

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PLAN NUMBER
PS 802690A

LOCATION OF LAND

PARISH: CONEWARRE
TOWNSHIP: -
SECTION: 8
CROWN ALLOTMENT: C (PART)
CROWN PORTION: -
TITLE REFERENCES: VOL. FOL.
LAST PLAN REFERENCE/S: PS 802683W (LOT W)
POSTAL ADDRESS: IRIS LOOP
(At time of subdivision) ARMSTRONG CREEK, VIC. 3217
MGA94 Co-ordinates E 267650
(of approx centre of N 5763860
land in plan) ZONE 55

Council Name: City of Greater Geelong
SPEAR Reference Number: S095075A

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

LOTS 1 TO 7100 HAVE BEEN OMITTED FROM THIS PLAN.
SEE SHEET 5 FOR RESTRICTIONS AFFECTING LOTS 7101 TO 7134

NOTATIONS

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

OTHER PURPOSE OF THE PLAN:
1. REMOVAL OF THAT PART OF THE POWERLINE PURPOSES EASEMENT E-5 ON PS 802683W AS AFFECTS ROAD R1 ON THIS PLAN.
GROUNDS FOR REMOVAL OF EASEMENT:
BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN.

WARRALILY ESTATE - 71a
1.955ha

34 LOTS

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	CITY OF GREATER GEELONG
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	THIS PLAN SECTION 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-4	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 802683W SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-5	DRAINAGE	SEE PLAN	PS 743863V	CITY OF GREATER GEELONG
E-6	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 743863V SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION



SURVEYOR REF: **0516S.71aWAR**

ORIGINAL SHEET
SIZE: A3

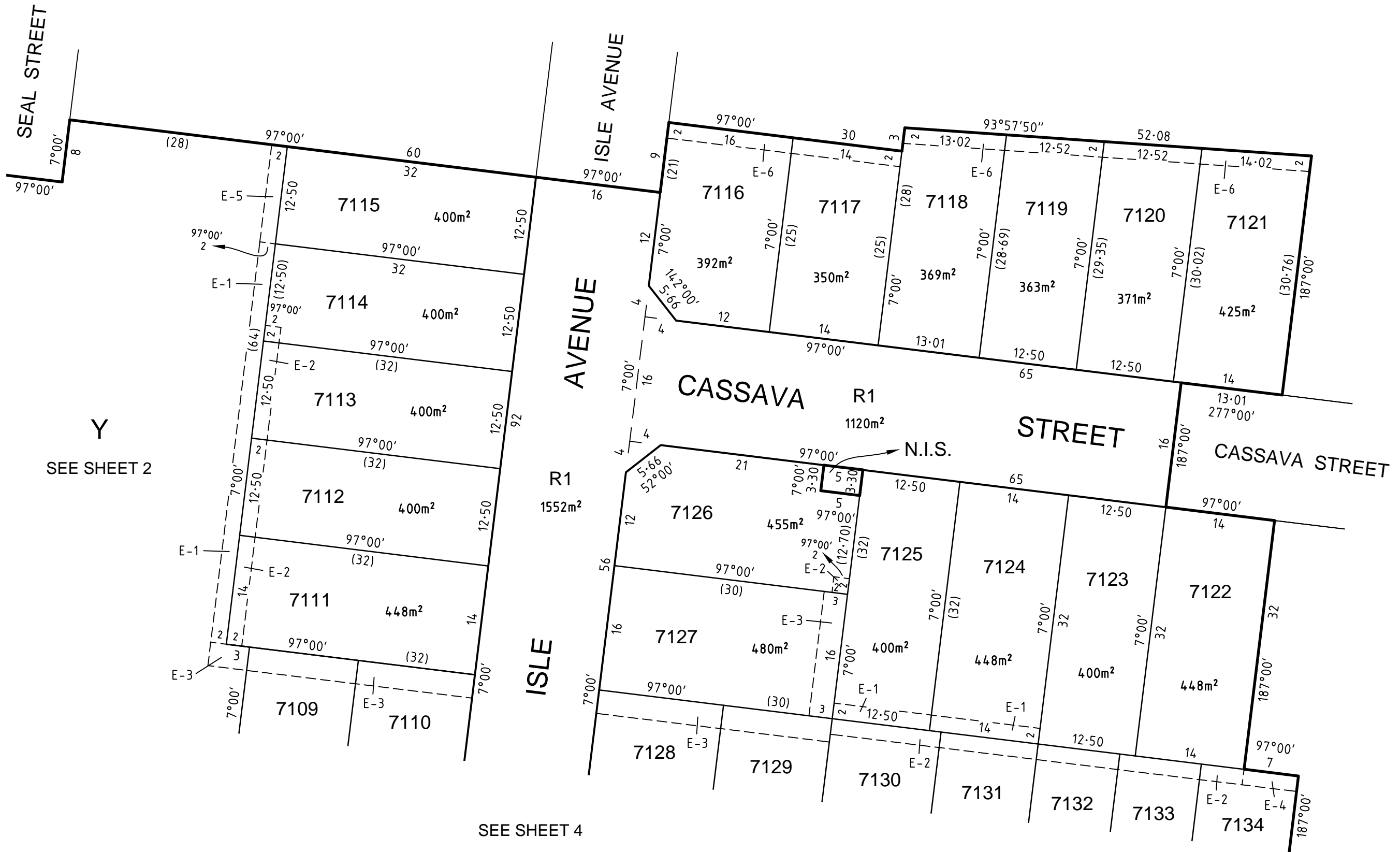
SHEET 1 OF 5

Digitally signed by: John Richard McKenzie (SMEC - Geelong),
Surveyor's Plan Version (0516S.71aWAR Version B),
08/11/2016

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from SMEC who gave you access to SPEAR / this document: SPEAR Ref: S095075A 16/01/2017 09:22 am

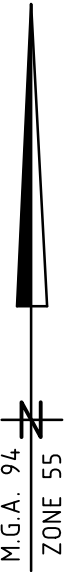
PLAN OF SUBDIVISION

PLAN NUMBER
PS 802690A



Y
SEE SHEET 2

SEE SHEET 4



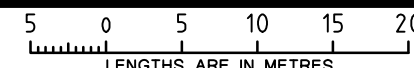
0516S.71AWAR - VER B.DWG DA/DA



SMEC

Geelong Survey T 5228 3100 REF 0516S.71aWAR

SCALE
1:500



LENGTHS ARE IN METRES

Digitally signed by: John Richard McKenzie (SMEC - Geelong),
Surveyor's Plan Version (0516S.71aWAR Version B),
08/11/2016

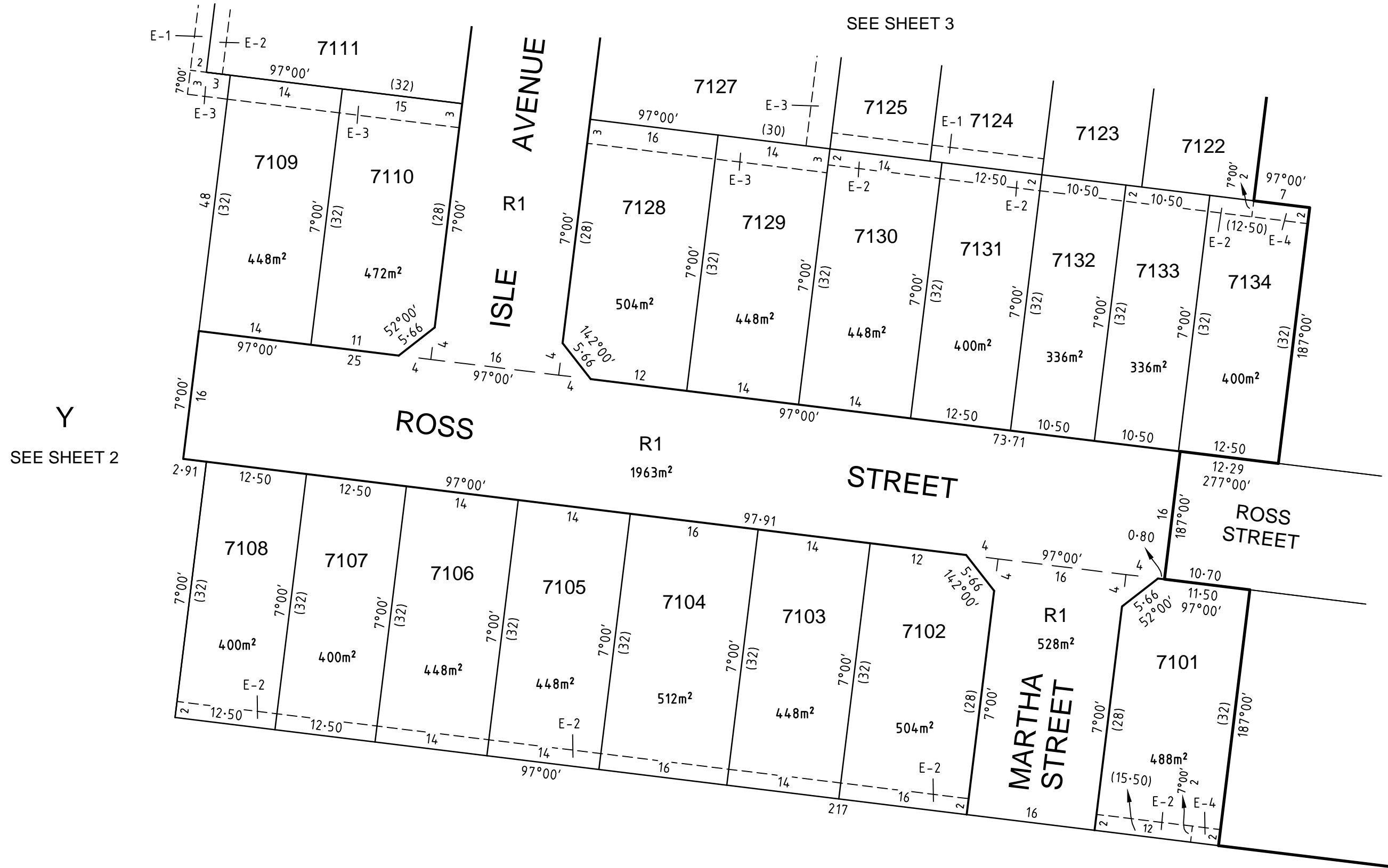
ORIGINAL SHEET
SIZE A3

SHEET 3

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from SMEC who gave you access to SPEAR / this document. SPEAR Ref: S095075A 16/01/2017 09:22 am

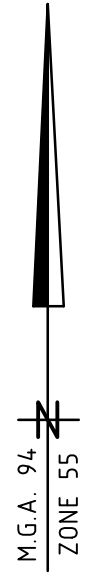
PLAN OF SUBDIVISION

PLAN NUMBER
PS 802690A



Y
SEE SHEET 2

SEE SHEET 3



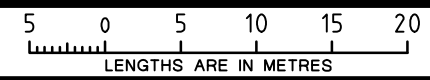
0516S.71AWAR - VER B.DWG DA/DA



SMEC

Geelong Survey T 5228 3100 REF 0516S.71aWAR

SCALE
1:500



LENGTHS ARE IN METRES

Digitally signed by: John Richard McKenzie (SMEC - Geelong),
Surveyor's Plan Version (0516S.71aWAR Version B),
08/11/2016

ORIGINAL SHEET SIZE A3	SHEET 4
---------------------------	---------

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from SMEC who gave you access to SPEAR / this document. SPEAR Ref: S095075A 16/01/2017 09:22 am

PLAN OF SUBDIVISION

PLAN NUMBER
PS 802690A

CREATION OF RESTRICTION No. 1

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

Land to benefit: Lots 7101 to 7134

Land to be burdened: Lots 7101 to 7134

Description of Restriction:

The registered proprietor or proprietors of 7101 to 7134 on this plan of subdivision shall not;

1. Construct more than one dwelling on any lot.
2. Further subdivide any lot.

CREATION OF RESTRICTION No. 2

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

Land to benefit: Lots 7101 to 7134

Land to be burdened: Lots 7101 to 7134

Description of Restriction:

The registered proprietor or proprietors for the time being of lots 7101 to 7134 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 Review 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.
3. This restriction shall cease to have effect 10 years after the date of registration of this plan.

0516S.71AWAR - VER B.DWG DA/DA



Geelong Survey T 5228 3100 REF 0516S.71aWAR

Digitally signed by: John Richard McKenzie (SMEC - Geelong),
Surveyor's Plan Version (0516S.71aWAR Version B),
08/11/2016

ORIGINAL SHEET
SIZE: A3

SHEET 5

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from SMEC who gave you access to SPEAR / this document: SPEAR Ref: S096075A 16/01/2017 09:22 am