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| SUBDIVISION ACT 1988 PLAN OF SUBDIVISION | EDITION 1 | PLAN NUMBER PS804769A |
|--|------------------|---------------------------------|


| | |
|---|--|
| LOCATION OF LAND PARISH: PUEBLA TOWNSHIP: -- SECTION: -- CROWN ALLOTMENT: 62 (PART), 63 (PART) CROWN PORTION: -- TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT H ON PS804768C POSTAL ADDRESS: 1535 SURF COAST HIGHWAY <small>(at time of subdivision)</small> TORQUAY, VIC 3228 MGA CO-ORDINATES: E 266 020 ZONE: 55 <small>(of approximate centre of land in plan)</small> N 5 756 305 GDA 94 | COUNCIL NAME : SURF COAST SHIRE COUNCIL |
|---|--|

| VESTING OF ROADS OR RESERVES | | QUAY 2 ESTATE - RELEASE 5B |
|------------------------------|--|--|
| IDENTIFIER | COUNCIL / BODY / PERSON | |
| ROADS, R-1 RESERVE No.1 | SURF COAST SHIRE COUNCIL SURF COAST SHIRE COUNCIL | NUMBER OF LOTS IN THIS PLAN: 37 + 1 BALANCE LOT TOTAL AREA OF LAND IN THIS PLAN: 9.654 ha (INC. BALANCE LAND 6.812ha) DEPTH LIMITATION: DOES NOT APPLY |

| NOTATIONS | |
|--|---|
| LOTS 1-509 (BOTH INCLUSIVE) BEEN OMITTED FROM THIS PLAN. | OTHER PURPOSE OF THIS PLAN - CREATION OF RESTRICTION: FOR RESTRICTION DETAILS REFER TO SHEETS 6, 7 & 8. |

| EASEMENT INFORMATION | | | | | THIS IS A SPEAR PLAN |
|--|---------|----------------|--------|------------------------------|---|
| LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) | | | | | STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. PLN12/0281F. SURVEY: THIS PLAN IS BASED ON SURVEY PS733270G. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). ----- IN PROCLAIMED SURVEY AREA No. ----- |
| EASEMENT REFERENCE | PURPOSE | WIDTH (METRES) | ORIGIN | LAND BENEFITED /IN FAVOUR OF | |
| SEE SHEET 2 FOR EASEMENT INFORMATION | | | | | |

| | | | | | |
|---------------|------------|---------------------------------------|--|------------------------|---------------------|
| REF: 21437/5B | VERSION: H | DATE: 30/01/18 21437-5B-PS-M-H.DGN | | ORIGINAL SHEET SIZE A3 | SHEET 1 OF 8 SHEETS |
|---------------|------------|---------------------------------------|--|------------------------|---------------------|

| | | |
|--|--|--|
|  <p style="font-size: small;">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 | |
|--|--|--|

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-5, E-8 | PIPELINE OR ANCILLARY PURPOSES | SEE DIAG. | PS 747682D SEC. 136 WATER ACT 1989 | BARWON REGION WATER CORPORATION |
| E-8 | DRAINAGE | SEE DIAG. | PS 747682D | SURF COAST SHIRE COUNCIL |
| E-13 | PIPELINE OR ANCILLARY PURPOSES | SEE DIAG. | PS 801743L SEC. 136 WATER ACT 1989 | BARWON REGION WATER CORPORATION |
| E-13 | DRAINAGE | SEE DIAG. | PS 801743L | SURF COAST SHIRE COUNCIL |
| E-19, E-20 | PIPELINE OR ANCILLARY PURPOSES | SEE DIAG. | THIS PLAN | BARWON REGION WATER CORPORATION |
| E-19 | DRAINAGE | SEE DIAG. | THIS PLAN | SURF COAST SHIRE COUNCIL |

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ORIGINAL SHEET
SIZE A3

SHEET 2



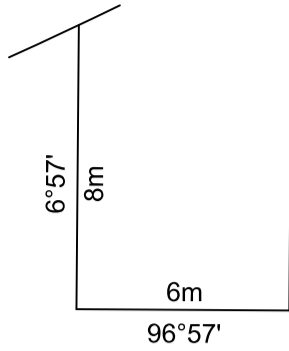
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LICENSED SURVEYOR

TOMAS CHAMPION

ENLARGEMENT
NOT TO SCALE

69°26'
28.70



A

CENTRESIDE DRIVE

96°59'45"
(126.54)

MERRIJIG DRIVE

96°57'10"
114.14

McLEAN STREET

51°57'
4.24

TASSELL STREET

6°57'10"
54.40

276°57'10"
28

A
6.812 ha

R132.40
A59.34
C58.85
84°06'50"

SEE ENLARGEMENT ABOVE

69°26'
28.70

14.24
186°57'

97°00'
3

E-8

E-5

E-13

6°57'10"
120.24

96°57'10"
(48)

520

519

518

516

517

SEE SHEET 4

533

532

531

529

530

534

535

536

537

538

539

540

541

542

543

544

545

SEE SHEET 5

515

514

513

512

511

510

SEE ENLARGEMENT RIGHT

DRIVE

RESERVE No.1

R129.20
A34.59
C34.49
219°14'
5.62
242°47'40"

SCOTT AVENUE

186°57'10"
42.32

186°57'10"
60

186°57'10"
237.77

186°57'10"
238.11

186°57'10"
237.77

186°57'10"
238.11

186°57'10"
237.77

186°57'10"
238.11

WILSON STREET

276°57'10"
30

276°57'10"
60

276°57'10"
120.24

276°57'10"
120.24

276°57'10"
120.24

276°57'10"
120.24

276°57'10"
120.24

276°57'10"
120.24

ENLARGEMENT
NOT TO SCALE

DUPREE STREET

271°04'
3.32

264°00'

16.29

172°53'

172°53'

172°53'

172°53'

172°53'

172°53'

172°53'

172°53'

172°53'

172°53'

172°53'

172°53'

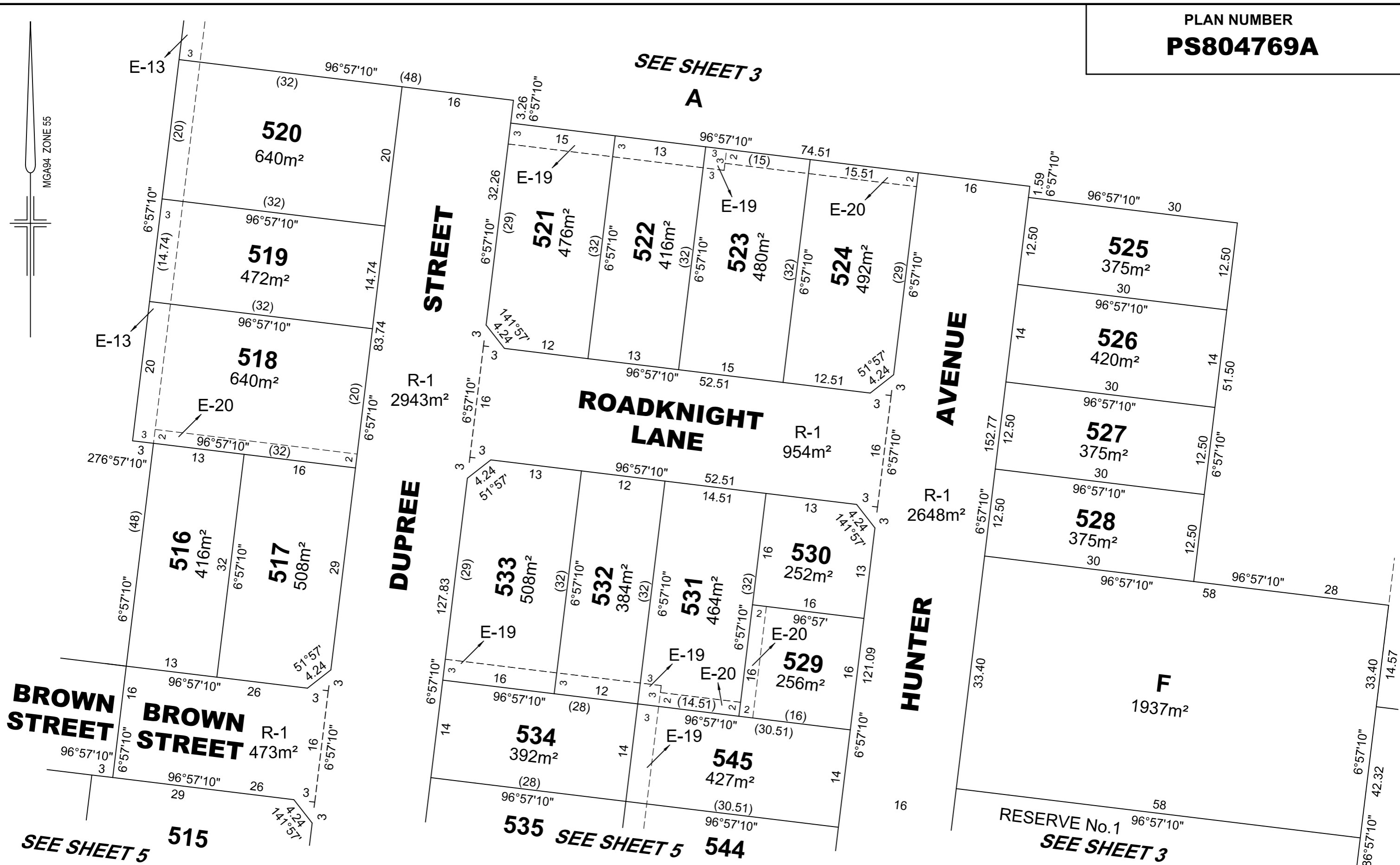
172°53'

172°53'

172°53'

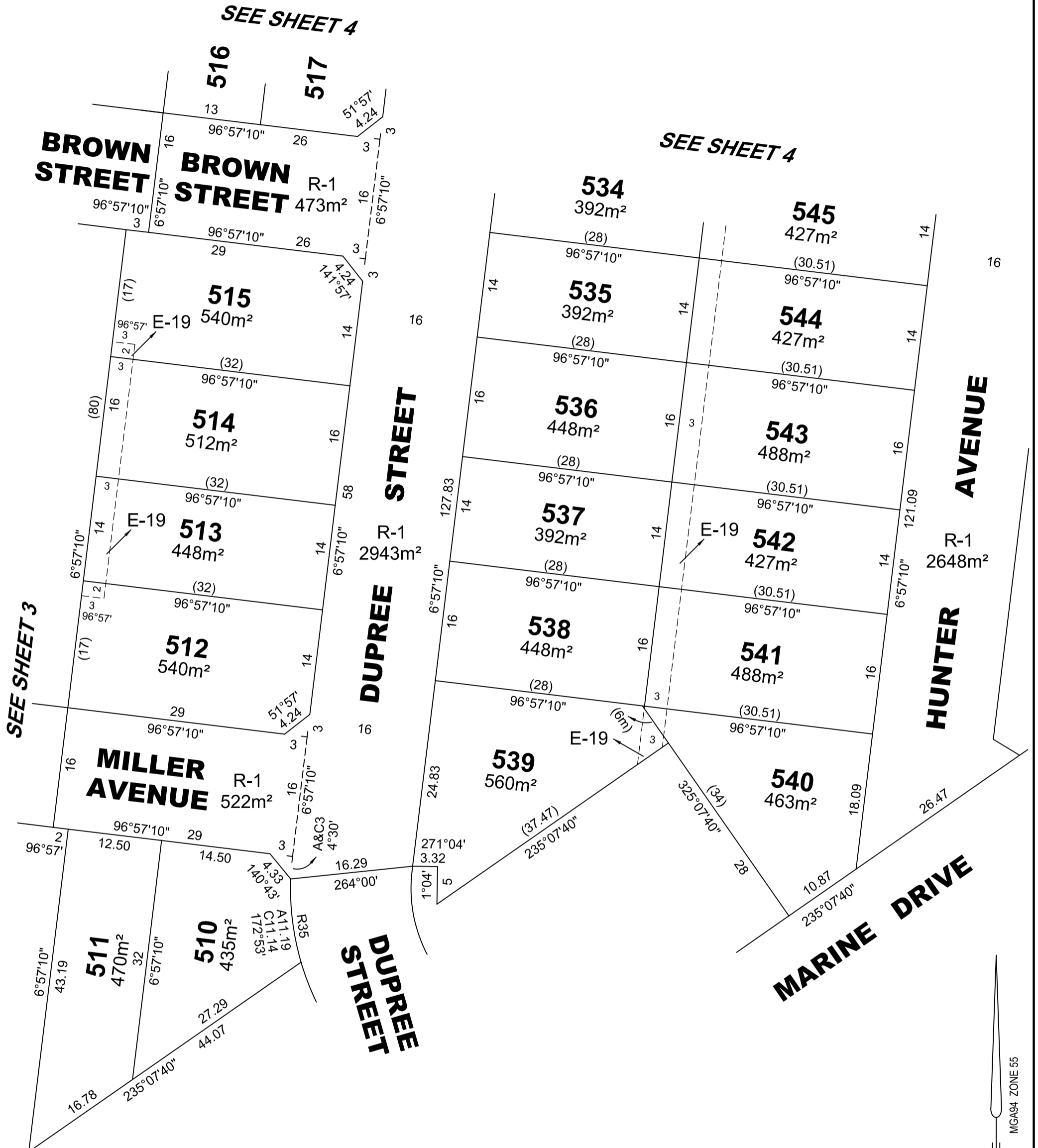
172°53'

172°53'



SEE SHEET 4

SEE SHEET 4



SEE SHEET 3

16

MGA94 ZONE 55

REF: 21437/5B VERSION: H DATE: 30/01/18
21437-5B-PS-M-H.DGN

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 510-545 (BOTH INCLUSIVE)
LAND TO BE BURDENED: LOTS 510-545 (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 529-531 (BOTH INCLUSIVE) AND 545
LAND TO BE BURDENED: LOTS 529 AND 530

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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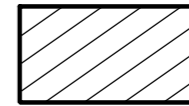
LICENSED SURVEYOR
TOMAS CHAMPION
.....

ORIGINAL SHEET
SIZE A3

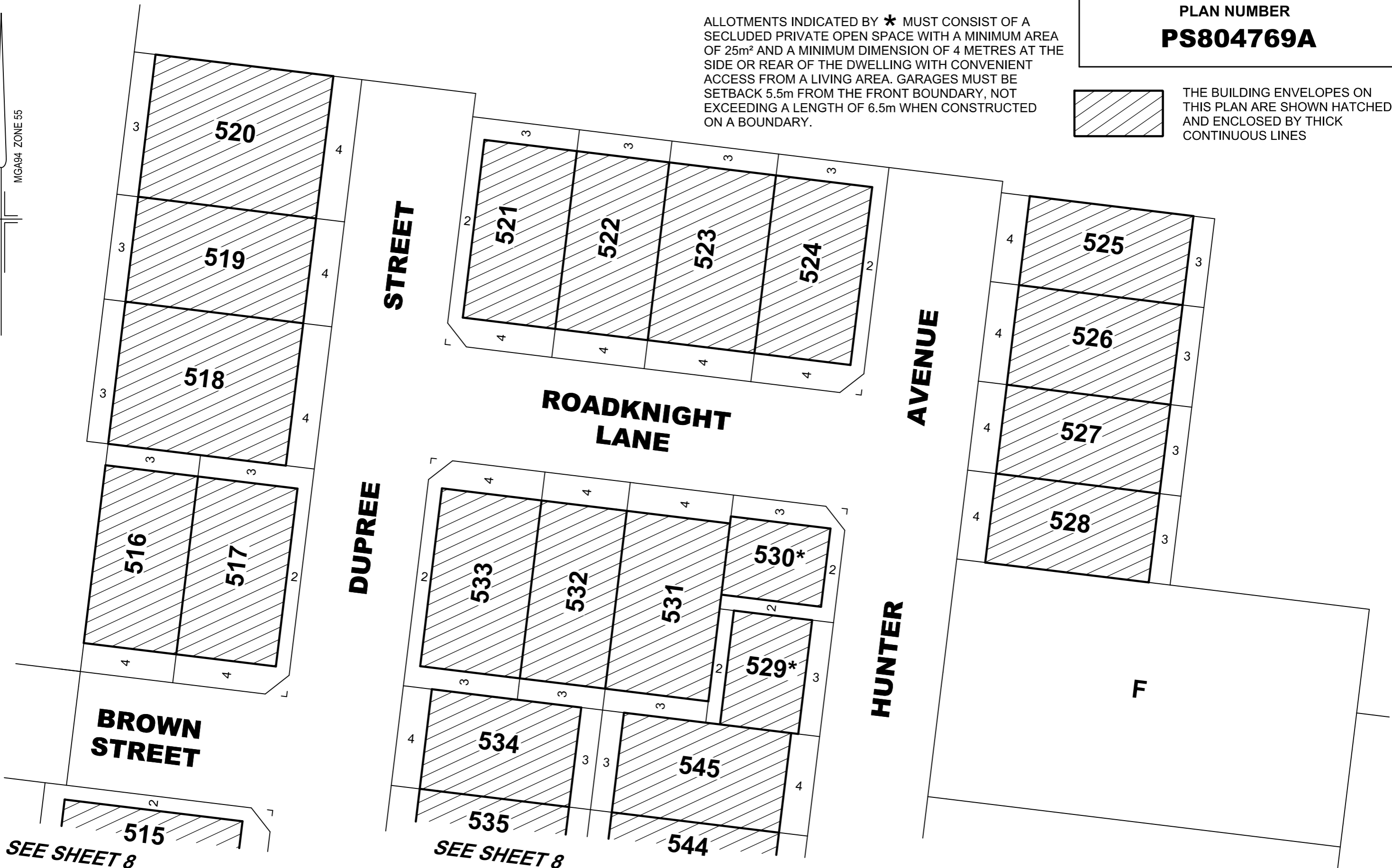
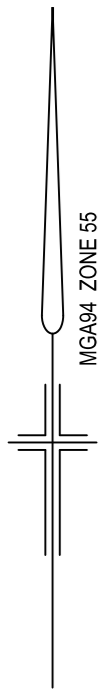
SHEET 6

PLAN NUMBER
PS804769A

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



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

ORIGINAL SHEET
SIZE A3

SHEET 7

LICENSED SURVEYOR
..... TOMAS CHAMPION

SEE SHEET 7

SEE SHEET 7

BROWN STREET

BROWN STREET

DUPREE STREET

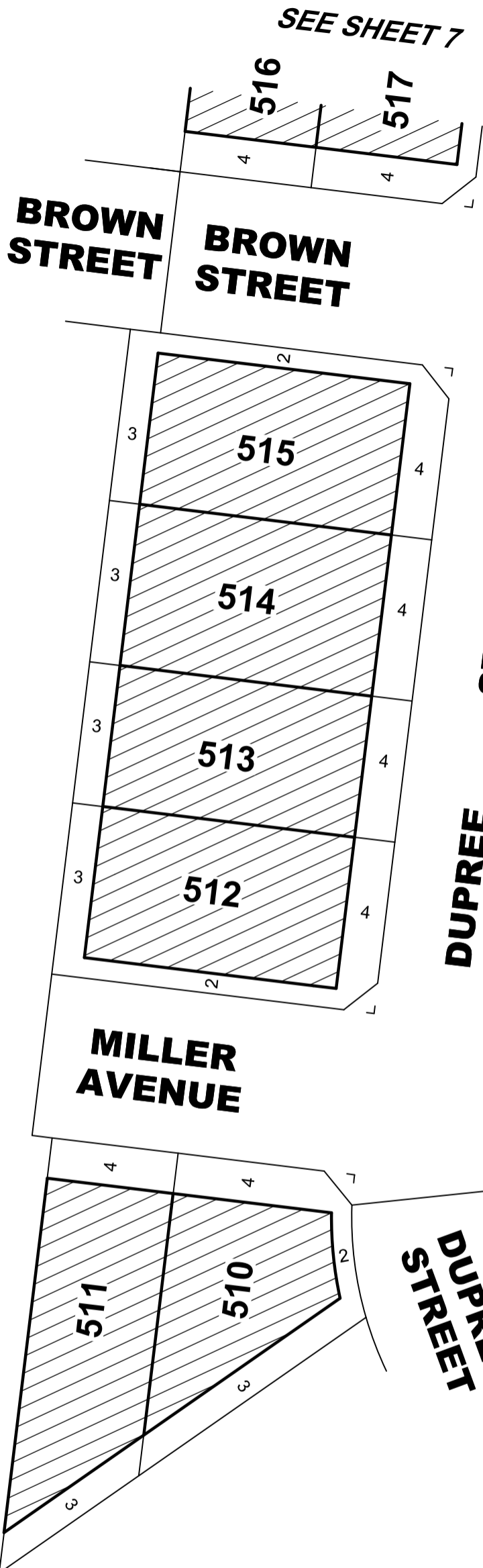
HUNTER AVENUE

HUNTER AVENUE

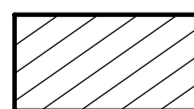
MILLER AVENUE

DUPREE STREET

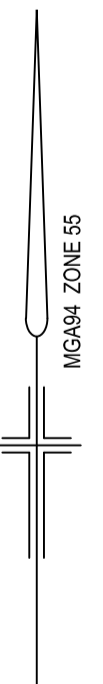
MARINE DRIVE



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

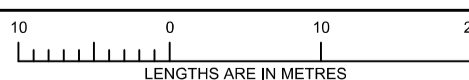


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SCALE 1:500



ORIGINAL SHEET SIZE A3

SHEET 8

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LICENSED SURVEYOR
TOMAS CHAMPION