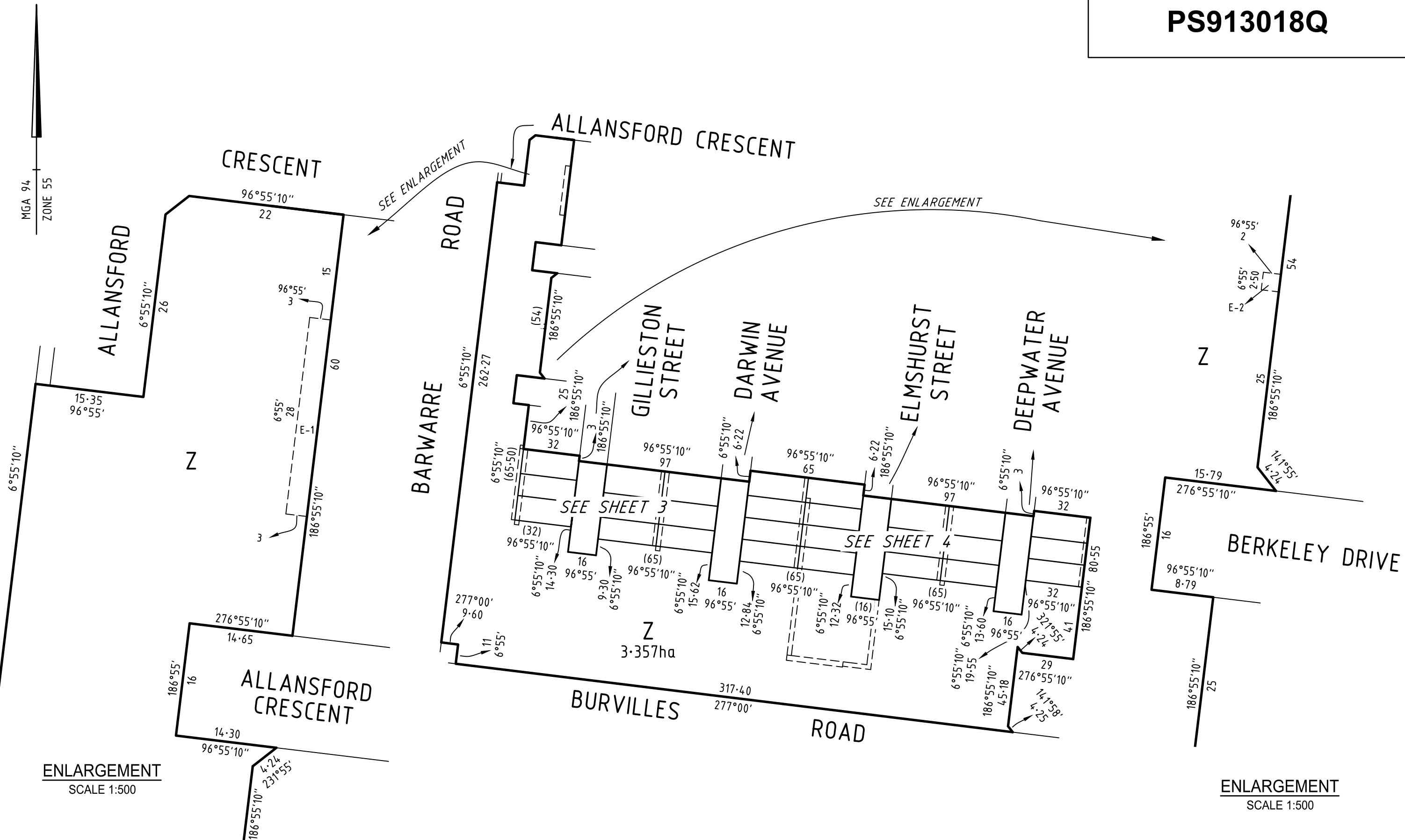


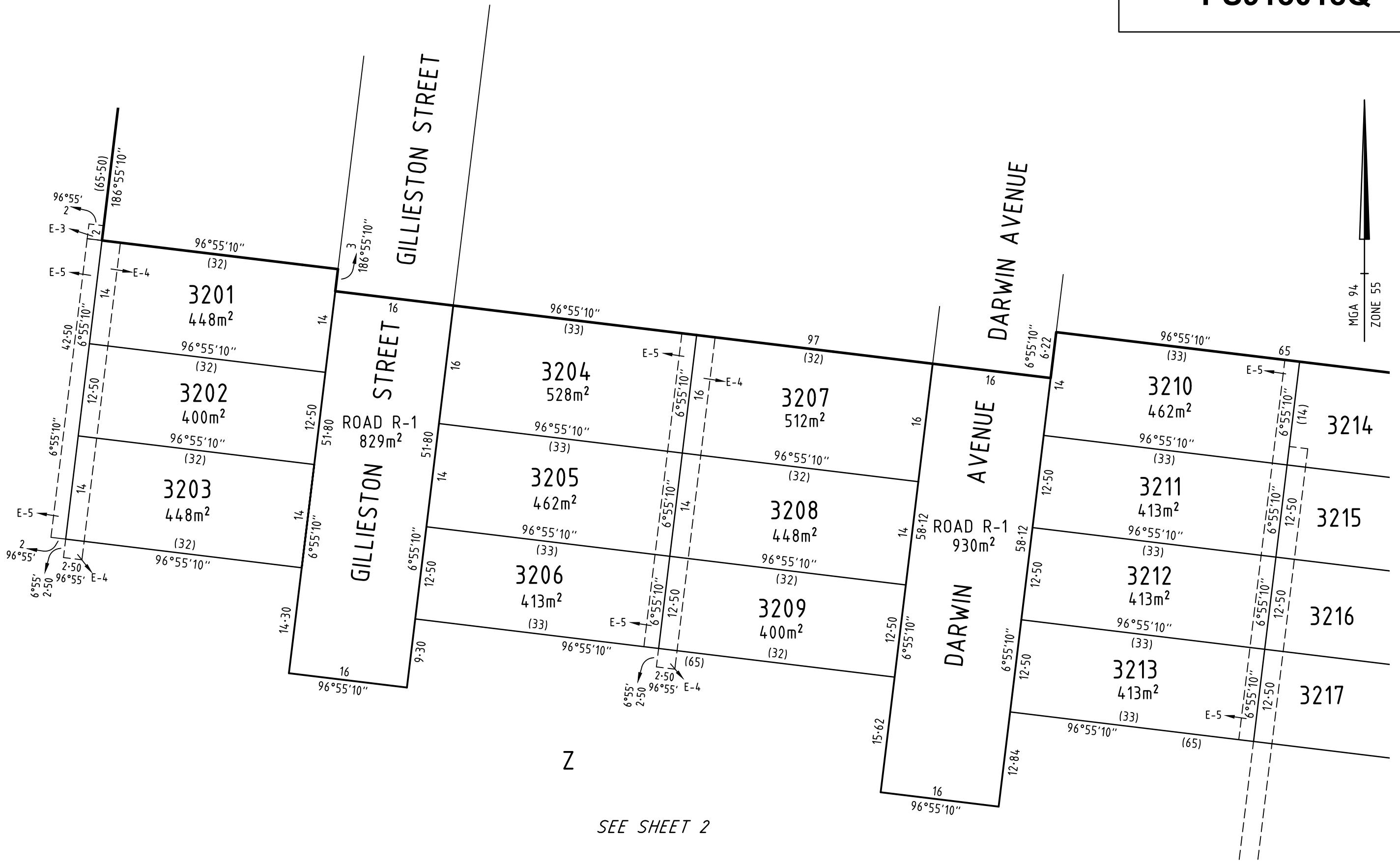
PLAN OF SUBDIVISION		EDITION 1	PS913018Q				
<p><b>LOCATION OF LAND</b></p> <p>PARISH: CONEWARRE</p> <p>TOWNSHIP:</p> <p>SECTION: 5</p> <p>CROWN ALLOTMENT: K (PART)</p> <p>CROWN PORTION:</p> <p>TITLE REFERENCE: C/T VOL .... FOL ...</p> <p>LAST PLAN REFERENCE: LOT Y ON PS908108T</p> <p>POSTAL ADDRESS: DEEPWATER AVENUE (at time of subdivision) ARMSTRONG CREEK, 3217</p> <p>MGA94 CO-ORDINATES: E: 267 850 ZONE: 55 (of approx centre of land in plan) N: 5 765 315</p>	<p>Council Name: City of Greater Geelong</p> <p>SPEAR Reference Number: S203177T</p>						
<p><b>VESTING OF ROADS AND/OR RESERVES</b></p> <table border="1"> <thead> <tr> <th>IDENTIFIER</th><th>COUNCIL / BODY / PERSON</th></tr> </thead> <tbody> <tr> <td>ROAD R-1</td><td>CITY OF GREATER GEELONG</td></tr> </tbody> </table>	IDENTIFIER	COUNCIL / BODY / PERSON	ROAD R-1	CITY OF GREATER GEELONG	<p><b>NOTATIONS</b></p> <p>Lots 1 to 3200 and A to Y (all inclusive) have been omitted from this plan.</p> <p>See Sheet 5 for Creation of Restrictions.</p>		
IDENTIFIER	COUNCIL / BODY / PERSON						
ROAD R-1	CITY OF GREATER GEELONG						
<p><b>NOTATIONS</b></p> <p>DEPTH LIMITATION : DOES NOT APPLY</p> <p>SURVEY: This plan is based on survey in BP2872</p> <p>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 &amp; DUNEDD PM 195 In Proclaimed Survey Area No.</p>							
EASEMENT INFORMATION							
<p>LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)</p>							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of			
E-1	Pipelines or Ancillary Purposes	3	PS901724F Section 136 of the Water Act 1989	Barwon Region Water Corporation			
E-1	Drainage	3	PS901724F	City of Greater Geelong			
E-2	Pipelines or Ancillary Purposes	2.50	PS901749Q Section 136 of the Water Act 1989	Barwon Region Water Corporation			
E-3	Drainage	2	PS908108T	City of Greater Geelong			
E-4	Pipelines or Ancillary Purposes	2.50	This Plan Section 136 of the Water Act 1989	Barwon Region Water Corporation			
E-5	Drainage	2	This Plan	City of Greater Geelong			
E-6	Pipelines or Ancillary Purposes	3	This Plan Section 136 of the Water Act 1989	Barwon Region Water Corporation			
E-6	Drainage	3	This Plan	City of Greater Geelong			
ASHBURY ESTATE - STAGE 32 (26 LOTS)			AREA OF STAGE - 1.501ha				
 <p>10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 spiire.com.au</p>	<p>SURVEYORS FILE REF: 310481SV00</p>		<p>ORIGINAL SHEET SIZE: A3</p> <p>SHEET 1 OF 5</p>				
	<p>Digitally signed by: Lyall Murray Timms, Licensed Surveyor, Surveyor's Plan Version (Version 2), 21/10/2022, SPEAR Ref: S203177T</p>						



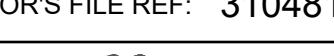
SURVEYOR'S FILE REF: 310481SV00		SCALE 1: 2000	20 0 20 40 60 80 L E N G T H S   A R E   I N   M E T R E S	ORIGINAL SHEET SIZE: A3	SHEET 2
 spiire 10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 spiire.com.au			Digitally signed by: Lyall Murray Timms, Licensed Surveyor, Surveyor's Plan Version (Version 2), 21/10/2022, SPEAR Ref: S203177T		

**PS913018Q**

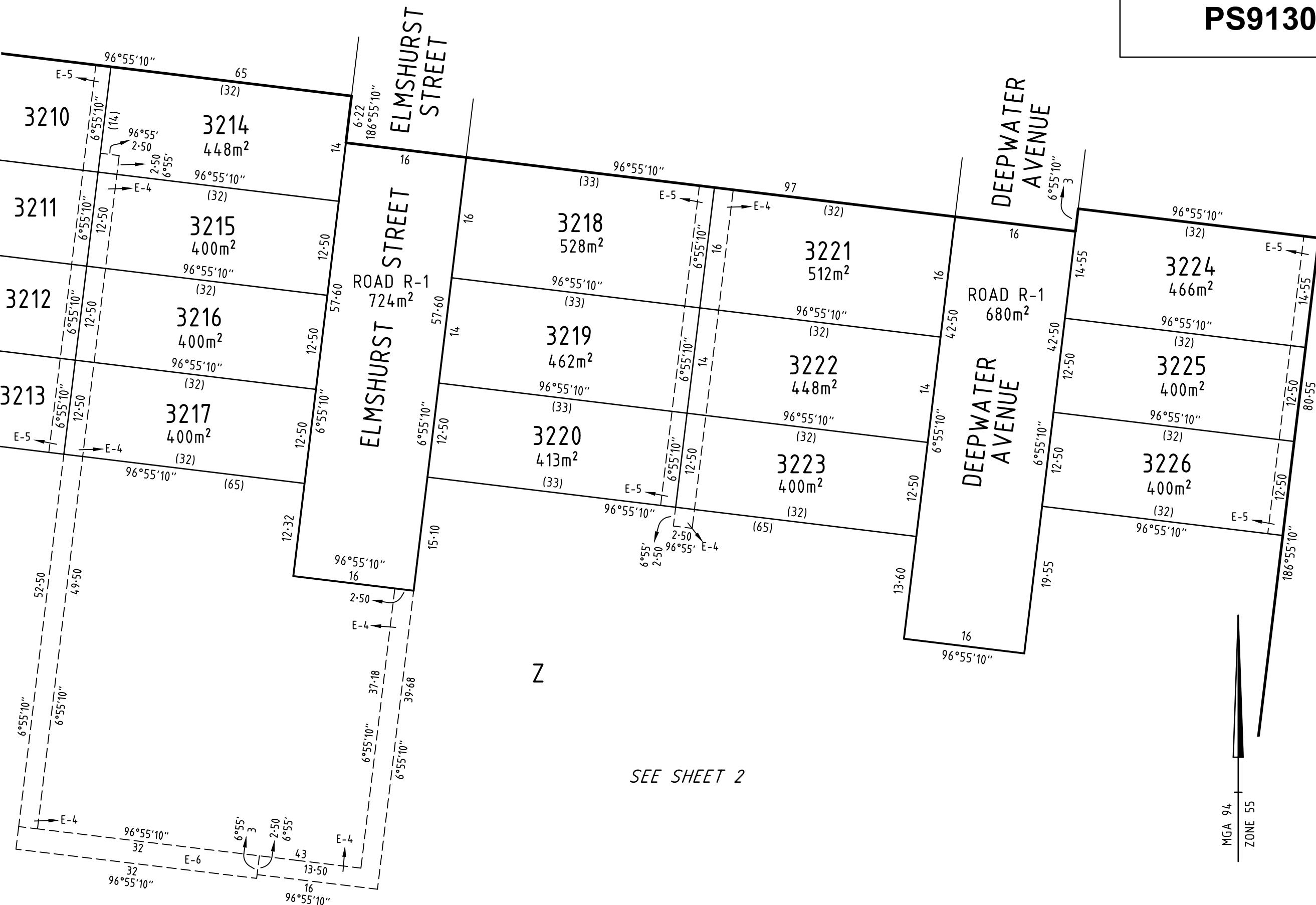
**WARNING** - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Spire Australia Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S2031777 21/01/2025 11:43 am



*SEE SHEET 2*

SURVEYOR'S FILE REF: 310481SV00		SCALE 5 0 5 10 15 20 1: 500  LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
 10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 <a href="http://spaire.com.au">spaire.com.au</a>		Digitally signed by: Lyall Murray Timms, Licensed Surveyor, Surveyor's Plan Version (Version 2), 21/10/2022, SPEAR Ref: S203177T		

SEE SHEET 3



SEE SHEET 2

SURVEYOR'S FILE REF: 310481SV00

10 Moorabool Street  
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Geelong Vic 3220  
T 61 3 5249 6888  
spiire.com.au

SCALE  
1: 500

LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

SHEET 4

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Surveyor's Plan Version (Version 2),  
21/10/2022, SPEAR Ref: S203177T

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.

Burdened Land: Lots 3201 to 3226  
 Benefitted Land: Lots 3201 to 3226

Restriction:

1. With the exception of any variations approved by the Design Panel appointed by DFC (Ashbury) Pty Ltd:
  - (a) the burdened land must not be used or developed unless in accordance with the plans approved by the Design Panel and the provisions setout in the Ashbury Design Guidelines; and
  - (b) each of the Lots 3201 to 3226 must not be used or developed unless in accordance with the Memorandum of Common Provisions with dealing number AA3319 and the building envelopes contained in Memorandum of Common Provisions with dealing number AA....
2. The burdened land must not contain more than one dwelling and/or be further subdivided.
3. Each of the lots 3201 to 3226 must not build or permit to be built any building(s) that does not provide 1.0 metre clear horizontal access along the full length of a minimum one side boundary of the lot for the purpose of access to sewer.

Expiry Date:

**Clause 1 in the above restriction shall expire 10 years after the registration of this plan of subdivision.**

SURVEYOR'S FILE REF: 310481SV00		ORIGINAL SHEET SIZE: A3	SHEET 5
 10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 <a href="http://spiire.com.au">spiire.com.au</a>	Digitally signed by: Lyall Murray Timms, Licensed Surveyor, Surveyor's Plan Version (Version 2), 21/10/2022, SPEAR Ref: S203177T		