

# PLAN OF SUBDIVISION

LV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS 806353X**

## LOCATION OF LAND

**PARISH:** CONEWARRE  
**TOWNSHIP:** -  
**SECTION:** 6  
**CROWN ALLOTMENT:** J (PART)  
**CROWN PORTION:** -  
**TITLE REFERENCES:** VOL. FOL.  
**LAST PLAN REFERENCE/S:** PS 806353X (LOT C)  
**POSTAL ADDRESS:** SWAINE STREET  
**(At time of subdivision)** ARMSTRONG CREEK, VICTORIA, 3217  
**MGA94 Co-ordinates** E 269110  
(of approx centre of N 5765300  
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 9400 HAVE BEEN OMITTED FROM THIS PLAN.  
SEE SHEET 6 FOR RESTRICTIONS AFFECTING LOTS 9401 TO 9435  
**OTHER PURPOSE OF THE PLAN:**  
REMOVAL OF THAT PART OF THE PIPELINES OR ANCILLARY PURPOSES EASEMENT SHOWN AS E-2 ON PS 806351C 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.  
SURVEY. THIS PLAN IS ~~IS~~ NOT BASED ON SURVEY.  
  
THIS IS A SPEAR PLAN.

**WARRALILY ESTATE - 94**  
**1.968ha**

**35 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: **2180s.94WAR**

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 6

JOHN RICHARD MCKENZIE VERSION **A**

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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
E-7	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	PS 802692V PS 802692V SECTION 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-8	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 806347S SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-9	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 806347S SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-10	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	PS 806347S PS 806347S SECTION 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-11	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 802692V SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-12	POWERLINE PURPOSES	SEE PLAN	PS 802692V SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED
E-13	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 806351C SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION



2180S.94WAR - VER A.DWG DA/DA

**SMEC**

Geelong Survey T 5228 3100 REF2180s-94WAR

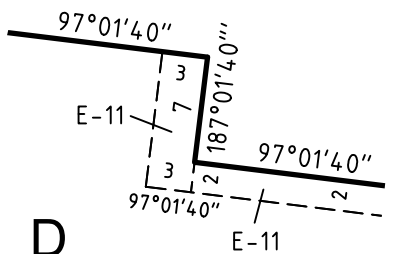
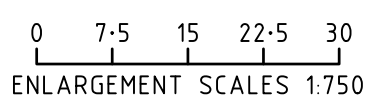
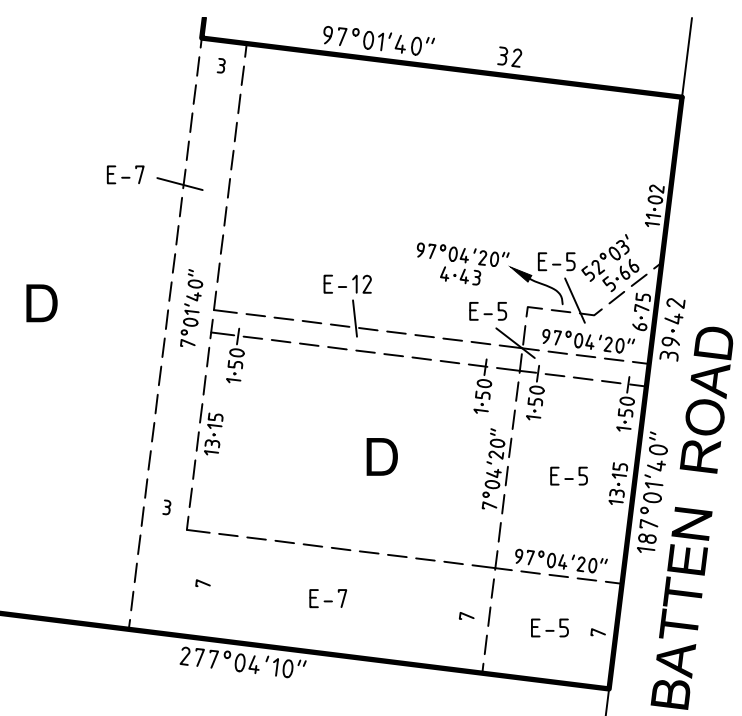
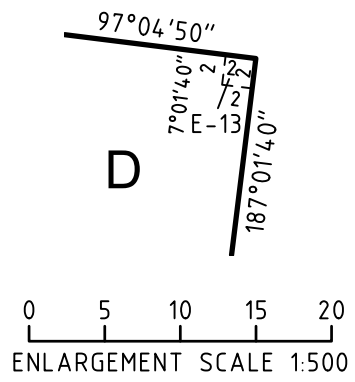
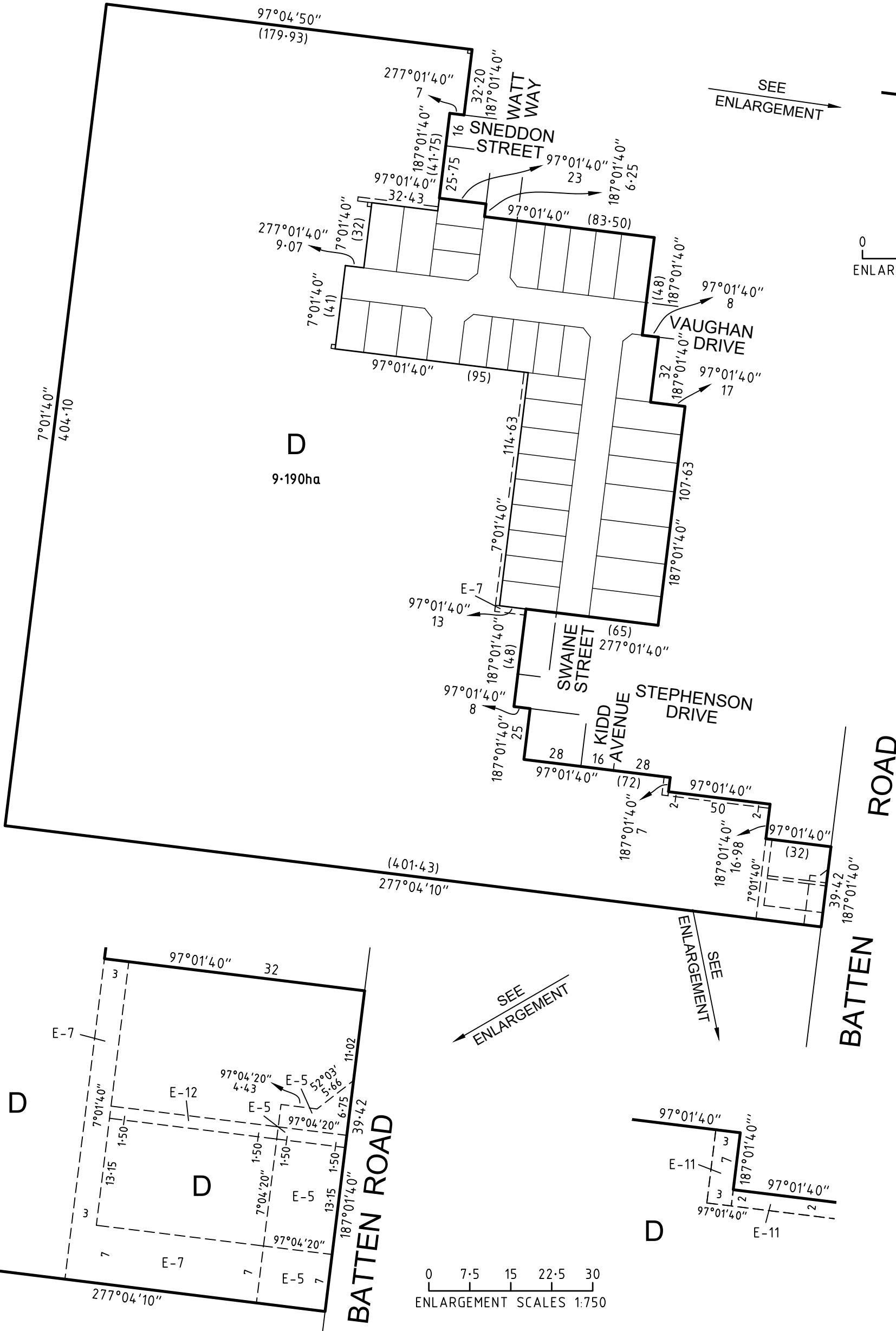
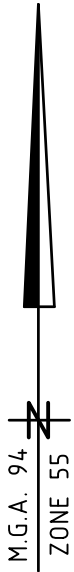
JOHN RICHARD MCKENZIE VERSION A

ORIGINAL SHEET  
SIZE: A3

SHEET 2

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 806353X**



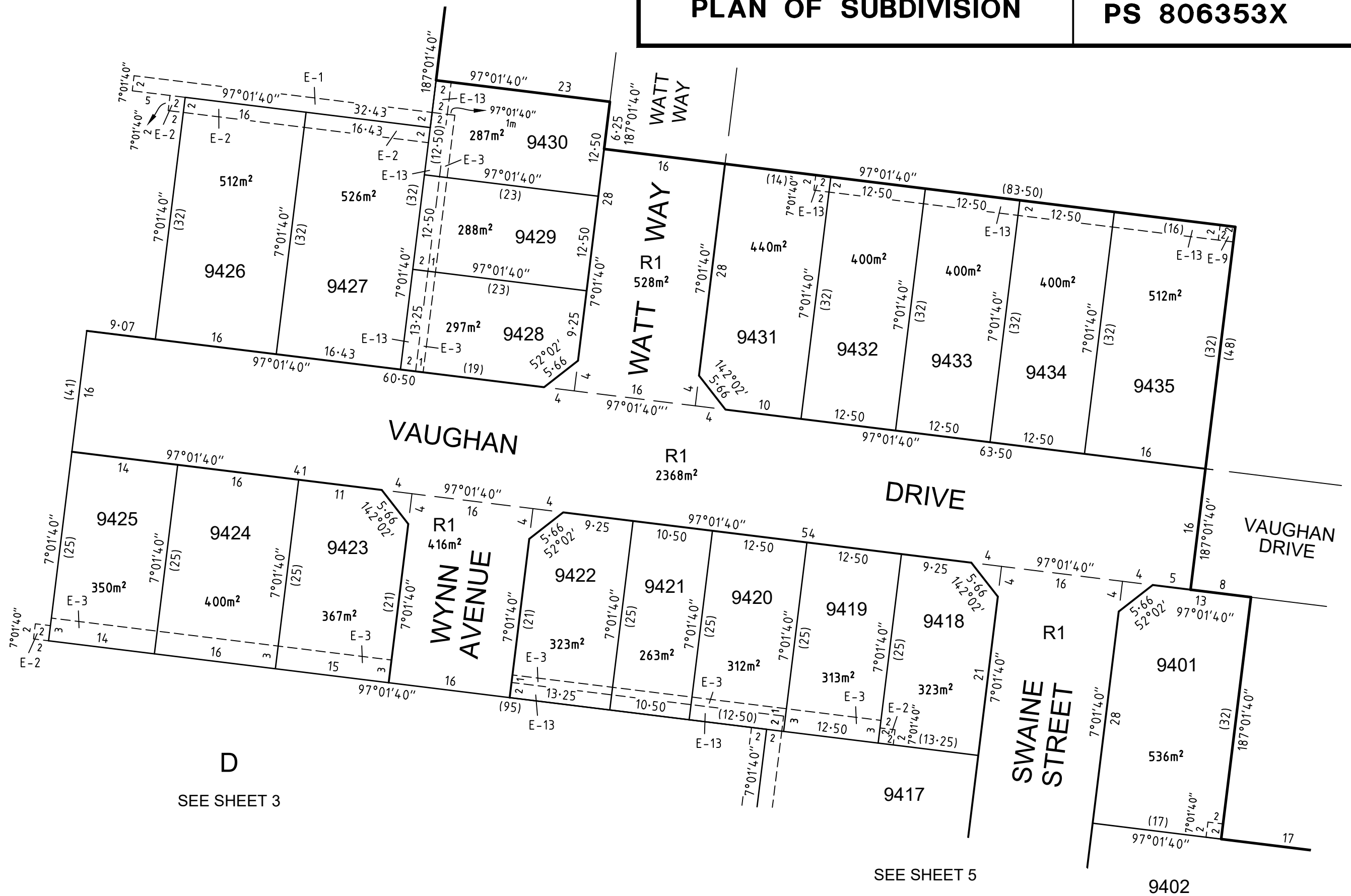
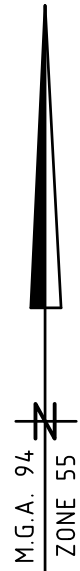
2180S.94WAR - VER A.DWG DA/DA  
**SMEC**  
Geelong Survey T 5228 3100 REF2180s.94WAR

SCALE 1:2000  
20 0 20 40 60 80  
LENGTHS ARE IN METRES  
JOHN RICHARD MCKENZIE VERSION A

ORIGINAL SHEET SIZE: A3  
SHEET 3

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2180S.94WAR - VER A.DWG DA/DA

**SMEC**

Geelong Survey T 5228 3100 REF2180s-94WAR

SCALE  
1:500

LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE A3

SHEET 4

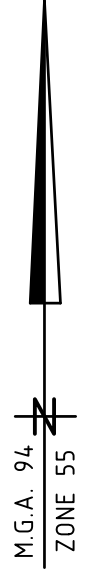
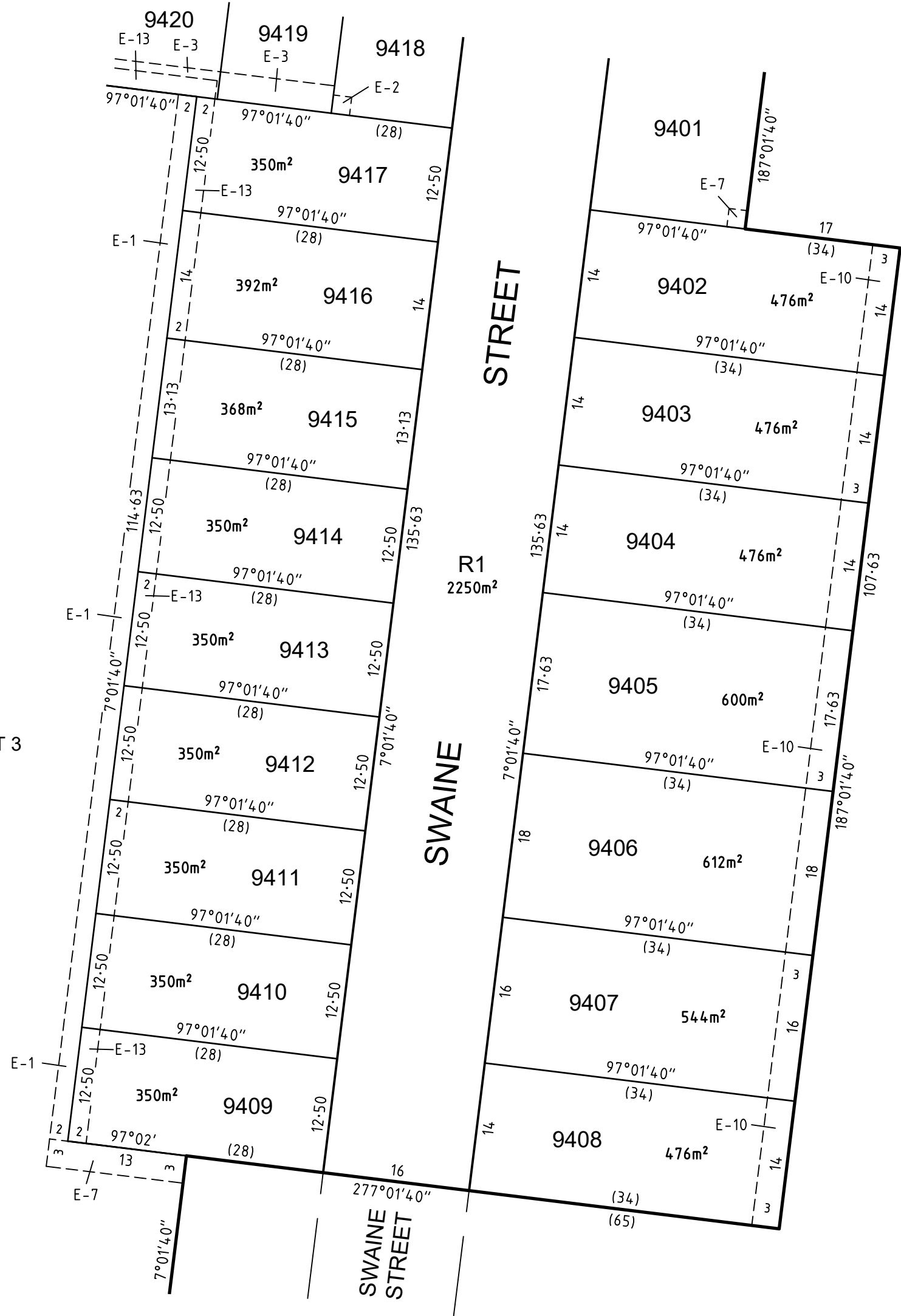
JOHN RICHARD MCKENZIE VERSION A

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 806353X**

SEE SHEET 4

D  
SEE SHEET 3



**CREATION OF RESTRICTION No. 1**

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

Land to benefit: Lots 9401 to 9435

Land to be burdened: Lots 9401 to 9435

Description of Restriction:

The registered proprietor or proprietors of lots 9401 to 9435 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 9401 to 9435

Land to be burdened: Lots 9401 to 9435

Description of Restriction:

The registered proprietor or proprietors for the time being of lots 9401 to 9435 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 9428, 9429 and 9430

Land to be burdened: Lots 9428, 9429 and 9430

Description of Restriction:

The registered proprietor or proprietors of lots 9428, 9429 and 9430 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.



**SMEC**

Geelong Survey T 5228 3100

REF2180s-94WAR

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ORIGINAL SHEET  
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SHEET 6