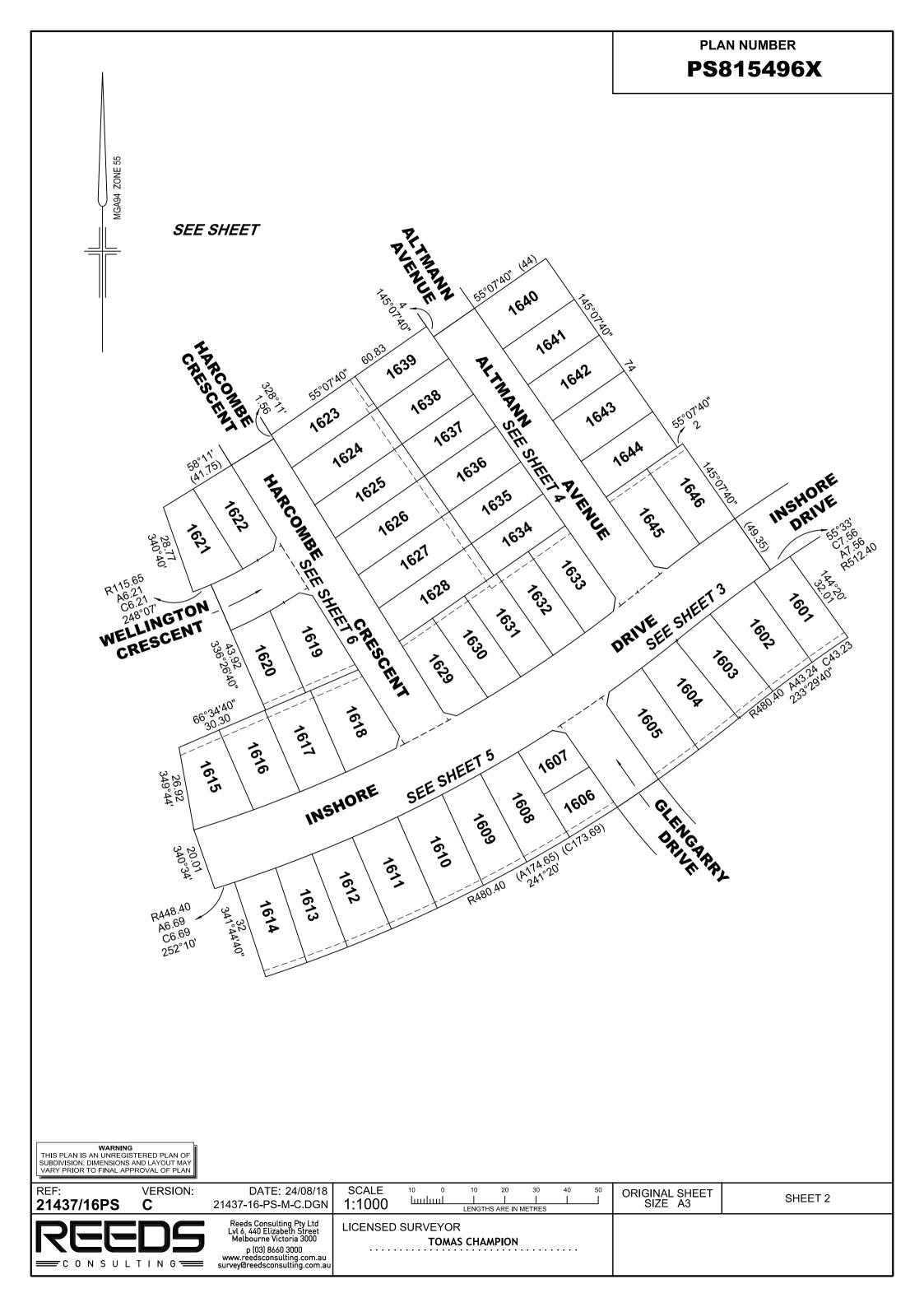
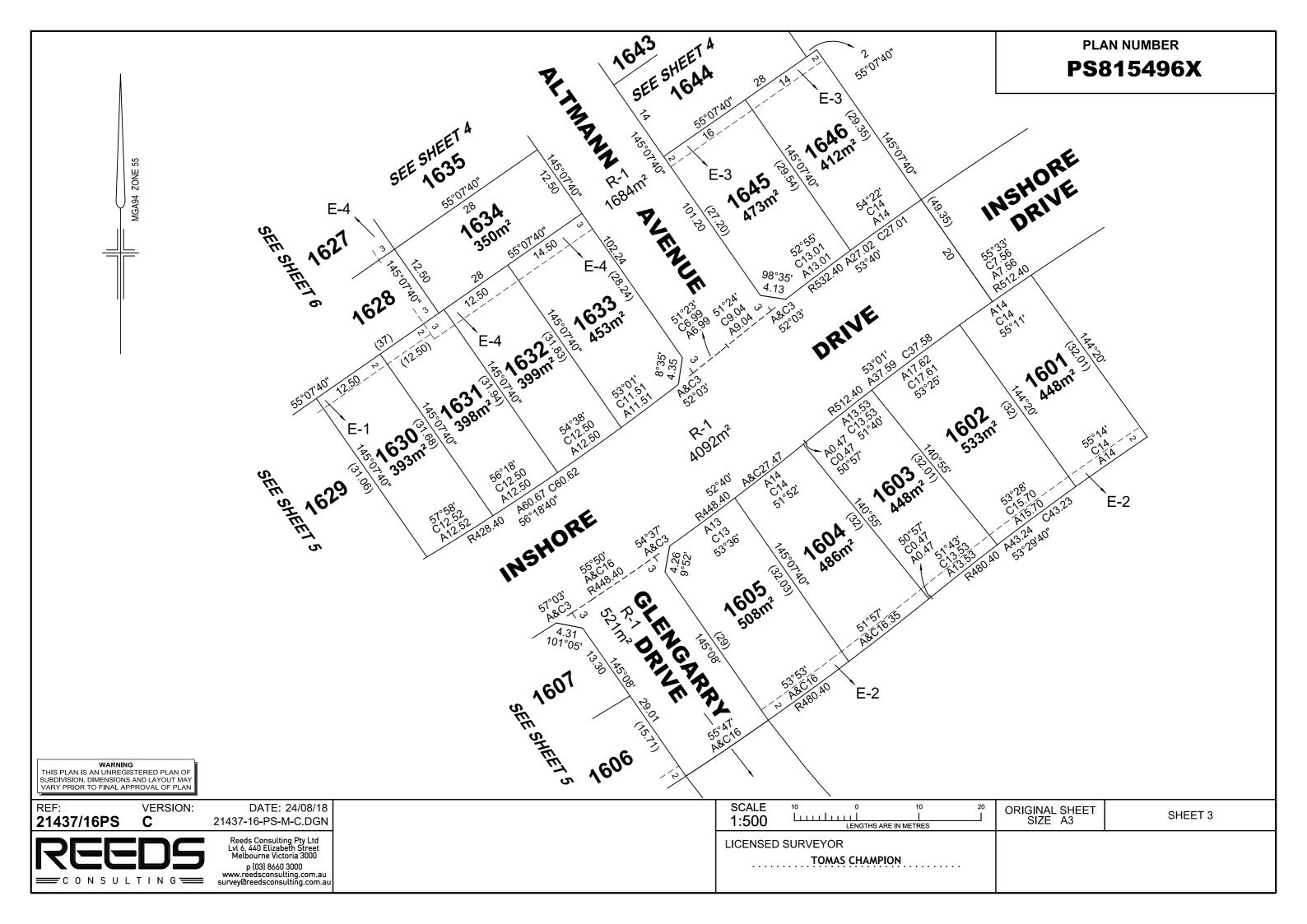
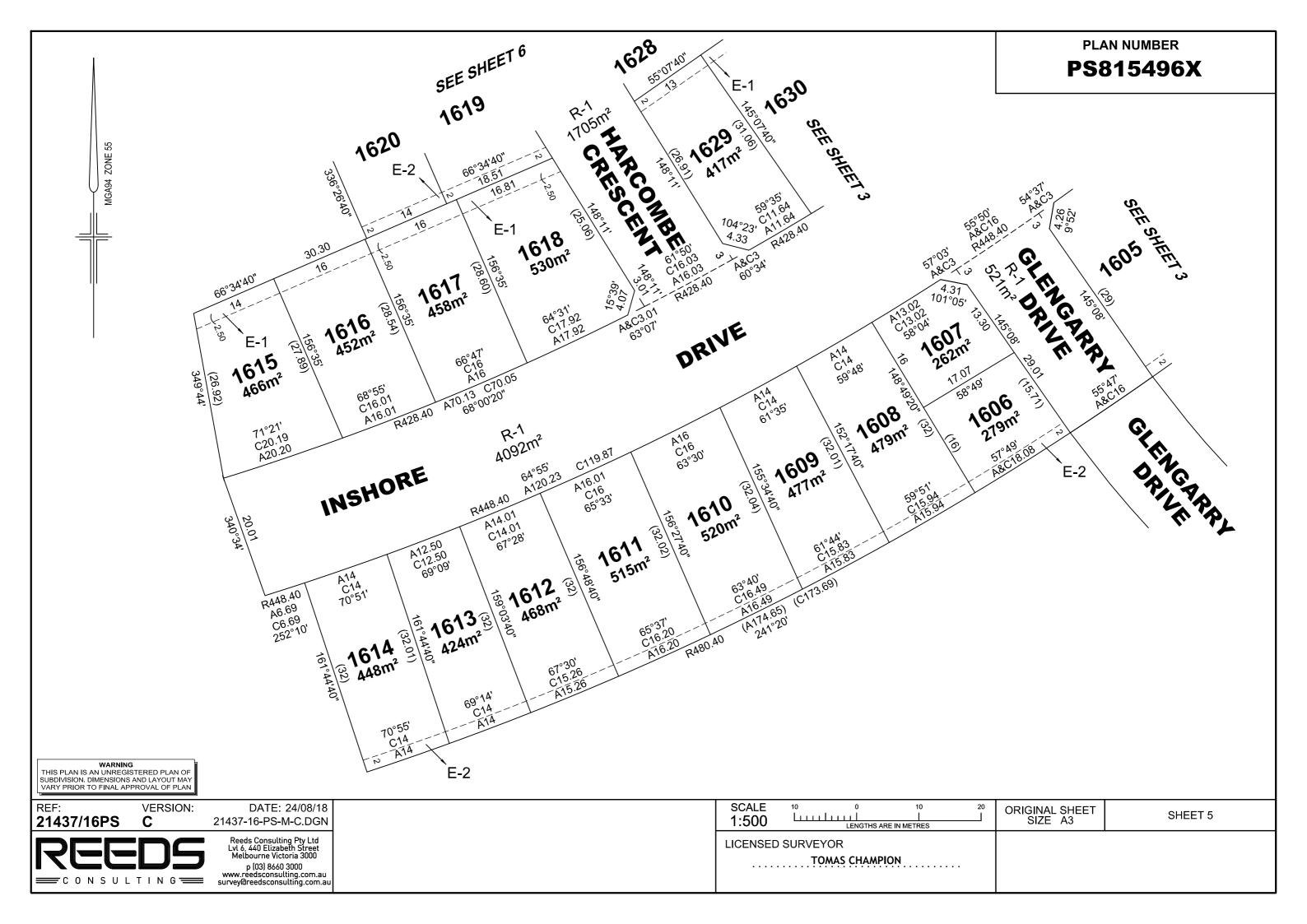
**SUBDIVISION ACT 1988 PLAN NUMBER** PLAN OF SUBDIVISION **EDITION 1 PS815496X LOCATION OF LAND COUNCIL NAME: SURF COAST SHIRE COUNCIL** PARISH: **PUEBLA** TOWNSHIP: **SECTION: CROWN ALLOTMENT:** 63(PART) **CROWN PORTION:** TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: PS 815490L LOT B **POSTAL ADDRESS:** 1535 SURF COAST HIGHWAY (at time of subdivision) TORQUAY, VIC 3228 MGA CO-ORDINATES: Ε 266 010 ZONE: 55 (of approximate centre of 5 755 960 **GDA 94** land in plan) **VESTING OF ROADS OR RESERVES QUAY 2 ESTATE - RELEASE 16 IDENTIFIER** COUNCIL / BODY / PERSON NUMBER OF LOTS IN THIS PLAN: 46 ROADS, R-1 SURF COAST SHIRE COUNCIL TOTAL AREA OF LAND IN THIS PLAN: 2.831 ha **DEPTH LIMITATION: DOES NOT APPLY NOTATIONS** LOTS 1-1600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. **OTHER PURPOSE OF THIS PLAN: -CREATION OF RESTRICTIONS** ANY EASEMENTS SHOWN ON PREVIOUS PLANS AS IT AFFECTS ROADS R-1 ON THIS PLAN ARE REMOVED VIDE SCHEDULE 5, CLAUSE 14 OF THE FOR RESTRICTION DETAIL REFER TO SHEET 7 **ROAD MANAGEMENT ACT 2004.** WARNING THIS PLAN IS AN UNREGISTERED PLAN OF SUBDIVISION. DIMENSIONS AND LAYOUT MAY VARY PRIOR TO FINAL APPROVAL OF PLAN **EASEMENT INFORMATION** LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) STAGING: THIS IS NOT A STAGED SUBDIVISION **EASEMENT WIDTH** PLANNING PERMIT **PURPOSE ORIGIN** LAND BENEFITED /IN FAVOUR OF REFERENCE (METRES) No. PLN12/0281F BARWON REGION WATER CORPORATION E-1 PIPELINE OR ANCILLARY SEE DIAG. THIS PLAN SURVEY: **PURPOSES** SEC.136 WATER ACT THIS PLAN IS BASED 1989 **ON SURVEY** SEE DIAG. E-2, E-4 DRAINAGE THIS PLAN SURF COAST SHIRE COUNCIL THIS SURVEY HAS BEEN CONNECTED TO PERMANENT E-3, E-4 PIPELINE OR ANCILLARY SEE DIAG. BARWON REGION WATER CORPORATION PS815490L MARKS No(s). ----**PURPOSES** SEC.136 WATER ACT 1989 IN PROCLAIMED SURVEY AREA No. -----**VERSION:** DATE: 24/08/18 REF: ORIGINAL SHEET SIZE A3 SHEET 1 OF 7 SHEETS 21437-16-PS-M-C.DGN 21437/16PS Reeds Consulting Pty Ltd Lvl 6, 440 Elizabeth Street Melbourne Victoria 3000 LICENSED SURVEYOR TOMAS CHAMPION p (03) 8660 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au ONSULTING





**PLAN NUMBER PS815496X** RIMAN ASSOCIATION AS 1640 448m² MGA94 ZONE 55 55°07'40" 1641 392m² 55°07'40" RIMAN. 1639 1642 392m² E-3 55°07'40' 55°07'40" 1638 1623 1643 448m² 185°07'180" 25/ 55°07'40" 1637 350m² 55°07'40" TOO KING E-4 1624 1644 392m² 1636 1645 E-3
SEE SHEET 3 392m² 1625 PURTUR SEE SHEET 6 125.07.60 1635 350m 1626 55°07'40" 1627 WARNING THIS PLAN IS AN UNREGISTERED PLAN OF SUBDIVISION. DIMENSIONS AND LAYOUT MAY VARY PRIOR TO FINAL APPROVAL OF PLAN REF: DATE: 24/08/18 **SCALE** VERSION: ORIGINAL SHEET SIZE A3 SHEET 4 21437/16PS 21437-16-PS-M-C.DGN 1:500 LENGTHS ARE IN METRES Reeds Consulting Pty Ltd Lvl 6, 440 Elizabeth Street Melbourne Victoria 3000 LICENSED SURVEYOR TOMAS CHAMPION p (03) 8660 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au CONSULTING



**PLAN NUMBER PS815496X** MGA94 ZONE 55 1639 CRESCENT BE CONTROL TO 55°07'40' E-3 32.83 163<sup>8</sup> 1623 SEE SHEET A 18001100 55°07'40" **E-4** (33.50) 1637 \$25 1624 47 Am2 22.50 (47.75) 55°07'40" 1636 (34.25) HARCOMBE 58° 11' 1625 18007.60 27.60 55°07'40" 1622 1635 (34.92) 18.52 1626 436m² 1800 20.27 1621 6 513°11' 55°07'40" 426m² 163A 28.77 340°40 (35,66) 1627 450m² 12.50 1705m2 RY 55°07'40" 65° 17' C17.60 A17.62 E-4 る R-1 442112 (36.33) 1628 458m² 103,16 3 \ w 58°11' (12,50) (31) R115.65 A6.21 C6.21 248°07 01923 C1925 R131.65 5.91 103°11 1631 CRESCENT 65 22 5. A5.22 5. C5° 19 WELLINGTON 12.5% 336°26'40" A14.03 C14.02 C53°30 CRESCENT (27.97) 1630 1619 480m² SEE SHEET 5 E-1 (28.67) 156°27' 1629 1620 394m² 394m² 23.04 66°34'40" E-2 18.51 16.81 16 E-1 1618 66°34'40" 1617 SEE SHEET 5 1616 WARNING
THIS PLAN IS AN UNREGISTERED PLAN OF SUBDIVISION. DIMENSIONS AND LAYOUT MAY VARY PRIOR TO FINAL APPROVAL OF PLAN DATE: 24/08/18 **SCALE VERSION:** 20 ORIGINAL SHEET SIZE A3 SHEET 6 1:500 21437/16PS 21437-16-PS-M-C.DGN LENGTHS ARE IN METRES Reeds Consulting Pty Ltd Lvl 6, 440 Elizabeth Street Melbourne Victoria 3000 LICENSED SURVEYOR TOMAS CHAMPION p (03) 8660 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au  $\mathsf{C} \ \mathsf{O} \ \mathsf{N} \ \mathsf{S} \ \mathsf{U} \ \mathsf{L} \ \mathsf{T} \ \mathsf{I} \ \mathsf{N} \ \mathsf{G}$ 

## CREATION OF RESTRICTION No.1

LAND TO BENEFIT: LOTS 1601 - 1646 (BOTH INCLUSIVE)

LAND TO BE BURDENED: LOTS 1601 - 1646 (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" 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: LOT 1608

LAND TO BE BURDENED: LOTS 1606 AND 1607

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 25m<sup>2</sup> 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.

WARNING
THIS PLAN IS AN UNREGISTERED PLAN OF SUBDIVISION. DIMENSIONS AND LAYOUT MAY VARY PRIOR TO FINAL APPROVAL OF PLAN

21437/16PS C 2

DATE: 24/08/18 21437-16-PS-M-C.DGN ORIGINAL SHEET SIZE A3

SHEET 7

LICENSED SURVEYOR

TOMAS CHAMPION

Reeds Consulting Pty Ltd Lvl 6, 440 Elizabeth Street Melbourne Victoria 3000

**VERSION:**