

# PLAN OF SUBDIVISION

LV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS816890N**

## LOCATION OF LAND

**PARISH:** CONEWARRE  
**TOWNSHIP:** -  
**SECTION:** 9  
**CROWN ALLOTMENT:** A (PART)  
**CROWN PORTION:** -  
**TITLE REFERENCES:** VOL.11831 FOL.112  
**LAST PLAN REFERENCE/S:** PS732889N (LOT E)  
**POSTAL ADDRESS:** AMBROSIA DRIVE  
**(At time of subdivision)** ARMSTRONG CREEK, VIC. 3217  
**MGA94 Co-ordinates** **E** 268620  
(of approx centre of **N** 5764400  
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 11300 HAVE BEEN OMITTED FROM THIS PLAN.  
SEE SHEET 6 FOR RESTRICTIONS AFFECTING LOTS 11301 TO 11339.

## NOTATIONS

DEPTH LIMITATION DOES NOT APPLY  
STAGING This ~~is~~is not a staged subdivision.  
Planning permit No. 874/2012  
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 - 113**  
**2.887ha**

**39 LOTS**

**PRELIMINARY**

## 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	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	SEE PLAN	PS732889N	CITY OF GREATER GEELONG
E-4	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS732889N SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-5	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	PS732889N PS732889N SECTION 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-6	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS732888Q SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION



SURVEYOR REF: **0858S.113WAR**

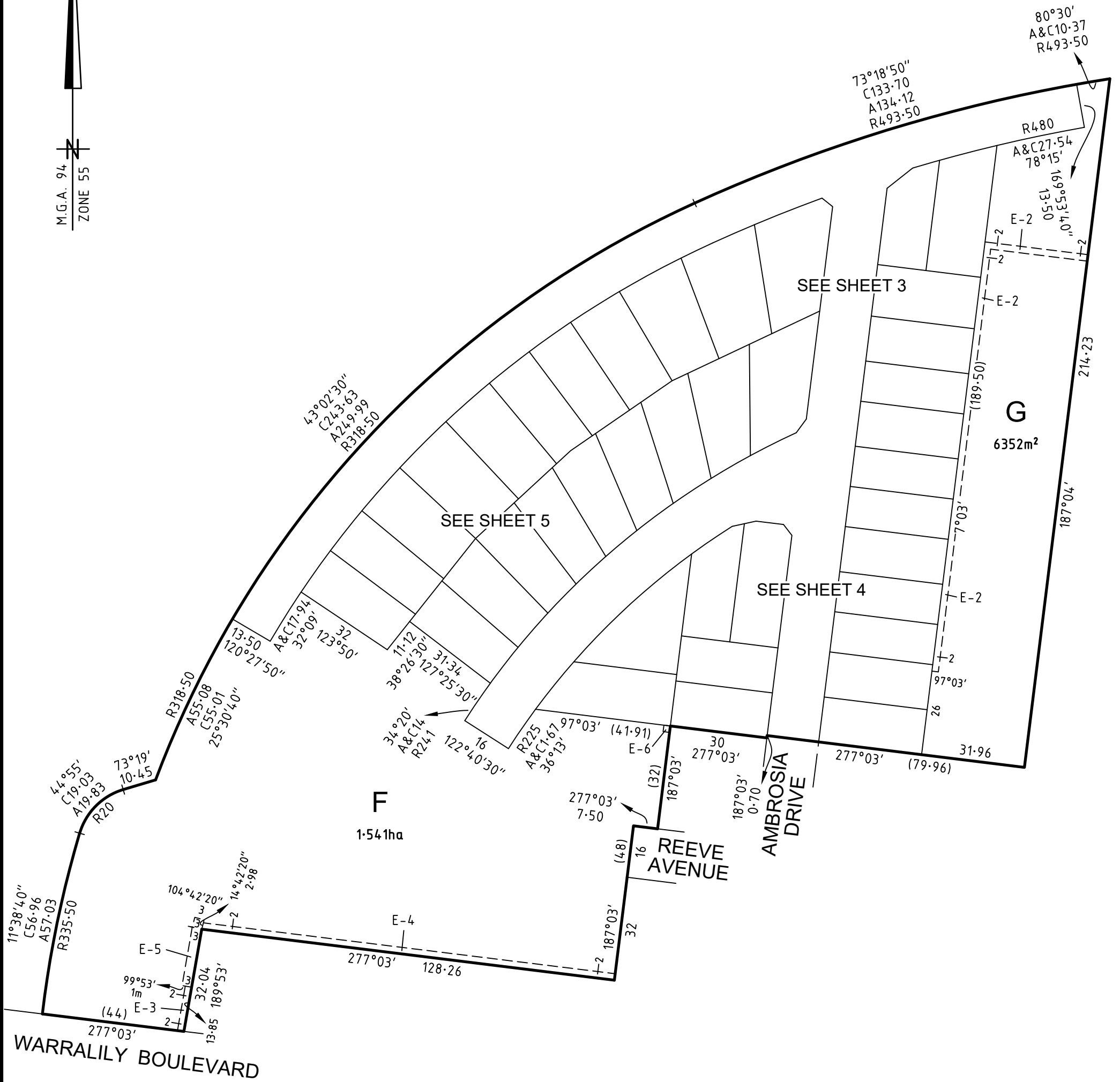
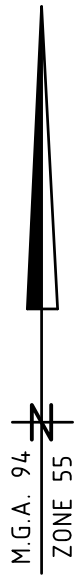
ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 6

JOHN RICHARD MCKENZIE VERSION **A1**

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**PRELIMINARY**

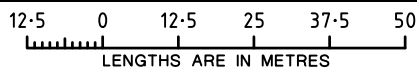


0858S.113WAR - VER A1.DWG DA/DA

**SMEC**

Geelong Survey T 5228 3100 RE 0858S.113WAR

SCALE  
1:1250



ORIGINAL SHEET  
SIZE: A3

SHEET 2

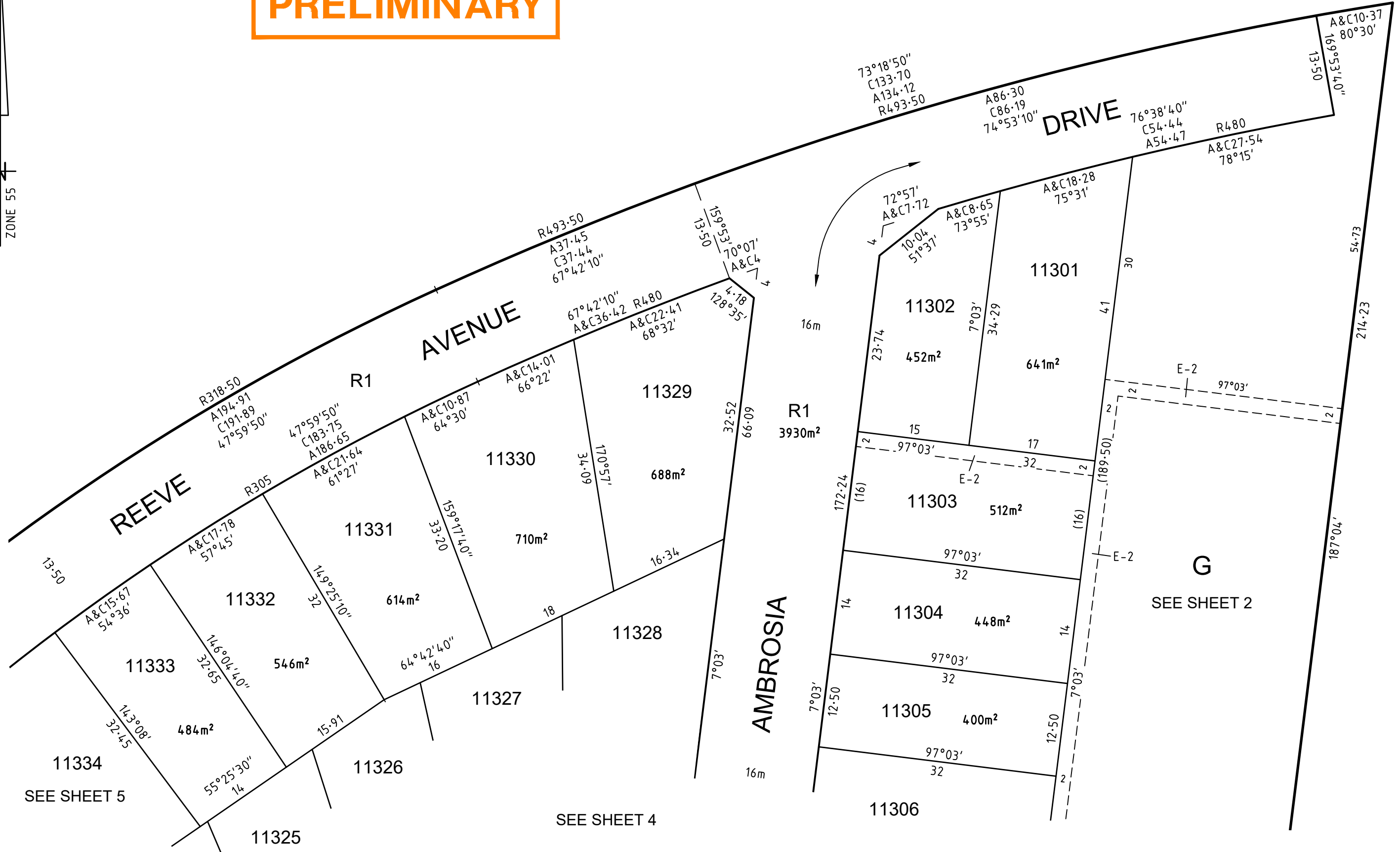
JOHN RICHARD MCKENZIE VERSION **A1**

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**PRELIMINARY**

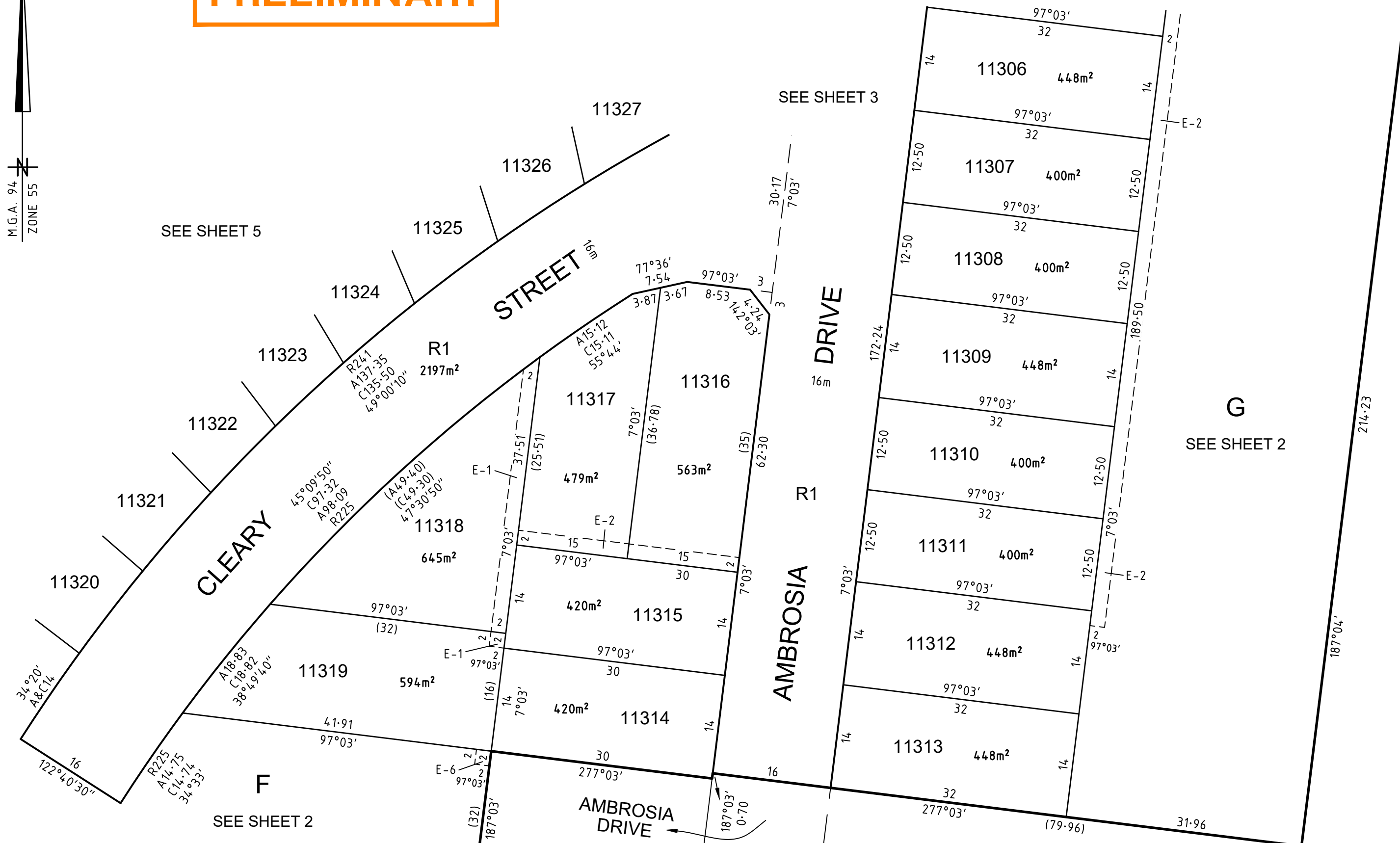
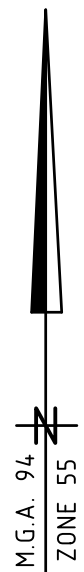
M.G.A. 94  
ZONE 55



**PRELIMINARY**

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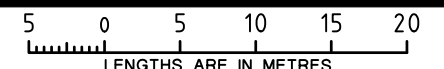
0858S.113WAR - VER A1.DWG DA/DA



**SMEC**

Geelong Survey T 5228 3100 RE 0858S.113WAR

SCALE 1:500



LENGTHS ARE IN METRES

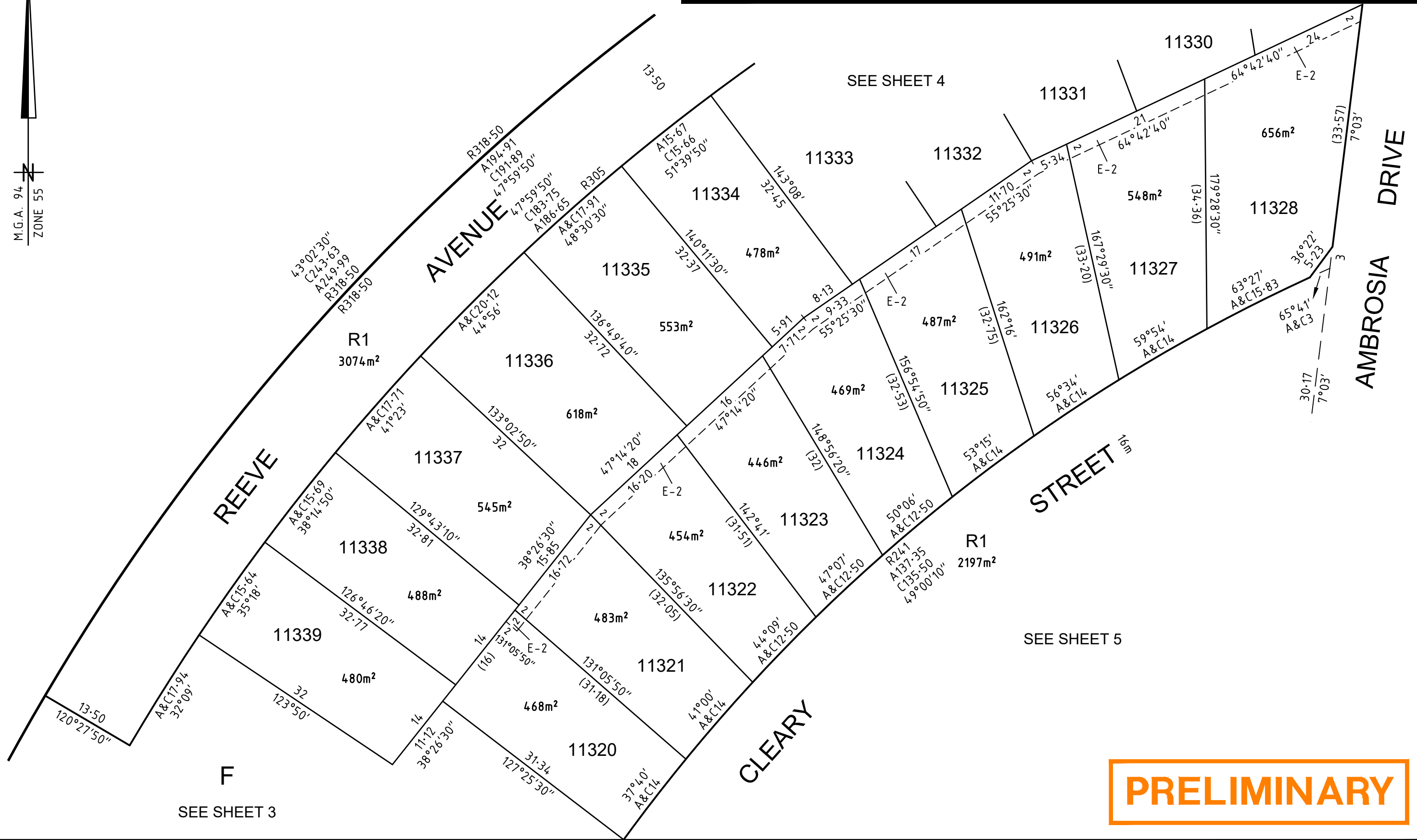
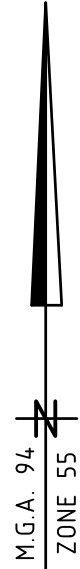
ORIGINAL SHEET SIZE A3

SHEET 4

JOHN RICHARD MCKENZIE VERSION **A1**

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**PRELIMINARY**

0858S.113WAR - VER A1.DWG DA/DA

**SMEC**

Geelong Survey T 5228 3100 RE 0858S.113WAR

SCALE 1:500

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 5

JOHN RICHARD MCKENZIE VERSION A1

**CREATION OF RESTRICTION No. 1**

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

Land to benefit: Lots 11301 to 11339

Land to be burdened: Lots 11301 to 11339

Description of Restriction:

The registered proprietor or proprietors of 11301 to 11339 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 11301 to 11339

Land to be burdened: Lots 11301 to 11339

Description of Restriction:

The registered proprietor or proprietors for the time being of lots 11301 to 11339 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.

**PRELIMINARY**