

SUBDIVISION ACT 1988				PLAN NUMBER	
PLAN OF SUBDIVISION				EDITION 1	
PS826397N					
LOCATION OF LAND				COUNCIL NAME : SURF COAST SHIRE COUNCIL	
PARISH: PUEBLA					
TOWNSHIP:					
SECTION:					
CROWN ALLOTMENT: 63 (PART)					
CROWN PORTION:					
TITLE REFERENCES: VOL. FOL.					
LAST PLAN REFERENCE: PS812412Y LOT J					
POSTAL ADDRESS: 1505 SURF COAST HIGHWAY					
(at time of subdivision) TORQUAY 3228					
MGA CO-ORDINATES: E 266 015 ZONE: 55					
(of approximate centre of land in plan) N 5 756 565 GDA 94					
VESTING OF ROADS OR RESERVES					
IDENTIFIER		COUNCIL / BODY / PERSON			
NIL		NIL			
QUAY 2 ESTATE - RELEASE 24					
NUMBER OF LOTS IN THIS PLAN: 12 + 1 BALANCE LOT					
TOTAL AREA OF LAND IN THIS PLAN: 8117m²					
DEPTH LIMITATION: DOES NOT APPLY					
NOTATIONS					
COMMON PROPERTY No.1 IS ALL THE LAND IN THE PLAN EXCEPT LOTS.			LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS.		
BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS.			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.		
LOCATION OF BOUNDARIES DEFINED BY BUILDINGS:			OTHER PURPOSE OF THIS PLAN:		
BOUNDARIES MARKED "M" - MEDIAN OF WALLS, FLOORS AND CEILINGS			CREATION OF RESTRICTIONS -		
ALL OTHER BOUNDARIES - EXTERNAL FACE OF WALLS			FOR RESTRICTION DETAILS REFER TO SHEET 7.		
BUILDING ELEMENTS (NON-BOUNDARY) ARE SHOWN THUS -----					
THIS IS A PRELIMINARY PLAN PREPARED FROM ARCHITECTURAL DRAWINGS. THE INFORMATION SHOWN HEREON IS SUBJECT TO VERIFICATION UPON THE CONSTRUCTION OF THE BUILDINGS.			WARNING THIS PLAN IS AN UNREGISTERED PLAN OF SUBDIVISION. DIMENSIONS AND LAYOUT MAY VARY PRIOR TO FINAL APPROVAL OF PLAN		
EASEMENT INFORMATION					
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	
				STAGING: THIS IS 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. -----	
REF: 21437/24PS	VERSION: B	DATE: 23/08/18	21437-Q24S1-PS-M-B.DGN		ORIGINAL SHEET SIZE A3
SHEET 1 OF 7 SHEETS					
REEDS CONSULTING			LICENSED SURVEYOR TOMAS CHAMPION		
Reeds Consulting Pty Ltd Lvl 6, 440 Elizabeth Street Melbourne Victoria 3000 p (03) 8660 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au					

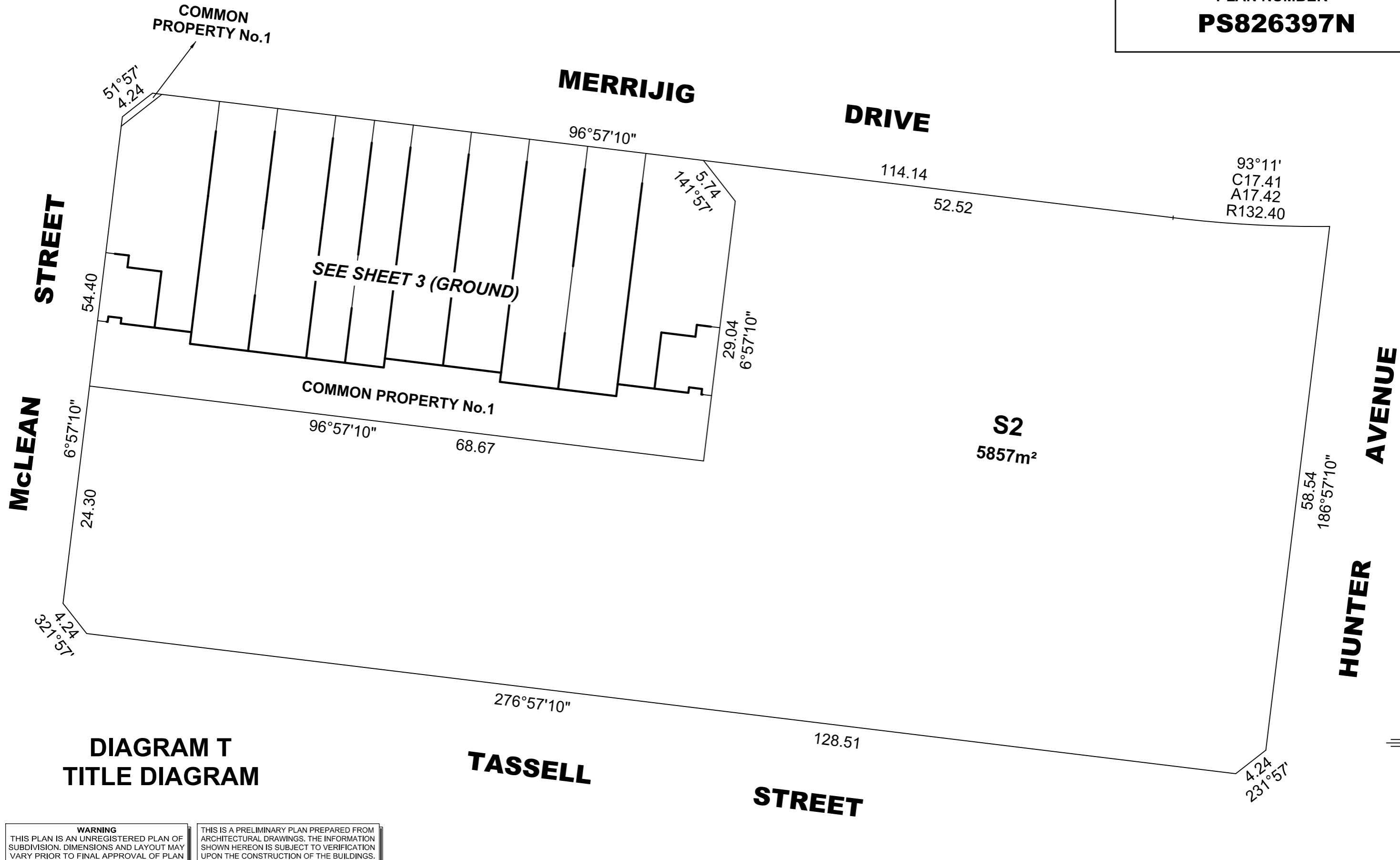


DIAGRAM T
TITLE DIAGRAM

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SCALE
1:400

5 0 5 10 15
LENGTHS ARE IN METRES

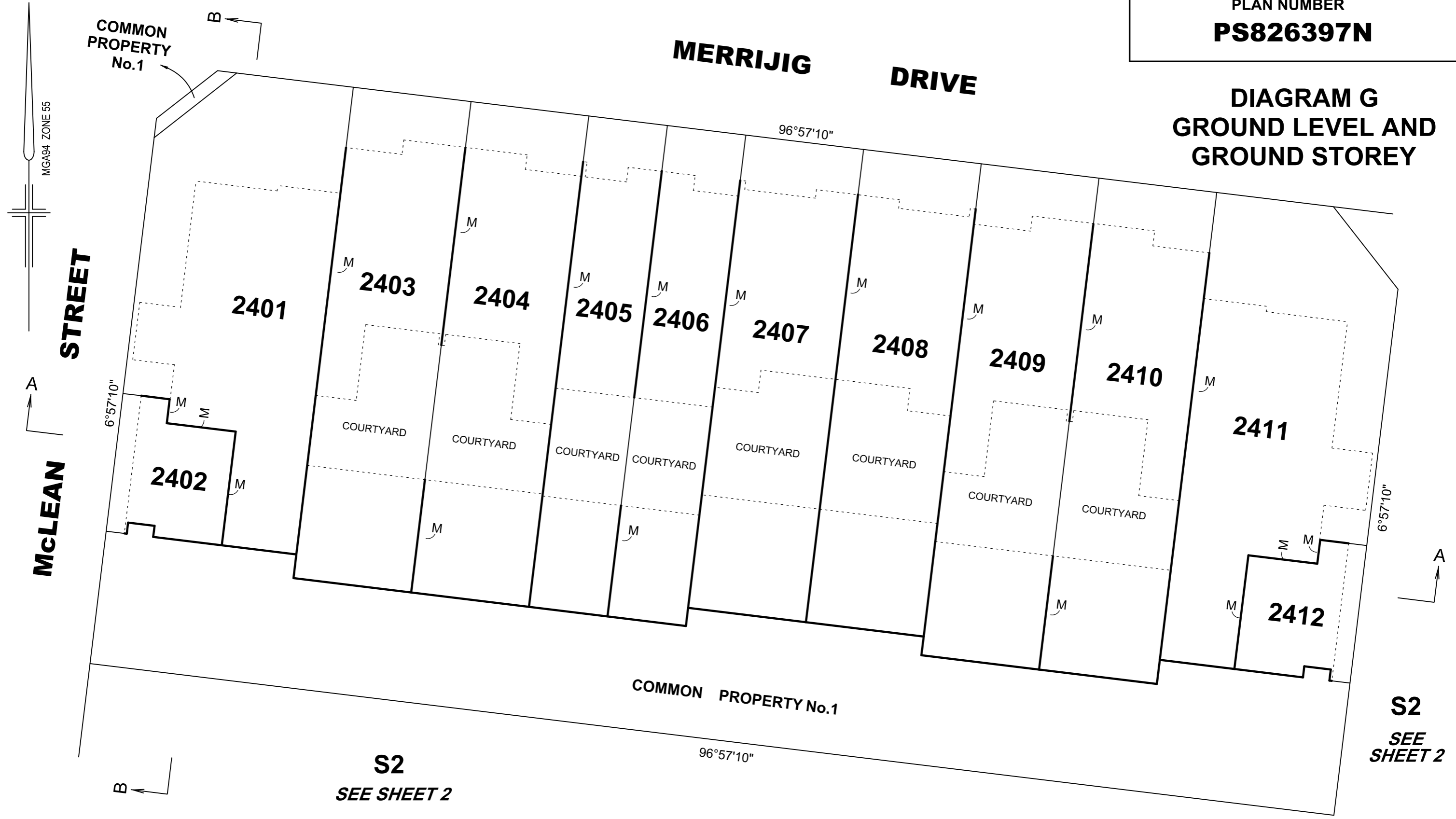
LICENSED SURVEYOR
..... **TOMAS CHAMPION**

ORIGINAL SHEET
SIZE A3

SHEET 2

PLAN NUMBER
PS826397N

**DIAGRAM G
GROUND LEVEL AND
GROUND STOREY**



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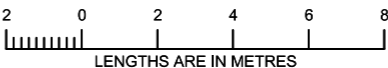
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SCALE
1:200



ORIGINAL SHEET
SIZE **A3**

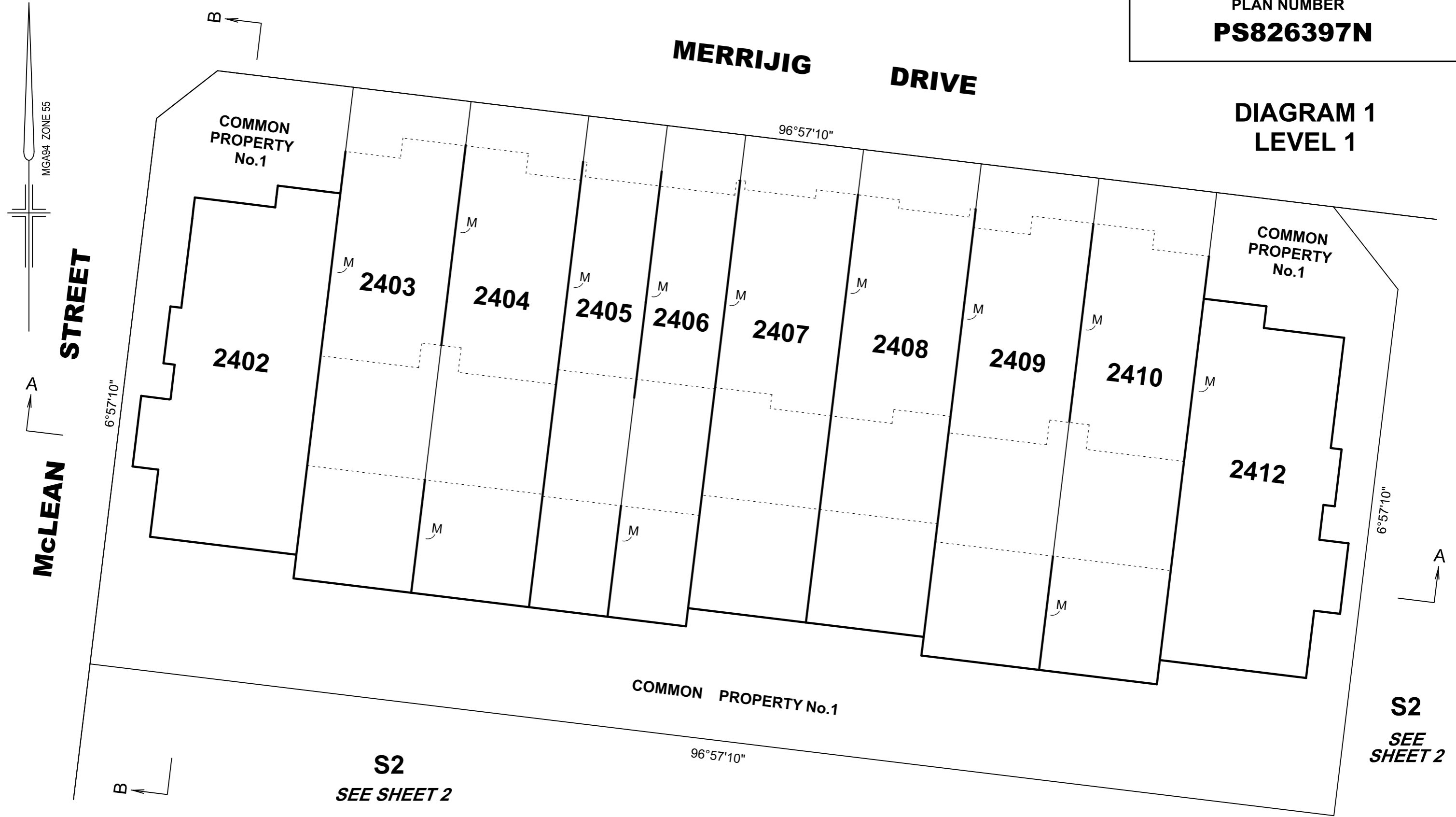
SHEET 3

LICENSED SURVEYOR

TOMAS CHAMPION

PLAN NUMBER
PS826397N

**DIAGRAM 1
LEVEL 1**



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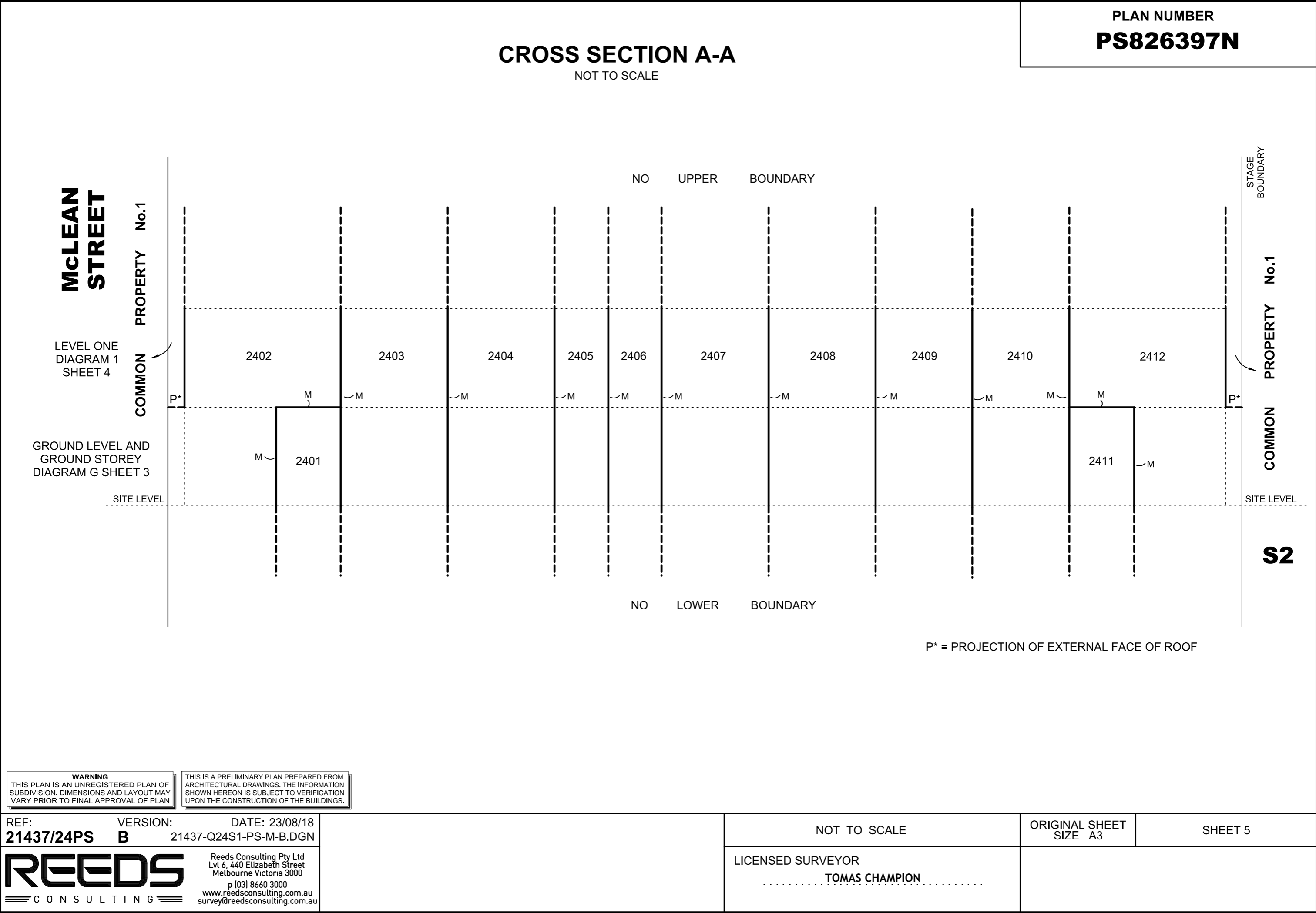
SCALE
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2 0 2 4 6 8
LENGTHS ARE IN METRES

LICENSED SURVEYOR
TOMAS CHAMPION

ORIGINAL SHEET
SIZE A3

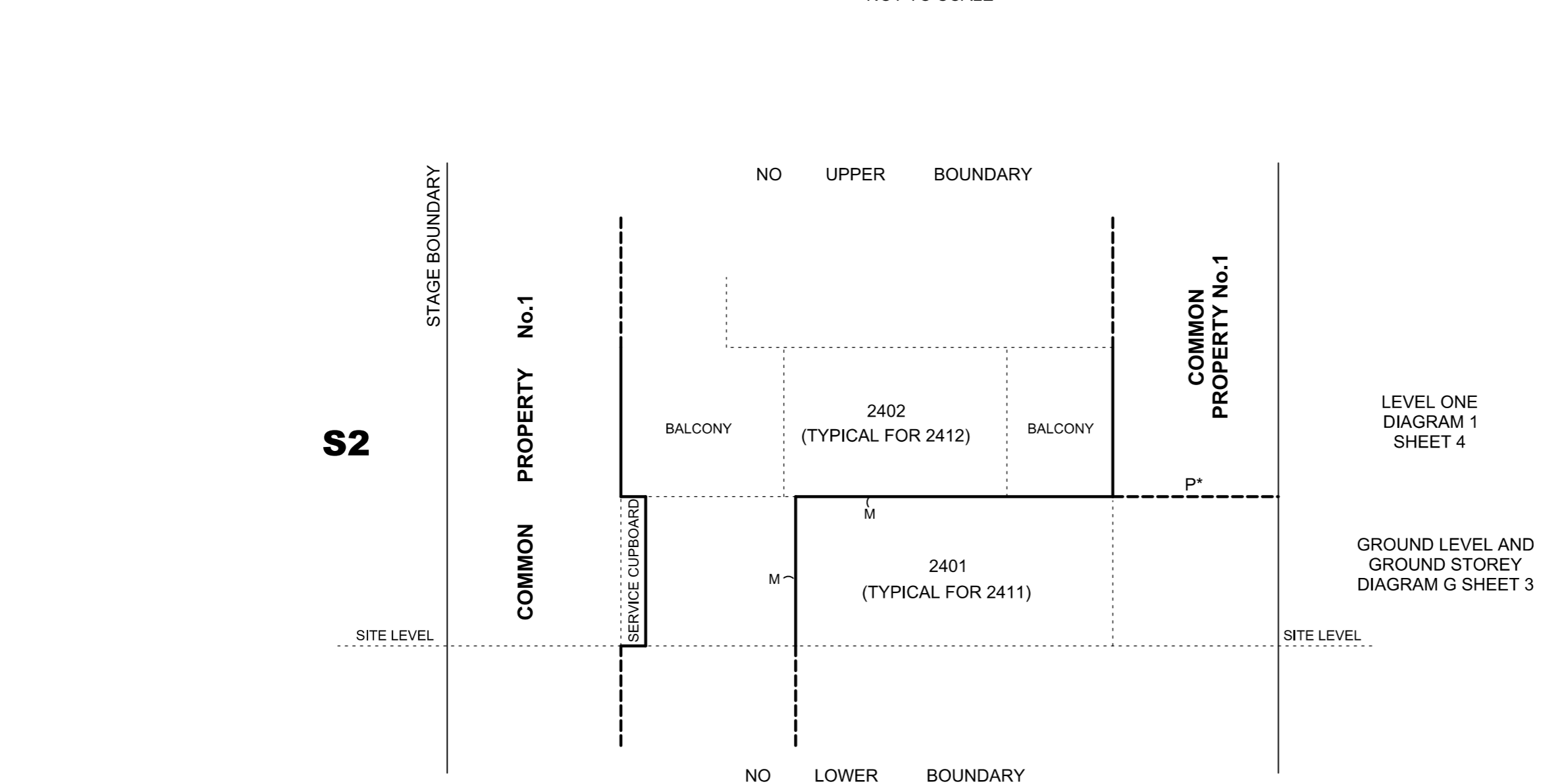
SHEET 4



PLAN NUMBER
PS826397N

CROSS SECTION B-B

NOT TO SCALE



P* = PROJECTION OF EXTERNAL FACE OF ROOF

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NOT TO SCALE

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

TOMAS CHAMPION

ORIGINAL SHEET
SIZE A3

SHEET 6

CREATION OF RESTRICTION

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

LAND TO BENEFIT: LOTS 2401 - 2412 (BOTH INCLUSIVE) ("BENEFITED LOTS")

LAND TO BE BURDENED: LOTS 2401 - 2412 (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 PLN 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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OWNERS CORPORATION SCHEDULE							PS826397N								
Owners Corporation No.			1				Plan No.			PS826397N					
Land affected by Owners Corporation			Lots: ALL OF THE LOTS IN THE TABLE BELOW												
			Common Property No.: 1												
Limitations of Owners Corporation:			UNLIMITED												
Notations															
<div><div>THIS IS A PRELIMINARY PLAN PREPARED FROM ARCHITECTURAL DRAWINGS. THE INFORMATION SHOWN HEREON IS SUBJECT TO VERIFICATION UPON THE CONSTRUCTION OF THE BUILDINGS.</div><div>WARNING THIS PLAN IS AN UNREGISTERED PLAN OF SUBDIVISION. DIMENSIONS AND LAYOUT MAY VARY PRIOR TO FINAL APPROVAL OF PLAN</div></div>															
Totals															
			Entitlement			Liability									
This schedule			10001			10001									
Previous stages			0			0									
Overall Total			10001			10001									
LOT ENTITLEMENT AND LOT LIABILITY															
Lot	Entitlement	Liability		Lot	Entitlement	Liability		Lot	Entitlement	Liability		Lot	Entitlement	Liability	
2401	693	693													
2402	744	744													
2403	925	925													
2404	925	925													
2405	782	782													
2406	782	782													
2407	925	925													
2408	925	925													
2409	925	925													
2410	925	925													
2411	699	699													
2412	750	750													
S2	1	1													
<div>REEDS CONSULTING</div> <div>Reeds Consulting Pty Ltd p[03] 8660 3000 Lvl 6, 440 Elizabeth Street, Melbourne Victoria 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au</div>				SURVEYORS FILE REFERENCE:								SHEET 1 of 1			
				DATE: 24/08/18 VERSION: B								JOB: 21437-Q24-1 FILE: 21437-Q24S1-Entl-Liab-B		ORIGINAL SHEET SIZE: A3	
				LICENSED SURVEYOR TOMAS CHAMPION											