


SUBDIVISION ACT 1988		PLAN OF SUBDIVISION	EDITION 1	PLAN NUMBER PS815489U	
LOCATION OF LAND PARISH: PUEBLA TOWNSHIP: -- SECTION: -- CROWN ALLOTMENT: 63 (PART), 71 (PART), 72A (PART) AND FORMER GOVERNMENT ROAD CROWN PORTION: -- TITLE REFERENCES: VOL. FOL. VOL. FOL. LAST PLAN REFERENCE: PS804773K LOT B AND PS815488W LOT A POSTAL ADDRESS: 1535 SURF COAST HIGHWAY (at time of subdivision) TORQUAY, VIC 3228 MGA CO-ORDINATES: E 265 720 ZONE: 55 (of approximate centre of N 5 756 040 GDA 94 land in plan)			COUNCIL NAME : SURF COAST SHIRE COUNCIL		
VESTING OF ROADS OR RESERVES			QUAY 2 ESTATE - RELEASE 9		
IDENTIFIER	COUNCIL / BODY / PERSON		NUMBER OF LOTS IN THIS PLAN: 34 PLUS 3 BALANCE LOTS TOTAL AREA OF LAND IN THIS PLAN: 13.08 ha (INCLUDING THREE BALANCE LOTS: 9.823 ha)		
ROADS, R-1 RESERVE No.1	SURF COAST SHIRE COUNCIL SURF COAST SHIRE COUNCIL				
			DEPTH LIMITATION: SEE NOTATIONS.		
NOTATIONS					
LOTS 1-900 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.			DEPTH LIMITATION : CROWN ALLOTMENT 72A AND PART FORMER GOVERNMENT ROAD - 15.24m BELOW THE SURFACE. ANY EASEMENTS SHOWN ON PREVIOUS PLANS AS IT AFFECTS ROADS R-1 ON THIS PLAN ARE REMOVED VIDE SCHEDULE 5, CLAUSE 14 OF THE ROAD MANAGEMENT ACT 2004. OTHER PURPOSE OF THIS PLAN - CREATION OF RESTRICTION: FOR RESTRICTION DETAILS REFER TO SHEETS 9 - 12(BOTH INCLUSIVE).		
EASEMENT INFORMATION					
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>					
STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. PLN12/3281F. SURVEY: THIS PLAN IS BASED ON SURVEY. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). ----- IN PROCLAIMED SURVEY AREA No. -----					
REF: 21437/9PS	VERSION: G	DATE: 08/10/18 21437-9-PS-M-G.DGN		ORIGINAL SHEET SIZE A3	SHEET 1 OF 12 SHEETS
		Reeds Consulting Pty Ltd Lvl 6, 440 Elizabeth Street Melbourne Victoria 3000 p (03) 8660 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au		LICENSED SURVEYOR TOMAS CHAMPION	

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	WAY	SEE DIAG.	L 583652W	C/T VOL.9402 FOL.512
E-2, E-6	CARRIAGEWAY	SEE DIAG.	PS 733270G	LOT B ON PS 733270G
E-3, E-7	POWER SUPPLY (OVERHEAD)	SEE DIAG.	PS 733270G	POWERCOR AUSTRALIA LTD.
E-4 , E-21	WATER SUPPLY	SEE DIAG.	PS 733270G	LOT B ON PS 733270G
E-5, E-6, E-7, E-12, E-21	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	PS 747682D SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-10	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	PS 800324N	BARWON REGION WATER CORPORATION
E-10, E-11 E-12	DRAINAGE	SEE DIAG.	PS 800324N	SURF COAST SHIRE COUNCIL
E-15	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	PS 815488W SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-15	DRAINAGE	SEE DIAG.	PS 815488W	SURF COAST SHIRE COUNCIL
E-8, E-18	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN	BARWON REGION WATER CORPORATION
E-17, E-18	DRAINAGE	SEE DIAG.	THIS PLAN	SURF COAST SHIRE COUNCIL
E-16	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	PS 804773K	BARWON REGION WATER CORPORATION
E-16	DRAINAGE	SEE DIAG.	PS 804773K	SURF COAST SHIRE COUNCIL

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ORIGINAL SHEET
SIZE A3

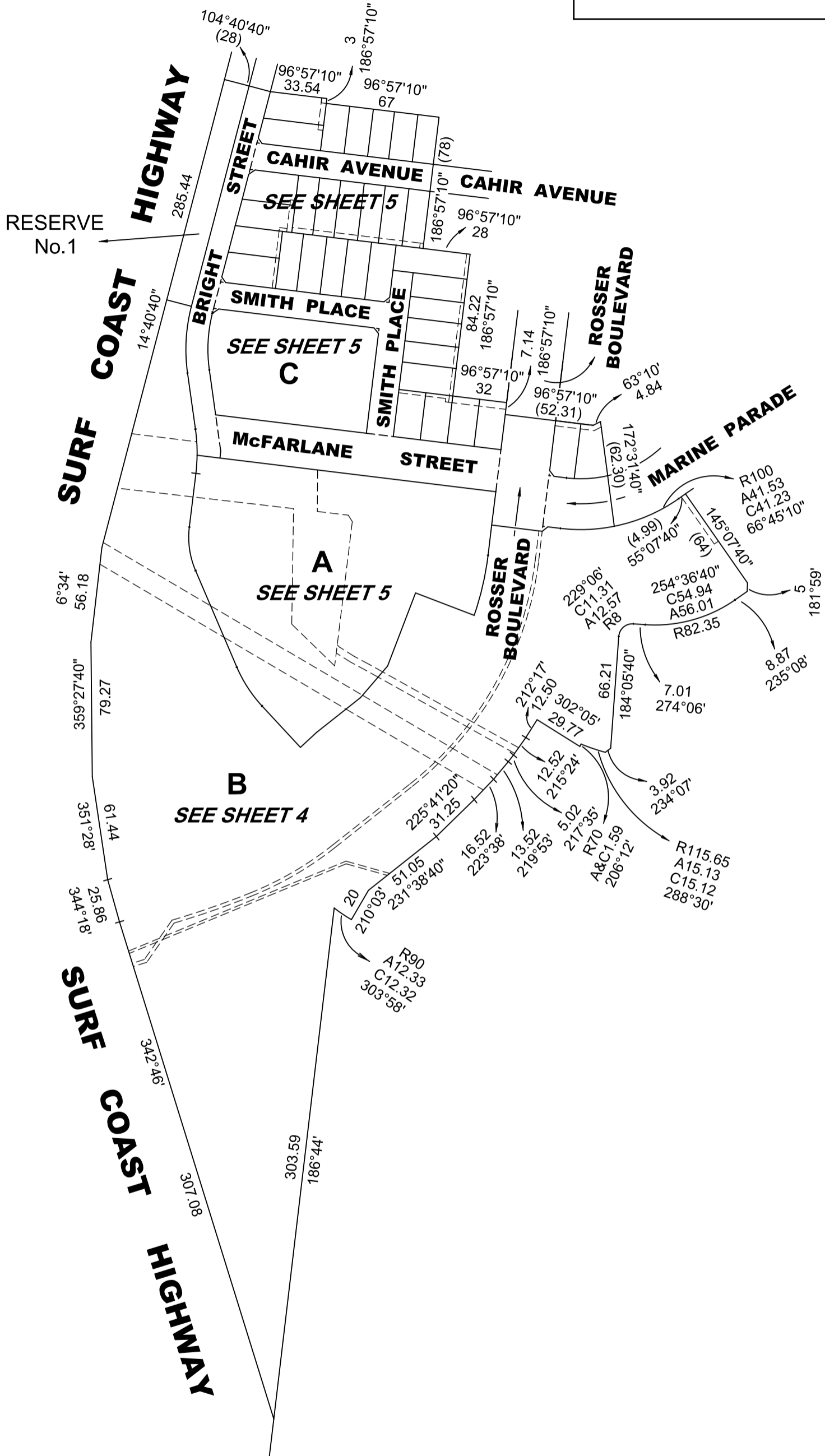
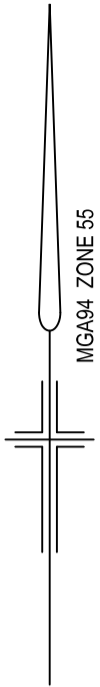
SHEET 2



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LICENSED SURVEYOR

.....
TOMAS CHAMPION
.....

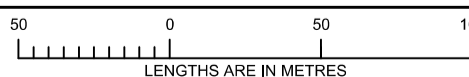


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VERSION:
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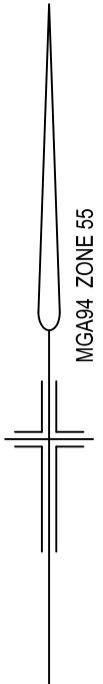
ORIGINAL SHEET
SIZE
A3

SHEET 3

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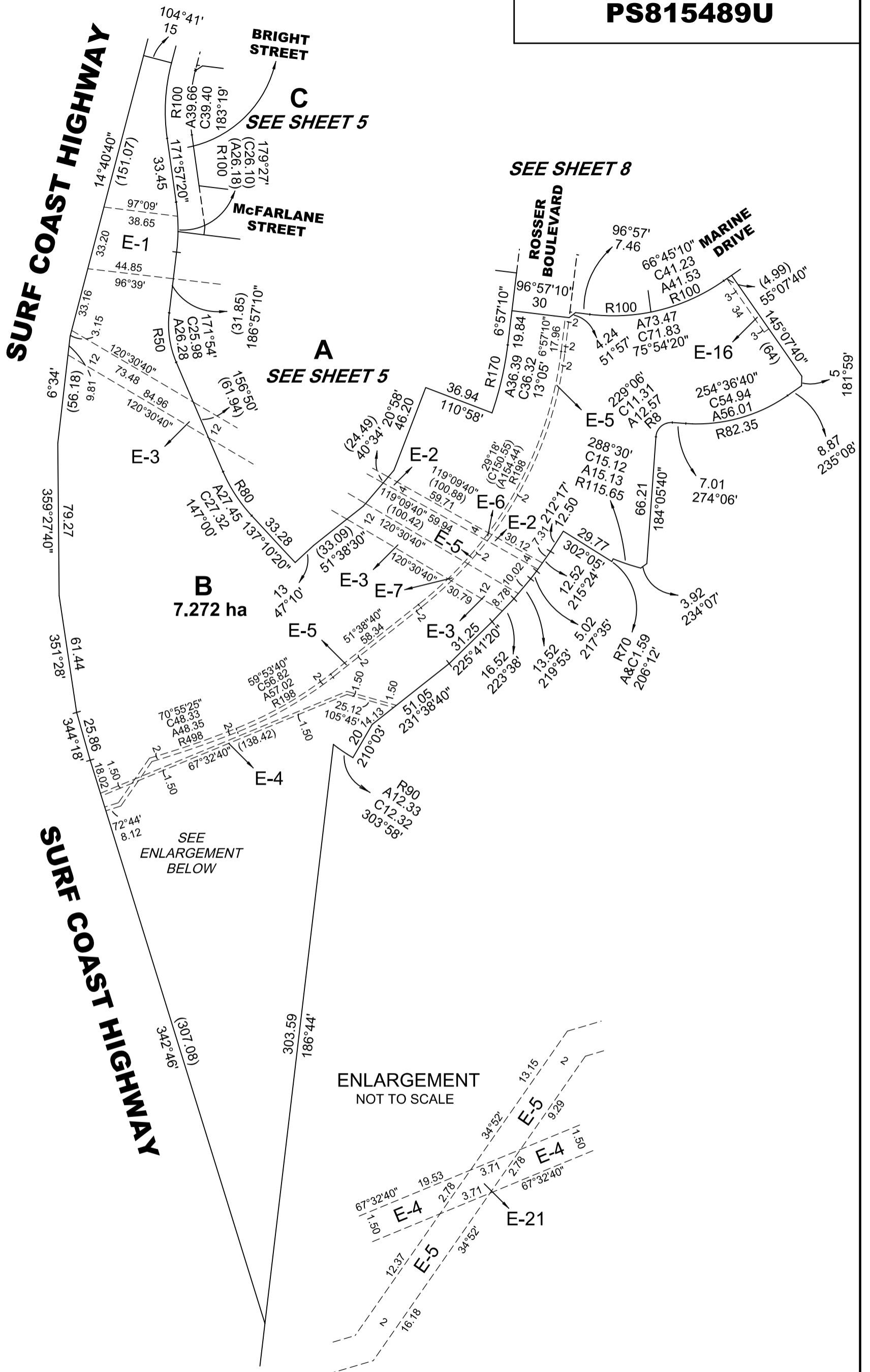
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TOMAS CHAMPION



SURF COAST HIGHWAY

SURF COAST HIGHWAY



C
SEE SHEET 5

A
SEE SHEET 5

SEE SHEET 8

B
7.272 ha

SEE ENLARGEMENT BELOW

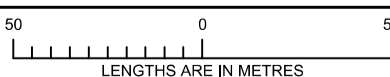
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VERSION:
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ORIGINAL SHEET
SIZE A3

SHEET 4

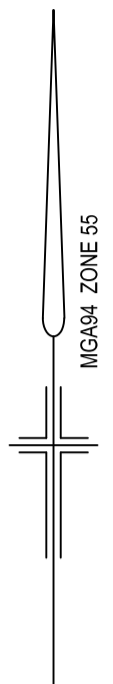
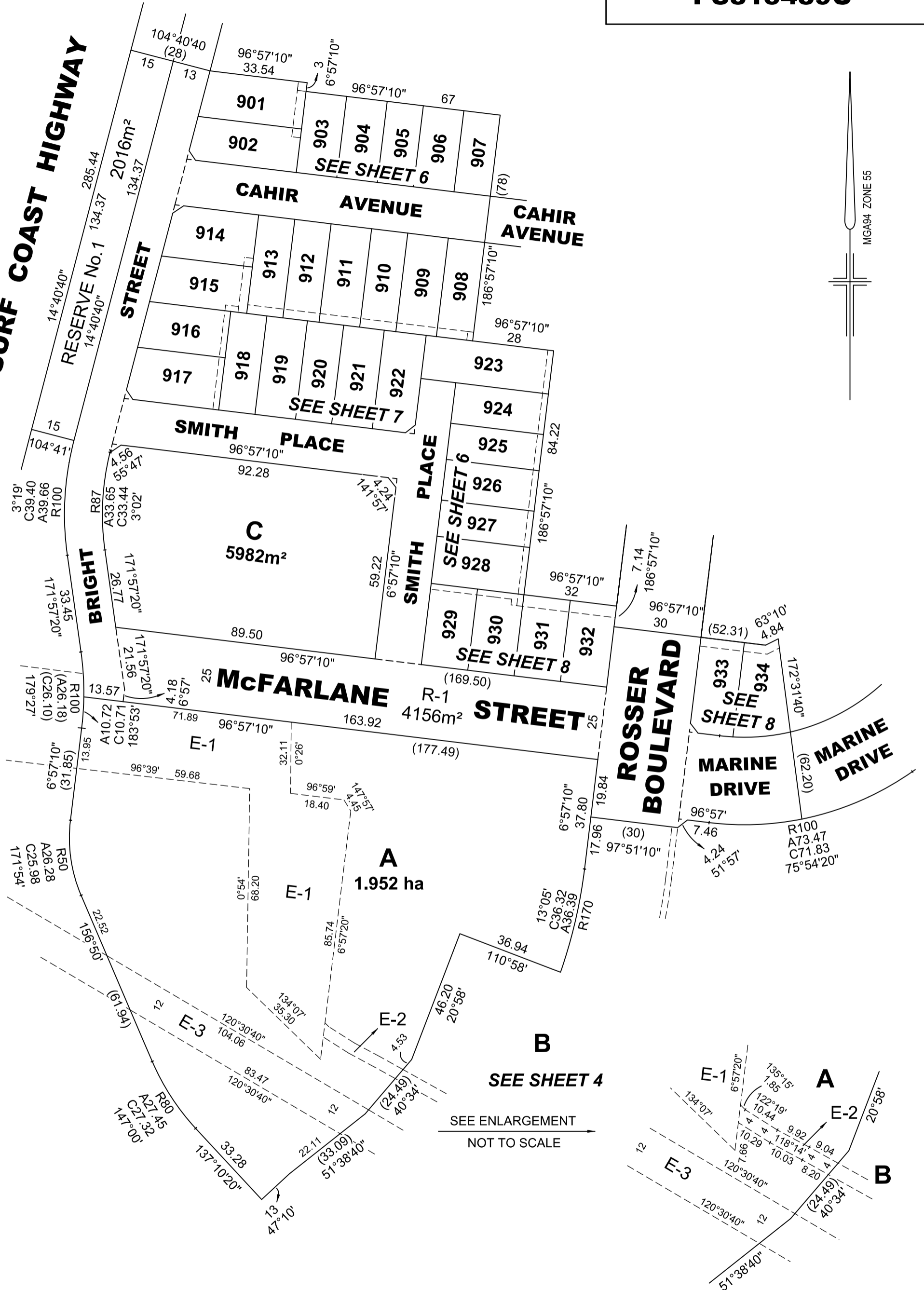


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LICENSED SURVEYOR

TOMAS CHAMPION

SURF COAST HIGHWAY

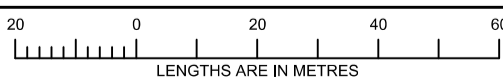


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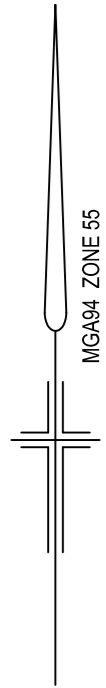
ORIGINAL SHEET SIZE: A3

SHEET 5

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LICENSED SURVEYOR
TOMAS CHAMPION



SURF COAST HIGHWAY

RESERVE No.1
2016m²

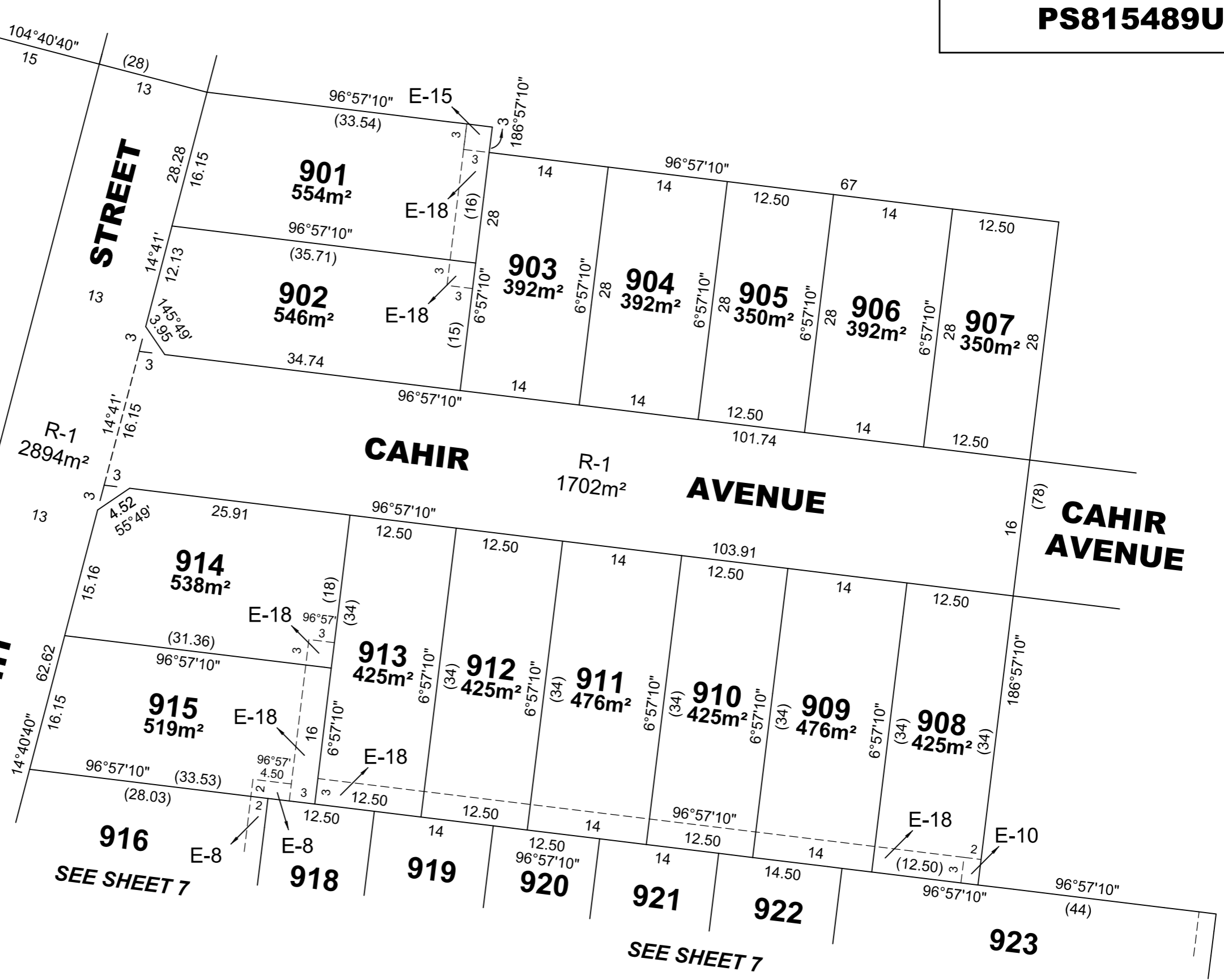
BRIGHT STREET

STREET

CAHIR AVENUE

AVENUE

CAHIR AVENUE



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SCALE 1:500
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE A3

SHEET 6

LICENSED SURVEYOR
TOMAS CHAMPION

SURF COAST HIGHWAY

RESERVE No.1
2016m²

STREET

BRIGHT STREET

SMITH PLACE

SMITH PLACE

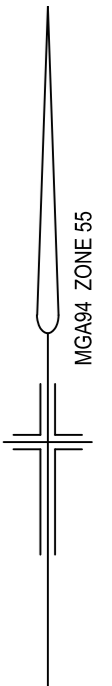
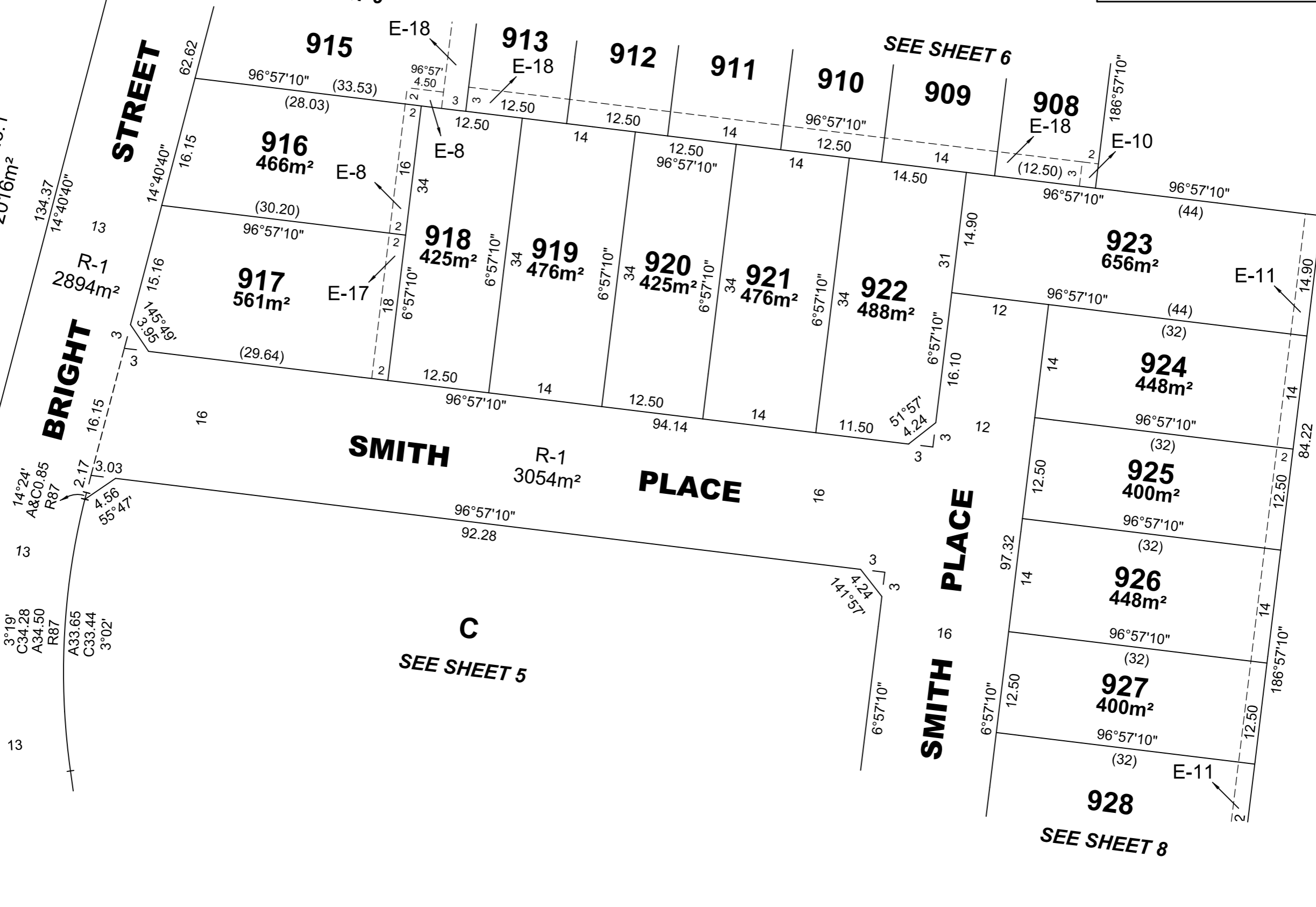
B
SEE SHEET 4

SEE SHEET 6

SEE SHEET 6

SEE SHEET 5

SEE SHEET 8



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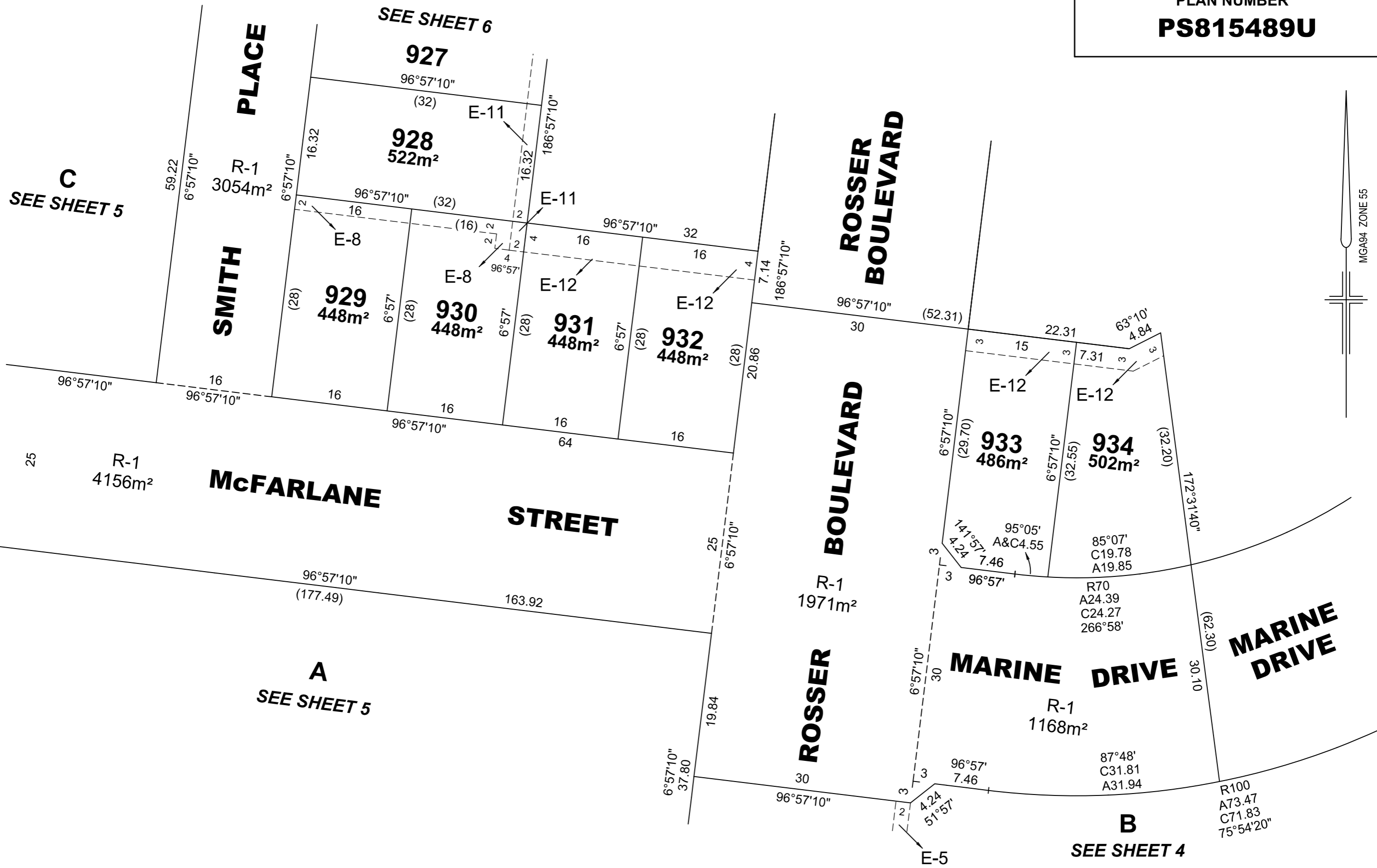
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LICENSED SURVEYOR
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SHEET 7



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SIZE A3

SHEET 8

CREATION OF RESTRICTION No.1

LAND TO BENEFIT: LOTS 901-934 (BOTH INCLUSIVE)

LAND TO BE BURDENED: LOTS 901-934 (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

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ORIGINAL SHEET
SIZE A3

SHEET 9

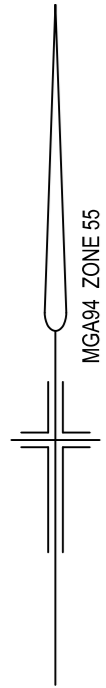
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LICENSED SURVEYOR
TOMAS CHAMPION

BUILDING ENVELOPE DIAGRAM

PLAN NUMBER
PS815489U



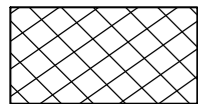
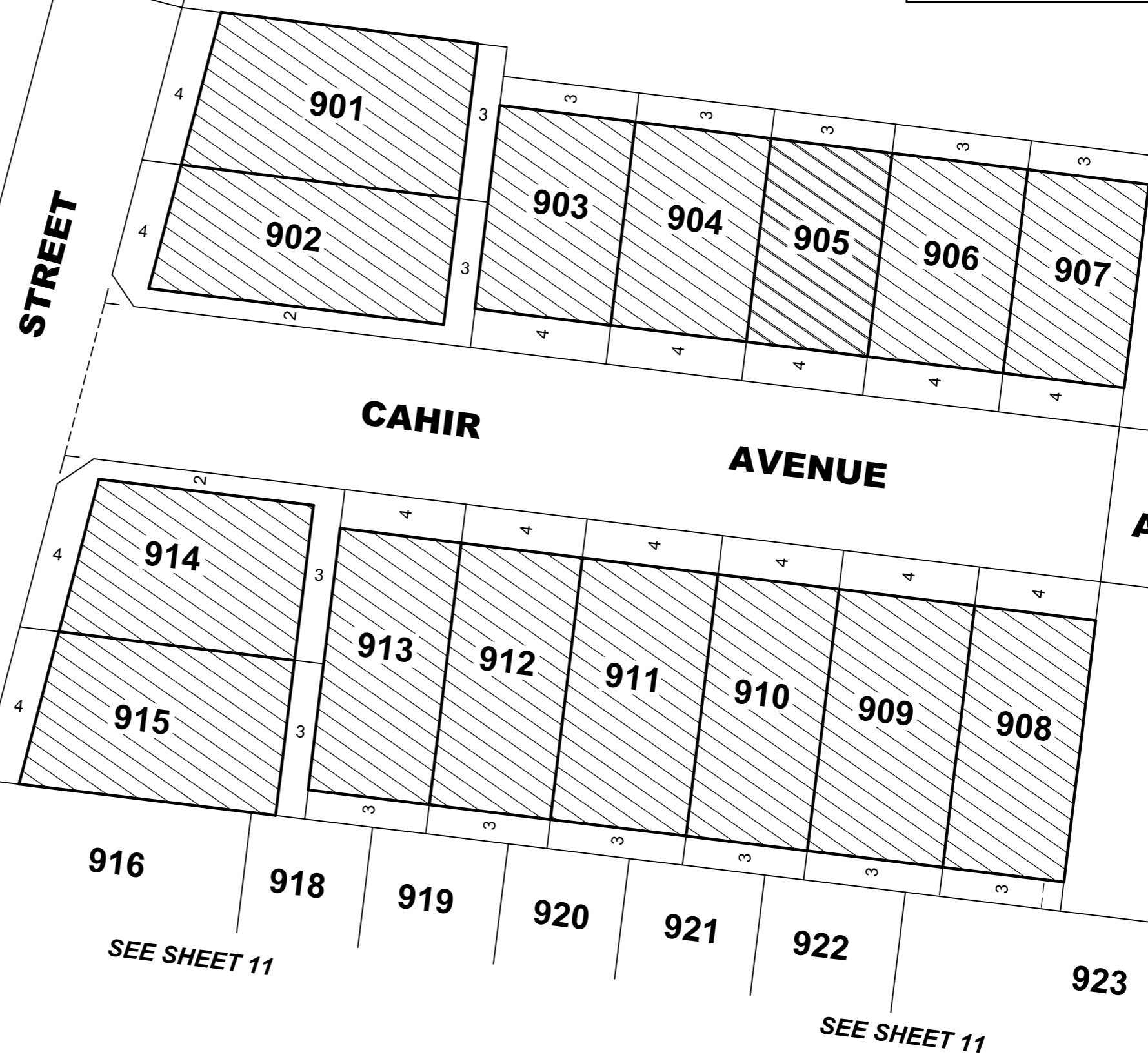
SURF COAST HIGHWAY
RESERVE No.1

BRIGHT STREET

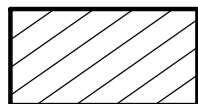
CAHIR AVENUE

CAHIR AVENUE

CAHIR AVENUE



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

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10 0 10 20
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE A3

SHEET 10

LICENSED SURVEYOR

TOMAS CHAMPION

SEE SHEET 11

SEE SHEET 11

BUILDING ENVELOPE DIAGRAM

PLAN NUMBER
PS815489U

SURF COAST HIGHWAY

RESERVE No.1

BRIGHT STREET

STREET

SEE SHEET 10

915

913

912

911

910

909

SEE SHEET 10

908

916

918

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SEE SHEET 12

SMITH PLACE

PLACE

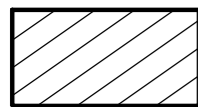
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SMITH PLACE

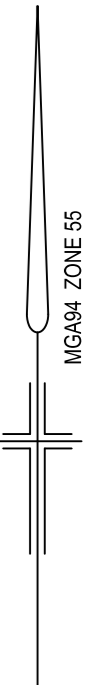
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DEVELOPER FENCE ZONES ON THIS PLAN ARE SHOWN CROSS HATCHED



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



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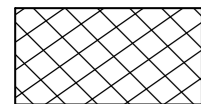
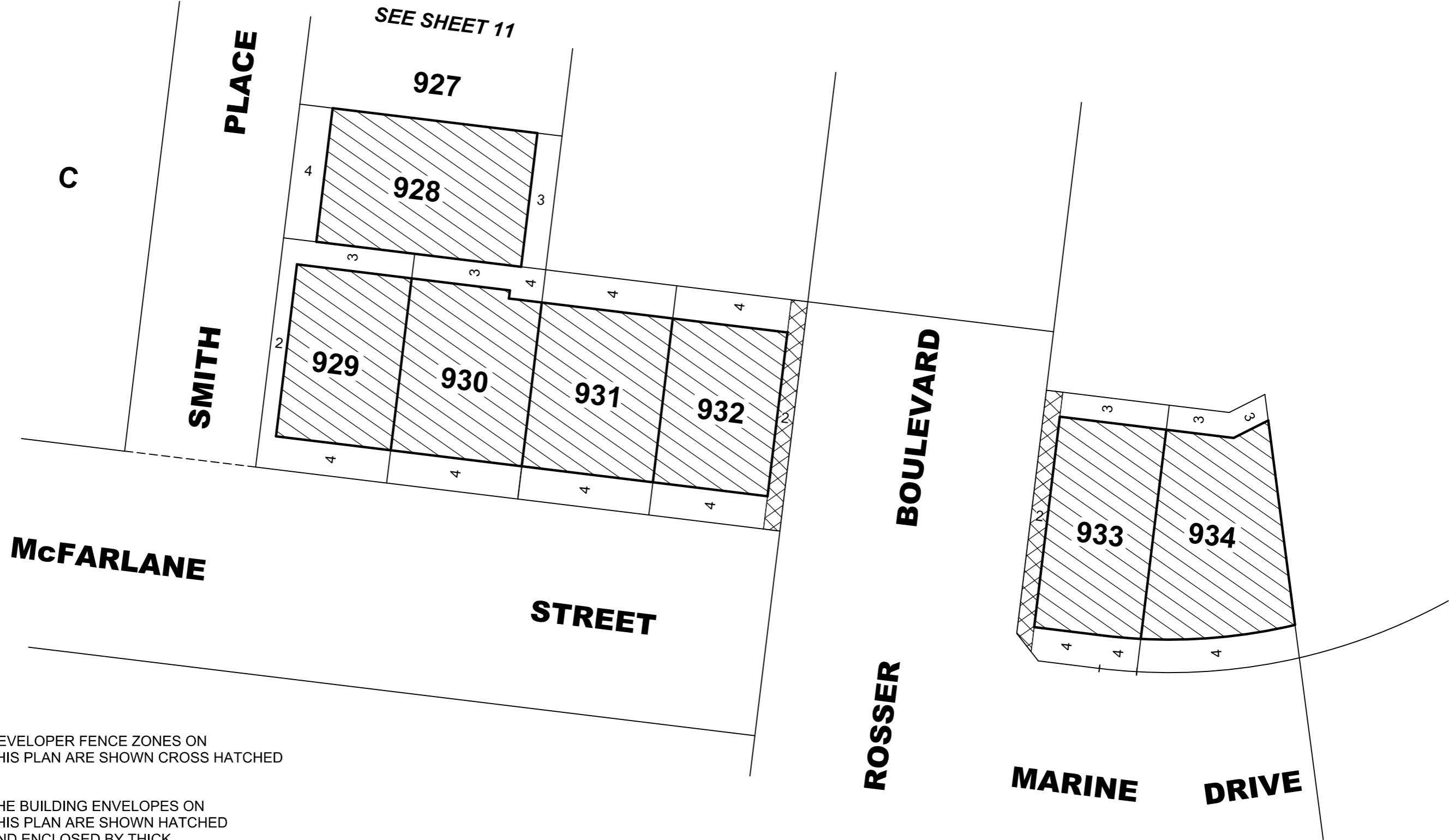
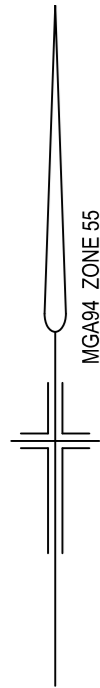
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SHEET 11

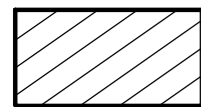
LICENSED SURVEYOR
..... TOMAS CHAMPION

BUILDING ENVELOPE DIAGRAM

PLAN NUMBER
PS815489U



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

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ORIGINAL SHEET
SIZE A3

SHEET 12

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