

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PLAN NUMBER
PS816883K

LOCATION OF LAND

PARISH: CONEWARRE
TOWNSHIP: -
SECTION: 8
CROWN ALLOTMENT: C & F (PARTS)
CROWN PORTION: -
TITLE REFERENCES: VOL. FOL.
VOL. FOL.
LAST PLAN REFERENCE/S: LOT X (PS806370X)
LOT Y (PS806370X)
POSTAL ADDRESS: IRIS LOOP
(At time of subdivision) ARMSTRONG CREEK, VIC.3217
MGA94 Co-ordinates E 270260
(of approx centre of N 5763600
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 CITY OF GREATER GEELONG

LOTS 1 TO 7500 HAVE BEEN OMITTED FROM THIS PLAN.
SEE SHEET 6 FOR RESTRICTIONS AFFECTING LOTS 7501 TO 7531
OTHER PURPOSE OF THE PLAN:
REMOVAL OF THAT PART OF THE PIPELINES OR ANCILLARY PURPOSES
EASEMENT SHOWN AS E-6 AND E-8 ON PS806370X 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. 309/2011
SURVEY. THIS PLAN IS ~~IS NOT~~ BASED ON SURVEY.
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):
PM195 (DUNED); PM11 & 69 (CONEWARRE)
THIS IS A SPEAR PLAN.

WARRALILY ESTATE - 75
1.740ha

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	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-2	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-3	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 743863V SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-4	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 806360B SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION

SEE SHEET 2 FOR CONTINUATION



SURVEYOR REF: **0516S.75WAR**

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 6

JOHN RICHARD MCKENZIE VERSION **A2**

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Easement Reference	Purpose	Width	Origin	Land Benefited/In Favour Of
E-5	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	C/E SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-6	POWERLINE PURPOSES	SEE PLAN	THIS PLAN SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED
E-7	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 806357P SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-8	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 806370X SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-9	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	PS 806370X PS 806370X SECTION 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION

PRELIMINARY



0516S.75WAR - VER A2.DWG DA/DA

SMEC

Geelong Survey

T 5228 3700

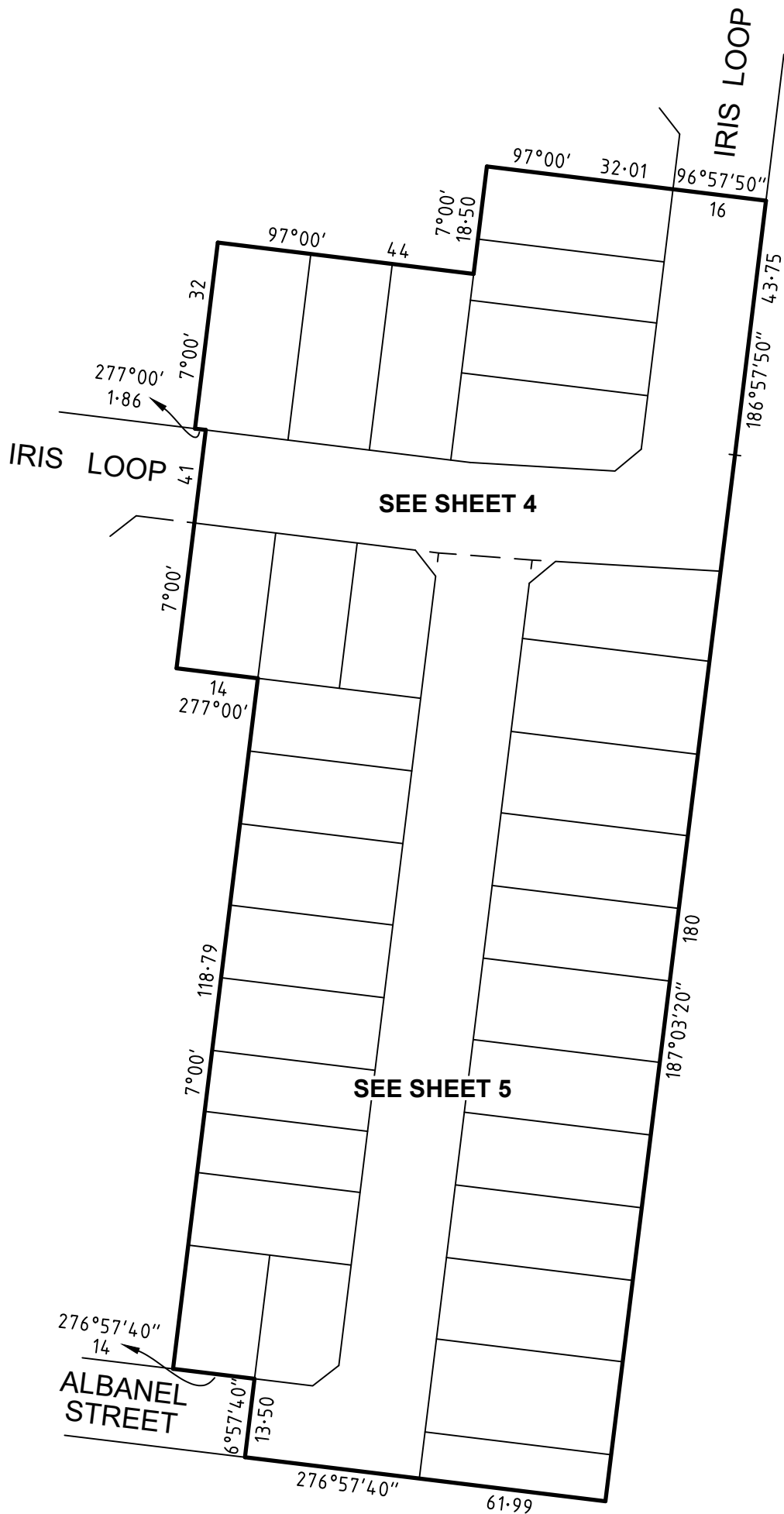
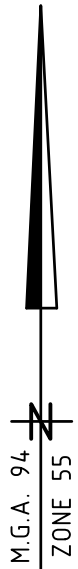
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JOHN RICHARD MCKENZIE VERSION **A2**

ORIGINAL SHEET
SIZE: A3

SHEET 2

PRELIMINARY



0516S.75WAR - VER A2.DWG DA/DA

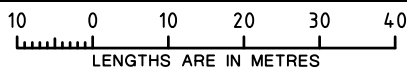
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Geelong Survey

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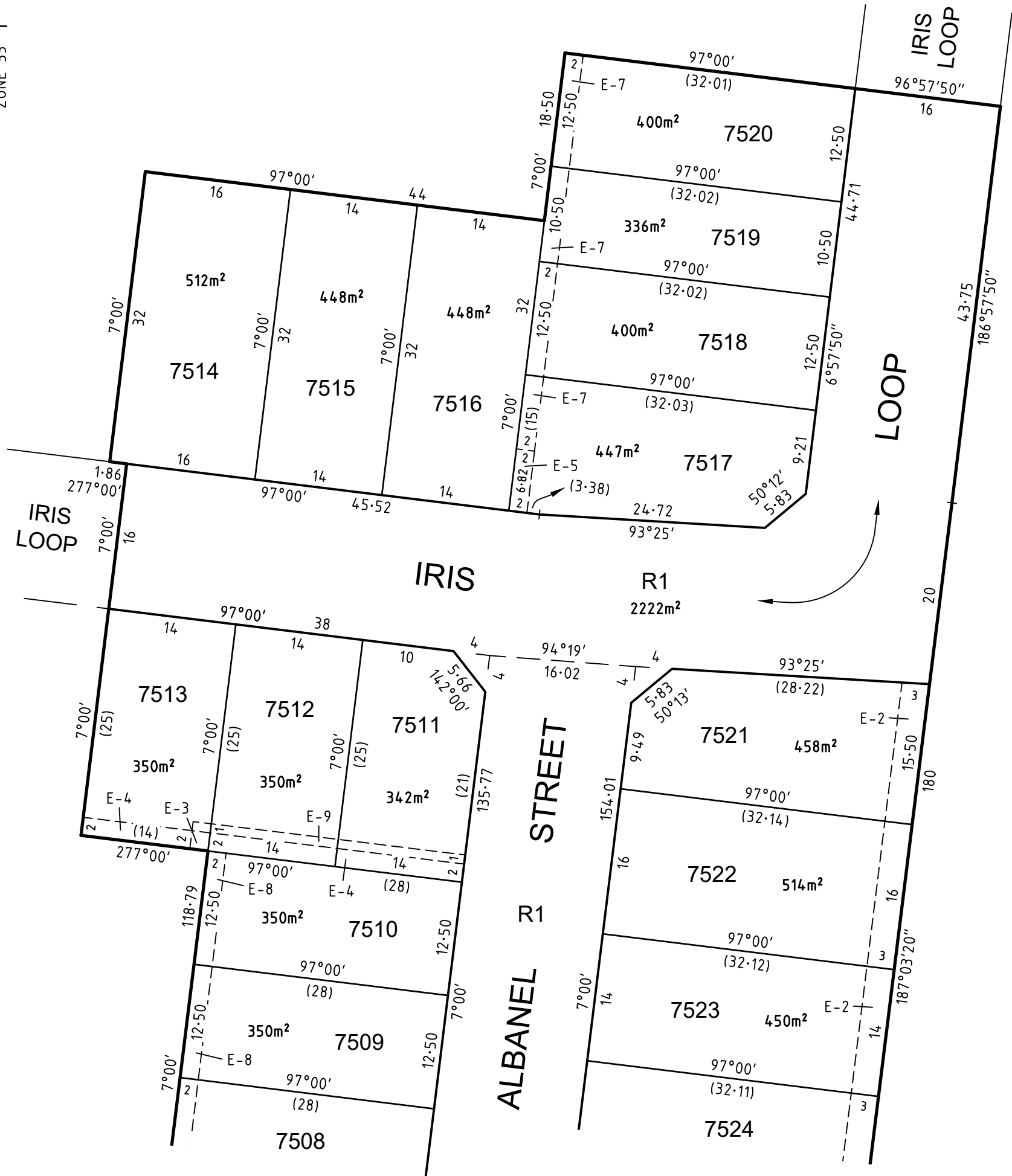
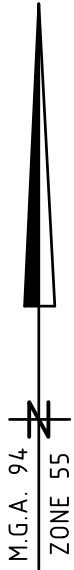


ORIGINAL SHEET
SIZE: A3

SHEET 3

JOHN RICHARD MCKENZIE VERSION **A2**

PRELIMINARY



SEE SHEET 5



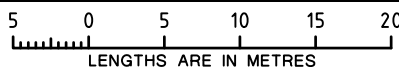
0516S.75WAR - VER A2.DWG DA/DA

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Geelong Survey

REF 0516S.75WAR

SCALE
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ORIGINAL SHEET
SIZE: A3

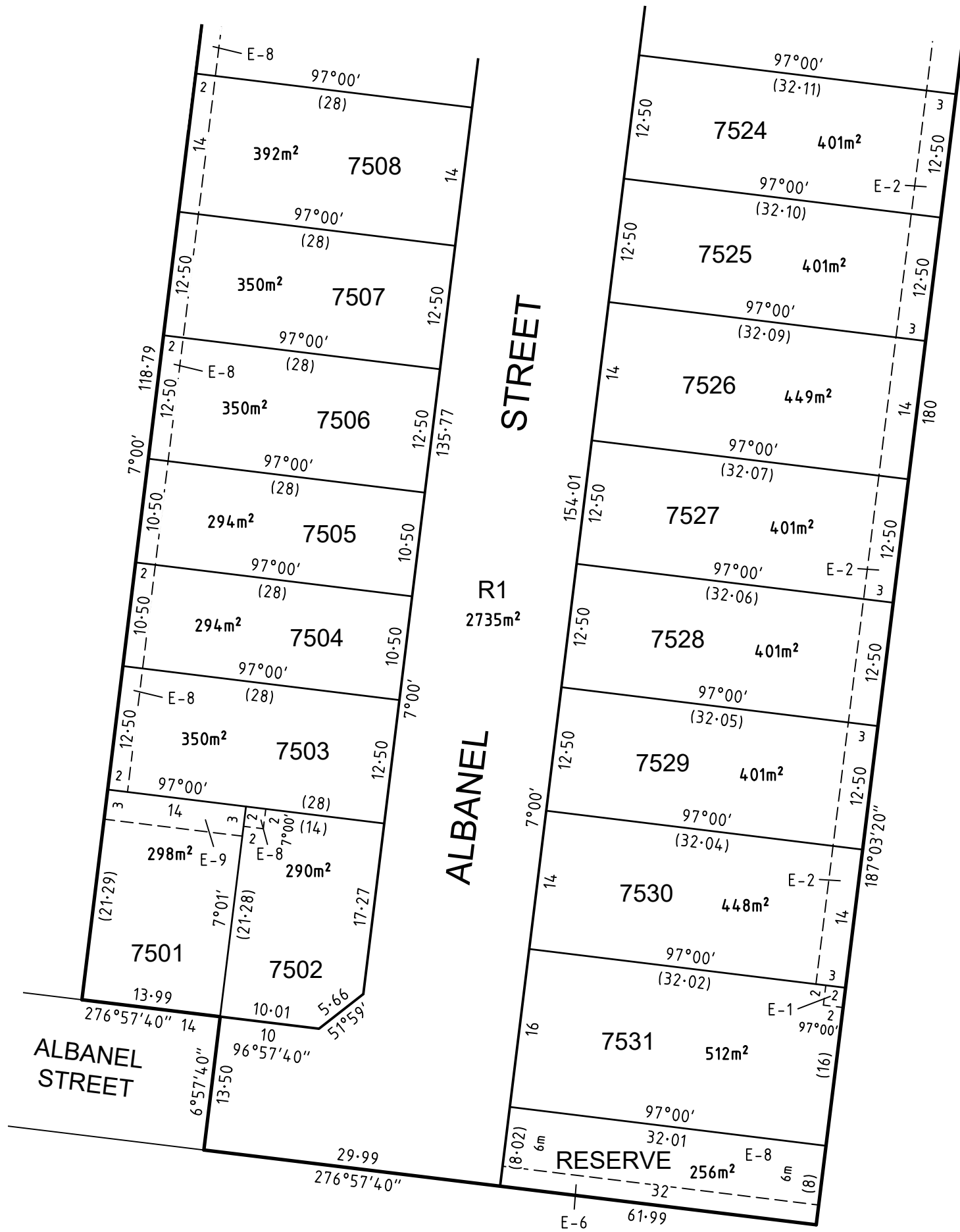
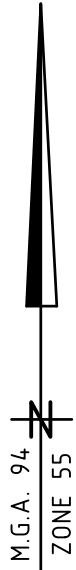
SHEET 4

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SEE SHEET 4



PRELIMINARY



0516S.75WAR - VER A2.DWG DA/DA

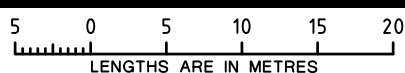
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Geelong Survey

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REF 0516S.75WAR

SCALE
1:500



ORIGINAL SHEET
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SHEET 5

JOHN RICHARD MCKENZIE VERSION A2

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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 7501 to 7531

Land to be burdened: Lots 7501 to 7531

Description of Restriction:

The registered proprietor or proprietors of lots 7501 to 7531 on this plan of subdivision shall not;

1. Construct more than one dwelling on any lot,
2. Further subdivide any lot.

PRELIMINARY

CREATION OF RESTRICTION No. 2

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

Land to benefit: Lots 7501 to 7531

Land to be burdened: Lots 7501 to 7531

Description of Restriction:

The registered proprietor or proprietors for the time being of lots 7501 to 7531 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 7504 and 7505

Land to be burdened: Lots 7504 and 7505

Description of Restriction:

The registered proprietor or proprietors of lots 7504 and 7505 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 7501 and 7502

Land to be burdened: Lots 7501 and 7502

Description of Restriction:

The registered proprietor or proprietors of lots 7501 and 7502 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 6