

# PLAN OF SUBDIVISION

LV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS806373R**

## LOCATION OF LAND

**PARISH:** CONEWARRE  
**TOWNSHIP:** -  
**SECTION:** 6  
**CROWN ALLOTMENT:** J (PART)  
**CROWN PORTION:** -  
**TITLE REFERENCES:** VOL. FOL.  
**LAST PLAN REFERENCE/S:** PS806361Y (LOT E)  
**POSTAL ADDRESS:** VAUGHAN DRIVE  
**(At time of subdivision)** ARMSTRONG CREEK, VIC. 3217  
**MGA94 Co-ordinates** E 269020  
(of approx centre of N 5765250  
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 9600 HAVE BEEN OMITTED FROM THIS PLAN.  
SEE SHEET 7 FOR RESTRICTIONS AFFECTING LOTS 9601 TO 9642.

## 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 SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):  
No.(PARISH)  
THIS IS A SPEAR PLAN.

**WARRALILY ESTATE - 96**  
**2.218ha**

**42 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	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	GREATER GEELONG CITY COUNCIL BARWON REGION WATER CORPORATION
E-4	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS806353X SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-5	CARRIAGEWAY	SEE PLAN	C/E	GREATER GEELONG CITY COUNCIL

SEE SHEET 2 FOR CONTINUATION



SURVEYOR REF: **2180s.96WAR**

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 7

JOHN RICHARD MCKENZIE VERSION A

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Easement Reference	Purpose	Width	Origin	Land Benefited/In Favour Of
E-6	CARRIAGEWAY POWERLINE PURPOSES	SEE PLAN SEE PLAN	C/E C/E SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	GREATER GEELONG CITY COUNCIL POWERCOR AUSTRALIA LIMITED
E-7	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-8	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	PS802692V PS802692V SECTION 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-9	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS802692V SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-10	POWERLINE PURPOSES	SEE PLAN	PS802692V SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED
E-11	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS806361Y SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-12	DRAINAGE	SEE PLAN	PS806353X	CITY OF GREATER GEELONG

2180S.96WAR - VER A.DWG DA/DA



**SMEC**

Geelong Survey T 5228 3100 REF 2180s.96WAR

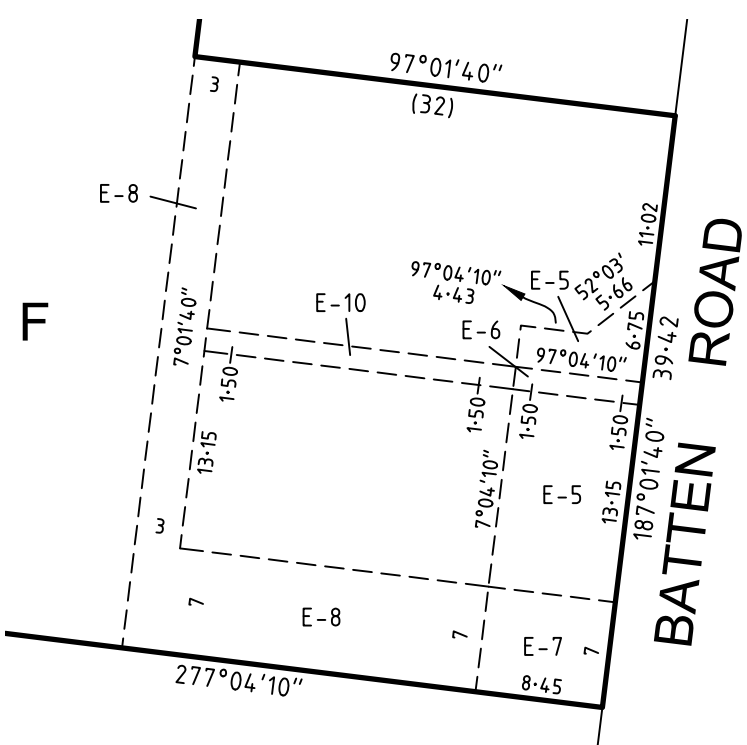
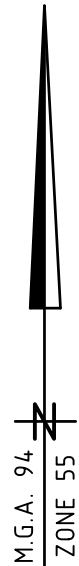
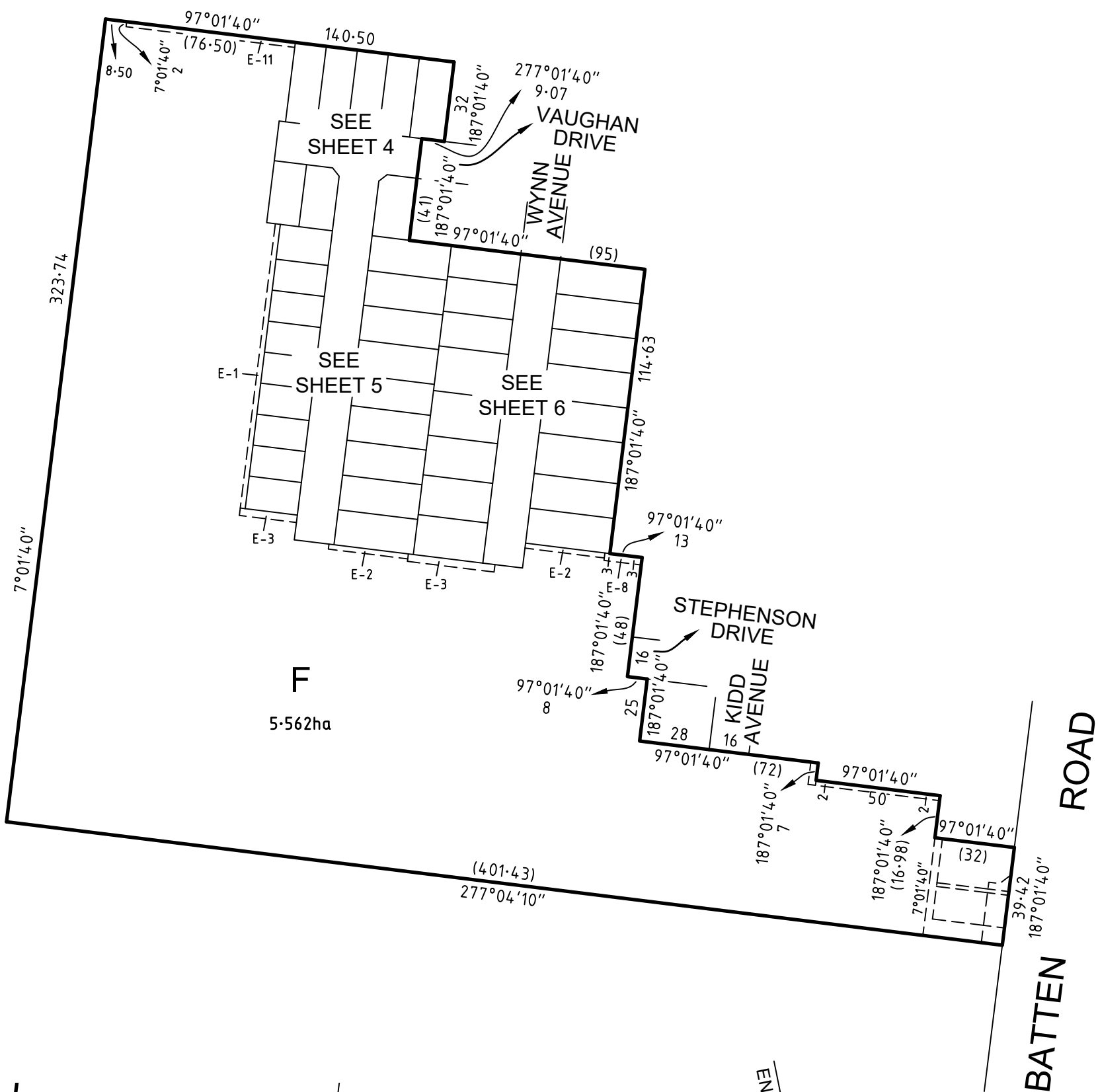
ORIGINAL SHEET  
SIZE: A3

SHEET 2

JOHN RICHARD MCKENZIE VERSION A

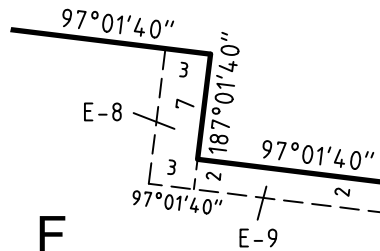
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SEE ENLARGEMENT

SEE ENLARGEMENT



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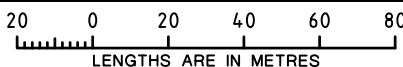


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SCALE  
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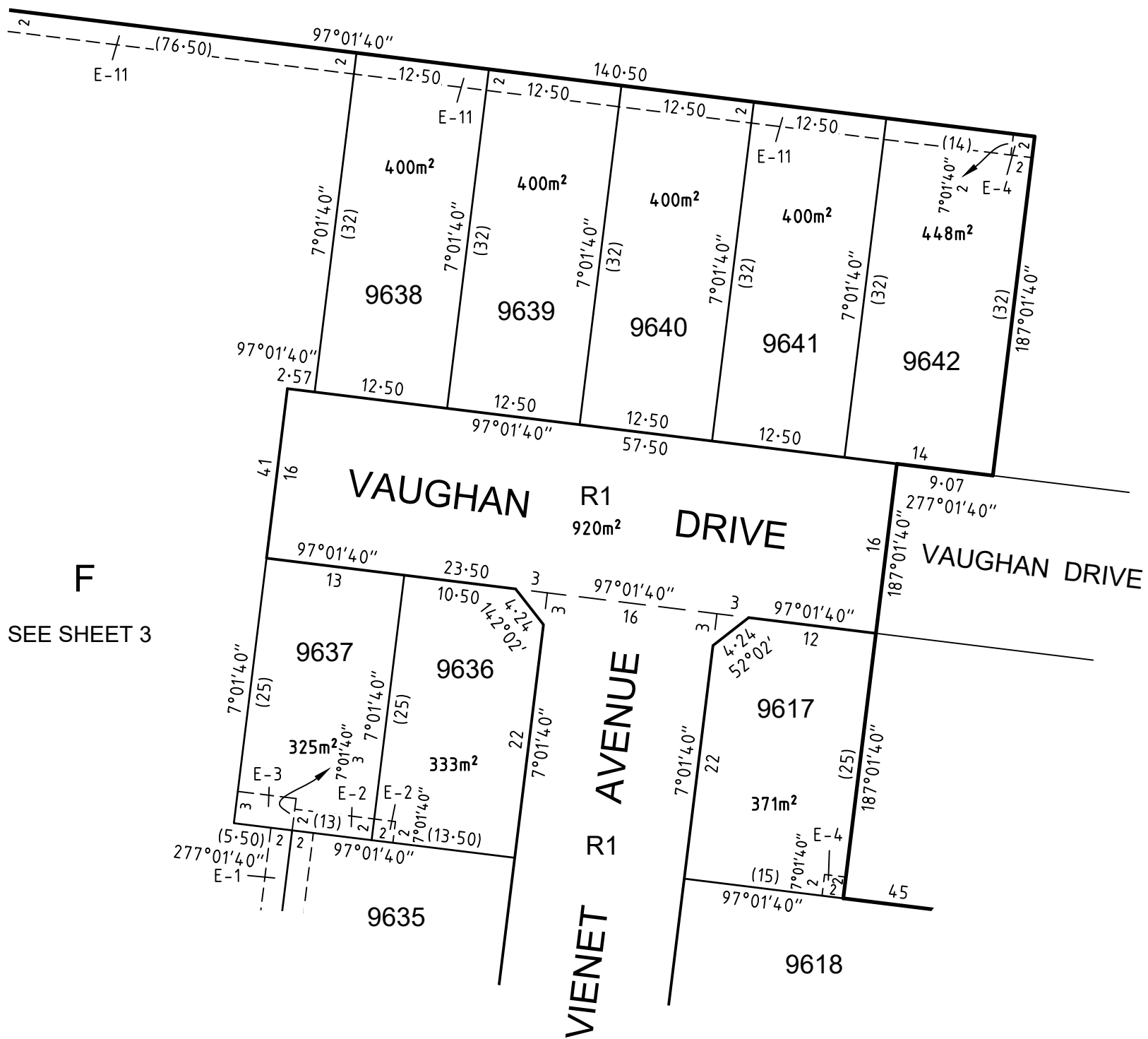
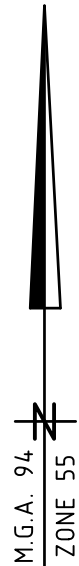
ORIGINAL SHEET  
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SHEET 3

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**F**  
SEE SHEET 3

SEE SHEET 5

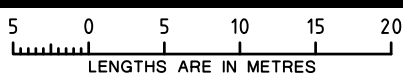


**SMEC**

Geelong Survey T 5228 3100 REF 2180s-96WAR

2180S.96WAR - VER A.DWG DA/DA

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 4

JOHN RICHARD MCKENZIE VERSION A

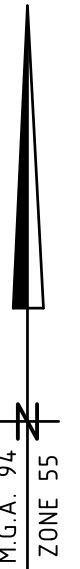
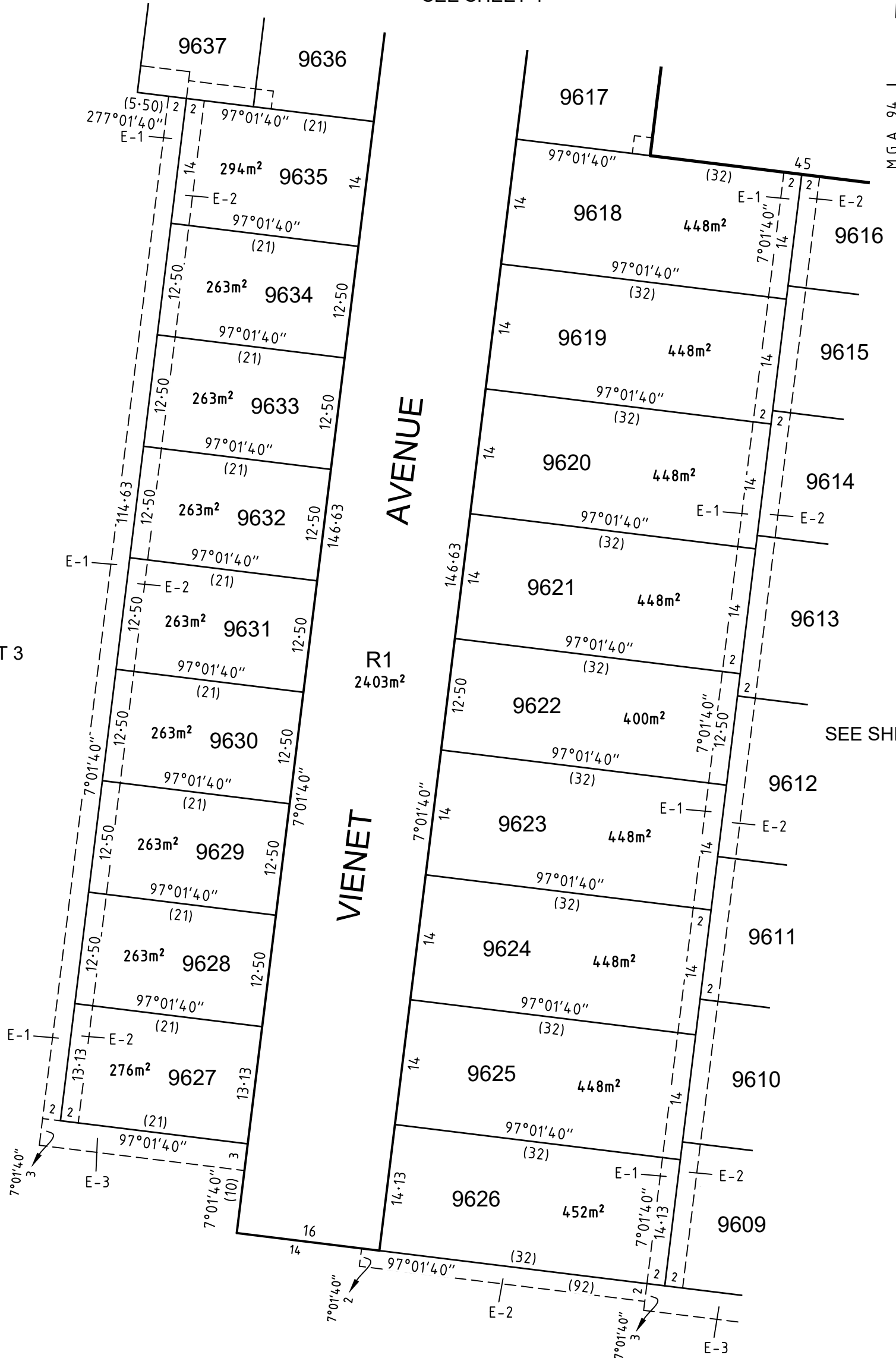
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SEE SHEET 4

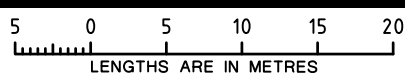
F  
SEE SHEET 3

SEE SHEET 6



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**SMEC**  
Geelong Survey T 5228 3100 REF 2180s-96WAR

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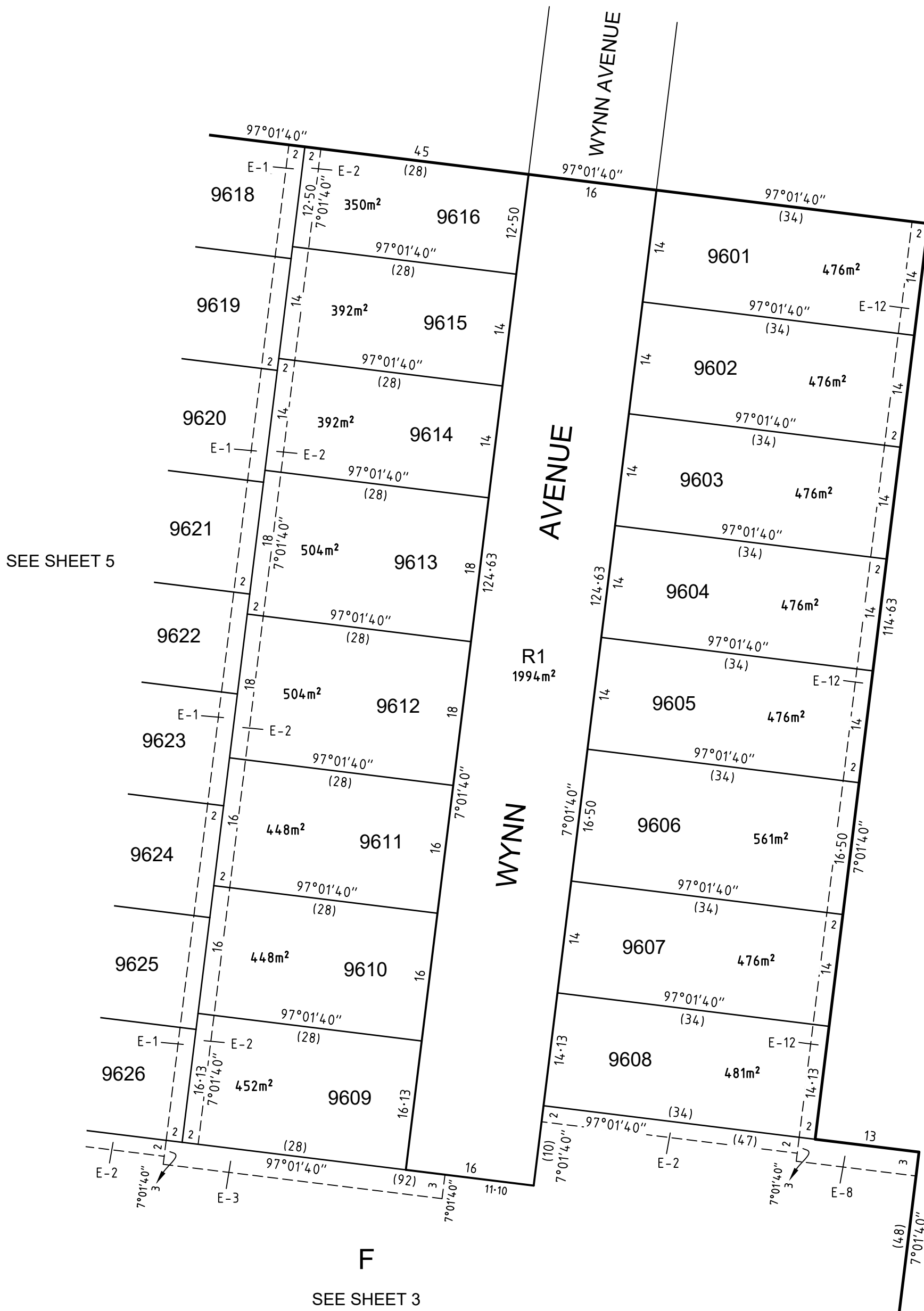
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SHEET 5

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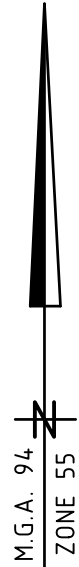
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SEE SHEET 5

SEE SHEET 3



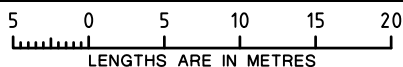
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REF 2180s-96WAR

SCALE  
1:500



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SHEET 6

JOHN RICHARD MCKENZIE VERSION A

**CREATION OF RESTRICTION No. 1**

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

Land to benefit: Lots 9601 to 9642

Land to be burdened: Lots 9601 to 9642

Description of Restriction:

The registered proprietor or proprietors of lots 9601 to 9642 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 9601 to 9642

Land to be burdened: Lots 9601 to 9642

Description of Restriction:

The registered proprietor or proprietors for the time being of lots 9601 to 9642 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 9627 to 9635

Land to be burdened: Lots 9627 to 9635

Description of Restriction:

The registered proprietor or proprietors of lots 9627 to 9635 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 B lot.



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SHEET 7