

# PLAN OF SUBDIVISION

LV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS 802683W**

## LOCATION OF LAND

**PARISH:** CONEWARRE  
**TOWNSHIP:** -  
**SECTION:** 8  
**CROWN ALLOTMENT:** C (PART)  
**CROWN PORTION:** -  
**TITLE REFERENCES:** VOL. FOL.  
**LAST PLAN REFERENCE/S:** PS 743863V (LOT T)  
**POSTAL ADDRESS:** IRIS LOOP  
**(At time of subdivision)** ARMSTRONG CREEK, VIC.3217  
**MGA94 Co-ordinates** E 267790  
(of approx centre of N 5763850  
land in plan) ZONE 55

Council Name: City of Greater Geelong  
SPEAR Reference Number: S090496B

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	CITY OF GREATER GEELONG POWERCOR AUSTRALIA LIMITED

LOTS 1 TO 7000 HAVE BEEN OMITTED FROM THIS PLAN.  
  
SEE SHEET 5 & 6 FOR RESTRICTIONS AFFECTING LOTS 7001 TO 7036  
  
**OTHER PURPOSE OF THE PLAN:**  
REMOVAL OF THAT PART OF THE PIPELINES OR ANCILLARY PURPOSES  
EASEMENT SHOWN AS E-2 ON PS 743863V AS AFFECTS ROAD R1 ON  
THIS PLAN.  
  
**GROUNDS FOR REMOVAL OF EASEMENT:**  
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 - 70**  
**2.180ha**

**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
E-1	DRAINAGE	SEE PLAN	PS 743863V	CITY OF GREATER GEELONG
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 743863V SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-3	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	PS 743863V PS 743863V SECTION 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-4	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-5	POWERLINE PURPOSES	SEE PLAN	THIS PLAN SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED

30040516S.70WAR - VER C.DWG DA/DA



SURVEYOR REF: **0516S.70WAR**

ORIGINAL SHEET  
SIZE: A3

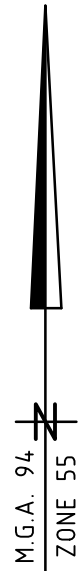
SHEET 1 OF 6

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18/08/2016

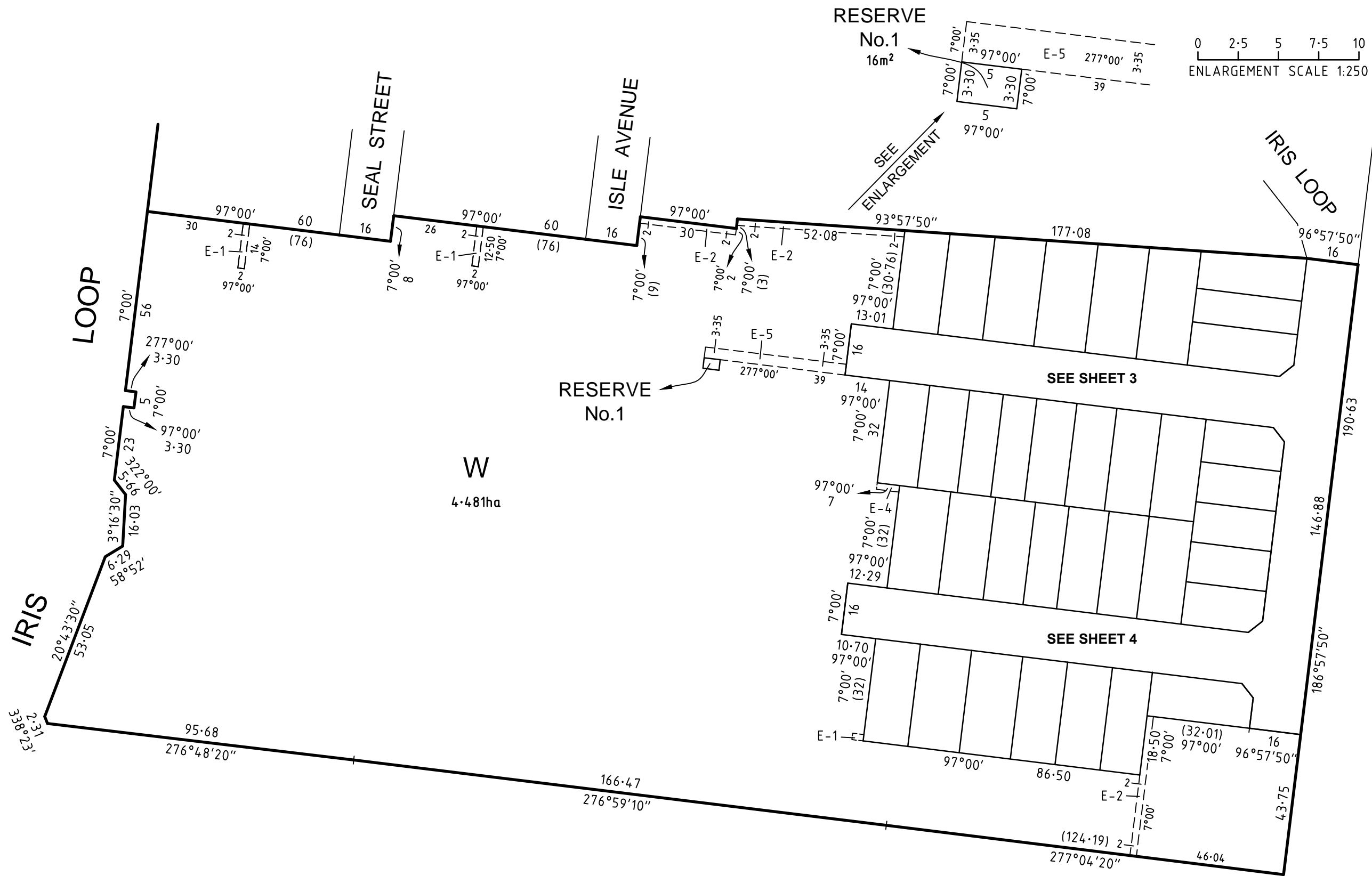
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# PLAN OF SUBDIVISION

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0 2.5 5 7.5 10  
ENLARGEMENT SCALE 1:250



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Geelong Survey T 5228 3100 REF 0516S.70WAR

SCALE 1:1250

LENGTHS ARE IN METRES

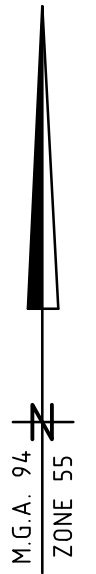
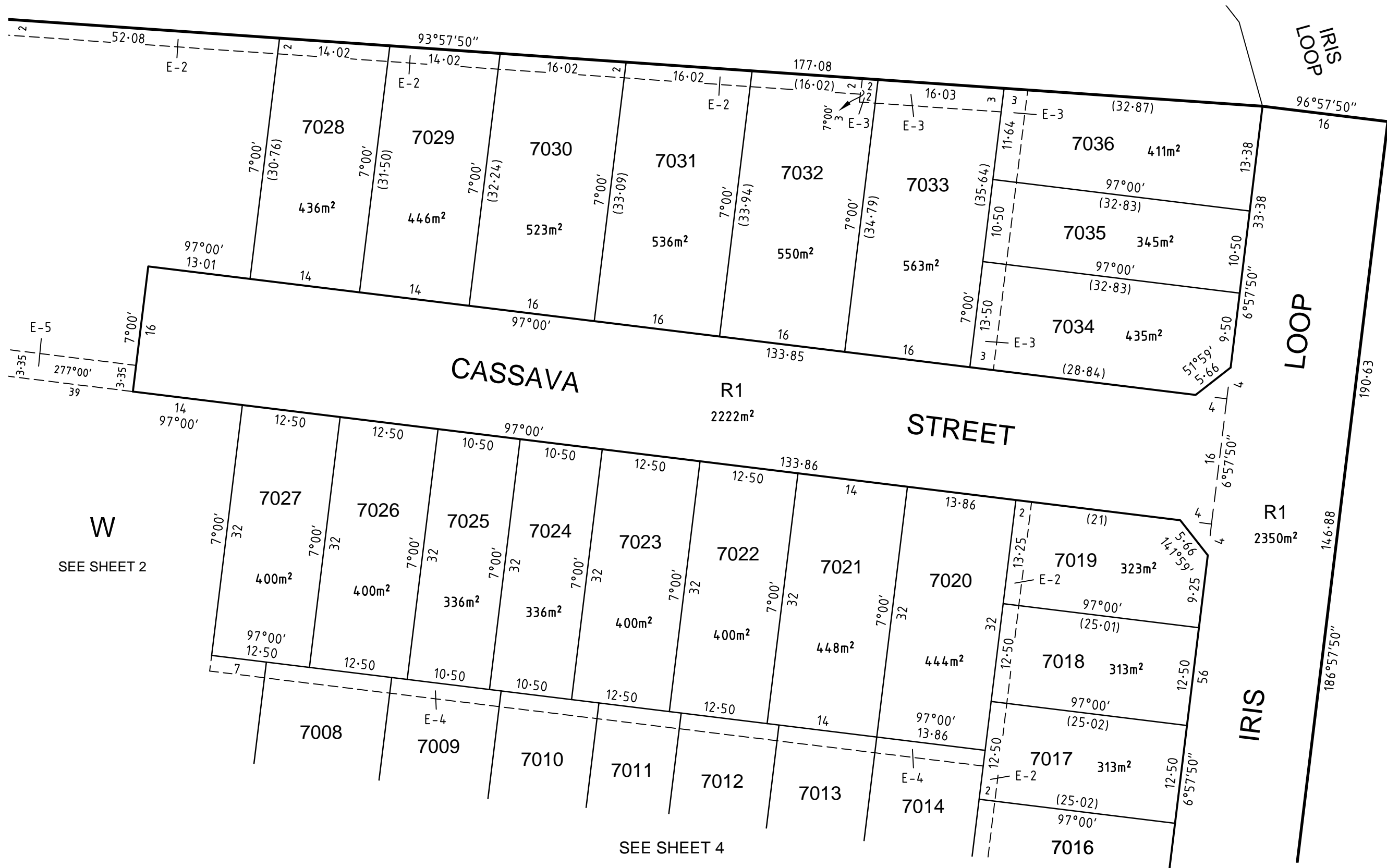
ORIGINAL SHEET SIZE A3 SHEET 2

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**SMEC**

Geelong Survey T 5228 3100 REF 0516S.70WAR

SCALE  
1:500

LENGTHS ARE IN METRES

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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 7001 to 7036

Land to be burdened: Lots 7001 to 7136

Description of Restriction:

The registered proprietor or proprietors of 7001 to 7036 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 7001 to 7136

Land to be burdened: Lots 7001 to 7136

Description of Restriction:

The registered proprietor or proprietors for the time being of lots 7001 to 7036 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.



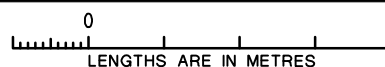
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**SMEC**

Geelong Survey T 5228 3100

REF 0516S.70WAR

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SHEET 5

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# PLAN OF SUBDIVISION

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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
7015	7014, 7016
7016	7014, 7015, 7017
7017	7014, 7016, 7018, 7020
7018	7017, 7019, 7020
7019	7018, 7020

### Description of Restriction:

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

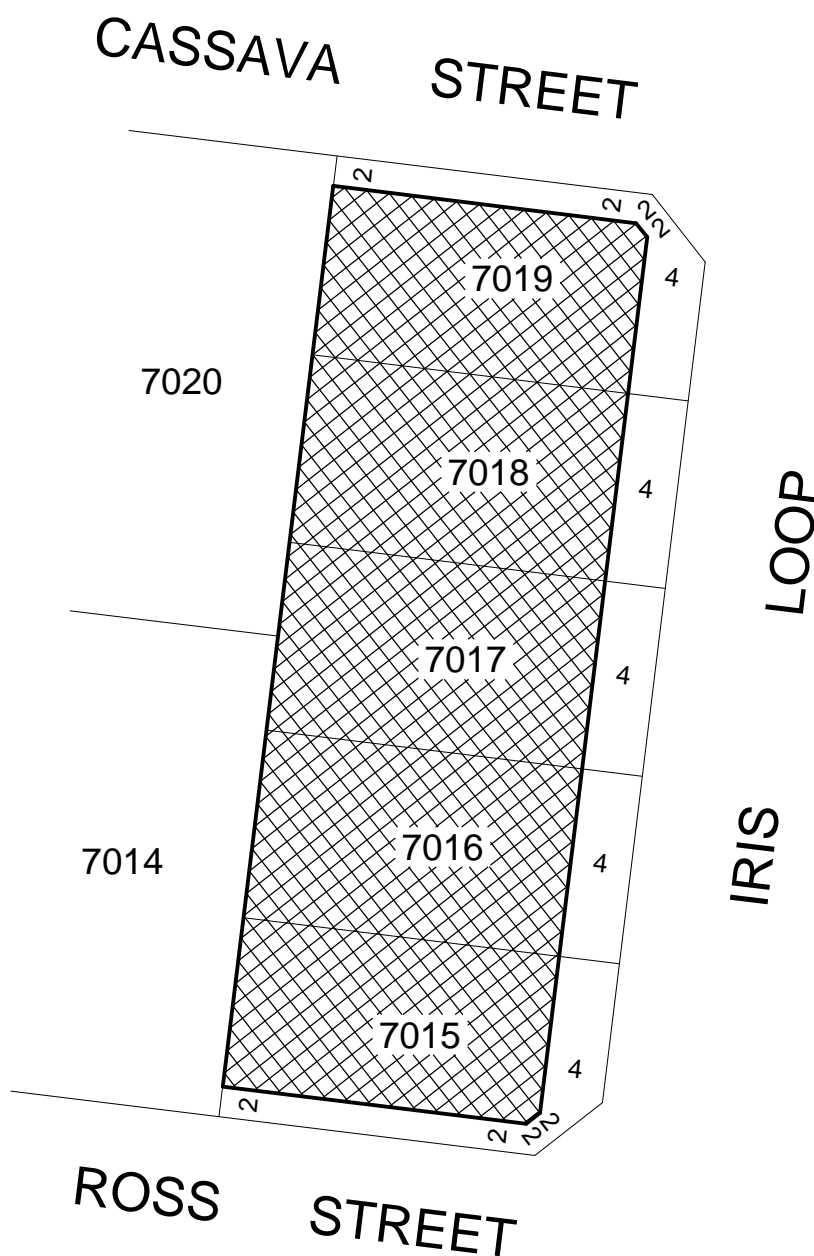
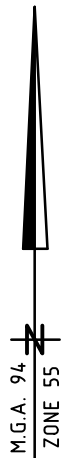
1. Construct or allow to construct any dwelling on any lot other than in accordance with the two (2) dimensional building envelopes attached on this plan and having regard to easements.

### LEGEND

Building envelope 

### BUILDING ENVELOPE DIAGRAM NOTATIONS

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



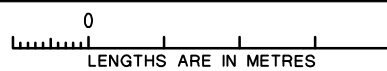
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SHEET 6

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