

SUBDIVISION ACT 1988 PLAN OF SUBDIVISION	EDITION 1	PLAN NUMBER PS826397N /S4
--	------------------	-------------------------------------

LOCATION OF LAND PARISH: PUEBLA TOWNSHIP: SECTION: CROWN ALLOTMENT: 63 (PART) CROWN PORTION: TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: PS826397N LOT S4 POSTAL ADDRESS: 1505 SURF COAST HIGHWAY (at time of subdivision) TORQUAY 3228 MGA CO-ORDINATES: E 266 070 ZONE: 55 (of approximate centre of land in plan) N 5 756 560 GDA 94	COUNCIL NAME : SURF COAST SHIRE COUNCIL
--	--

VESTING OF ROADS OR RESERVES		QUAY 2 ESTATE - RELEASE 24.4 NUMBER OF LOTS IN THIS PLAN: 11 TOTAL AREA OF LAND IN THIS PLAN: 1814m 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 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 6. <div style="display: flex; justify-content: space-around; font-size: small;"> <div style="border: 1px solid black; padding: 2px;"> 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 style="border: 1px solid black; padding: 2px;"> WARNING THIS PLAN IS AN UNREGISTERED PLAN OF SUBDIVISION. DIMENSIONS AND LAYOUT MAY VARY PRIOR TO FINAL APPROVAL OF PLAN </div> </div>

EASEMENT INFORMATION					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. -----
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	

REF: 21437/24PS VERSION: B 	DATE: 27/09/18 21437-Q24S4-PS-M-B.DGN 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	ORIGINAL SHEET SIZE A3	SHEET 1 OF 7 SHEETS
---	---	---	---------------------------	---------------------

**DIAGRAM G
GROUND LEVEL AND
GROUND STOREY**

PLAN NUMBER
PS826397N /S4

MERRIJIG DRIVE

93°11'
C17.41
A17.42
R132.40



COMMON PROPERTY No.1

A&C4.55
90°24'
6.39
141°57'
5.04

COURTYARD

2436

2437

2438

2439

2440

2441

HUNTER AVENUE

COMMON PROPERTY No.1

6°57'10" 60.40

186°57'10" 58.54

2446

2445

2442

2443

2444

**ENLARGEMENT
NOT TO SCALE**

2445

51°57'
5.75
1.06
1.06
4.24
231°57'

COMMON PROPERTY No.1

COURTYARD

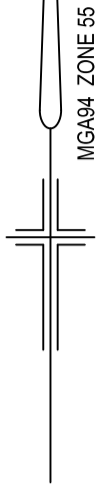
TASSELL STREET

27.01

276°57'10"

4.24
231°57'

STREET



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

REF: **21437/24PS** VERSION: **B** DATE: 27/09/18
21437-Q24S4-PS-M-B.DGN

SCALE 1:200

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 2

REEDS
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

LICENSED SURVEYOR
TOMAS CHAMPION

**DIAGRAM 1
LEVEL ONE**

PLAN NUMBER
PS826397N /S4

**MERRIJIG
DRIVE**

93°11'
C17.41
A17.42
R132.40

96°57'10" 12.63

A

A

**HUNTER
AVENUE**

6°57'10" 60.40

186°57'10" 58.54

COMMON PROPERTY No.1

2442

2443

2444

2446

COMMON
PROPERTY
No.1

B

B

276°57'10" 27.01

4.24
231°57'

**TASSELL
STREET**

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

REF: **21437/24PS** VERSION: **B** DATE: 27/09/18
21437-Q24S4-PS-M-B.DGN

SCALE 1:200
2 0 2 4 6 8
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE A3

SHEET 3

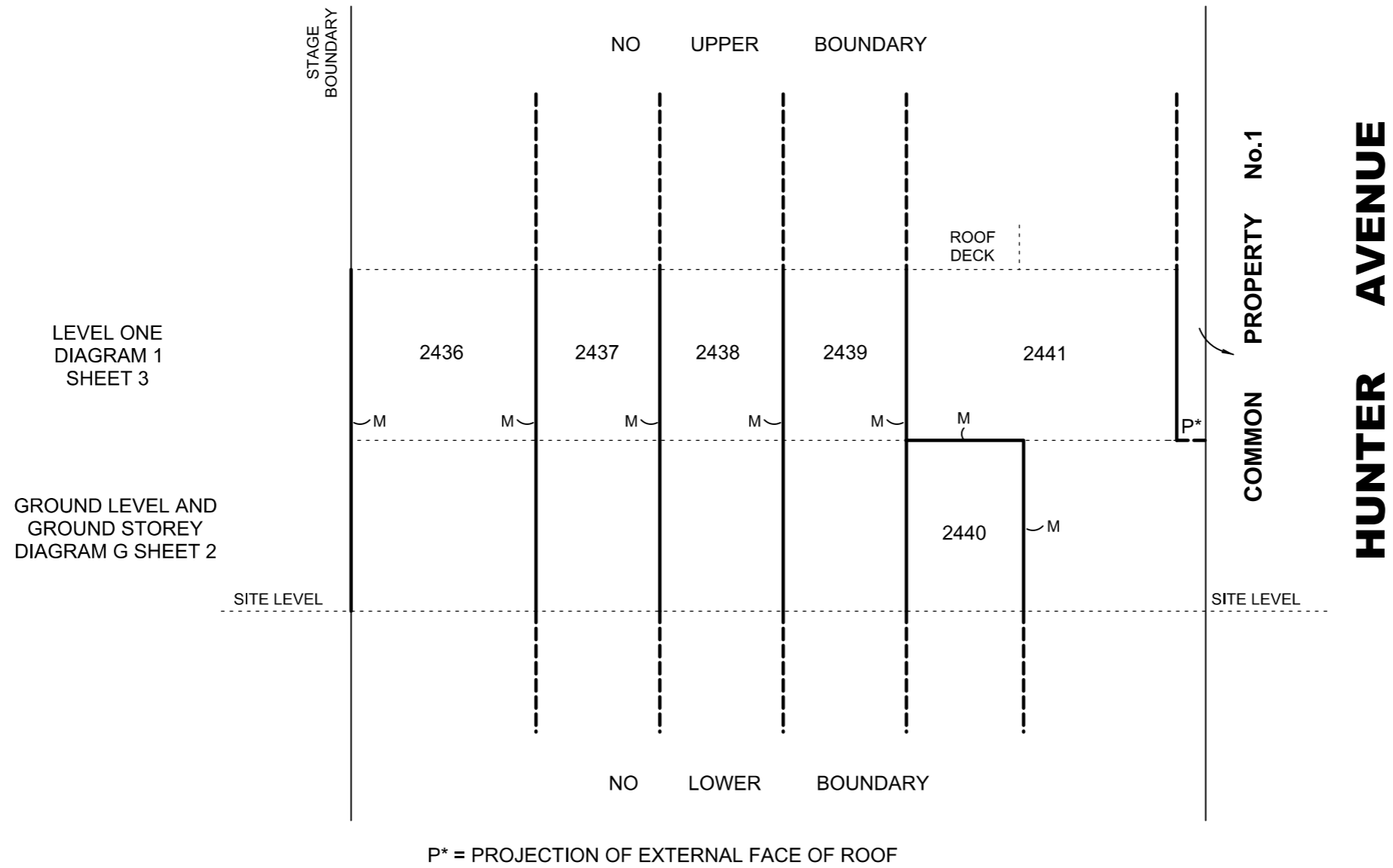
REEDS
CONSULTING

Reeds Consulting Pty Ltd
Lvl 6, 440 Elizabeth Street
Melbourne Victoria 3000
p (03) 8660 3000
www.reedsconsulting.com.au
survey@reedsconsulting.com.au

LICENSED SURVEYOR
TOMAS CHAMPION

CROSS SECTION A-A

NOT TO SCALE



P* = PROJECTION OF EXTERNAL FACE OF ROOF

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.

REF: **21437/24PS** VERSION: **B** DATE: 27/09/18
21437-Q24S4-PS-M-B.DGN

REEDS
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

NOT TO SCALE

ORIGINAL SHEET
SIZE A3

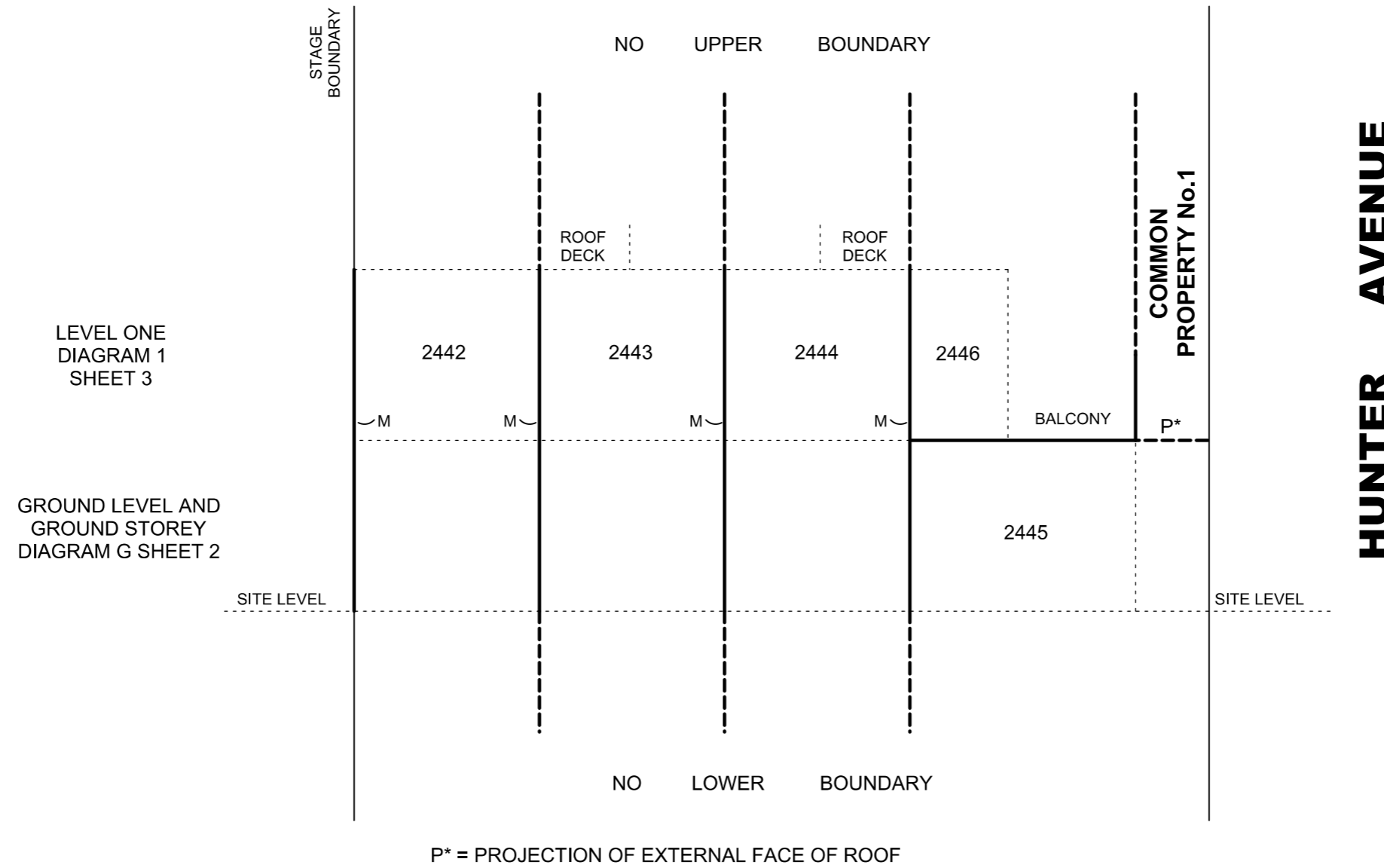
SHEET 4

LICENSED SURVEYOR

TOMAS CHAMPION

CROSS SECTION B-B

NOT TO SCALE



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.

REF: **21437/24PS** VERSION: **B** DATE: 27/09/18
21437-Q24S4-PS-M-B.DGN



Reeds Consulting Pty Ltd
Lvl 6, 440 Elizabeth Street
Melbourne Victoria 3000
p (03) 8660 3000
www.reedsconsulting.com.au
survey@reedsconsulting.com.au

NOT TO SCALE

ORIGINAL SHEET
SIZE A3

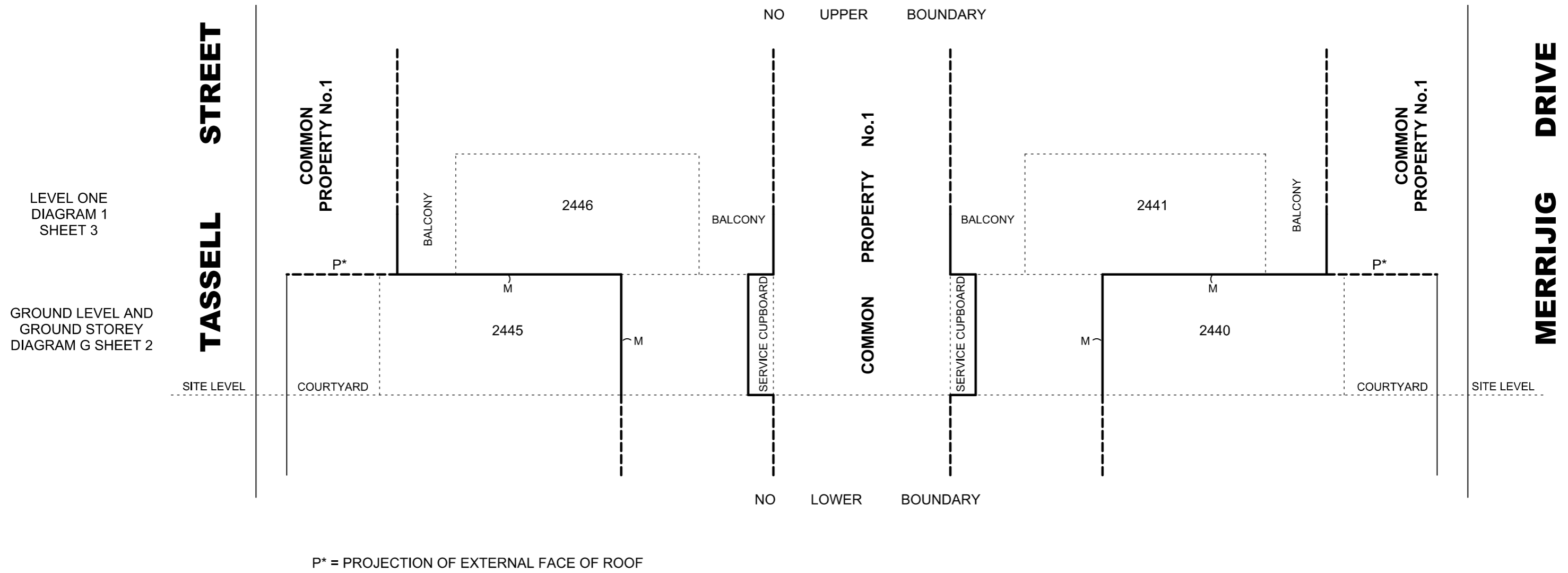
SHEET 5

LICENSED SURVEYOR

TOMAS CHAMPION

CROSS SECTION C-C

NOT TO SCALE



P* = PROJECTION OF EXTERNAL FACE OF ROOF

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.

REF: **21437/24PS** VERSION: **B** DATE: 27/09/18
21437-Q24S4-PS-M-B.DGN

REEDS
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

NOT TO SCALE

ORIGINAL SHEET
SIZE A3

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 2436 - 2446 (BOTH INCLUSIVE) ("BENEFITED LOTS")

LAND TO BE BURDENED: LOTS 2436 - 2446 (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.

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.

REF: 21437/24PS VERSION: B DATE: 27/09/18
21437-Q24S4-PS-M-B.DGN

NOT TO SCALE

ORIGINAL SHEET
SIZE A3

SHEET 7

REEDS
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

LICENSED SURVEYOR
TOMAS CHAMPION