

# PLAN OF SUBDIVISION

LV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS 743872U**

## LOCATION OF LAND

**PARISH:** CONEWARRE  
**TOWNSHIP:** -  
**SECTION:** 9  
**CROWN ALLOTMENT:** B (PART)  
**CROWN PORTION:** -  
**TITLE REFERENCES:** VOL. FOL.  
**LAST PLAN REFERENCE/S:** PS 743871W (LOT J)  
**POSTAL ADDRESS:** RUTHERFORD GROVE  
**(At time of subdivision)** ARMSTRONG CREEK, VICTORIA 3217  
**MGA94 Co-ordinates** E 268900  
(of approx centre of N 5764000  
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 11000 HAVE BEEN OMITTED FROM THIS PLAN.  
SEE SHEETS 7 & 8 FOR RESTRICTIONS AFFECTING LOTS 11001 TO 11036

### OTHER PURPOSE OF THE PLAN

- REMOVAL OF THAT PART OF PIPELINES OR ANCILLARY PURPOSES EASEMENT SHOWN AS E-3 ON PS 743871W AS AFFECTS ROAD R1 ON THIS PLAN.

## NOTATIONS

DEPTH LIMITATION DOES NOT APPLY  
STAGING This ~~is~~ is not a staged subdivision.  
Planning permit No. 874/2012  
SURVEY. THIS PLAN IS ~~IS NOT~~ BASED ON SURVEY.  
  
THIS IS A SPEAR PLAN.

### GROUNDS FOR REMOVAL OF EASEMENT

BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN.

**WARRALILY ESTATE - 110**  
**1.998ha**

**36 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
SEE SHEET 2 FOR EASEMENT DETAILS				



SURVEYOR REF: **0858S.110WAR**

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 8

JOHN RICHARD MCKENZIE VERSION **F**

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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	ELECTRICITY TRANSMISSION	36.57	Y000619N (BOOK 715 NO 470)	SEE Y000619N
E-2	DRAINAGE	SEE PLAN	THIS PLAN	GREATER GEELONG CITY COUNCIL
E-3	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-4	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 743871W SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-5	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	PS 743871W PS 743871W SECTION 136 OF THE WATER ACT 1989	GREATER GEELONG CITY COUNCIL BARWON REGION WATER CORPORATION
E-6	DRAINAGE	SEE PLAN	PS 732910B	GREATER GEELONG CITY COUNCIL
E-7	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 732910B SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-8	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	PS 732910B PS 732910B SECTION 136 OF THE WATER ACT 1989	GREATER GEELONG CITY COUNCIL BARWON REGION WATER CORPORATION
E-9	DRAINAGE	SEE PLAN	PS 743866P	GREATER GEELONG CITY COUNCIL
E-10	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	PS 743866P PS 743866P SECTION 136 OF THE WATER ACT 1989	GREATER GEELONG CITY COUNCIL BARWON REGION WATER CORPORATION
E-11	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 732885W SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-12	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	PS 732885W PS 732885W SECTION 136 OF THE WATER ACT 1989	GREATER GEELONG CITY COUNCIL BARWON REGION WATER CORPORATION
E-13	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 743871W SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-14	ELECTRICAL TRANSMISSION PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	Y000619N (BOOK 715 NO 470) PS 743871W SECTION 136 OF THE WATER ACT 1989	SEE Y000619N BARWON REGION WATER CORPORATION
E-15	ELECTRICAL TRANSMISSION PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	Y000619N (BOOK 715 NO 470) PS 732885W SECTION 136 OF THE WATER ACT 1989	SEE Y000619N BARWON REGION WATER CORPORATION
E-16	ELECTRICAL TRANSMISSION PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	Y000619N (BOOK 715 NO 470) PS 743871W SECTION 136 OF THE WATER ACT 1989	SEE Y000619N BARWON REGION WATER CORPORATION

30040858S.110WAR - VER E.DWG DA/DA



Geelong Survey T 5228 3100 REF 0858S-110WAR

JOHN RICHARD MCKENZIE VERSION F

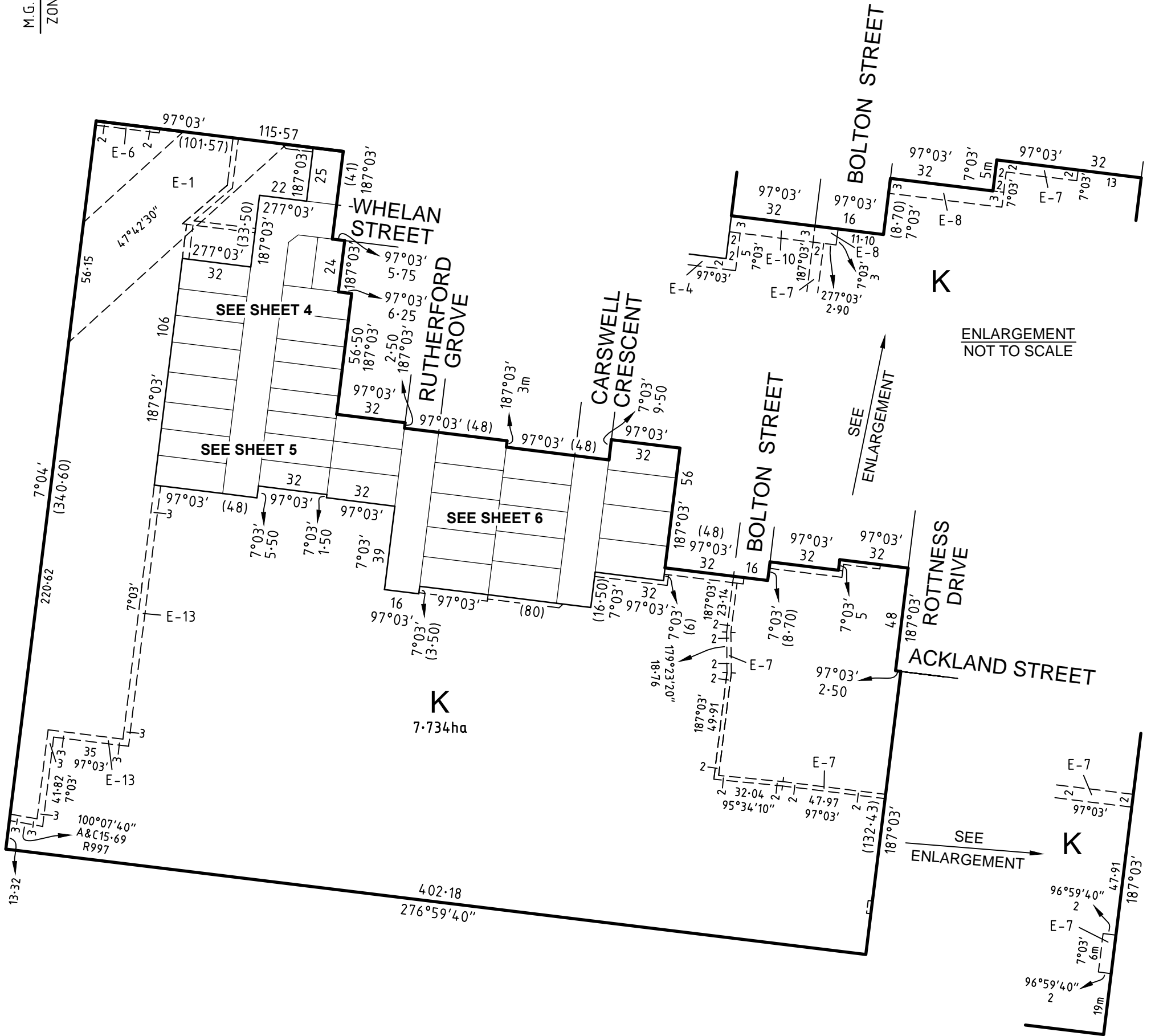
ORIGINAL SHEET  
SIZE: A3

SHEET 2

# PLAN OF SUBDIVISION

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**PS 743872U**

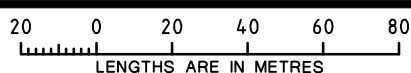
M.G.A. 94  
ZONE 55



30040858S.110WAR - VER E.DWG DA/DA

Geelong Survey T 5228 3100 REF 0858S.110WAR

SCALE  
1:2000



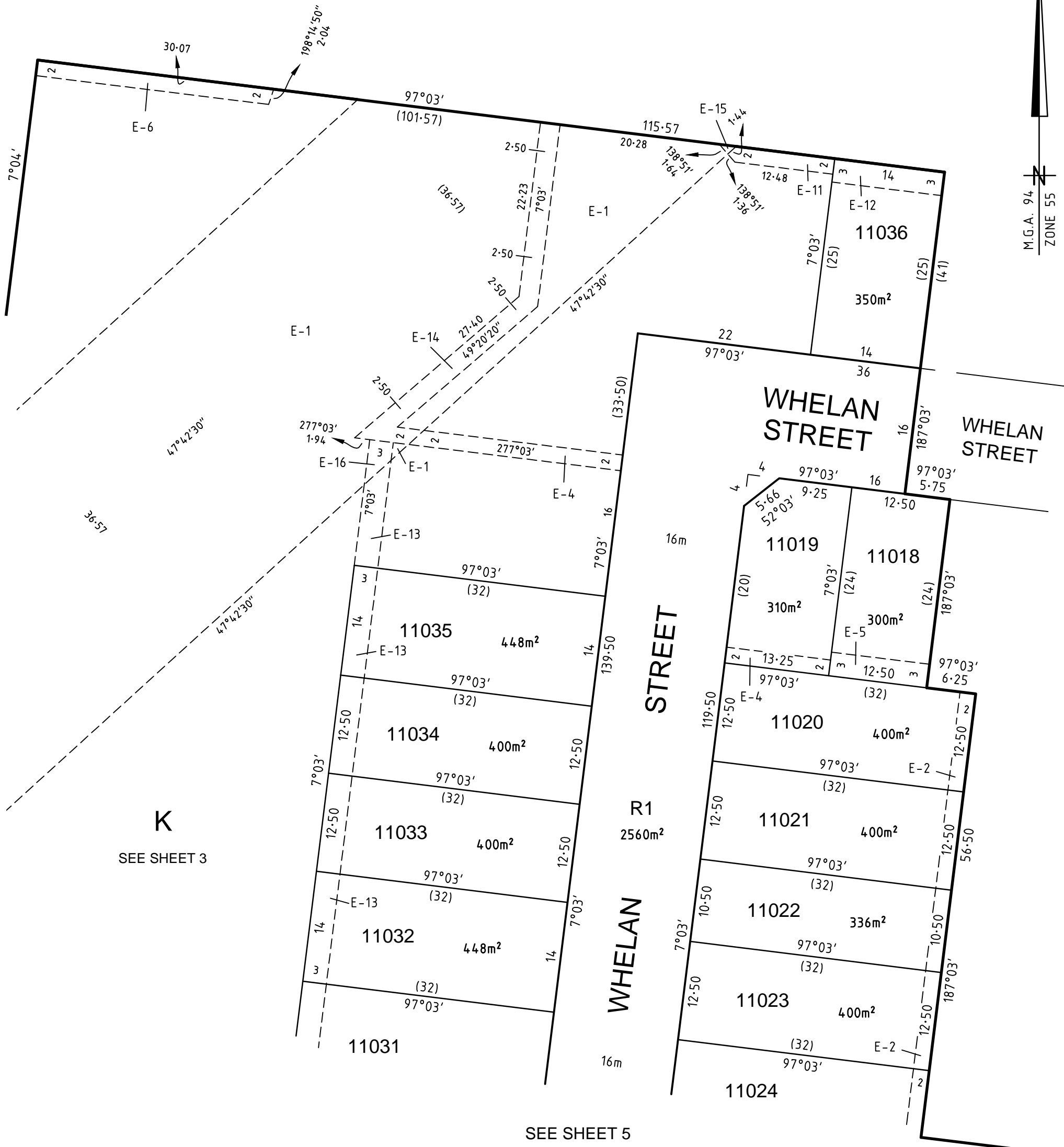
ORIGINAL SHEET  
SIZE: A3

SHEET 3

JOHN RICHARD MCKENZIE VERSION F

# PLAN OF SUBDIVISION

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**PS 743872U**



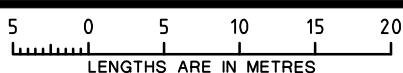
30040858S.110WAR - VER E.DWG DA/DA



**SMEC**

Geelong Survey T 5228 3100 REF 0858S.110WAR

SCALE  
1:500



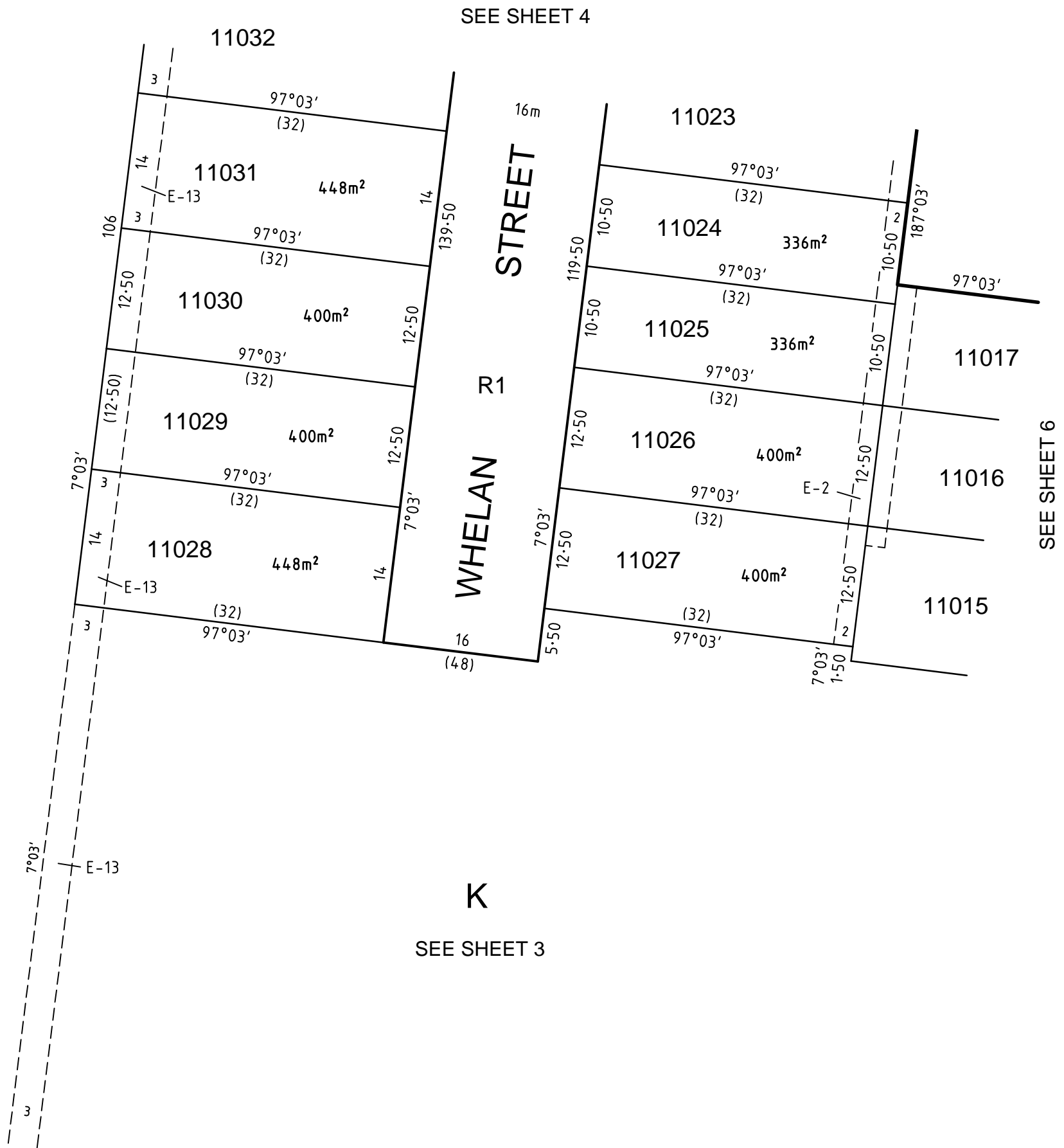
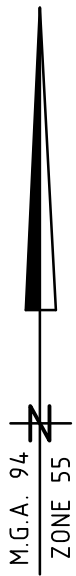
ORIGINAL SHEET  
SIZE: A3

SHEET 4

JOHN RICHARD MCKENZIE VERSION F

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**PS 743872U**

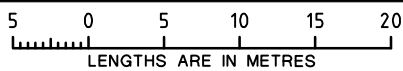


**K**  
SEE SHEET 3



30040858S.110WAR - VER E.DWG DA/DA

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

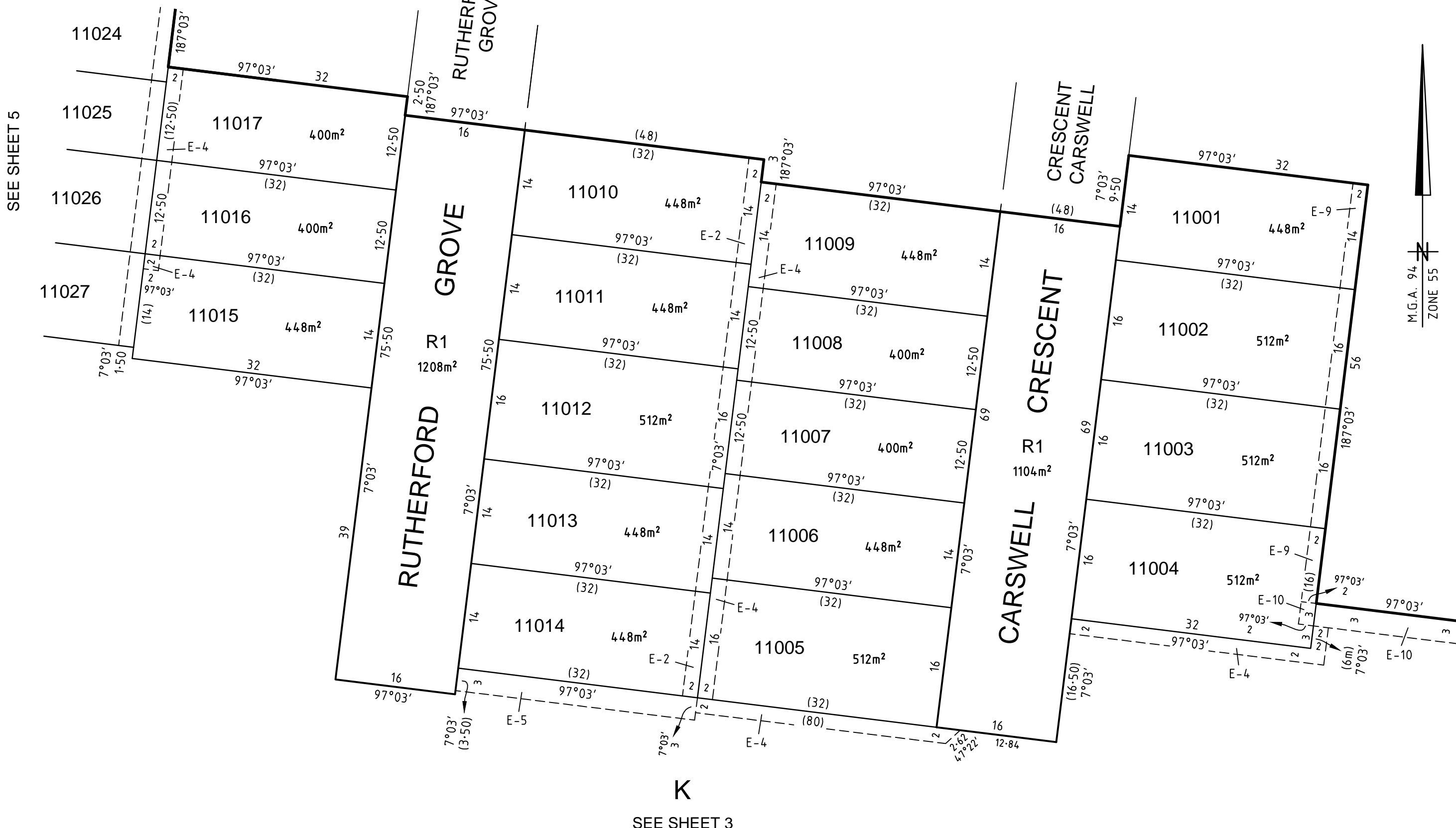
SHEET 5

JOHN RICHARD MCKENZIE VERSION **F**

Geelong Survey T 5228 3100 REF **0858S-110WAR**

# PLAN OF SUBDIVISION

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**PS 743872U**



SEE SHEET 5

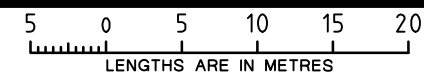
K  
SEE SHEET 3



30040858S.110WAR - VER E.DWG DA/DA

Geelong Survey T 5228 3100 REF 0858S.110WAR

SCALE  
1:500



ORIGINAL SHEET  
SIZE A3

SHEET 6

JOHN RICHARD MCKENZIE VERSION F

**CREATION OF RESTRICTION No. 1**

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

Land to benefit: Lots 11001 TO 11036

Land to be burdened: Lots 11001 TO 11036

Description of Restriction:

The registered proprietor or proprietors of 11001 to 11036 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 11001 TO 11036

Land to be burdened: Lots 11001 TO 11036

Description of Restriction:

The registered proprietor or proprietors for the time being of lots 11001 to 11036 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 Review 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.

**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 Lots	Benefited Lots/Reserve
11035, 11036	PS 732885W Reserve No.2

Description of Restriction:

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

1. Remove the boundary fencing along the boundary between the council reserve and the burdened lot; or
2. Alter the boundary fencing along the boundary between the council reserve and the burdened lot, if the alterations would result in a different fence material, height or level of visual permeability;

Except with the written consent of the owner of the benefiting land.

## CREATION OF RESTRICTION No. 4

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

**Table of Land Burdened and Land Benefited:**


Burdened Lot	Benefited Lots
11018	11019, 11020
11019	11018, 11020

**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.

