


<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS 901739T</b>	
<b>LOCATION OF LAND</b> PARISH: CONEWARRE TOWNSHIP: SECTION: 5 CROWN ALLOTMENT: K (PART) CROWN PORTION: TITLE REFERENCE: C/T VOL .... FOL ...  LAST PLAN REFERENCE: LOT R ON PS901737X  POSTAL ADDRESS: BATLOW STREET (at time of subdivision) ARMSTRONG CREEK, 3217 MGA94 CO-ORDINATES: E: 267 940 ZONE: 55 (of approx centre of land in plan) N: 5 765 510				
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL / BODY / PERSON	Lots A to T (all inclusive) and 1 to 2800 (all inclusive) have been omitted from this plan.  See Sheet 5 for Creation of Restrictions		
ROAD R-1	CITY OF GREATER GEELONG			
<b>NOTATIONS</b>				
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.				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
SEE SHEET 2 FOR EASEMENT INFORMATION				
<b>ASHBURY ESTATE - STAGE 28 (30 LOTS)</b>			<b>AREA OF STAGE - 1.309ha</b>	
 10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 spiire.com.au		SURVEYORS FILE REF: 309631SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Lyall Murray Timms Version: 3		SHEET 1 OF 6

## 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	PS836799K Section 136 of the Water Act 1989	Barwon Region Water Corporation
E-1	Drainage	3	PS836799K	City of Greater Geelong
E-2	Drainage	3	PS901730N	Barwon Region Water Corporation
E-2	Pipelines or Ancillary Purposes	3	PS901730N Section 136 of the Water Act 1989	City of Greater Geelong
E-3	Drainage	2	PS901737X	City of Greater Geelong
E-4	Pipelines or Ancillary Purposes	2.50	PS901737X Section 136 of the Water Act 1989	Barwon Region Water Corporation
E-5	Drainage	3	PS901737X	City of Greater Geelong
E-5	Pipelines or Ancillary Purposes	3	PS901737X Section 136 of the Water Act 1989	Barwon Region Water Corporation
E-6	Drainage	2	This Plan	City of Greater Geelong
E-7	Pipelines or Ancillary Purposes	2.50	This Plan Section 136 of the Water Act 1989	Barwon Region Water Corporation
E-8	Drainage	3	This Plan	City of Greater Geelong
E-8	Pipelines or Ancillary Purposes	3	This Plan Section 136 of the Water Act 1989	Barwon Region Water Corporation

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SHEET 2

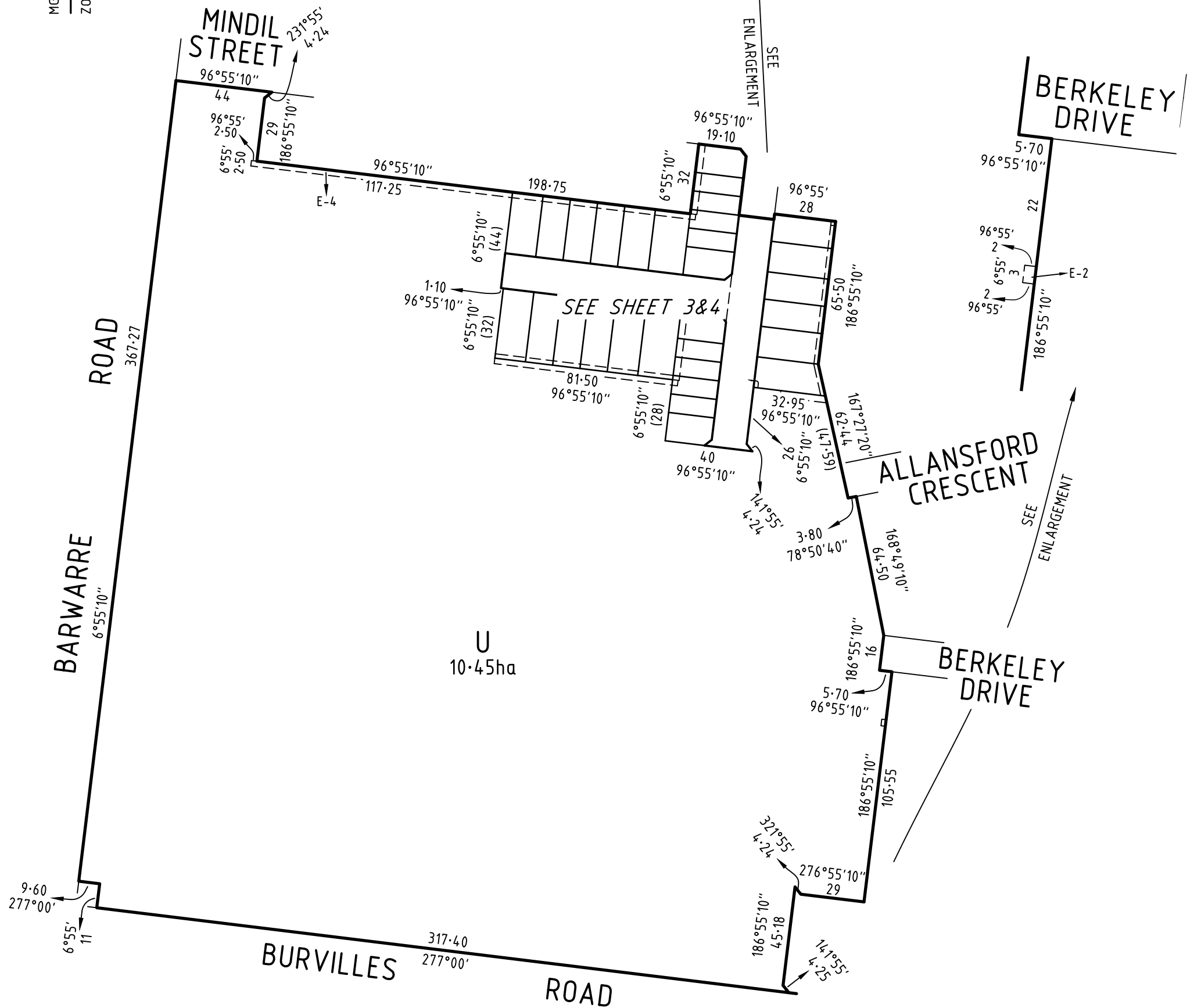
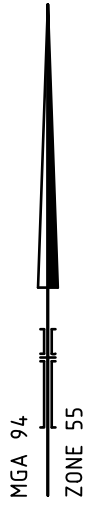
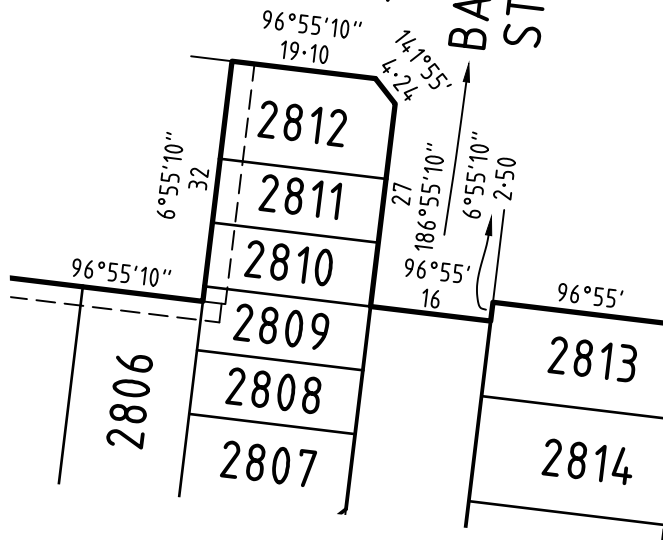


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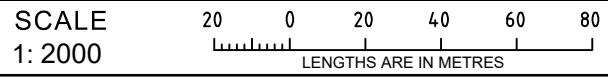
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MINDIL STREET

BATLOW STREET



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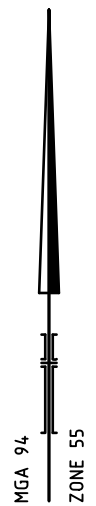
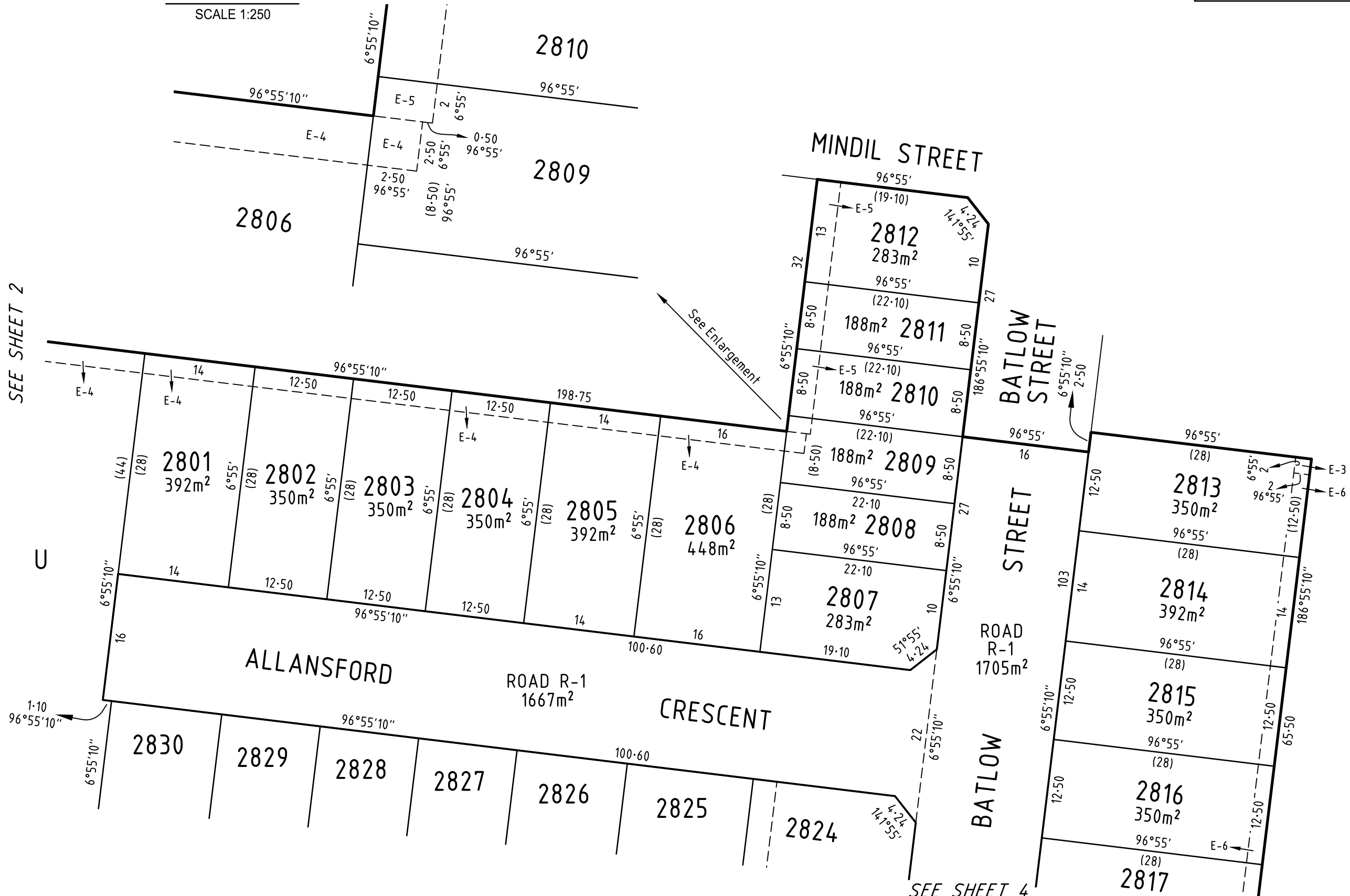
SHEET 3



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ENLARGEMENT  
SCALE 1:250



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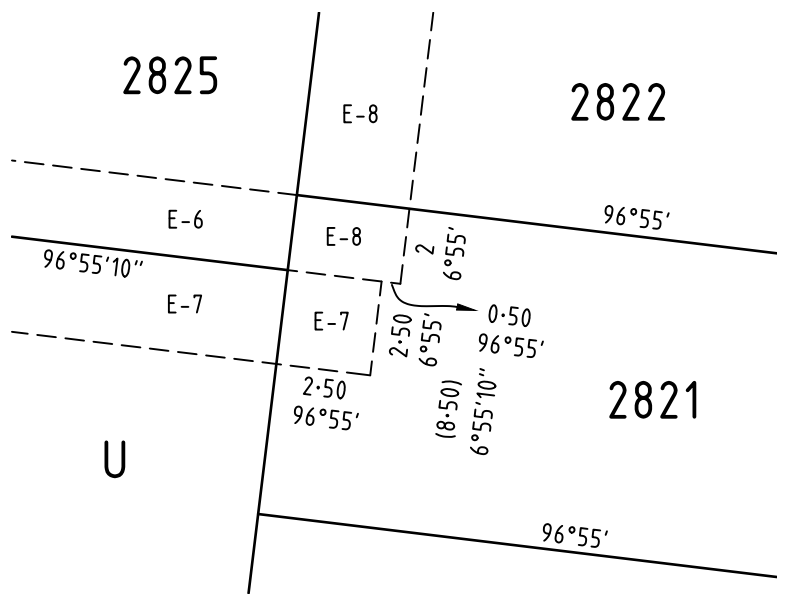
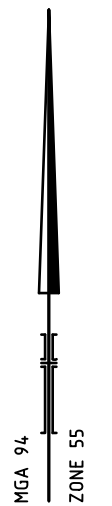
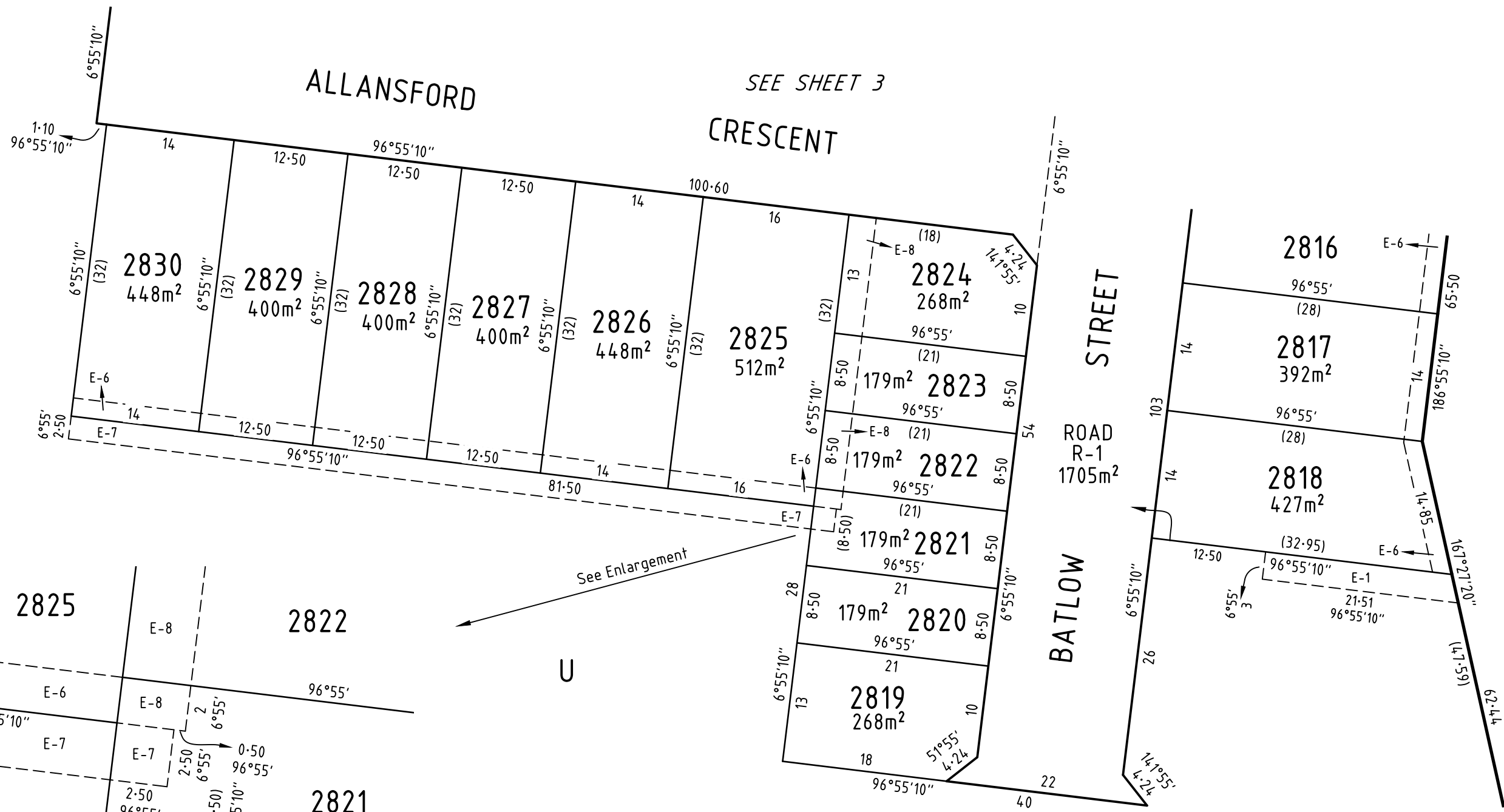
SCALE 1: 500

LENGTHS ARE IN METRES

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SHEET 4



See Enlargement

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SCALE 1: 500

LENGTHS ARE IN METRES

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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 2801 to 2830

Benefitted Land: Lots 2801 to 2830

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 set out in the Ashbury Design Guidelines; and
  - (b) each of the Lots 2801 to 2806, Lots 2813 to 2818 and Lots 2825 to 2830 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. Each of Lots 2807 to 2812 and Lots 2819 to 2824 is defined as a Type B lot under the Small Lot Housing Code, and cannot be used unless:
  - (a) in accordance with the Small lot Housing Code under the Greater Geelong Planning Scheme.
  - (b) the fence on any boundary marked "FF" on the building envelopes contained in the Memorandum of Common Provisions with dealing number AA.... is a feature fence that:
    - (i) complies with the Small Lot Housing Code Requirements;
    - (ii) is erected by DFC (Ashbury) Pty Ltd
    - (iii) is modified only with the written approval of the Design Panel; and
    - (iv) must be maintained by the owner of the Lot in good repair at all times.
3. The burdened land must not contain more than one dwelling and/or be further subdivided.
4. Each of the lots Lots 2801 to 2806, Lots 2813 to 2818 and Lots 2825 to 2830 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 and Clause 2(b)(iii) in the above restriction shall expire 10 years after the registration of this plan of subdivision.**

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SHEET 6



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