
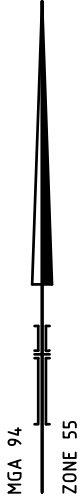
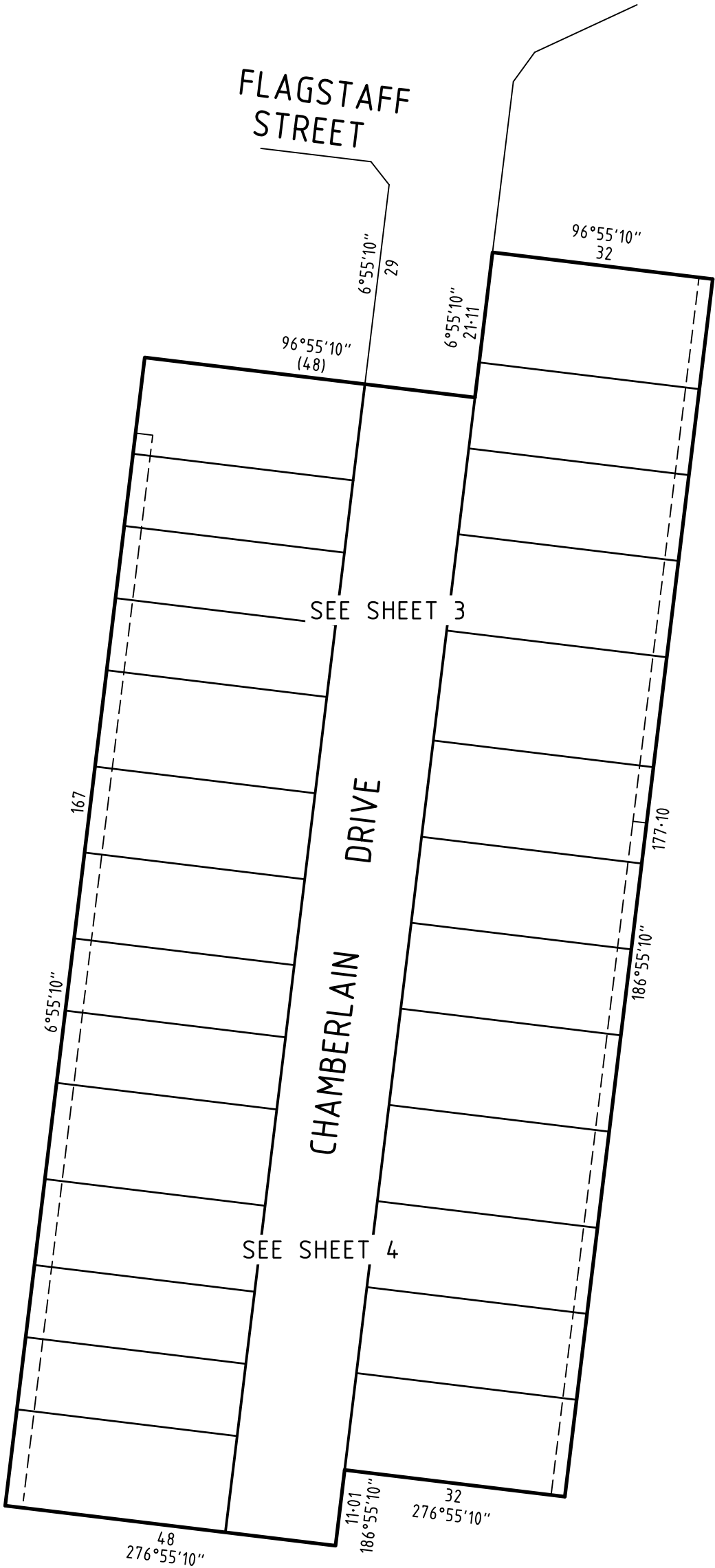


PLAN OF SUBDIVISION			EDITION 1		PS805411R	
LOCATION OF LAND PARISH: CONEWARRE TOWNSHIP: - SECTION: 5 CROWN ALLOTMENT: C (PART), D (PART), E (PART) & F (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT W ON PS824628G POSTAL ADDRESS: 282 - 400 HORSESHOE BEND ROAD (at time 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			
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
			Licensed Surveyor: James Patrick Gleeson Version: 8			



SURVEYOR'S FILE REF: 305464SV00

SCALE 1: 750

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

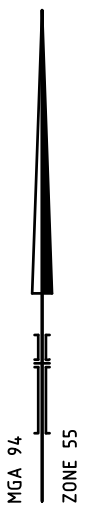
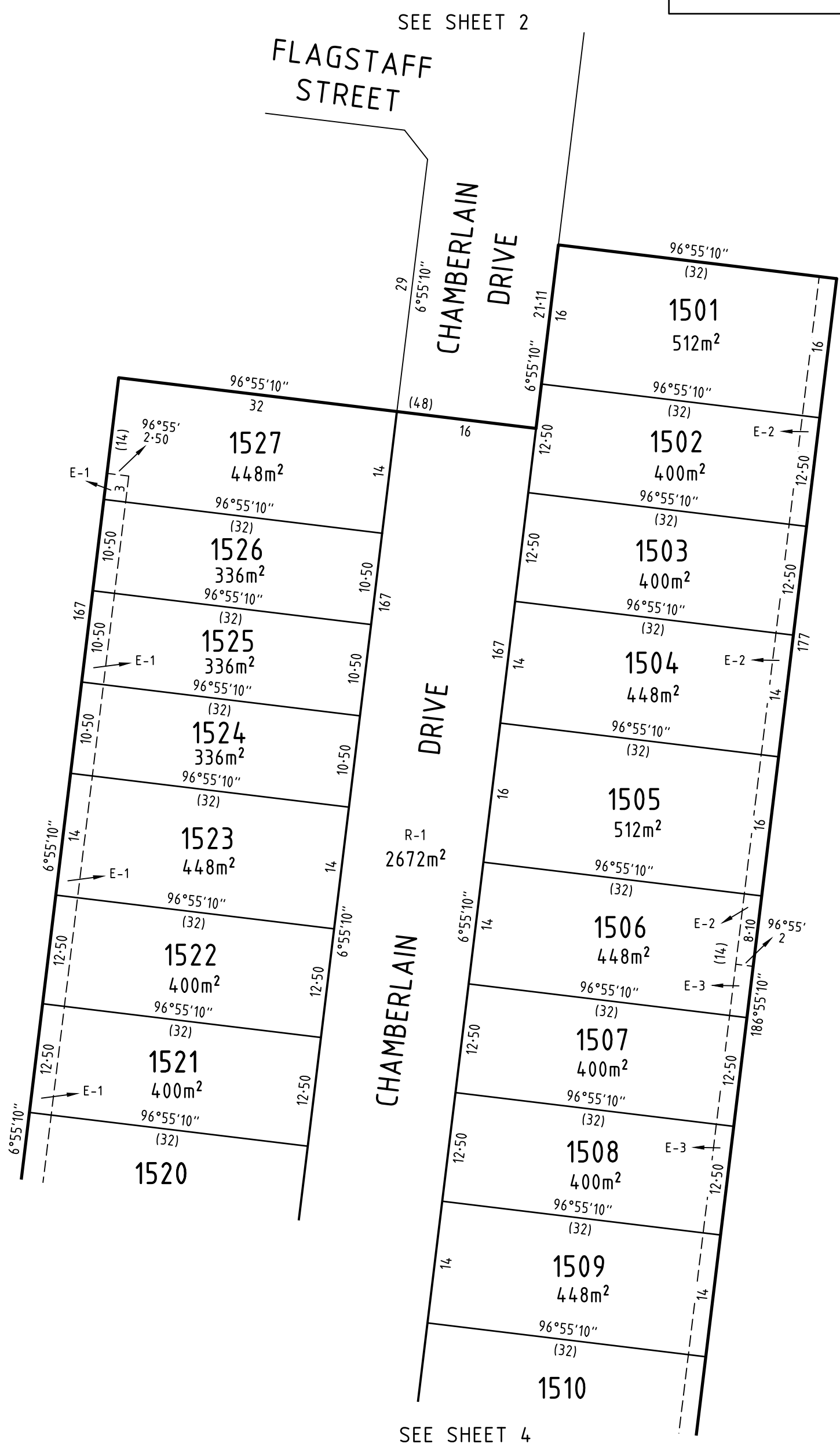
ORIGINAL SHEET
SIZE: A3

SHEET 2



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Licensed Surveyor: James Patrick Gleeson
Version: 8





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