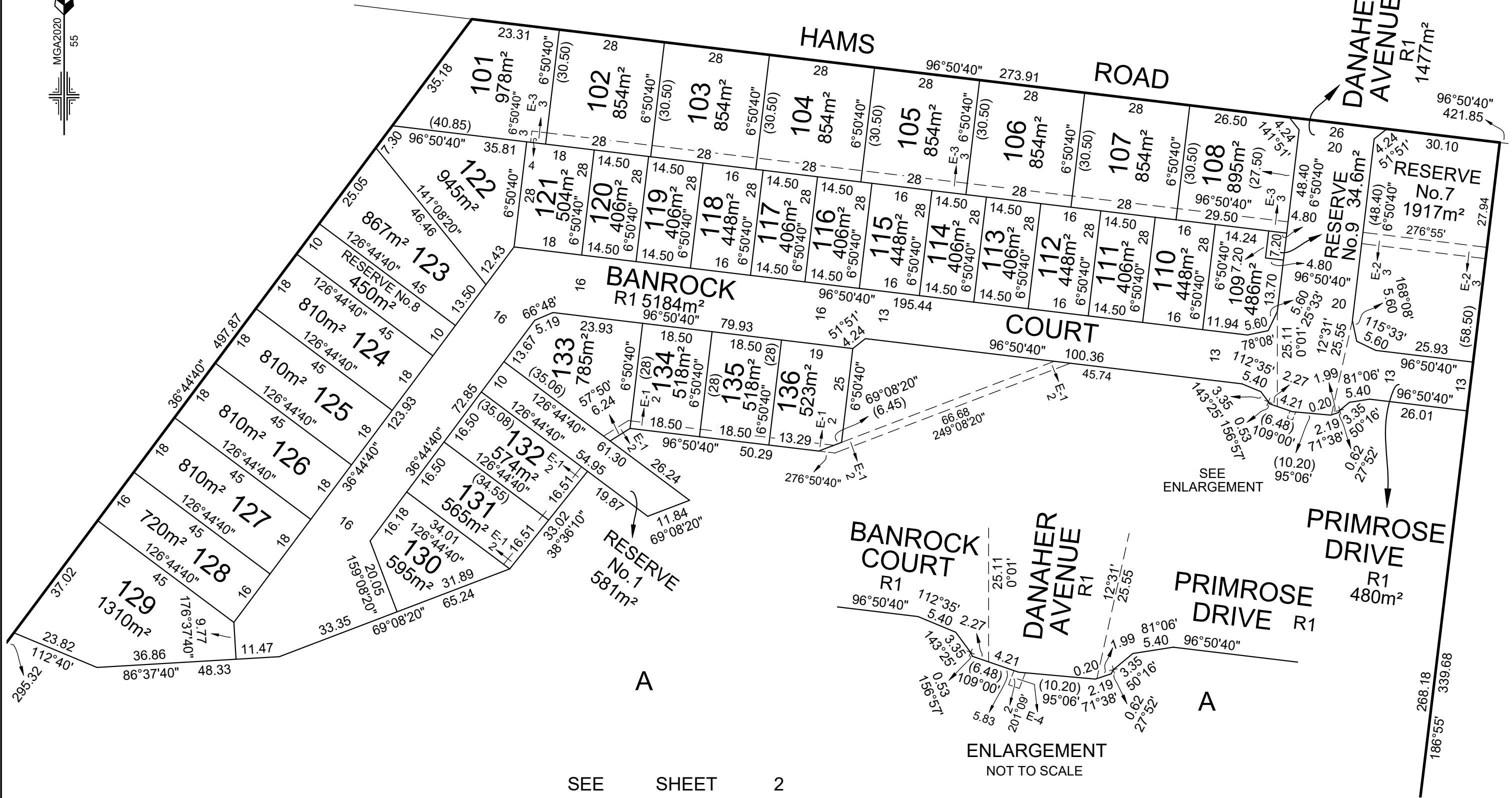
SHEET 2

Digitally signed by: Andrew Reay, Licensed Surveyor,
 Surveyor's Plan Version (L),
 28/06/2023, SPEAR Ref: S193664M

Digitally signed by:
 City of Greater Geelong,
 05/07/2023,
 SPEAR Ref: S193664M

PLAN OF SUBDIVISION

PS 905325B



SEE SHEET 2

ENLARGEMENT NOT TO SCALE



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 Southbank VIC 3006 Australia

69-93 HAMS ROAD, WAURN PONDS - 1
 LICENSED SURVEYOR: ANDREW J. REAY
 DATE: 27/06/23 REFERENCE: AA0320
 DRAWING: SU01AL DRAWN BY: BA

SCALE 1:1000
 Digitally signed by: Andrew Reay, Licensed Surveyor,
 Surveyor's Plan Version (L),
 28/06/2023, SPEAR Ref: S193664M

ORIGINAL SHEET SIZE: A3 SHEET 3
 Digitally signed by:
 City of Greater Geelong,
 05/07/2023,
 SPEAR Ref: S193664M

PLAN OF SUBDIVISION

PS 905325B

CREATION OF RESTRICTION "A"

The following restriction is to be created upon registration of this Plan:

Land to benefit: Lots 101 to 136 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 101 to 136 (both inclusive) on the Plan of Subdivision

DESCRIPTION OF RESTRICTION

With exception of any variations approved by the Design Assessment Panel, the burdened land must not be used or developed unless in accordance with the provisions recorded in the 69-93 Hams Rd Design Guidelines.

Expiry Date:

1 January 2027

CREATION OF RESTRICTION "B"

The following restriction is to be created upon registration of this Plan:

Land to benefit: Lots 101 to 136 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 101 to 108 (both inclusive) on the Plan of Subdivision

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot on this Plan to which any of the following restrictions apply shall not:

1. 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 unless an exemption to this requirement is obtained from Barwon Water.
2. Allow the construction of any dwelling on the burdened lot unless the dwelling is in accordance with the Acoustic Report endorsed under Planning Permit PP-663-2017.

CREATION OF RESTRICTION "C"

The following restriction is to be created upon registration of this Plan:

Land to benefit: Lot 101 and Lots 122 to 129 (all inclusive) on the Plan of Subdivision

Land to be burdened: Lot 101 and Lots 122 to 129 (all inclusive) on the Plan of Subdivision

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot on this Plan to which any of the following restrictions apply must not:

1. Allow the construction of any dwelling on the burdened lot unless it incorporates noise attenuation treatments to ensure the requirements of Australian Standard AS2107:2016 and the VicRoads Traffic Noise Reduction Policy are met, to the satisfaction of the Responsible Authority unless an exemption to this requirement is obtained from the Responsible Authority.

69-93 HAMS ROAD, WAURN PONDS - 1

LICENSED SURVEYOR: ANDREW J. REAY



LyssnaGroup.com

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DATE: 27/06/23
DRAWING: SU01AL

REFERENCE: AA0320
DRAWN BY: BA

ORIGINAL SHEET SIZE: A3
SHEET 4

Digitally signed by: Andrew Reay, Licensed Surveyor,
Surveyor's Plan Version (L),
28/06/2023, SPEAR Ref: S193664M

Digitally signed by:
City of Greater Geelong,
05/07/2023,
SPEAR Ref: S193664M