

SUBDIVISION ACT 1988 PLAN OF SUBDIVISION	EDITION 1	PLAN NUMBER PS 812412Y
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LOCATION OF LAND PARISH: PUEBLA TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: 62(PART) AND 63(PART) CROWN PORTION: ----- TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: PS804769A LOT A POSTAL ADDRESS: 1535 SURF COAST HIGHWAY (at time of subdivision) TORQUAY, VIC 3228 MGA CO-ORDINATES: E 266 085 ZONE: 55 (of approximate centre of land in plan) N 5 756 475 GDA 94	COUNCIL NAME : SURF COAST SHIRE COUNCIL
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VESTING OF ROADS OR RESERVES		QUAY 2 ESTATE - RELEASE 13 NUMBER OF LOTS IN THIS PLAN : 35 + 3 BALANCE LOTS TOTAL AREA OF LAND IN THIS PLAN : 6.812 ha (INC. BALANCE LAND 4.736 ha) DEPTH LIMITATION: DOES NOT APPLY
IDENTIFIER	COUNCIL / BODY / PERSON	
ROADS, R-1 RESERVE No.1	SURF COAST SHIRE COUNCIL POWERCOR AUSTRALIA LIMITED	

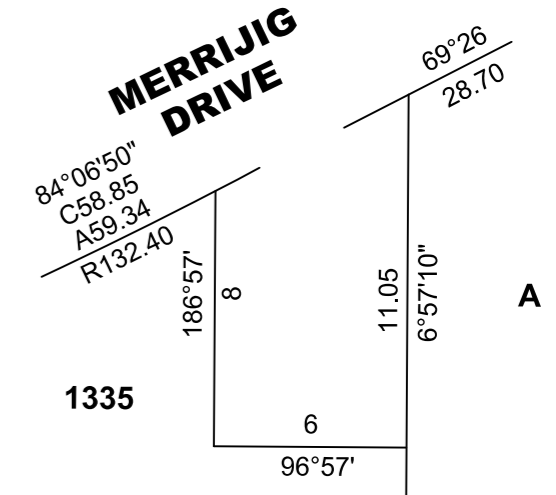
NOTATIONS	
LOTS 1 TO 1300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.	OTHER PURPOSE OF THIS PLAN - CREATION OF RESTRICTION: FOR RESTRICTION DETAIL REFER TO SHEETS 6, 7, 8 & 9

EASEMENT INFORMATION					THIS IS A SPEAR PLAN STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. PLN12/0281F. 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	
E-1, E-2	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	PS 747682D SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION	
E-1	DRAINAGE	SEE DIAG.	PS 747682D	SURF COAST SHIRE COUNCIL	
E-3	DRAINAGE	3	PS 801743L	SURF COAST SHIRE COUNCIL	
E-3	PIPELINES OR ANCILLARY PURPOSES	3	PS 801743L SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION	
E-4	DRAINAGE	SEE DIAG.	THIS PLAN	SURF COAST SHIRE COUNCIL	
E-4, E-5,	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION	

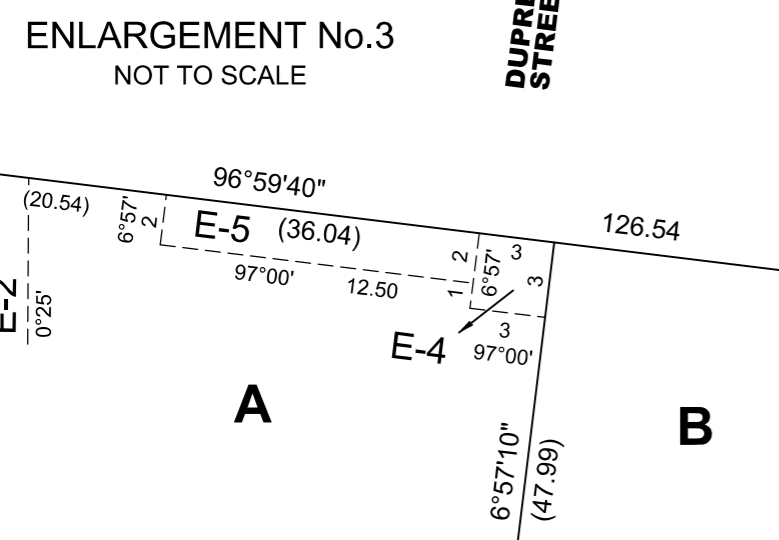
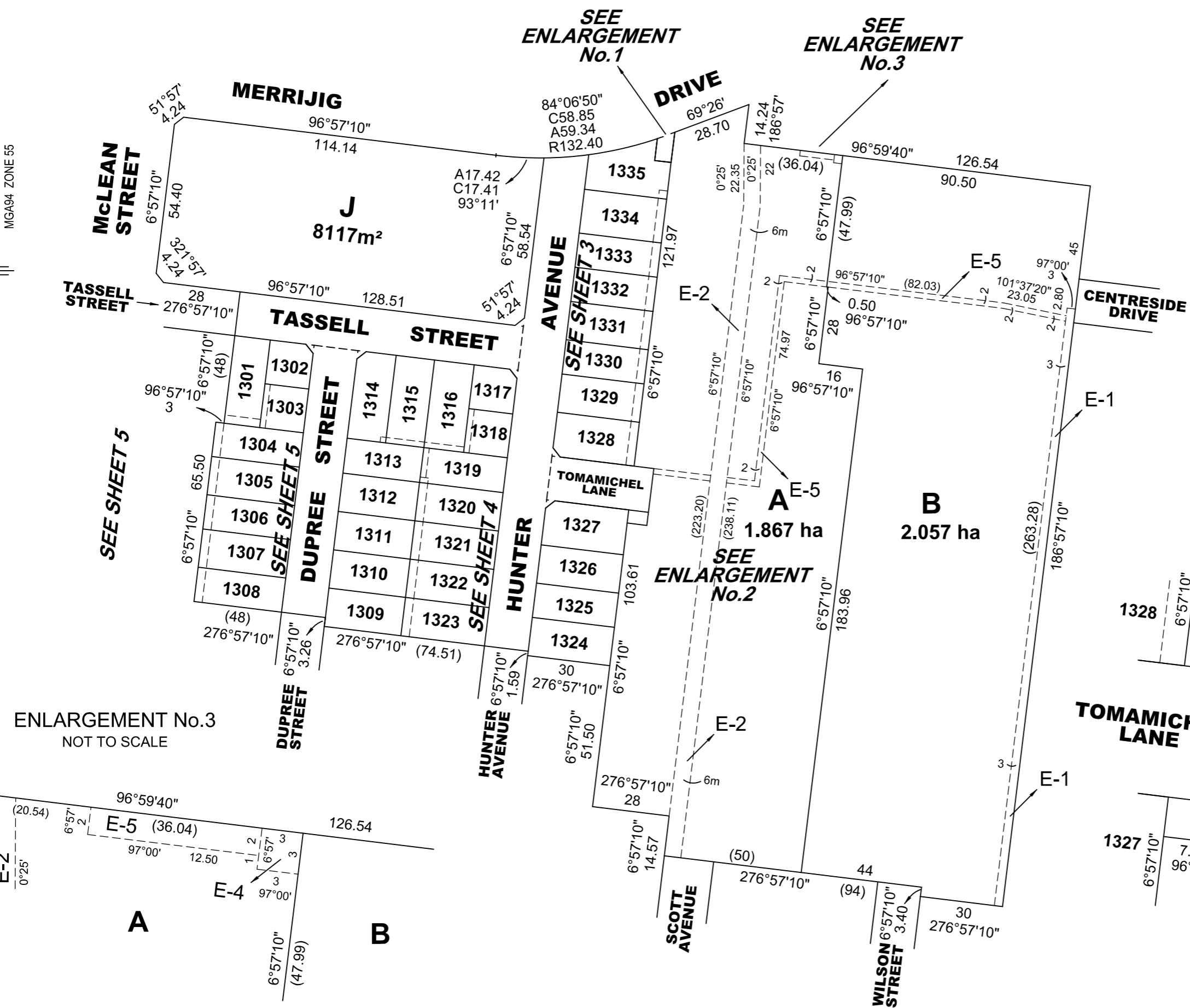
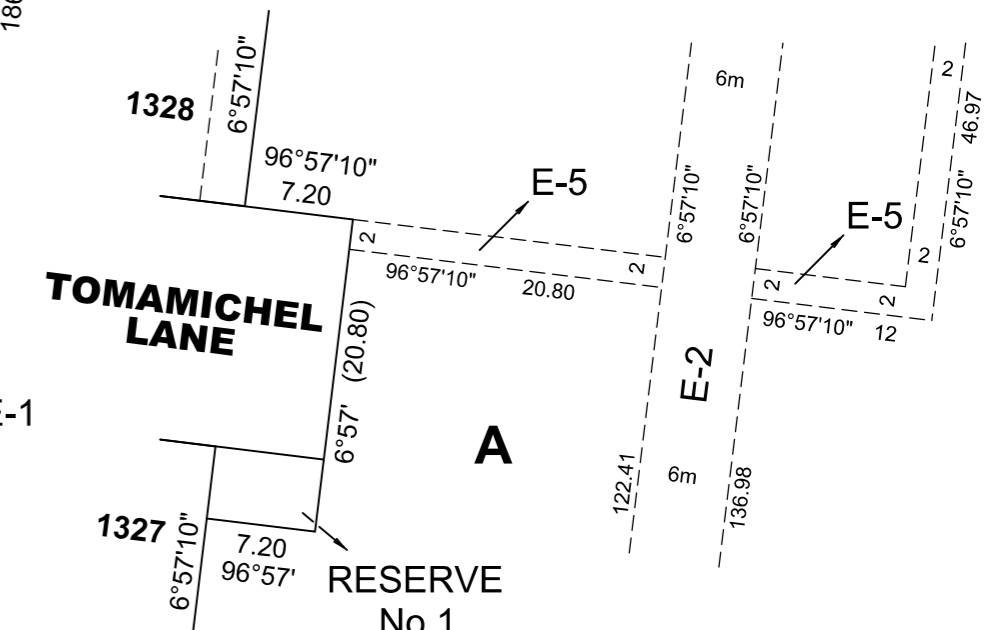
REF: 21437/13PS	VERSION: F	DATE: 09/03/18	21437-13-PS-M-F.DGN	ORIGINAL SHEET SIZE A3	SHEET 1 OF 9 SHEETS
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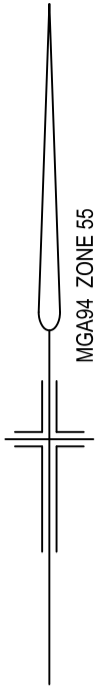
	Reeds Consulting Pty Ltd Lvl 6, 440 Elizabeth Street Melbourne Victoria 3000 p (03) 8660 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au	LICENSED SURVEYOR TOMAS CHAMPION
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ENLARGEMENT No.1
NOT TO SCALE



ENLARGEMENT No.2
NOT TO SCALE





DRIVE

69°26'
28.70

MERRIJIG

96°57'10"
114.14

A17.42
C17.41
93°11'

84°06'50"
C58.85
A59.34
R132.40

A16.31
C16.30
85°53'

A25.60
C25.56
76°49'

1335
478m²

E-4

6°57'
8m
6m
11.05

96°57'
(13.42)

96°57'10"
(30)

1334
480m²

E-4

96°57'10"
(30)

1333
375m²

96°57'10"
(30)

1332
375m²

96°57'10"
(30)

1331
420m²

E-4

96°57'10"
(30)

1330
375m²

96°57'10"
(30)

1329
420m²

96°57'10"
(30)

1328

E-4

AVENUE

58.54
6°57'10"

R-1
2875m²

HUNTER

A
SEE SHEET 2

J
SEE SHEET 2

TASSELL STREET

R-1
1666m²

128.51
100.51
96°57'10"

51°57'
4.24

3
16
6°57'10"

3
16
6°57'10"

3
16
6°57'10"

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6°57'10"

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6°57'10"

3
16
6°57'10"

1317
251m²

96°57'
(16)

1318
256m²

96°57'
(16)

1319

96°57'10"
(30.51)

1316
464m²

96°57'
(16)

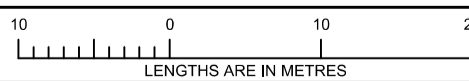
1315

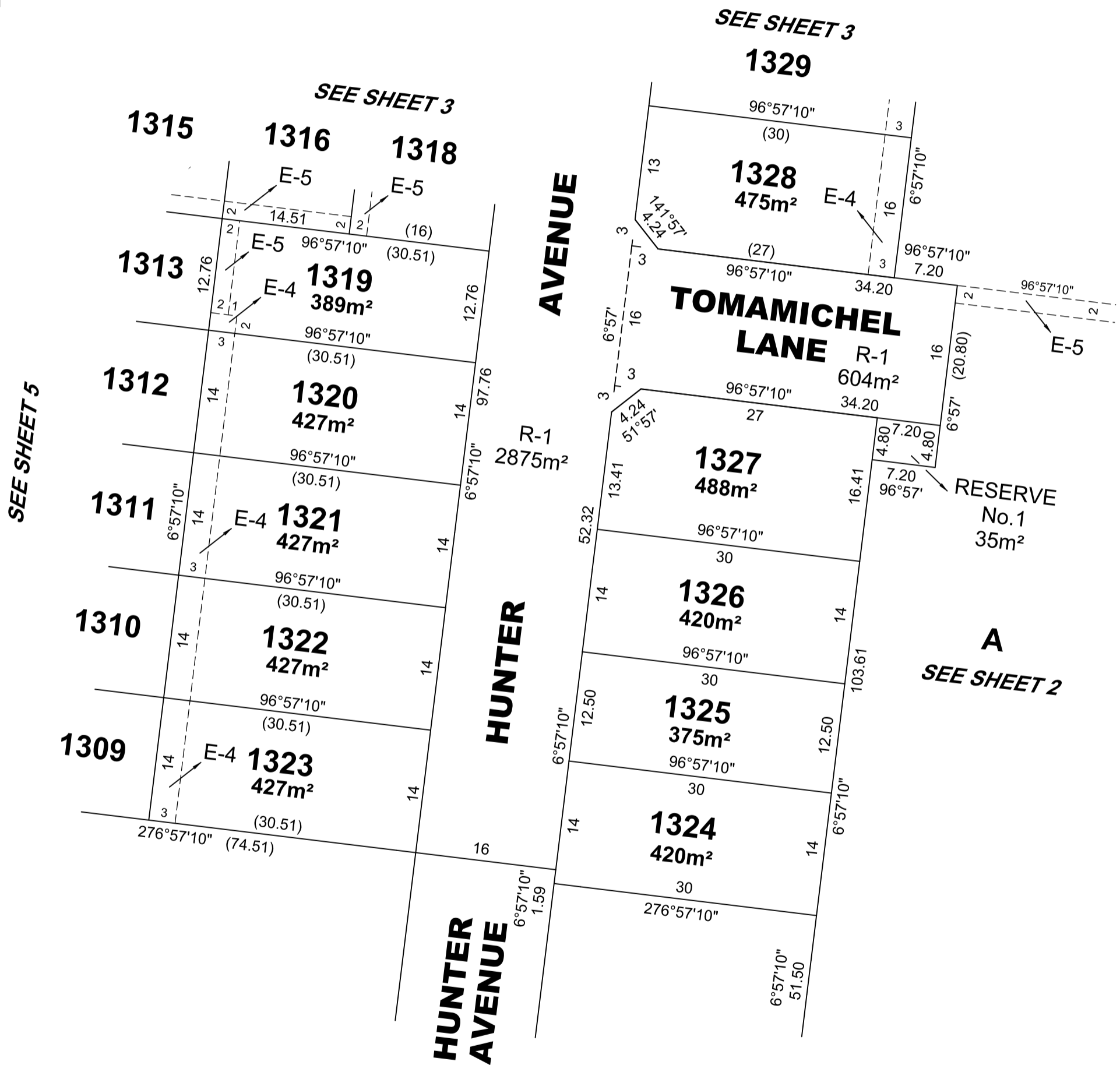
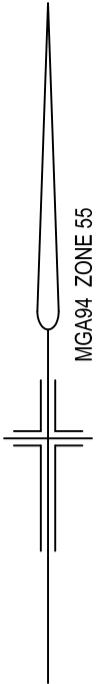
96°57'10"
(30.51)

SEE SHEET 5

SEE SHEET 4

SEE SHEET 4





REF: 21437/13PS VERSION: F DATE: 09/03/18
21437-13-PS-M-F.DGN

SCALE 1:500

LENGTHS ARE IN METRES

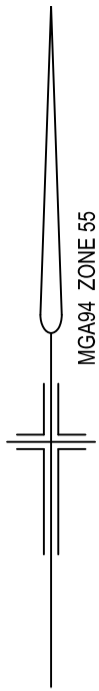
ORIGINAL SHEET
SIZE A3

SHEET 4

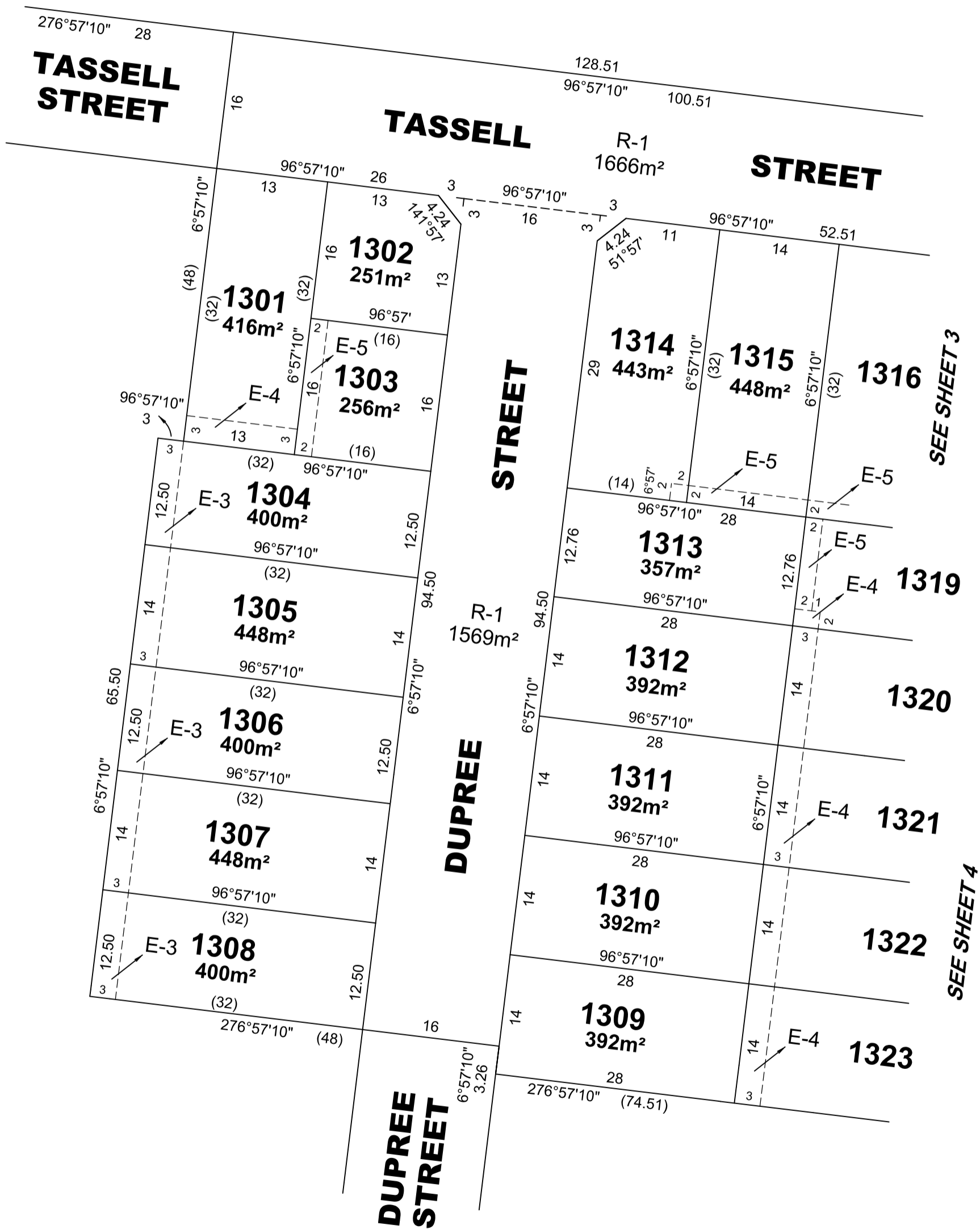


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LICENSED SURVEYOR
TOMAS CHAMPION



J
SEE SHEET 2



REF: **21437/13PS** VERSION: **F** DATE: 09/03/18
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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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LICENSED SURVEYOR
TOMAS CHAMPION

CREATION OF RESTRICTION No.1

LAND TO BENEFIT: LOTS 1301-1335 (BOTH INCLUSIVE)

LAND TO BE BURDENED: LOTS 1301 - 1335 (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 AA3443 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 AA3443 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 AA3443 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 1301-1304 (BOTH INCLUSIVE) AND 1316-1319 (BOTH INCLUSIVE)

LAND TO BE BURDENED: LOTS 1302, 1303, 1317 AND 1318

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.

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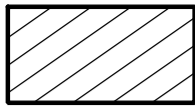


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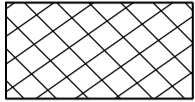
LICENSED SURVEYOR
TOMAS CHAMPION
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ORIGINAL SHEET
SIZE A3

SHEET 6

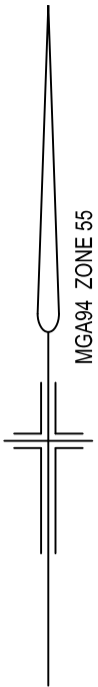


THE BUILDING ENVELOPES ON THIS PLAN ARE SHOWN HATCHED AND ENCLOSED BY THICK CONTINUOUS LINES

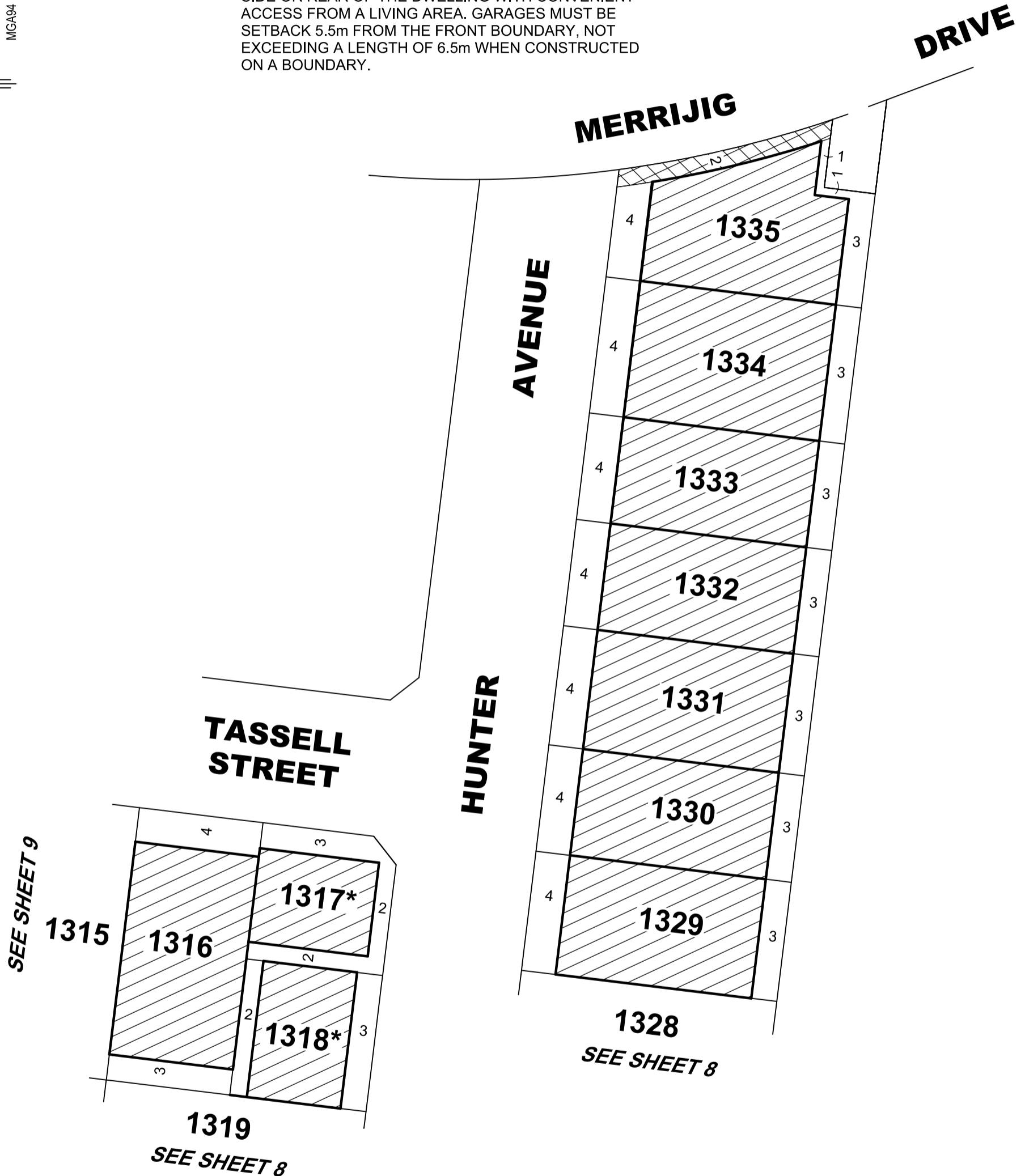


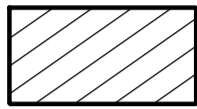
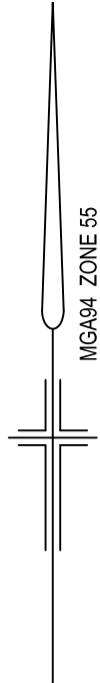
DEVELOPER FENCE ZONES ON THIS PLAN ARE SHOWN CROSS HATCHED

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.

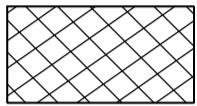


MGA94 ZONE 55



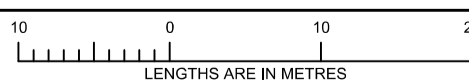
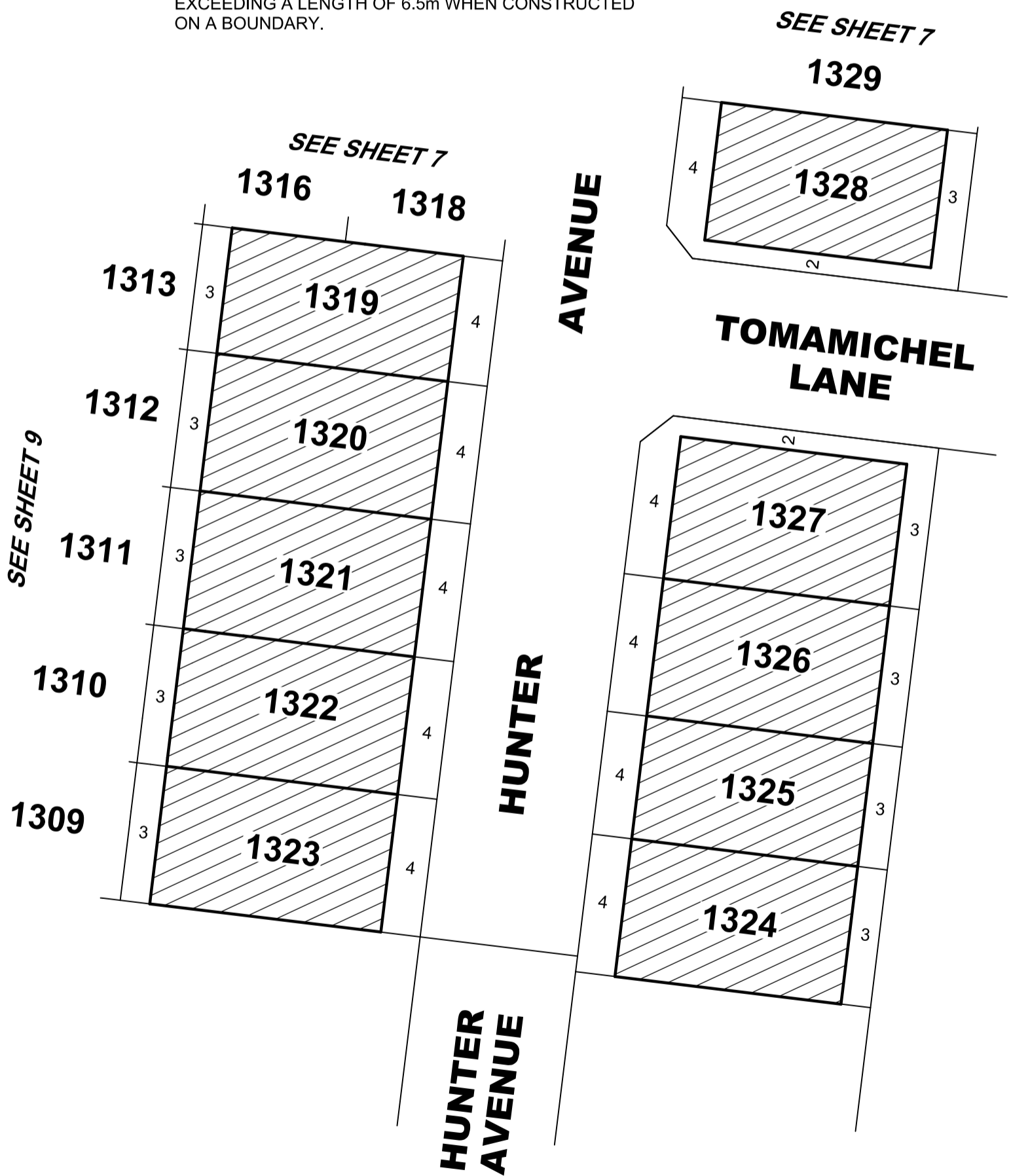


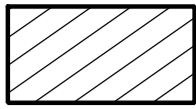
THE BUILDING ENVELOPES ON THIS PLAN ARE SHOWN HATCHED AND ENCLOSED BY THICK CONTINUOUS LINES



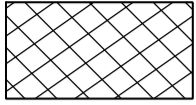
DEVELOPER FENCE ZONES ON THIS PLAN ARE SHOWN CROSS HATCHED

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.



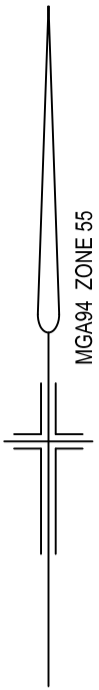


THE BUILDING ENVELOPES ON THIS PLAN ARE SHOWN HATCHED AND ENCLOSED BY THICK CONTINUOUS LINES



DEVELOPER FENCE ZONES ON THIS PLAN ARE SHOWN CROSS HATCHED

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TASSELL STREET

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STREET

