

SUBDIVISION ACT 1988 PLAN OF SUBDIVISION	EDITION 1	PLAN NUMBER PS815496X
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LOCATION OF LAND 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: E 266 010 ZONE: 55 (of approximate centre of N 5 755 960 GDA 94 land in plan)	COUNCIL NAME : SURF COAST SHIRE COUNCIL
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VESTING OF ROADS OR RESERVES		QUAY 2 ESTATE - RELEASE 16 NUMBER OF LOTS IN THIS PLAN : 46 TOTAL AREA OF LAND IN THIS PLAN : 2.831 ha DEPTH LIMITATION: DOES NOT APPLY
IDENTIFIER	COUNCIL / BODY / PERSON	
ROADS, R-1	SURF COAST SHIRE COUNCIL	

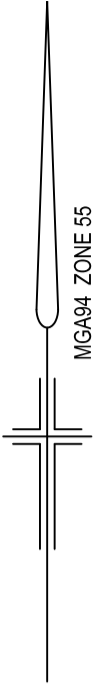
NOTATIONS	
LOTS 1-1600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. ANY EASEMENTS SHOWN ON PREVIOUS PLANS AS IT AFFECTS ROADS R-1 ON THIS PLAN ARE REMOVED VIDE SCHEDULE 5, CLAUSE 14 OF THE ROAD MANAGEMENT ACT 2004.	OTHER PURPOSE OF THIS PLAN: - CREATION OF RESTRICTIONS FOR RESTRICTION DETAIL REFER TO SHEET 7

WARNING
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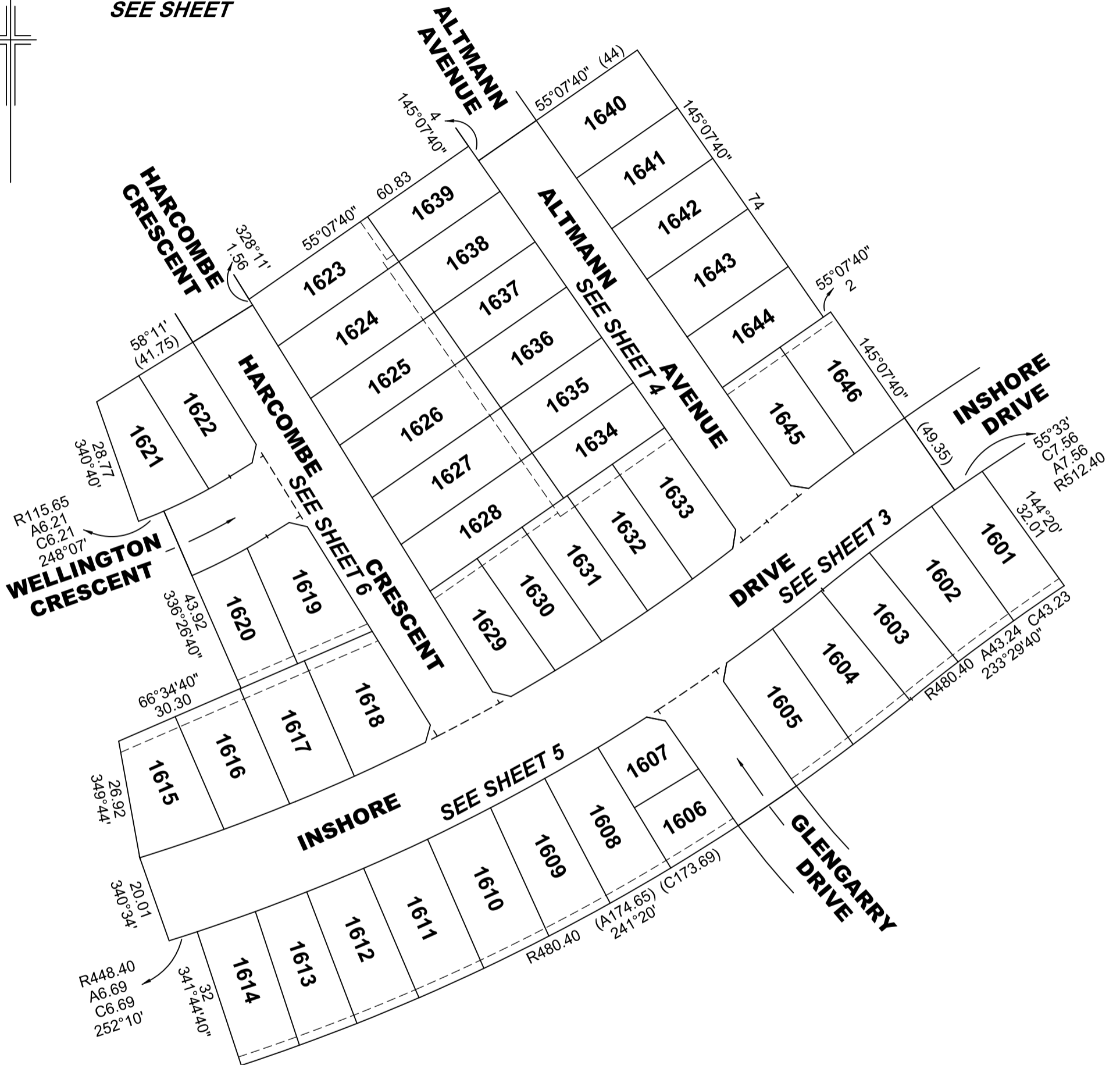
EASEMENT INFORMATION					STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. PLN12/0281F SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). ----- IN PROCLAIMED SURVEY AREA No. -----
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)					
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED /IN FAVOUR OF	
E-1	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN SEC.136 WATER ACT 1989	BARWON REGION WATER CORPORATION	
E-2, E-4	DRAINAGE	SEE DIAG.	THIS PLAN	SURF COAST SHIRE COUNCIL	
E-3, E-4	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG.	PS815490L SEC.136 WATER ACT 1989	BARWON REGION WATER CORPORATION	

REF: 21437/16PS	VERSION: C	DATE: 24/08/18	21437-16-PS-M-C.DGN	ORIGINAL SHEET SIZE A3	SHEET 1 OF 7 SHEETS
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<p style="font-size: x-small; margin-top: 5px;"> 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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SEE SHEET



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REF: **21437/16PS** VERSION: **C** DATE: 24/08/18
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SCALE **1:1000**
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LENGTHS ARE IN METRES

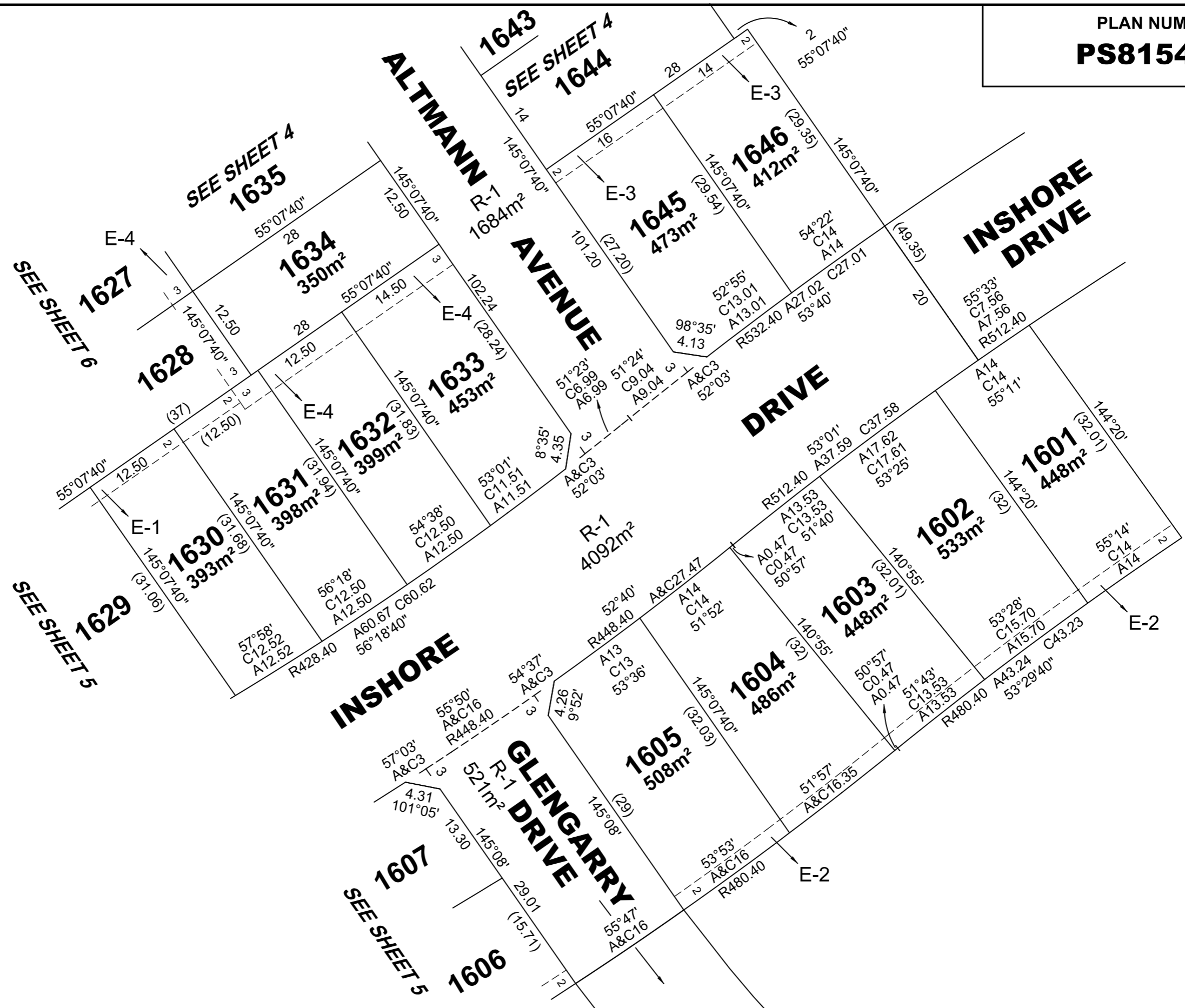
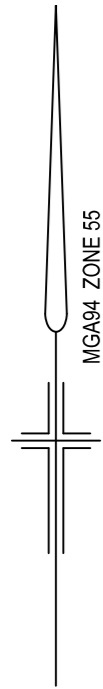
ORIGINAL SHEET
SIZE **A3**

SHEET **2**



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LICENSED SURVEYOR
TOMAS CHAMPION



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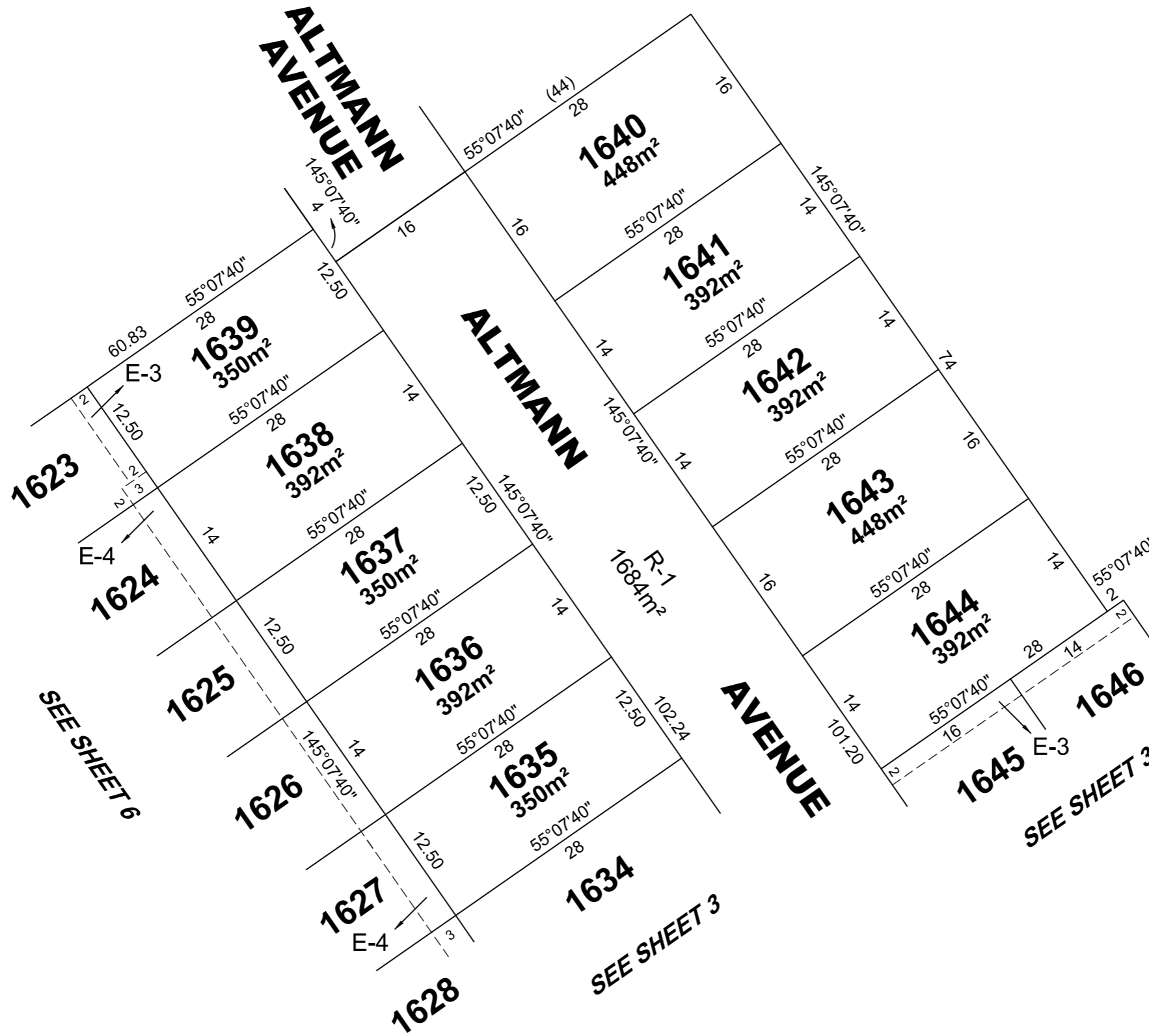
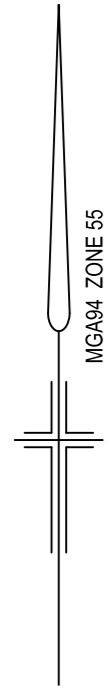
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SCALE 1:500
10 0 10 20
LENGTHS ARE IN METRES

LICENSED SURVEYOR
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ORIGINAL SHEET
SIZE A3

SHEET 3



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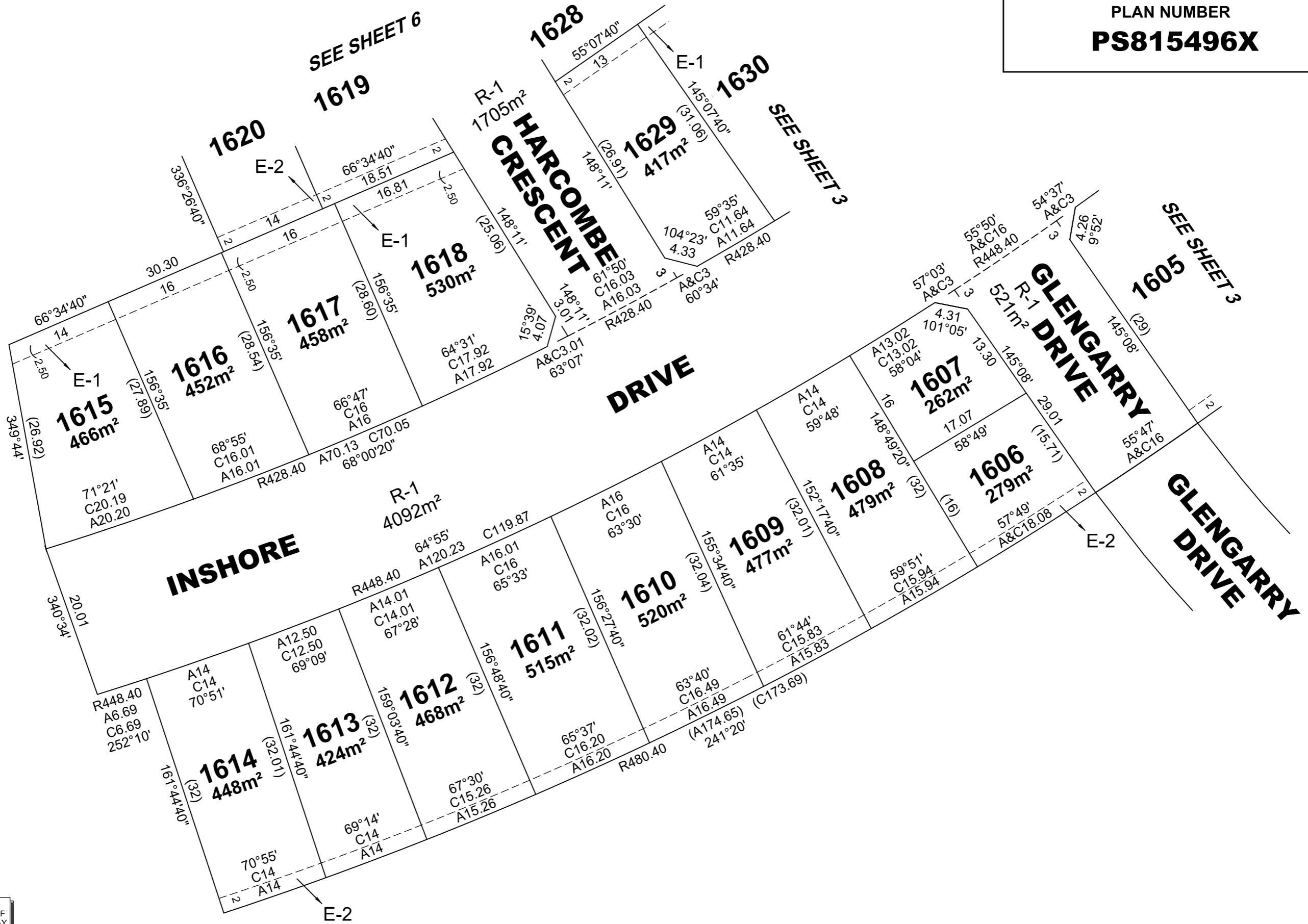
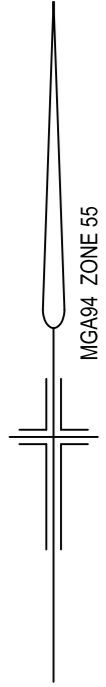
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SHEET 4

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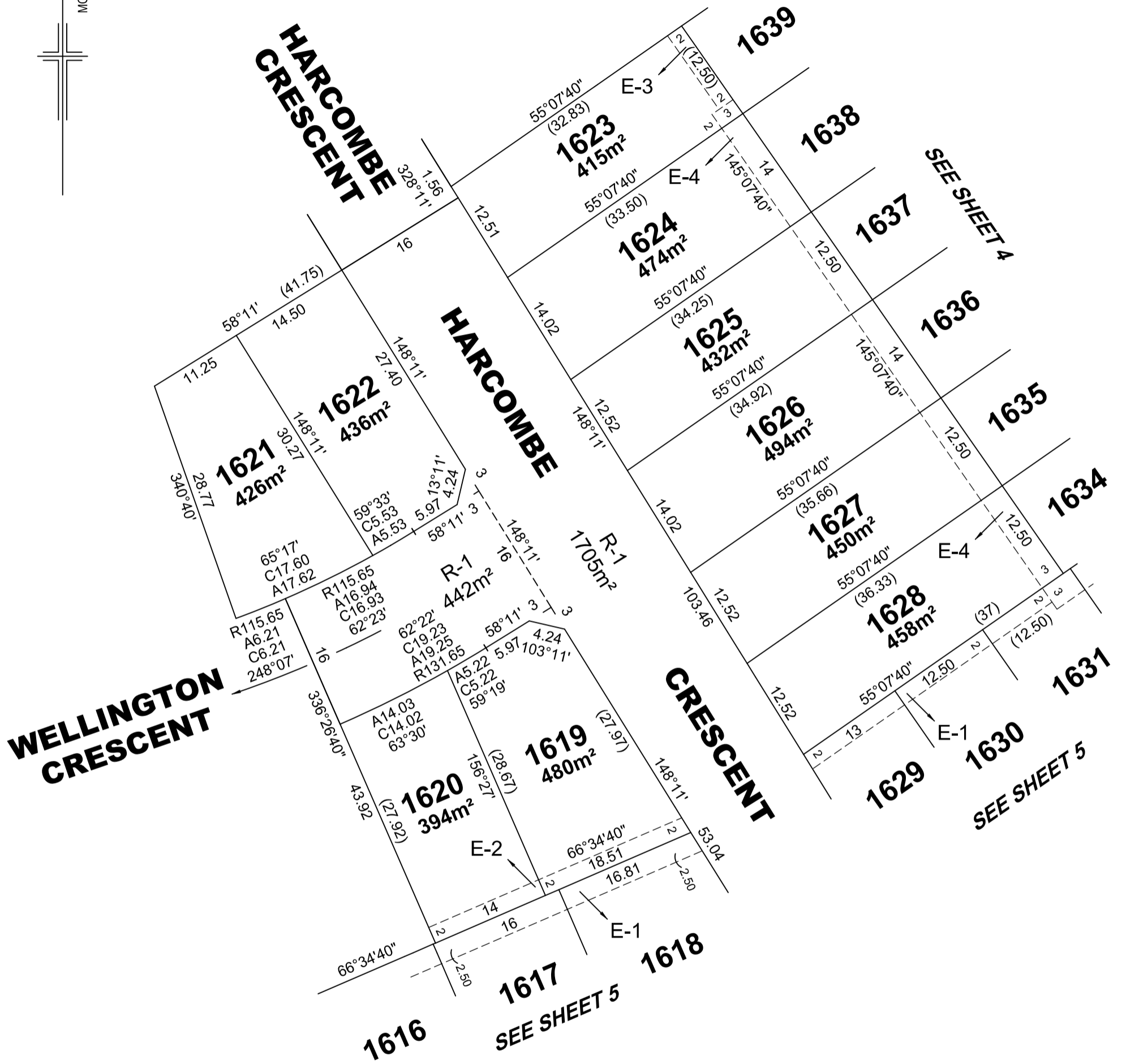
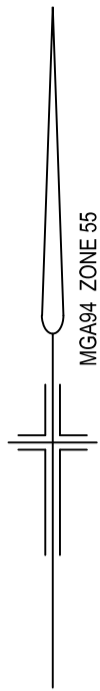
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ORIGINAL SHEET
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SHEET 5



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10 0 10 20
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ORIGINAL SHEET
SIZE **A3**

SHEET **6**



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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'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: 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 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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SIZE A3

SHEET 7

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