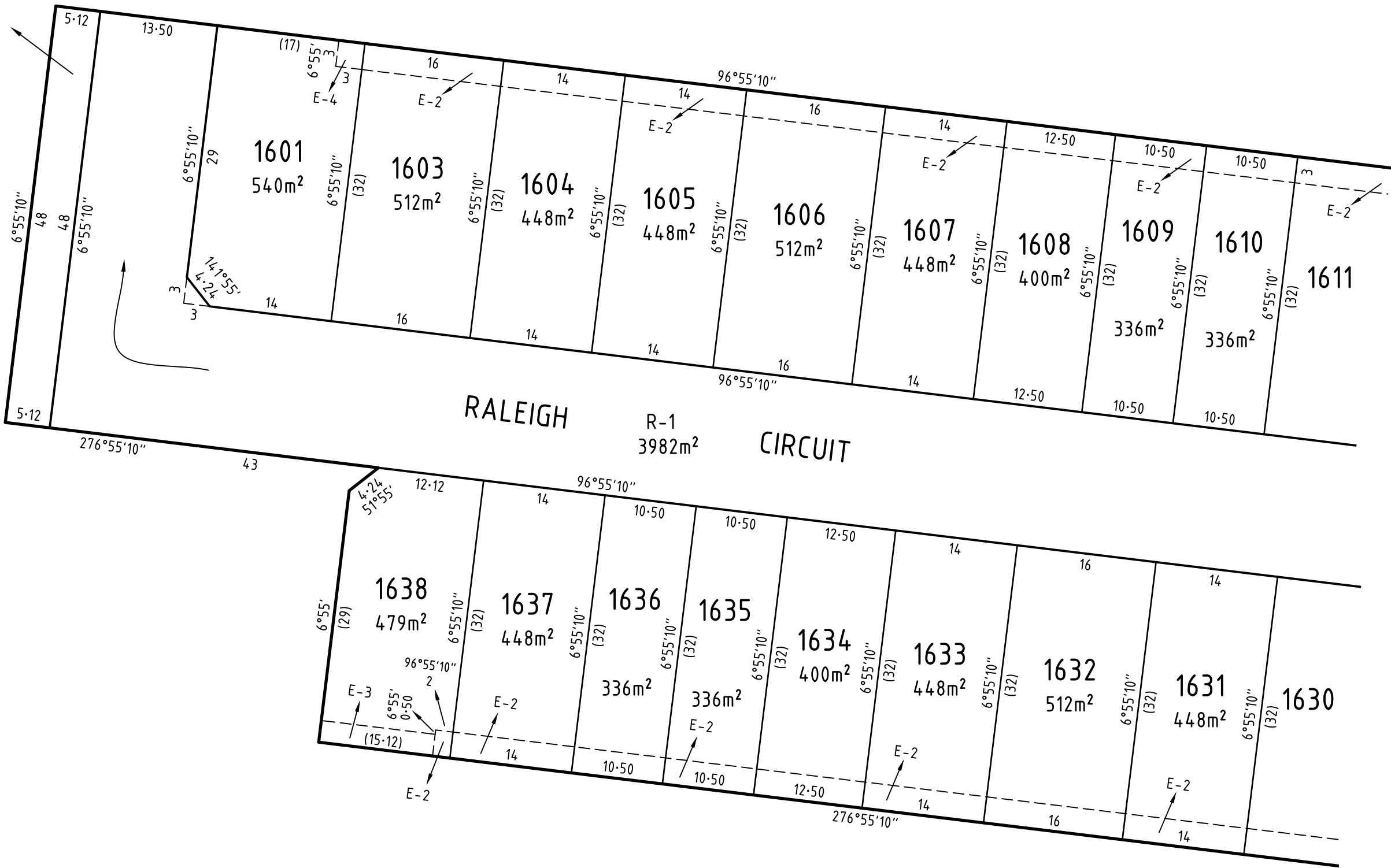


PLAN OF SUBDIVISION			EDITION 1		PS 824629E	
LOCATION OF LAND PARISH: CONEWARRE TOWNSHIP: - SECTION: 5 CROWN ALLOTMENT: F (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL 12205 FOL 803 LAST PLAN REFERENCE: LOT V ON PS 824628G POSTAL ADDRESS: 500A BARWARRE ROAD (at time of subdivision) ARMSTRONG CREEK 3217 MGA94 CO-ORDINATES: E: 267 861 ZONE: 55 (of approx centre of land in plan) N: 5 765 844						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines Lots 1 - 1600 (Both Inclusive) & 1602 have been omitted from this plan. <u>Other Purpose of Plan</u> 1. To remove by agreement Easement E-9 created on PS 824826G that lies within ROAD R-1 (Ackerman Street) in this plan via Section 6(i)(k)(iii) of the Subdivision Act 1988. 2. To remove by agreement Easements E-8 and E-9 created on PS 824826G that lie within ROAD R1 (Raleigh Circuit) in this plan via Section 6(i)(k)(iii) of the Subdivision Act 1988. 3. To remove by agreement Easements E-7 & E-8 created on PS824826G that lie within Lot 1602 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				
RESERVE No.1		POWERCOR AUSTRALIA LIMITED A.C.N. 064 651 109				
RESERVE No.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	Drainage	2	PS 824628G	City Of Greater Geelong		
E-2	Drainage	3	PS 824628G	City Of Greater Geelong		
E-2	Pipelines or Ancillary Purposes	3	PS 824628G Section 136 of the Water Act	Barwon Region Water Corporation		
E-3	Pipelines or Ancillary Purposes	2.50	PS 824628G Section 136 of the Water Act	Barwon Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	3	This Plan Section 136 of the Water Act	Barwon Region Water Corporation		
ASHBURY ESTATE - STAGE 16 (37 LOTS)			AREA OF STAGE - 2.144ha			
 <div>10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 spiire.com.au</div>		SURVEYORS FILE REF: 305869SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5	
		Licensed Surveyor: James Patrick Gleeson Version: 8				



Reserve No.2



SEE SHEET 4

SURVEYOR'S FILE REF: 305869SV00

SCALE 1: 500

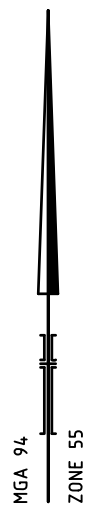
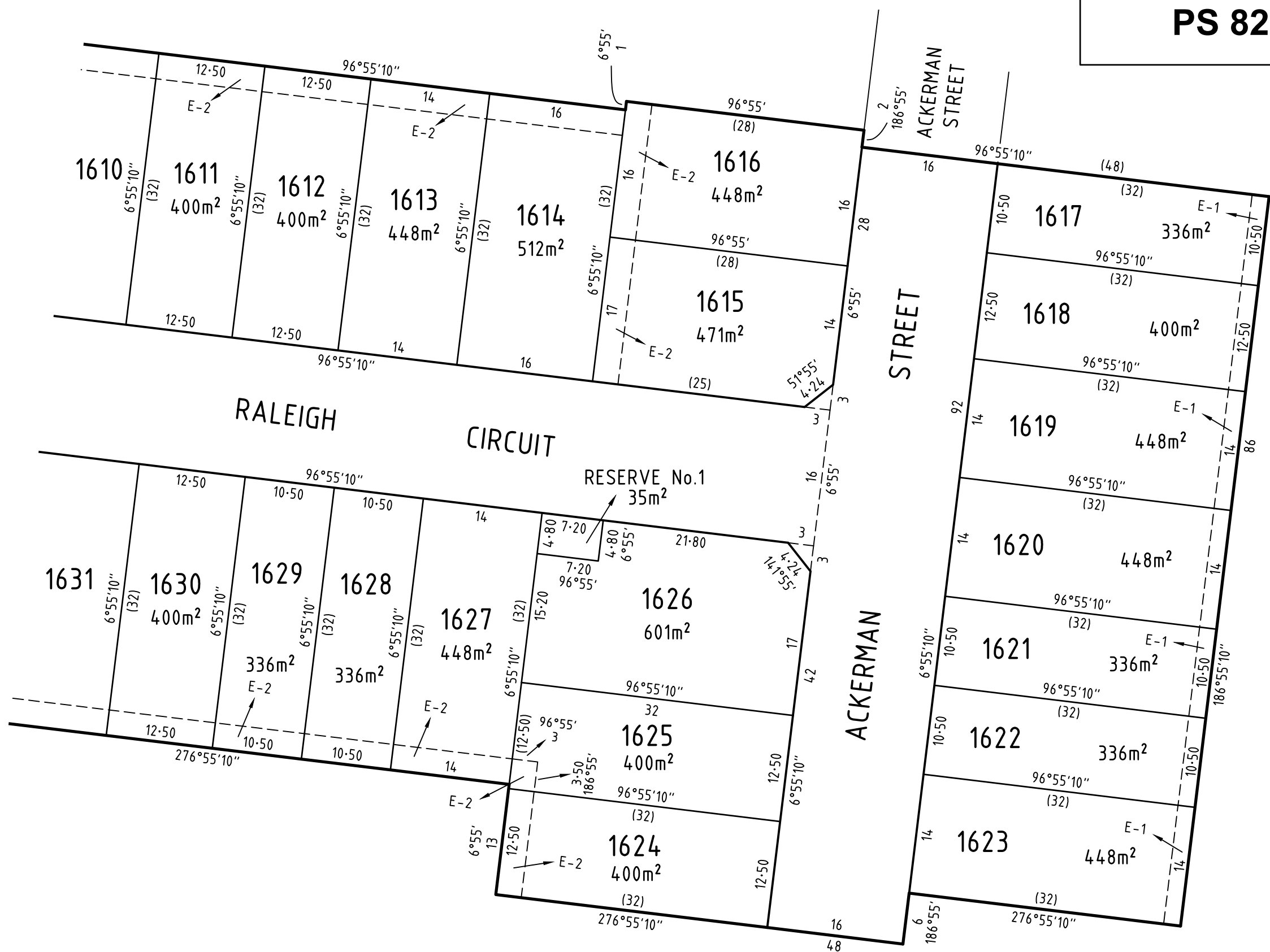
ORIGINAL SHEET SIZE: A3

SHEET 3



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Geelong Vic 3220
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Licensed Surveyor: James Patrick Gleeson
Version: 8



SEE SHEET 3

SURVEYOR'S FILE REF: 305869SV00		SCALE 1: 500  LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 4
 10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 spiire.com.au		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 1601, 1603 to 1638 (all inclusive) on this plan of subdivision
Land to be burdened: Lots 1601, 1603 to 1638 (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 1601, 1603 to 1638 (both inclusive)
Land to be burdened: Lots 1601, 1603 to 1638 (both inclusive)

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