

# PLAN OF SUBDIVISION

LV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS 802693T**

## LOCATION OF LAND

**PARISH:** CONEWARRE

**TOWNSHIP:** -

**SECTION:** 8

**CROWN ALLOTMENT:** C (PART)

**CROWN PORTION:** -

**TITLE REFERENCES:** VOL. FOL.

**LAST PLAN REFERENCE/S:** PS 802690A (LOT Y)

**POSTAL ADDRESS:** SEAL STREET  
(At time of subdivision) ARMSTRONG CREEK, VICTORIA, 3217

**MGA94 Co-ordinates** (of approx centre of land in plan)  
**E** 267530  
**N** 5763870  
**ZONE** 55

Council Name: City of Greater Geelong  
SPEAR Reference Number: S095159J

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

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

LOTS 1 TO 7134 HAVE BEEN OMITTED FROM THIS PLAN.  
SEE SHEET 4 FOR RESTRICTIONS AFFECTING LOTS 7135 TO 7162

## 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 - 71b**  
**1.510ha**

**28 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 SEE PLAN	THIS PLAN THIS PLAN SECTION 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	PS 802690A	CITY OF GREATER GEELONG
E-5	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	PS 802690A PS 802690A SECTION 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-6	DRAINAGE	SEE PLAN	PS 743863V	CITY OF GREATER GEELONG
E-7	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 743863V SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION

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



Geelong Survey T 5228 3100

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

ORIGINAL SHEET  
SIZE: A3

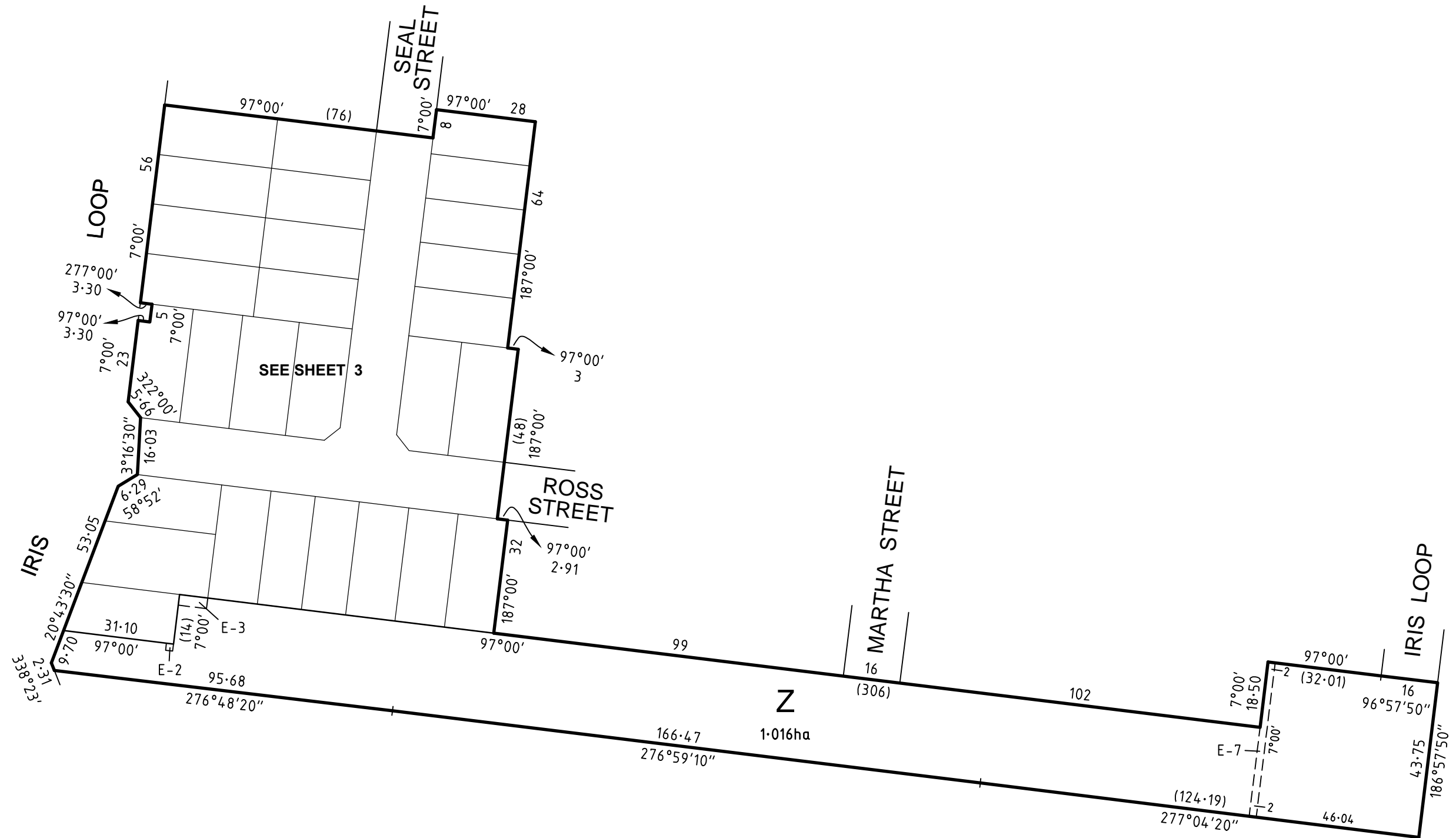
SHEET 1 OF 4

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Surveyor's Plan Version (0516S.71bWAR Version B),  
09/11/2016

# PLAN OF SUBDIVISION

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M.G.A. 94  
ZONE 55



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**SMEC**  
Geelong Survey T 5228 3100 REF 0516S.71bWAR

SCALE  
1:1250

LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE A3

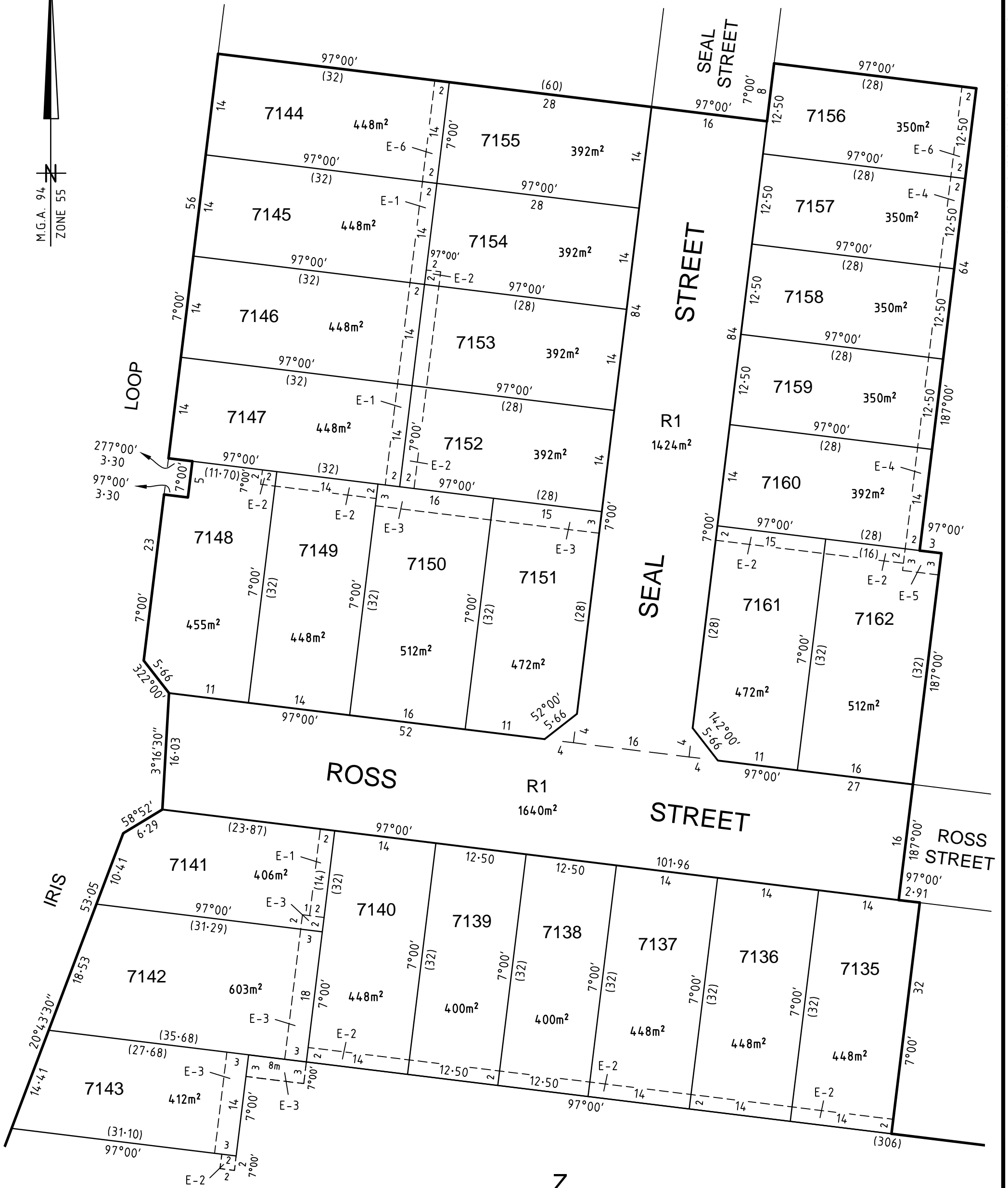
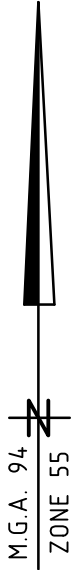
SHEET 2

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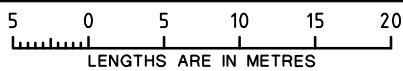
**Z**  
SEE SHEET 2



Geelong Survey T 5228 3100 REF 0516S-71bWAR

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SCALE  
1:500



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SHEET 3

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# PLAN OF SUBDIVISION

PLAN NUMBER  
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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 7135 to 7162

Land to be burdened: Lots 7135 to 7162

Description of Restriction:

The registered proprietor or proprietors of 7135 to 7162 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 7135 to 7162

Land to be burdened: Lots 7135 to 7162

Description of Restriction:

The registered proprietor or proprietors for the time being of lots 7135 to 7162 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.



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SHEET 4