

SUBDIVISION ACT 1988 PLAN OF SUBDIVISION	EDITION 1	PLAN NUMBER PS804768C
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LOCATION OF LAND PARISH: PUEBLA TOWNSHIP: -- SECTION: -- CROWN ALLOTMENT: 62 (PART), 63 (PART) CROWN PORTION: -- TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT F ON PS804773K POSTAL ADDRESS: 1535 SURF COAST HIGHWAY <small>(at time of subdivision)</small> TORQUAY, VIC 3228 MGA CO-ORDINATES: E 266 005 ZONE: 55 <small>(of approximate centre of land in plan)</small> N 5 756 195 GDA 94	COUNCIL NAME : SURF COAST SHIRE COUNCIL
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VESTING OF ROADS OR RESERVES		QUAY 2 ESTATE - RELEASE 5A NUMBER OF LOTS IN THIS PLAN: 12 + 1 BALANCE LOT TOTAL AREA OF LAND IN THIS PLAN: 10.50ha (INCLUDING BALANCE LAND 9.654 ha)
IDENTIFIER	COUNCIL / BODY / PERSON	
ROADS, R-1 RESERVE No.1	SURF COAST SHIRE COUNCIL POWERCOR AUSTRALIA LTD.	
		DEPTH LIMITATION: DOES NOT APPLY

NOTATIONS	
LOTS 1-500 (BOTH INCLUSIVE), 510-545 (BOTH INCLUSIVE) AND LOTS A-E HAVE BEEN OMITTED FROM THIS PLAN.	OTHER PURPOSE OF THIS PLAN - CREATION OF RESTRICTIONS: FOR RESTRICTION DETAILS REFER TO SHEETS 5 & 6.

EASEMENT INFORMATION					THIS IS A SPEAR PLAN STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. _____ SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). _____ IN PROCLAIMED SURVEY AREA No. _____
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)					
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED /IN FAVOUR OF	
<i>SEE SHEET 2 FOR EASEMENT INFORMATION</i>					

REF: 21437/5A	VERSION: D	DATE: 15/03/17 21437-5A-PS-M-D.DGN		ORIGINAL SHEET SIZE A3	SHEET 1 OF 6 SHEETS
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 <p style="font-size: small;">Reeds Consulting Pty Ltd Lvl 6, 440 Elizabeth Street Melbourne Victoria 3000 p (03) 8660 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au</p>	LICENSED SURVEYOR TOMAS CHAMPION	
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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-5, E-8	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	PS 747682D SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-8	DRAINAGE	SEE DIAG.	PS 747682D	SURF COAST SHIRE COUNCIL
E-13	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	PS 801743L SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-13	DRAINAGE	SEE DIAG.	PS 801743L	SURF COAST SHIRE COUNCIL
E-14, E-16	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	PS 804773K SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-16	DRAINAGE	SEE DIAG.	PS 804773K	SURF COAST SHIRE COUNCIL
E-17, E-18	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN	BARWON REGION WATER CORPORATION
E-17	DRAINAGE	SEE DIAG.	THIS PLAN	SURF COAST SHIRE COUNCIL

REF: **21437/5A** VERSION: **D** DATE: 15/03/17
21437-5A-PS-M-D.DGN

ORIGINAL SHEET
SIZE A3

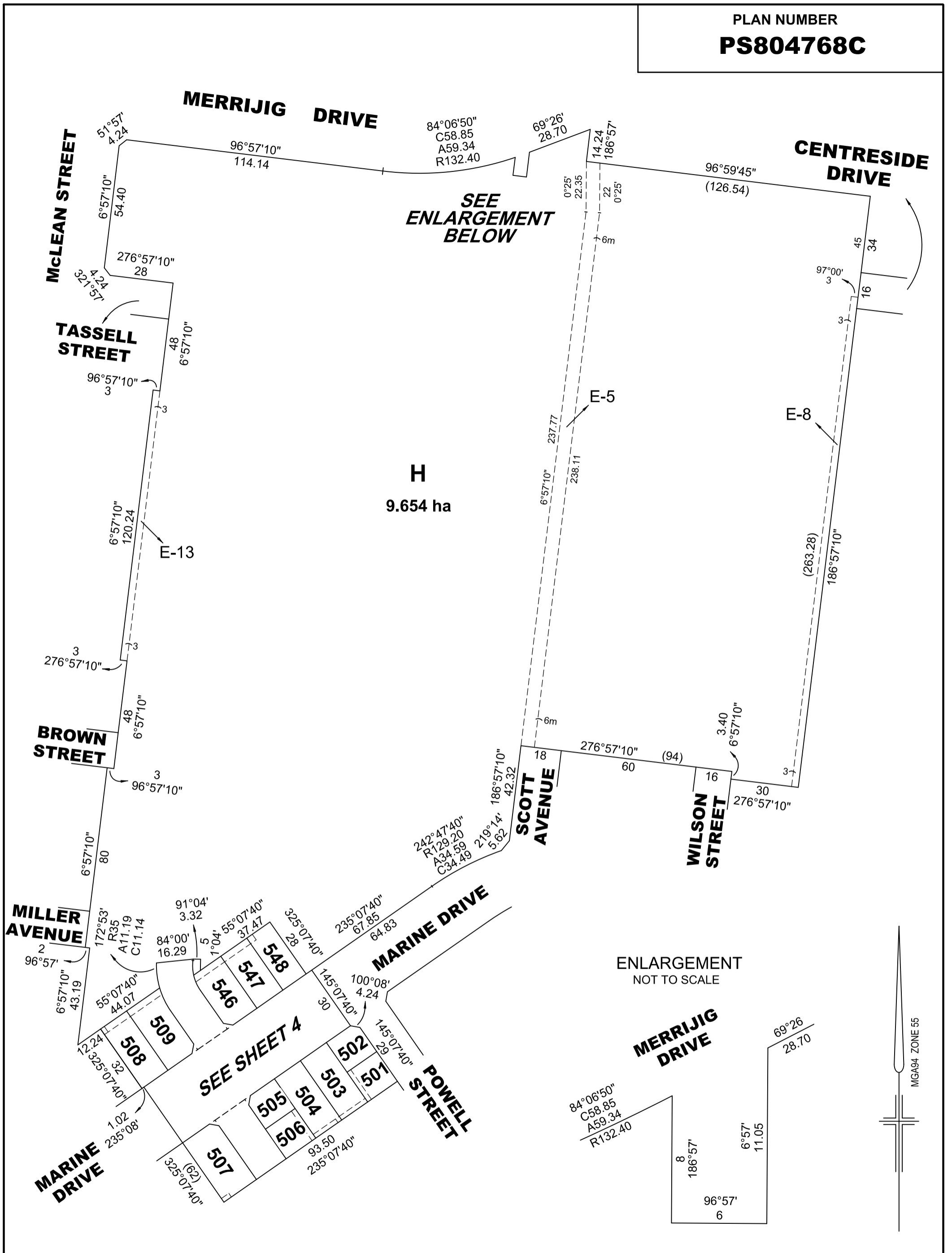
SHEET 2



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LICENSED SURVEYOR

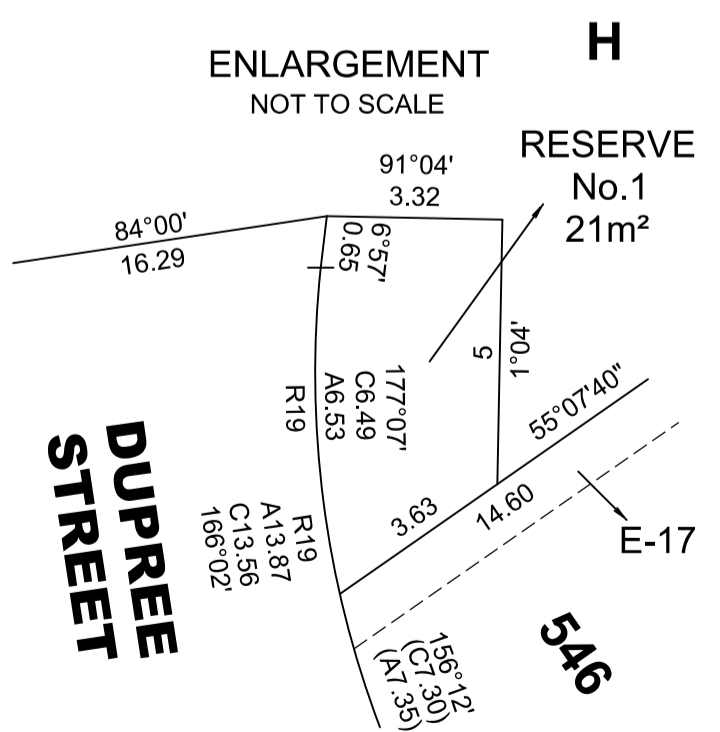
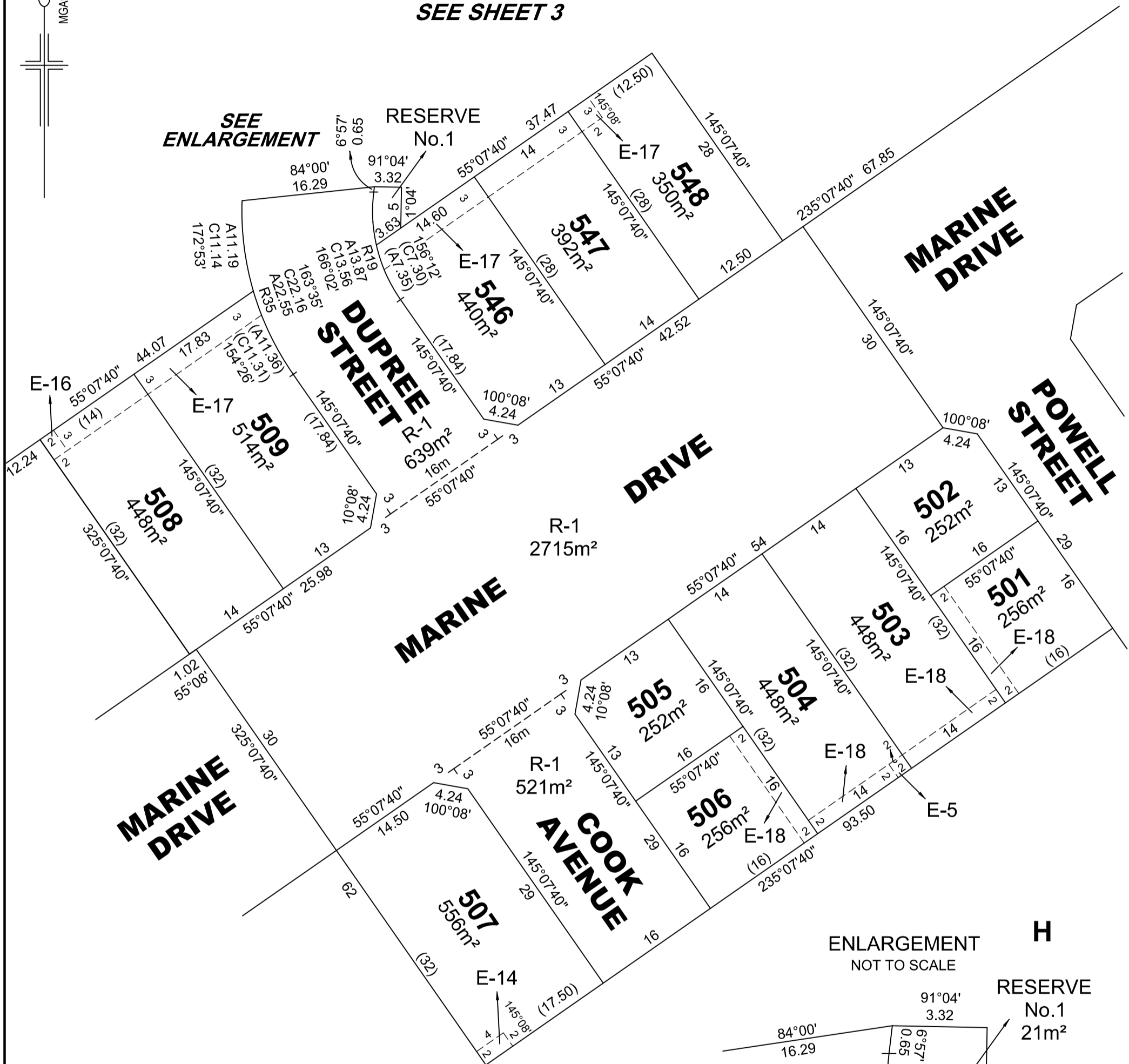
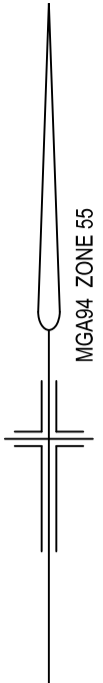
TOMAS CHAMPION



REF: 21437/5A	VERSION: D	DATE: 15/03/17 21437-5A-PS-M-D.DGN	SCALE 1:1500	<p>LENGTHS ARE IN METRES</p>	ORIGINAL SHEET SIZE A3	SHEET 3
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H

SEE SHEET 3



REF: **21437/5A** VERSION: **D** DATE: 15/03/17
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SCALE **1:500**
10 0 10 20
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE **A3** SHEET **4**

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LICENSED SURVEYOR
TOMAS CHAMPION

CREATION OF RESTRICTION No.1

LAND TO BENEFIT: LOTS 501-509 (BOTH INCLUSIVE) AND 546-548 (BOTH INCLUSIVE)

LAND TO BE BURDENED: LOTS 503, 504, 507-509 (BOTH INCLUSIVE) AND 546-548 (BOTH INCLUSIVE)

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT MUST NOT:

- 1 BUILD OR PERMIT MORE THAN ONE DWELLING HOUSE TO BE BUILT OR REMAIN ON THE BURDENED LOT.
- 2 BUILD OR ERECT OR PERMIT TO BE BUILT OR ERECTED OR REMAIN ON THE BURDENED LOT OR ON ANY PART OF IT, ANY BUILDING OR STRUCTURE OTHER THAN IN ACCORDANCE WITH THE PROVISIONS OF MEMORANDUM OF COMMON PROVISIONS REGISTERED IN DEALING NUMBER WHICH MEMORANDUM OF COMMON PROVISIONS IS INCORPORATED INTO AND BY THIS PLAN.
- 3 BUILD OR ERECT OR PERMIT TO BE BUILT OR ERECTED ANY BUILDING OR STRUCTURE OUTSIDE THE BUILDING ENVELOPES ON THE BURDENED LOT, OTHER THAN IN ACCORDANCE WITH THE PROVISIONS OF MEMORANDUM OF COMMON PROVISIONS REGISTERED IN DEALING NUMBER WHICH MEMORANDUM OF COMMON PROVISIONS IS INCORPORATED INTO AND BY THIS PLAN.
- 4 USE THE BURDENED LOT OR ANY PART OF IT AS A DISPLAY HOME EXCEPT WITH THE "QUAY 2 DESIGN ASSESSMENT PANEL'S" PRIOR WRITTEN CONSENT. THE "QUAY 2 DESIGN ASSESSMENT PANEL" IS AS DEFINED IN MEMORANDUM OF COMMON PROVISIONS REGISTERED IN DEALING NUMBER WHICH MEMORANDUM OF COMMON PROVISIONS IS INCORPORATED INTO AND BY THIS PLAN.

CONDITION 4 OF THIS RESTRICTION SHALL CEASE TO HAVE EFFECT 10 YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN

CREATION OF RESTRICTION No.2

LAND TO BENEFIT: LOTS 501-506 (BOTH INCLUSIVE)

LAND TO BE BURDENED: LOTS 501, 502, 505 AND 506

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT MUST NOT:

- 1 BUILD OR ERECT OR PERMIT TO BE BUILT OR ERECTED ANY BUILDING THAT DOES NOT ALLOW AT LEAST 25m² OF SECLUDED PRIVATE OPEN SPACE WITH DIMENSION OF AT LEAST 4m AT THE SIDE OR REAR OF THE BUILDING WITH CONVENIENT ACCESS FROM A LIVING AREA.
- 2 BUILD OR ERECT OR PERMIT TO BE BUILT OR ERECTED A GARAGE ON THE BURDENED LOT WITH A SETBACK FROM THE FRONT BOUNDARY OF LESS THAN 5.50m AND SAID GARAGE NOT BUILT TO EXCEED 6.5m IN LENGTH.

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT 10 YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

REF: **21437/5A** VERSION: **D** DATE: 6/09/16
21437-5A-PS-M-D.DGN

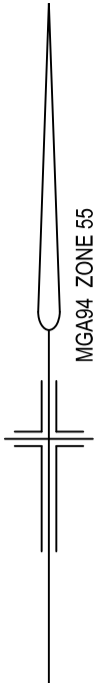


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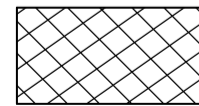
LICENSED SURVEYOR
TOMAS CHAMPION
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ORIGINAL SHEET
SIZE A3

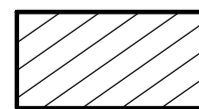
SHEET 5



ALLOTMENTS INDICATED BY * MUST CONSIST OF A SECLUDED PRIVATE OPEN SPACE WITH A MINIMUM AREA OF 25m² AND A MINIMUM DIMENSION OF 4 METRES AT THE SIDE OR REAR OF THE DWELLING WITH CONVENIENT ACCESS FROM A LIVING AREA. GARAGES MUST BE SETBACK 5.5m FROM THE FRONT BOUNDARY, NOT EXCEEDING A LENGTH OF 6.5m WHEN CONSTRUCTED ON A BOUNDARY.



DEVELOPER FENCE ZONES ON THIS PLAN ARE SHOWN CROSS HATCHED



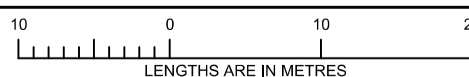
THE BUILDING ENVELOPES ON THIS PLAN ARE SHOWN HATCHED AND ENCLOSED BY THICK CONTINUOUS LINES

REF: 21437/5A

VERSION: D

DATE: 15/03/17
21437-5A-PS-M-D.DGN

SCALE 1:500



ORIGINAL SHEET SIZE A3

SHEET 6

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