

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PLAN NUMBER
PS 806347S

LOCATION OF LAND

PARISH: CONEWARRE
TOWNSHIP: -
SECTION: 6
CROWN ALLOTMENT: J (PART)
CROWN PORTION: -
TITLE REFERENCES: VOL. FOL.
LAST PLAN REFERENCE/S: PS 802692V (LOT A)
POSTAL ADDRESS: McCORMACK AVENUE
(At time of subdivision) ARMSTRONG CREEK. VIC. 3217
MGA94 Co-ordinates E 269200
(of approx centre of N 5765240
land in plan) **ZONE** 55

COUNCIL NAME: CITY OF GREATER GEELONG

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

LOTS 1 TO 9200 HAVE BEEN OMITTED FROM THIS PLAN.
SEE SHEET 6 FOR RESTRICTIONS AFFECTING LOTS 9201 TO 9226

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY
STAGING This ~~is~~ is not a staged subdivision.
Planning permit No. 595/2015
SURVEY. THIS PLAN IS ~~IS~~ NOT BASED ON SURVEY.

THIS IS A SPEAR PLAN.

WARRALILY ESTATE - 92
1.436ha

26 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: **2180S.92WAR**

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 6

JOHN RICHARD MCKENZIE VERSION C

PLAN OF SUBDIVISION

PLAN NUMBER
PS 806347S

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	CARRIAGEWAY	SEE PLAN	C/E	GREATER GEELONG CITY COUNCIL
E-5	CARRIAGEWAY POWERLINE PURPOSES	SEE PLAN SEE PLAN	C/E C/E SEC. 88 OF THE ELECTRICITY INDUSTRY ACT 2000	GREATER GEELONG CITY COUNCIL POWERCOR AUSTRALIA LIMITED
E-6	CARRIAGEWAY PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	C/E C/E SECTION 136 OF THE WATER ACT 1989	GREATER GEELONG CITY COUNCIL BARWON REGION WATER CORPORATION
E-7	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	PS 802692V PS 802692V SECTION 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-8	POWERLINE PURPOSES	SEE PLAN	PS 802692V SEC. 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED

2180S.92WAR - VER C.DWG DA/DA



SMEC

Geelong Survey T 5228 3100

REF2180S.92WAR

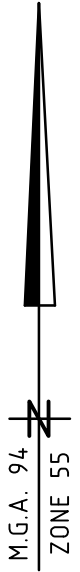
ORIGINAL SHEET
SIZE: A3

SHEET 2

JOHN RICHARD MCKENZIE VERSION C

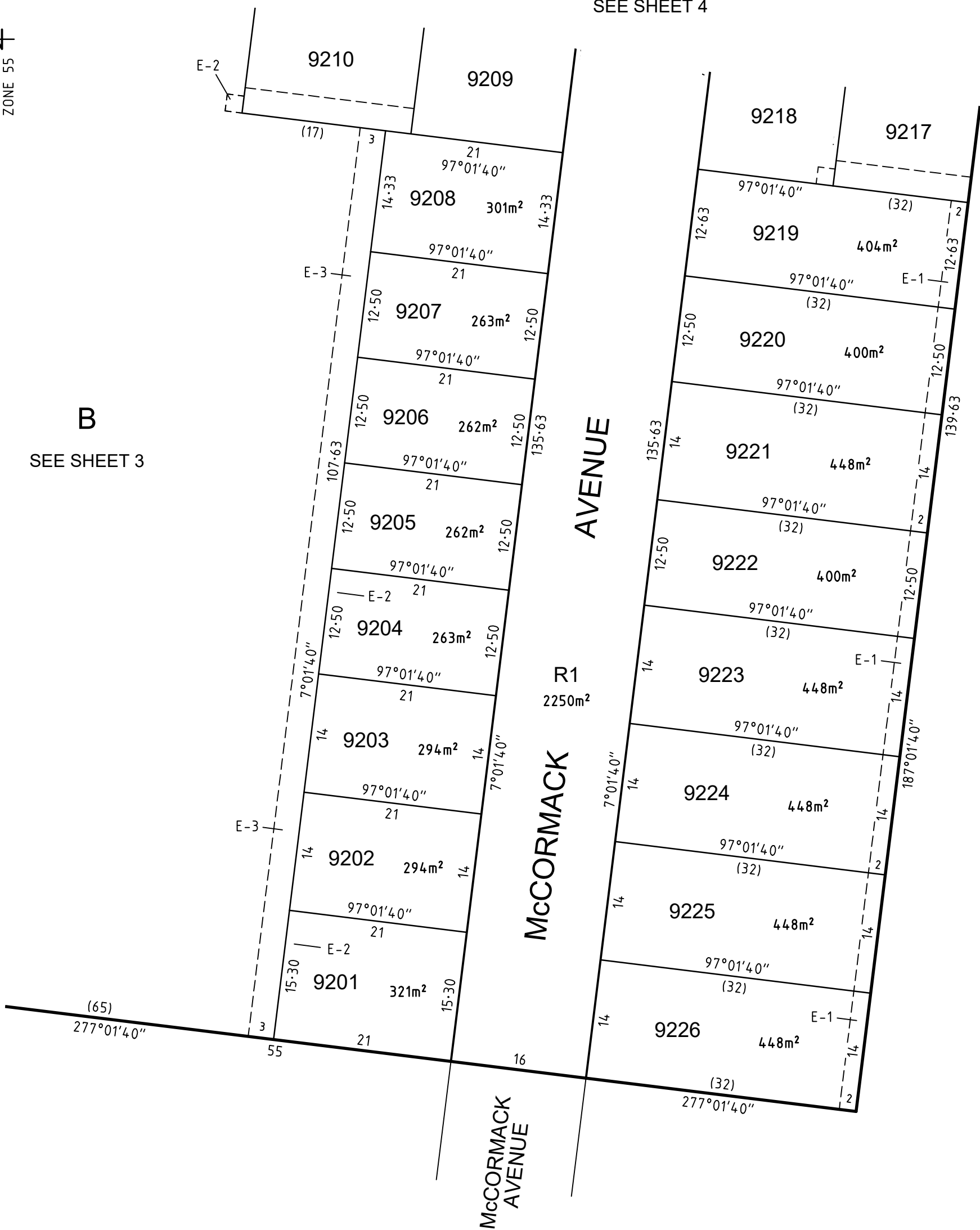
PLAN OF SUBDIVISION

PLAN NUMBER
PS 806347S



SEE SHEET 4

B
SEE SHEET 3

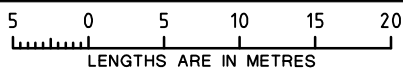


SMEC

Geelong Survey T 5228 3100 REF2180S-92WAR

2180S.92WAR - VER C.DWG DA/DA

SCALE
1:500



JOHN RICHARD MCKENZIE VERSION C

ORIGINAL SHEET
SIZE: A3

SHEET 5

CREATION OF RESTRICTION No. 1

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

Land to benefit: Lots 9201 to 9226

Land to be burdened: Lots 9201 to 9226

Description of Restriction:

The registered proprietor or proprietors of lots 9201 to 9226 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 9201 to 9226

Land to be burdened: Lots 9201 to 9226

Description of Restriction:

The registered proprietor or proprietors for the time being of lots 9201 to 9226 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:

Land to benefit: Lots 9202 and 9207

Land to be burdened: Lots 9202 and 9207

Description of Restriction:

The registered proprietor or proprietors of lots 9202 and 9207 on this plan of subdivision shall not;

1. Construct or extend one dwelling or allow to construct or extend one dwelling on any lot unless the lot has been assessed for compliance against the Small Lot Housing Code Type A lot.



SMEC

Geelong Survey T 5228 3100

REF2180S-92WAR

2180S.92WAR - VER C.DWG DA/DA

JOHN RICHARD MCKENZIE VERSION C

ORIGINAL SHEET
SIZE: A3

SHEET 6