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|--|--------------------------|--|---|---|
| SUBDIVISION ACT 1988 PLAN OF SUBDIVISION | | EDITION 1 | PLAN NUMBER PS804773K | |
| LOCATION OF LAND PARISH: PUEBLA TOWNSHIP: -- SECTION: -- CROWN ALLOTMENT: 62A (PART), 63 (PART), 64A (PART), 71 (PART), 72A (PART) & FORMER GOVERNMENT ROAD CROWN PORTION: -- TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT E ON PS801743L POSTAL ADDRESS: 1535 SURF COAST HIGHWAY (at time of subdivision) TORQUAY, VIC 3228 MGA CO-ORDINATES: E 265 905 ZONE: 55 (of approximate centre of land in plan) N 5 756 190 GDA 94 | | COUNCIL NAME : SURF COAST SHIRE COUNCIL | | |
| VESTING OF ROADS OR RESERVES | | QUAY 2 ESTATE - RELEASE 4 NUMBER OF LOTS IN THIS PLAN: 29 PLUS 4 BALANCE LOTS TOTAL AREA OF LAND IN THIS PLAN: 36.45ha (INCLUDING FOUR BALANCE LOTS: 34.39ha) | | |
| IDENTIFIER | COUNCIL / BODY / PERSON | | | |
| ROADS, R-1 | SURF COAST SHIRE COUNCIL | | | |
| | | DEPTH LIMITATION: SEE NOTATIONS | | |
| NOTATIONS | | | | |
| LOTS 1-400 (BOTH INCLUSIVE), D,& E 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. OTHER PURPOSE OF THIS PLAN:- 1) CREATION OF RESTRICTION: FOR RESTRICTION DETAILS REFER TO SHEETS 10, 11 & 12. | | |
| 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 |
| SEE SHEET 2 FOR EASEMENT INFORMATION | | | | |
| REF: 21437/4 | VERSION: K | DATE: 30/01/18 21437-4-PS-M-K.DGN | | ORIGINAL SHEET SIZE A3 |
| | | | | SHEET 1 OF 12 SHEETS |
|  | | 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 |

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, E-6 | CARRIAGEWAY | SEE DIAG. | PS 733270G | LOT B ON PS 733270G |
| E-3, E-7 | POWER SUPPLY (OVERHEAD) | SEE DIAG. | PS 733270G | POWERCOR AUSTRALIA LTD. |
| E-4 , E-21 | WATER SUPPLY | SEE DIAG. | PS 733270G | LOT B ON PS 733270G |
| E-5, E-6, E-7 E-8, E-12, E-21 | PIPELINES OR ANCILLARY PURPOSES | SEE DIAG. | PS 747682D SEC. 136 WATER ACT 1989 | BARWON REGION WATER CORPORATION |
| E-9 | PIPELINES OR ANCILLARY PURPOSES | SEE DIAG. | PS 800324 SEC. 136 WATER ACT 1989 | BARWON REGION WATER CORPORATION |
| E-8, E-9 | 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 | PIPELINES 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-14, E-16 | PIPELINES OR ANCILLARY PURPOSES | SEE DIAG. | THIS PLAN | BARWON REGION WATER CORPORATION |
| E-15, E-16 | DRAINAGE | SEE DIAG. | THIS PLAN | SURF COAST SHIRE COUNCIL |

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SHEET 2

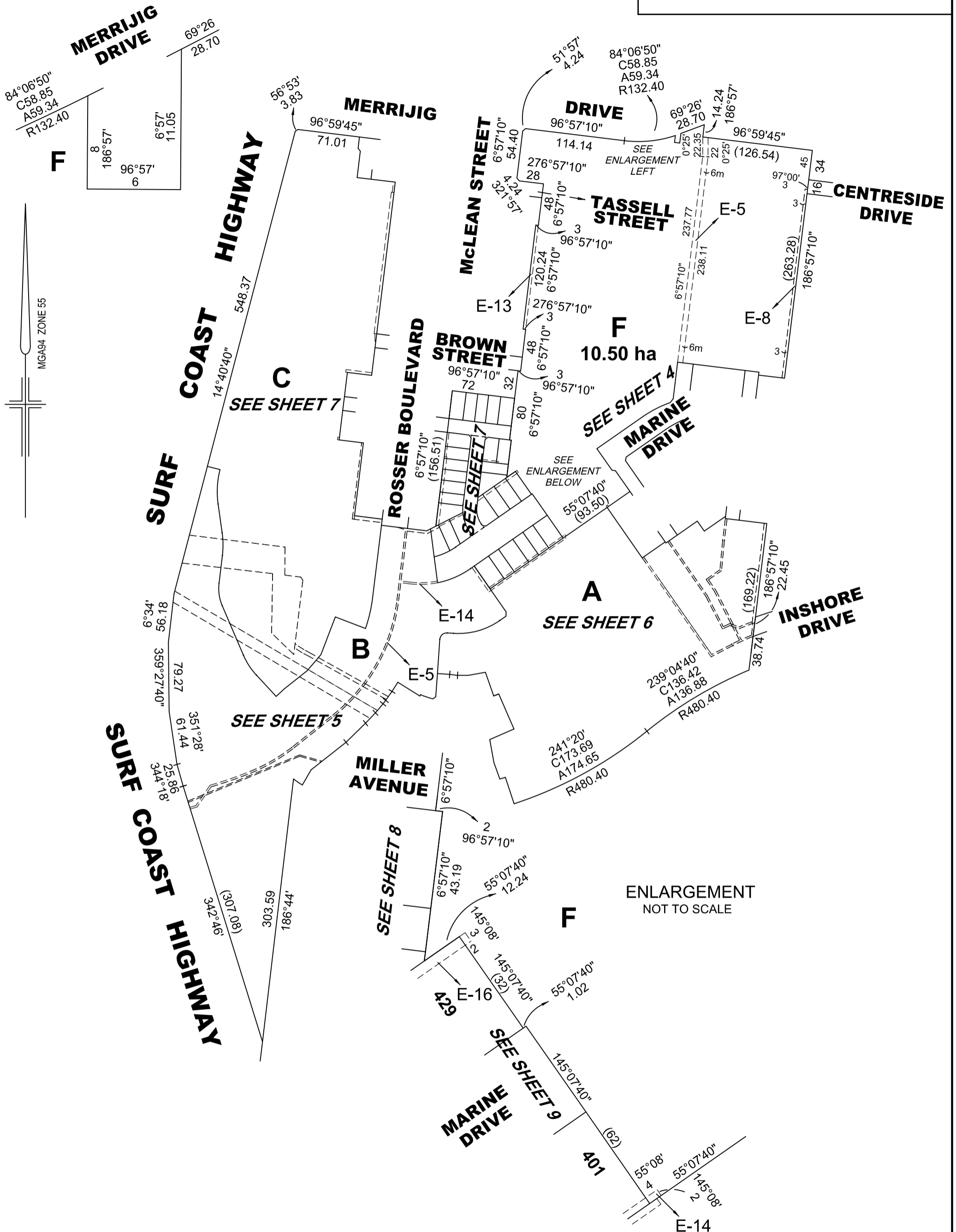


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LICENSED SURVEYOR
TOMAS CHAMPION

ENLARGEMENT
NOT TO SCALE

PLAN NUMBER
PS804773K

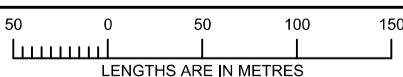


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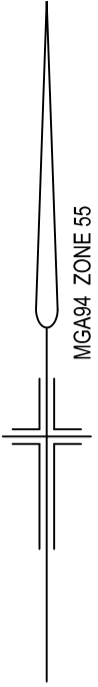
ORIGINAL SHEET
SIZE **A3**

SHEET 3

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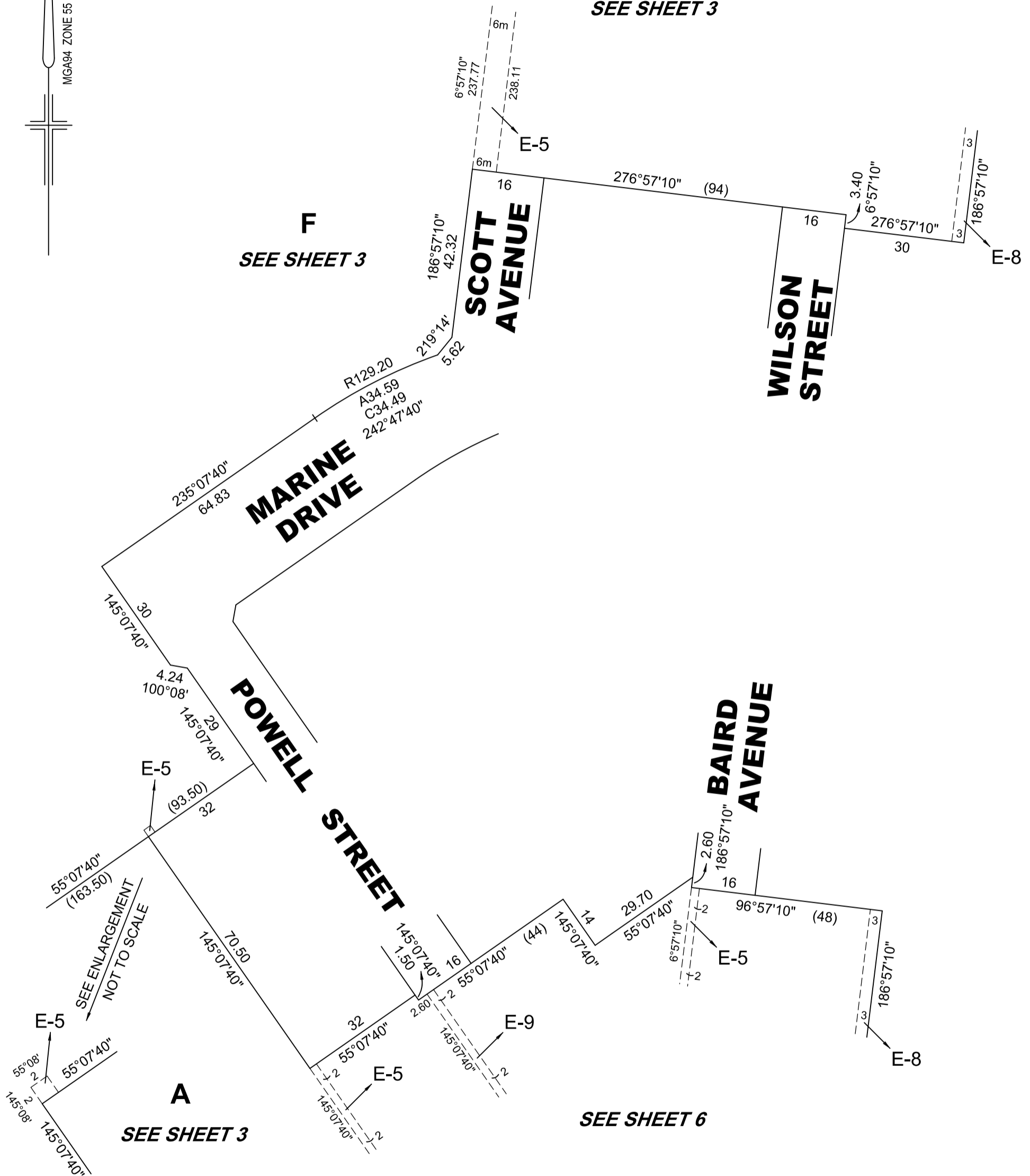


F
SEE SHEET 3

F
SEE SHEET 3

A
SEE SHEET 3

SEE SHEET 6

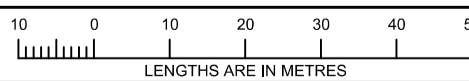


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ORIGINAL SHEET
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SHEET 4

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LICENSED SURVEYOR

TOMAS CHAMPION

SURF COAST HIGHWAY

SURF COAST HIGHWAY

SEE SHEET 3

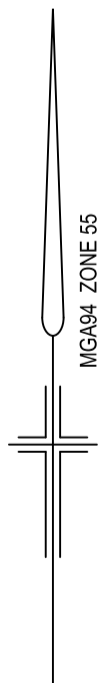
SEE SHEET 7

SEE ENLARGEMENT BELOW RIGHT

SEE SHEET 6

ENLARGEMENT NOT TO SCALE

ENLARGEMENT NOT TO SCALE



MGA94 ZONE 55

SEE ENLARGEMENT BELOW

B
7.685 ha

B

C

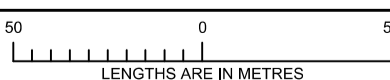
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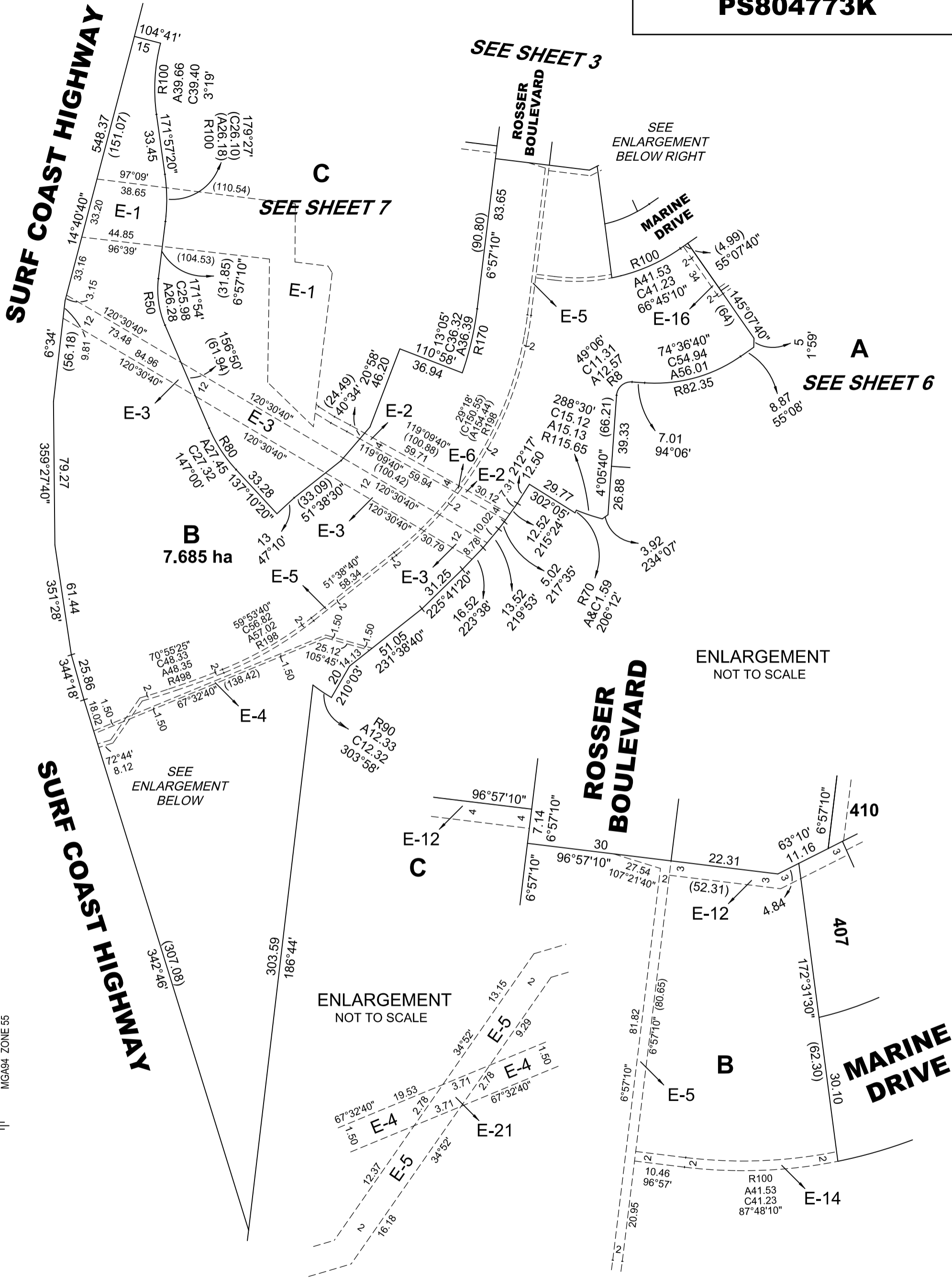
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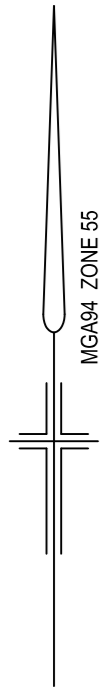
SHEET **5**

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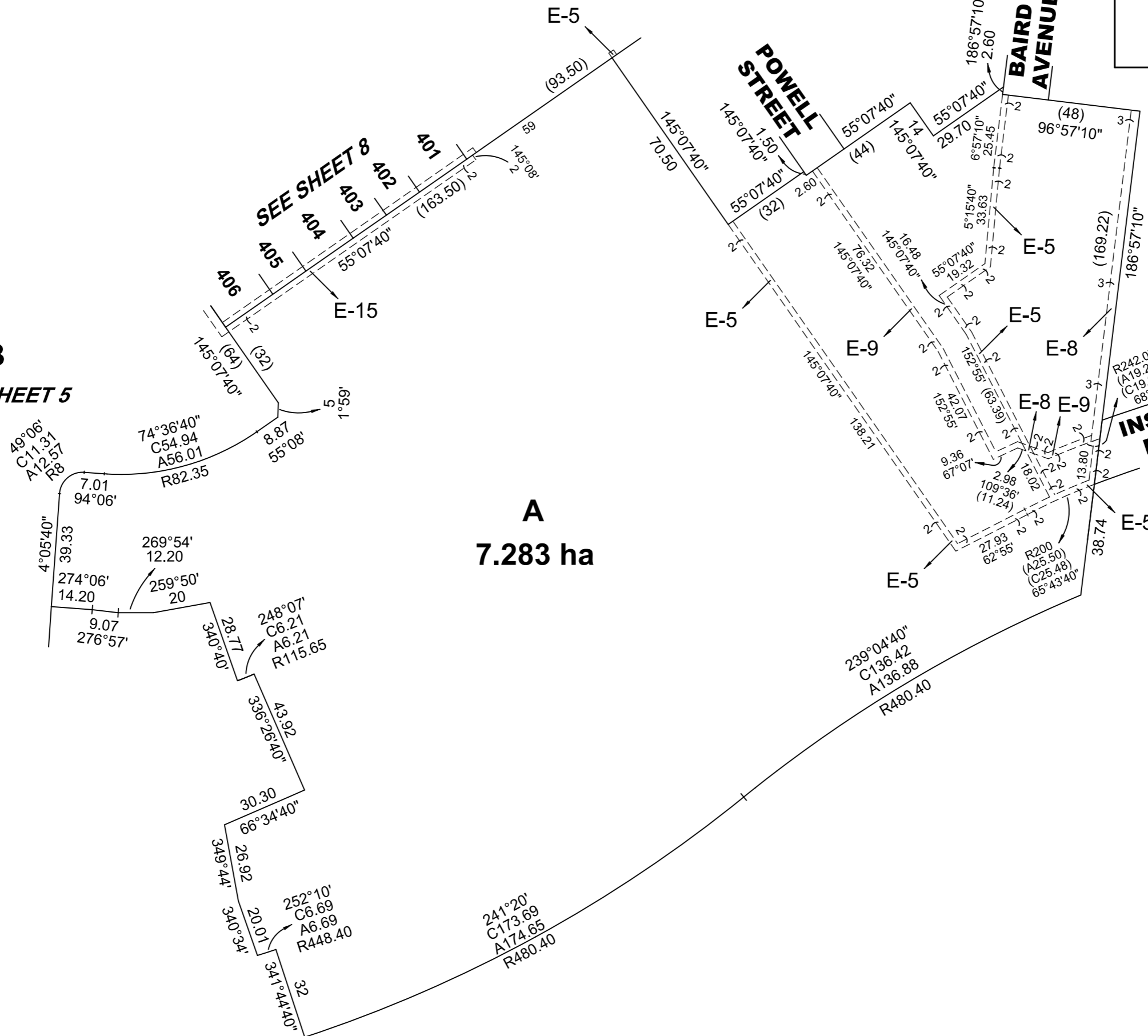
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B
SEE SHEET 5



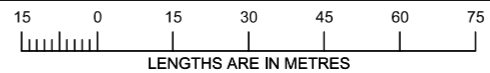
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LENGTHS ARE IN METRES



ORIGINAL SHEET
SIZE A3

SHEET 6

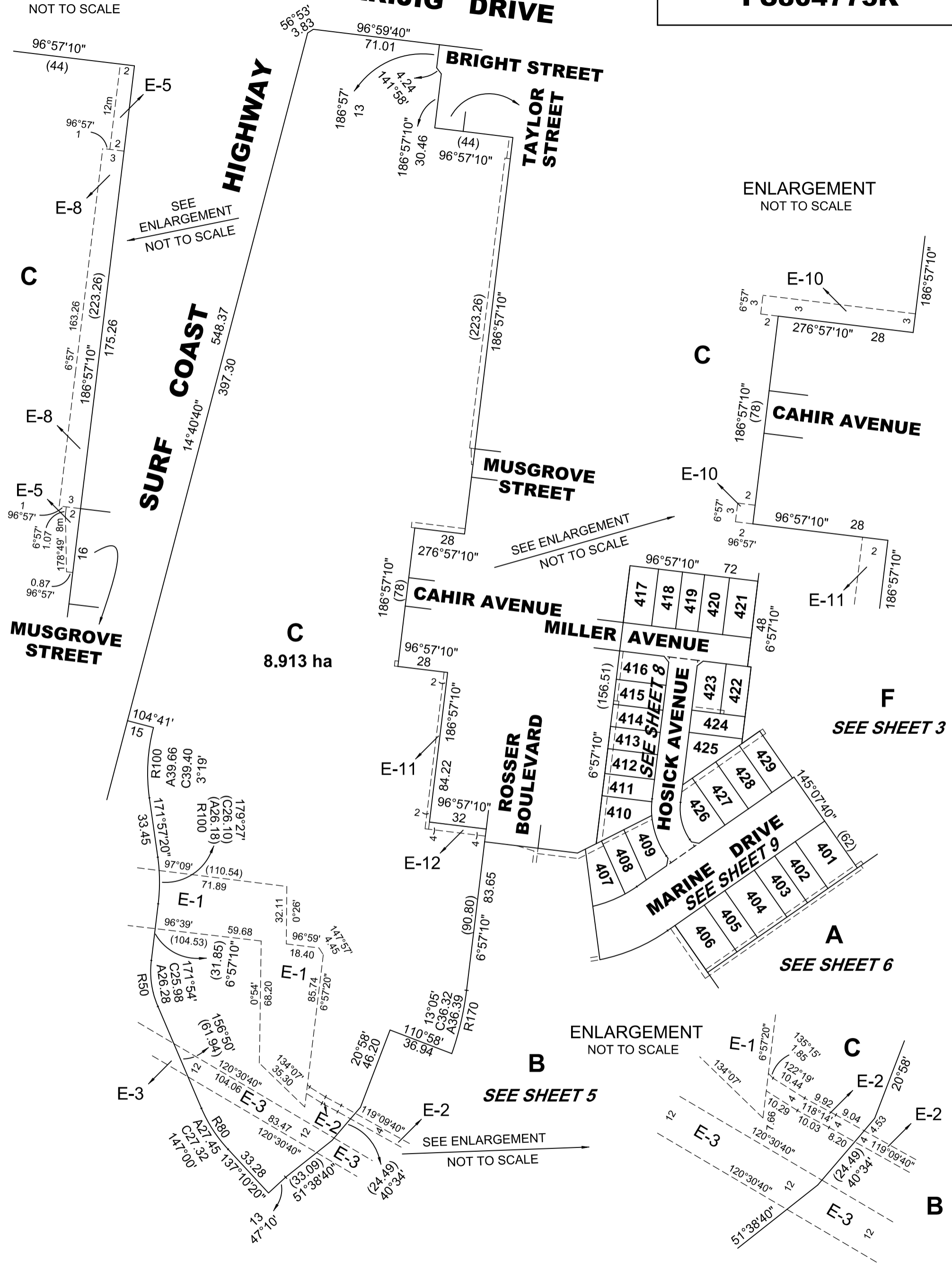
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TOMAS CHAMPION

ENLARGEMENT
NOT TO SCALE

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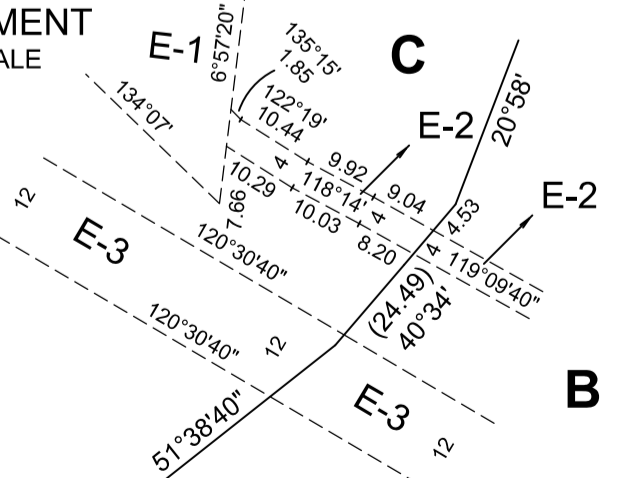
MERRIJIG DRIVE



F
SEE SHEET 3

A
SEE SHEET 6

B
SEE SHEET 5

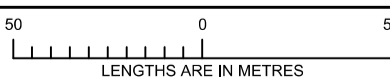


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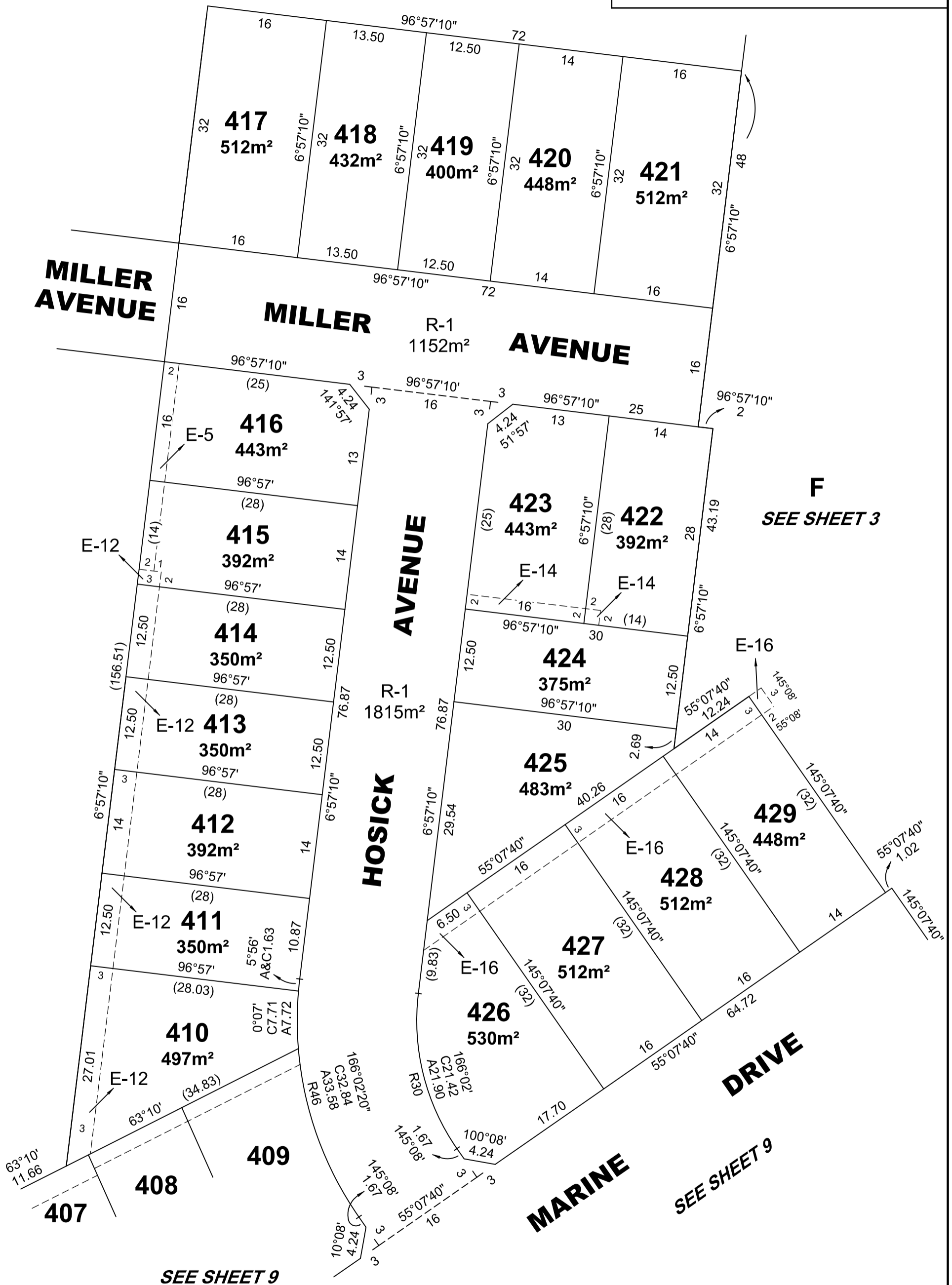
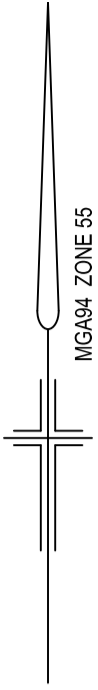
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SHEET 7



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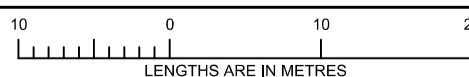


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SIZE A3

SHEET 8

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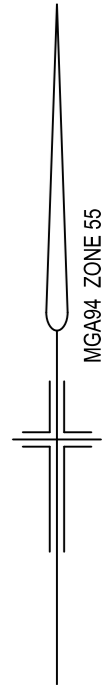
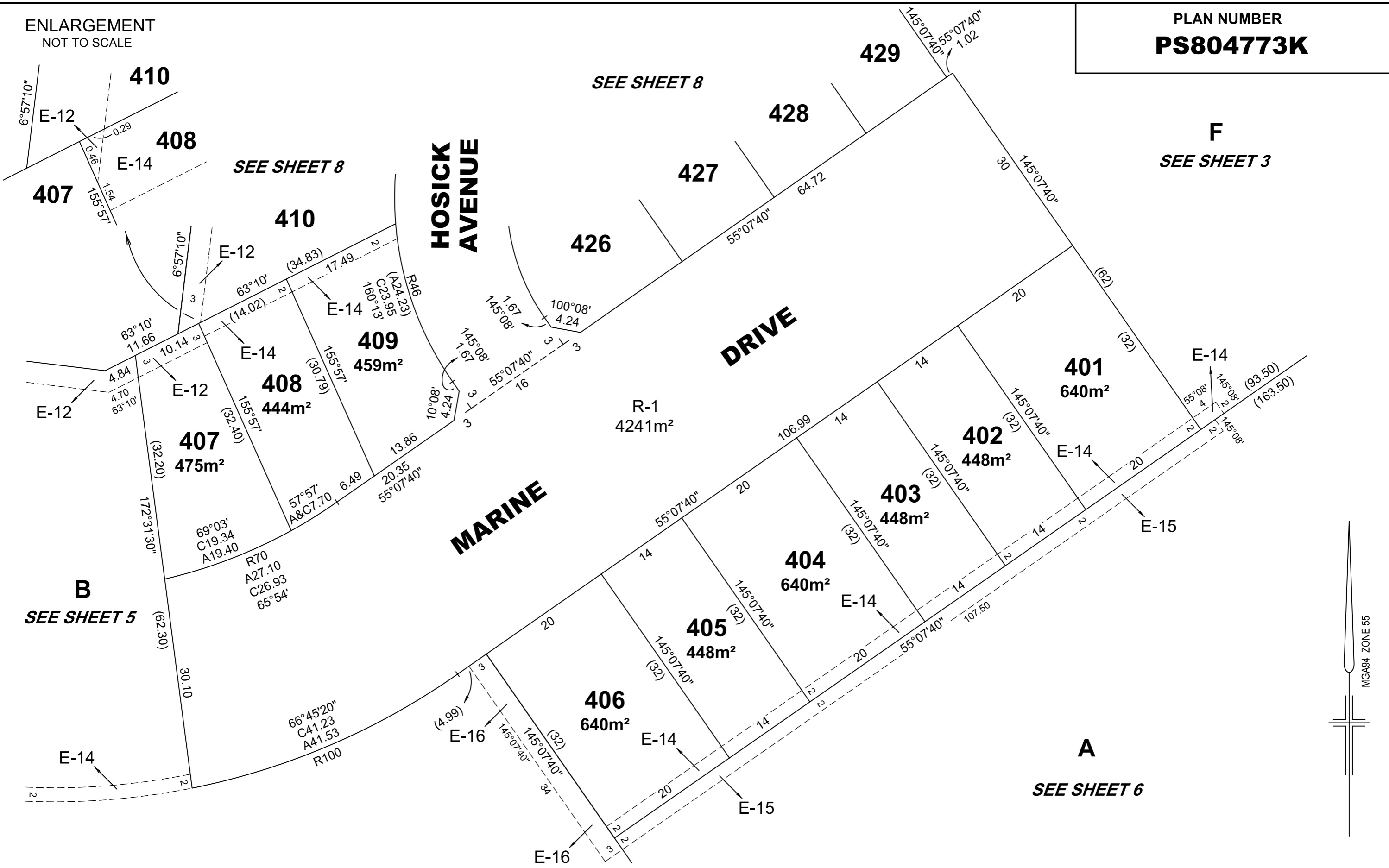
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SCALE 1:500
10 0 10 20
LENGTHS ARE IN METRES

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SHEET 9

LICENSED SURVEYOR
..... TOMAS CHAMPION

CREATION OF RESTRICTION No.1

LAND TO BENEFIT: LOTS 401-429 (BOTH INCLUSIVE)

LAND TO BE BURDENED: LOTS 401-429 (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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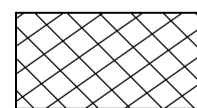
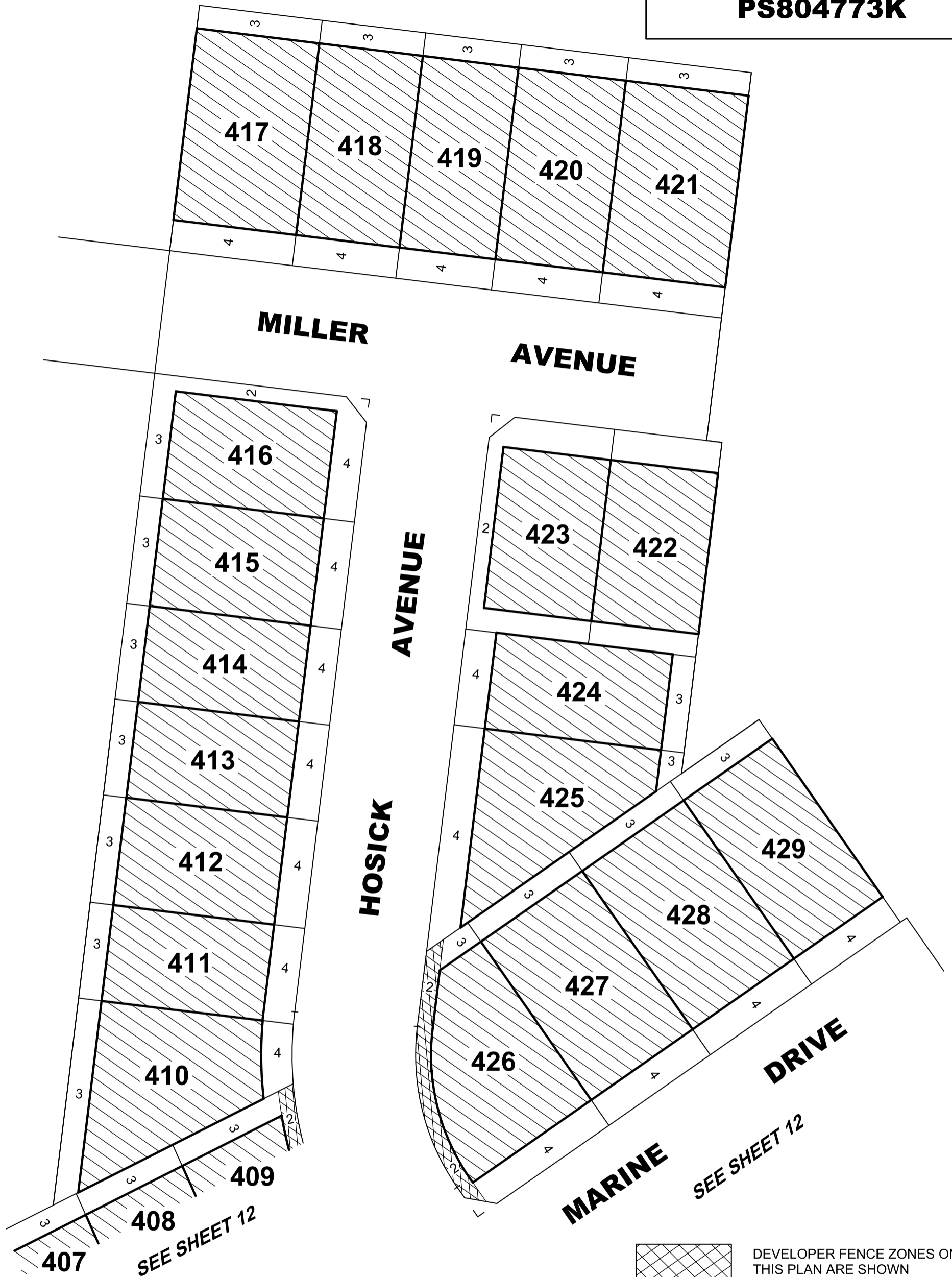
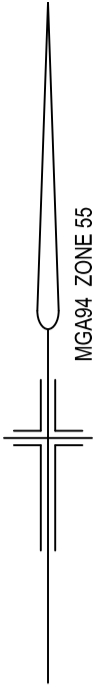
SHEET 10



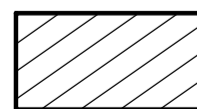
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LICENSED SURVEYOR

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DEVELOPER FENCE ZONES ON THIS PLAN ARE SHOWN CROSS HATCHED



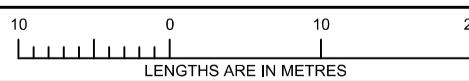
THE BUILDING ENVELOPES ON THIS PLAN ARE SHOWN HATCHED AND ENCLOSED BY THICK CONTINUOUS LINES

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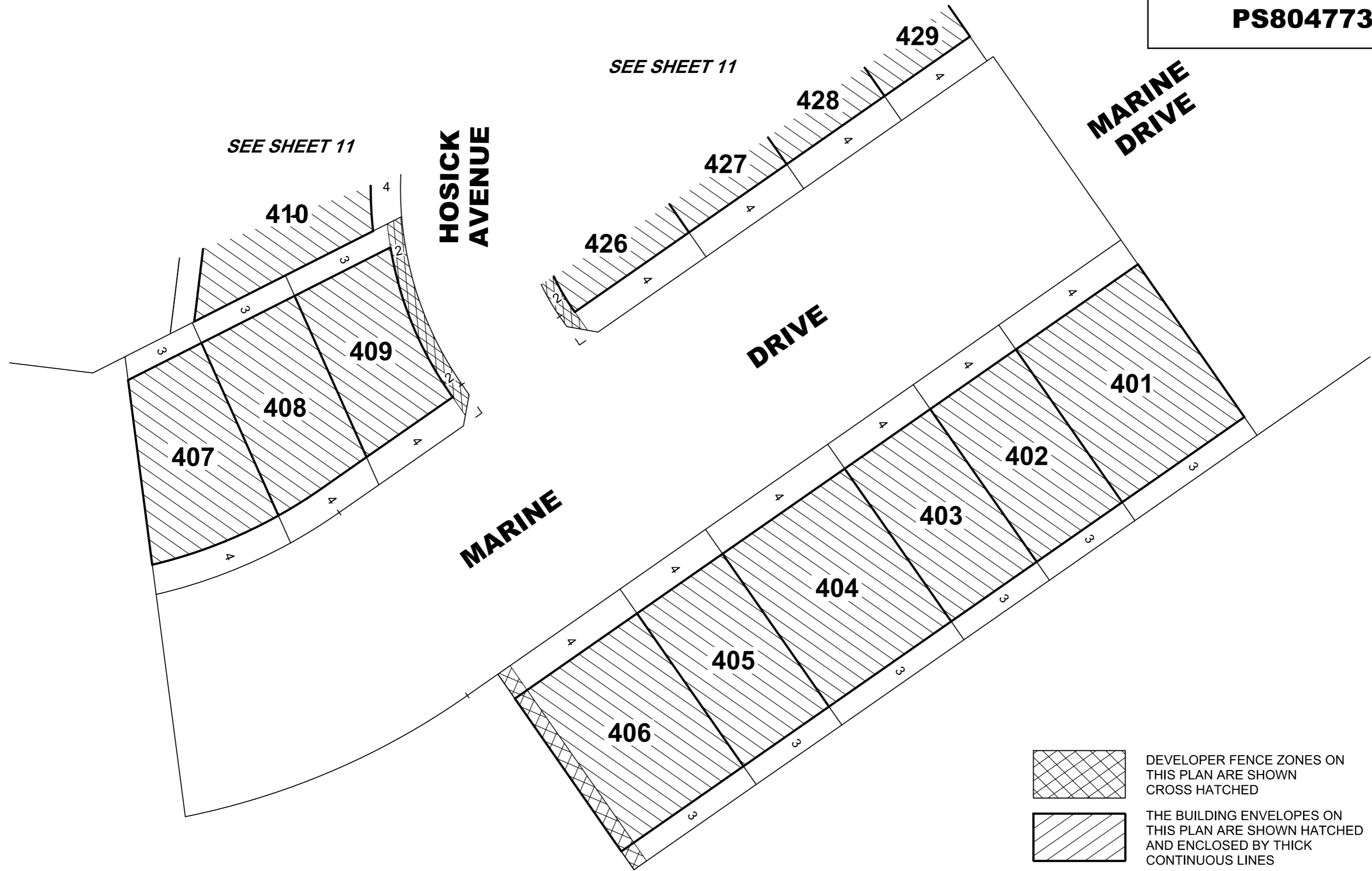
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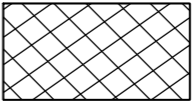
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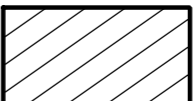
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 DEVELOPER FENCE ZONES ON THIS PLAN ARE SHOWN CROSS HATCHED

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

