

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.11614 FOL.335 LAST PLAN REFERENCE: PS 733270G LOT A POSTAL ADDRESS: 1535 SURF COAST HIGHWAY (at time of subdivision) TORQUAY, VIC 3228 MGA CO-ORDINATES: E 265 940 ZONE: 55 (of approximate centre of land in plan) N 5 756 240 GDA 94	Council Name: Surf Coast Shire Council Council Reference Number: S4356 Planning Permit Reference: 12/0281C SPEAR Reference Number: S085000H Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 29/11/2016 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
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VESTING OF ROADS OR RESERVES		QUAY 2 ESTATE - RELEASE 1 NUMBER OF LOTS IN THIS PLAN: 28 PLUS 3 BALANCE LOTS TOTAL AREA OF LAND IN THIS PLAN: 2.387 ha EXCLUDING 3 BALANCE LOTS DEPTH LIMITATION: SEE NOTATIONS
IDENTIFIER	COUNCIL / BODY / PERSON	
ROADS, R-1 RESERVE No. 1 RESERVE No. 2	SURF COAST SHIRE COUNCIL POWERCOR AUSTRALIA LTD. OPTICOMM CO PTY. LIMITED.	

NOTATIONS	
LOTS 1 - 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.	DEPTHS 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 AND 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					

EASEMENT INFORMATION

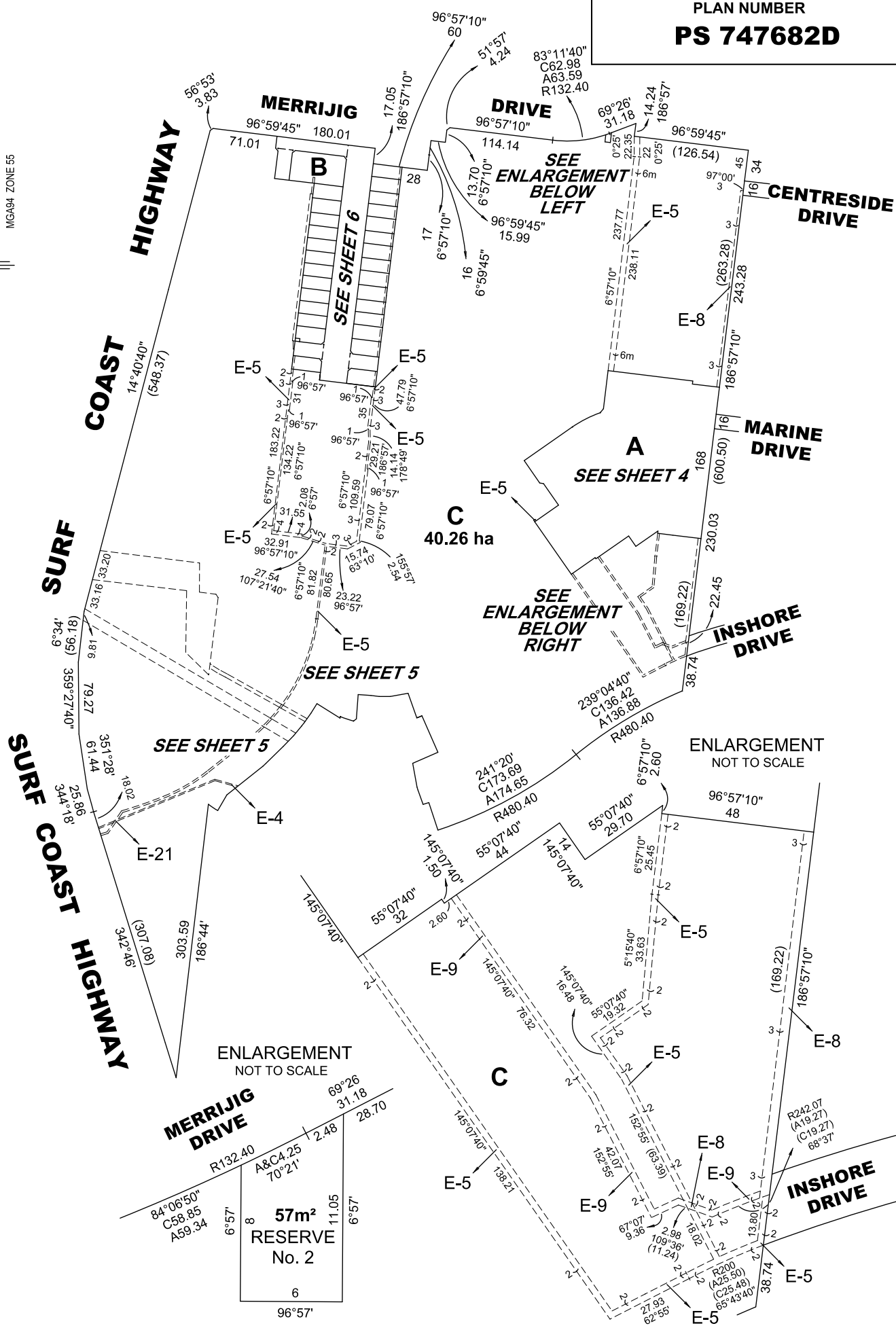
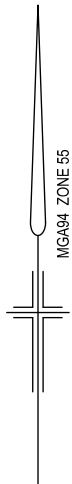
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)

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-21	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN - SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-8, E-9	DRAINAGE	SEE DIAG.	THIS PLAN	SURF COAST SHIRE COUNCIL

REF: **21437/1PS** VERSION: **M** DATE: 29/03/17
21437-1-PS-M-M.DGN

ORIGINAL SHEET
SIZE A3

SHEET 2

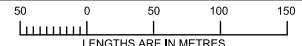


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VERSION: M

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SCALE: 1:4000



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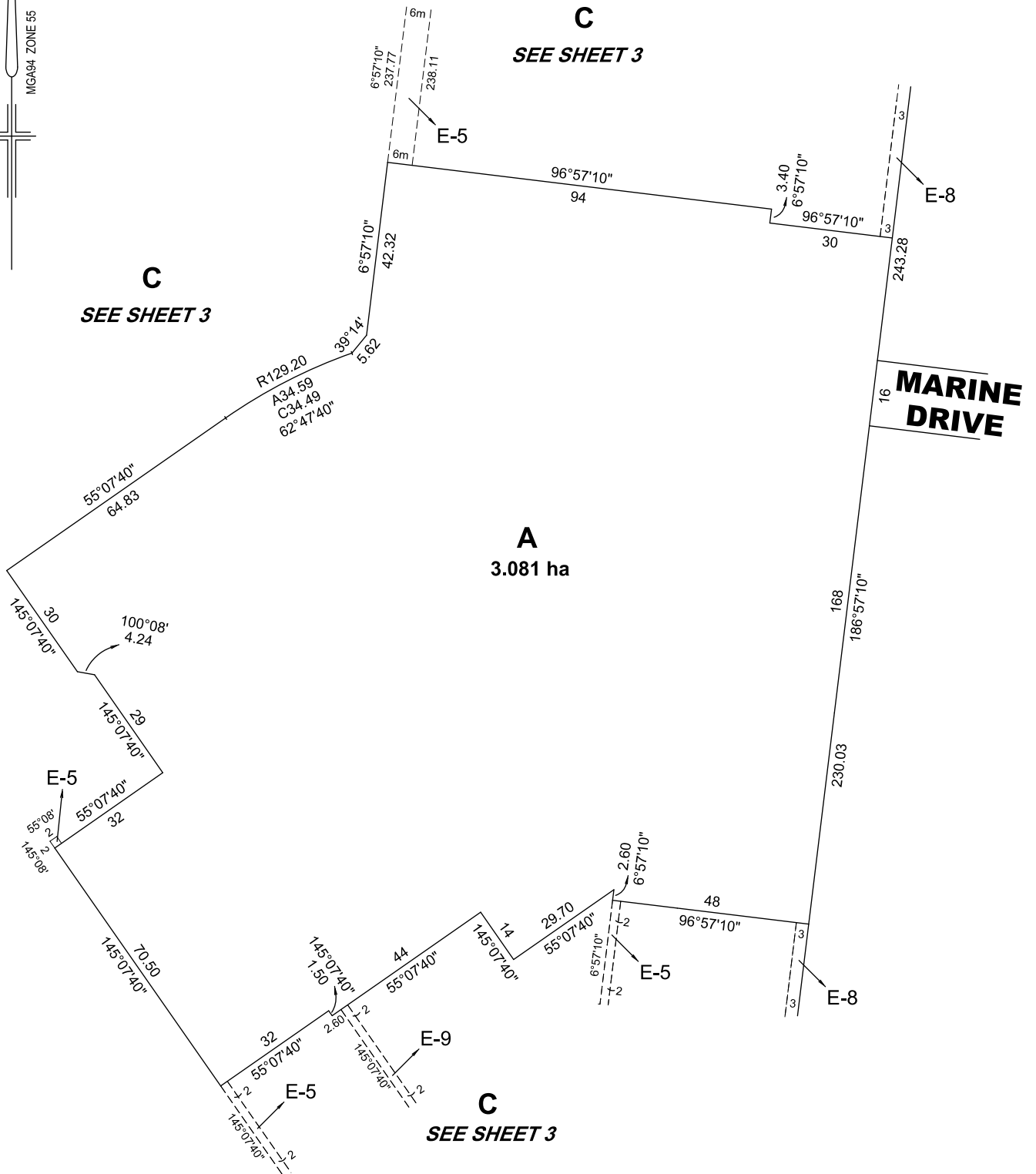
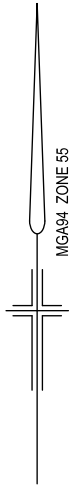
SHEET 3



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11/04/2017, SPEAR Ref: S085000H

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SPEAR Ref: S085000H

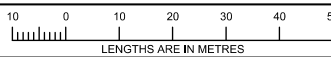


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SCALE
1:1000



ORIGINAL SHEET
SIZE A3

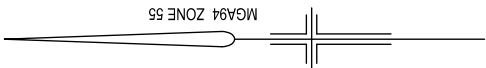
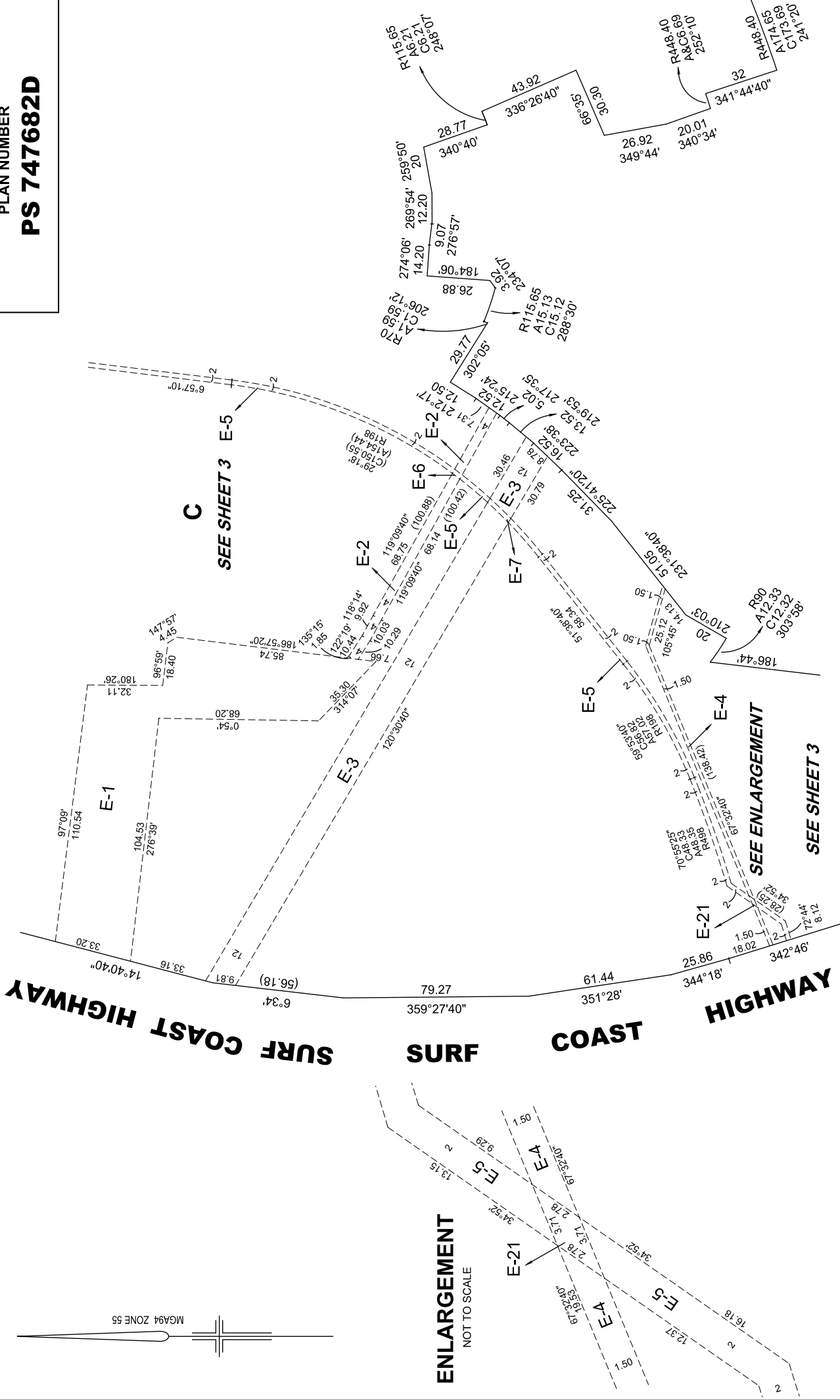
SHEET 4

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MG94 ZONE 55

ENLARGEMENT
NOT TO SCALE

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SCALE 1:1500	20 40 60 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	SHEET 5

**SURF COAST
HIGHWAY**

**MERRIJIG
DRIVE**

**BRIGHT
STREET**

**TAYLOR
STREET**

BOULEVARD

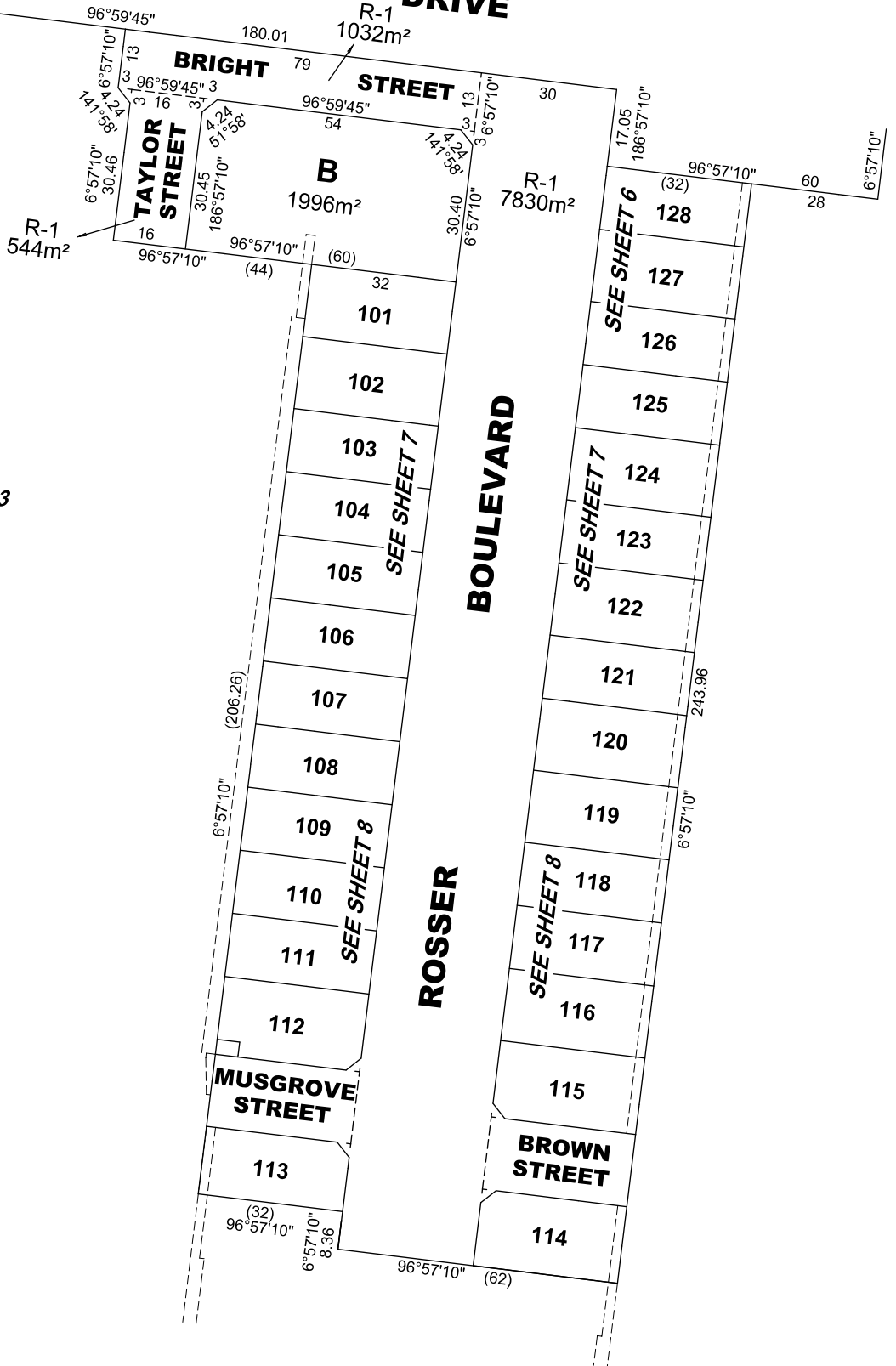
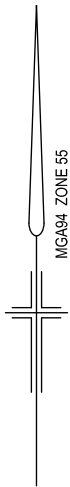
ROSSER

**MUSGROVE
STREET**

**BROWN
STREET**

C

SEE SHEET 3



REF: **21437/1PS** VERSION: **M** DATE: 29/03/17
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SCALE: **1:1000**
10 0 10 20 30 40 50
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE A3

SHEET 6

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PLAN NUMBER

PS 747682D

BRIGHT STREET

B

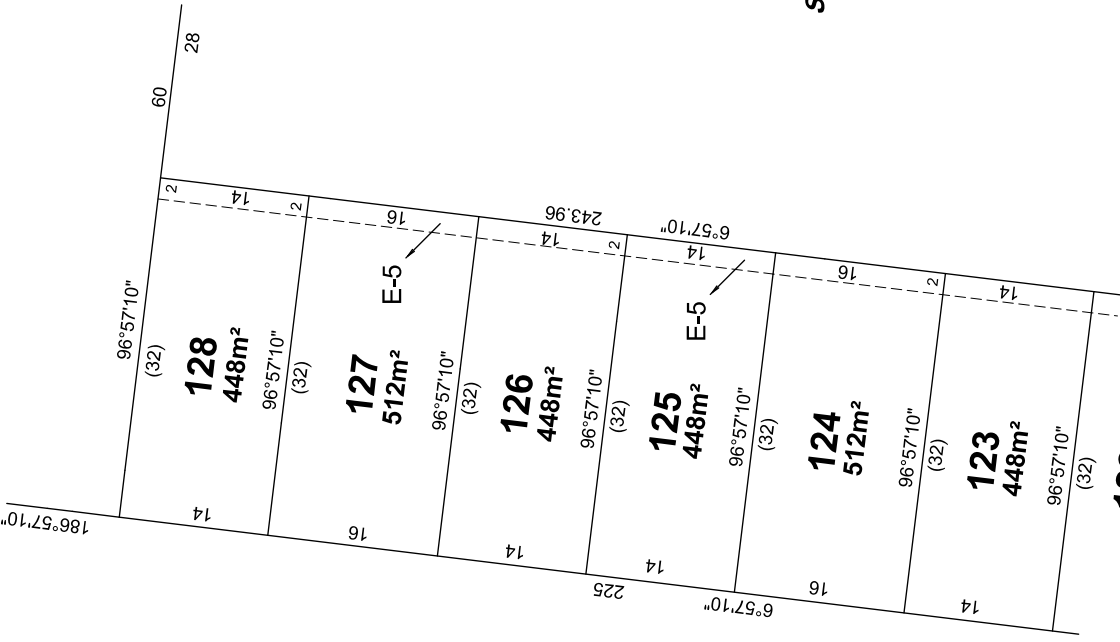
SEE SHEET 6

MGAG4 ZONE 55

BOULEVARD

ROSSER

SEE SHEET 8



C
SEE SHEET 3

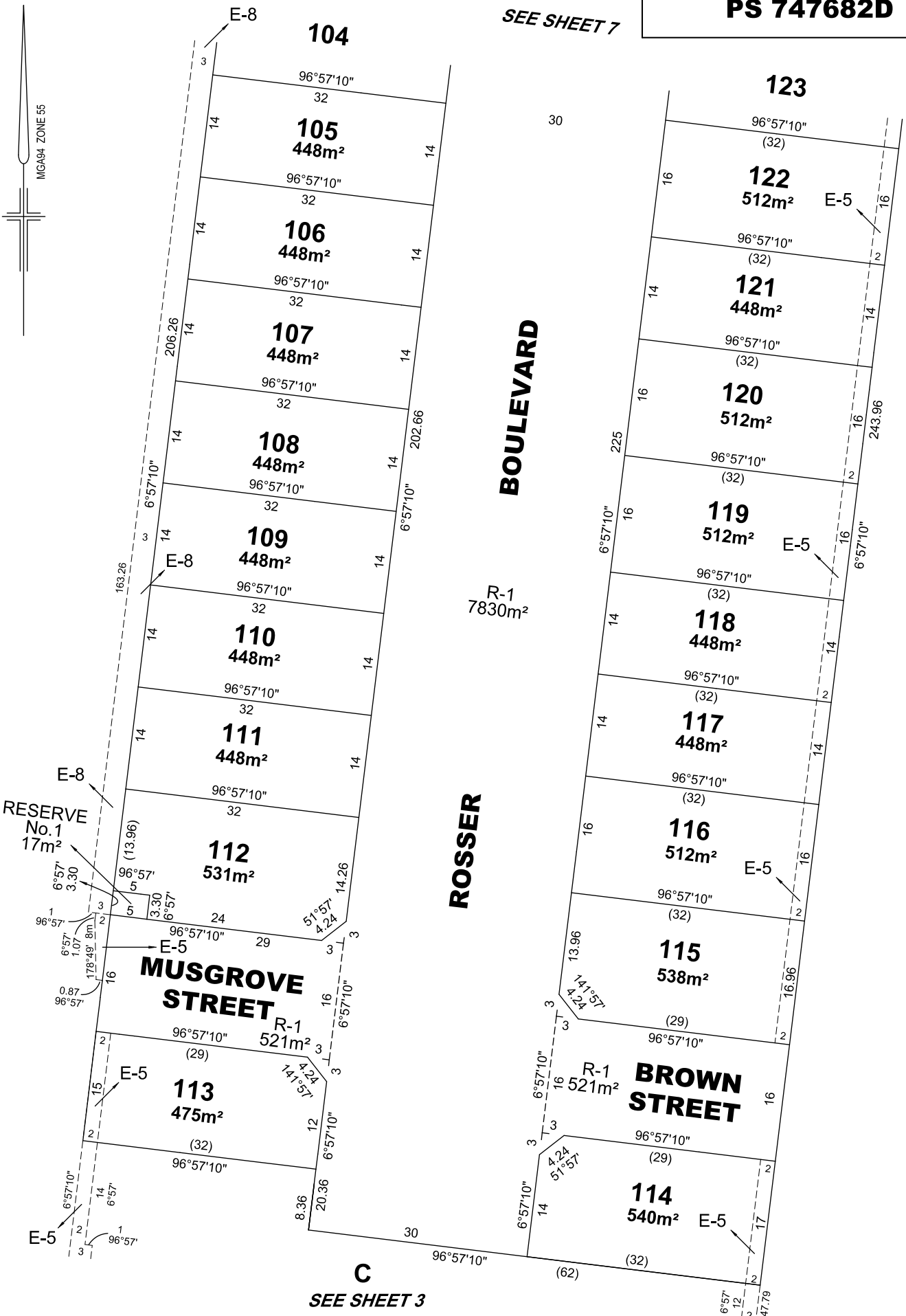
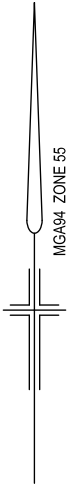
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SEE SHEET 3

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SCALE **1:500**
 LENGTHS ARE IN METRES
 0 10 20
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ORIGINAL SHEET SIZE **A3** SHEET **7**
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SEE SHEET 7



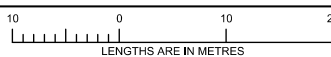
C
SEE SHEET 3

REF:
21437/1PS

VERSION:
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SCALE
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ORIGINAL SHEET
SIZE A3

SHEET 8



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CREATION OF RESTRICTION


LAND TO BENEFIT: LOTS 101 TO 128 (BOTH INCLUSIVE)

LAND TO BE BURDENED: LOTS 101 TO 128 (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

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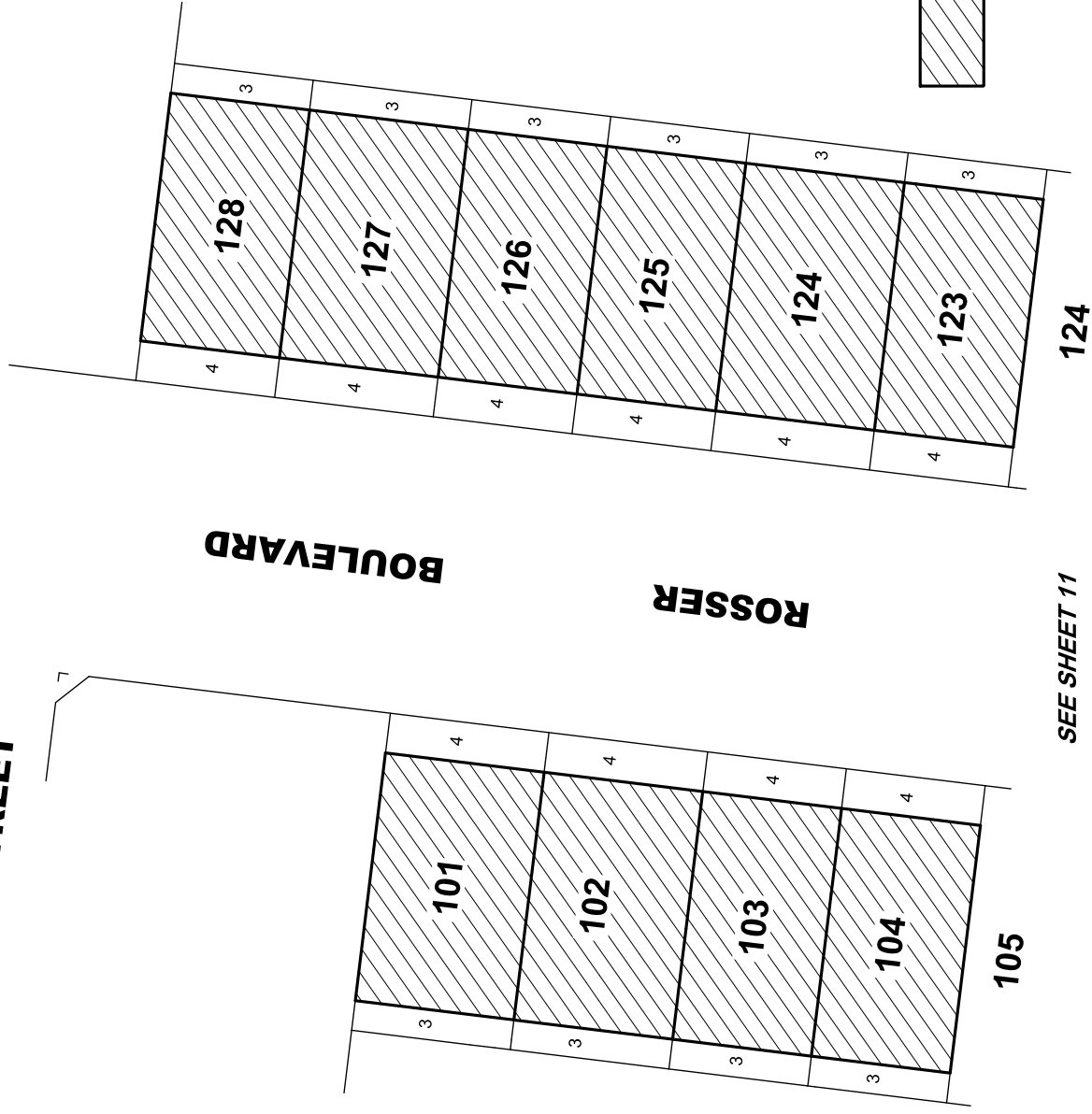
PLAN NUMBER
PS 747682D

BRIGHT STREET

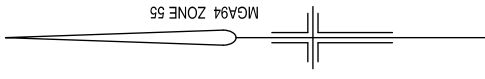
BOULEVARD


ROSSER

SEE SHEET 11

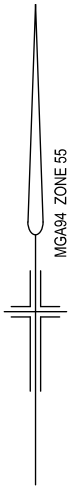


THE BUILDING ENVELOPES ON THIS PLAN ARE SHOWN HATCHED AND ENCLOSED BY THICK CONTINUOUS LINES

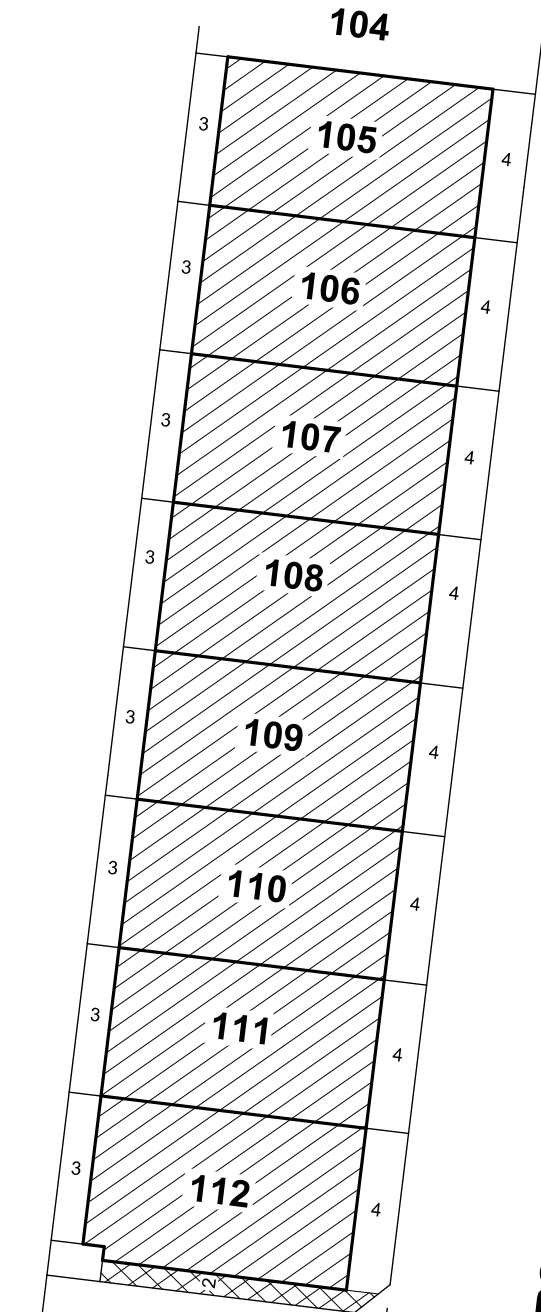


SHEET 10	ORIGINAL SHEET SIZE A3	SCALE 1:500  LENGTHS ARE IN METRES	REF: 21437/1PS M VERSION: M DATE: 29/03/17 21437-1-PS-M-M.DGN
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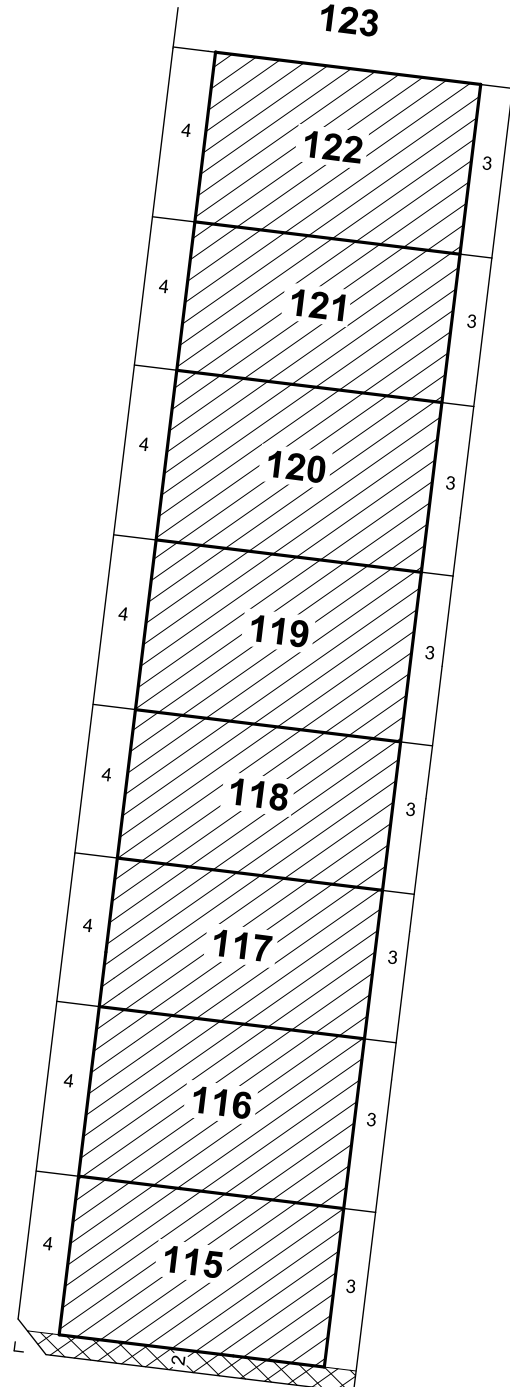




SEE SHEET 10



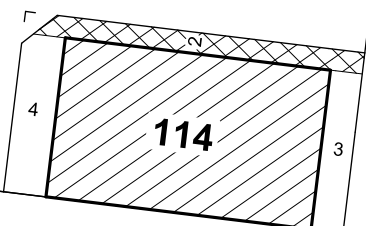
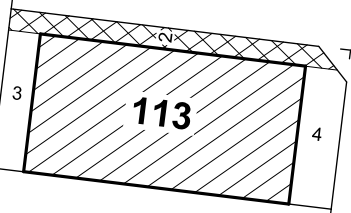
BOULEVARD



ROSSER

MUSGROVE STREET

BROWN STREET



DEVELOPER FENCE ZONES ON THIS PLAN ARE SHOWN CROSS HATCHED



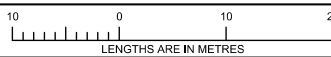
THE BUILDING ENVELOPES ON THIS PLAN ARE SHOWN HATCHED AND ENCLOSED BY THICK CONTINUOUS LINES

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VERSION: **M**

DATE: 29/03/17
21437-1-PS-M-M.DGN

SCALE **1:500**



ORIGINAL SHEET
SIZE A3

SHEET 11