

# PLAN OF SUBDIVISION

LV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS816885F**

## LOCATION OF LAND

**PARISH:** CONEWARRE  
**TOWNSHIP:** -  
**SECTION:** 6  
**CROWN ALLOTMENT:** J (PART)  
**CROWN PORTION:** -  
**TITLE REFERENCES:** VOL. FOL.  
**LAST PLAN REFERENCE/S:** PS806358M (LOT G)  
**POSTAL ADDRESS:** STEPHENSON DRIVE  
**(At time of subdivision)** ARMSTRONG CREEK, VIC.3217  
**MGA94 Co-ordinates** E 268980  
(of approx centre of N 5765120  
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	CITY OF GREATER GEELONG

LOTS 1 TO 9800 HAVE BEEN OMITTED FROM THIS PLAN.  
SEE SHEET 6 FOR RESTRICTIONS AFFECTING LOTS 9801 TO 9831

### OTHER PURPOSE OF THE PLAN:

- REMOVAL OF THAT PART OF THE PIPELINES OR ANCILLARY PURPOSES EASEMENTS SHOWN AS E-2 & E-12 ON PS806358M AS AFFECTS ROAD R1 ON THIS PLAN.
- REMOVAL OF THAT PART OF THE DRAINAGE AND PIPELINES OR ANCILLARY PURPOSES EASEMENT SHOWN AS E-13 ON PS806358M AS AFFECTS ROAD R1 ON THIS PLAN.

### GROUNDS FOR REMOVAL:

BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN.

## 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 - 98**  
**1.785ha**

**31 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	CARRIAGEWAY	SEE PLAN	C/E	GREATER GEELONG CITY COUNCIL
E-5	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

SEE SHEET 2 FOR CONTINUATION



SURVEYOR REF: **2180S.98WAR**

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 6

JOHN RICHARD MCKENZIE VERSION **A1**

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Easement Reference	Purpose	Width	Origin	Land Benefited/In Favour Of
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	PS802692V PS802692V SECTION 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-8	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS802692V SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-9	POWERLINE PURPOSES	SEE PLAN	PS802692V SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED
E-10	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS806373R SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-11	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	PS806373R PS806373R SECTION 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION

**PRELIMINARY**



2180S.98WAR - VER A1.DWG DA/DA

**SMEC**

Geelong Survey T 5228 3100 REF 2180S-98WAR

JOHN RICHARD MCKENZIE VERSION A1

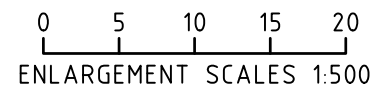
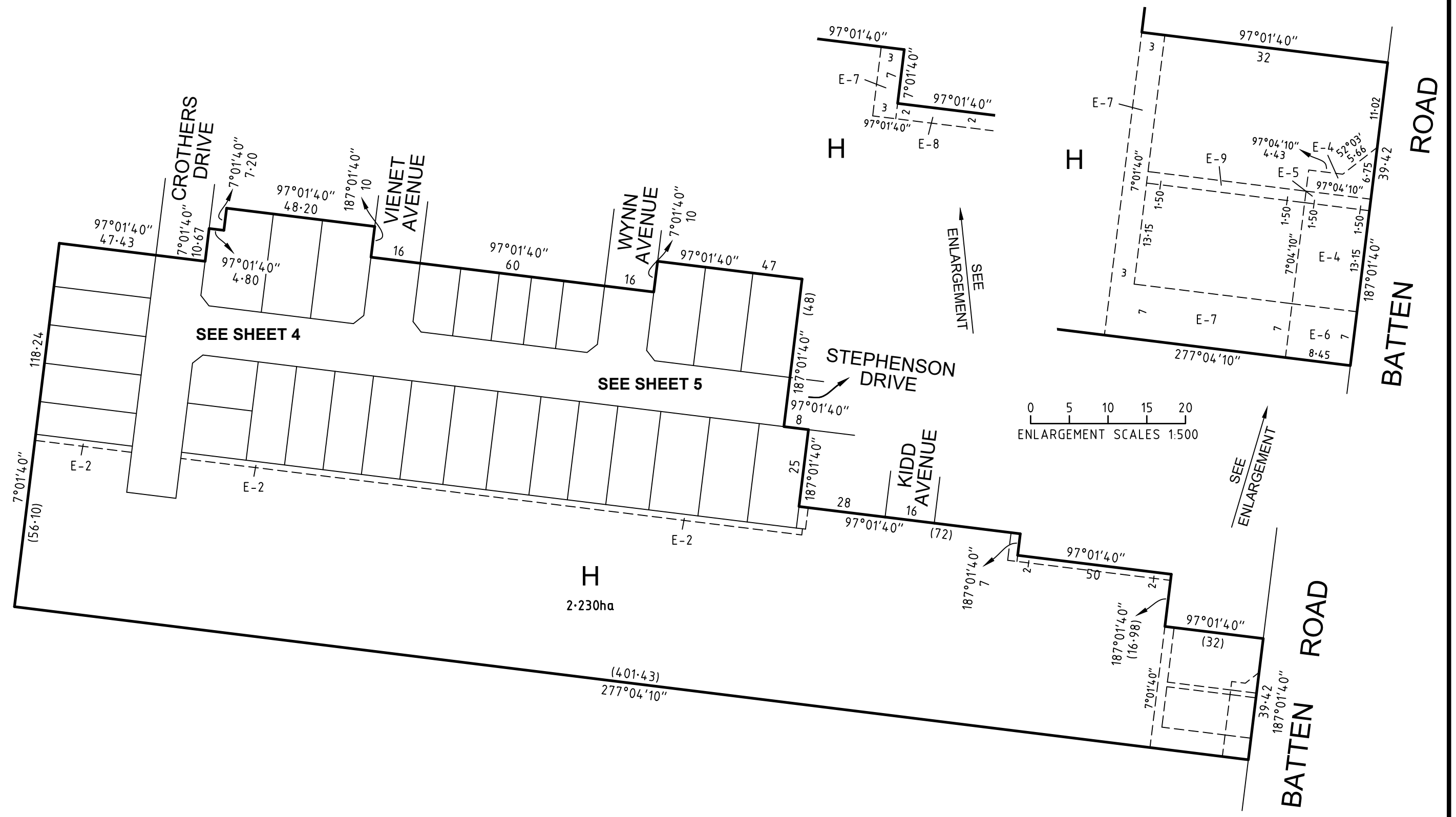
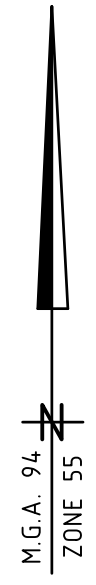
ORIGINAL SHEET  
SIZE: A3

SHEET 2

**PRELIMINARY**

**PLAN OF SUBDIVISION**

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2180S.98WAR - VER A1.DWG DA/DA

Geelong Survey T 5228 3100 REF 2180S.98WAR

SCALE 1:1250

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

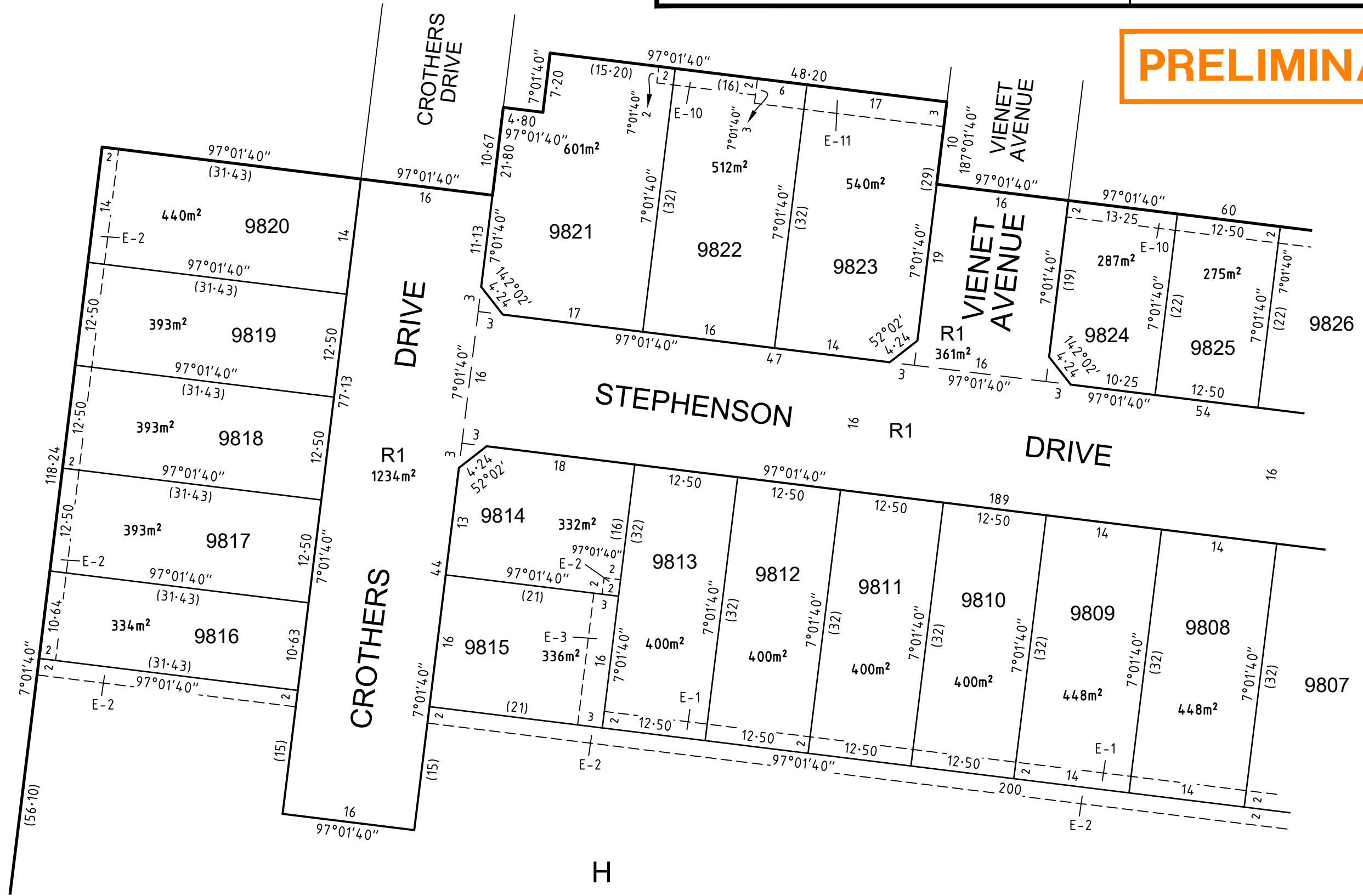
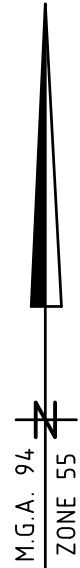
SHEET 3

JOHN RICHARD MCKENZIE VERSION A1

# PLAN OF SUBDIVISION

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**PRELIMINARY**



H  
SEE SHEET 3

SEE SHEET 5

2180S.98WAR - VER A1.DWG DA/DA

**SMEC**

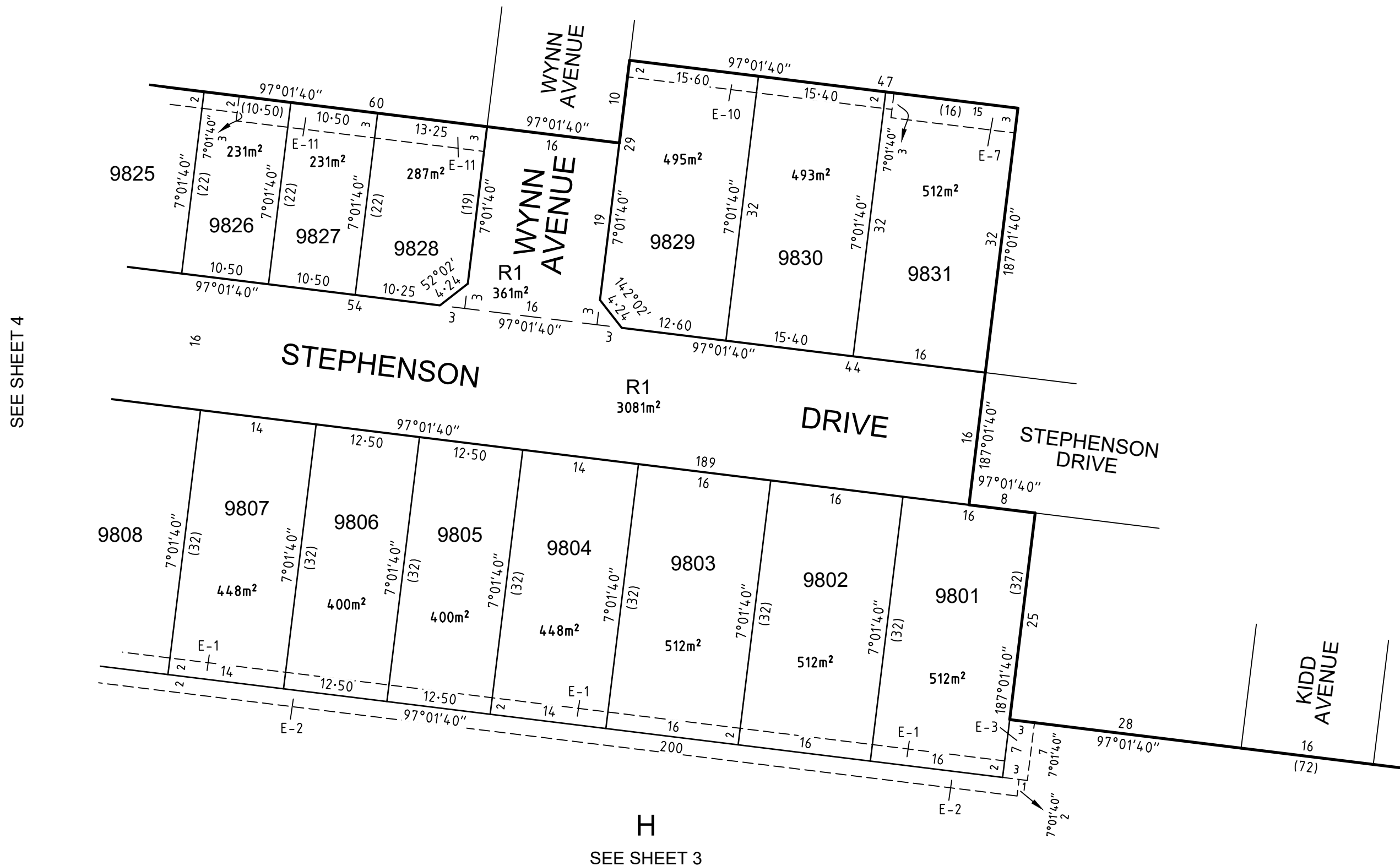
Geelong Survey T 5228 3100 REF 2180S.98WAR

SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	SHEET 4
JOHN RICHARD MCKENZIE VERSION A1			

**PRELIMINARY**

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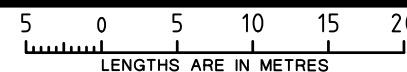


2180S.98WAR - VER A1.DWG DA/DA

**SMEC**

Geelong Survey T 5228 3100 REF 2180S.98WAR

SCALE  
1:500



ORIGINAL SHEET  
SIZE A3

SHEET 5

JOHN RICHARD MCKENZIE VERSION A1

# PLAN OF SUBDIVISION

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## CREATION OF RESTRICTION No. 1

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

Land to benefit: Lots 9801 to 9831

Land to be burdened: Lots 9801 to 9831

**PRELIMINARY**

Description of Restriction:

The registered proprietor or proprietors of lots 9801 to 9831 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 9801 to 9831

Land to be burdened: Lots 9801 to 9831

Description of Restriction:

The registered proprietor or proprietors for the time being of lots 9801 to 9831 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 9825, 9826 & 9827

Land to be burdened: Lots 9825, 9826 & 9827

Description of Restriction:

The registered proprietor or proprietors of lots 9825, 9826 & 9827 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.

## CREATION OF RESTRICTION No. 4

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

Land to benefit: Lots 9824 & 9828

Land to be burdened: Lots 9824 & 9828

Description of Restriction:

The registered proprietor or proprietors of lots 9824 & 9828 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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**SMEC**

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ORIGINAL SHEET  
SIZE: A3

SHEET 6