


SUBDIVISION ACT 1988 PLAN OF SUBDIVISION	EDITION 1	PLAN NUMBER PS815488W
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LOCATION OF LAND PARISH: PUEBLA TOWNSHIP: -- SECTION: -- CROWN ALLOTMENT: 63 (PART), 72A (PART) AND FORMER GOVERNMENT ROAD CROWN PORTION: -- TITLE REFERENCES: VOL.11979 FOL.642 LAST PLAN REFERENCE: LOT C ON PS8014773K POSTAL ADDRESS: 1535 SURF COAST HIGHWAY (at time of subdivision) TORQUAY, VIC 3228 MGA CO-ORDINATES: E 265 680 ZONE: 55 (of approximate centre of N 5 756 300 GDA 94 land in plan)	COUNCIL NAME : SURF COAST SHIRE COUNCIL
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VESTING OF ROADS OR RESERVES		QUAY 2 ESTATE - RELEASE 8 NUMBER OF LOTS IN THIS PLAN: 50 PLUS 1 BALANCE LOT TOTAL AREA OF LAND IN THIS PLAN: 8.913 ha (INCLUDING ONE BALANCE LOT: 5.400 ha) DEPTH LIMITATION: SEE NOTATIONS
IDENTIFIER	COUNCIL / BODY / PERSON	
ROADS, R-1 RESERVE No.1	SURF COAST SHIRE COUNCIL SURF COAST SHIRE COUNCIL	

NOTATIONS	
LOTS 1-800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.	DEPTH LIMITATION : CROWN ALLOTMENT 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. OTHER PURPOSE OF THIS PLAN: 1) CREATION OF RESTRICTION: FOR RESTRICTION DETAILS REFER TO SHEETS 8, 9, 10 AND 11

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 PS733270G. 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	
<i>SEE SHEET 2 FOR EASEMENT INFORMATION</i>					

REF: 21437/8PS	VERSION: F	DATE: 27/02/19 21437-8-PS-M-F.DGN		ORIGINAL SHEET SIZE A3	SHEET 1 OF 11 SHEETS
			LICENSED SURVEYOR TOMAS CHAMPION		
<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</small>					

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-1	WAY	SEE DIAG.	L 583652W	C/T VOL.9402 FOL.512
E-2	CARRIAGEWAY	SEE DIAG.	PS 733270G	LOT B ON PS 733270G
E-3	POWER SUPPLY (OVERHEAD)	SEE DIAG.	PS 733270G	POWERCOR AUSTRALIA LTD.
E-5, E-8 & E-12	PIPELINES 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-10	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	PS 800324N SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-10, E-11, E-12	DRAINAGE	SEE DIAG.	PS 800324N	SURF COAST SHIRE COUNCIL
E-13, E-15	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN SEC.136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-14, E-15	DRAINAGE	SEE DIAG.	THIS PLAN	SURF COAST SHIRE COUNCIL

REF: **21437/8PS** VERSION: **F** DATE: 27/02/19
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ORIGINAL SHEET
SIZE A3

SHEET 2

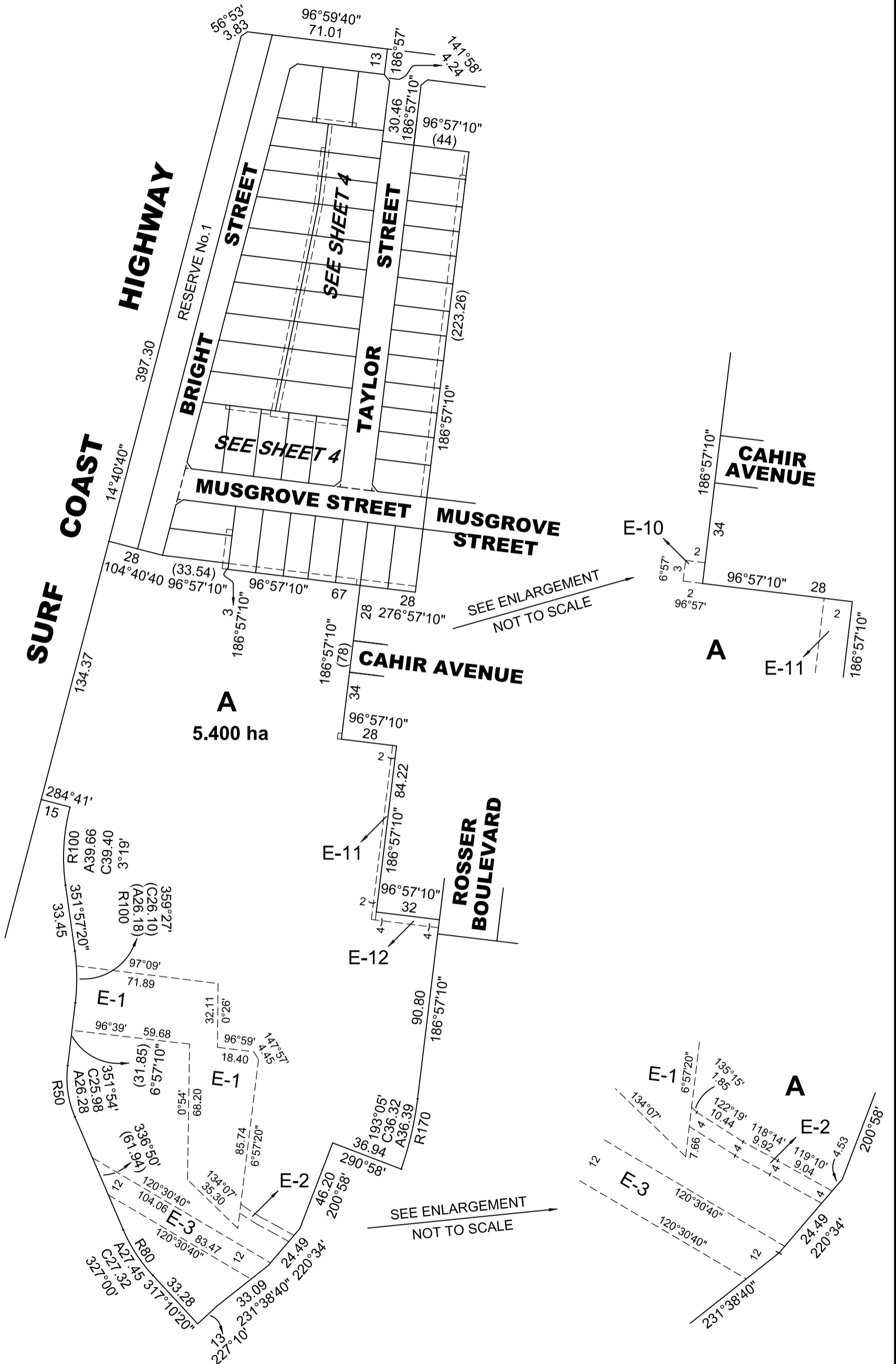
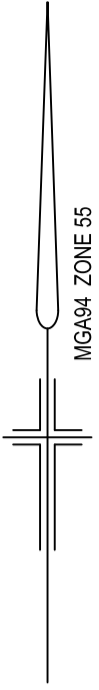


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LICENSED SURVEYOR

.....
TOMAS CHAMPION
.....

MERRIJIG DRIVE

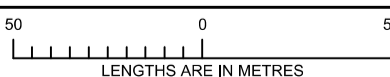


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VERSION:
F

DATE: 27/02/19
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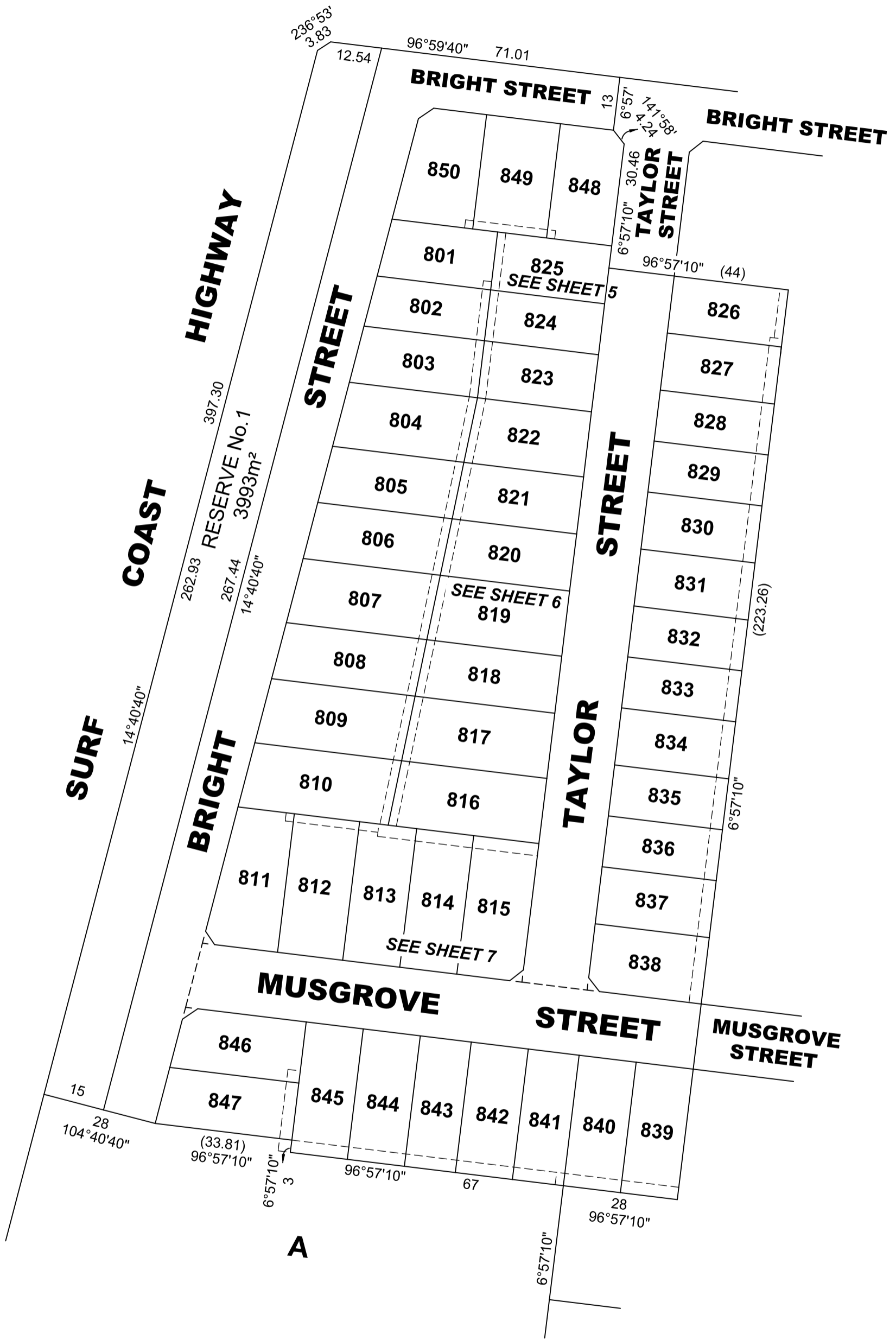
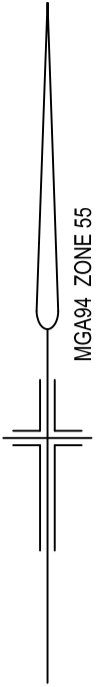
ORIGINAL SHEET
SIZE **A3**

SHEET **3**



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TOMAS CHAMPION

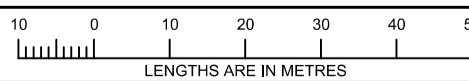


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VERSION:
F

DATE: 27/02/19
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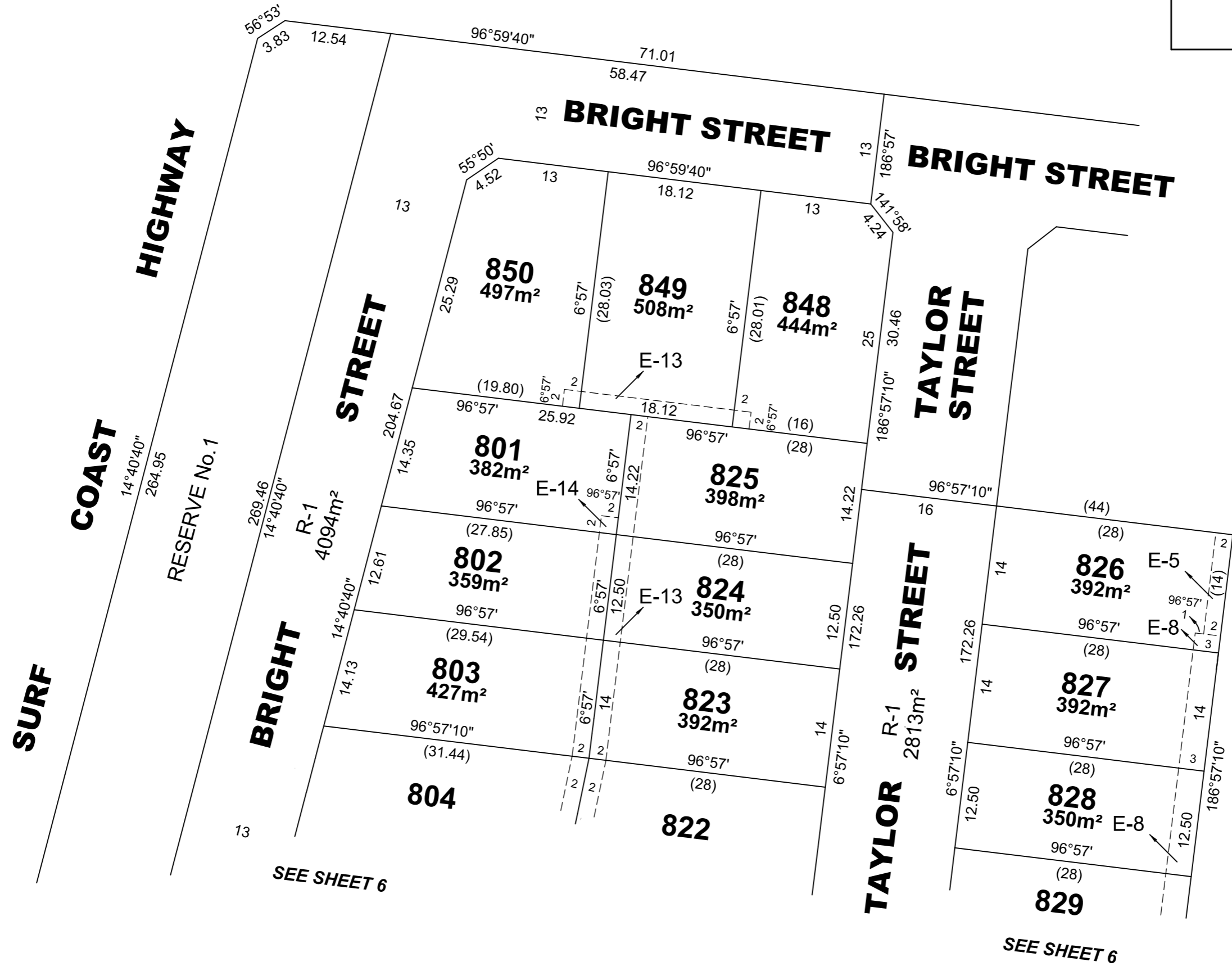
ORIGINAL SHEET
SIZE A3

SHEET 4



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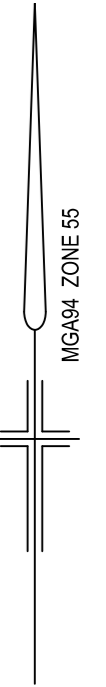
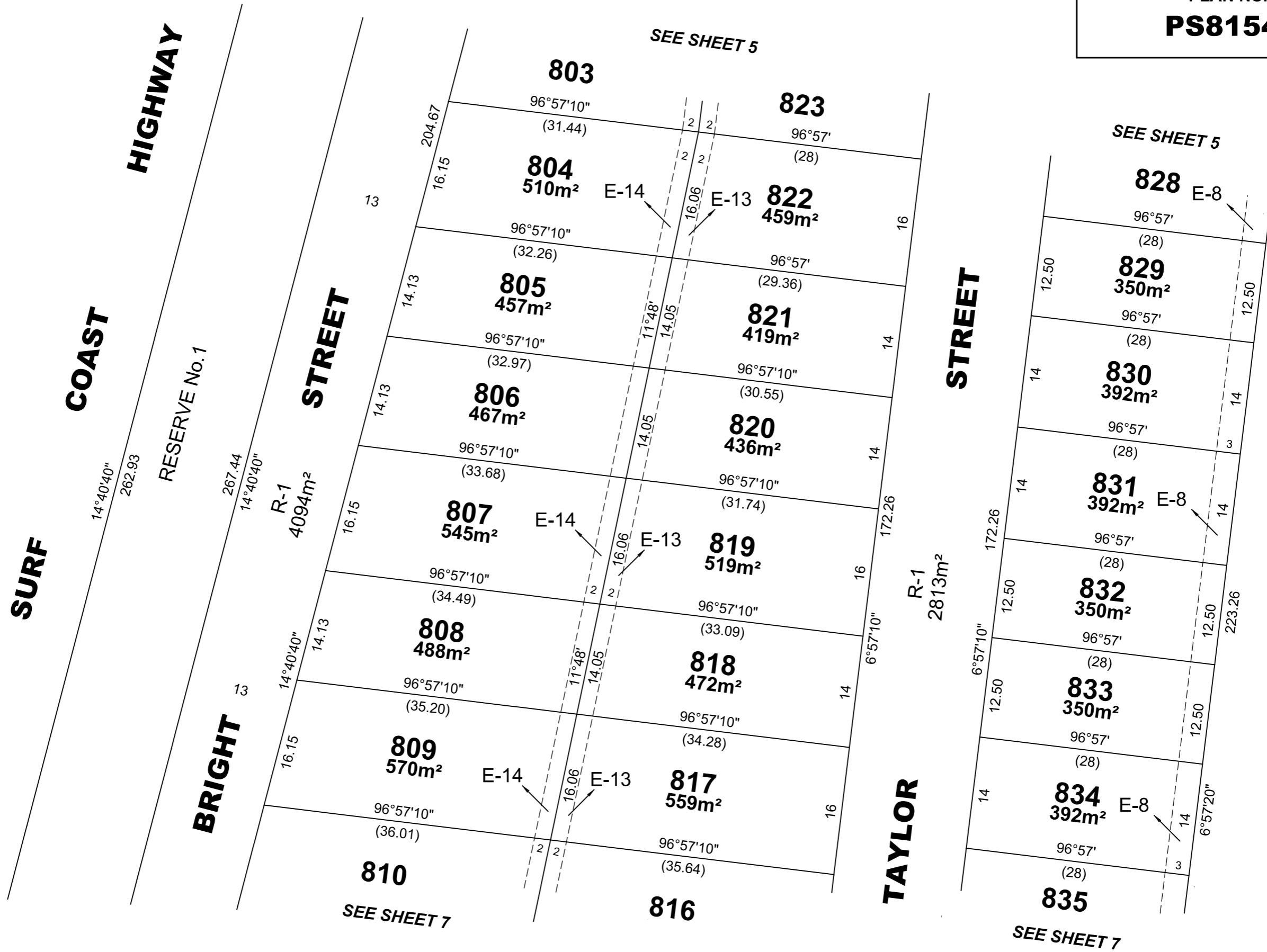
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SCALE 1:500
LENGTHS ARE IN METRES

LICENSED SURVEYOR
TOMAS CHAMPION

ORIGINAL SHEET
SIZE A3

SHEET 5



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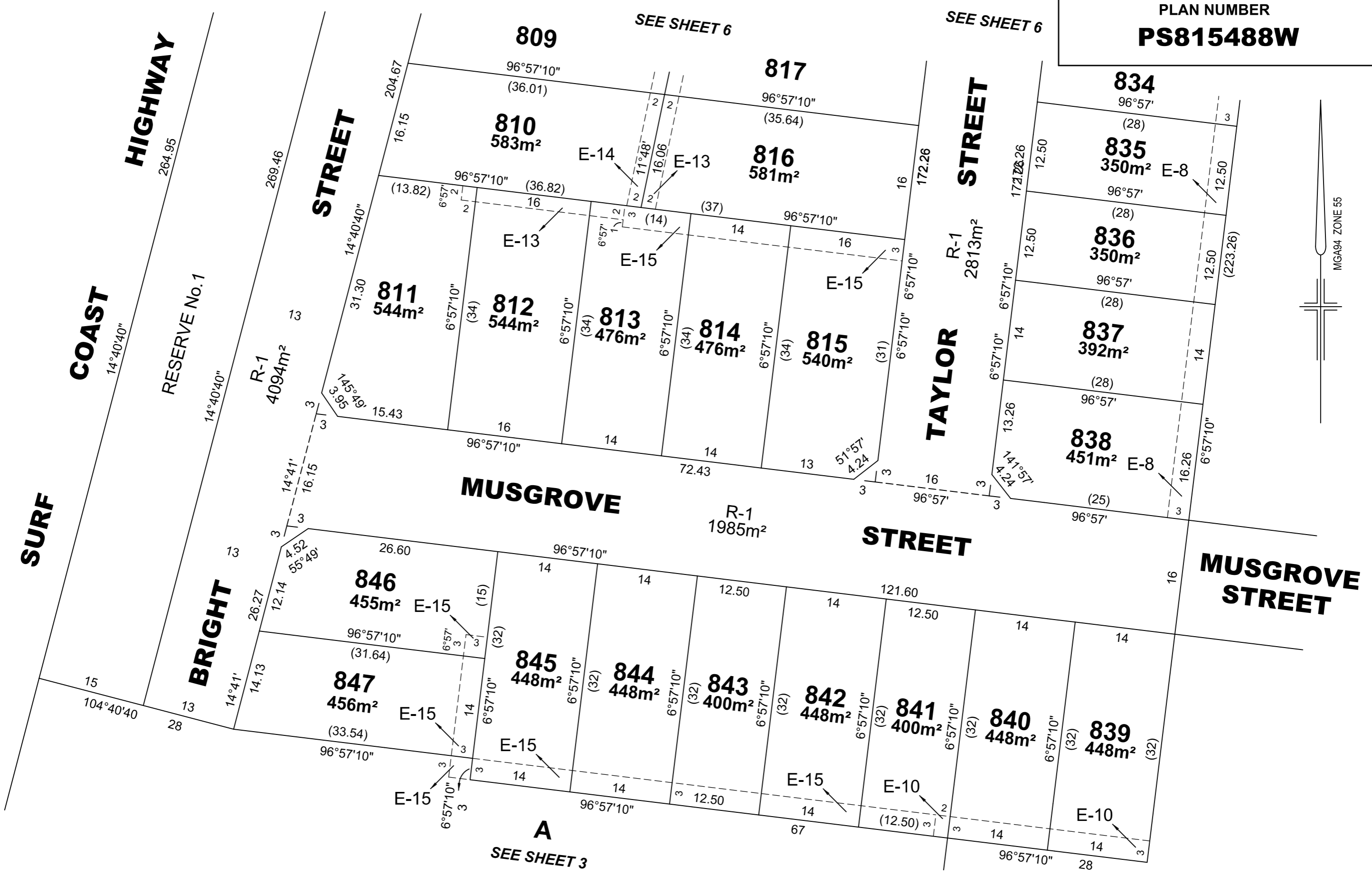
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SCALE 1:500
10 0 10 20
LENGTHS ARE IN METRES

LICENSED SURVEYOR
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ORIGINAL SHEET
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SHEET 6



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ORIGINAL SHEET
SIZE A3

SHEET 7

CREATION OF RESTRICTION No.1

LAND TO BENEFIT: LOTS 801-850 (BOTH INCLUSIVE)

LAND TO BE BURDENED: LOTS 801-850 (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

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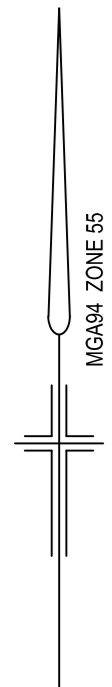
ORIGINAL SHEET
SIZE A3

SHEET 8

LICENSED SURVEYOR
TOMAS CHAMPION
.....

BUILDING ENVELOPE DIAGRAM

PLAN NUMBER
PS815488W



SURF

COAST

HIGHWAY

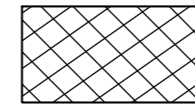
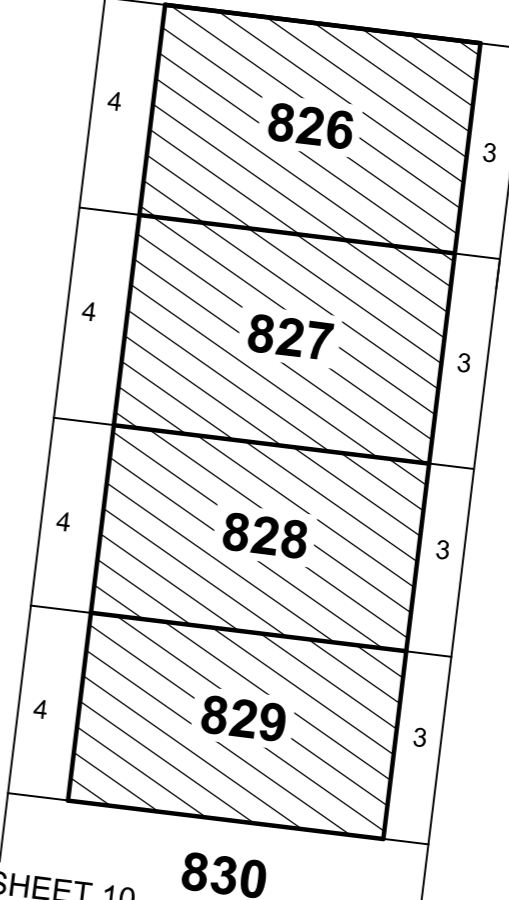
RESERVE

BRIGHT

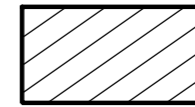
STREET



TAYLOR
STREET



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

805
SEE SHEET 10

821

SEE SHEET 10 830

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SCALE
1:500



ORIGINAL SHEET
SIZE A3

SHEET 9

LICENSED SURVEYOR

..... TOMAS CHAMPION

BUILDING ENVELOPE DIAGRAM

PLAN NUMBER
PS815488W

SURF COAST HIGHWAY

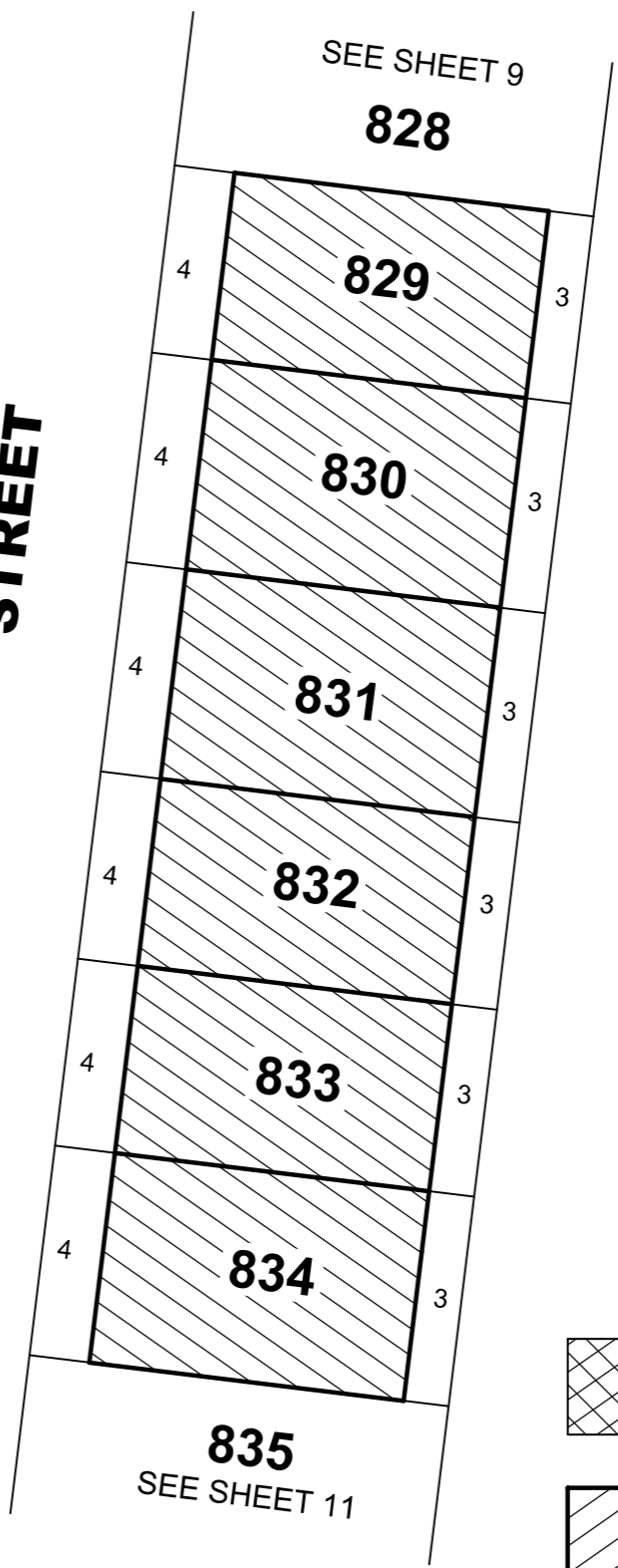
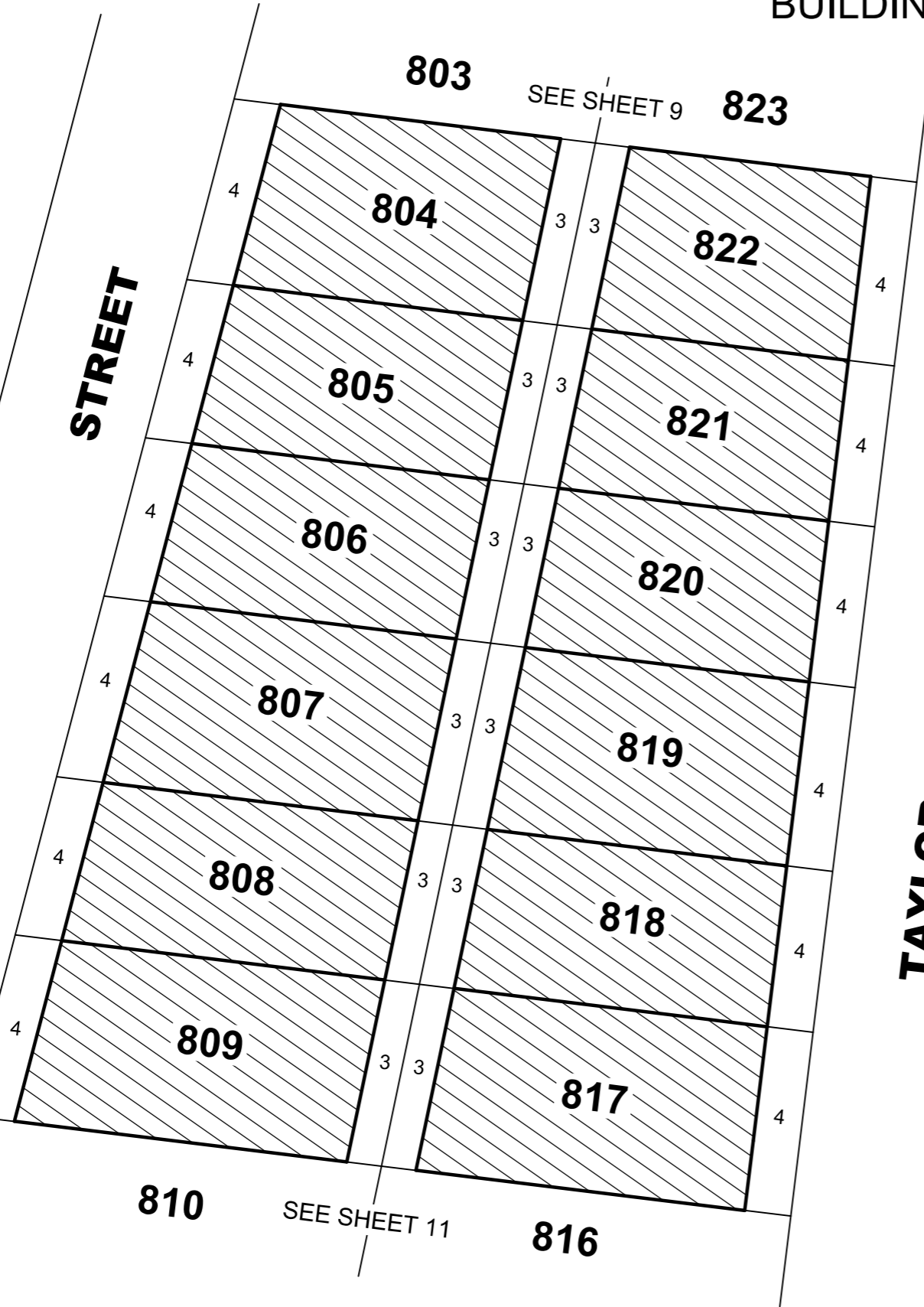
RESERVE

BRIGHT STREET

BRIGHT STREET

TAYLOR STREET

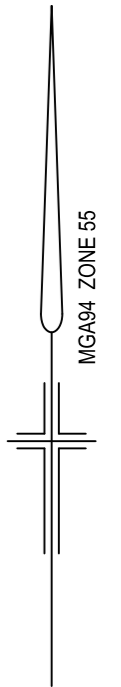
TAYLOR STREET



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



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10 0 10 20
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LICENSED SURVEYOR
..... TOMAS CHAMPION

ORIGINAL SHEET
SIZE A3

SHEET 10

BUILDING ENVELOPE DIAGRAM

PLAN NUMBER
PS815488W

**SURF COAST
HIGHWAY**

RESERVE

STREET

809

SEE SHEET 10

817

SEE SHEET 10

834

810

816

835

**TAYLOR
STREET**

836

811

812

813

814

815

837

838

**MUSGROVE
STREET**

STREET

**MUSGROVE
STREET**

**BRIGHT
STREET**

846

847

845

844

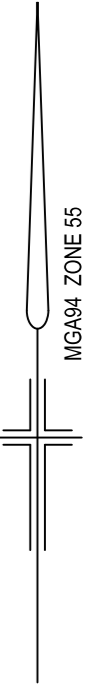
843

842

841

840

839



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

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LICENSED SURVEYOR
..... TOMAS CHAMPION

ORIGINAL SHEET
SIZE A3

SHEET 11