

# PLAN OF SUBDIVISION

LV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS 732894V**

## LOCATION OF LAND

**PARISH:** CONEWARRE  
**TOWNSHIP:** -  
**SECTION:** 8  
**CROWN ALLOTMENT:** C (PART)  
**CROWN PORTION:** -  
**TITLE REFERENCES:** VOL. FOL.  
**LAST PLAN REFERENCE/S:** PS 732883B (LOT H)  
**POSTAL ADDRESS:** LANCE DRIVE  
**(At time of subdivision)** ARMSTRONG CREEK, VIC. 3217  
**MGA94 Co-ordinates** E 267700  
(of approx centre of N 5764150  
land in plan) **ZONE** 55

**COUNCIL NAME:** GREATER GEELONG CITY COUNCIL **REF:**

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

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

LOTS 1 TO 6900 HAVE BEEN OMITTED FROM THIS PLAN.  
SEE SHEETS 8 & 9 FOR RESTRICTIONS AFFECTING LOTS 6901 TO 6950  
**OTHER PURPOSE OF THE PLAN**  
1. REMOVAL OF THAT PART OF THE PIPELINES OR ANCILLARY PURPOSES EASEMENTS SHOWN AS E-2 & E-4 ON PS 732883B AS AFFECTS ROAD R1 ON THIS PLAN.  
**GROUNDS FOR REMOVAL OF EASEMENTS**  
BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN.

## NOTATIONS

DEPTH LIMITATION DOES NOT APPLY  
STAGING This is/is not a staged subdivision.  
Planning permit No. 309/2011  
SURVEY. THIS PLAN IS/IS NOT BASED ON SURVEY.  
THIS IS A SPEAR PLAN.

**WARRALILY ESTATE - 69**  
**2.882 ha**

**50 LOTS**

30040516S.69WAR - VER E.DWG DAA/JRM

## 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 PLAN	THIS PLAN	GREATER GEELONG CITY COUNCIL
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-3	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN SECTION 136 OF THE WATER ACT 1989	GREATER GEELONG CITY COUNCIL BARWON REGION WATER CORPORATION
E-4	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 722227U SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-5	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	THIS PLAN PS 722227U SECTION 136 OF THE WATER ACT 1989	GREATER GEELONG CITY COUNCIL BARWON REGION WATER CORPORATION



Geelong Survey T 5228 3100 F 5228 3199

SURVEYOR REF: **30040516S.69WAR**

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JOHN RICHARD MCKENZIE

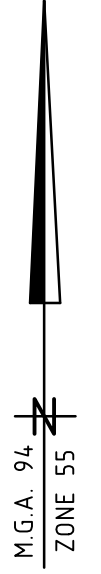
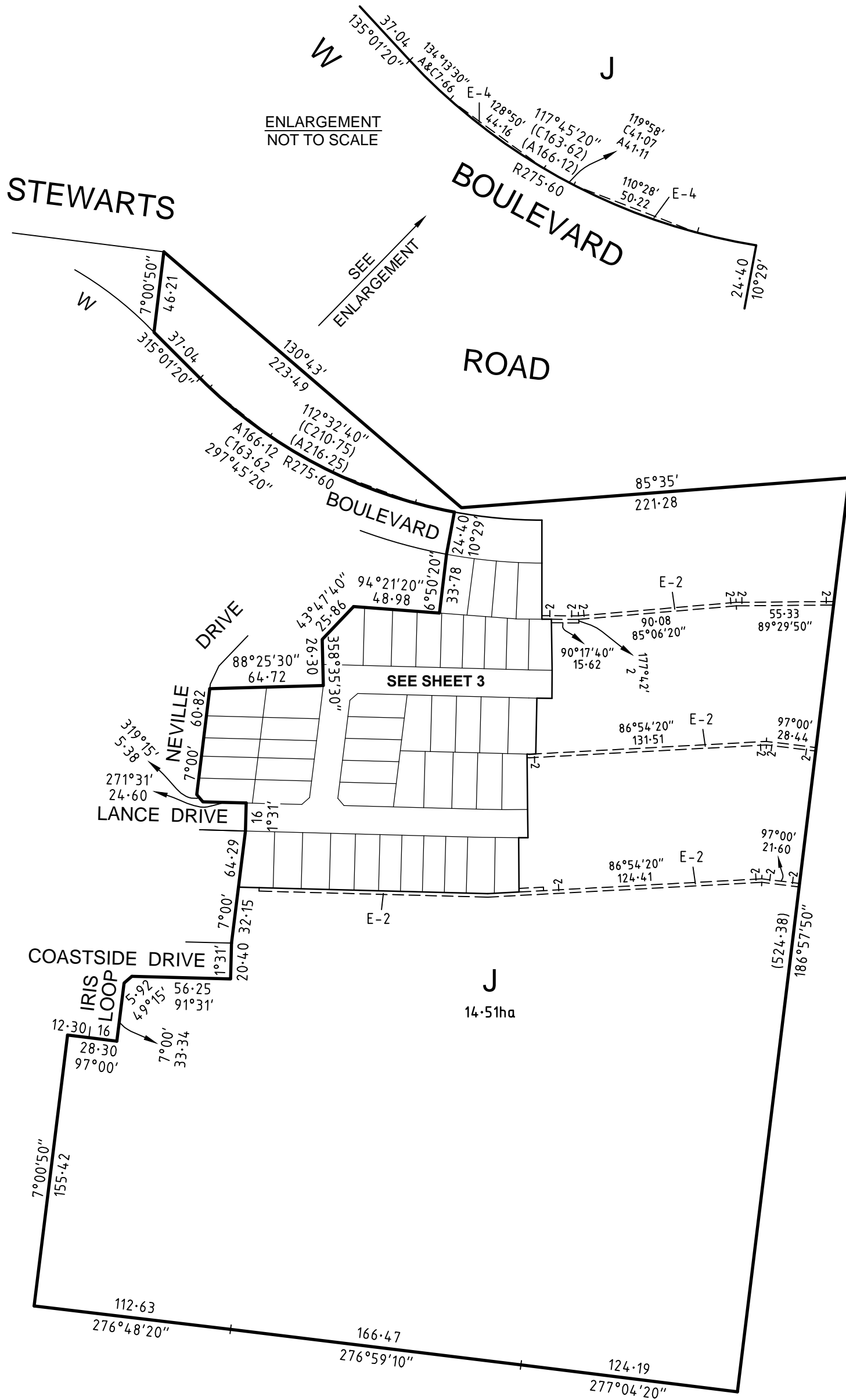
VERSION **E**

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 9

# PLAN OF SUBDIVISION

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SCALE 1:2500  
25 0 25 50 75 100  
LENGTHS ARE IN METRES

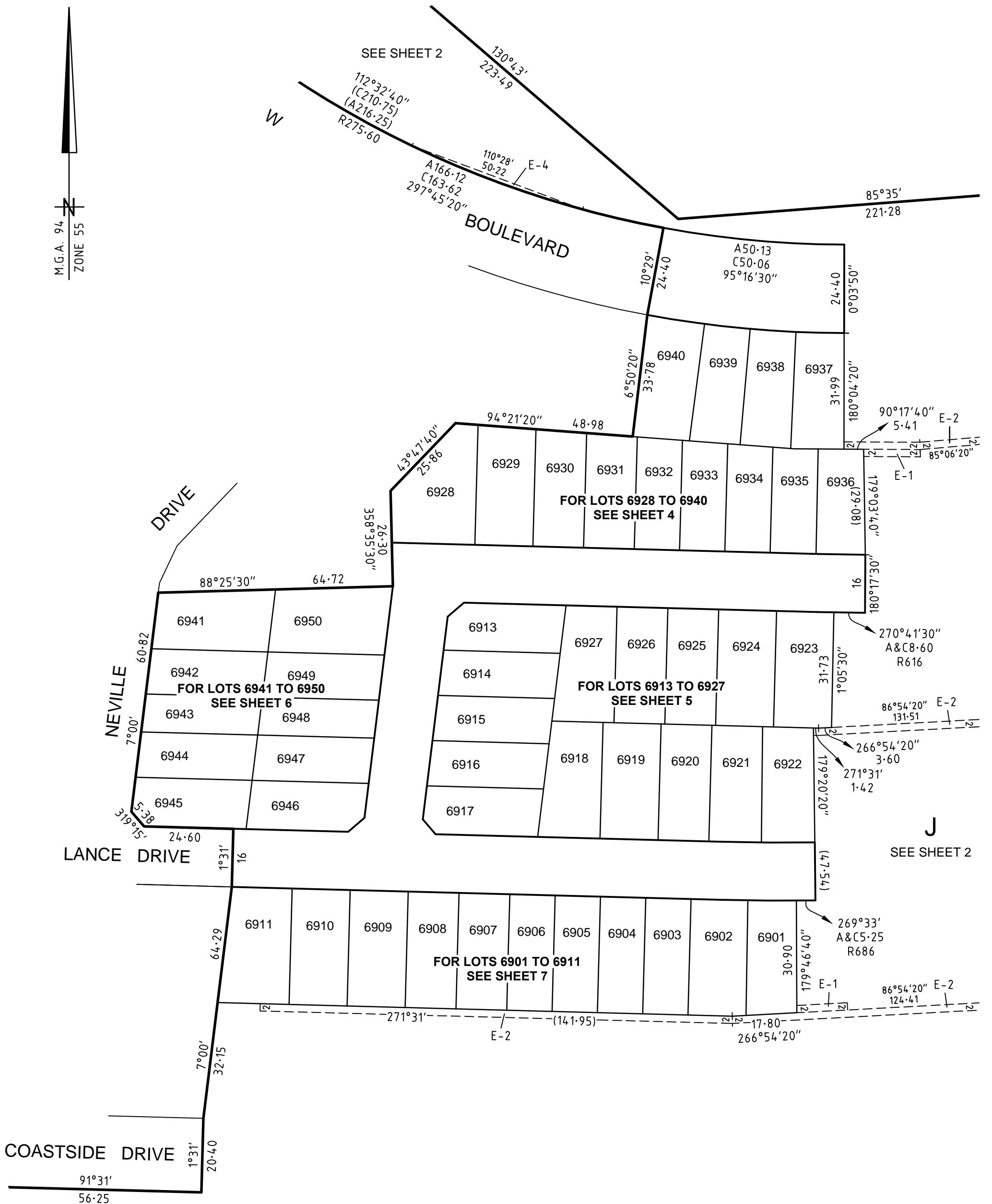
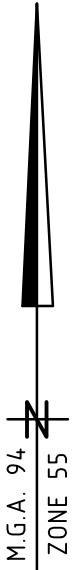
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ORIGINAL SHEET  
SIZE: A3

SHEET 2

# PLAN OF SUBDIVISION

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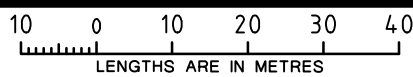


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SCALE  
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ORIGINAL SHEET  
SIZE: A3

SHEET 3

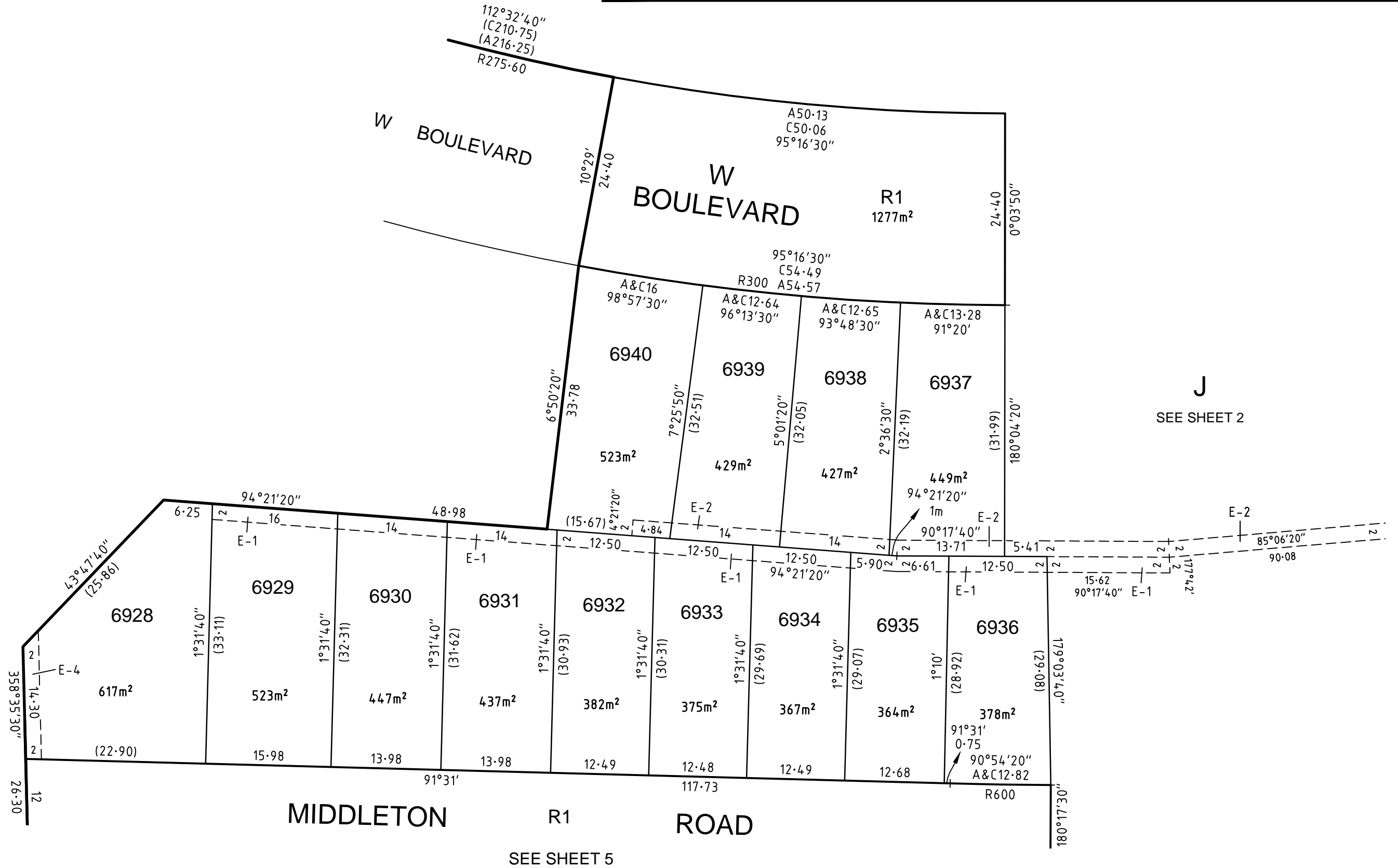
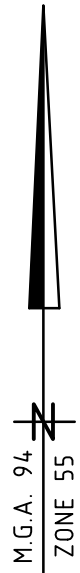
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**J**  
SEE SHEET 2

SEE SHEET 5

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SCALE  
1:500

LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE A3

SHEET 4

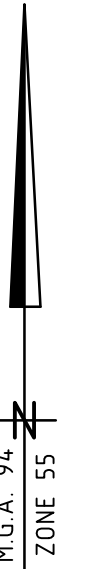
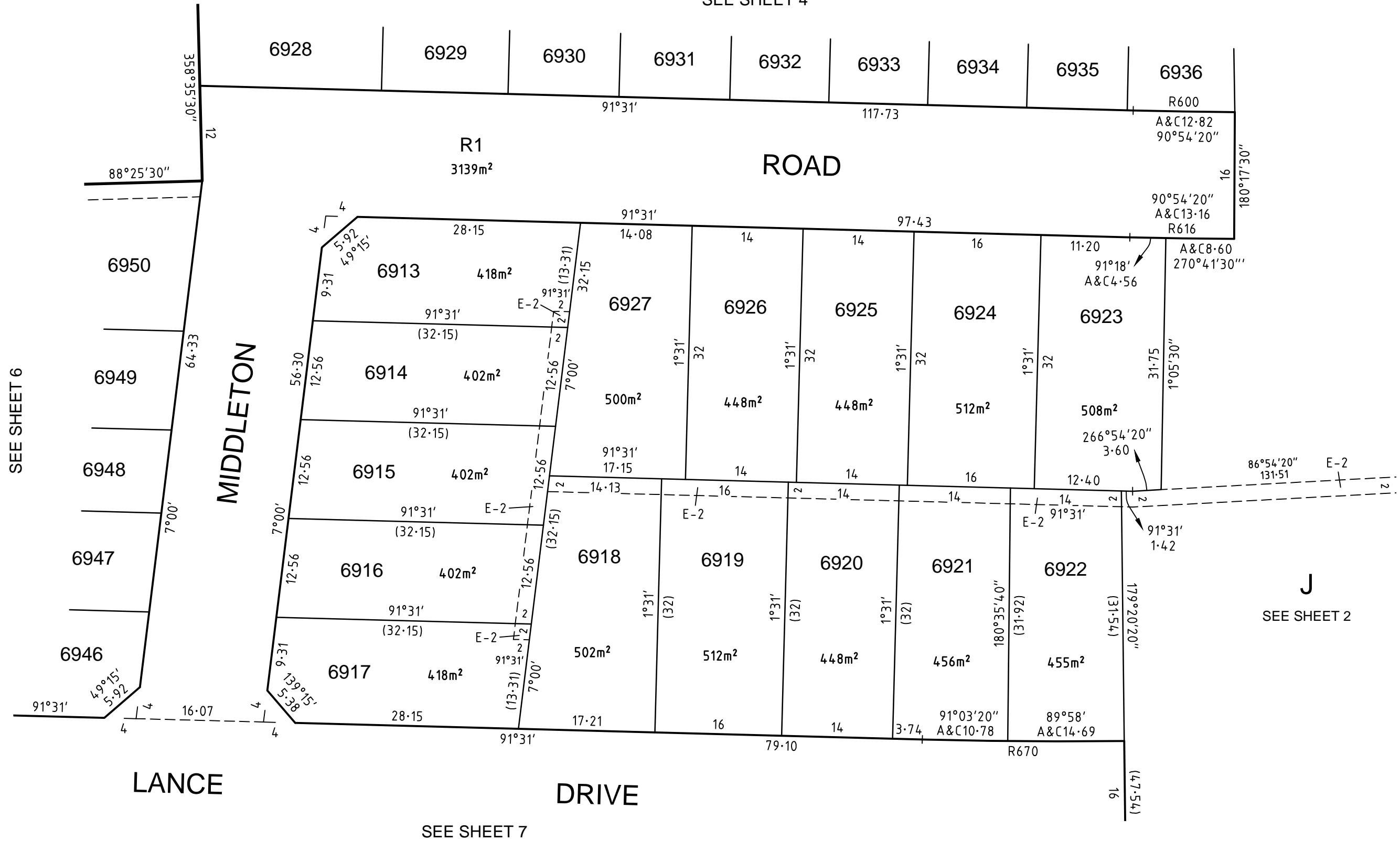
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SEE SHEET 4



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SCALE  
1:500

LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE A3

SHEET 5

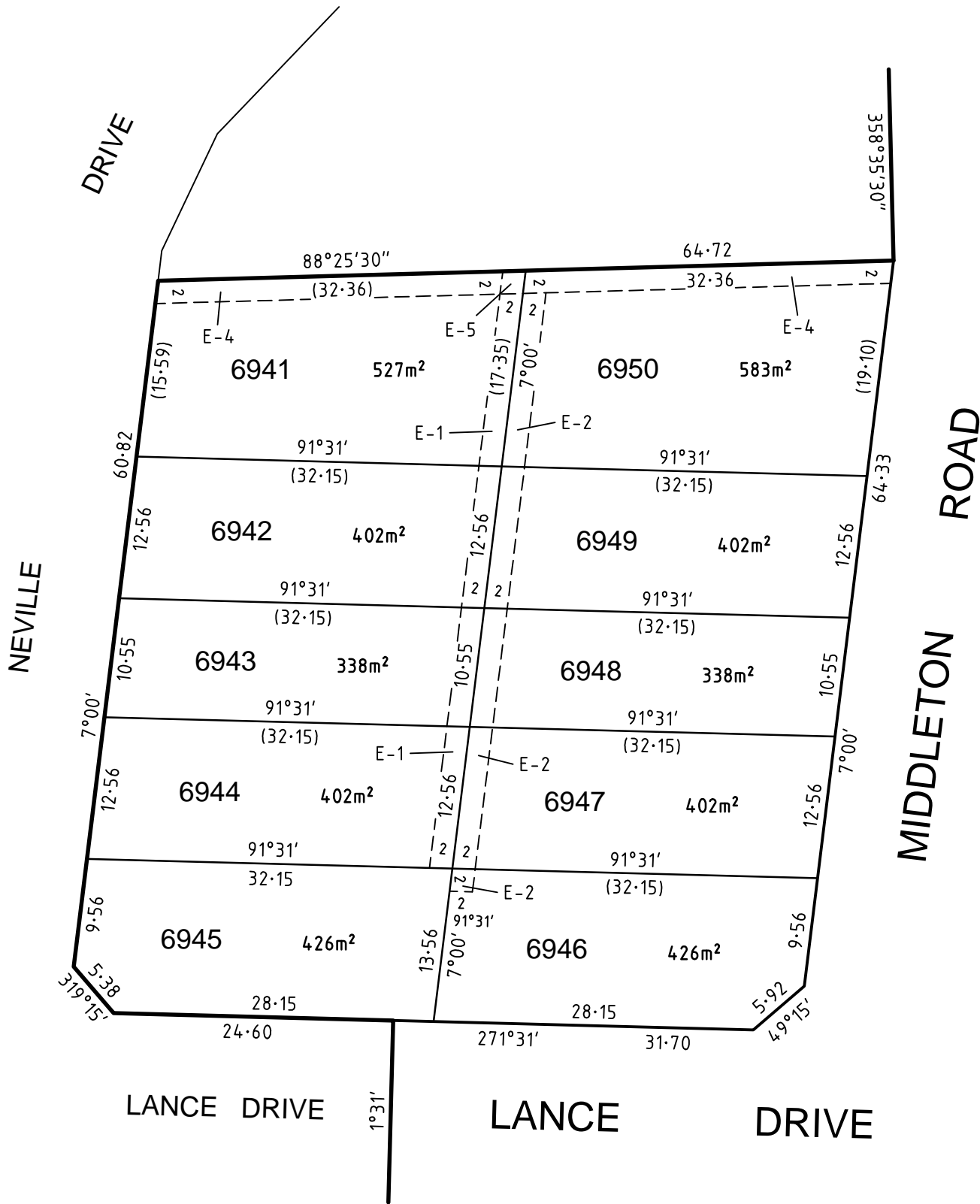
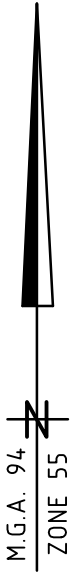
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# PLAN OF SUBDIVISION

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SEE SHEET 5

SEE SHEET 7

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SCALE  
1:500

LENGTHS ARE IN METRES

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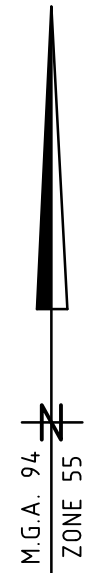
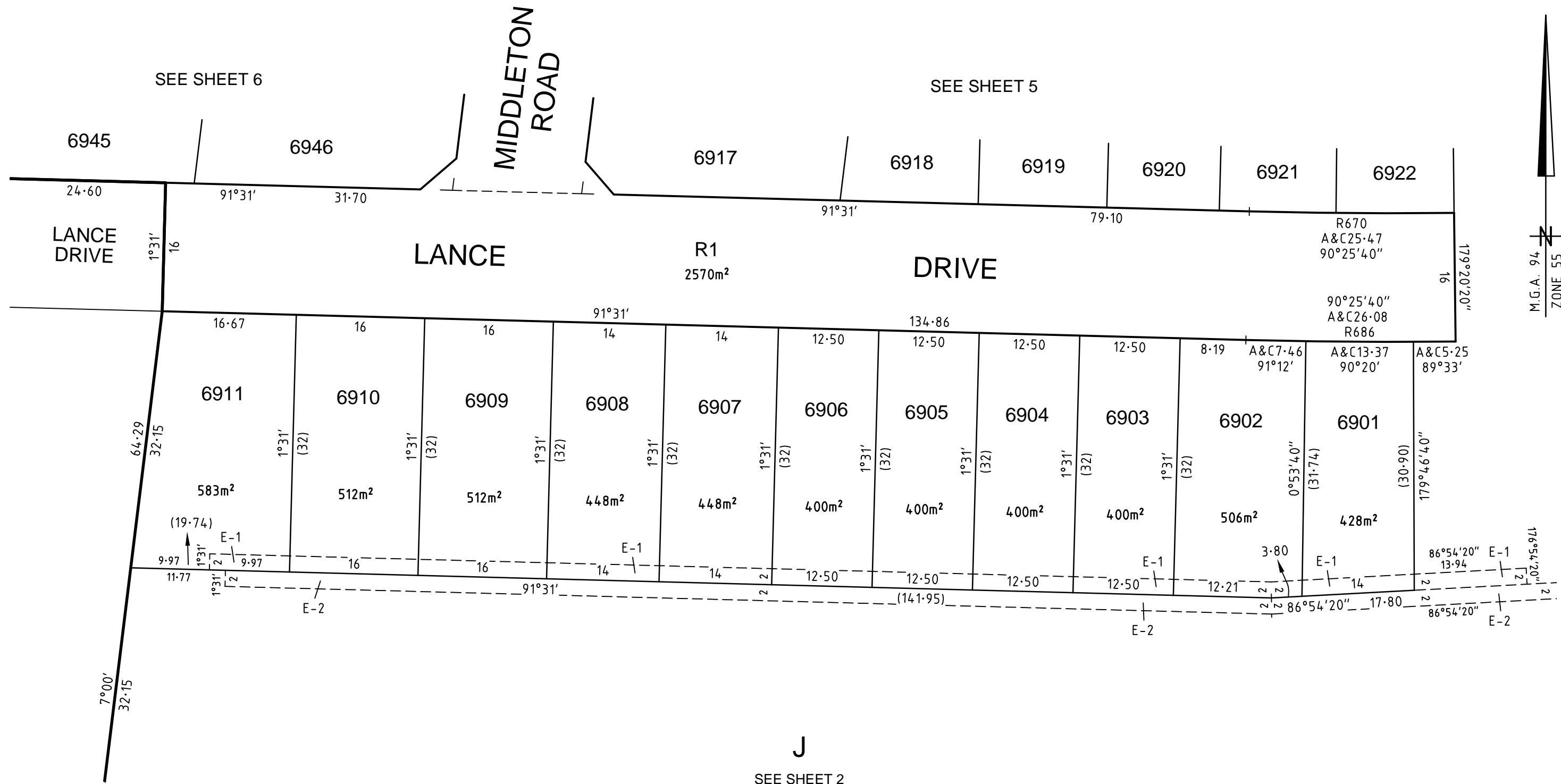
ORIGINAL SHEET  
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SHEET 6

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**J**  
SEE SHEET 2

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SCALE  
1:500

5 0 5 10 15 20  
LENGTHS ARE IN METRES

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ORIGINAL SHEET  
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SHEET 7

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# PLAN OF SUBDIVISION

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## CREATION OF RESTRICTION No. 1

The following restriction is to be created upon Registration of this plan:

Land to benefit: Lots 6901 to 6950

Land to be burdened: Lots 6901 to 6950

Description of Restriction:

The registered proprietor or proprietors of lots 6901 to 6950 on this plan of subdivision shall not;

1. Construct more than one dwelling on any lot.

## CREATION OF RESTRICTION No. 2

The following restriction is to be created upon Registration of this plan:

Land to benefit: Lots 6901 to 6950

Land to be burdened: Lots 6901 to 6950

Description of Restriction:

The registered proprietor or proprietors for the time being of lots 6901 to 6950 on this plan of subdivision shall not;

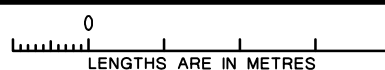
1. Construct or allow to be constructed any dwelling, garage, outbuilding, or any other improvement on any lot:
  - (i) that is not in accordance with the current version of the Warralily Design and Siting Guidelines unless otherwise approved by the Warralily Design Review Panel, a copy of which guidelines and restrictions can be obtained from the Warralily Design Panel (501 Blackburn Road, Mt Waverley, Victoria 3149); and
  - (ii) without obtaining written approval of the design for any dwelling, garage, outbuilding, or any other improvement from the Warralily Design Panel, which approval must be obtained even if the design for that lot improvement complies with the current version of the Warralily Design and Siting Guidelines.
2. Use or allow the Lot to be used:
  - (i) for any commercial use without first obtaining written approval from the Warralily Design Review Panel; or
  - (ii) for any non-residential use (other than allowing the land to be vacant land) without obtaining written approval from the Warralily Design Review Panel.

This restriction shall cease to have effect 5 years after the date of registration of this plan.

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SCALE



ORIGINAL SHEET  
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SHEET 8

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## CREATION OF RESTRICTION No. 3

The following restriction is to be created upon Registration of this plan:

### Table of Land Burdened and Land Benefited:

Burdened Lot	Benefited Lots
6913	6914, 6927

### Description of Restriction:

The registered proprietor or proprietors of any burdened lot listed in the above table shall not:

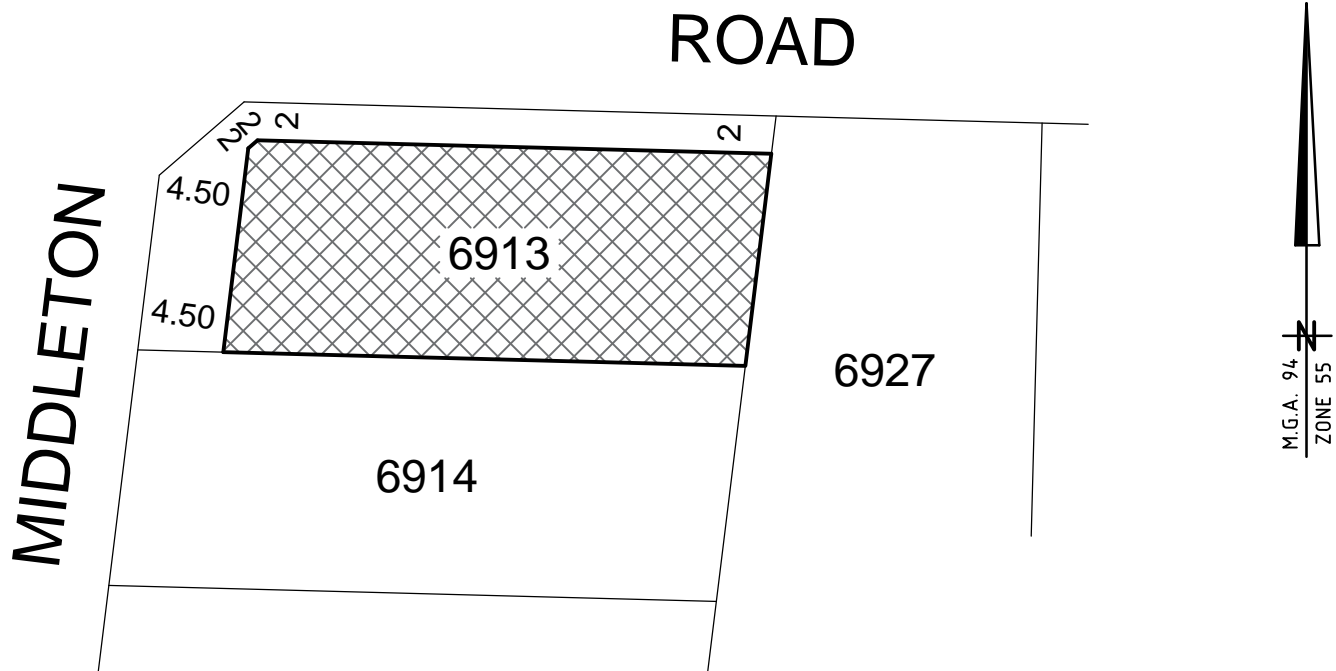
- Construct or allow to construct any dwelling on any lot other than in accordance with the two (2) dimensional building envelopes attached on this plan and having regard to easements.

### LEGEND

Building envelope 

### BUILDING ENVELOPE DIAGRAM NOTATIONS

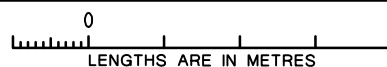
- The building envelopes on this plan are shown enclosed by continuous thick lines.



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SCALE



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SHEET 9

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