

SUBDIVISION ACT 1988		EDITION 1	PLAN NUMBER PS 800324N	
PLAN OF SUBDIVISION				
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 747682D LOT C POSTAL ADDRESS: 1535 SURF COAST HIGHWAY <small>(at time of subdivision)</small> TORQUAY 3228 MGA CO-ORDINATES: E 265 815 ZONE: 55 <small>(of approximate centre of land in plan)</small> N 5 756 240 GDA 94		Council Name: Surf Coast Shire Council Council Reference Number: S4358 Planning Permit Reference: 12/0281/C SPEAR Reference Number: S085003T 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 Statement Of Compliance issued: 12/12/2017		
VESTING OF ROADS OR RESERVES		QUAY 2 ESTATE - RELEASE 3		
IDENTIFIER	COUNCIL / BODY / PERSON		NUMBER OF LOTS IN THIS PLAN : 27 PLUS 1 BALANCE	
ROADS, R-1	SURF COAST SHIRE COUNCIL		TOTAL AREA OF LAND IN THIS PLAN : 1.892 ha EXCLUDING BALANCE	
		DEPTH LIMITATION: SEE NOTATIONS		
NOTATIONS				
LOTS 1 - 300 (BOTH INCLUSIVE) AND LOTS A, B AND C 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. OTHER PURPOSE OF THIS PLAN - REMOVAL OF EASEMENT: THAT PART OF THE PIPELINE OR ANCILLARY PURPOSES EASEMENT E-5 CREATED ON PS 747682D AS IT AFFECTS ROSSER BOULEVARD CAHIR AVENUE AND MILLER AVENUE ON THIS PLAN. GROUNDS FOR REMOVAL BY AGREEMENT OF ALL INTERESTED PARTIES.		
EASEMENT INFORMATION				THIS IS A SPEAR PLAN
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED /IN FAVOUR OF
SEE SHEET 2 EASEMENT INFORMATION				
				SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). ----- IN PROCLAIMED SURVEY AREA No. -----
REF: 21437/3PS	VERSION: L	DATE: 29/03/17 21437-3-PS-M-L.DGN		ORIGINAL SHEET SIZE A3
			SHEET 1 OF 11 SHEETS	
REEDS <small>CONSULTING</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	Digitally signed by: Tomas Champion (Reeds Consulting Pty Ltd), Surveyor's Plan Version (L), 10/04/2017, SPEAR Ref: S085003T	
		Land Use Victoria Plan Registered 01:25 PM 08/01/2018 Assistant Registrar of Titles		

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-8, E-9	DRAINAGE	SEE DIAG.	PS 747682D	SURF COAST SHIRE COUNCIL
E-10	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN SEC. 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-10, E-11, E-12	DRAINAGE	SEE DIAG.	THIS PLAN	SURF COAST SHIRE COUNCIL

WARNING - You use or rely on the information in this document at your own risk. It no longer has any legal status. For details of the current document, you should make inquiries at Land Use Victoria.

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ORIGINAL SHEET
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SHEET 2



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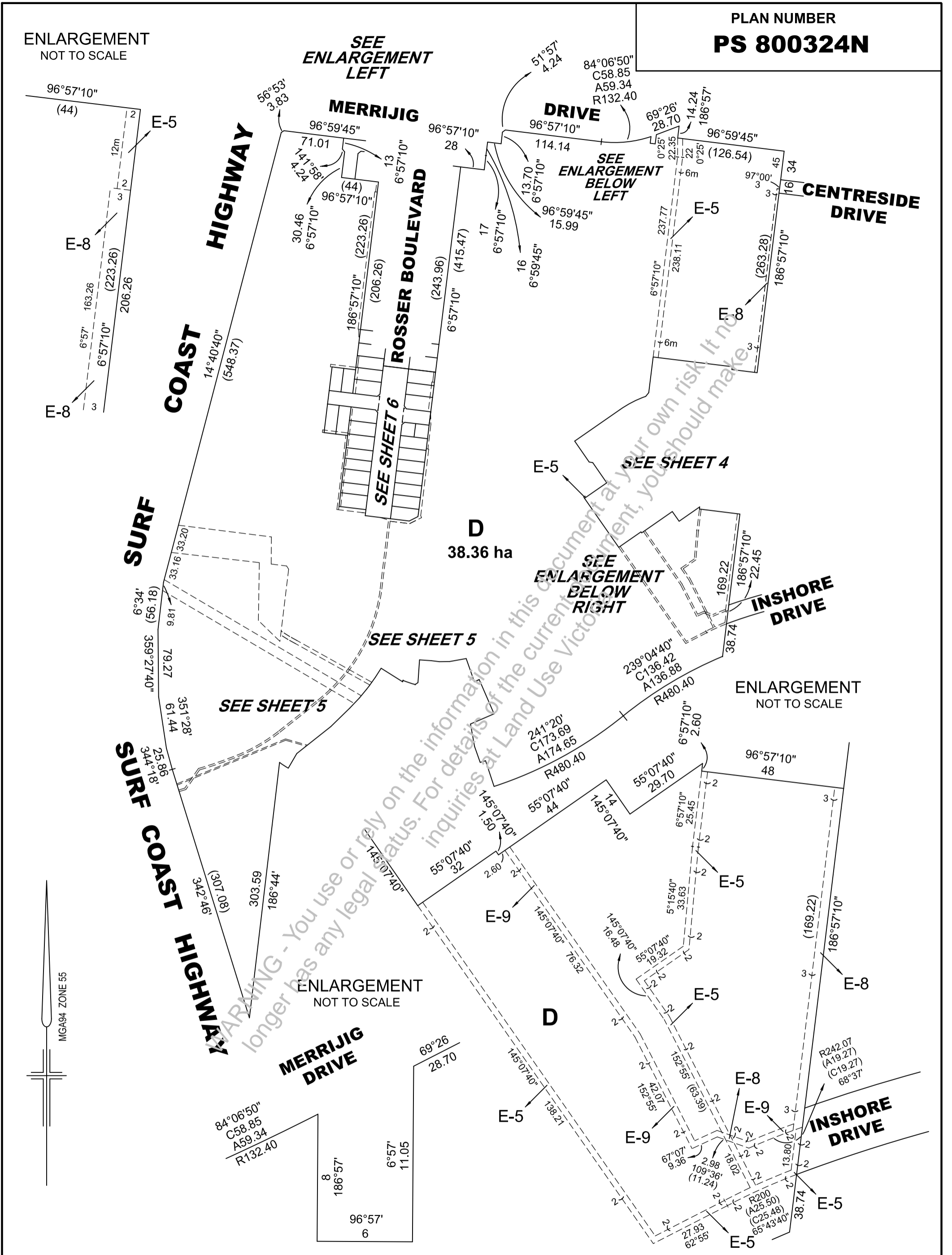
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NOT TO SCALE

SEE
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LEFT

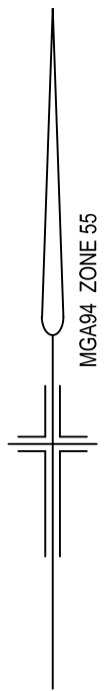
SEE
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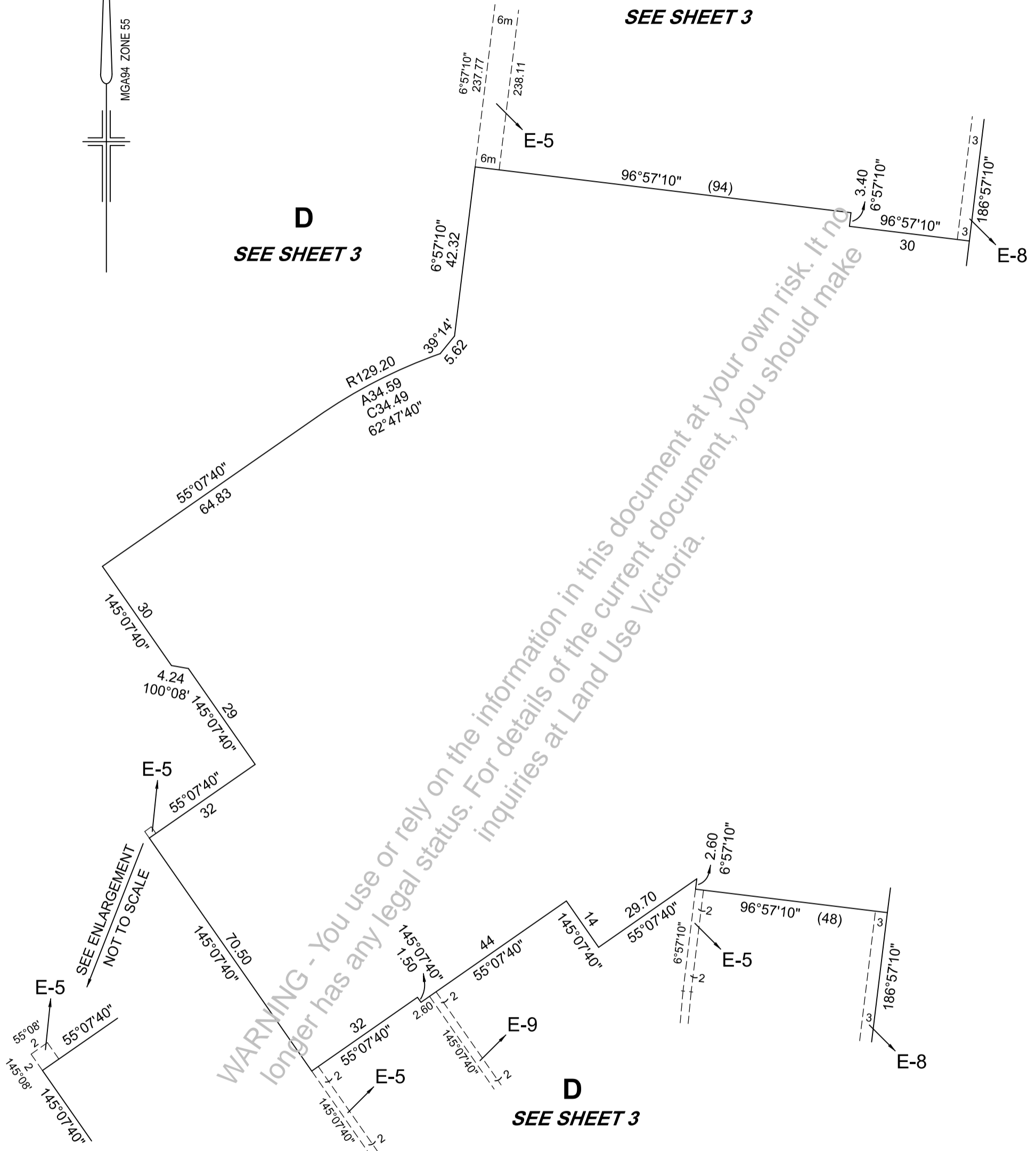
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SEE SHEET 3

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SEE SHEET 3

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SEE SHEET 3

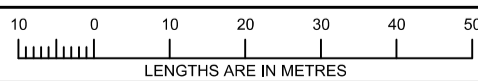


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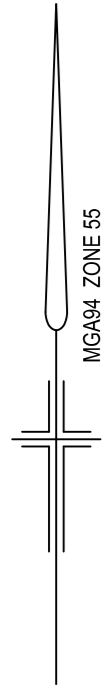
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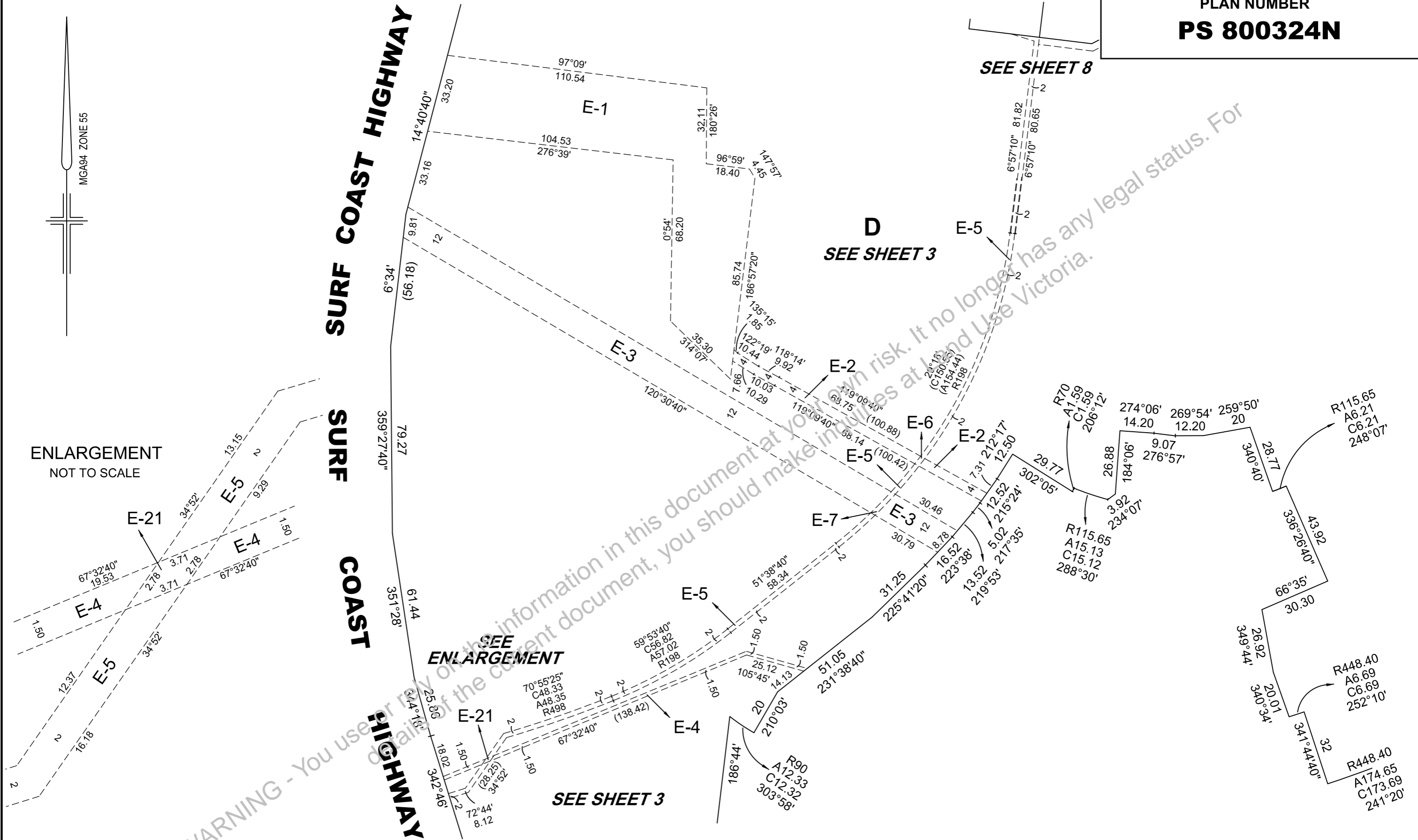
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SURF COAST HIGHWAY



ENLARGEMENT
NOT TO SCALE

SEE ENLARGEMENT

SEE SHEET 3

SEE SHEET 8

D
SEE SHEET 3

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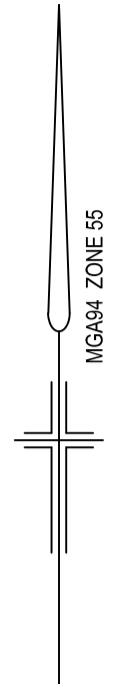
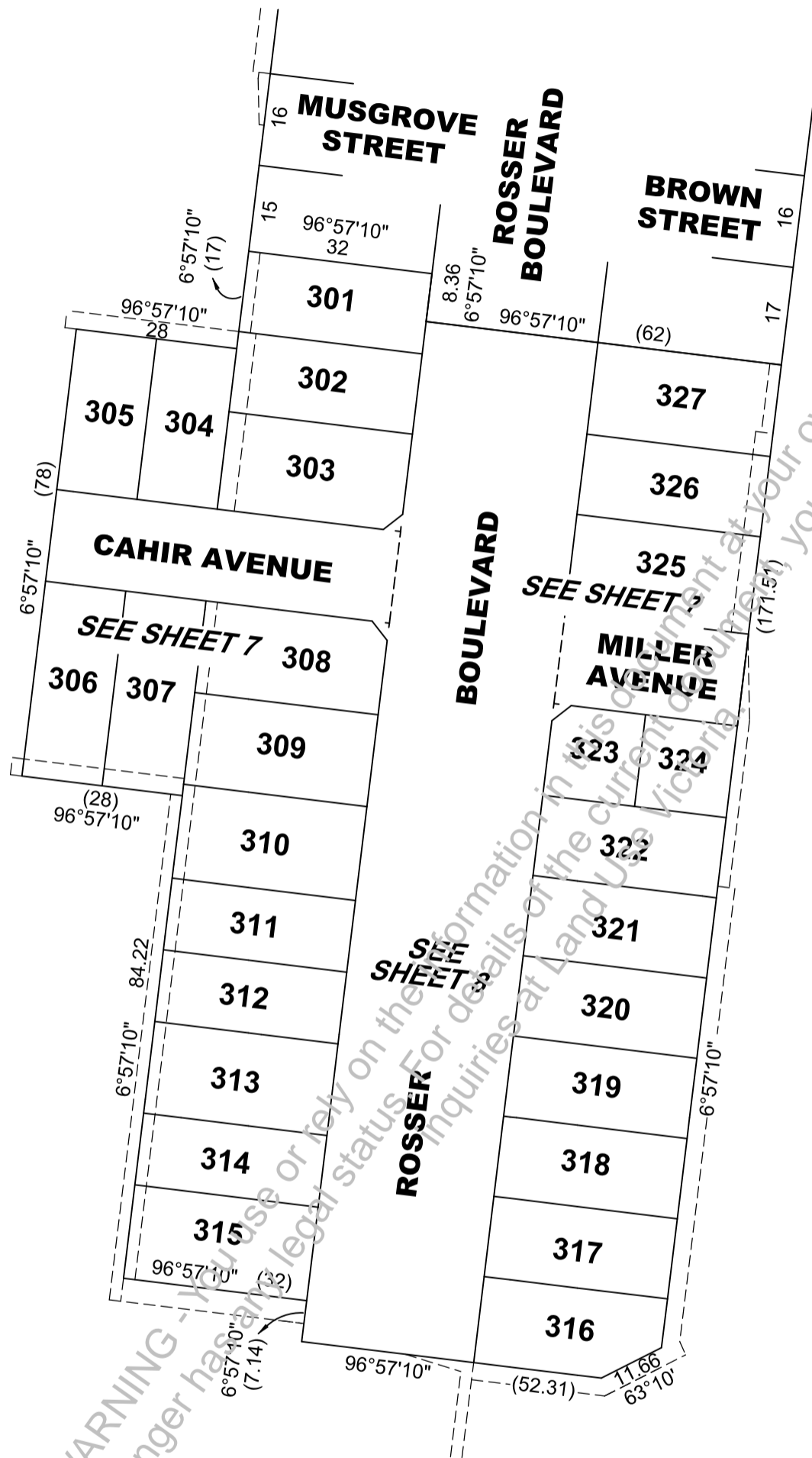
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SHEET **5**

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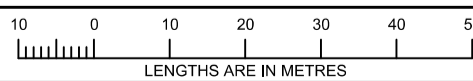
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SCALE
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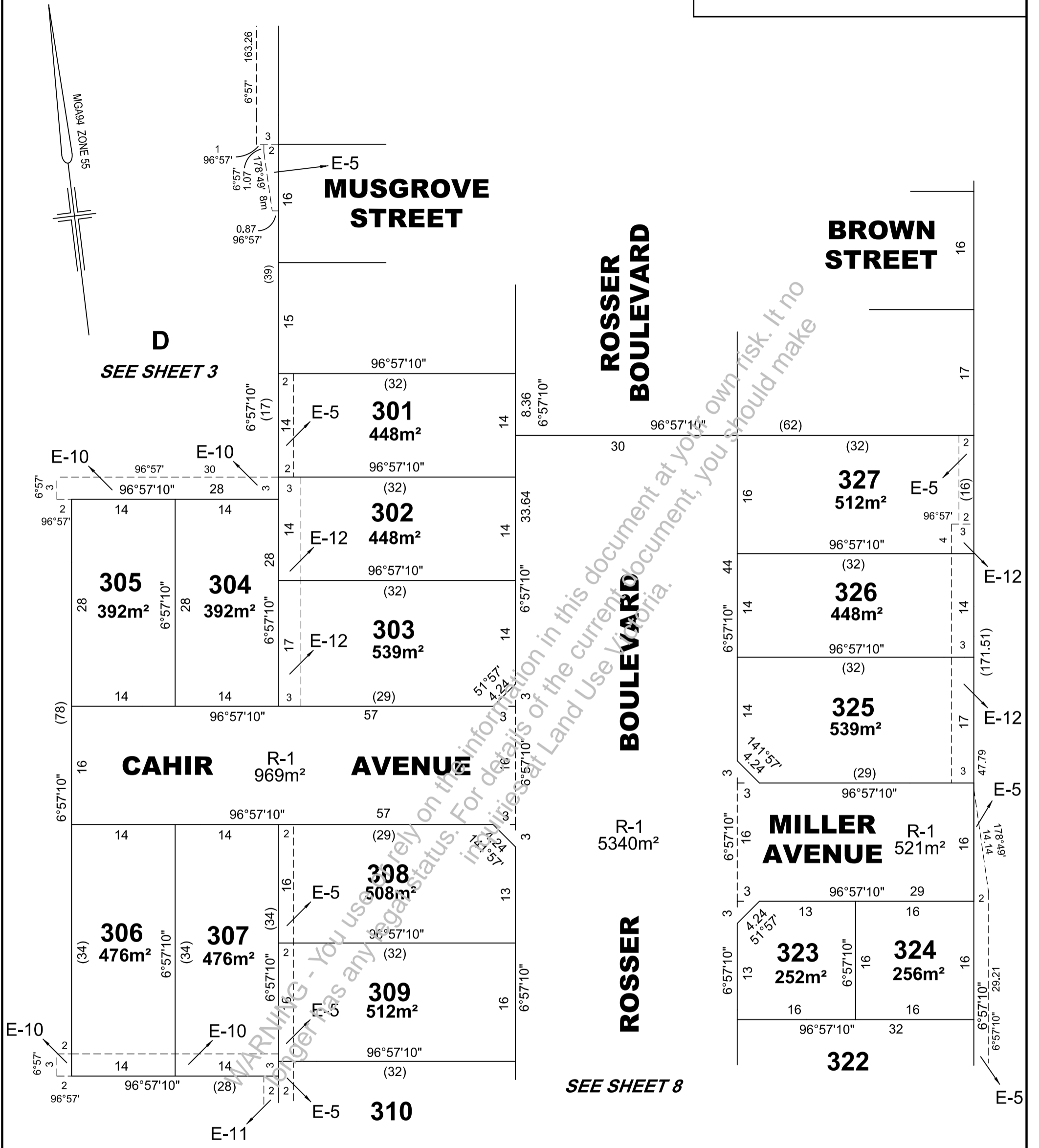
SHEET 6

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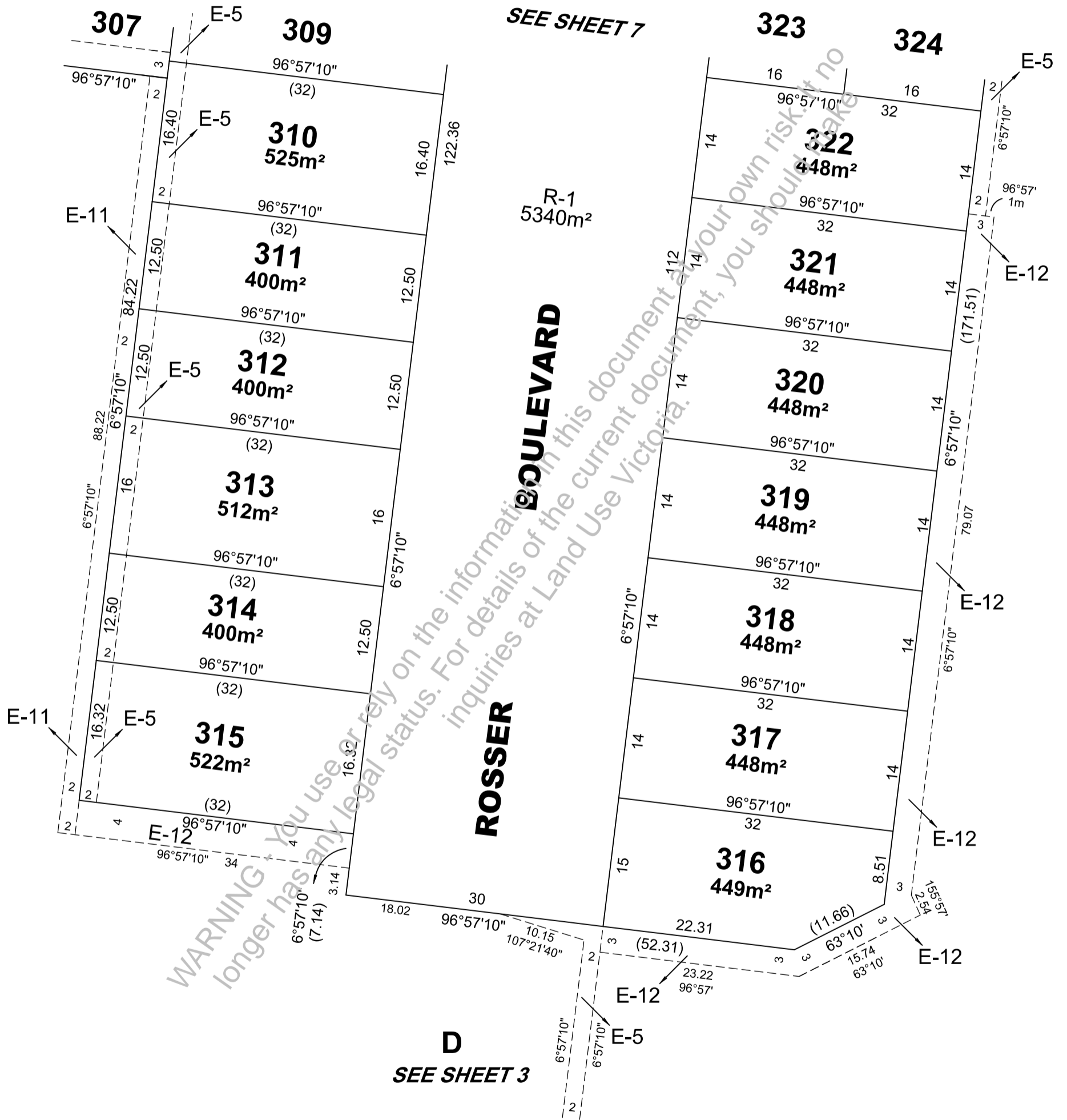
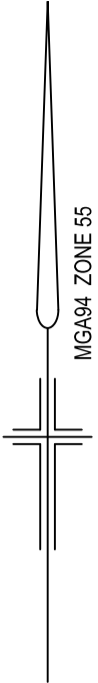
ORIGINAL SHEET SIZE A3 SHEET 7



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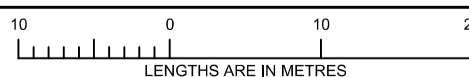


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SHEET 8



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CREATION OF RESTRICTION No.1

LAND TO BENEFIT: LOTS 301 TO 327 (BOTH INCLUSIVE)
LAND TO BE BURDENED: LOTS 301 TO 327 (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


CREATION OF RESTRICTION No.2

LAND TO BENEFIT: LOTS 322, 323 AND 324
LAND TO BE BURDENED: LOTS 323 AND 324

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

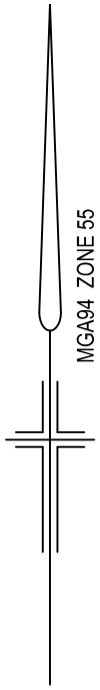
- 1 BUILD OR ERECT OR PERMIT TO BE BUILT OR ERECTED ANY BUILDING THAT DOES NOT ALLOW AT LEAST 25m² OF SECLUDED PRIVATE OPEN SPACE WITH DIMENSION OF AT LEAST 4m AT THE SIDE OR REAR OF THE BUILDING WITH CONVENIENT ACCESS FROM A LIVING AREA.
- 2 BUILD OR ERECT OR PERMIT TO BE BUILT OR ERECTED A GARAGE ON 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.

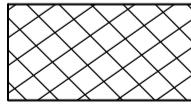
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BUILDING ENVELOPE DIAGRAM

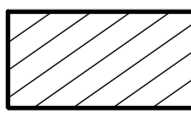
PLAN NUMBER
PS 800324N



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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SHEET 10

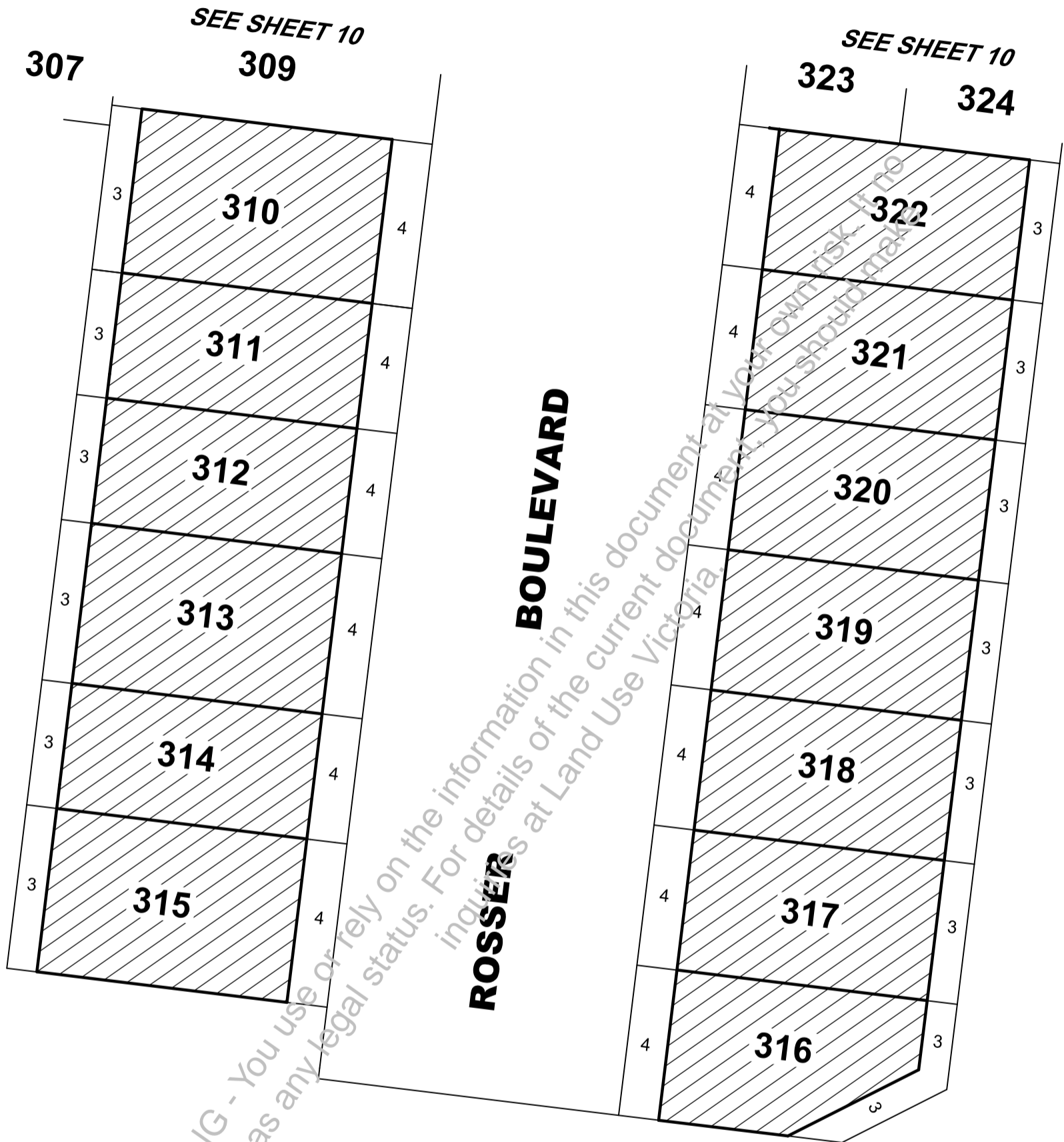
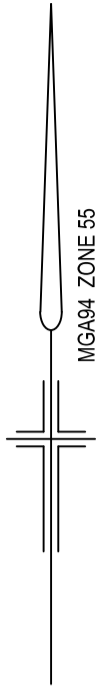


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BUILDING ENVELOPE DIAGRAM



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DEVELOPER FENCE ZONES ON THIS PLAN ARE SHOWN CROSS HATCHED



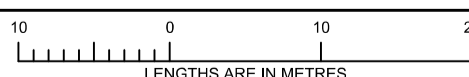
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