

SUBDIVISION ACT 1988 PLAN OF SUBDIVISION	EDITION 1	PLAN NUMBER PS819032W
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LOCATION OF LAND PARISH: PUEBLA TOWNSHIP: SECTION: CROWN ALLOTMENT: 63 (PART) CROWN PORTION: TITLE REFERENCES: VOL.11938 FOL.327 LAST PLAN REFERENCE: PS747682D, LOT B POSTAL ADDRESS: 1-19 BRIGHT STREET, <small>(at time of subdivision)</small> TORQUAY 3228 MGA CO-ORDINATES: E 265 810 ZONE: 55 <small>(of approximate centre of land in plan)</small> N 5 756 555 GDA 94	COUNCIL NAME : SURF COAST FIRE COUNCIL
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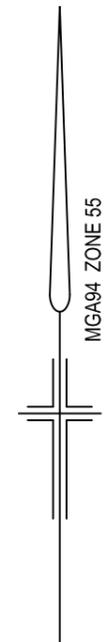
VESTING OF ROADS OR RESERVES		QUAY 2 ESTATE - RELEASE 21 NUMBER OF LOTS IN THIS PLAN : 4 PLUS STAGE S2 TOTAL AREA OF LAND IN THIS PLAN : 1996m ² DEPTH LIMITATION: DOES NOT APPLY
IDENTIFIER	COUNCIL / BODY / PERSON	
NIL	NIL	

NOTATIONS	
COMMON PROPERTY No.1 IS ALL THE LAND IN THE PLAN EXCEPT LOTS. BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS. LOCATION OF BOUNDARIES DEFINED BY BUILDINGS: BOUNDARIES MARKED "M" - MEDIAN OF WALLS, FLOORS AND CEILINGS. ALL OTHER BOUNDARIES - EXTERNAL FACE OF WALLS. EASEMENTS ARE SHOWN THUS - - - - - BUILDING ELEMENTS (NON-BOUNDARY) ARE SHOWN THUS	LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. FOR DETAILS OF OWNERS CORPORATION(S) INCLUDING; PURPOSE, RESPONSIBILITY AND ENTITLEMENT AND LIABILITY, SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION RULES AND OWNERS CORPORATION ADDITIONAL INFORMATION. OTHER PURPOSE OF THIS PLAN: CREATION OF RESTRICTIONS - FOR RESTRICTION DETAILS REFER TO SHEET 7.

EASEMENT INFORMATION					THIS IS A SPEAR PLAN STAGING: THIS IS A STAGED SUBDIVISION PLANNING PERMIT No. PLN16/0511 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)					
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL OF THE LAND IN THIS PLAN					
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED /IN FAVOUR OF	
E-1	PIPELINE OR ANCILLARY PURPOSES	2	PS 747682D	BARWON REGION WATER CORPORATION	

REF: 21437/21PS	VERSION: D	DATE: 31/07/18		ORIGINAL SHEET SIZE A3	SHEET 1 OF 7 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	

**DIAGRAM G
GROUND LEVEL AND
GROUND STOREY**



WARNING
THIS PLAN IS AN UNREGISTERED PLAN OF SUBDIVISION. DIMENSIONS AND LAYOUT MAY VARY PRIOR TO FINAL APPROVAL OF PLAN

THIS IS A PRELIMINARY PLAN PREPARED FROM ARCHITECTURAL DRAWINGS. THE INFORMATION SHOWN HEREON IS SUBJECT TO VERIFICATION UPON THE CONSTRUCTION OF THE BUILDINGS.

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SCALE **1:250**
LENGTHS ARE IN METRES

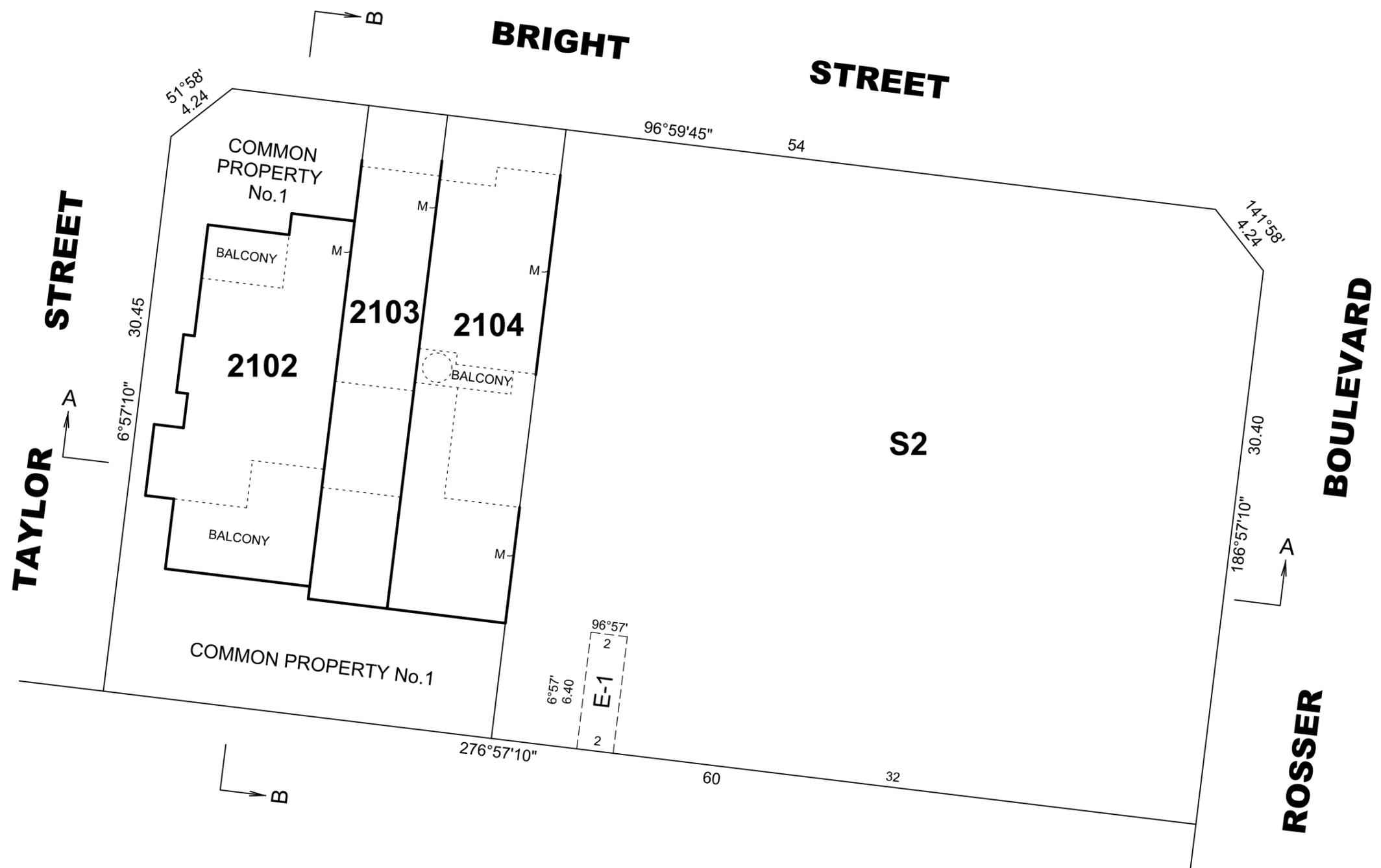
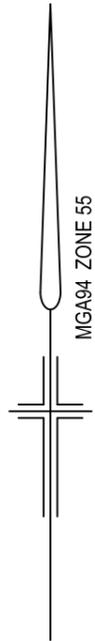
ORIGINAL SHEET
SIZE A3

SHEET 2

LICENSED SURVEYOR
TOMAS CHAMPION

**DIAGRAM 1
LEVEL ONE**

PLAN NUMBER
PS819032W



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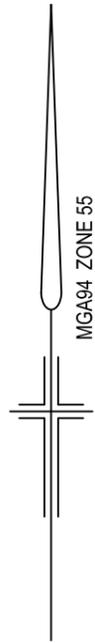
ORIGINAL SHEET
SIZE A3

SHEET 3

LICENSED SURVEYOR
..... **TOMAS CHAMPION**

**DIAGRAM
ROOF LEVEL**

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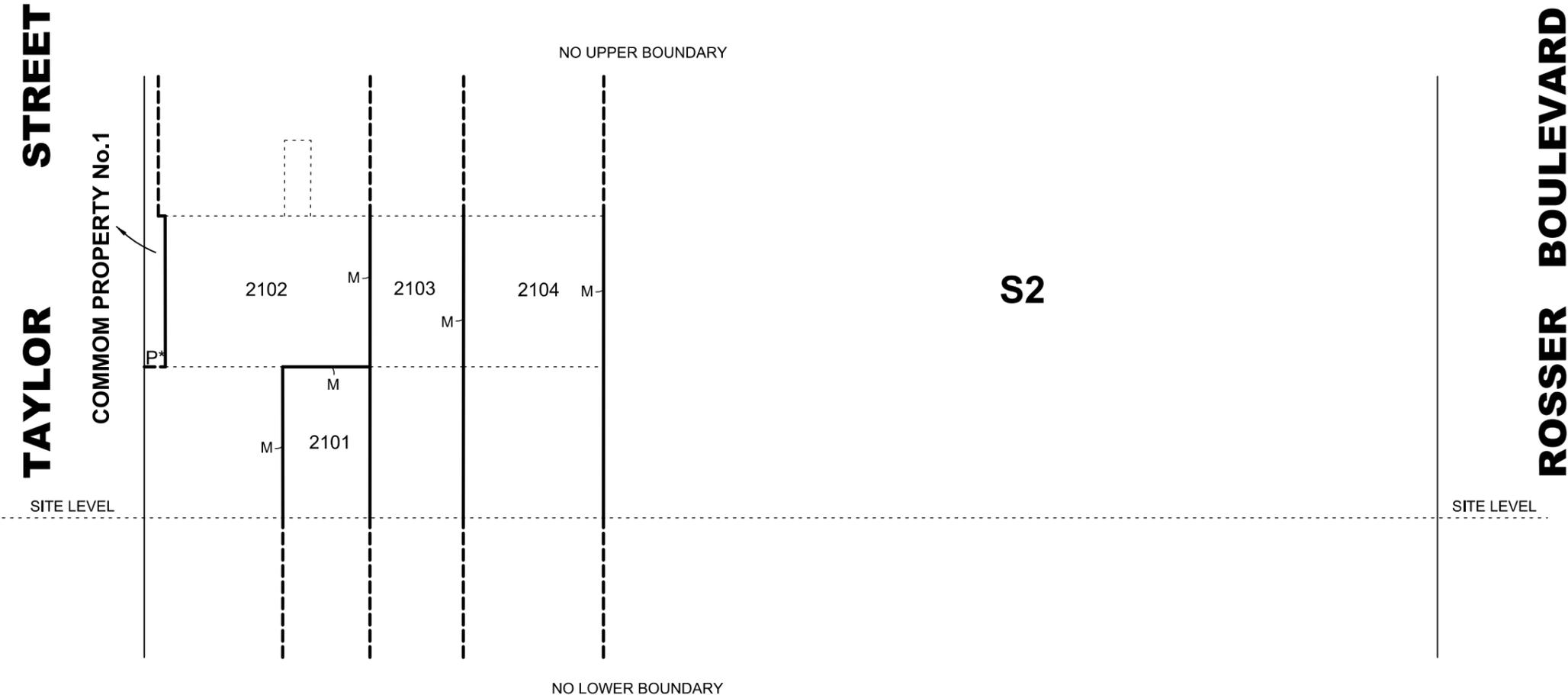
SCALE **1:250**
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LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE A3

SHEET 4

LICENSED SURVEYOR
..... **TOMAS CHAMPION**

CROSS SECTION A-A
NOT TO SCALE



P* = PROJECTION OF EXTERNAL FACE OF ROOF

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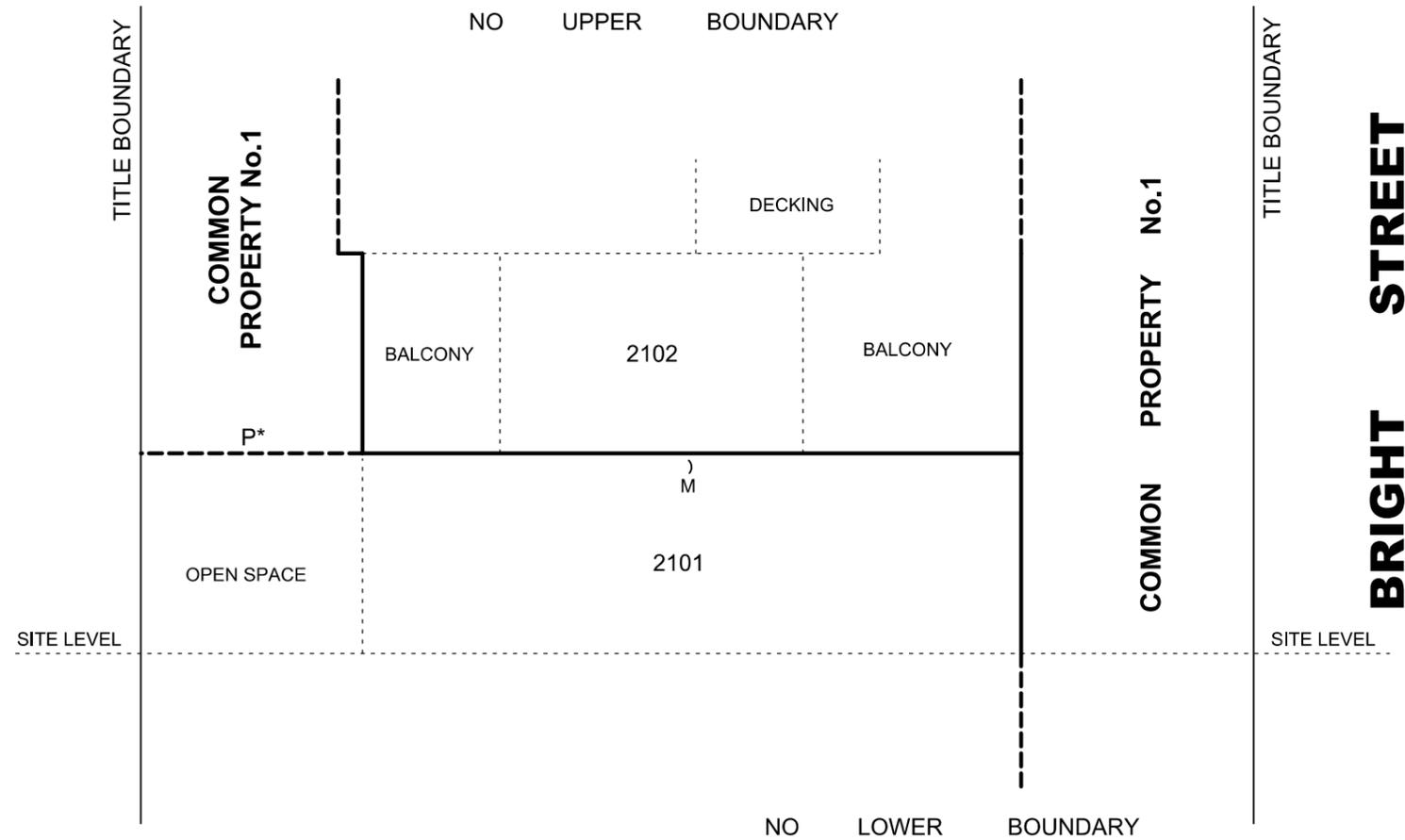
ORIGINAL SHEET
SIZE A3

SHEET 5

LICENSED SURVEYOR

..... **TOMAS CHAMPION**

CROSS SECTION B-B
NOT TO SCALE



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SHEET 6

LICENSED SURVEYOR

.....
TOMAS CHAMPION
.....

CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED:

LAND TO BENEFIT: LOTS 2101 - 2104 (BOTH INCLUSIVE) ("BENEFITED LOTS")

LAND TO BE BURDENED: LOTS 2101 - 2104 (BOTH INCLUSIVE) ("BURDENED LOTS")

DESCRIPTION OF RESTRICTION:

1. THE REGISTERED PROPRIETOR OR PROPRIETORS OF THE BURDENED LOTS AGREE AND COVENANT THAT THEY MUST NOT:

- (a) - CONSTRUCT OR ERECT OR ALLOW TO BE CONSTRUCTED OR ERECTED ANY DWELLING OR GARAGE OR OTHER BUILDING OTHER THAN A DWELLING, GARAGE OR OTHER BUILDING CONSTRUCTED OR ERECTED IN ACCORDANCE WITH PLANS ENDORSED UNDER PLANNING PERMIT PLN16/0511 ISSUED BY SURF COAST SHIRE COUNCIL OR ANY SUBSEQUENT PERMIT ISSUED BY THE RESPONSIBLE AUTHORITY.
- (b) - MAKE ANY SUBSEQUENT ALTERATIONS OR ADDITIONS TO THE EXTERNAL APPEARANCE OF THE DWELLING, GARAGE OR OTHER BUILDING WITHOUT THE PRIOR WRITTEN APPROVAL OF THE "DESIGN ASSESSMENT PANEL". FOR THE PURPOSE OF THIS RESTRICTION, THE DESIGN ASSESSMENT PANEL IS:

(i) A COMMITTEE COMPRISING THE HTPL'S ARCHITECT AND OTHER PERSONS (IF ANY) APPOINTED BY HTPL FROM TIME TO TIME TO ACT AS THE DESIGN ASSESSMENT PANEL FOR THE PURPOSES OF THIS RESTRICTION; OR

(ii) IF HTPL CEASES TO BE DULY REGISTERED AS A CORPORATION DURING THE CURRENCY OF THIS RESTRICTION THE PERSON OR PERSONS NOMINATED FROM TIME TO TIME BY INTRAPAC PROPERTY PTY LTD (ACN 107 291 805) TO ACT AS THE DESIGN ASSESSMENT PANEL FOR THE PURPOSES OF THIS RESTRICTION

(iii) IN THIS RESTRICTION, "HTPL" MEANS HUME TORQUAY PTY LTD ACN 609 789 737 OF SUITE 1, LEVEL 6, 580 ST KILDA ROAD, MELBOURNE, 3004.

THIS RESTRICTION SHALL EXPIRE 10 YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

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SHEET 7

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LICENSED SURVEYOR
TOMAS CHAMPION

OWNERS CORPORATION SCHEDULE

PS819032W

Owners Corporation No. **1** Plan No. **PS819032W**

Land affected by Owners Corporation
 Lots: ALL OF THE LOTS IN THE TABLE BELOW

Common Property No.: 1

Limitations of Owners Corporation: UNLIMITED

Notations

Totals		
	Entitlement	Liability
This schedule	354	354
Previous stages	0	0
Overall Total	354	354

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LOT ENTITLEMENT AND LOT LIABILITY

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
2101	75	75									
2102	84	84									
2103	91	91									
2104	103	103									
S2	1	1									

SURVEYORS FILE REFERENCE:

DATE: 31/07/2018

JOB: 21437/21

VERSION: D

FILE: 21437-21-OC1-D

SHEET 1 of 1

ORIGINAL SHEET SIZE: A3



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LICENSED SURVEYOR

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