
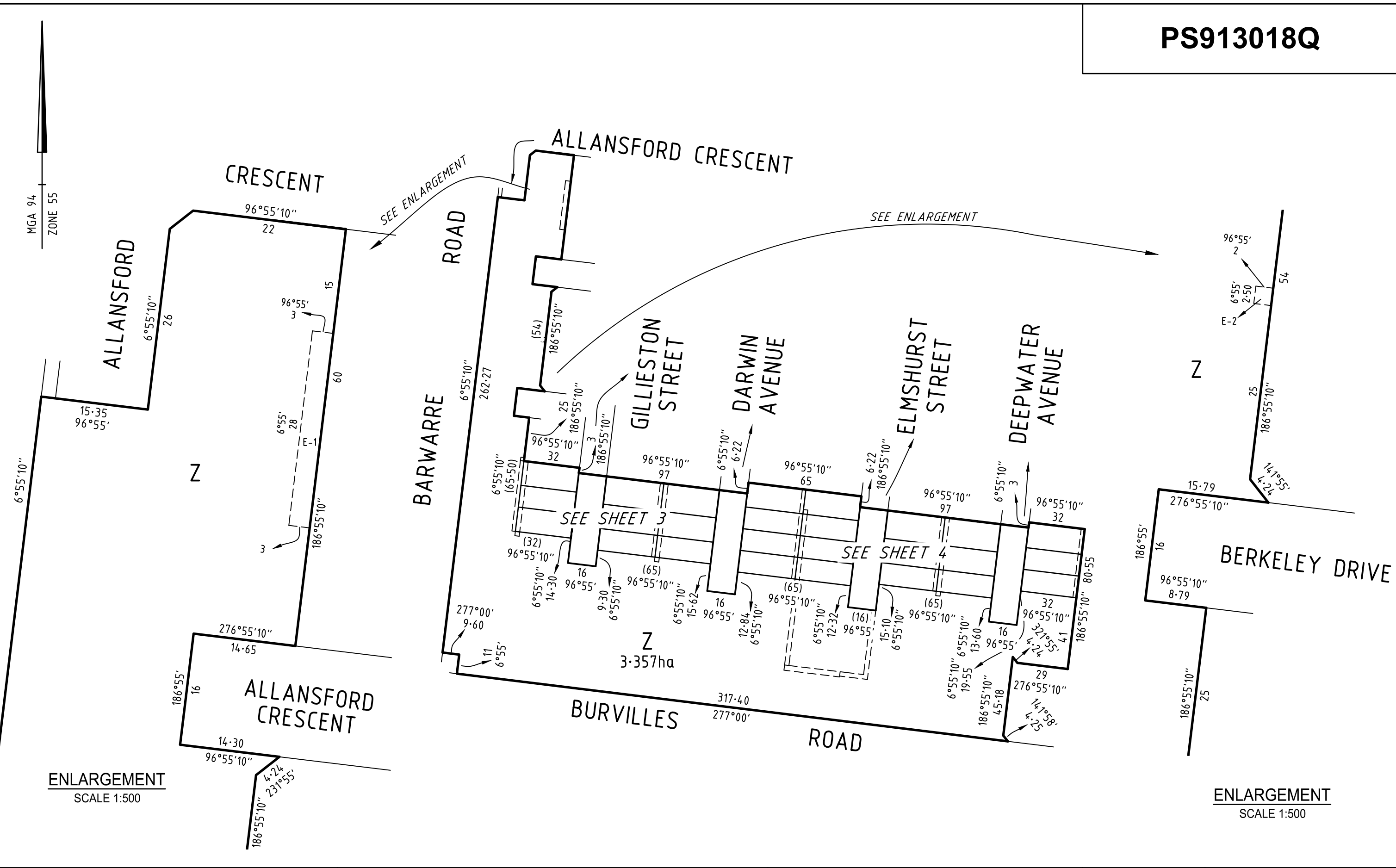


PLAN OF SUBDIVISION			EDITION 1		PS913018Q	
LOCATION OF LAND PARISH: CONEWARRE TOWNSHIP: SECTION: 5 CROWN ALLOTMENT: K (PART) CROWN PORTION: TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT Y ON PS908108T POSTAL ADDRESS: DEEPWATER AVENUE (at time of subdivision) ARMSTRONG CREEK, 3217 MGA94 CO-ORDINATES: E: 267 850 ZONE: 55 (of approx centre of land in plan) N: 5 765 315			Council Name: City of Greater Geelong SPEAR Reference Number: S203177T			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		Lots 1 to 3200 and A to Y (all inclusive) have been omitted from this plan. See Sheet 5 for Creation of Restrictions.		
ROAD R-1		CITY OF GREATER GEELONG				
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
SURVEY: This plan is based on survey in BP2872 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	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			
 <div>10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 spiire.com.au</div>		SURVEYORS FILE REF: 310481SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5	
		Digitally signed by: Lyall Murray Timms, Licensed Surveyor, Surveyor's Plan Version (Version 2), 21/10/2022, SPEAR Ref: S203177T				

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: S203177T 21/01/2025 11:43 am

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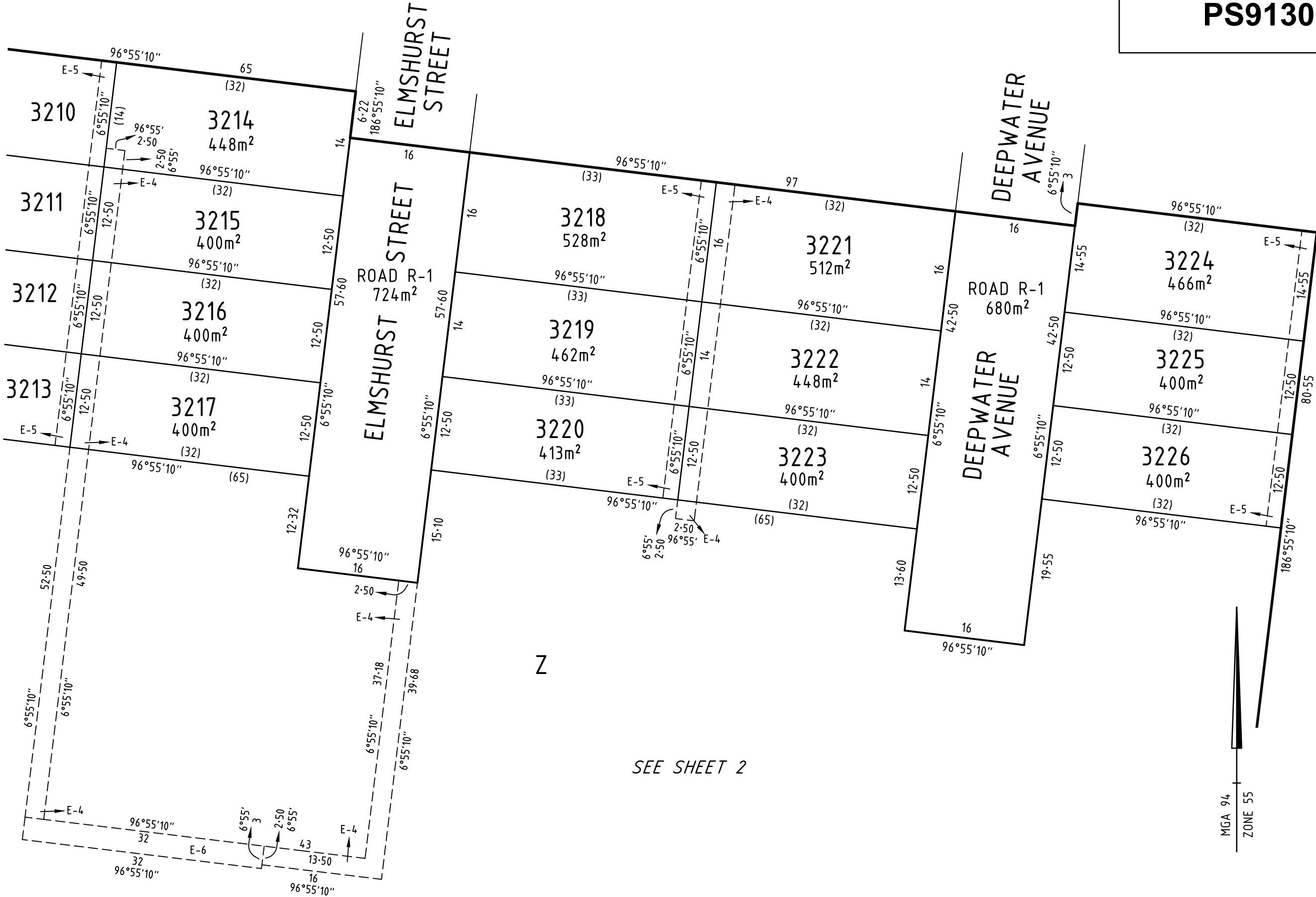


SURVEYOR'S FILE REF: 310481SV00		SCALE 1: 2000 <div><div></div><div>200</div><div>20</div><div>40</div><div>60</div><div>80</div></div> <div>LENGTHS ARE IN METRES</div>	ORIGINAL SHEET SIZE: A3	SHEET 2
<div><div>spiire</div><div>10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 spiire.com.au</div></div>		Digitally signed by: Lyall Murray Timms, Licensed Surveyor, Surveyor's Plan Version (Version 2), 21/10/2022, SPEAR Ref: S203177T		



SHEET 3

SEE SHEET 3



SEE SHEET 2

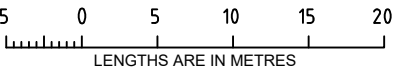
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SURVEYOR'S FILE REF: 310481SV00



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Geelong Vic 3220
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SCALE
1: 500



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21/10/2022, SPEAR Ref: S203177T

ORIGINAL SHEET
SIZE: A3

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.

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.