

	<b>PLAN OF SUBDIVISION</b>	STAGE No. /	LRS USE ONLY <b>EDITION</b>	PLAN NUMBER <b>PS 648120B</b>
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**LOCATION OF LAND**

**PARISH:** CONEWARRE

**TOWNSHIP:** -

**SECTION:** 8

**CROWN ALLOTMENT:** B & A (PARTS)

**CROWN PORTION:** -

**TITLE REFERENCES:** VOL FOL

**LAST PLAN REFERENCE/S:** PS648116R LOT F

**POSTAL ADDRESS:** PREVELLY CIRCUIT  
(At time of subdivision) MT DUNEED  
VIC 3216

**MGA Co-ordinates** E 267100  
(of approx centre of N 5763350  
land in plan) ZONE 55

**COUNCIL CERTIFICATION AND ENDORSEMENT**

**COUNCIL NAME:** GREATER GEELONG CITY COUNCIL **REF:**

- This plan is certified under Section 6 of the Subdivision Act 1988.
- This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6.
- This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.

**OPEN SPACE**

(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made.

(ii) The requirement has been satisfied.

(iii) The requirement is to be satisfied in Stage .....

Council Delegate  
Council Seal  
Date

Re-certified under Section 11(7) of the Subdivision Act 1988.

Council Delegate  
Council Seal  
Date

**VESTING OF ROADS AND/OR RESERVES**

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	GREATER GEELONG CITY COUNCIL GREATER GEELONG CITY COUNCIL

**NOTATIONS**

STAGING This ~~is~~ is not a staged subdivision.  
Planning permit No. 309/2011

**WARRALILY ESTATE - 54**  
**1.782 ha** **27 LOTS**

DEPTH LIMITATION DOES NOT APPLY  
THIS IS A SPEAR PLAN.

LOTS 1 TO 5400 HAVE BEEN OMITTED FROM THIS PLAN.  
SEE SHEETS 4 & 5 FOR RESTRICTIONS AFFECTING LOTS 5401 TO 5427

SURVEY. THIS PLAN IS/~~IS NOT~~ BASED ON SURVEY.

3440516sWAR54-01-VER D.dwg

**EASEMENT INFORMATION**

LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
<b>SEE SHEET 6 FOR EASEMENT DETAILS</b>				

**LRS USE ONLY**

STATEMENT OF COMPLIANCE/  
EXEMPTION STATEMENT

RECEIVED

DATE

**LRS USE ONLY**

PLAN REGISTERED  
TIME  
DATE

Assistant Registrar of Titles

SHEET 1 OF 6 SHEETS



LICENSED SURVEYOR (PRINT)..... JOHN RICHARD MCKENZIE .....

SIGNATURE ..... DIGITALLY SIGNED ..... DATE

REF **3440516sWAR54** VERSION **D**

DATE

COUNCIL DELEGATE SIGNATURE

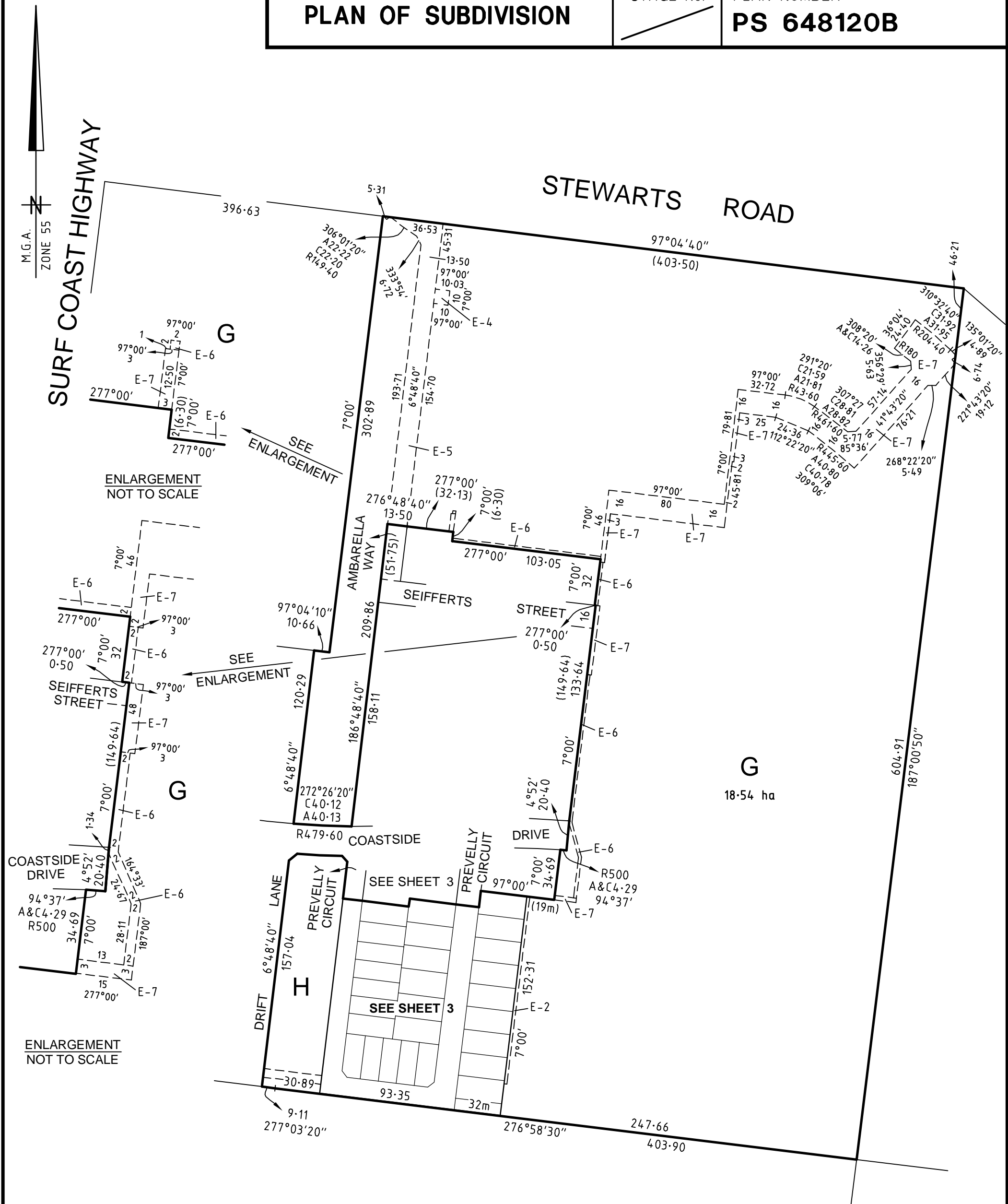
ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

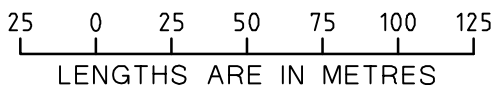
PS 648120B



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SCALE



ORIGINAL

SCALE SHEET SIZE  
1:2500 A3

LICENSED SURVEYOR (PRINT).....

SIGNATURE .....

DATE

REF 3440516sWAR54

VERSION D

SHEET 2

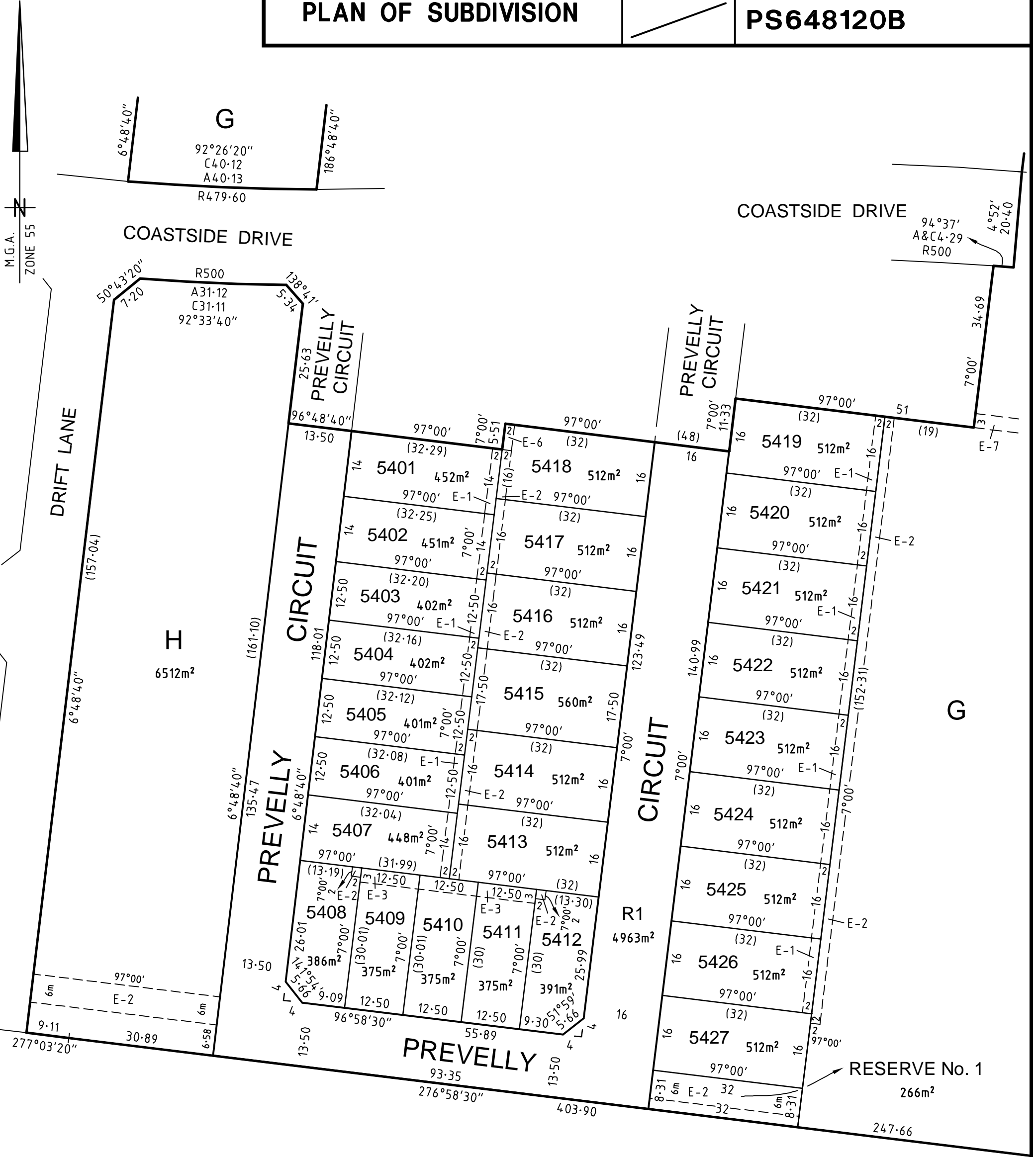
DATE  
COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

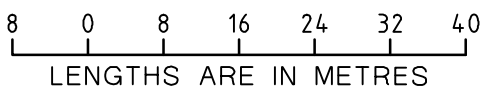
PS648120B



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SCALE



ORIGINAL SCALE SHEET SIZE  
1:800 A3

LICENSED SURVEYOR (PRINT).....  
SIGNATURE ..... DATE .....  
REF 3440516sWAR54 VERSION D

SHEET 3

DATE .....  
COUNCIL DELEGATE SIGNATURE .....

**CREATION OF RESTRICTION No. 1**

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

Land to benefit: Lots 5401 to 5427

Land to be burdened: Lots 5401 to 5427

Description of Restriction:

The registered proprietor or proprietors of lots 5401 to 5427 on this plan of subdivision shall not;

1. Construct more than one dwelling on any lot.

**CREATION OF RESTRICTION No. 2**

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

Land to benefit: Lots 5401 to 5427

Land to be burdened: Lots 5401 to 5427

Description of Restriction:

The registered proprietor or proprietors for the time being of lots 5401 to 5427 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.

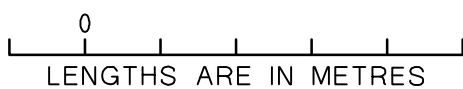
This restriction shall cease to have effect 5 years after the date of registration of this plan.



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SCALE



ORIGINAL

SCALE SHEET SIZE

A3

LICENSED SURVEYOR (PRINT).....

SIGNATURE .....

DATE

REF **3440516sWAR54**

VERSION **D**

SHEET 4

DATE  
COUNCIL DELEGATE SIGNATURE

**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
5408	5407, 5409
5412	5411, 5413

**Description of Restriction:**

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

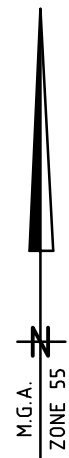
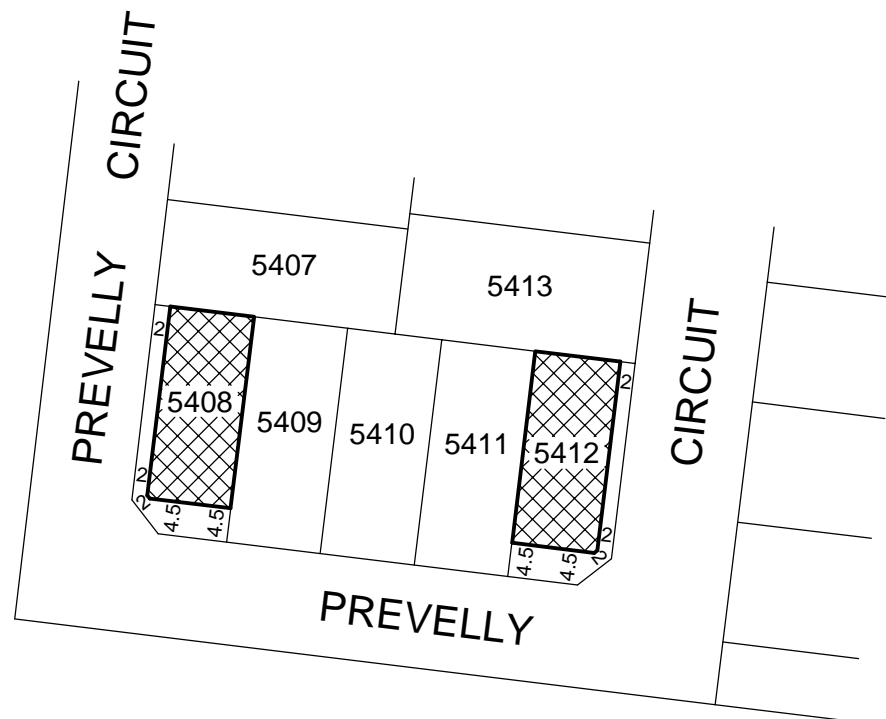
1. Construct or allow to construct any dwelling on any lot other than in accordance with the two (2) dimensional building envelopes attached on this plan and having regard to easements.

**LEGEND**



**BUILDING ENVELOPE DIAGRAM NOTATIONS**

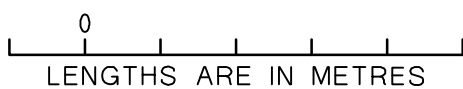
1. The building envelopes on this plan are shown enclosed by continuous thick lines.



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**SCALE**



ORIGINAL SCALE SHEET SIZE  
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LICENSED SURVEYOR (PRINT).....  
SIGNATURE ..... DATE .....  
REF **3440516sWAR54** VERSION **D**

SHEET 5

DATE .....  
COUNCIL DELEGATE SIGNATURE

# PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

**PS 648120B**

## 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 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	GREATER GEELONG CITY COUNCIL BARWON REGION WATER CORPORATION
E-4	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 648111C SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-5	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 648111C SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-6	DRAINAGE GAS PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	PS 648111C SECTION 146 OF THE GAS INDUSTRY ACT 2001	GREATER GEELONG CITY COUNCIL SPI NETWORKS (GAS) PTY LTD
E-7	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 648116R SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-7	DRAINAGE	SEE PLAN	PS 648116R	GREATER GEELONG CITY COUNCIL



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SCALE



ORIGINAL

SCALE SHEET SIZE  
A3

LICENSED SURVEYOR (PRINT).....

SIGNATURE .....

REF **3440516sWAR54**

DATE

VERSION **D**

SHEET 6

DATE

COUNCIL DELEGATE SIGNATURE