

# PLAN OF SUBDIVISION

LV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS 806351C**

## LOCATION OF LAND

**PARISH:** CONEWARRE  
**TOWNSHIP:** -  
**SECTION:** 6  
**CROWN ALLOTMENT:** J (PART)  
**CROWN PORTION:** -  
**TITLE REFERENCES:** VOL. FOL.  
**LAST PLAN REFERENCE/S:** PS 806347S (LOT B)  
**POSTAL ADDRESS:** SNEDDON STREET  
**(At time of subdivision)** ARMSTRONG CREEK, VICTORIA, 3217  
**MGA94 Co-ordinates** E 269150  
(of approx centre of N 5765380  
land in plan) ZONE 55

COUNCIL NAME: CITY OF GREATER GEELONG

**PRELIMINARY**

## 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 9300 HAVE BEEN OMITTED FROM THIS PLAN.  
SEE SHEET 6 FOR RESTRICTIONS AFFECTING LOTS 9301 TO 9328

## NOTATIONS

DEPTH LIMITATION DOES NOT APPLY  
STAGING This ~~is~~ is not a staged subdivision.  
Planning permit No.  
SURVEY. THIS PLAN IS ~~IS~~ NOT BASED ON SURVEY.  
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):  
No.(PARISH)  
THIS IS A SPEAR PLAN.

**WARRALILY ESTATE - 93**  
**1.573ha**

**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
SEE SHEET 2 FOR EASEMENT DETAILS				



SURVEYOR REF: **2180S.93WAR**

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 6

JOHN RICHARD MCKENZIE VERSION B

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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	CARRIAGEWAY	SEE PLAN	C/E	GREATER GEELONG CITY COUNCIL
E-4	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-5	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-6	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-7	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 806347S SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-8	DRAINAGE	SEE PLAN	PS 806347S	CITY OF GREATER GEELONG
E-9	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 806347S SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-10	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	PS 806347S PS 806347S SECTION 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION

**PRELIMINARY**



2180S.93WAR - VER B.DWG DA/DA

**SMEC**

Geelong Survey T 5228 3100 REF 2180S-93WAR

JOHN RICHARD MCKENZIE VERSION B

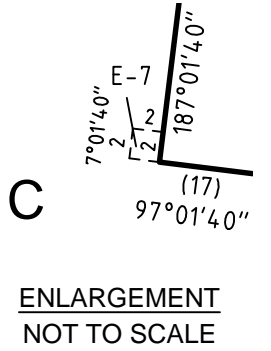
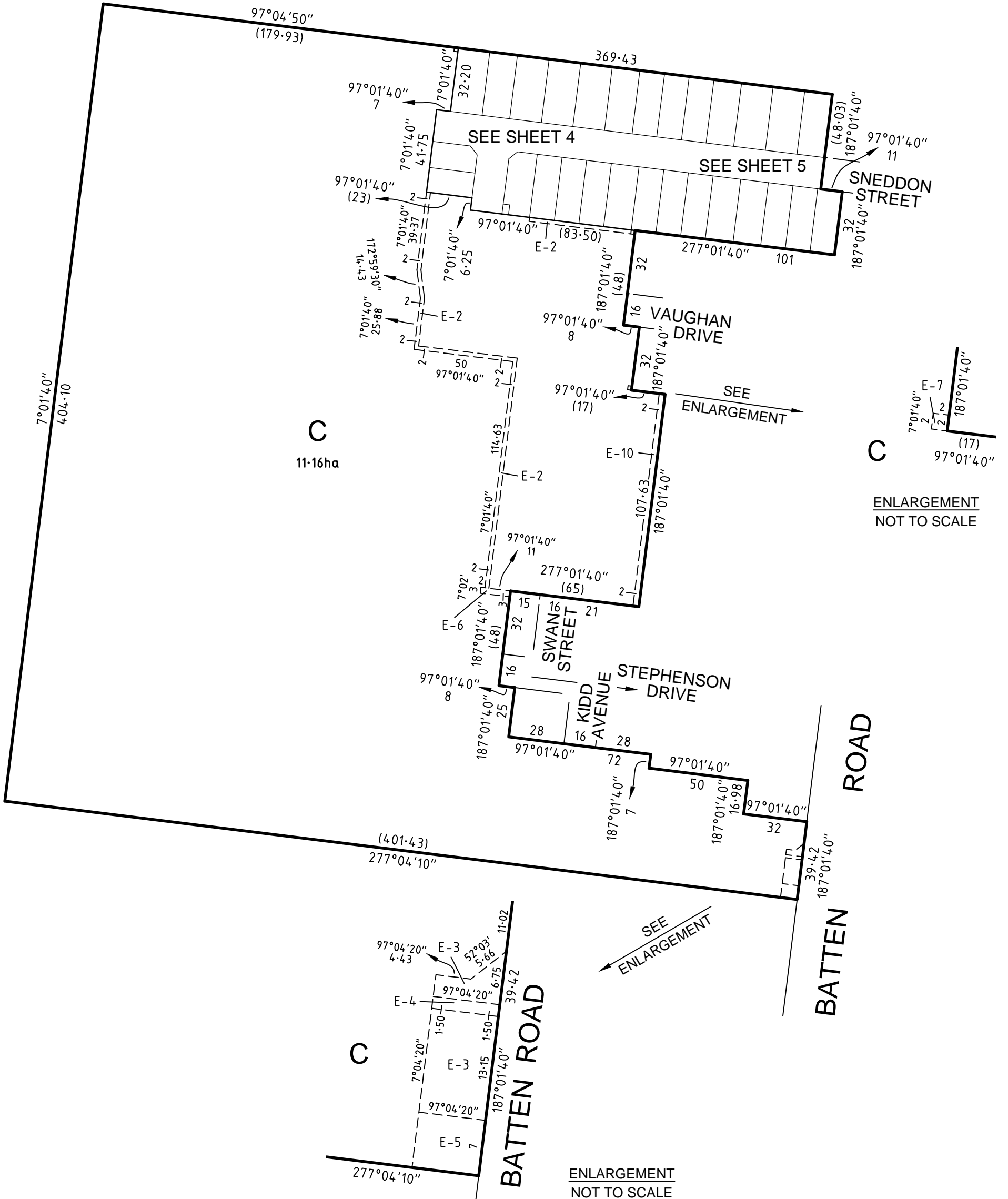
ORIGINAL SHEET  
SIZE: A3

SHEET 2

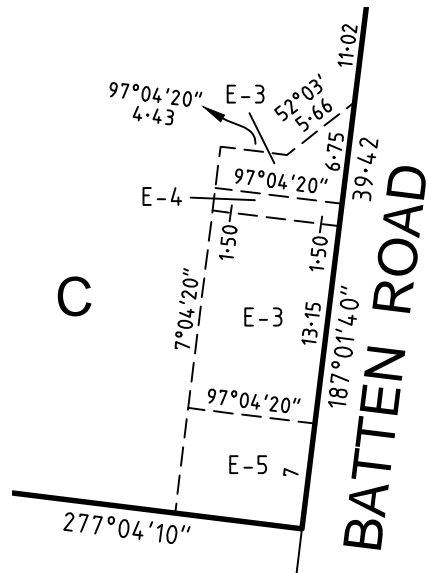
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ENLARGEMENT NOT TO SCALE



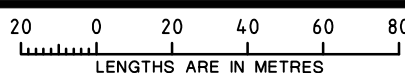
ENLARGEMENT NOT TO SCALE



SMEC

2180S.93WAR - VER B.DWG DA/DA

SCALE  
1:2000



ORIGINAL SHEET  
SIZE: A3

SHEET 3

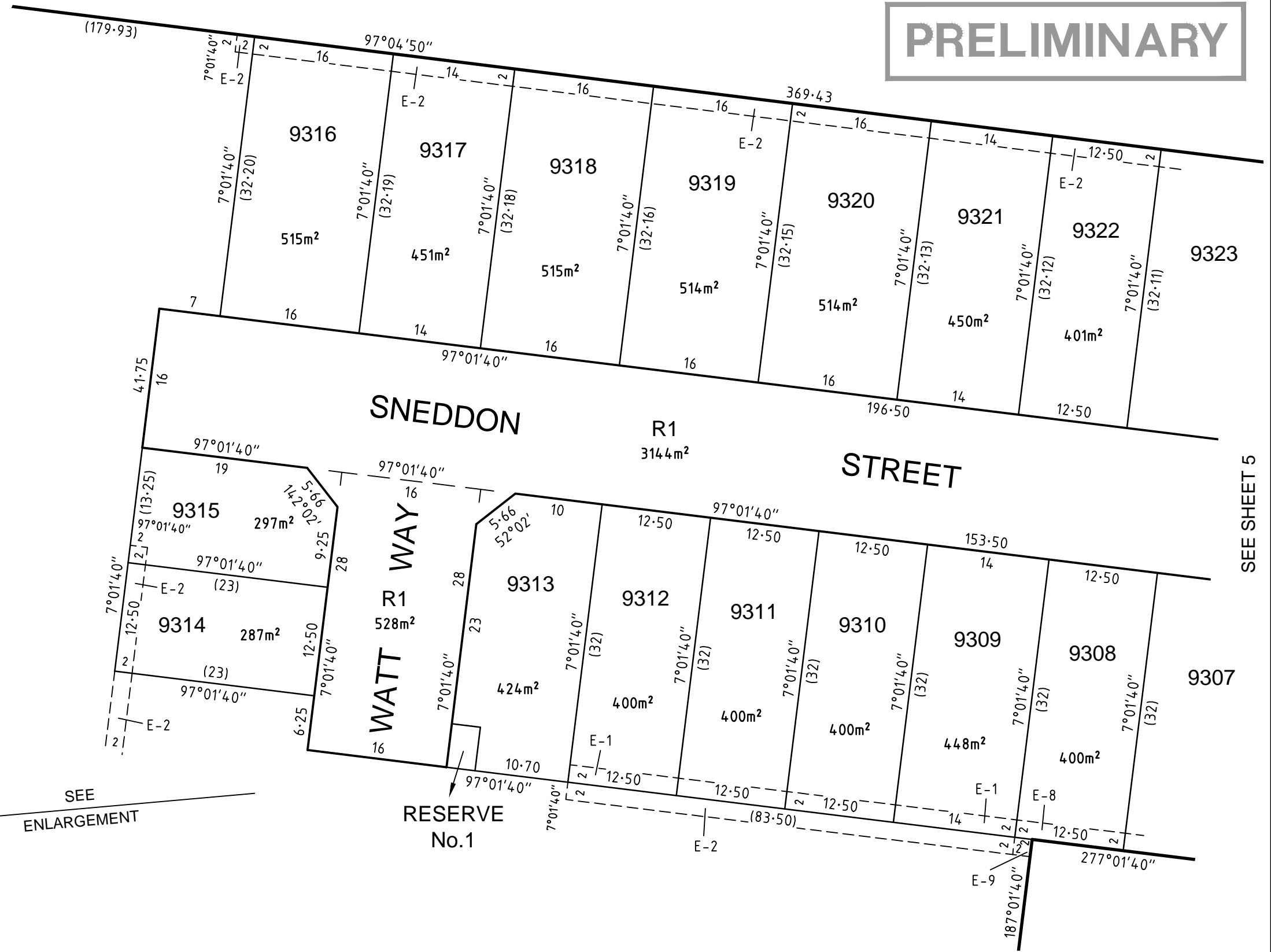
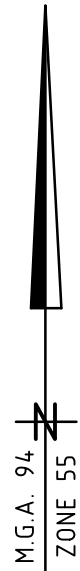
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Geelong Survey T 5228 3100 REF 2180S.93WAR

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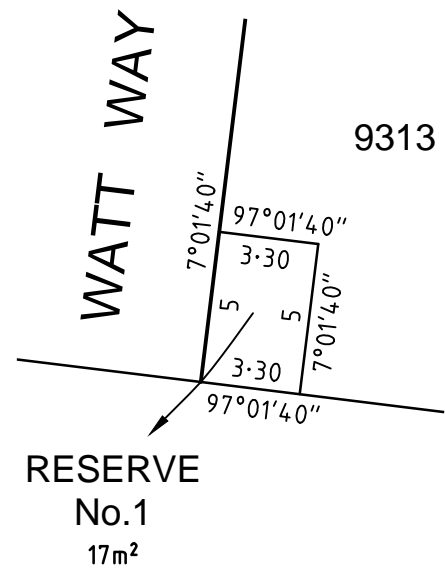
**PRELIMINARY**



C  
SEE SHEET 3

SEE SHEET 5

SEE ENLARGEMENT



2180S.93WAR - VER B.DWG DA/DA

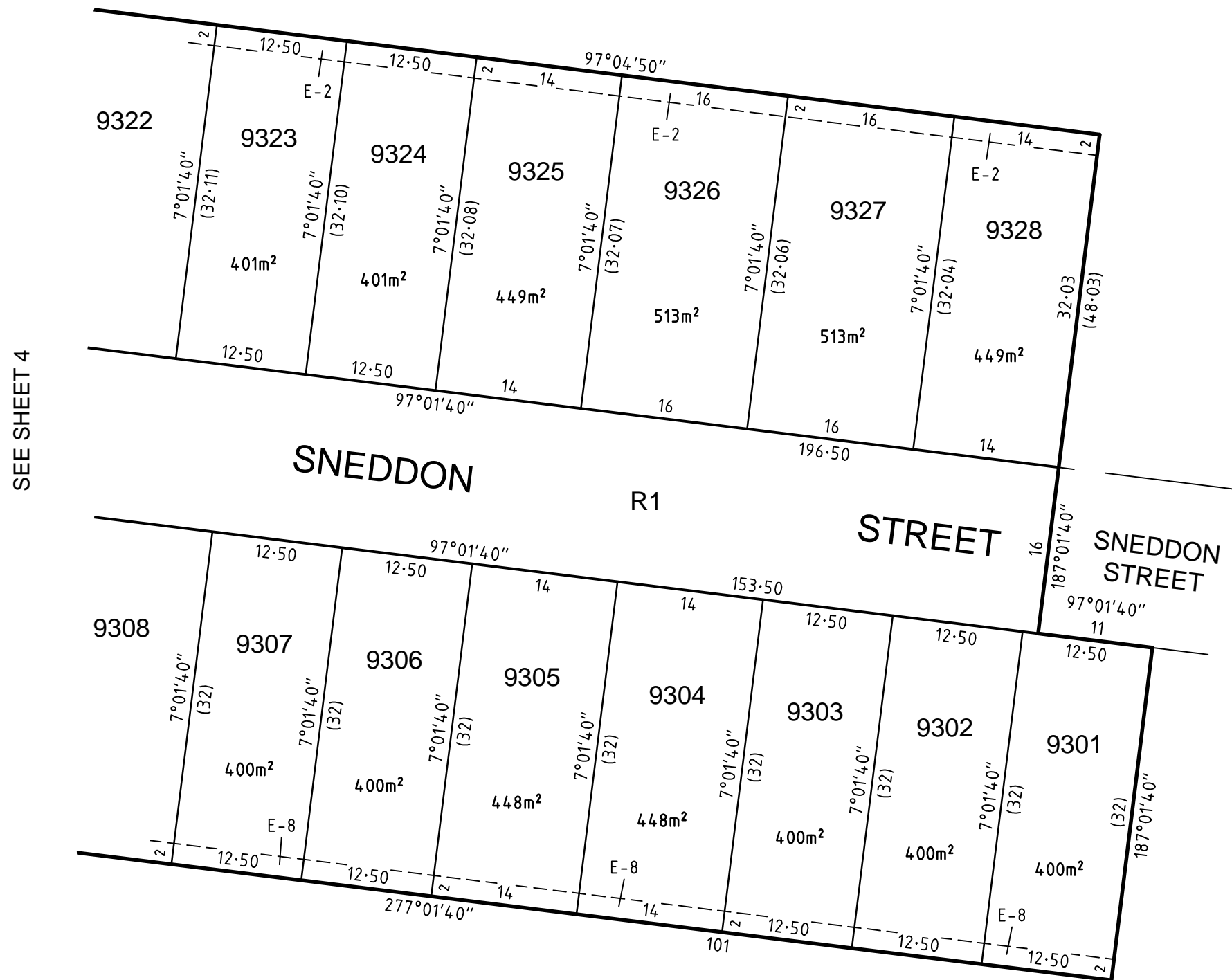
Geelong Survey T 5228 3100 REF 2180S.93WAR

SCALE 1:500	 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	SHEET 4
JOHN RICHARD MCKENZIE VERSION B			

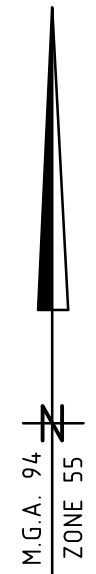
PRELIMINARY

PLAN OF SUBDIVISION

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SEE SHEET 4



2180S.93WAR - VER B.DWG DA/DA  
**SMEC**  
Geelong Survey T 5228 3100 REF 2180S.93WAR

SCALE  
1:500  
  
LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE A3  
SHEET 5

JOHN RICHARD MCKENZIE VERSION B

**CREATION OF RESTRICTION No. 1**

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

Land to benefit: Lots 9301 to 9328

Land to be burdened: Lots 9301 to 9328

Description of Restriction:

The registered proprietor or proprietors of lots 9301 to 9328 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 9301 to 9328

Land to be burdened: Lots 9301 to 9328

Description of Restriction:

The registered proprietor or proprietors for the time being of lots 9301 to 9328 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 9314 and 9315

Land to be burdened: Lots 9314 and 9315

Description of Restriction:

The registered proprietor or proprietors of lots 9314 and 9315 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.

**PRELIMINARY**



**SMEC**