

<b>SUBDIVISION ACT 1988</b>  <b>PLAN OF SUBDIVISION</b>	<b>EDITION 1</b>	<b>PLAN NUMBER</b> <b>PS819037L</b>
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<b>LOCATION OF LAND</b> <b>PARISH:</b> PUEBLA <b>TOWNSHIP:</b> <b>SECTION:</b> <b>CROWN ALLOTMENT:</b> 63 (PART), 71 (PART), 72A (PART) & FORMER GOVERNMENT ROAD (PART) <b>CROWN PORTION:</b> <b>TITLE REFERENCES:</b> VOL. FOL. VOL. FOL. <b>LAST PLAN REFERENCE:</b> PS 815475G LOTS B AND C <b>POSTAL ADDRESS:</b> 1535 SURF COAST HIGHWAY, TORQUAY, VIC 3228 <small>(at time of subdivision)</small> <b>MGA CO-ORDINATES:</b> E 265 715 ZONE: 55 <small>(of approximate centre of land in plan)</small> N 5 755 925 GDA 94	<b>COUNCIL NAME :</b> SURF COAST SHIRE COUNCIL
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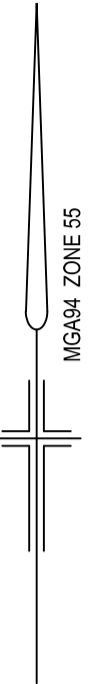
<b>VESTING OF ROADS OR RESERVES</b>		<b>QUAY 2 ESTATE - RELEASE 11A</b> NUMBER OF LOTS IN THIS PLAN : 15 TOTAL AREA OF LAND IN THIS PLAN : 4.982 ha
IDENTIFIER	COUNCIL / BODY / PERSON	
ROADS, R-1	SURF COAST SHIRE COUNCIL	<b>DEPTH LIMITATION:</b> SEE NOTATIONS
RESERVE No.1	SURF COAST SHIRE COUNCIL	
RESERVE No.2	SURF COAST SHIRE COUNCIL	
RESERVE No.3	SURF COAST SHIRE COUNCIL	
RESERVE No.4	SURF COAST SHIRE COUNCIL	

<b>NOTATIONS</b>	
LOTS 1 - 1100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  DEPTH LIMITATION : CROWN ALLOTMENT 64A, 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. <b>OTHER PURPOSE OF THIS PLAN -</b> <b>1. REMOVAL OF EASEMENTS:</b> <b>EASEMENTS TO BE REMOVED</b> 1. CARRIAGEWAY EASEMENT CREATED VIDE INST. L583652W IN SO FAR AS IT AFFECTS LOTS OR RESERVES ON THIS PLAN. 2. CARRIAGEWAY EASEMENT E-2 CREATED VIDE PS733270G IN SO FAR AS IT AFFECTS LOTS OR RESERVES ON THIS PLAN. 3. POWER SUPPLY EASEMENT E-3 CREATED VIDE PS733270G IN SO FAR AS IT AFFECTS LOTS OR RESERVES ON THIS PLAN. 4. WATER SUPPLY EASEMENT E-4 CREATED VIDE PS733270G IN SO FAR AS IT AFFECTS LOTS OR RESERVES ON THIS PLAN. <b>GROUND'S FOR REMOVAL</b> BY DIRECTION OF SURF COAST SHIRE COUNCIL, PLANNING PERMIT No. PLN 12/0281F. <b>2. CREATION OF RESTRICTION:</b> FOR RESRICTION DETAIL REFER TO SHEETS 6, 7 & 8.

<b>EASEMENT INFORMATION</b>					<b>STAGING:</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. PLN 12/0281F.  <b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY IN PS733270G  THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). -----  IN PROCLAIMED SURVEY AREA No. -----
<b>LEGEND:</b> 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	SEE DIAG.	THIS PLAN	BARWON REGION WATER CORPORATION	
E-2	DRAINAGE	SEE DIAG.	THIS PLAN	SURF COAST SHIRE COUNCIL	
E-5	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	PS 747682D SEC. 136 WATER	BARWON REGION WATER CORPORATION	

REF: <b>21437/PS11A D</b>	VERSION: <b>D</b>	DATE: 17/10/18		ORIGINAL SHEET SIZE A3	SHEET 1 OF 8 SHEETS
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	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 <b>TOMAS CHAMPION</b>
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**COAST**

**SURF**

**HIGHWAY**

RESERVE  
No.3  
4897m<sup>2</sup>

RESERVE  
No.1  
1.744 ha

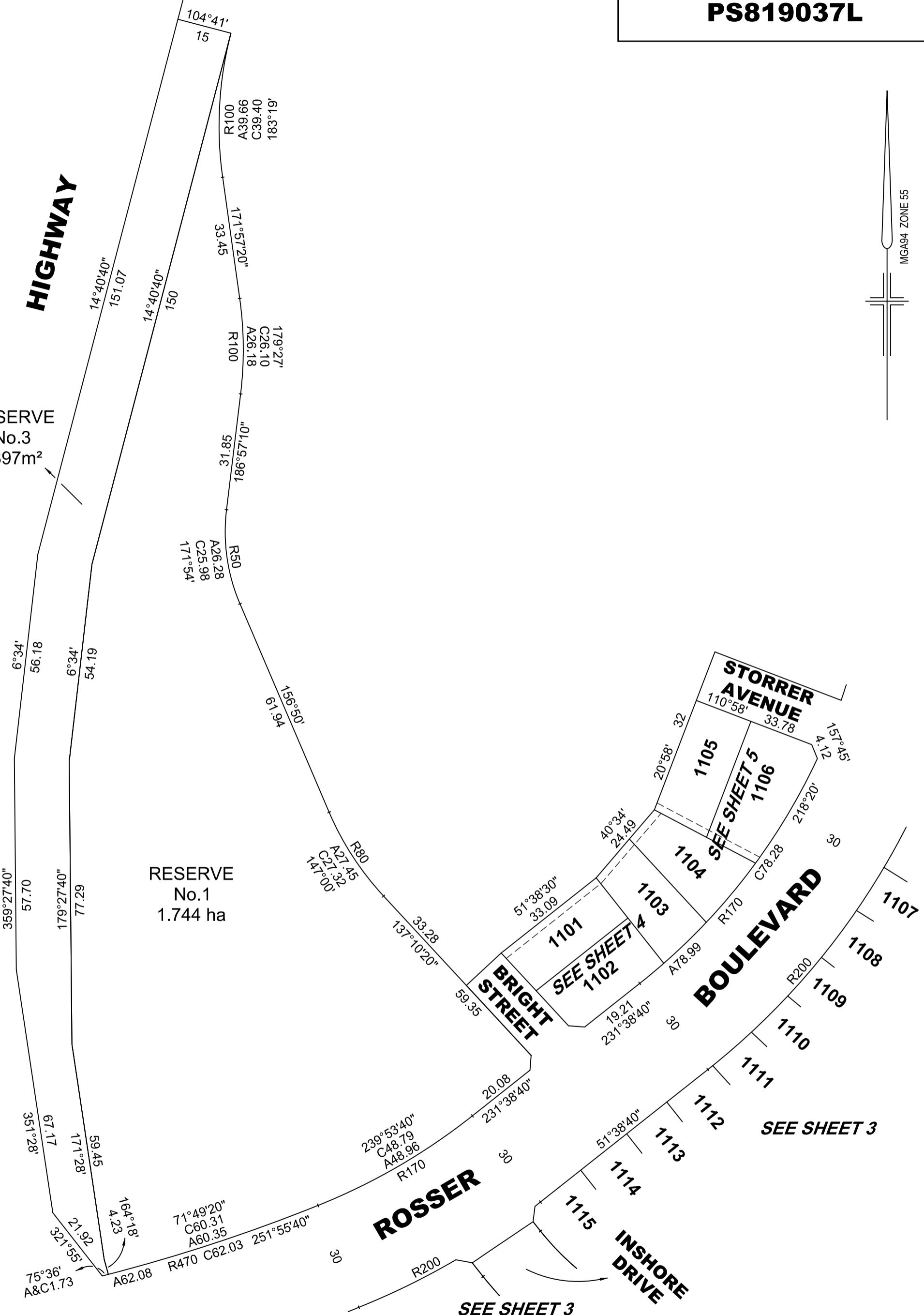
**STORRER AVENUE**

**BRIGHT STREET**

**BOULEVARD**

**ROSSER**

**INSHORE DRIVE**



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SCALE 1:1000    10 0 10 20 30 40 50    LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 2



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**TOMAS CHAMPION**

**ENLARGEMENT**

NOT TO SCALE

**BOULEVARD**

**INSHORE DRIVE**

**ROSSER**

**HIGHWAY  
SURF  
COAST**

RESERVE  
No.4

RESERVE  
No.2

SEE SHEET 2

**BOULEVARD**

SEE SHEET 1108

SEE SHEET 1109

SEE SHEET 4

**INSHORE DRIVE**

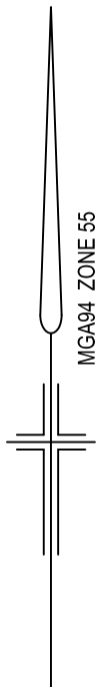
**ROSSER**

SEE  
ENLARGEMENT

RESERVE  
No.2  
1.530 ha

**SURF  
COAST  
HIGHWAY**

RESERVE  
No.4  
4085m<sup>2</sup>



SEE SHEET 5  
**1103**

SEE SHEET 5  
**1110**

SEE SHEET 2  
RESERVE  
No.1

RESERVE  
No.2  
SEE SHEET 3

**BRIGHT  
STREET**

**BOULEVARD**

**ROSSER**

**INSHORE  
DRIVE**

**1101**  
456m<sup>2</sup>

**1102**  
497m<sup>2</sup>

**1111**  
460m<sup>2</sup>

**1112**  
541m<sup>2</sup>

**1113**  
448m<sup>2</sup>

**1114**  
512m<sup>2</sup>

**1115**  
560m<sup>2</sup>

**R-1**  
684m<sup>2</sup>

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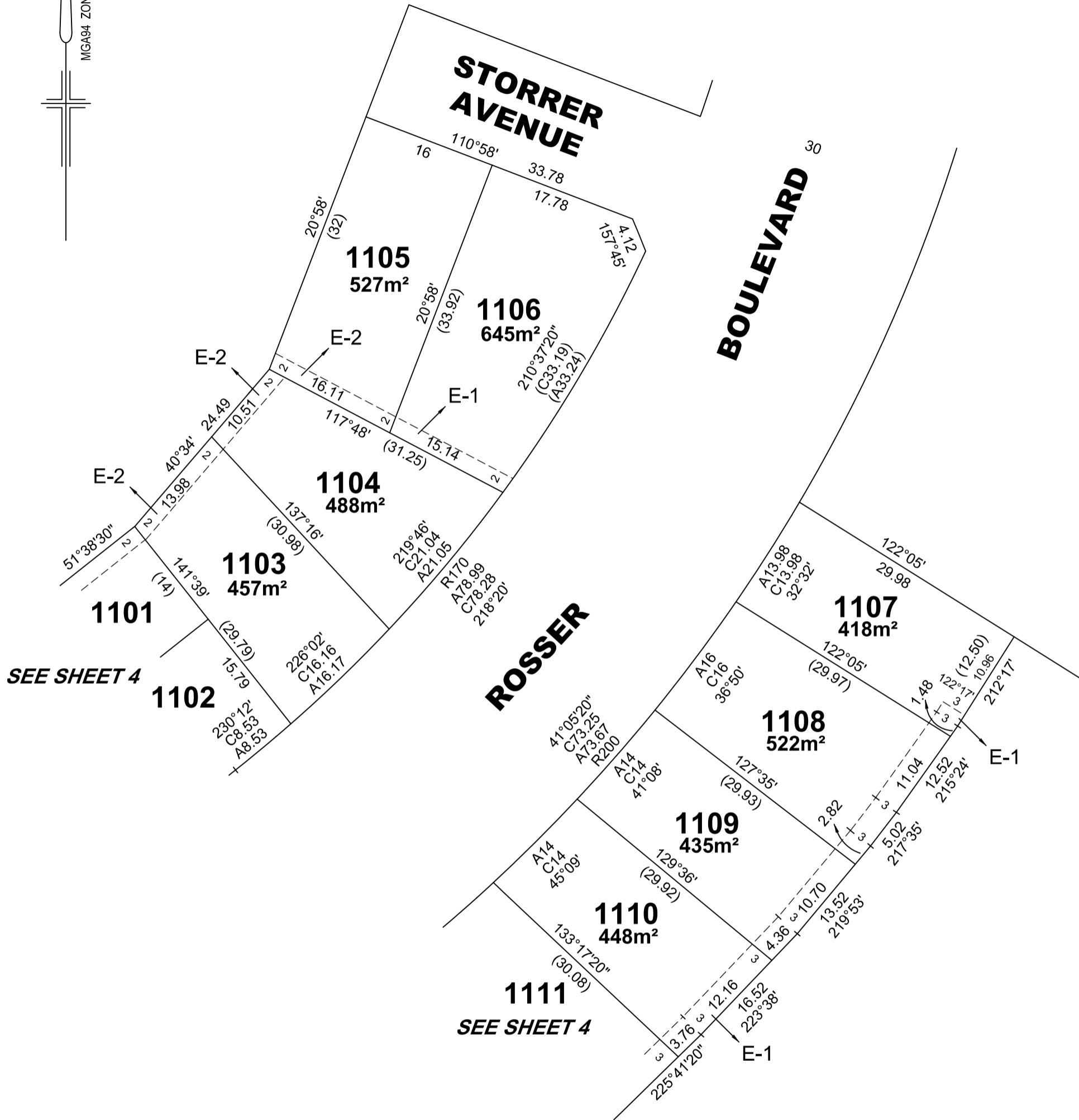
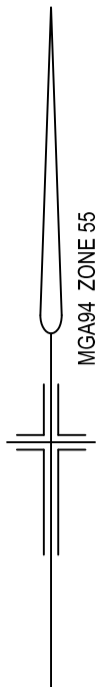
LENGTHS ARE IN METRES

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



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SCALE 1:500    10    0    10    20  
LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE A3

SHEET 5



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## CREATION OF RESTRICTION No.1

LAND TO BENEFIT: LOTS 1101 TO 1115 (BOTH INCLUSIVE)

LAND TO BE BURDENED: LOTS 1101 TO 1115 (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  
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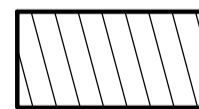
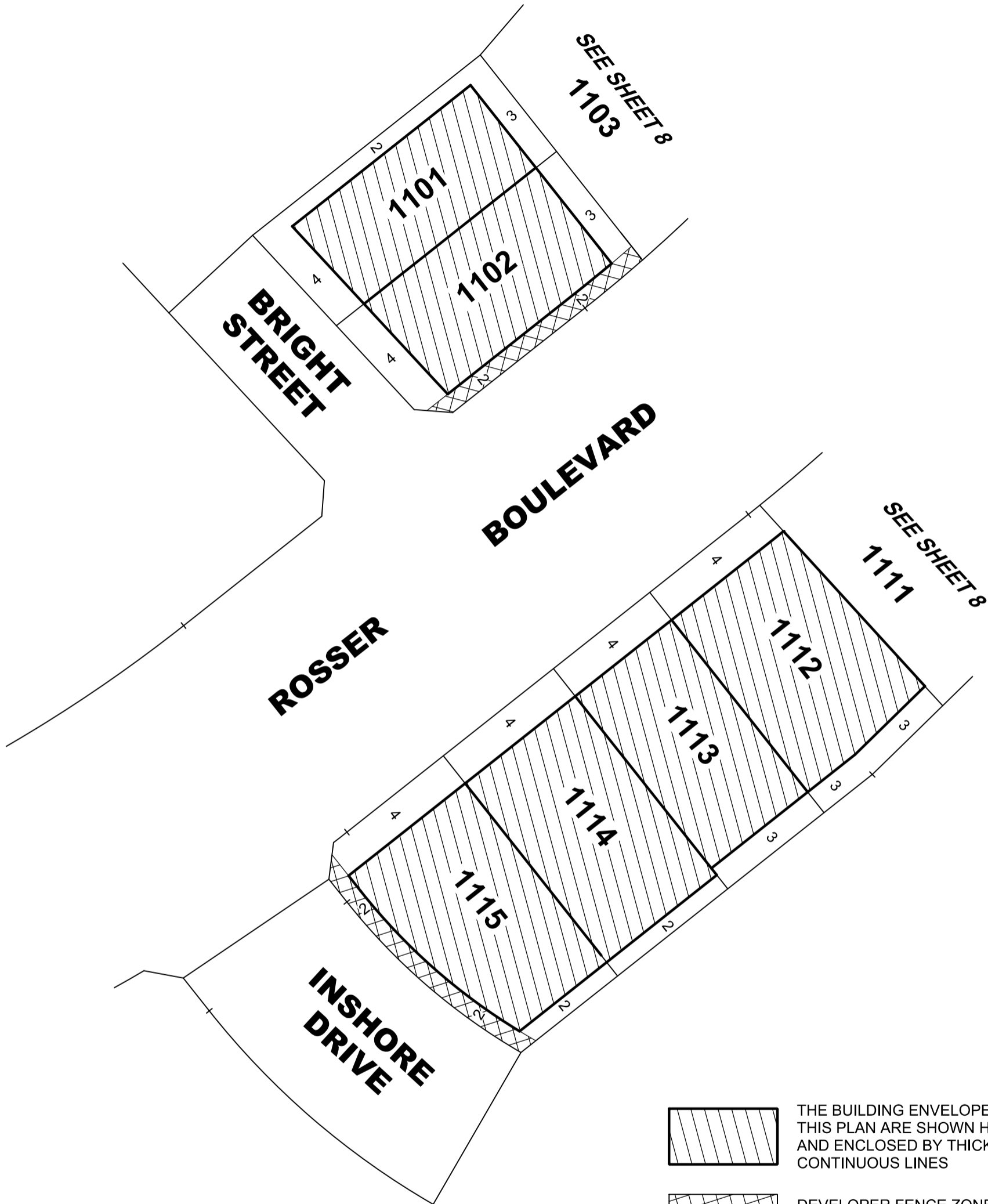
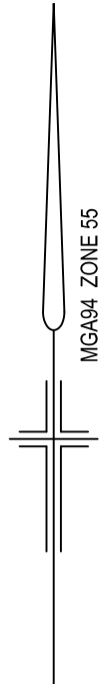
SHEET 6



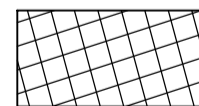
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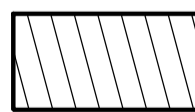
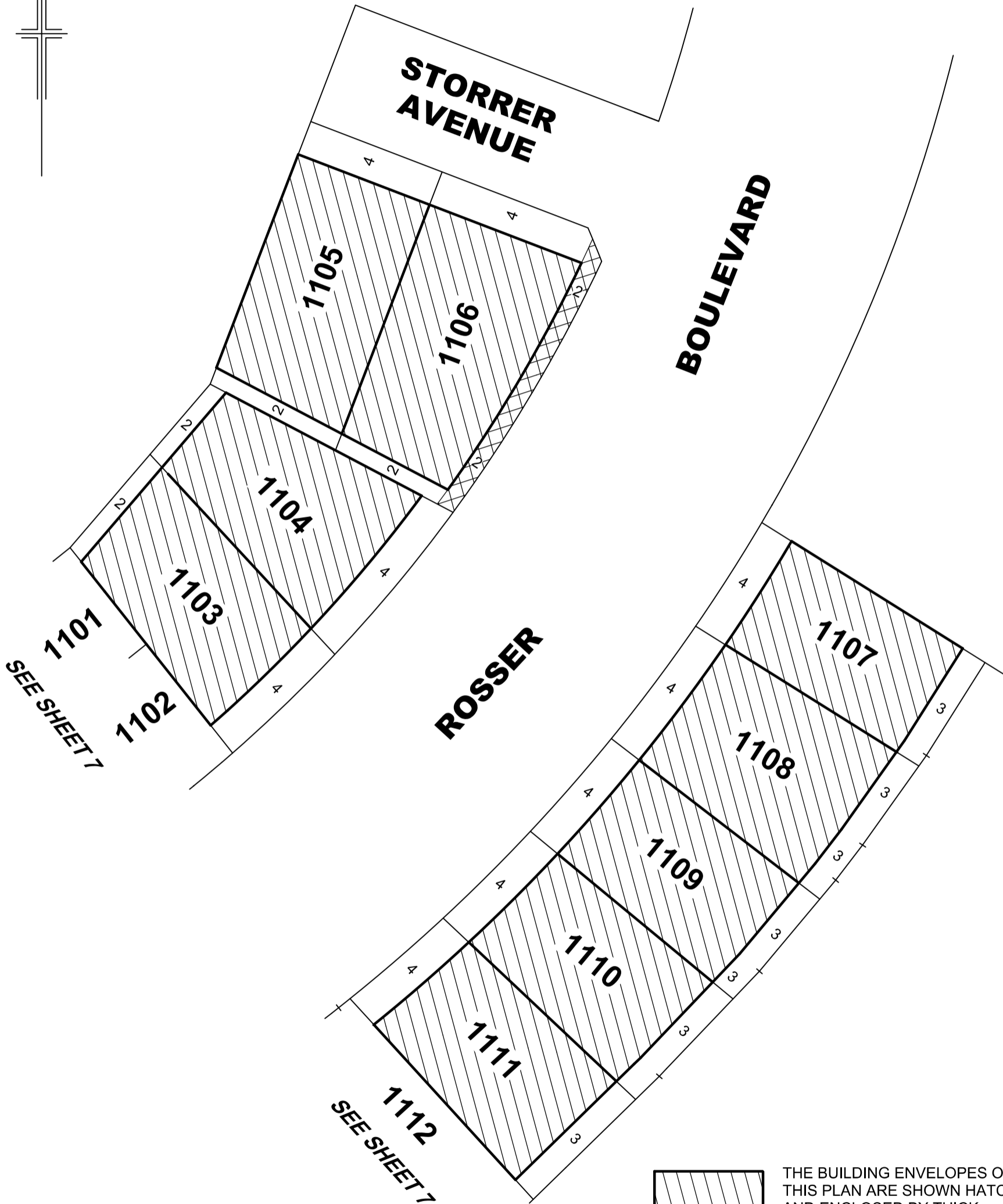
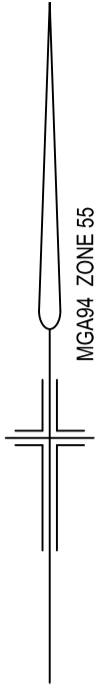
TOMAS CHAMPION



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



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



DEVELOPER FENCE ZONES ON THIS PLAN ARE SHOWN CROSS HATCHED

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SHEET 8



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