

# PLAN OF SUBDIVISION

LV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS806370X**

## 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 T (PS806370X)  
LOT W (PS806357P)  
**POSTAL ADDRESS:** IRIS LOOP  
**(At time of subdivision)** ARMSTRONG CREEK, 3217  
**MGA94 Co-ordinates** E 267700  
(of approx centre of N 5763640  
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 7401 TO 7441 HAVE BEEN OMITTED FROM THIS PLAN.

SEE SHEET 7 FOR RESTRICTIONS AFFECTING LOTS 7401 TO 7441

**OTHER PURPOSE OF THE PLAN:**  
REMOVAL OF THAT PART OF THE PIPELINES OR ANCILLARY PURPOSES  
EASEMENT SHOWN AS E-5 ON PS806357P 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 - 74**  
**2.245ha**

**41 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	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 806357P SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-5	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	PS 806357P PS 806357P SECTION 136 OF THE WATER ACT 1989	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION

SEE SHEET 2 FOR CONTINUATION



SURVEYOR REF: **0516S.74WAR**

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 7

JOHN RICHARD MCKENZIE VERSION **A1**

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Easement Reference	Purpose	Width	Origin	Land Benefited/In Favour Of
E-6	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 806360B SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-7	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-8	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	C/E SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-9	PIPELINES OR ANCILLARY PURPOSES POWERLINE PURPOSES	SEE PLAN SEE PLAN	THIS PLAN SECTION 136 OF THE WATER ACT 1989 THIS PLAN SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	BARWON REGION WATER CORPORATION POWERCOR AUSTRALIA LIMITED

**PRELIMINARY**



0516S.74WAR - VER A1.DWG DA/DA

**SMEC**

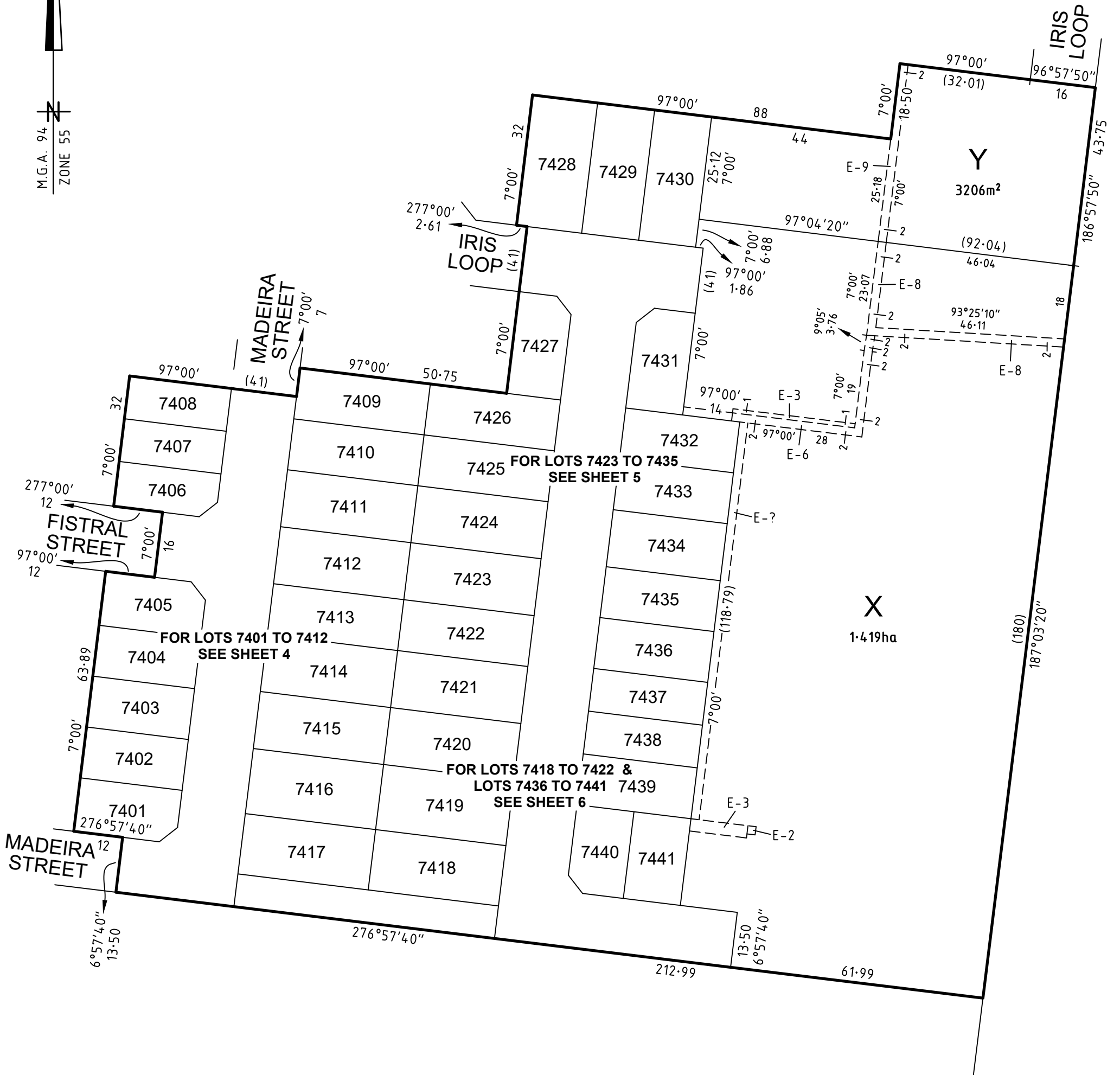
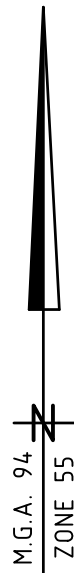
Geelong Survey T 5228 3100 REF 0516S.74WAR

JOHN RICHARD MCKENZIE VERSION A1

ORIGINAL SHEET  
SIZE: A3

SHEET 2

**PRELIMINARY**



SEE SHEET ?



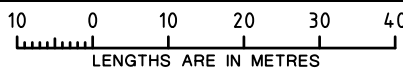
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**SMEC**

Geelong Survey T 5228 3100

REF 0516S.74WAR

SCALE  
1:1000



ORIGINAL SHEET  
SIZE: A3

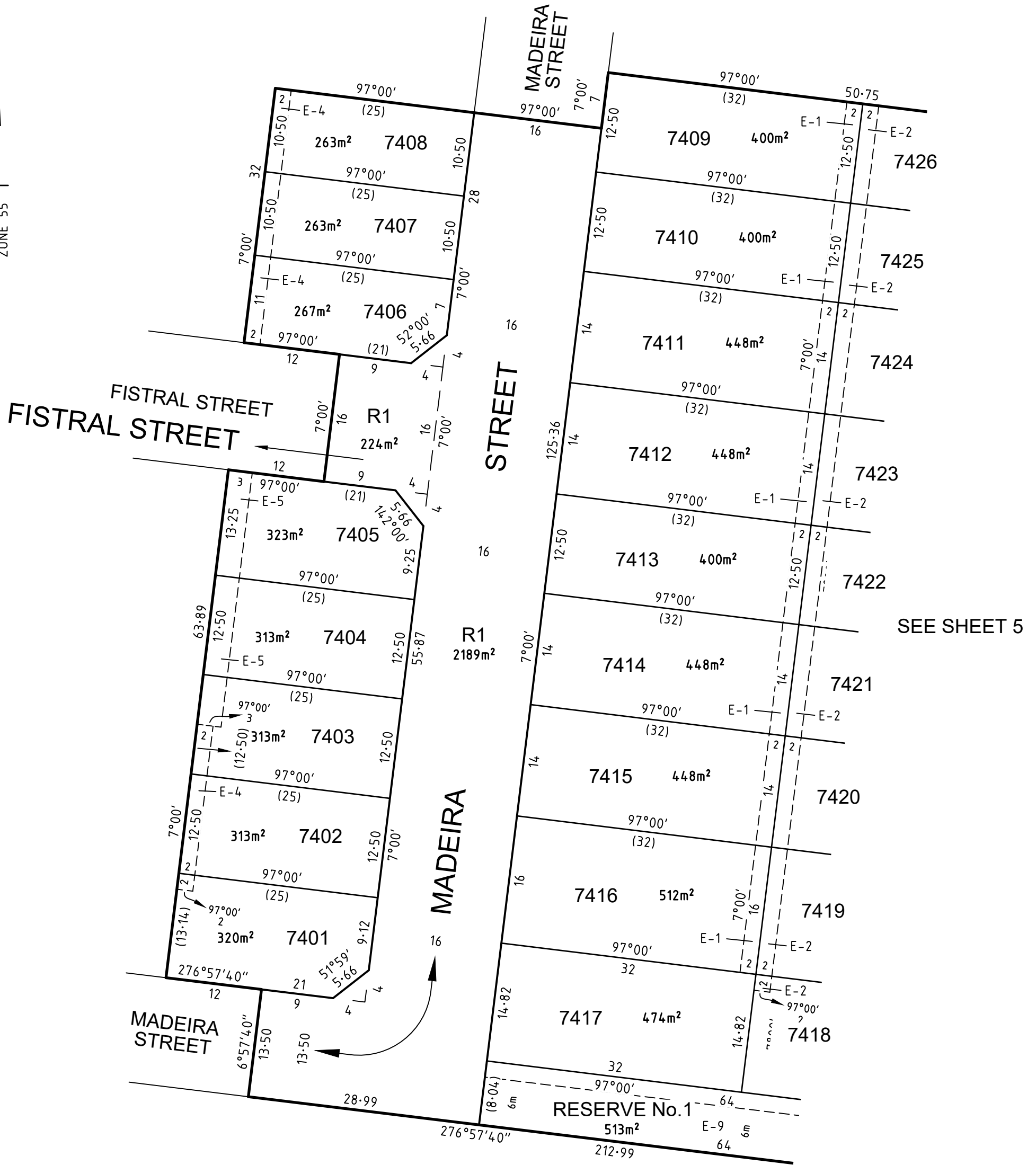
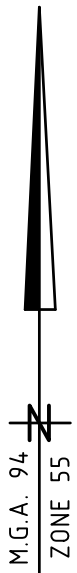
SHEET 3

JOHN RICHARD MCKENZIE VERSION A1

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**PRELIMINARY**



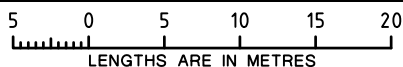
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**SMEC**

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REF 0516S.74WAR

SCALE  
1:500



JOHN RICHARD MCKENZIE VERSION A1

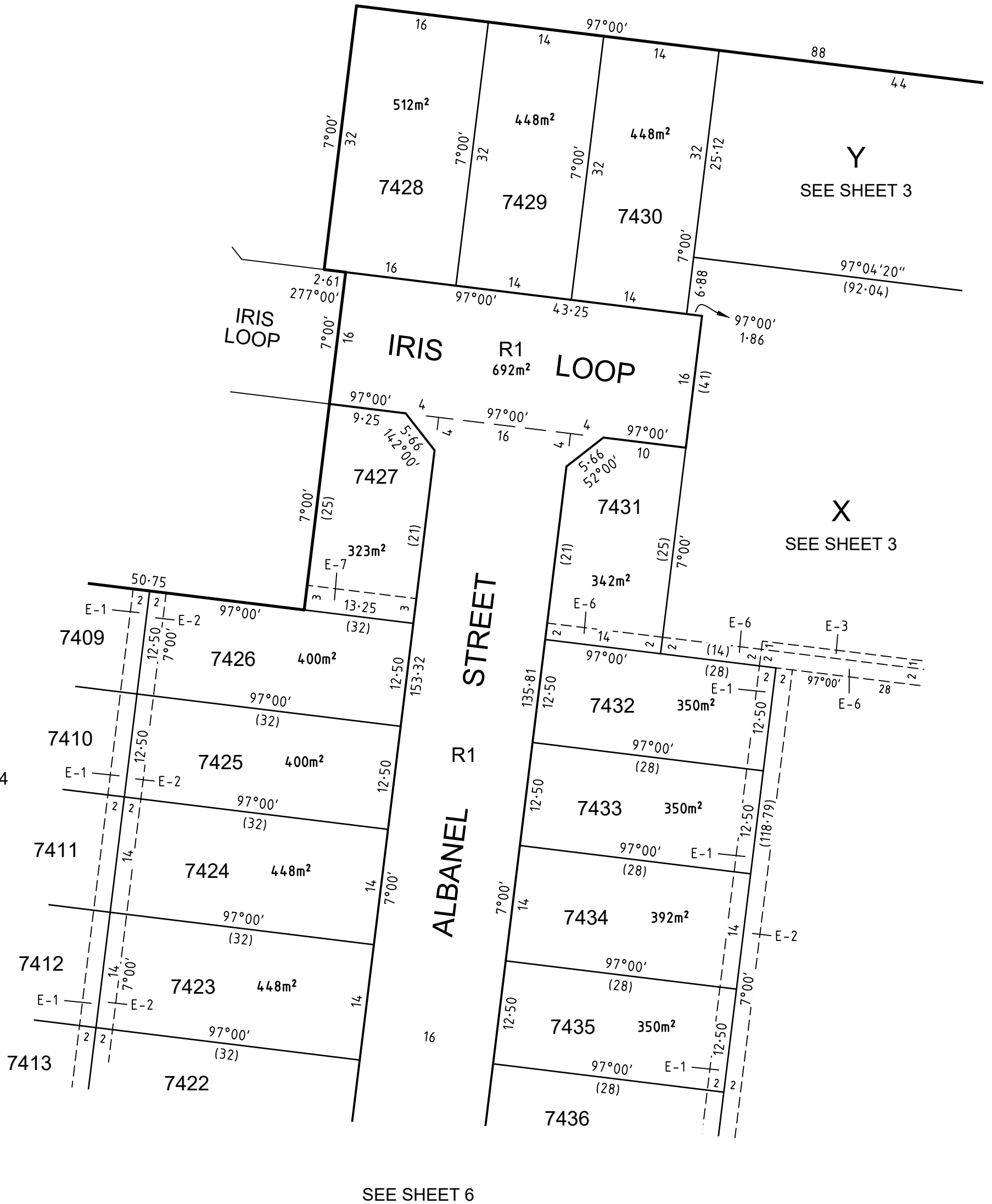
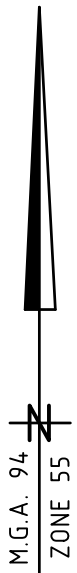
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SHEET 4

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**PRELIMINARY**



SEE SHEET 4

Y  
SEE SHEET 3

X  
SEE SHEET 3

SEE SHEET 6



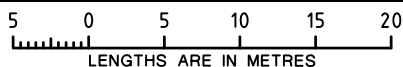
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**SMEC**

Geelong Survey T 5228 3100

REF 0516S.74WAR

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 5

JOHN RICHARD MCKENZIE VERSION A1



**CREATION OF RESTRICTION No. 1**

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

Land to benefit: Lots 7401 to 7441

Land to be burdened: Lots 7401 to 7441

Description of Restriction:

The registered proprietor or proprietors of lots 7401 to 7441 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 7401 to 7441

Land to be burdened: Lots 7401 to 7441

Description of Restriction:

The registered proprietor or proprietors for the time being of lots 7401 to 7441 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.

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 7406, 7407, 7408, 7437, 7438, 7440 and 7441

Land to be burdened: Lots 7406, 7407, 7408, 7437, 7438, 7440 and 7441

Description of Restriction:

The registered proprietor or proprietors of lots 7406, 7407, 7408, 7437, 7438, 7440 and 7441 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.

**PRELIMINARY**



0516S.74WAR - VER A1.DWG DA/DA

**SMEC**

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SHEET 7