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| SUBDIVISION ACT 1988 PLAN OF SUBDIVISION | EDITION 1 | PLAN NUMBER PS 801743L |
|--|------------------|-----------------------------------|


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|---|---|
| LOCATION OF LAND PARISH: PUEBLA TOWNSHIP: SECTION: CROWN ALLOTMENT: 62(PART), 63(PART), 64A(PART),71(PART), 72A(PART) AND PART OF FORMER GOVT. ROAD CROWN PORTION: TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: PS 800324N LOT D POSTAL ADDRESS: 1535 SURF COAST HIGHWAY (at time of subdivision) TORQUAY 3228 MGA CO-ORDINATES: E 265 815 ZONE: 55 (of approximate centre of N 5 756 240 GDA 94 land in plan) | Council Name: Surf Coast Shire Council Council Reference Number: S4369 Planning Permit Reference: 12/0281/C SPEAR Reference Number: S086159M Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 22/12/2016 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied for: land in lieu Digitally signed by: Michelle Watt for Surf Coast Shire Council on 28/04/2017 |
|---|---|

| VESTING OF ROADS OR RESERVES | | QUAY 2 ESTATE - RELEASE 10 NUMBER OF LOTS IN THIS PLAN : 35 PLUS 1 BALANCE TOTAL AREA OF LAND IN THIS PLAN : 1.917 ha EXCLUDING BALANCE DEPTH LIMITATION: SEE NOTATIONS |
|------------------------------|--------------------------|--|
| IDENTIFIER | COUNCIL / BODY / PERSON | |
| ROADS, R-1 | SURF COAST SHIRE COUNCIL | |

| NOTATIONS | |
|--|--|
| LOTS 1 - 1000 (BOTH INCLUSIVE) AND LOTS A - D (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. | DEPTH LIMITATION : CROWN ALLOTMENT 64A, 72A AND PART FORMER GOVERNMENT ROAD - 15.24m BELOW THE SURFACE. OTHER PURPOSE OF THIS PLAN - CREATION OF RESTRICTION: FOR RESTRICTION DETAILS REFER TO SHEETS 9, 10 & 11. |

| EASEMENT INFORMATION | | | | | THIS IS A SPEAR PLAN STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. 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 | |
| SEE SHEET 2 FOR EASEMENT INFORMATION | | | | | |

| | | | | | |
|-----------------|------------|----------------|---------------------|------------------------|----------------------|
| REF: 21437/10PS | VERSION: H | DATE: 29/03/17 | 21437-10-PS-M-H.DGN | ORIGINAL SHEET SIZE A3 | SHEET 1 OF 11 SHEETS |
|-----------------|------------|----------------|---------------------|------------------------|----------------------|

| | | |
|--|---|--|
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|--|---|--|

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 | PIPELINE OR ANCILLARY PURPOSES | SEE DIAG. | PS 747682D SEC. 136 WATER ACT 1989 | BARWON REGION WATER CORPORATION |
| E-9 | PIPELINE 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 | PIPELINE 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 | PIPELINE OR ANCILLARY PURPOSES | SEE DIAG. | THIS PLAN SEC. 136 WATER ACT 1989 | BARWON REGION WATER CORPORATION |
| E-13, E-14 | DRAINAGE | SEE DIAG. | THIS PLAN | SURF COAST SHIRE COUNCIL |

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ORIGINAL SHEET
SIZE A3

SHEET 2



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SPEAR Ref: S086159M

ENLARGEMENT
NOT TO SCALE

SEE
ENLARGEMENT
LEFT

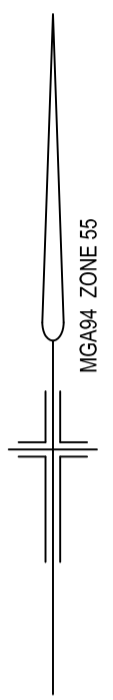
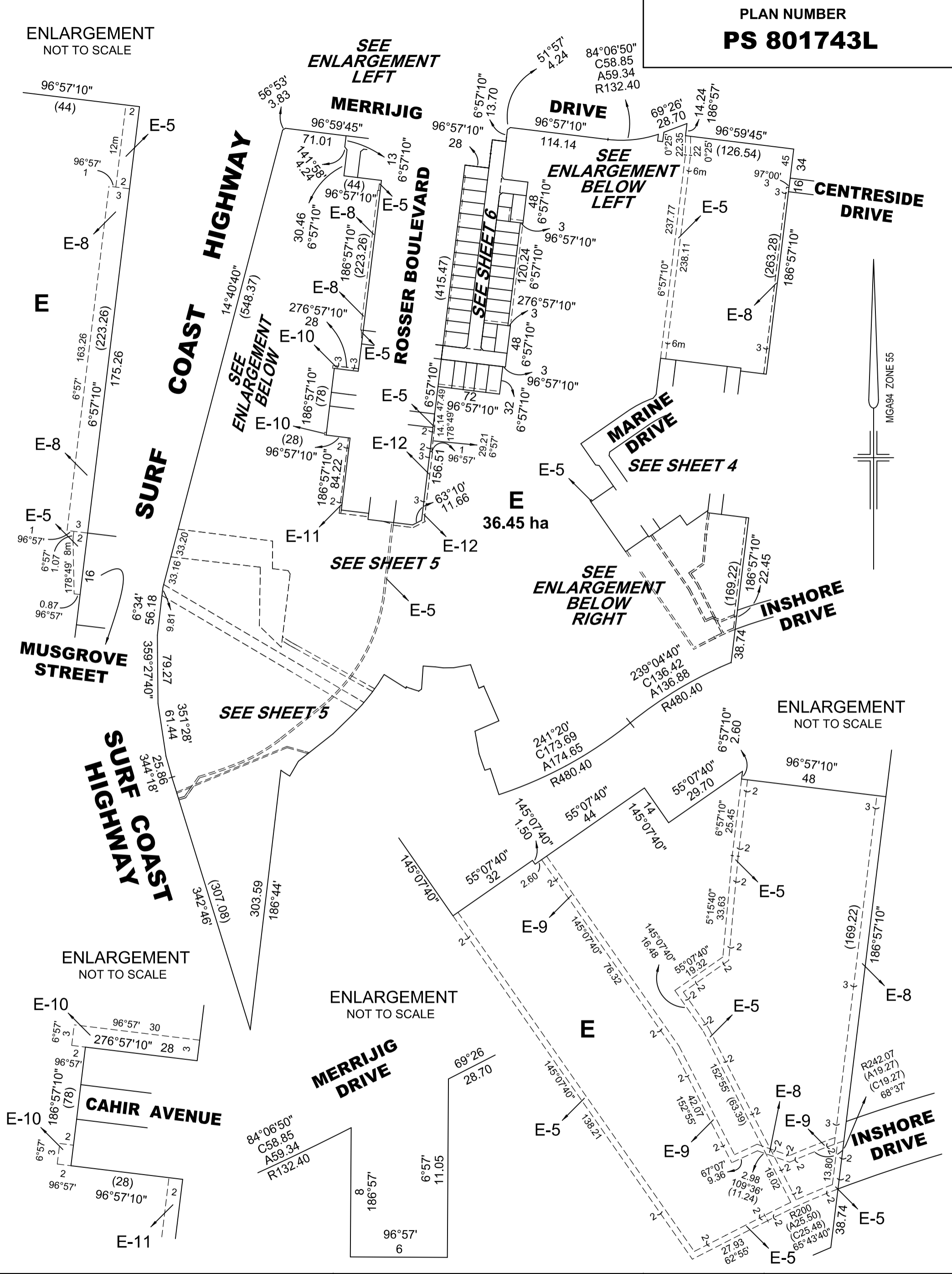
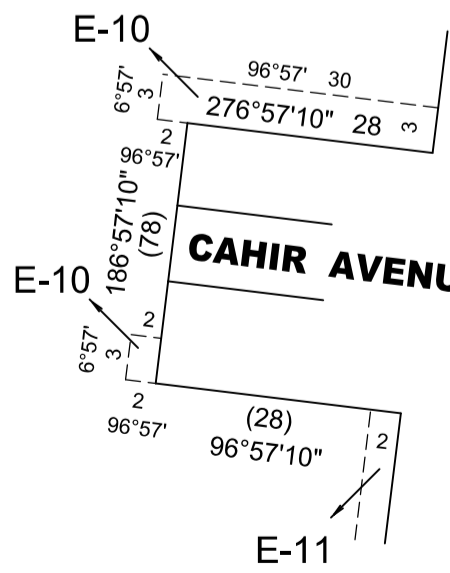
SEE
ENLARGEMENT
BELOW
LEFT

SEE
ENLARGEMENT
BELOW
RIGHT

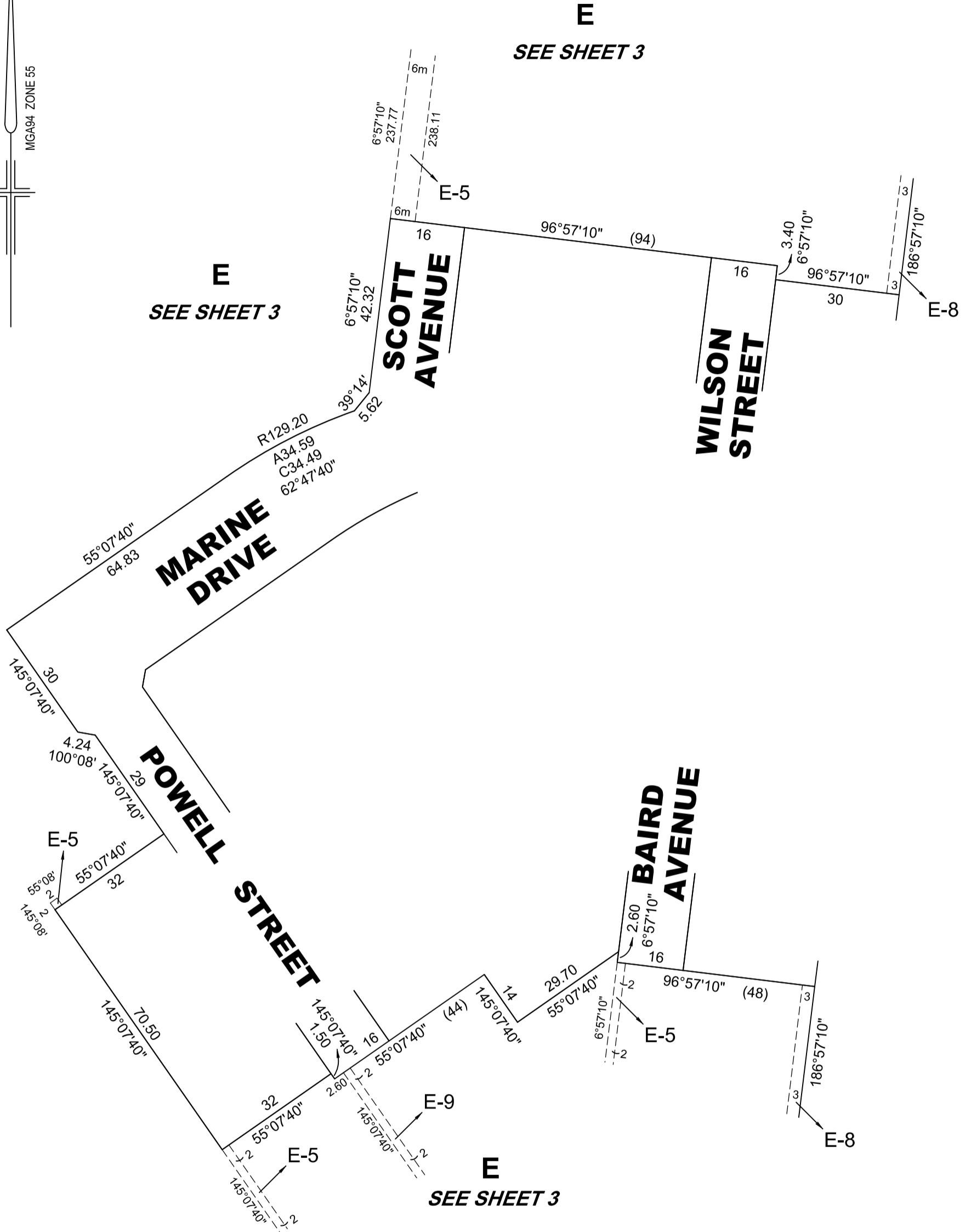
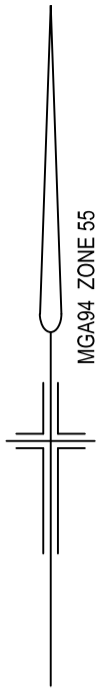
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| REF: 21437/10PS | VERSION: H | DATE: 29/03/17 21437-10-PS-M-H.DGN | SCALE 1:4000 | 50 0 50 LENGTHS ARE IN METRES | ORIGINAL SHEET SIZE A3 | SHEET 3 |
| | | | Digitally signed by: Tomas Champion (Reeds Consulting Pty Ltd), Surveyor's Plan Version (H), 11/04/2017, SPEAR Ref: S086159M | | Digitally signed by: Surf Coast Shire Council, 28/04/2017, SPEAR Ref: S086159M | |

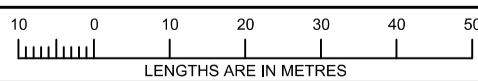


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VERSION:
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DATE: 29/03/17
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SCALE
1:1000



ORIGINAL SHEET
SIZE **A3**

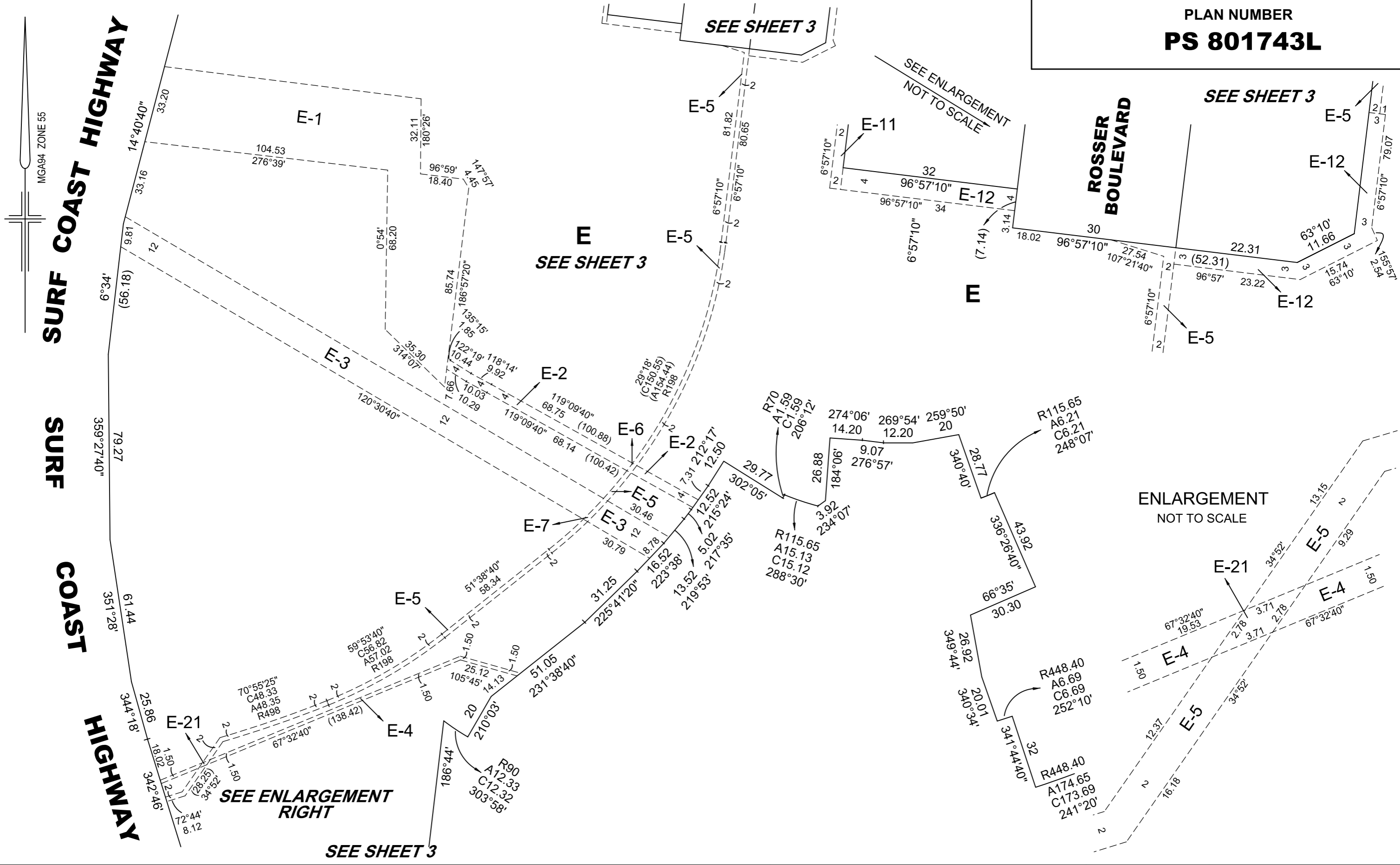
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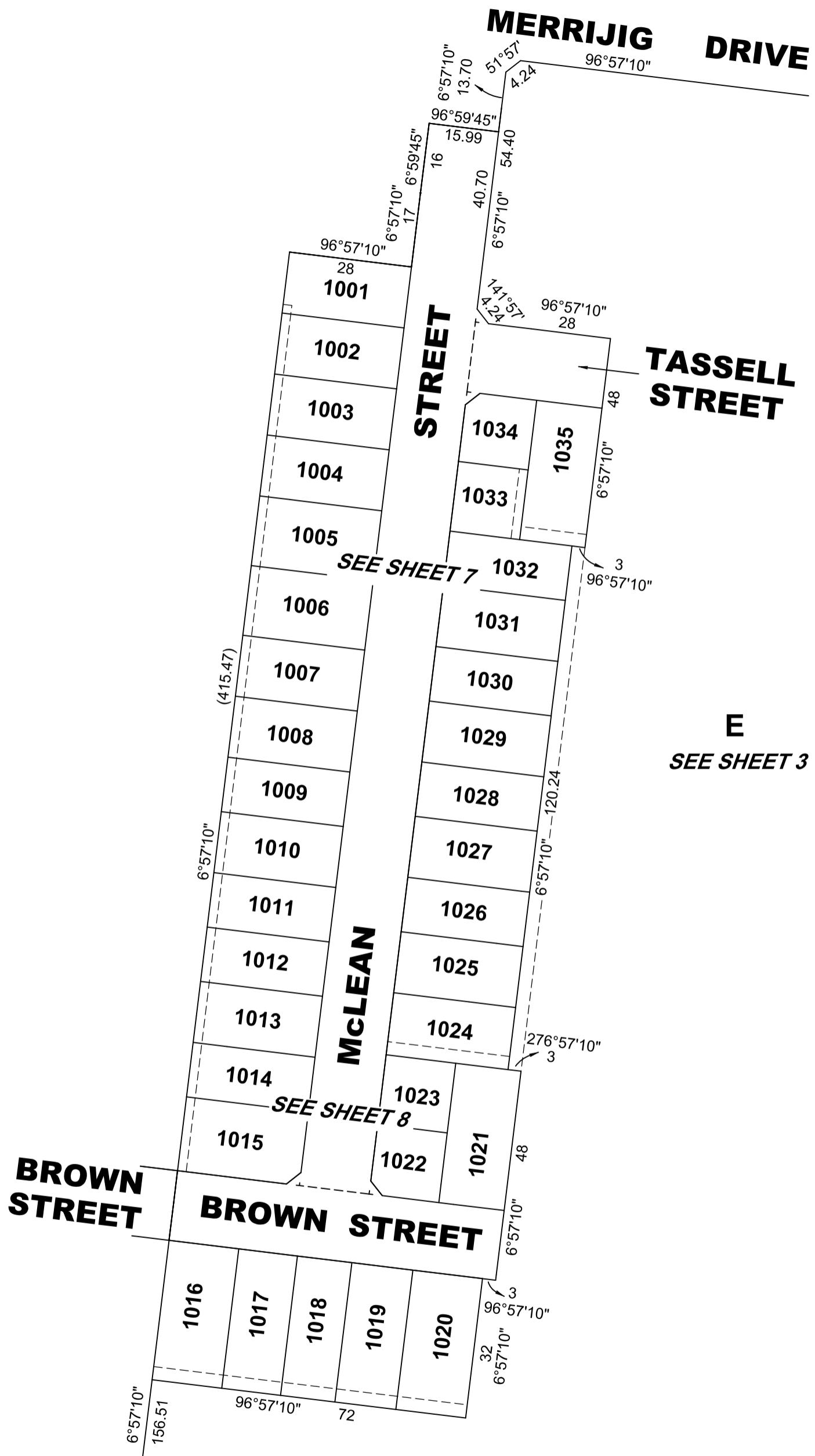
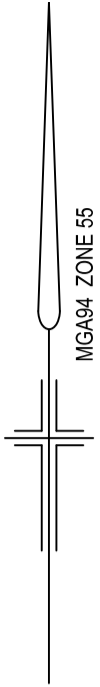
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E
SEE SHEET 3

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SCALE **1:1000**

 LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE **A3**

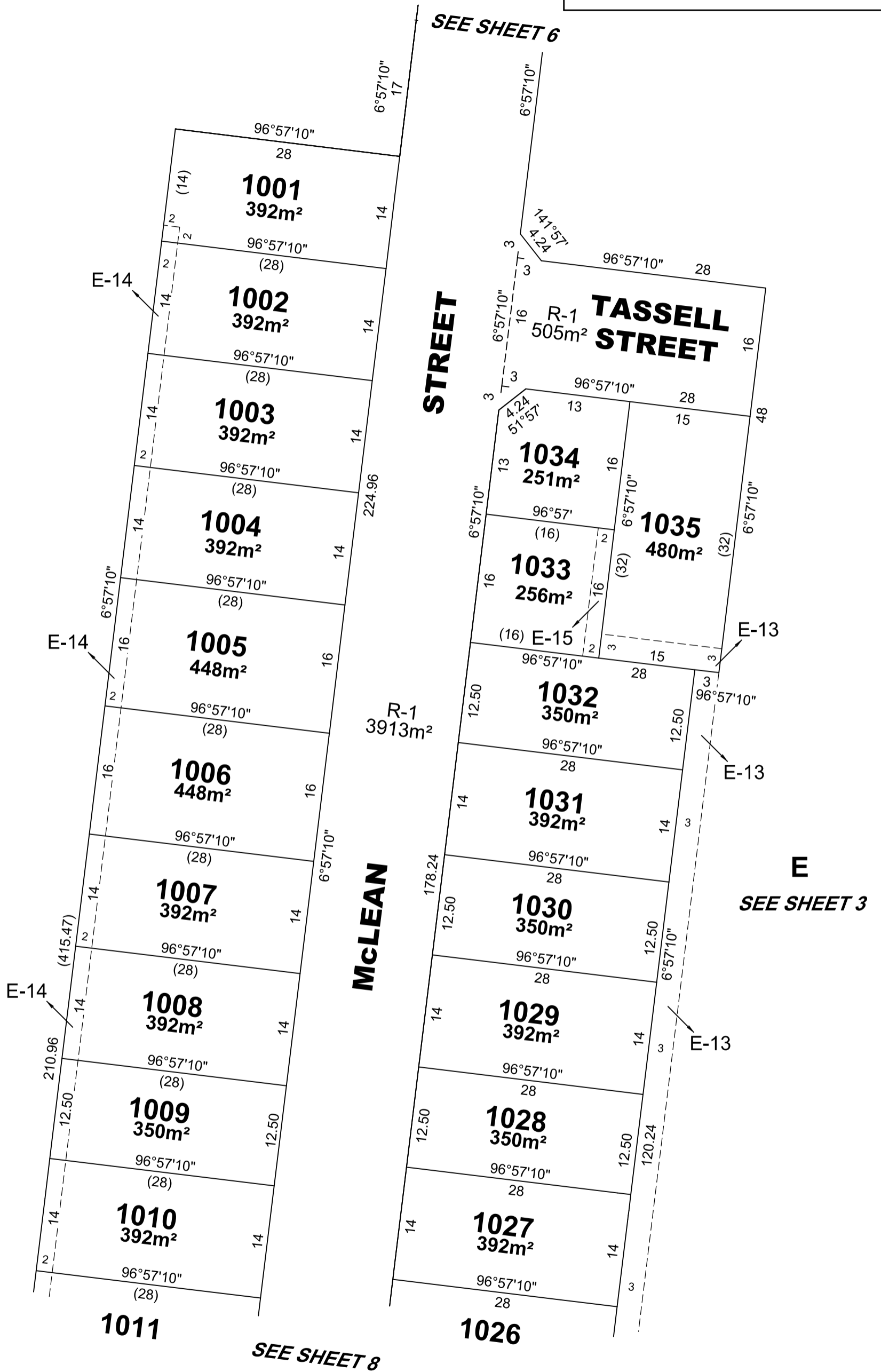
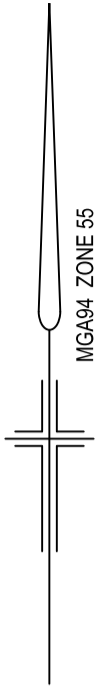
SHEET **6**



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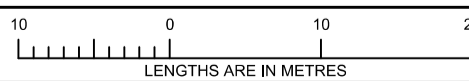


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SCALE 1:500



ORIGINAL SHEET SIZE A3

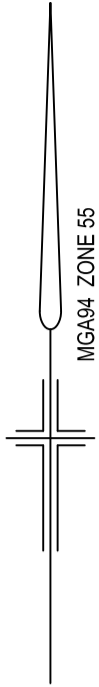
SHEET 7

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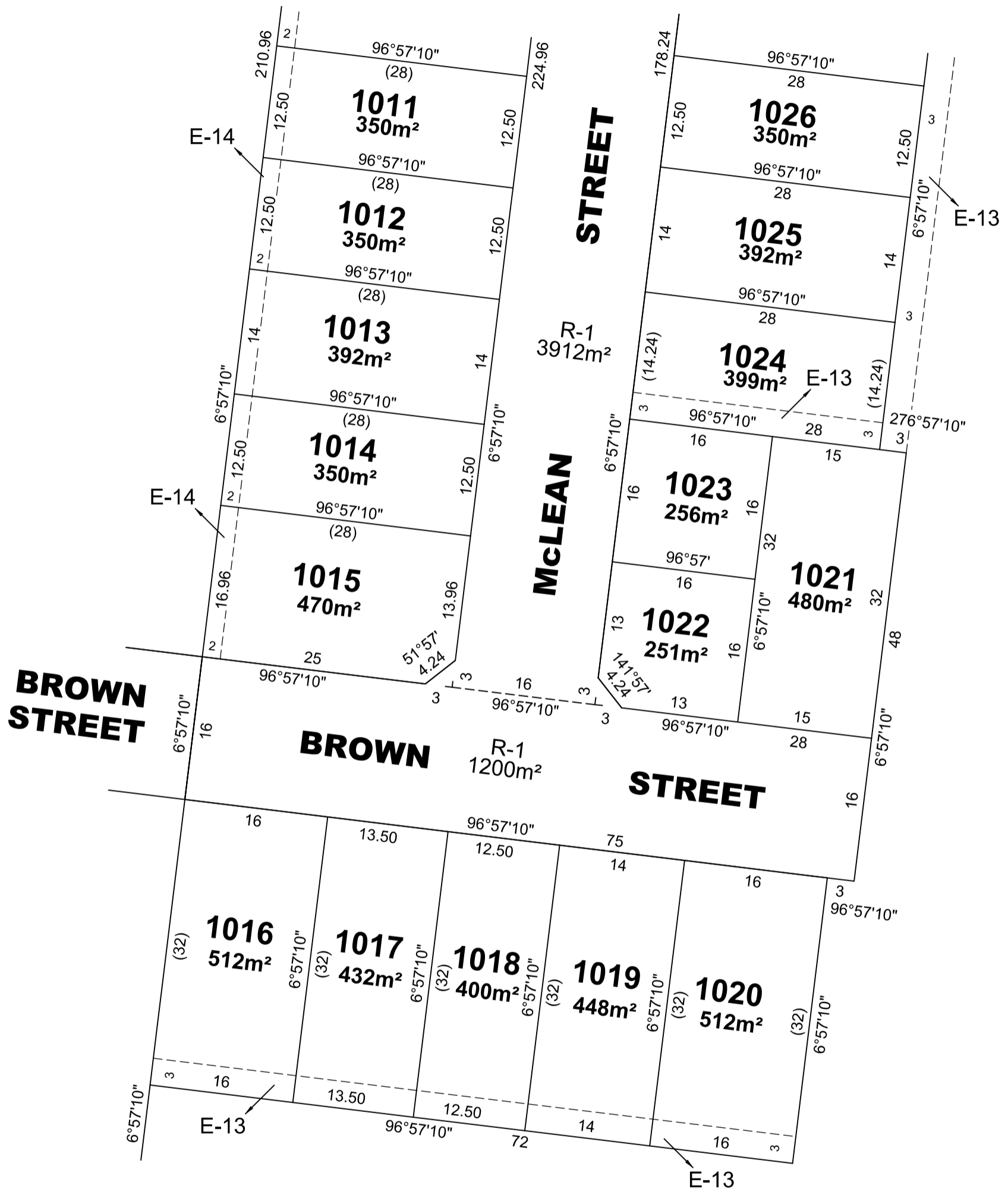
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SEE SHEET 7



E
SEE SHEET 3

REF: **21437/10PS** VERSION: **H** DATE: 29/03/17
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SCALE **1:500** 10 0 10 20
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE **A3**

SHEET **8**



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CREATION OF RESTRICTION No.1

LAND TO BENEFIT: LOTS 1001 TO 1035 (BOTH INCLUSIVE)

LAND TO BE BURDENED: LOTS 1001 TO 1035 (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: LOTS 1021, 1022, 1023, 1024, 1032, 1033, 1034 AND 1035

LAND TO BE BURDENED: LOTS 1022, 1023, 1033 AND 1034

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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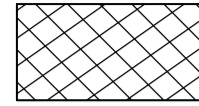
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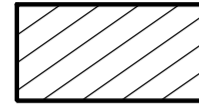
SHEET 9

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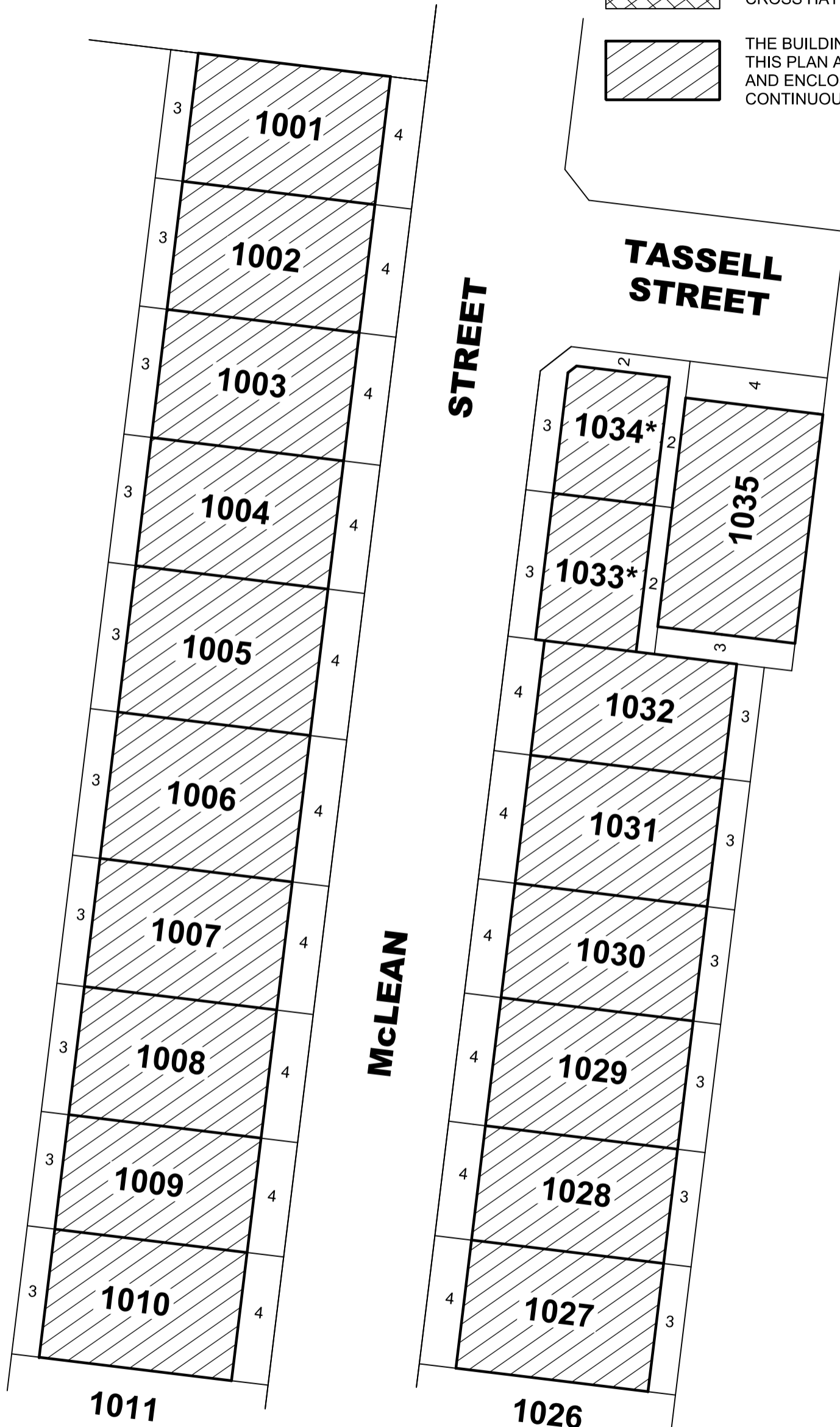
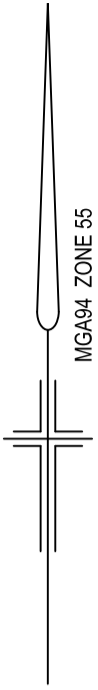
ALLOTMENTS INDICATED BY * MUST CONSIST OF A SECLUDED PRIVATE OPEN SPACE WITH A MINIMUM AREA OF 25m² AND A MINIMUM DIMENSION OF 4 METRES AT THE SIDE OR REAR OF THE DWELLING WITH CONVENIENT ACCESS FROM A LIVING AREA. GARAGES MUST BE SETBACK 5.5m FROM THE FRONT BOUNDARY, NOT EXCEEDING A LENGTH OF 6.5m WHEN CONSTRUCTED ON A BOUNDARY.



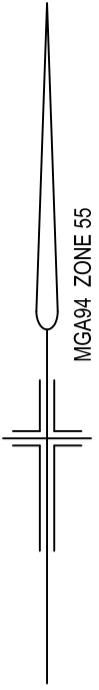
DEVELOPER FENCE ZONES ON THIS PLAN ARE SHOWN CROSS HATCHED



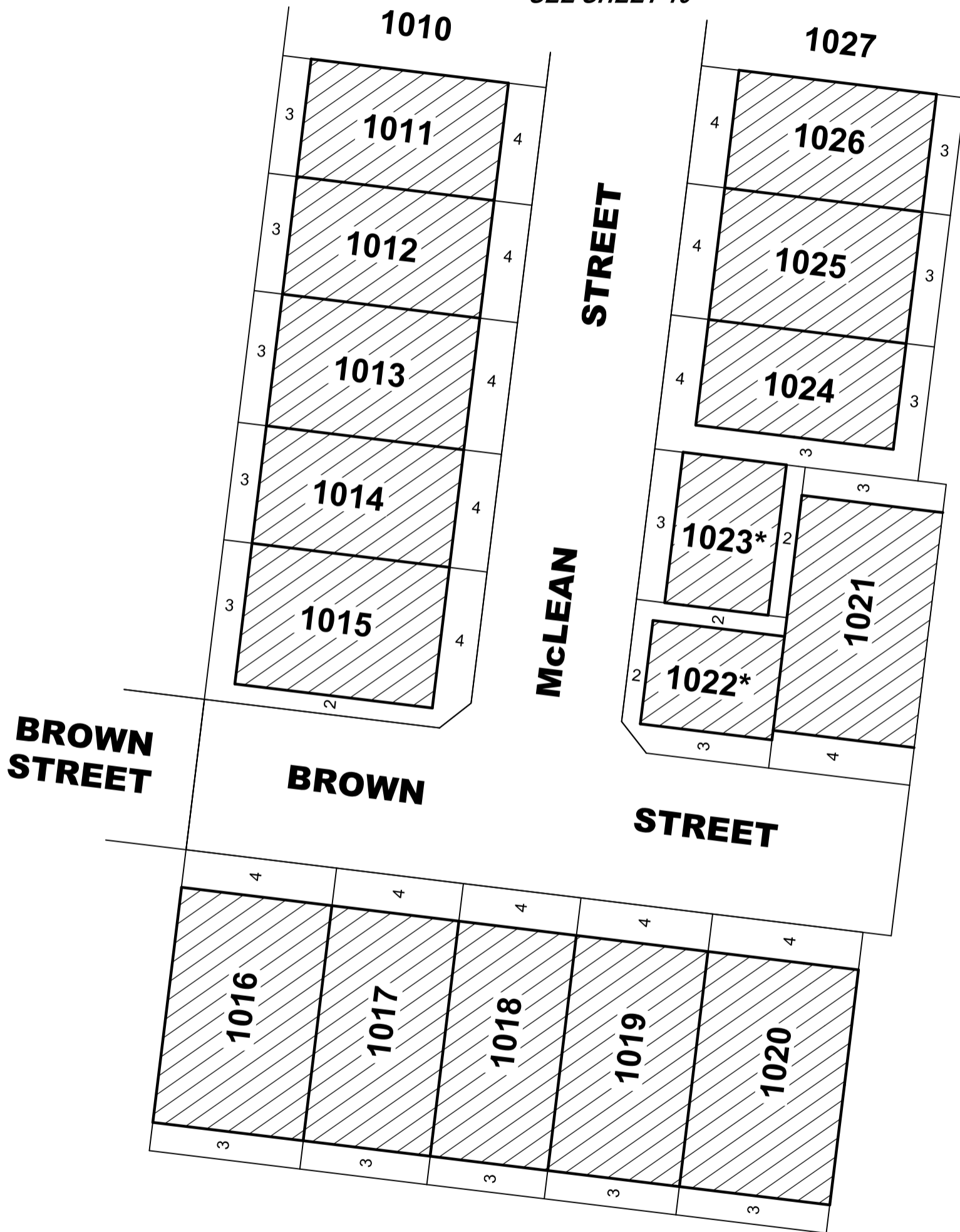
THE BUILDING ENVELOPES ON THIS PLAN ARE SHOWN HATCHED AND ENCLOSED BY THICK CONTINUOUS LINES



SEE SHEET 11



SEE SHEET 10



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.



DEVELOPER FENCE ZONES ON THIS PLAN ARE SHOWN CROSS HATCHED



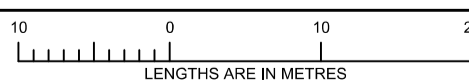
THE BUILDING ENVELOPES ON THIS PLAN ARE SHOWN HATCHED AND ENCLOSED BY THICK CONTINUOUS LINES

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SCALE 1:500



ORIGINAL SHEET SIZE A3

SHEET 11



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