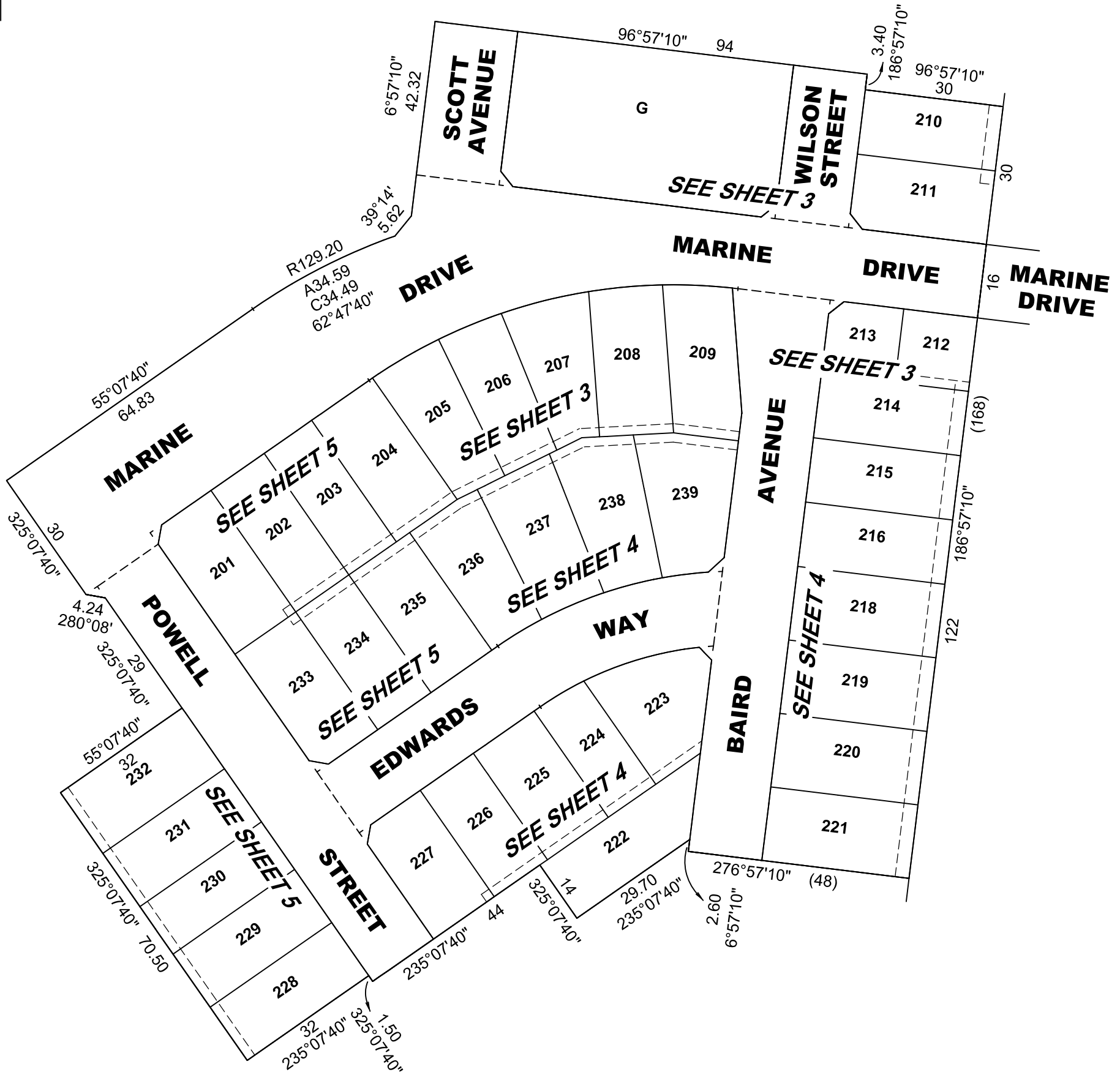
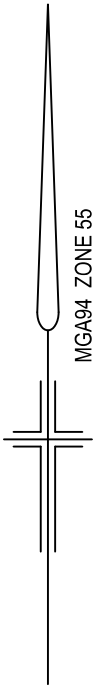


<b>SUBDIVISION ACT 1988</b>		<b>EDITION 1</b>	<b>PLAN NUMBER PS 747684Y</b>	
<b>PLAN OF SUBDIVISION</b>				
<b>LOCATION OF LAND</b>		Council Name: Surf Coast Shire Council		
<b>PARISH:</b>	PUEBLA	Council Reference Number: S4357		
<b>TOWNSHIP:</b>		Planning Permit Reference: 12/0281C		
<b>SECTION:</b>		SPEAR Reference Number: S085001C		
<b>CROWN ALLOTMENT:</b>	63(PART)	Certification		
<b>CROWN PORTION:</b>		This plan is certified under section 11 (7) of the Subdivision Act 1988		
<b>TITLE REFERENCES:</b>	VOL. FOL.	Date of original certification under section 6: 29/11/2016		
<b>LAST PLAN REFERENCE:</b>	PS 747682D LOT A	Public Open Space		
<b>POSTAL ADDRESS:</b> (at time of subdivision)	MARINE DRIVE TORQUAY 3228	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		
<b>MGA CO-ORDINATES:</b> (of approximate centre of land in plan)	E 266 150 N 5 756 230	ZONE: 55 GDA 94	Digitally signed by: Michelle Watt for Surf Coast Shire Council on 28/04/2017	
<b>VESTING OF ROADS OR RESERVES</b>		<b>QUAY 2 ESTATE - RELEASE 2</b>		
IDENTIFIER	COUNCIL / BODY / PERSON		NUMBER OF LOTS IN THIS PLAN : 38 PLUS 1 BALANCE	
ROADS, R-1	SURF COAST SHIRE COUNCIL		TOTAL AREA OF LAND IN THIS PLAN : 3.081 ha	
		<b>DEPTH LIMITATION:</b> DOES NOT APPLY		
<b>NOTATIONS</b>				
LOTS 1 -200 (BOTH INCLUSIVE) AND LOT 217 HAVE BEEN OMITTED FROM THIS PLAN.		<b>OTHER PURPOSE OF THIS PLAN - CREATION OF RESTRICTION:</b> FOR RESTRICTION DETAILS REFER TO SHEETS 6, 7, 8 & 9.		
<b>EASEMENT INFORMATION</b>				<b>THIS IS A SPEAR PLAN</b>
<b>LEGEND:</b> A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				<b>STAGING:</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED /IN FAVOUR OF
E-1, E-3	PIPELINES OR ANCILLARY PURPOSE	SEE DIAG.	THIS PLAN - SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-2, E-3	DRAINAGE	SEE DIAG.	THIS PLAN	SURF COAST SHIRE COUNCIL
				<b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY  THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). -----  IN PROCLAIMED SURVEY AREA No. -----
REF: <b>21437/2PS</b>	VERSION: <b>J</b>	DATE: 10/03/17 21437-2-PS-M-J.DGN		ORIGINAL SHEET SIZE A3
				SHEET 1 OF 9 SHEETS
<b>REEDS</b> CONSULTING		Reeds Consulting Pty Ltd Lvl 6, 440 Elizabeth Street Melbourne Victoria 3000 p (03) 8660 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au	Digitally signed by: Tomas Champion (Reeds Consulting Pty Ltd), Surveyor's Plan Version (J), 07/04/2017, SPEAR Ref: S085001C	< LEAVE BLANK >

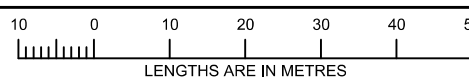


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**21437/2PS**

VERSION:  
**J**

DATE: 10/03/17  
21437-2-PS-M-J.DGN

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ORIGINAL SHEET  
SIZE A3

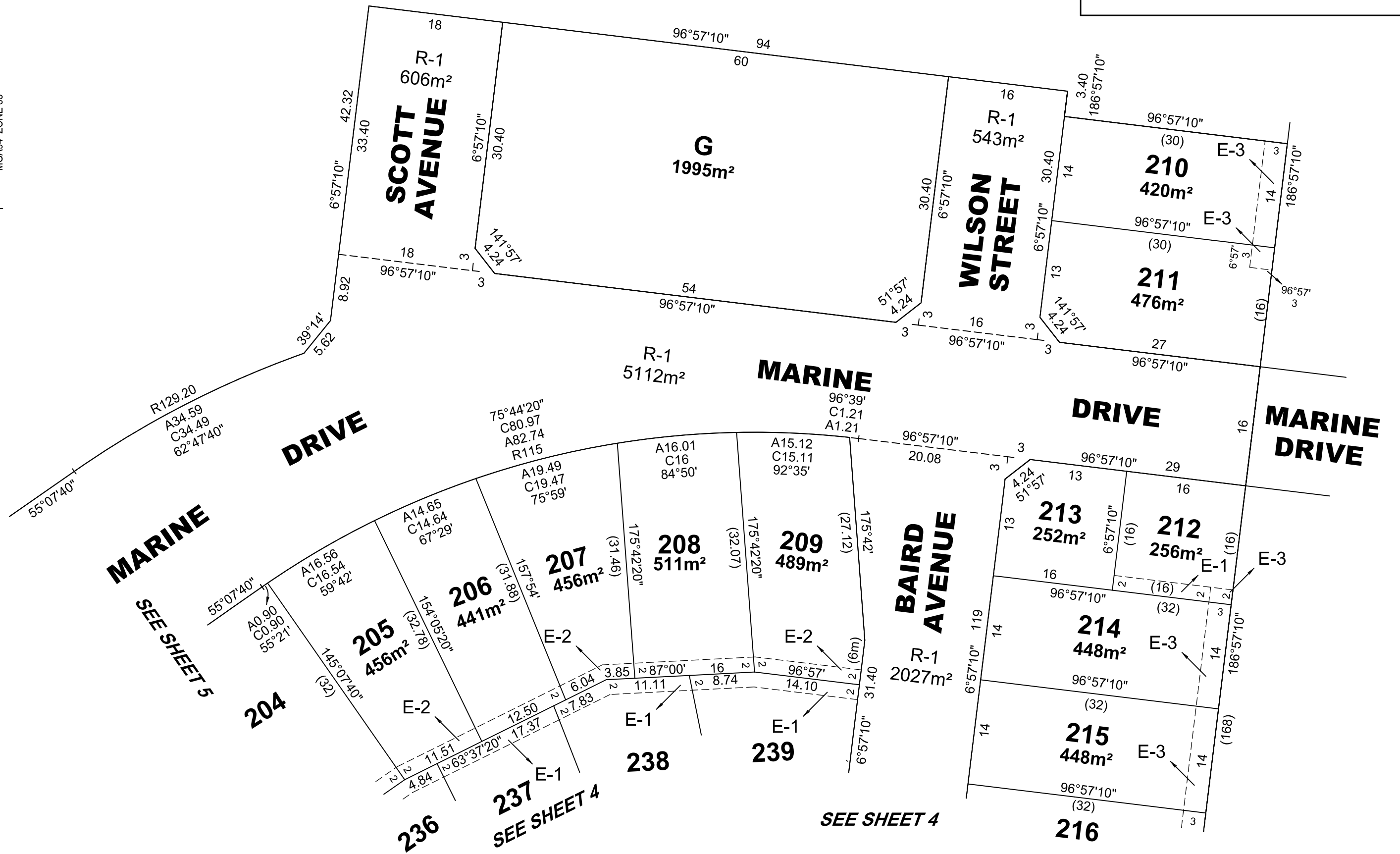
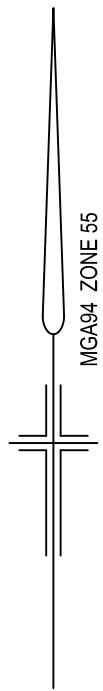
SHEET 2

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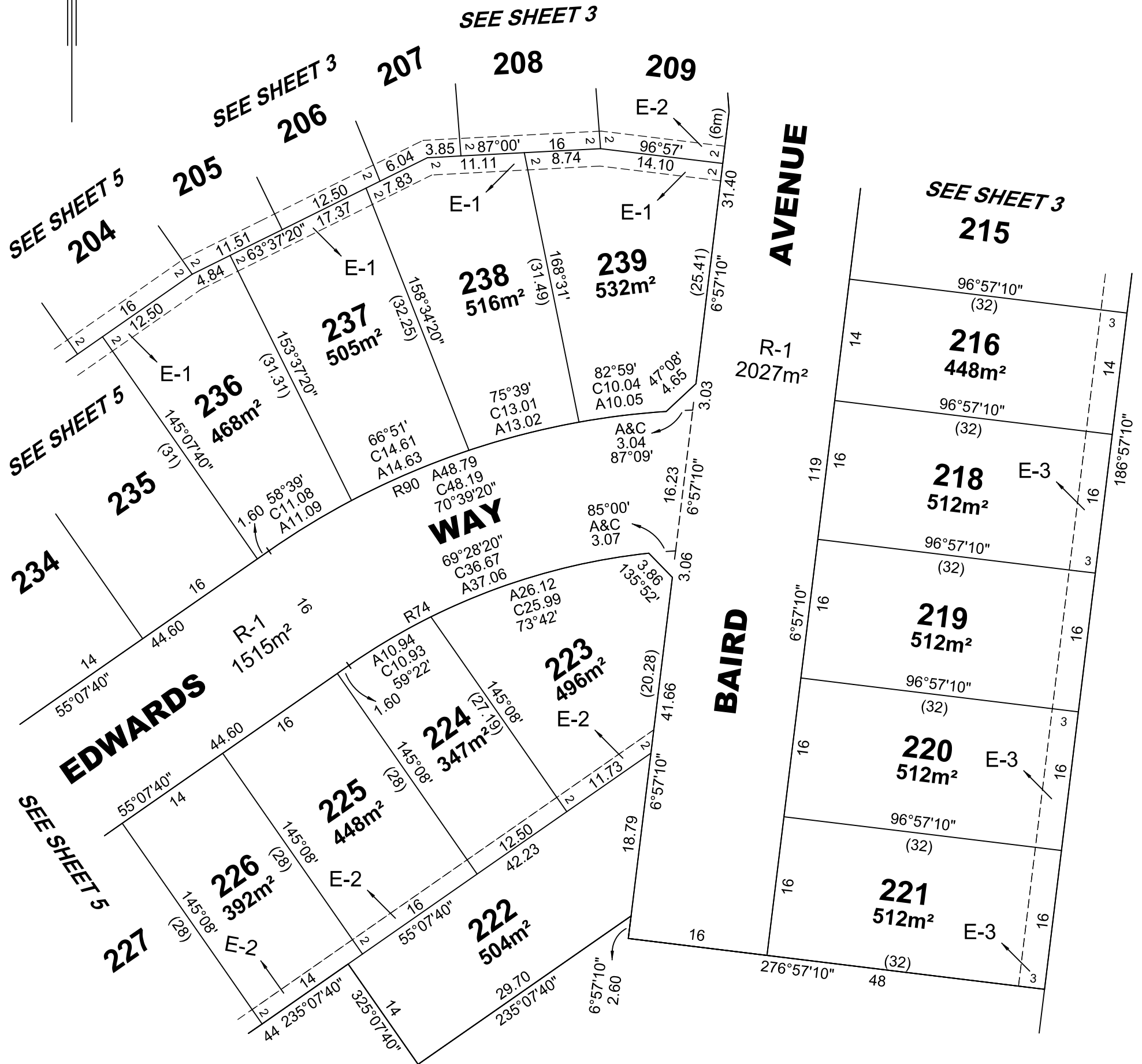
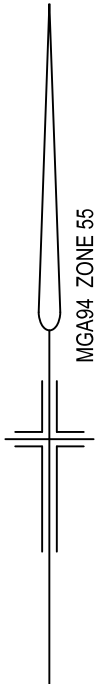
SCALE 1:500  
LENGTHS ARE IN METRES

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Surveyor's Plan Version (J),  
07/04/2017, SPEAR Ref: S085001C

ORIGINAL SHEET SIZE A3

SHEET 3

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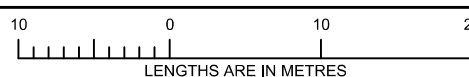


REF:  
**21437/2PS**

VERSION:  
**J**

DATE: 10/03/17  
21437-2-PS-M-J.DGN

SCALE  
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ORIGINAL SHEET  
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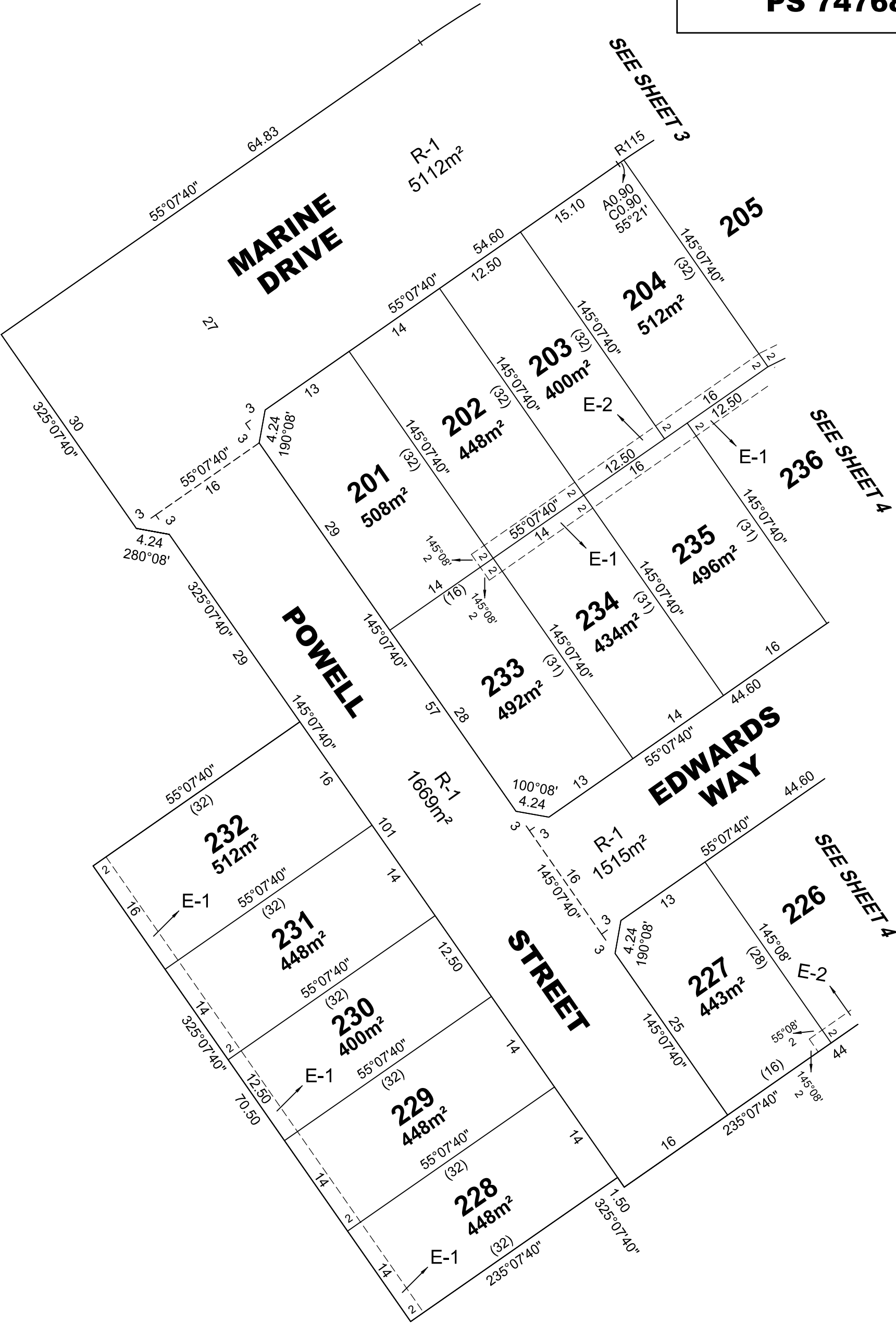
**SHEET 4**

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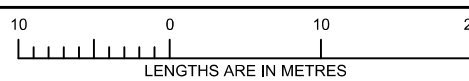


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**21437/2PS**

VERSION:  
**J**

DATE: 10/03/17  
21437-2-PS-M-J.DGN

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SIZE **A3**

**SHEET 5**

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## CREATION OF RESTRICTION No.1

LAND TO BENEFIT: LOTS 201 TO 216 (BOTH INCLUSIVE) AND 218 TO 239 (BOTH INCLUSIVE)

LAND TO BE BURDENED: LOTS 201 TO 216 (BOTH INCLUSIVE) AND 218 TO 239 (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 212, 213 AND 214

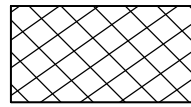
LAND TO BE BURDENED: LOTS 212 AND 213

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT MUST NOT:

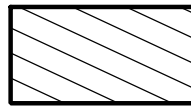
- 1 BUILD OR ERECT OR PERMIT TO BE BUILT OR ERECTED ANY BUILDING THAT DOES NOT ALLOW AT LEAST 25m<sup>2</sup> OF SECLUDED PRIVATE OPEN SPACE WITH DIMENSION OF AT LEAST 4m AT THE SIDE OR REAR OF THE BUILDING WITH CONVENIENT ACCESS FROM A LIVING AREA.
- 2 BUILD OR ERECT OR PERMIT TO BE BUILT OR ERECTED 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.

REF: <b>21437/2PS</b>	VERSION: <b>J</b>	DATE: 10/03/17 21437-2-PS-M-J.DGN		ORIGINAL SHEET SIZE A3	SHEET 6
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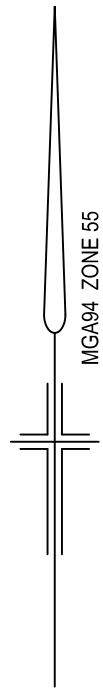


DEVELOPER FENCE ZONES ON THIS PLAN ARE SHOWN CROSS HATCHED



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

ALLOTMENTS INDICATED BY \* MUST CONSIST OF A SECLUDED PRIVATE OPEN SPACE WITH A MINIMUM AREA OF 25m<sup>2</sup> 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.



**MARINE DRIVE**

**SCOTT AVENUE**

**MARINE DRIVE**

**WILSON STREET**

**DRIVE**

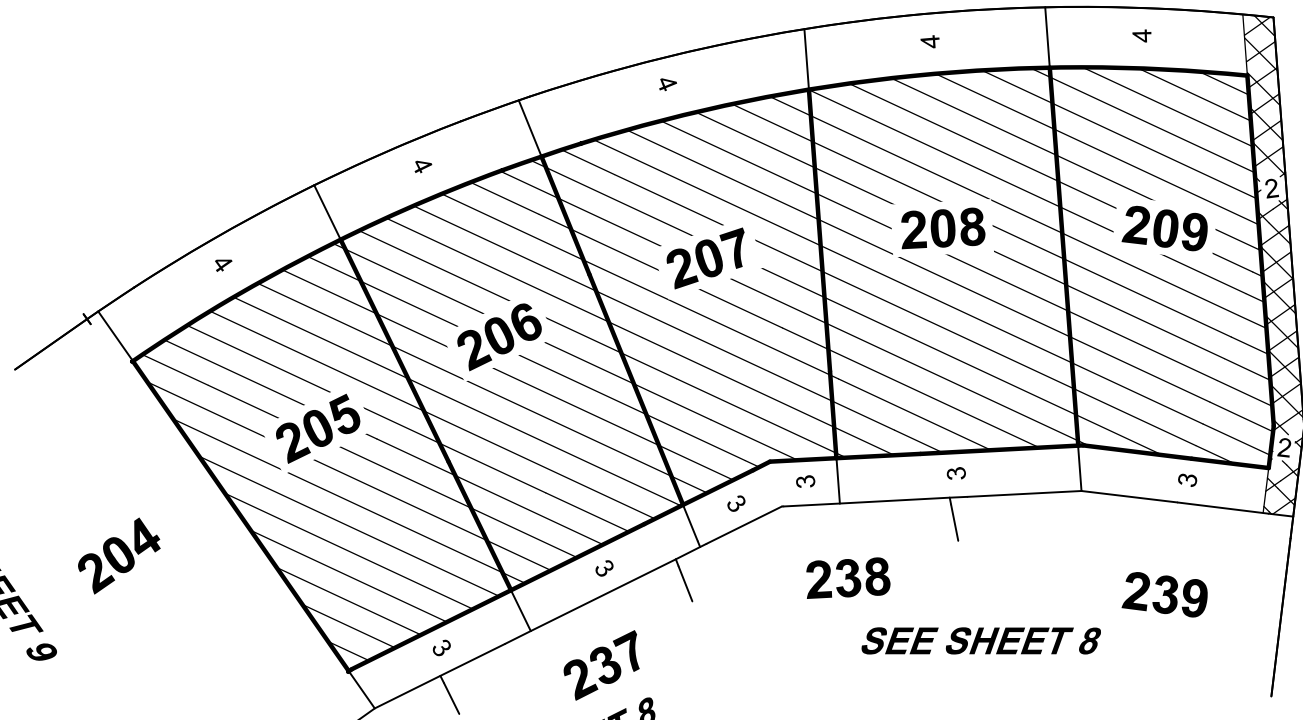
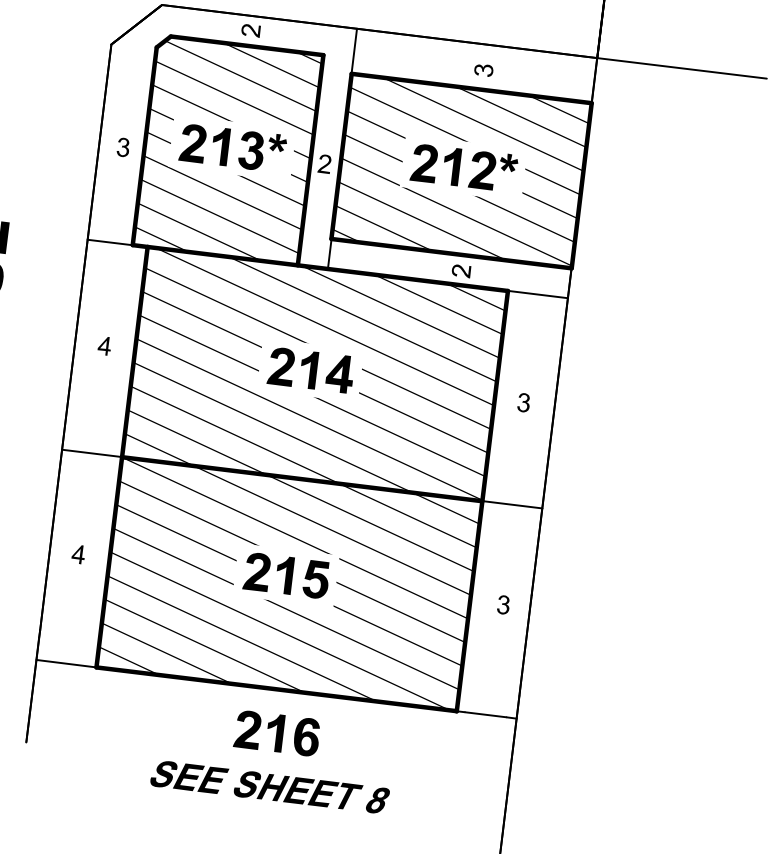
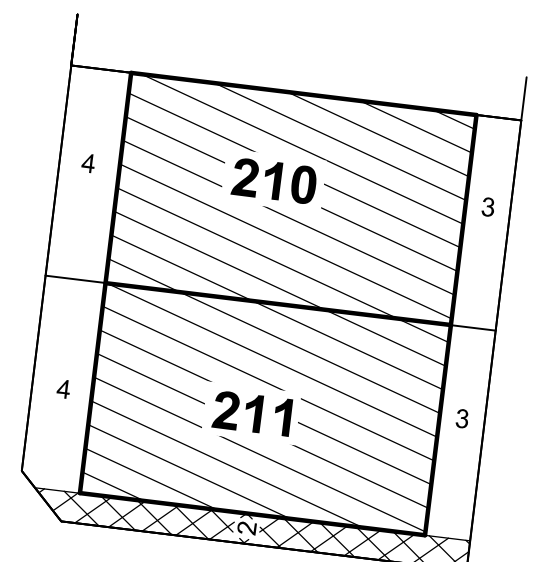
**BAIRD AVENUE**

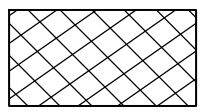
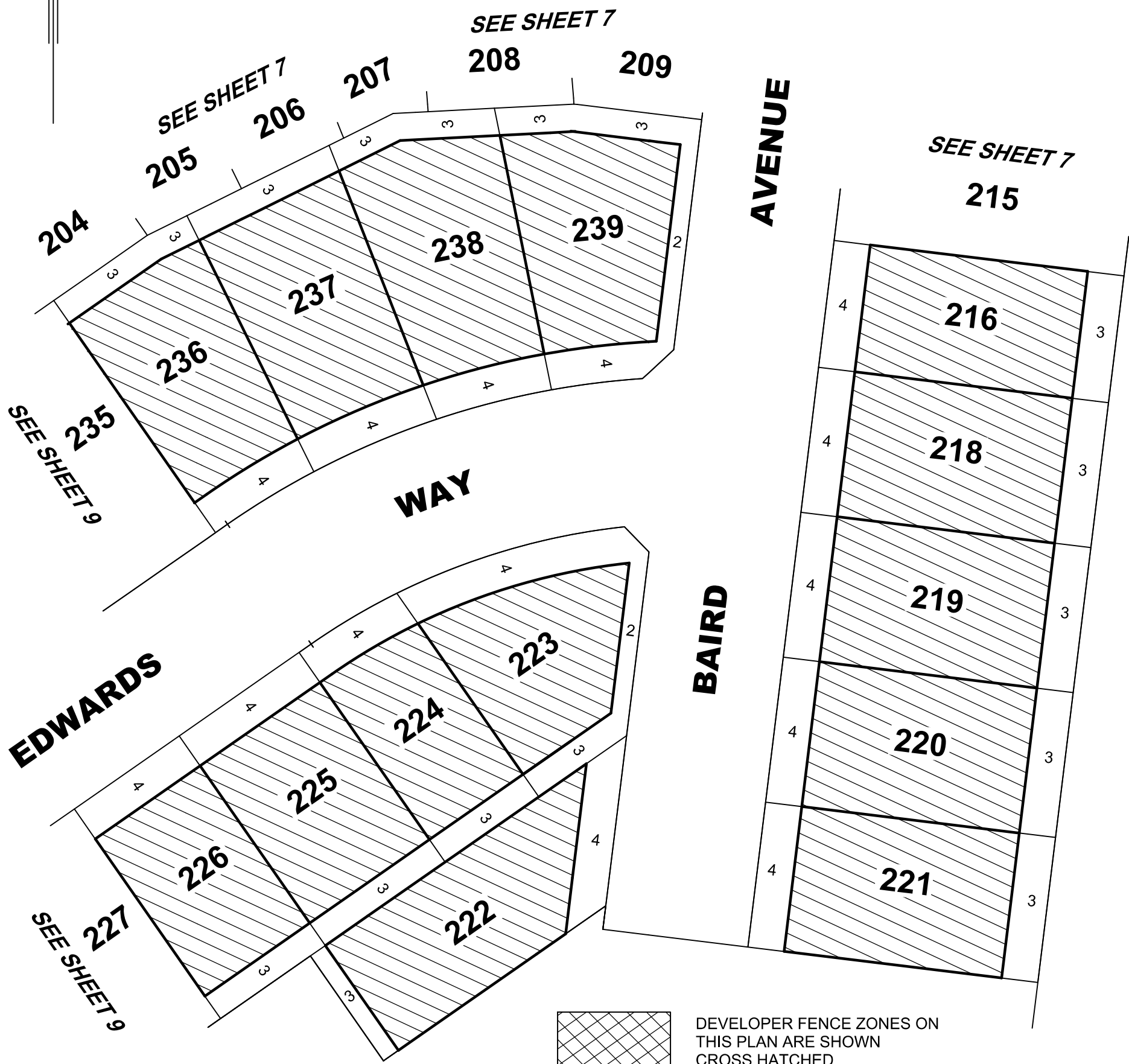
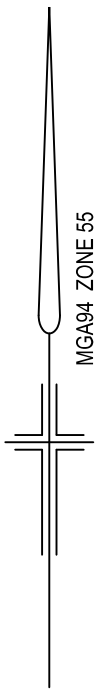
SEE SHEET 9

SEE SHEET 8

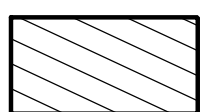
SEE SHEET 8

SEE SHEET 8





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

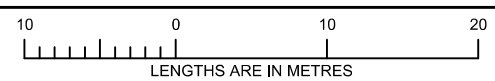
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VERSION: J

DATE: 10/03/17  
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SCALE 1:500



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SHEET 8

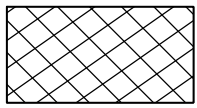


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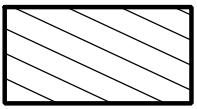
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07/04/2017, SPEAR Ref: S085001C

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28/04/2017,  
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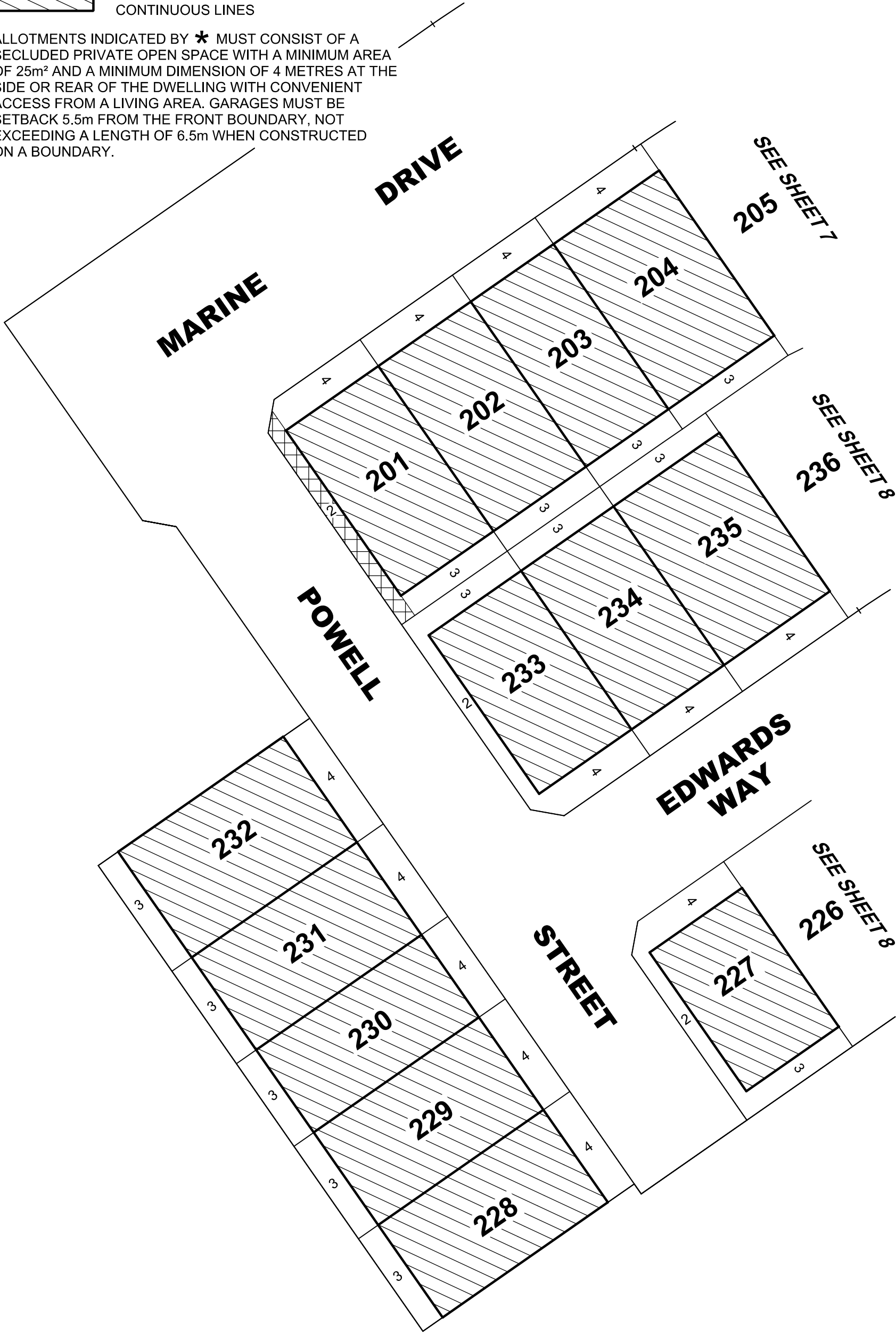
DEVELOPER FENCE ZONES ON THIS PLAN ARE SHOWN CROSS HATCHED



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

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PLAN NUMBER  
**PS 747684Y**

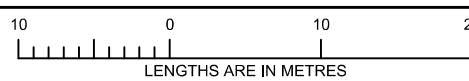


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SHEET 9

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