

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PLAN NUMBER
PS 806355T

LOCATION OF LAND

PARISH: CONEWARRE
TOWNSHIP: -
SECTION: 9
CROWN ALLOTMENT: A (PART)
CROWN PORTION: -
TITLE REFERENCES: VOL. FOL.
LAST PLAN REFERENCE/S: PS 802680D (LOT H)
POSTAL ADDRESS: ESPERANCE AVENUE
(At time of subdivision) ARMSTRONG CREEK, VIC. 3217
MGA94 Co-ordinates E 268430
(of approx centre of N 5764075
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 11400 HAVE BEEN OMITTED FROM THIS PLAN.
SEE SHEET 6 FOR RESTRICTIONS AFFECTING LOTS 11401 TO 11442
SEE SHEET 7 FOR BUILDING RESTRICTIONS AFFECTING LOTS 11410 & 11414

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 IS A SPEAR PLAN.

WARRALILY ESTATE - 114
2.489ha

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
SEE SHEET 2 FOR EASEMENT DETAILS				



SURVEYOR REF: **0858S.114WAR**

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 7

JOHN RICHARD MCKENZIE VERSION **A**

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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	ELECTRICITY TRANSMISSION	36.57	Y000619N (BOOK 715 N0470)	SEE Y000619N
E-2	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-3	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-4	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-5	DRAINAGE	SEE PLAN	PS 802680D	CITY OF GREATER GEELONG
E-6	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 802680D SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-7	PIPELINES OR ANCILLARY PURPOSES ELECTRICITY TRANSMISSION	SEE PLAN SEE PLAN	PS 802680D SECTION 136 OF THE WATER ACT 1989 Y000619N (BOOK 715 N0470)	BARWON REGION WATER CORPORATION SEE Y000619N
E-8	DRAINAGE	SEE PLAN	PS 732888Q	CITY OF GREATER GEELONG
E-9	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 802675V SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-10	ELECTRICAL TRANSMISSION PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	Y000619N (BOOK 715 N0470) PS 802675V SECTION 136 OF THE WATER ACT 1989	SEE Y000619N BARWON REGION WATER CORPORATION

PRELIMINARY



0858S.114WAR - VER A.DWG DA/DA

SMEC

Geelong Survey T 5228 3100 REF 0858S.114WAR

JOHN RICHARD MCKENZIE VERSION A

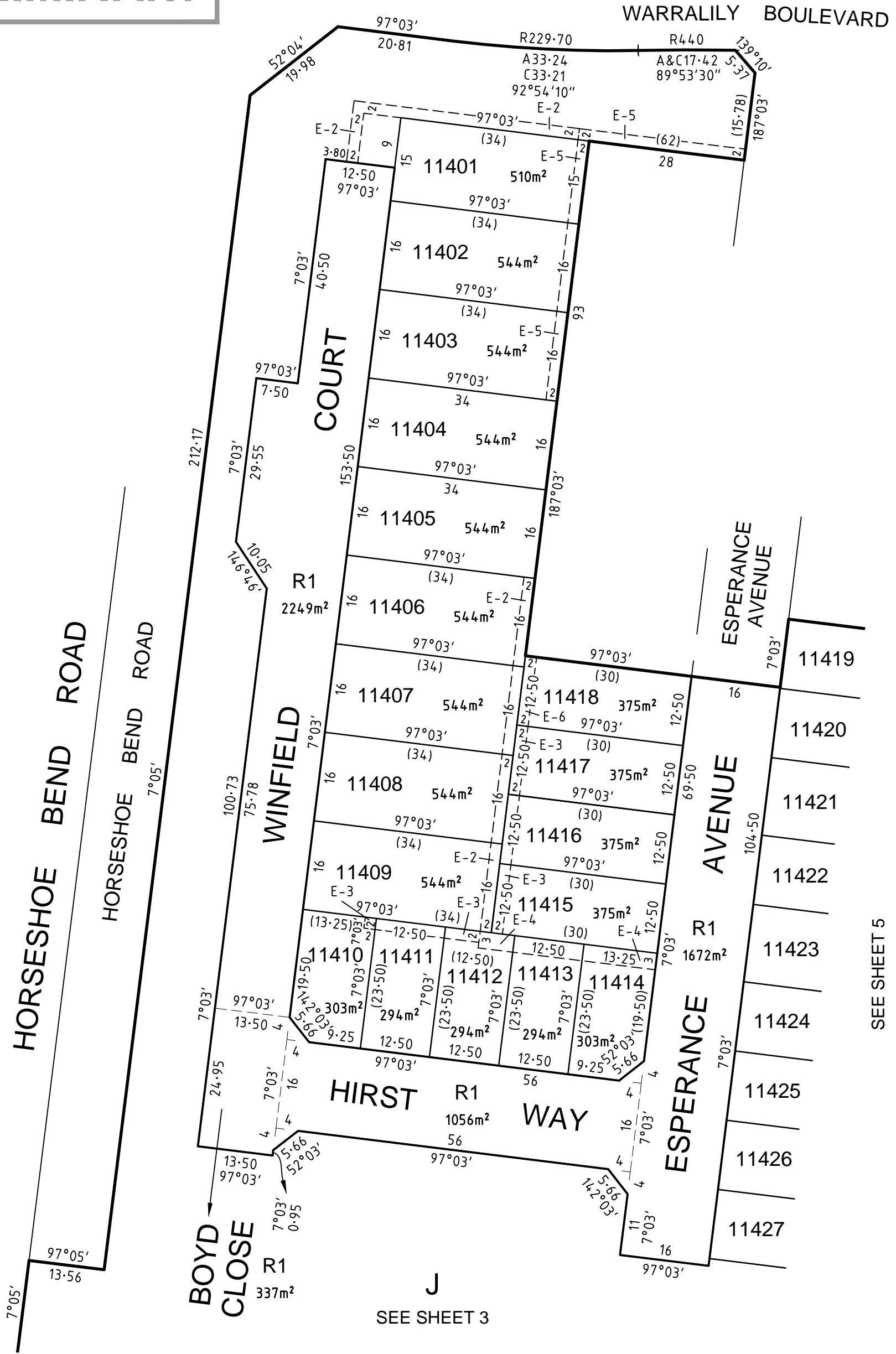
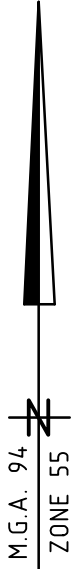
ORIGINAL SHEET
SIZE: A3

SHEET 2

PLAN OF SUBDIVISION

PLAN NUMBER
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PRELIMINARY

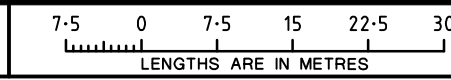


SEE SHEET 5

J
SEE SHEET 3

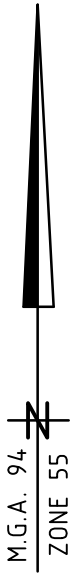
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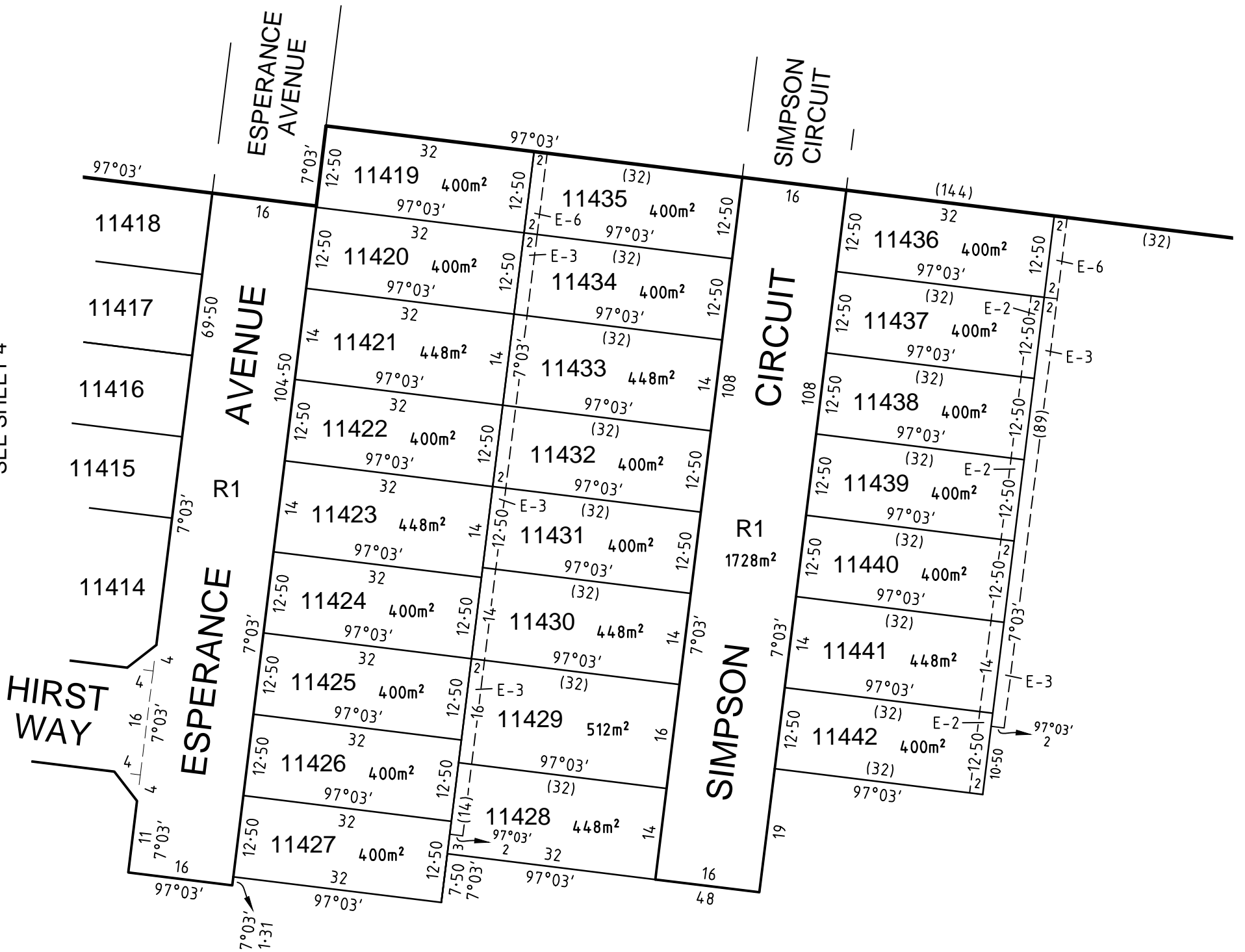
SCALE 1:750

 LENGTHS ARE IN METRES
 JOHN RICHARD MCKENZIE VERSION A

ORIGINAL SHEET SIZE: A3
 SHEET 4

PRELIMINARY



SEE SHEET 4

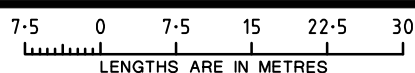


J
SEE SHEET 3



0858S.114WAR - VER A.DWG DA/DA

SCALE
1:750



ORIGINAL SHEET
SIZE: A3

SHEET 5

JOHN RICHARD MCKENZIE VERSION A

Geelong Survey T 5228 3100 REF 0858S.114WAR

CREATION OF RESTRICTION No. 1

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

Land to benefit: Lots 11401 TO 11442

Land to be burdened: Lots 11401 TO 11442

Description of Restriction:

The registered proprietor or proprietors of lots 11401 to 11442 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 11401 TO 11442

Land to be burdened: Lots 11401 TO 11442

Description of Restriction:

The registered proprietor or proprietors for the time being of lots 11401 to 11442 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 11411 to 11413

Land to be burdened: Lots 11411 to 11413

Description of Restriction:

The registered proprietor or proprietors of lots 11411 to 11413 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



CREATION OF RESTRICTION No. 4

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

Table of Land Burdened and Land Benefited:

Burdened Lot	Benefited Lots
11410	11409, 11411
11414	11413, 11415

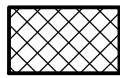
Description of Restriction:

The registered proprietor or proprietors of any burdened lot listed in the above table shall not:

1. Construct or allow to construct any dwelling on any lot other than in accordance with the two (2) dimensional building envelopes attached on this plan and having regard to easements.

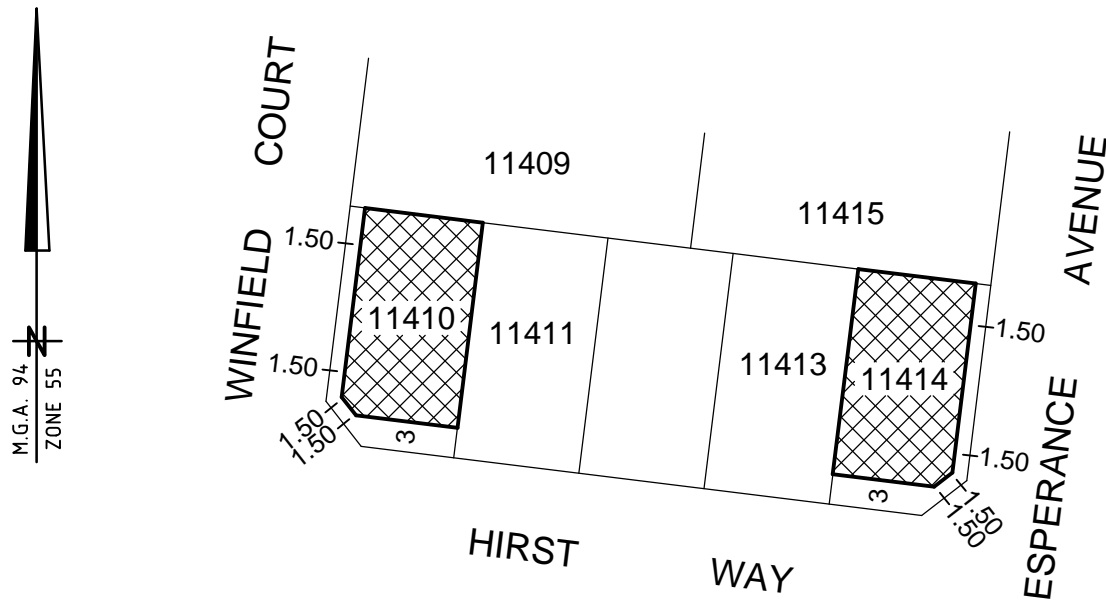
LEGEND

Building envelope



BUILDING ENVELOPE DIAGRAM NOTATIONS

1. The building envelopes on this plan are shown enclosed by continuous thick lines.



PRELIMINARY



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SHEET 7