
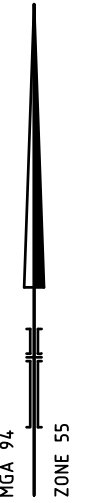


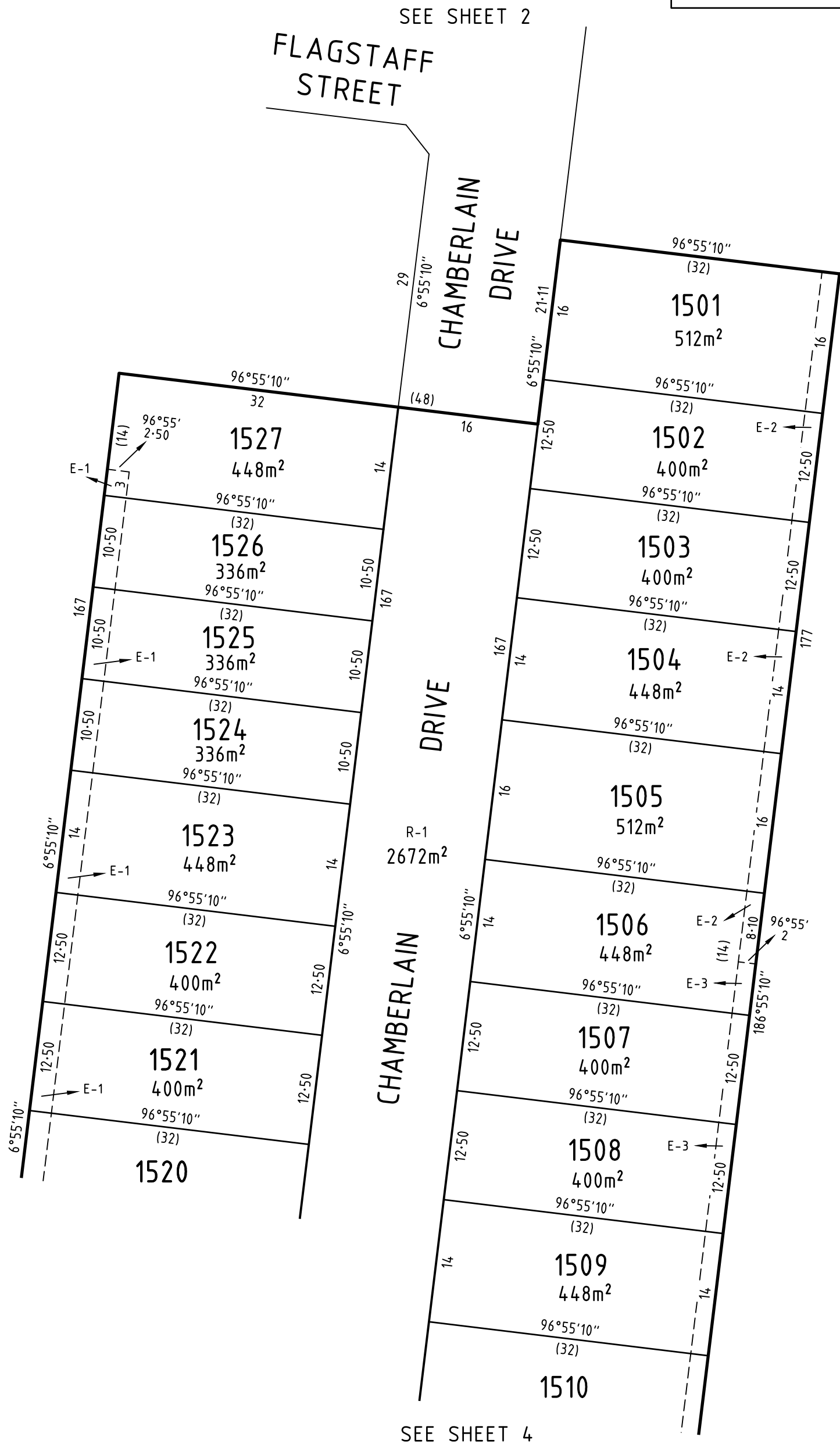


| | | | | | | |
|--|---------------------------------|-------------------------|--|---|-------------------------|--------------|
| PLAN OF SUBDIVISION | | | EDITION 1 | | PS805411R | |
| LOCATION OF LAND PARISH: CONEWARRE TOWNSHIP: - SECTION: 5 CROWN ALLOTMENT: C (PART), D (PART), E (PART) & F (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT W ON PS824628G POSTAL ADDRESS: 282 - 400 HORSESHOE BEND ROAD (at time of subdivision) ARMSTRONG CREEK 3217 MGA94 CO-ORDINATES: E: 286 040 ZONE: 55 (of approx centre of land in plan) N: 5 765 855 | | | Council Name: City of Greater Geelong Council Reference Number: 14136 Planning Permit Reference: 939/2014 SPEAR Reference Number: S134654P Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement is to be satisfied in stage: 37 Digitally signed by: Rory O'Loughlen for City of Greater Geelong on 09/10/2019 | | | |
| VESTING OF ROADS AND/OR RESERVES | | | NOTATIONS | | | |
| IDENTIFIER | | COUNCIL / BODY / PERSON | | Lots 1 - 1500 (both inclusive) have been omitted from this plan. <u>Other Purpose of Plan</u> To remove by agreement Easements E-7 and E-9 created on PS 824826G that lie within ROAD R-1 (Chamberlain Drive) in this plan via section 6(i)(k)(iii) of the Subdivision Act 1988. <u>Grounds for Removal</u> By Agreement. | | |
| ROAD R-1 | | 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 | | |
| E-1 | Pipelines or Ancillary Purposes | 2.50 | PS 824628G Section 136 of the Water Act 1989 | Barwon Region Water Corporation | | |
| E-2 | Drainage | 2 | PS 736102N | City of Greater Geelong | | |
| E-3 | Drainage | 2 | PS 824628G | City of Greater Geelong | | |
| ASHBURY ESTATE - STAGE 15 (27 LOTS) | | | | AREA OF STAGE - 1.368ha | | |
|  <div>10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 spiire.com.au</div> | | | SURVEYORS FILE REF: 305464SV00 | | ORIGINAL SHEET SIZE: A3 | SHEET 1 OF 5 |
| | | | Digitally signed by: James Patrick Gleeson, Licensed Surveyor, Surveyor's Plan Version (7), 08/10/2019, SPEAR Ref: S134654P | | | |

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Spiire Australia Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S134654P 18/10/2019 10:53 am



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|---|--|--|-----------|
| SURVEYOR'S FILE REF: 305464SV00 | SCALE 1: 750 <div style="text-align: center;">  <p>7.5 0 7.5 15 22.5 30</p> <p>LENGTHS ARE IN METRES</p> </div> | ORIGINAL SHEET SIZE: A3 | SHEET 2 |
| <div style="display: flex; align-items: center;">  <div> 10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 spiire.com.au </div> </div> | Digitally signed by: James Patrick Gleeson, Licensed Surveyor, Surveyor's Plan Version (7), 08/10/2019, SPEAR Ref: S134654P | Digitally signed by: City of Greater Geelong, 09/10/2019, SPEAR Ref: S134654P | |



SURVEYOR'S FILE REF: 305464SV00

SCALE 1: 500

5 0 5 10 15 20

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

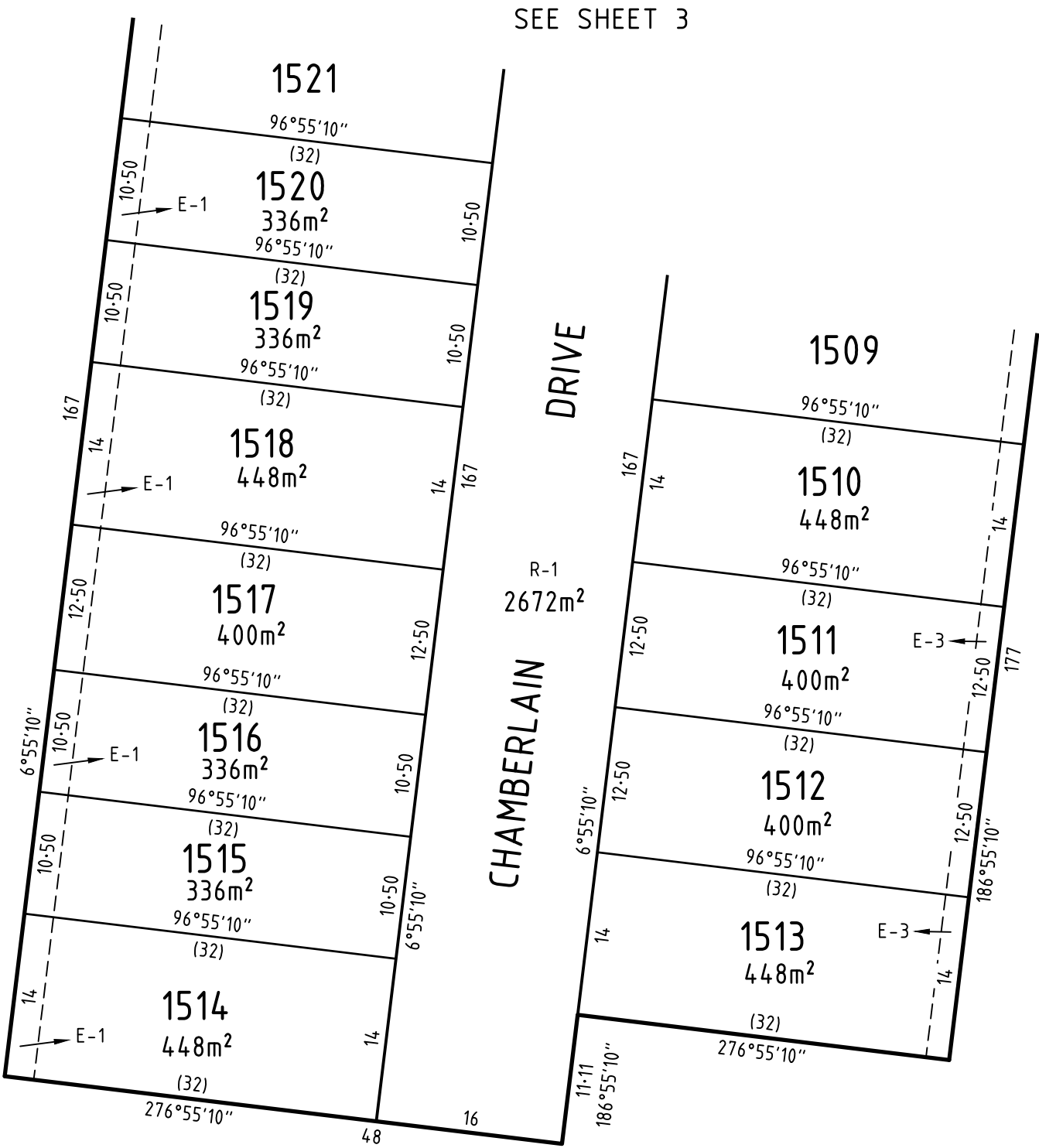
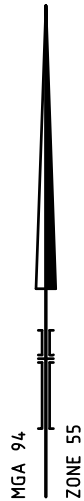
SHEET 3



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ORIGINAL SHEET
SIZE: A3

Digitally signed by:
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09/10/2019,
SPEAR Ref: S134654P

SHEET 4

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 1501 to 1527 (all inclusive) on this plan of subdivision
Land to be burdened: Lots 1501 to 1527 (all inclusive) on this plan of subdivision

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 AA.....

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 2029

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 1501 to 1527
Land to be burdened: Lots 1501 to 1527

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 2029