

# PLAN OF SUBDIVISION

LV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS 732896R**

## LOCATION OF LAND

**PARISH:** CONEWARRE  
**TOWNSHIP:** -  
**SECTION:** 8  
**CROWN ALLOTMENT:** C (PART)  
**CROWN PORTION:** -  
**TITLE REFERENCES:** VOL. FOL.  
**LAST PLAN REFERENCE/S:** PS 732894V (LOT J)  
**POSTAL ADDRESS:** LANCE DRIVE  
**(At time of subdivision)** ARMSTRONG CREEK, VIC. 3217  
**MGA94 Co-ordinates** E 269000  
(of approx centre of N 5764300  
land in plan) ZONE 55

COUNCIL NAME: GREATER GEELONG CITY COUNCIL REF:

## NOTATIONS

LOTS 1 TO 8144 HAVE BEEN OMITTED FROM THIS PLAN.  
SEE SHEETS 7 & 8 FOR RESTRICTIONS AFFECTING LOTS 8101 TO 8144

## VESTING OF ROADS AND/OR RESERVES

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

## 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 - 81**  
**2.509 ha**

**44 LOTS**

30040516S.81WAR - VER C.DWG DAA/JRM/DAA

## 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 6 FOR EASEMENT DETAILS |         |                |        |                             |



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REF 30040516s.81WAR

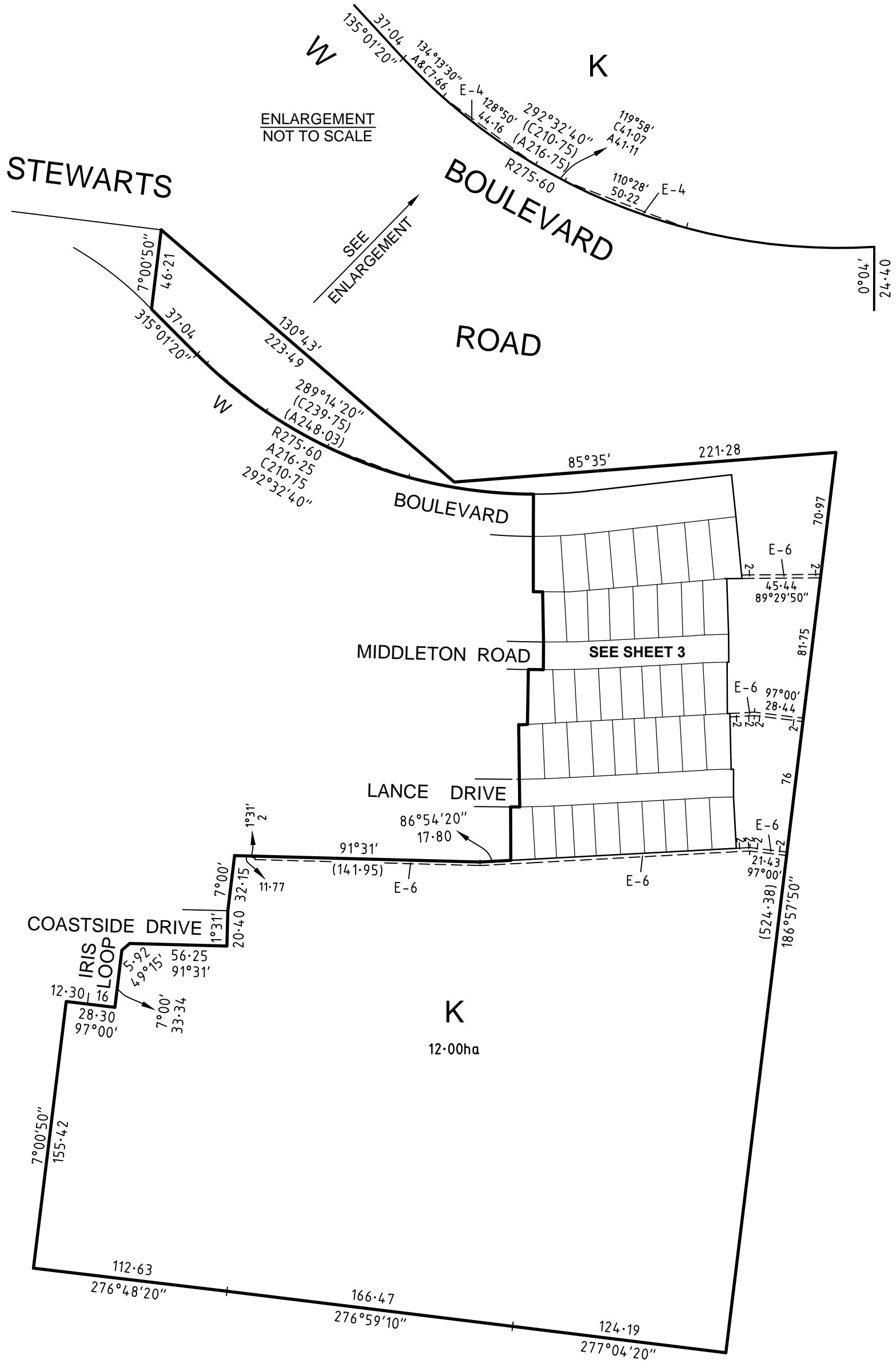
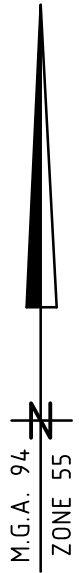
VERSION C

SHEET 1 OF 8

ORIGINAL SHEET SIZE A3

# PLAN OF SUBDIVISION

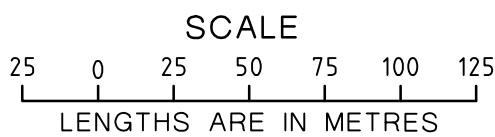
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ORIGINAL SCALE  
1:2500

SHEET 2  
ORIGINAL SHEET SIZE A3

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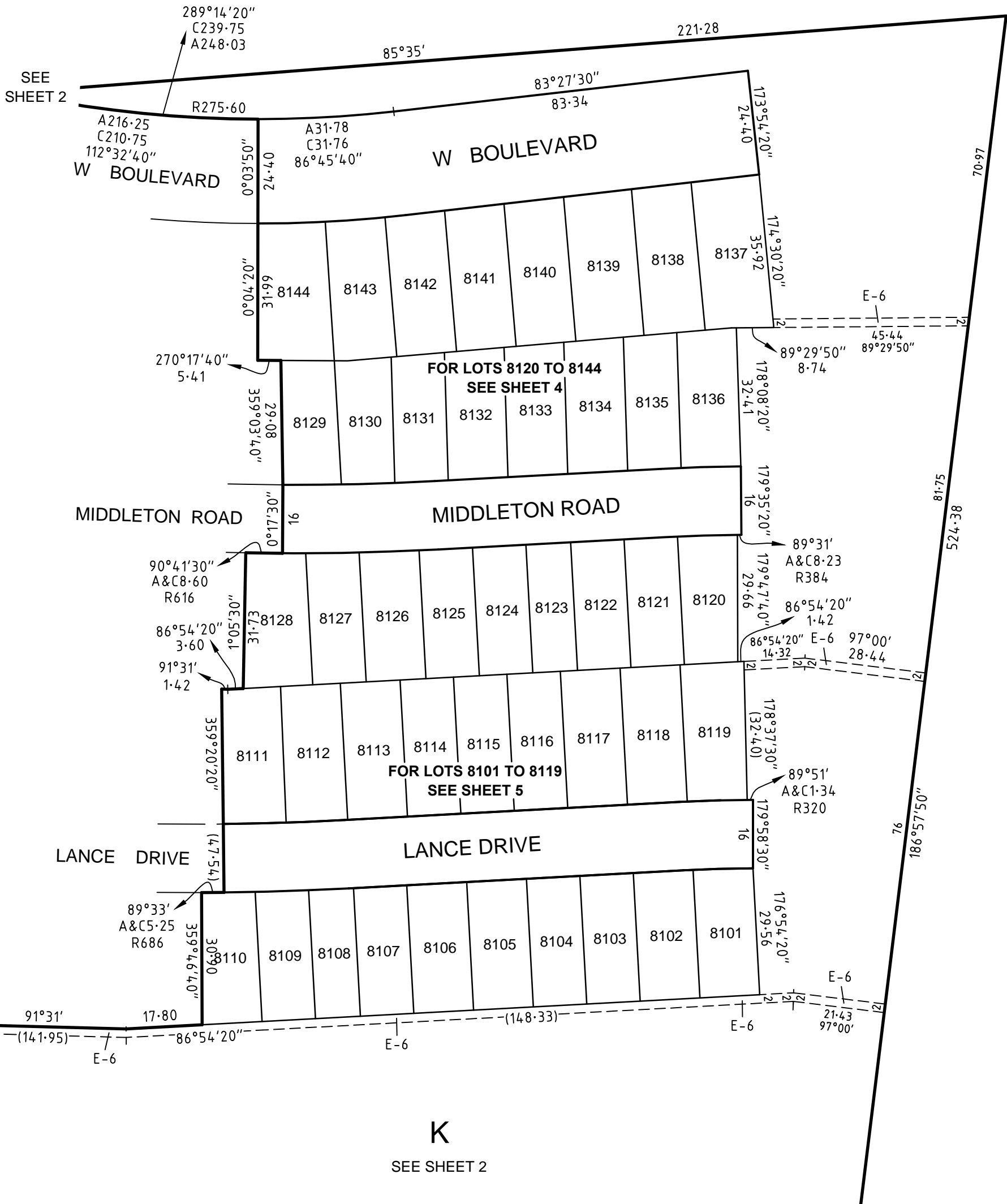
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M.G.A. 94  
ZONE 55

STEWARTS ROAD

ROAD



**K**

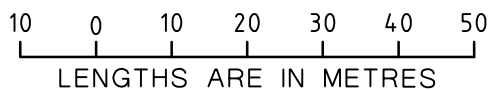
SEE SHEET 2

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SCALE



ORIGINAL  
SCALE  
1:1000

SHEET 3

ORIGINAL SHEET SIZE A3

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# PLAN OF SUBDIVISION

PLAN NUMBER  
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**STEWARTS ROAD**

221.28

85°35'

**K**

SEE SHEET 2

83°27'30"  
83.34

**W BOULEVARD**

R275.60  
A31.78  
C31.76  
86°45'40"

**W**

**R1**  
2841m<sup>2</sup>

**BOULEVARD**

55 ZONE  
76 M.G.A.

0°03'50"  
07.472

86°45'40"  
C34.58  
A34.59  
R300

83°27'30"  
14

83.15

16

**8144**

541m<sup>2</sup>

**8143**

468m<sup>2</sup>

**8142**

460m<sup>2</sup>

**8141**

465m<sup>2</sup>

**8140**

471m<sup>2</sup>

**8139**

545m<sup>2</sup>

**8138**

489m<sup>2</sup>

**8137**

563m<sup>2</sup>

**8129**

379m<sup>2</sup>

**8130**

375m<sup>2</sup>

**8131**

371m<sup>2</sup>

**8132**

421m<sup>2</sup>

**8133**

428m<sup>2</sup>

**8134**

434m<sup>2</sup>

**8135**

392m<sup>2</sup>

**8136**

448m<sup>2</sup>

**MIDDLETON DRIVE**

90°42'  
A&C8.60  
R616

**MIDDLETON ROAD**

**R1**  
1716m<sup>2</sup>

**ROAD**

R600  
A&C35.45  
88°36'

R400  
A&C18.72  
88°14'50"

**8128**

472m<sup>2</sup>

**8127**

381m<sup>2</sup>

**8126**

422m<sup>2</sup>

**8125**

375m<sup>2</sup>

**8124**

375m<sup>2</sup>

**8123**

315m<sup>2</sup>

**8122**

375m<sup>2</sup>

**8121**

375m<sup>2</sup>

**8120**

396m<sup>2</sup>

**8111**

**8112**

**8113**

**8114**

**8115**

**8116**

**8117**

**8118**

**8119**

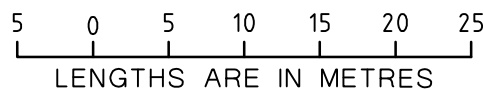
SEE SHEET 5

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SCALE



LENGTHS ARE IN METRES

ORIGINAL SCALE

1:500

SHEET 4

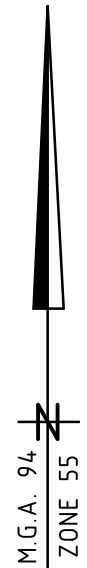
ORIGINAL SHEET SIZE A3

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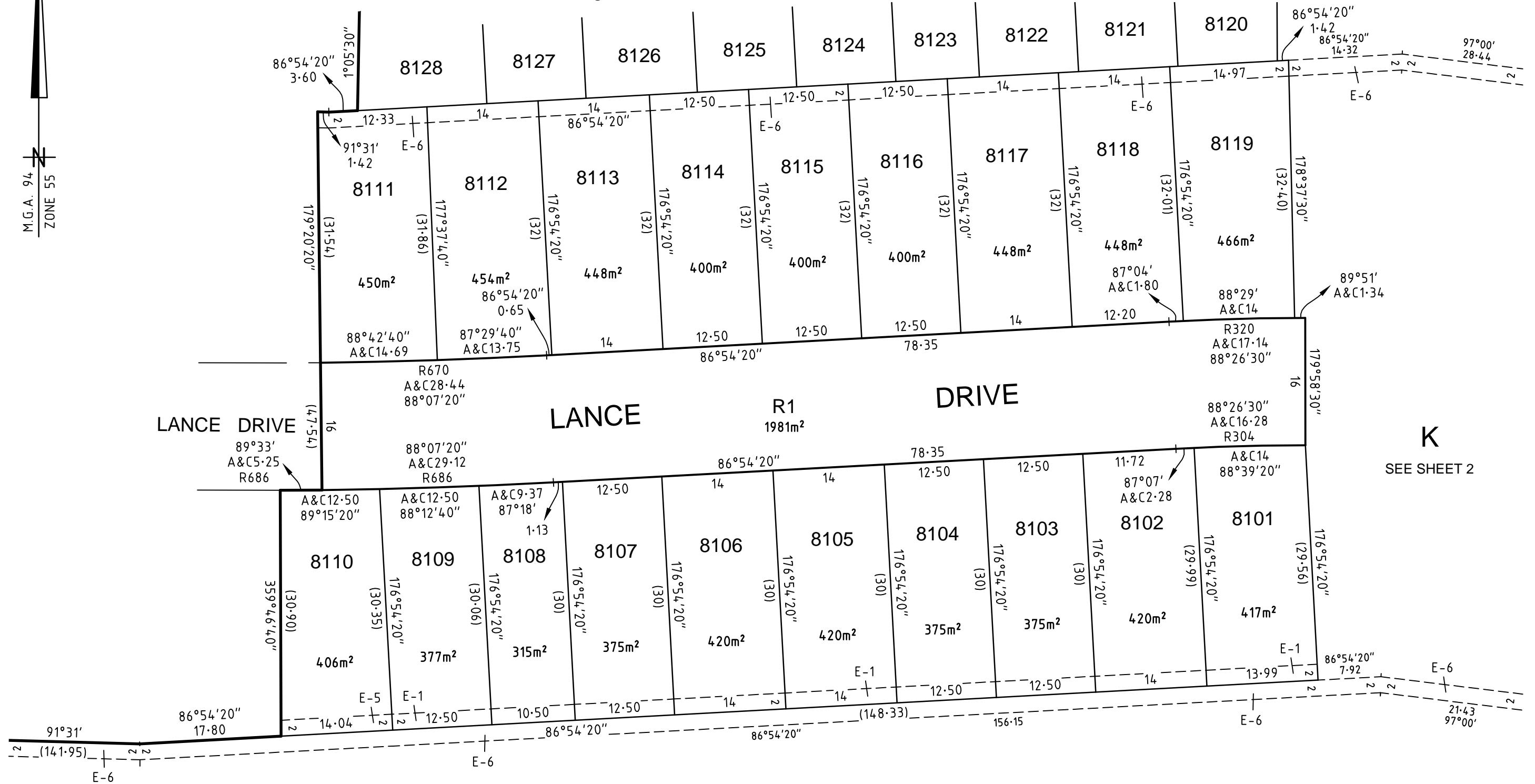
REF 30040516s.81WAR VERSION C

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PLAN NUMBER  
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SEE SHEET 4

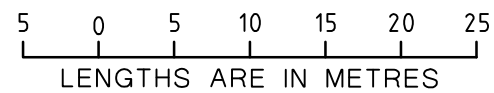


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SCALE



ORIGINAL

SCALE

1:500

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SHEET 5

ORIGINAL SHEET SIZE A3

# 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 8101 to 8144

Land to be burdened: Lots 8101 to 8144

Description of Restriction:

The registered proprietor or proprietors of lots 8101 to 8144 on this plan of subdivision shall not;

1. Construct more than one dwelling on any lot.

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SCALE



ORIGINAL  
SCALE

SHEET 7

ORIGINAL SHEET SIZE A3

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**CREATION OF RESTRICTION No. 2**

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

Land to benefit: Lots 8101 to 8144

Land to be burdened: Lots 8101 to 8144

Description of Restriction:

The registered proprietor or proprietors for the time being of lots 8101 to 8144 on this plan of subdivision shall not;

1. Construct or allow to be constructed any improvement on any lot:

- (i) that is not in accordance with Warralily Coast Design and Siting Guidelines unless otherwise approved by the Warralily Design Review Panel 501 Blackburn Road, Mt Waverly, Victoria 3149 ("Warralily Design Reviewer") a copy of which guidelines and restrictions can be obtained from the Warralily Design Reviewer; and
- (ii) without obtaining written approval of the design for that improvement from the Warralily Design Reviewer, which approval must be obtained even if the design for that lot improvement complies with the Warralily Coast Design and Siting Guidelines.

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

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SCALE



ORIGINAL  
SCALE

SHEET 8

ORIGINAL SHEET SIZE A3

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## 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<br>SECTION 136 OF THE WATER ACT 1989              | BARWON REGION WATER CORPORATION                                 |
| E-3                | DRAINAGE<br>PIPELINES OR ANCILLARY PURPOSES | SEE PLAN<br>SEE PLAN | THIS PLAN<br>THIS PLAN<br>SECTION 136 OF THE WATER ACT 1989 | GREATER GEELONG CITY COUNCIL<br>BARWON REGION WATER CORPORATION |
| E-4                | PIPELINES OR ANCILLARY PURPOSES             | SEE PLAN             | PS 722227U<br>SECTION 136 OF THE WATER ACT 1989             | BARWON REGION WATER CORPORATION                                 |
| E-5                | DRAINAGE                                    | SEE PLAN             | PS 732894V  | GREATER GEELONG CITY COUNCIL                                    |
| E-6                | PIPELINES OR ANCILLARY PURPOSES             | SEE PLAN             | PS 732894V<br>SECTION 136 OF THE WATER ACT 1989             | BARWON REGION WATER CORPORATION                                 |

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### SCALE



ORIGINAL  
SCALE

SHEET 6

ORIGINAL SHEET SIZE A3

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