

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PLAN NUMBER
PS 802692V

LOCATION OF LAND

PARISH: CONEWARRE
TOWNSHIP: -
SECTION: 6
CROWN ALLOTMENT: J (PART)
CROWN PORTION: -
TITLE REFERENCES: VOL. FOL.
LAST PLAN REFERENCE/S: ps 802692V (LOT A)
POSTAL ADDRESS: 152 - 160 BATTEN ROAD
(At time of subdivision) ARMSTRONG CREEK, VICTORIA, 3217
MGA94 Co-ordinates E 269240
(of approx centre of N 5765200
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 9100 HAVE BEEN OMITTED FROM THIS PLAN.
SEE SHEET 6 FOR RESTRICTIONS AFFECTING LOTS 9101 TO 9138

OTHER PURPOSE OF THE PLAN:

1. REMOVAL OF THE CARRIAGEWAY EASEMENTS E-1, E-2 & E-3 ON CREATION OF EASEMENT PLAN AS AFFECTS ROAD R1 ON THIS PLAN.
2. REMOVAL OF THE POWERLINE PURPOSES EASEMENT E-2 ON CREATION OF EASEMENT PLAN AS AFFECTS ROAD R1 ON THIS PLAN.
3. REMOVAL OF THE PIPELINES OR ANCILLARY PURPOSES EASEMENT E-3 ON CREATION OF EASEMENT PLAN 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 not a staged subdivision.
Planning permit No.
SURVEY. THIS PLAN IS ~~IS NOT~~ BASED ON SURVEY.
THIS IS A SPEAR PLAN.

WARRALILY ESTATE - 91
2.054ha

38 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	CITY OF GREATER GEELONG 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 SEC. 88 OF THE ELECTRICITY INDUSTRY ACT 2000	GREATER GEELONG CITY COUNCIL POWERCOR AUSTRALIA LIMITED
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



SURVEYOR REF: **2180S.91WAR**

ORIGINAL SHEET
SIZE: A3

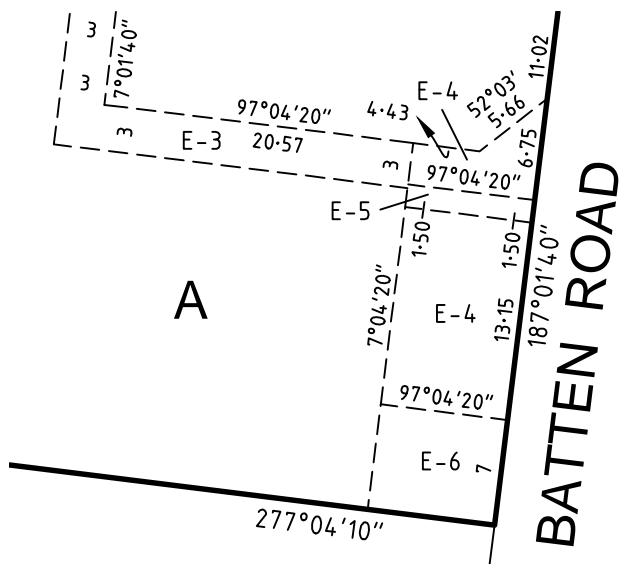
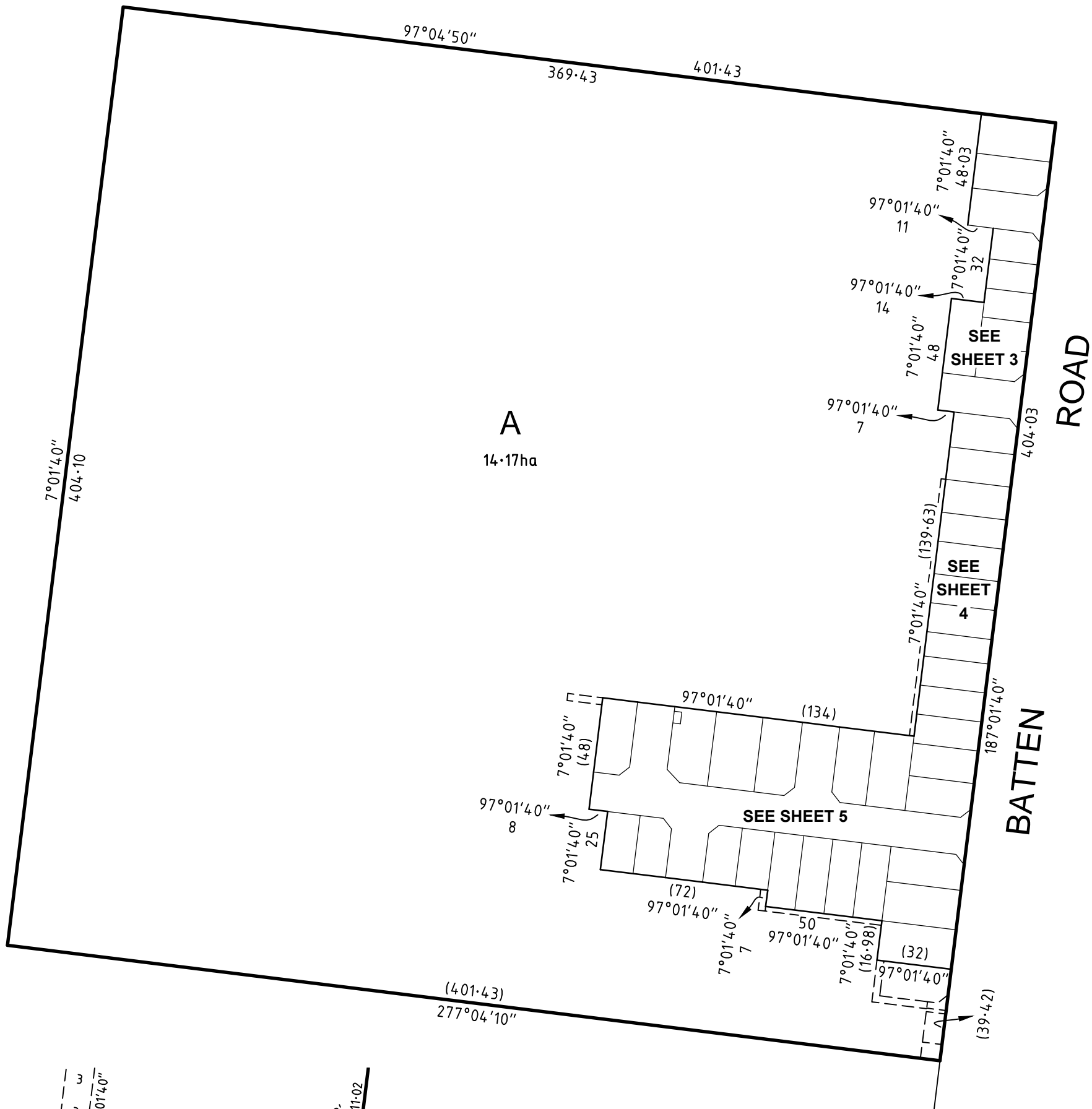
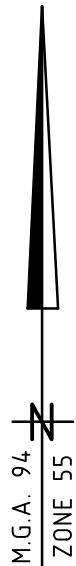
SHEET 1 OF 6

JOHN RICHARD MCKENZIE VERSION **B**

PLAN OF SUBDIVISION

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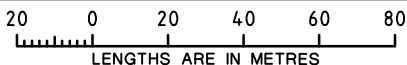
PRELIMINARY



SMEC

2180S.91WAR - VER B.DWG DA/DA

SCALE
1:2000



ORIGINAL SHEET
SIZE: A3

SHEET 2

JOHN RICHARD MCKENZIE VERSION B

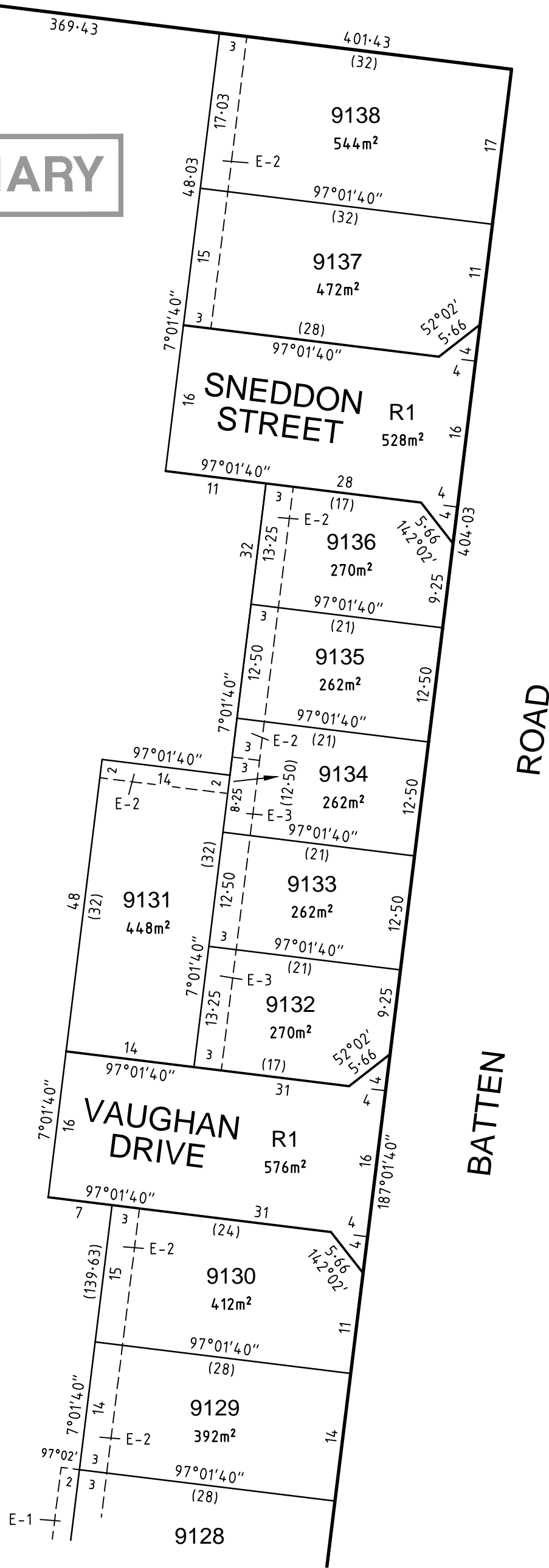
PLAN OF SUBDIVISION

PLAN NUMBER
PS 802692V

M.G.A. 94
ZONE 55

PRELIMINARY

A
SEE SHEET 2

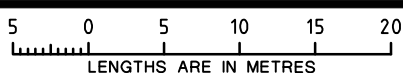


SEE SHEET 4



2180S.91WAR - VER B.DWG DA/DA

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 3

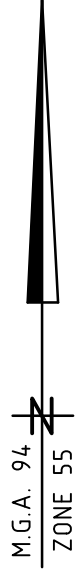
JOHN RICHARD MCKENZIE VERSION B

Geelong Survey T 5228 3100 REF 2180S.91WAR

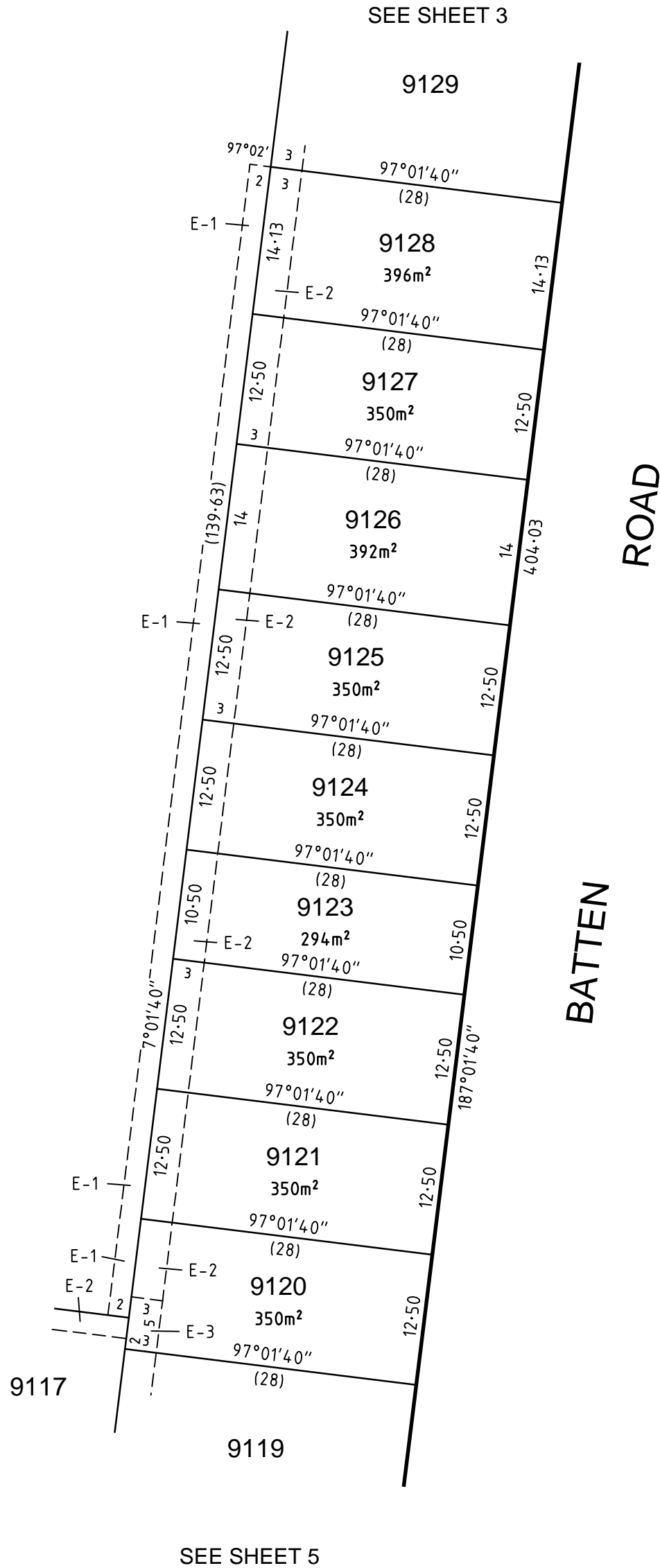
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PRELIMINARY



A
SEE SHEET 2

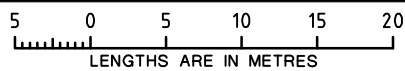


2180S.91WAR - VER B.DWG DA/DA

SMEC

Geelong Survey T 5228 3100 REF 2180S-91WAR

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 4

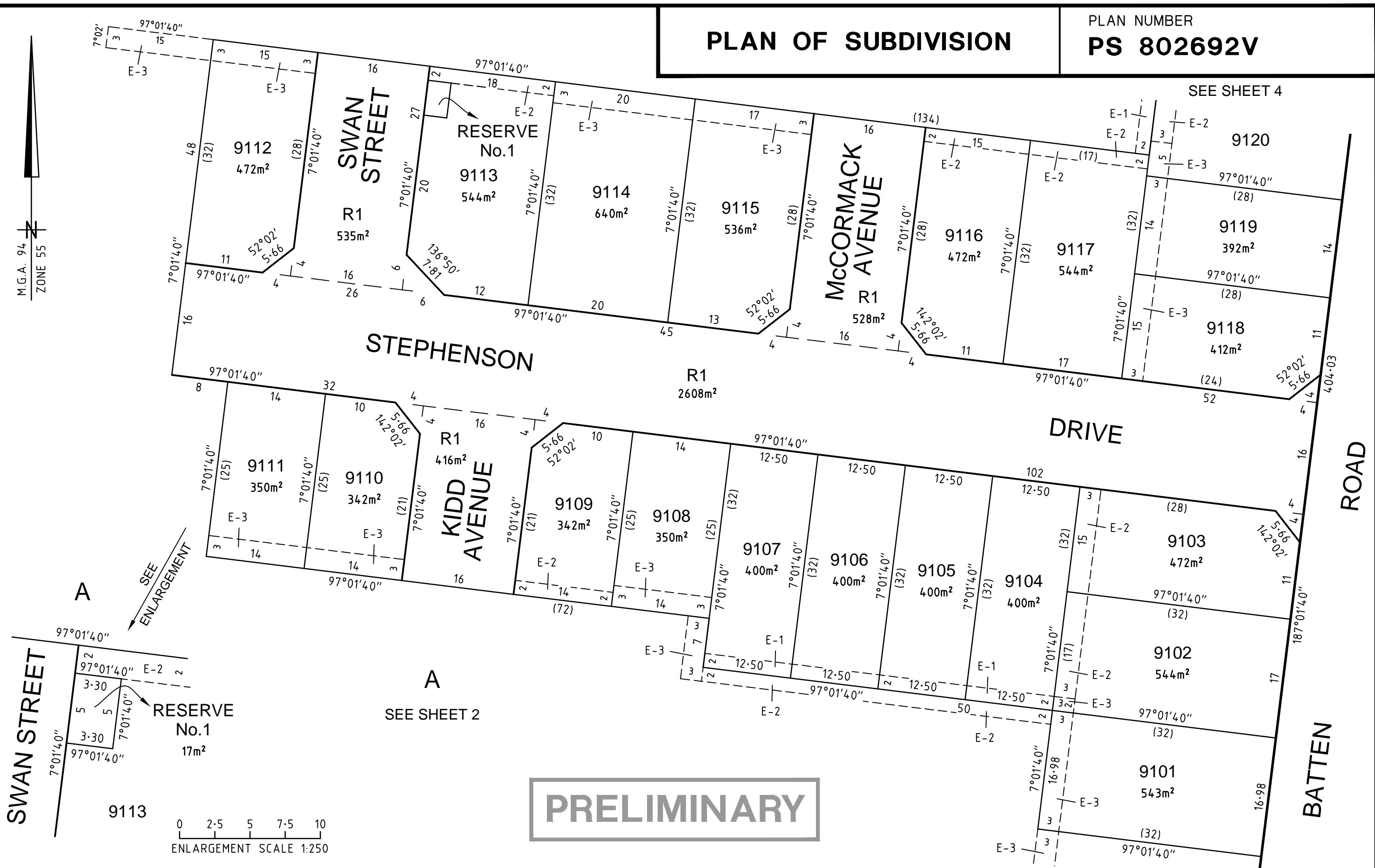
JOHN RICHARD MCKENZIE VERSION B

PLAN OF SUBDIVISION

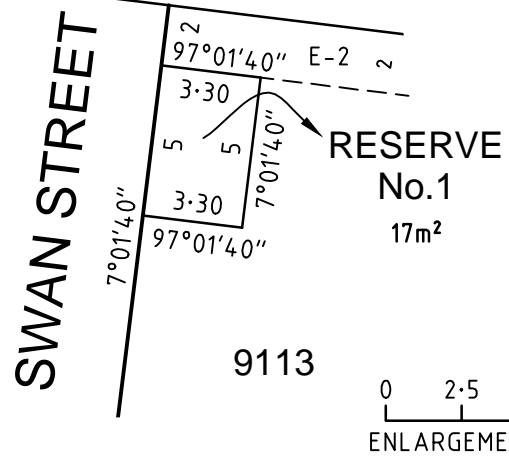
PLAN NUMBER
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SEE SHEET 4

M.G.A. 94
ZONE 55



SEE ENLARGEMENT



0 2.5 5 7.5 10
ENLARGEMENT SCALE 1:250

PRELIMINARY

2180S.91WAR - VER B.DWG DA/DA

Geelong Survey T 5228 3100 REF 2180S.91WAR

SCALE 1:500	5 0 5 10 15 20 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 9101 to 9138

Land to be burdened: Lots 9101 to 9138

Description of Restriction:

The registered proprietor or proprietors of lots 9101 to 9138 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 9101 to 9138

Land to be burdened: Lots 9101 to 9138

Description of Restriction:

The registered proprietor or proprietors for the time being of lots 9101 to 9138 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 9123 and 9132 to 9136

Land to be burdened: Lots 9123 and 9132 to 9136

Description of Restriction:

The registered proprietor or proprietors of lots 9123 and 9132 to 9136 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

