

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PLAN NUMBER
PS 806357P

LOCATION OF LAND

PARISH: CONEWARRE
TOWNSHIP: -
SECTION: 8
CROWN ALLOTMENT: F (PART)
CROWN PORTION: -
TITLE REFERENCES: VOL. FOL.
LAST PLAN REFERENCE/S: PS 806360B (LOT U)
POSTAL ADDRESS: POWER STREET
(At time of subdivision) ARMSTRONG CREEK, VICTORIA, 3217
MGA94 Co-ordinates E 267530
(of approx centre of N 5763630
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 7300 HAVE BEEN OMITTED FROM THIS PLAN.
SEE SHEET 6 FOR RESTRICTIONS AFFECTING LOTS 7301 TO 7338

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.

PRELIMINARY

WARRALILY ESTATE - 73
2.233ha

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
SEE SHEET 2 FOR EASEMENT DETAILS				



SURVEYOR REF: **0516s.73WAR**

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 6

JOHN RICHARD MCKENZIE VERSION **B**

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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	DRAINAGE	SEE PLAN	PS 806360B	CITY OF GREATER GEELONG
E-5	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 806360B SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-6	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	PS 806360B PS 806360B SECTION 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
E-7	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	C/E SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION

PRELIMINARY



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0516S.73WAR - VER B.DWG DA/DA

JOHN RICHARD MCKENZIE VERSION B

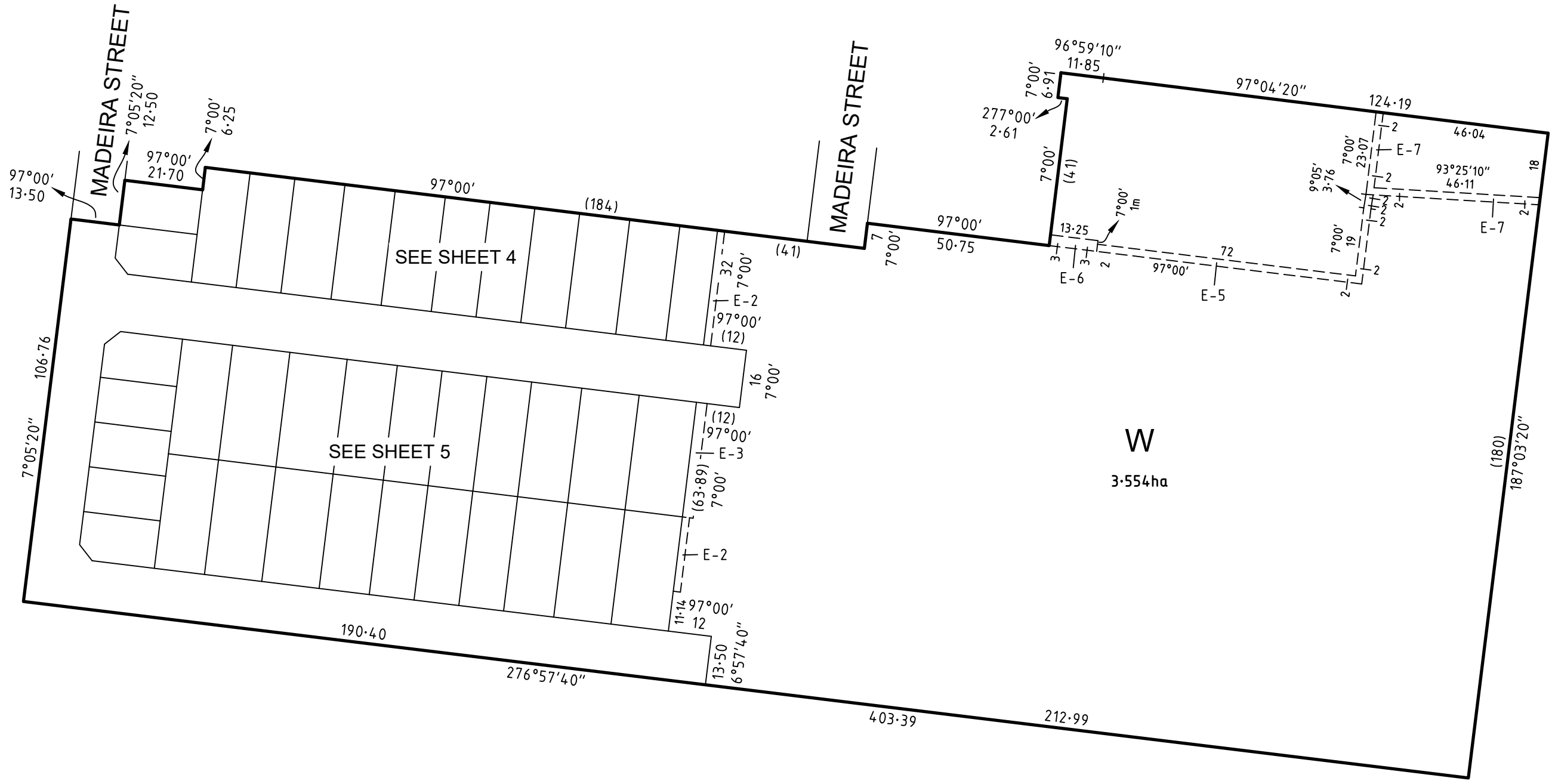
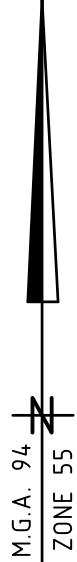
ORIGINAL SHEET
SIZE: A3

SHEET 2

PRELIMINARY

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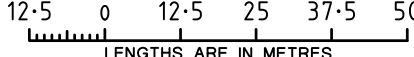
0516S.73WAR - VER B.DWG DA/DA



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SCALE 1:1250



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

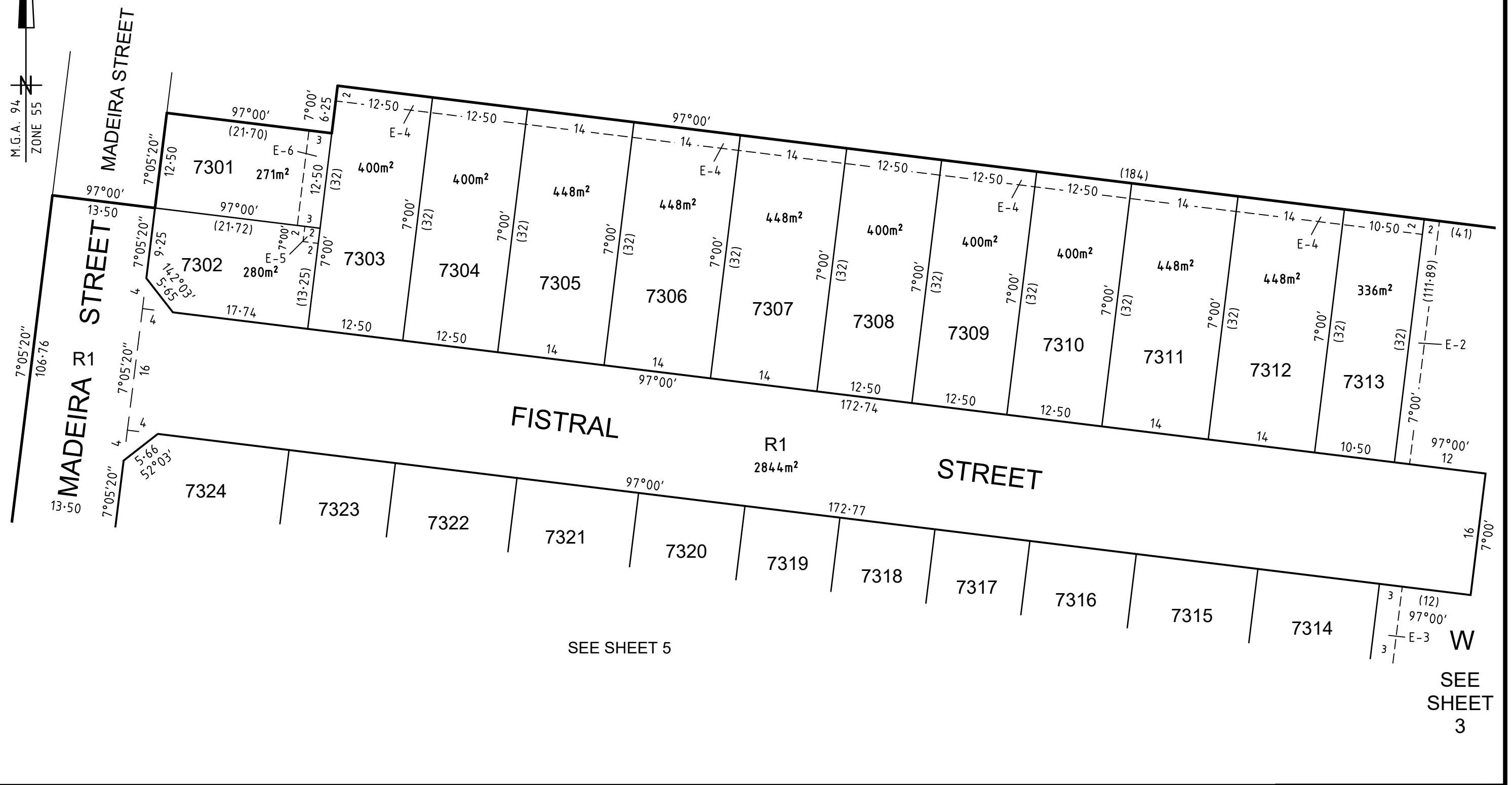
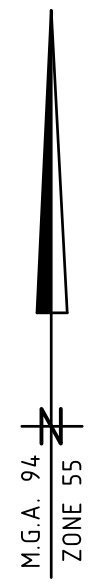
SHEET 3

JOHN RICHARD MCKENZIE VERSION B

PRELIMINARY

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SEE SHEET 5

SEE SHEET 3

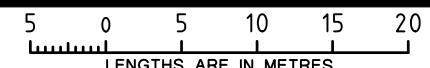
0516S.73WAR - VER B.DWG DA/DA



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SCALE 1:500



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 4

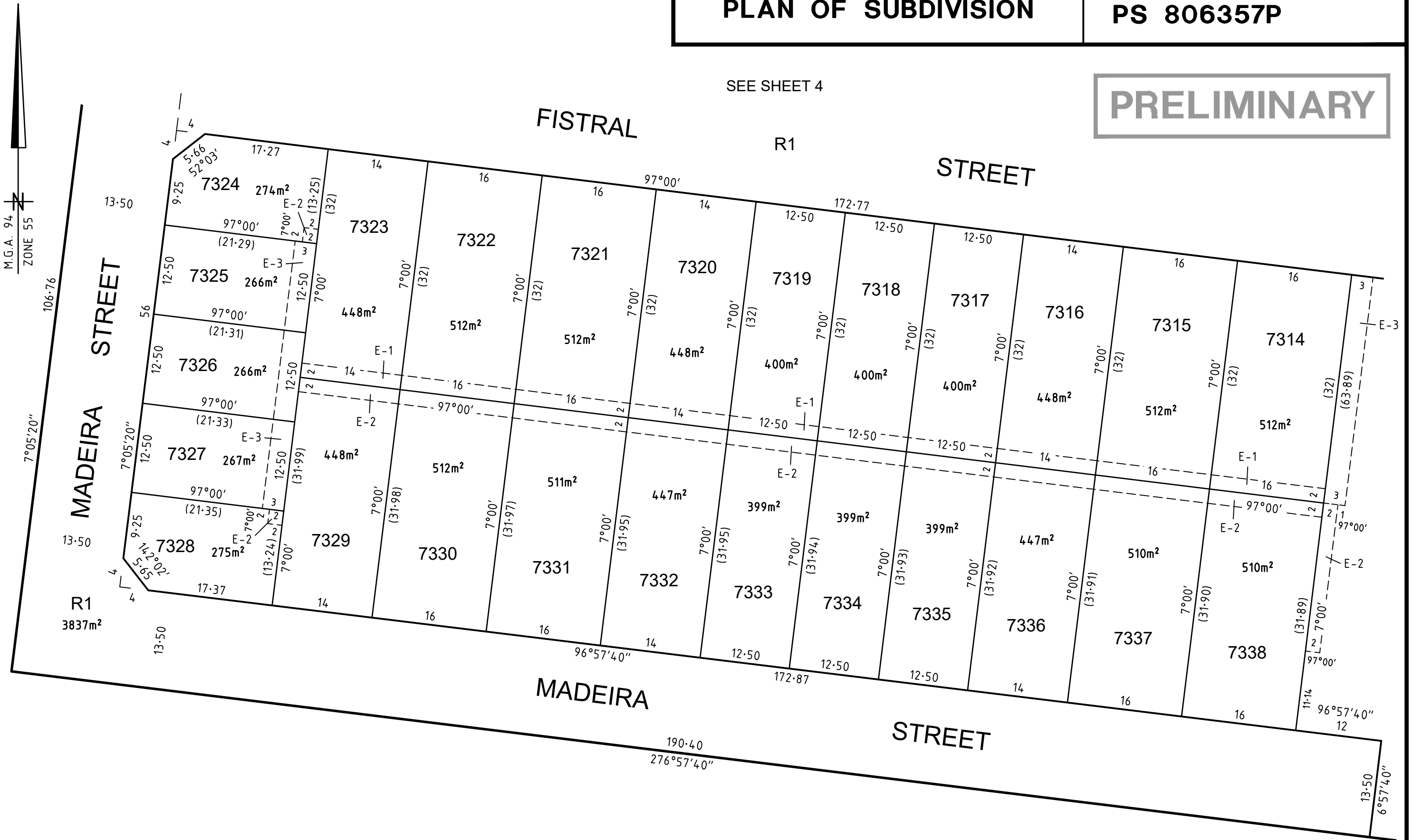
JOHN RICHARD MCKENZIE VERSION B

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SEE SHEET 4

PRELIMINARY



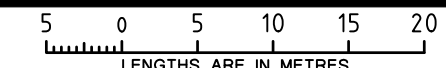
0516S.73WAR - VER B.DWG DA/DA



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SCALE
1:500



LENGTHS ARE IN METRES

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SHEET 5

JOHN RICHARD MCKENZIE VERSION B

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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 7301 to 7338

Land to be burdened: Lots 7301 to 7338

Description of Restriction:

The registered proprietor or proprietors of lots 7301 to 7338 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 7301 to 7338

Land to be burdened: Lots 7301 to 7338

Description of Restriction:

The registered proprietor or proprietors for the time being of lots 7301 to 7338 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 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 7301, 7302, 7324, 7325, 7326, 7327 and 7328

Land to be burdened: Lots 7301, 7302, 7324, 7325, 7326, 7327 and 7328

Description of Restriction:

The registered proprietor or proprietors of lots 7301, 7302, 7324, 7325, 7326, 7327 and 7328 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



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SHEET 6