


PLAN OF SUBDIVISION				EDITION 1		PS 742158Y	
LOCATION OF LAND  PARISH: CONEWARRE  TOWNSHIP: -  SECTION: 5  CROWN ALLOTMENT: C (PART), D (PART), E (PART) & F (PART)  CROWN PORTION: -  TITLE REFERENCE: C/T VOL .... FOL ...     LAST PLAN REFERENCE: LOT J ON PS 805370D     POSTAL ADDRESS: 282 - 400 HORSESHOE BEND ROAD (at time of subdivision) ARMSTRONG CREEK 3217   MGA94 CO-ORDINATES: E: 268 060 ZONE: 55 (of approx centre of land in plan) N: 5 766 140							
VESTING OF ROADS AND/OR RESERVES				Notations			
IDENTIFIER		COUNCIL/BODY/PERSON		Land being subdivided is enclosed within thick continuous lines  <u>Other Purpose of Plan</u> 1. To remove by agreement Easements E-12 & E-13 created on PS 736102N that lie within Road R1 (Trundle Drive) in this plan via Section 6(i)(k)(iii) of the Subdivision Act 1988. 2. To Remove by agreement Part Easement E-1, Part Easement E-2 and Part E-3 Created in PS736102N that lie within Lots 917, 918 & 919 on this plan via Section 6(i)(k)(iii) of the Subdivision Act 1988 3. To Remove by agreement Part Easement E-1 and Part E-3 Created in PS736102N that lie within Lots 903 & 904 on this plan via Section 6(i)(k)(iii) of the Subdivision Act 1988  <u>Grounds for Removal of Easements</u>  By Agreement  See sheets 7-9 (both inclusive) for creation of restriction No.1.  Lots A-C (both inclusive) have been omitted from this plan.			
ROAD R1 RESERVE No. 1 & 2		CITY OF GREATER GEELONG CITY OF GREATER GEELONG					
NOTATIONS							
DEPTH LIMITATION DOES NOT APPLY							
SURVEY: This plan is based on survey  STAGING: This is not a staged subdivision Planning Permit No. 939/2014  This survey has been connected to permanent marks No(s). - CONEWARRE PM 20 PM 27, PM 28, PM 111, PM 132, PM 222, PM 223 & DUNEED PM 195 In Proclaimed Survey Area No. -							
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			
ASHBURY ESTATE - STAGE 9 (36 LOTS)				AREA OF STAGE - 3.961ha			
<div></div> <div>10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 spiire.com.au</div>			SURVEYORS FILE REF: 301350SV00		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 8
			LICENSED SURVEYOR: James Patrick Gleeson				
			VERSION 17				

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	2	This Plan Section 136 of the Water Act	Barwon Region Water Corporation
E-2	Drainage	2	This Plan	City of Greater Geelong
E-3	Drainage	3	This Plan	City of Greater Geelong
E-3	Pipelines or Ancillary Purposes	3	This Plan Section 136 of the Water Act	Barwon Region Water Corporation
E-4	Drainage	3	PS 736102N	City of Greater Geelong
E-4	Pipelines or Ancillary Purposes	3	PS 736102N Section 136 of the Water Act	Barwon Region Water Corporation
E-5	Pipelines or Ancillary Purposes	2	PS 736102N Section 136 of the Water Act	Barwon Region Water Corporation
E-6	Drainage	2	PS 736102N	City of Greater Geelong
E-7	Powerline	2	PS 736102N Section 88 of the Electricity Industry Act 2000	Powercor Australia Limited A.C.N 064 651 109

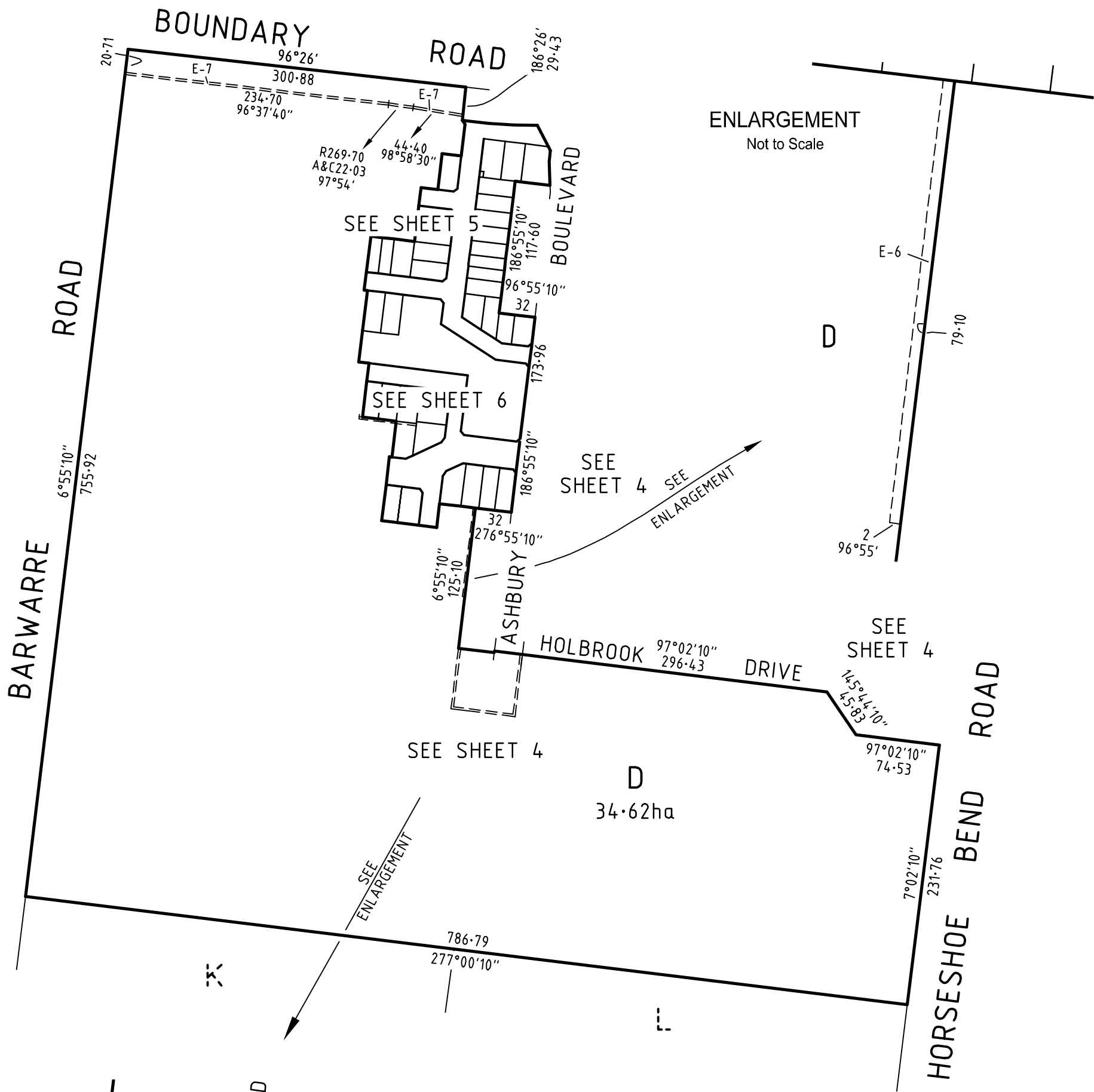


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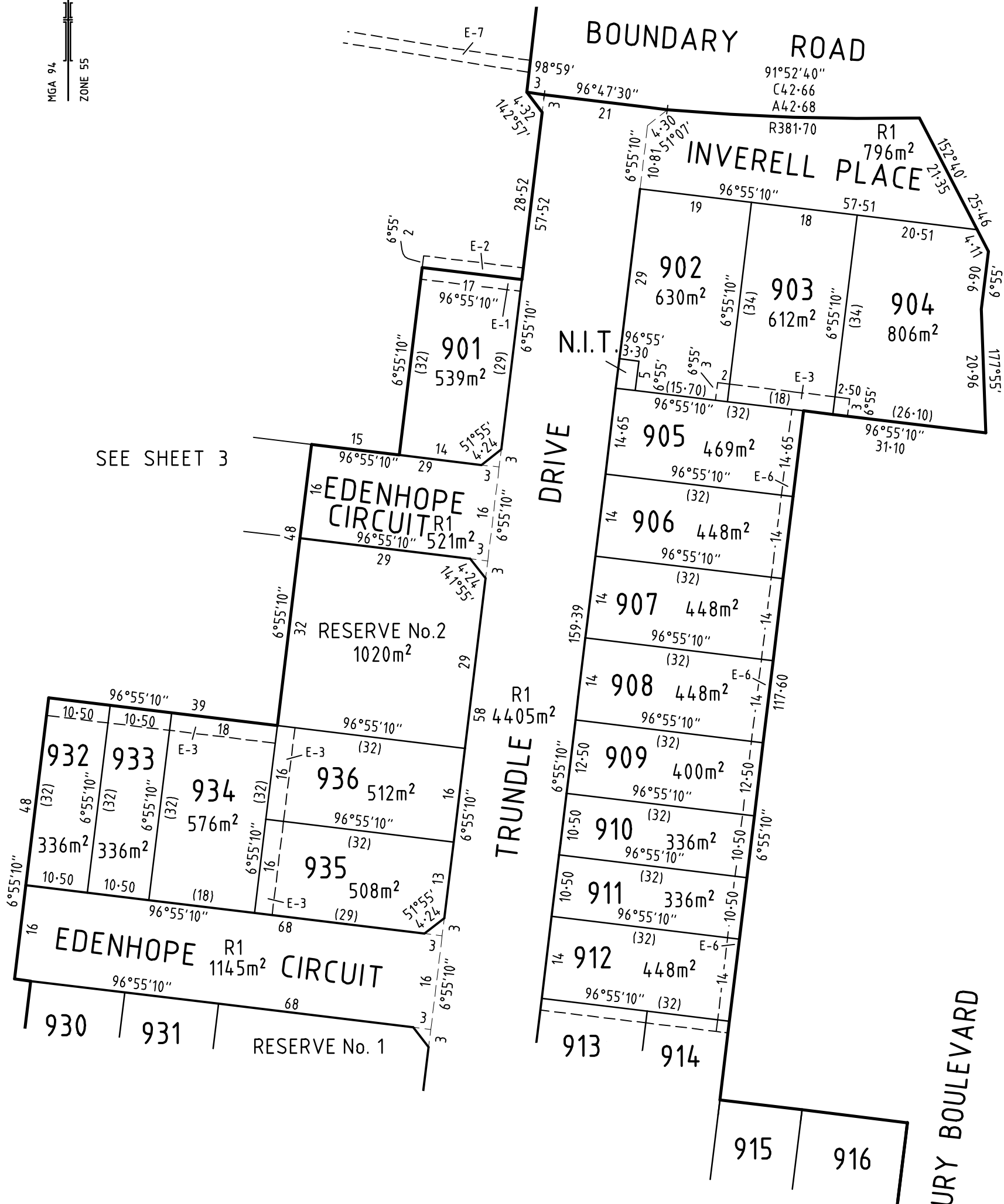
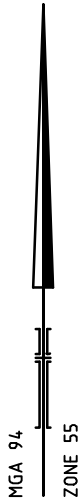
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SHEET 2

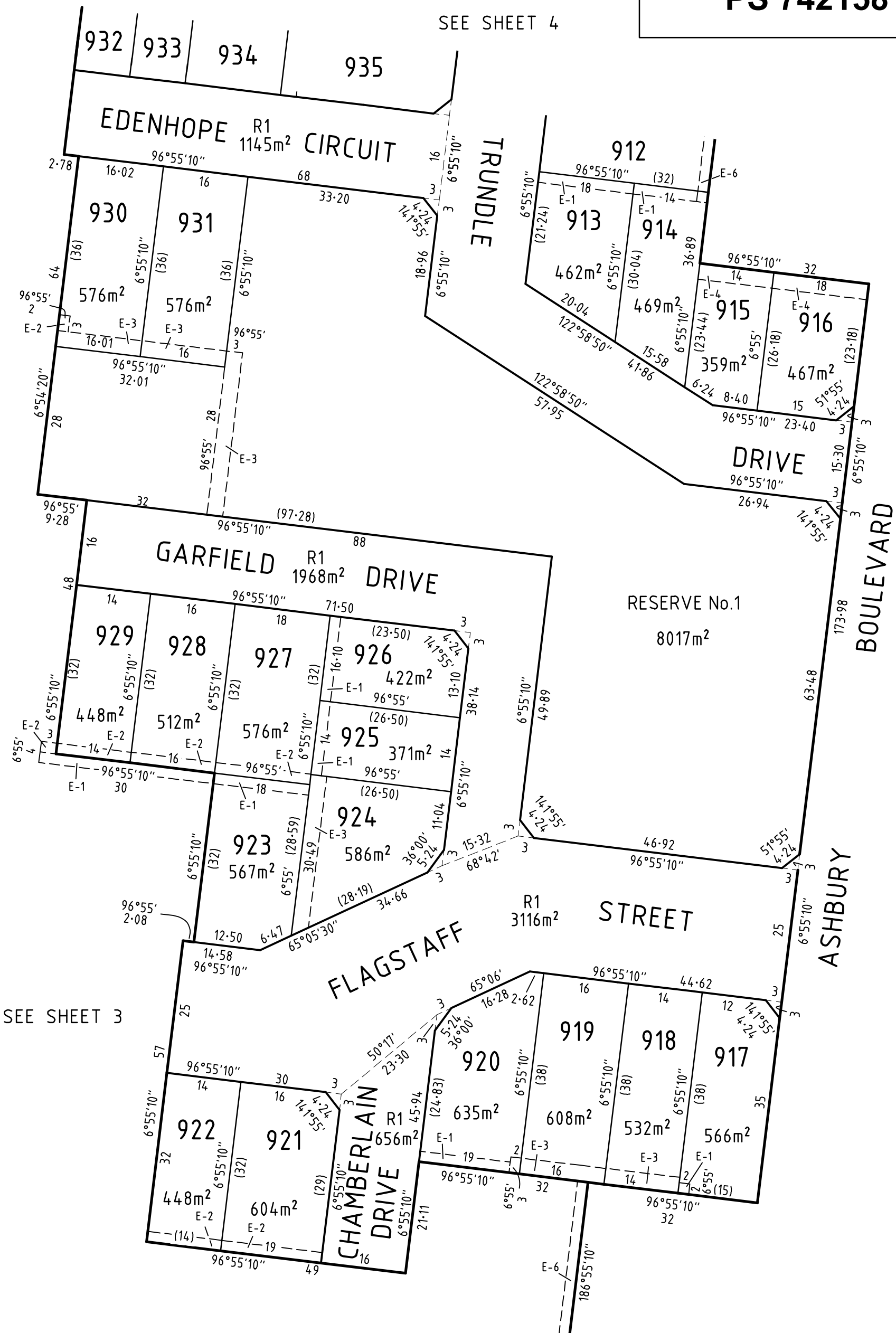


SEE SHEET 3



SEE SHEET 3

SEE SHEET 5



SEE SHEET 3

SEE SHEET 4

SEE SHEET 3



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SCALE  
1: 750

7.5 0 7.5 15 22.5 30  
LENGTHS ARE IN METRES

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ORIGINAL SHEET  
SIZE: A3

SHEET 5

CREATION OF RESTRICTION No. 1

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

The registered proprietors of the burdened land covenant with the registered proprietors of the benefitted land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefitted land.

Land to benefit: Lots 901 to 936  
Land to be burdened: Lots 901 to 936

Description of this Restriction:

With exception of any variations approved by the Developer, the burdened land must not be used or developed unless in accordance with the provisions recorded in the Ashbury Design Guidelines and the plans approved from time to time by the Developer.

Developer means DFC (Ashbury) Pty Ltd ACN 602 217 050 of 211 Waverley Road, Malvern East VIC 3145 or any of its related bodies corporate within the meaning of section 50 of the Corporations Act 2001 (Cth) (as amended from time to time) and its successors, substitutes, permitted assigns, executors and administrators.

Expiry Date:

1 January 2025

CREATION OF RESTRICTION No. 2

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

The registered proprietors of the burdened land covenant with the registered proprietors of the benefitted land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefitted land.

Land to benefit: Lots 901 to 936  
Land to be burdened: Lots 901 to 936

Description of this Restriction:

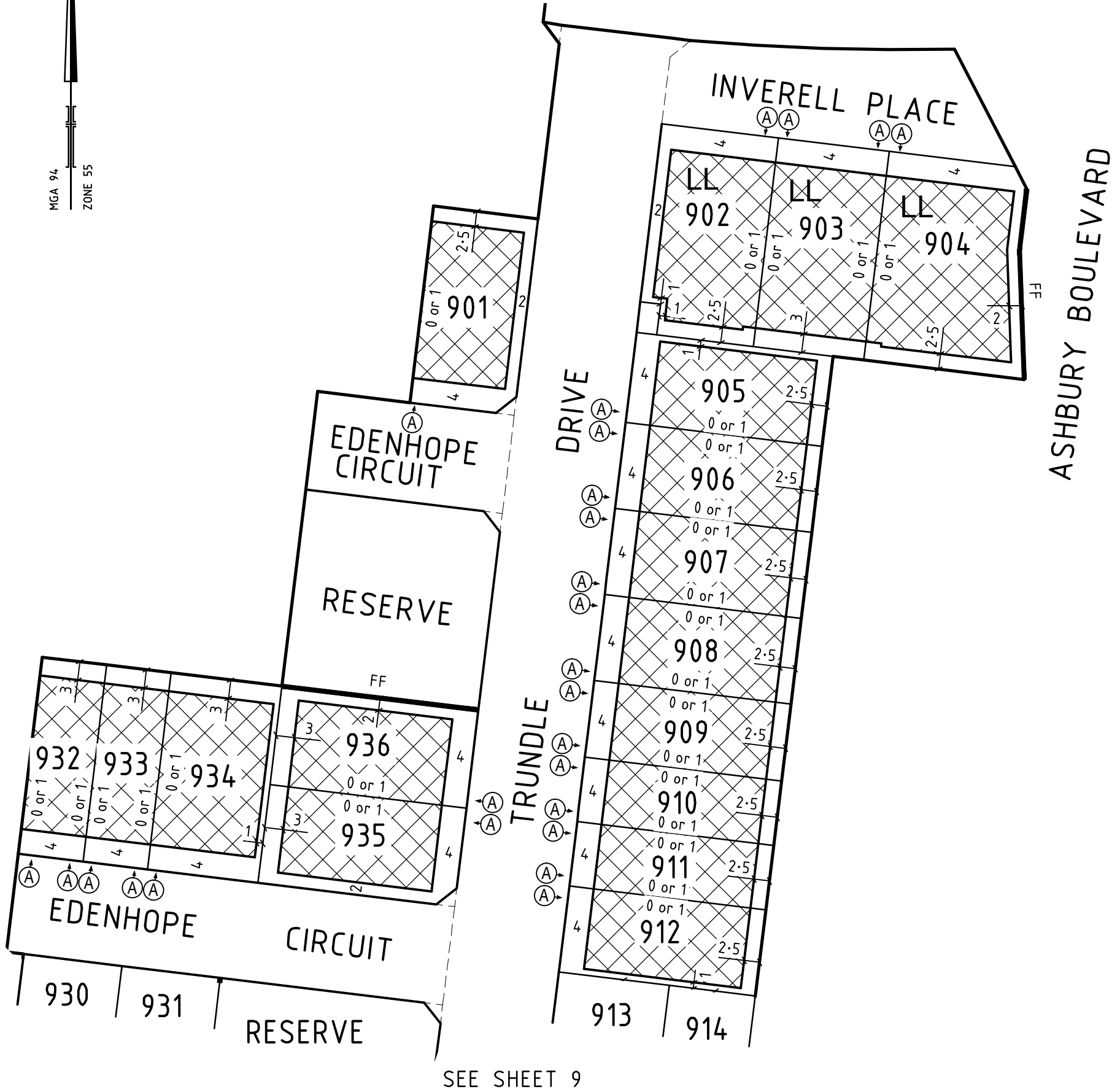
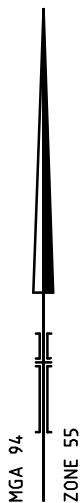
Except with the prior written consent of the Developer, the burdened land must not be used or developed other than in accordance with the provisions recorded in the MCP with dealing number AA3319, and the building envelopes on sheets 8 - 9 of this plan of subdivision.

Developer means DFC (Ashbury) Pty Ltd ACN 602 217 050 of 211 Waverley Road, Malvern East VIC 3145 or any of its related bodies corporate within the meaning of section 50 of the Corporations Act 2001 (Cth) (as amended from time to time) and its successors, substitutes, permitted assigns, executors and administrators.

Expiry Date:

1 January 2025





LEGEND

Building Envelope



Land Mark Lot

LL

Feature Fence

FF

Side Boundary Profile  
(see MCP for details)



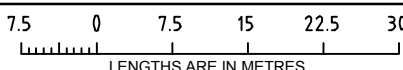
BUILDING ENVELOPE DIAGRAM

1. The Building envelopes on this plan are shown enclosed by continuous thick lines.
2. Lots shown thus \* are subject to the provisions of the Small Lot Housing Code.
3. Where more than one Side Boundary Profile has been assigned to a Side Boundary, only one Side Boundary profile is to apply to the lot having regard to the clauses in the notice of restriction affecting the lot.

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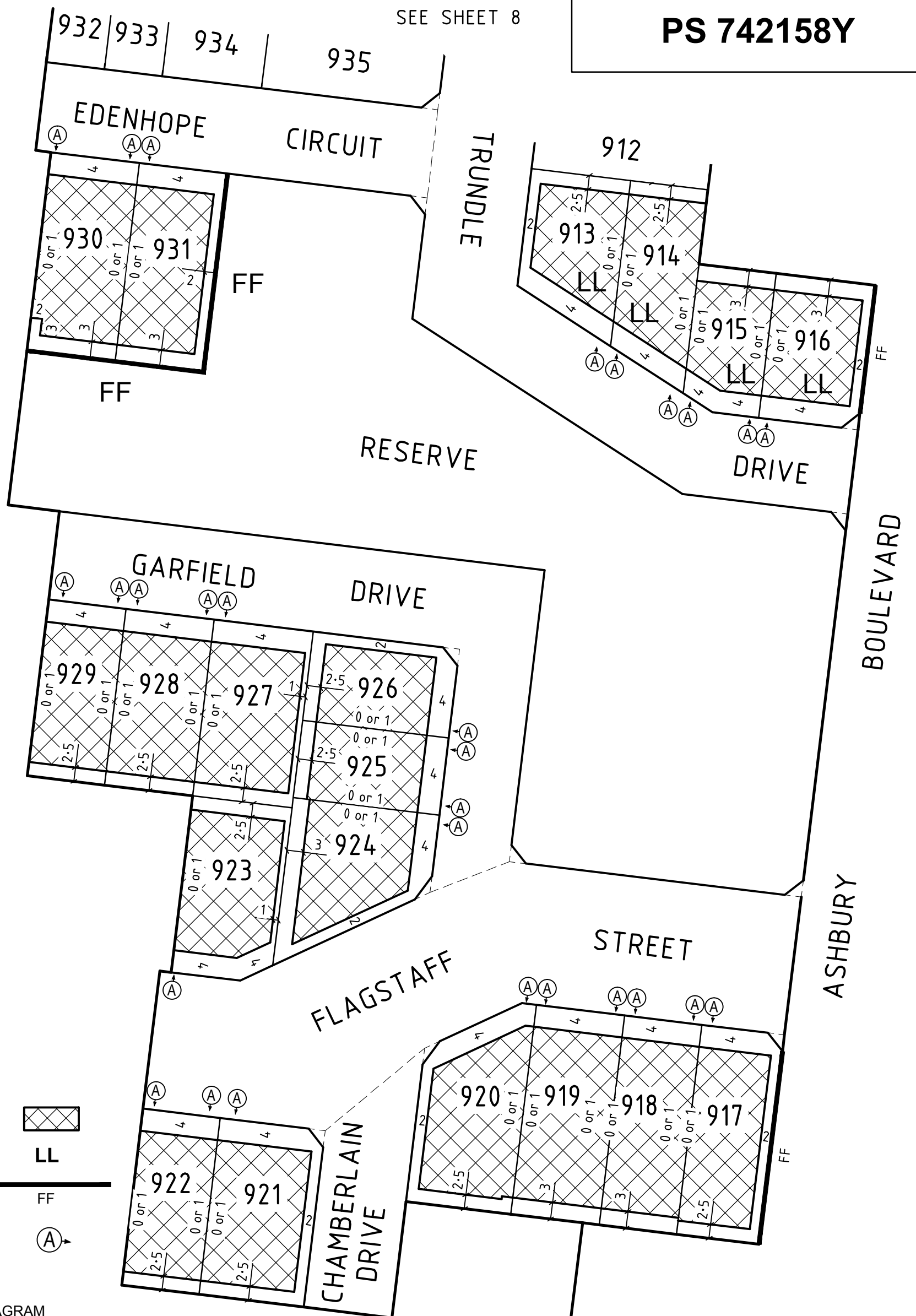
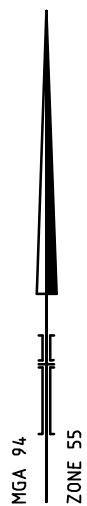
SCALE  
1: 750



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ORIGINAL SHEET  
SIZE: A3

SHEET 7



3. Where more than one Side Boundary Profile has been assigned to a Side Boundary, only one Side Boundary profile is to apply to the lot having regard to the clauses in the notice of restriction affecting the lot.