

PLAN OF SUBDIVISION

Stage No. _____

LRS use only

EDITION

Plan Number

PS 649684V

Location of Land

Parish: Tyabb
 Township: _____
 Section: _____
 Crown Allotment: 89 (Part)
 Crown Portion: _____
 Title Reference: Vol. 9563 Fol. 223

Last Plan Reference: Lot 1 TP 103173G

Postal Address: 94 Hodgins Road
 Hastings 3915

MGA94 Co-ordinates: E 340 800 Zone: 55
 (of approx. centre of land N 5 759 500
 in plan)

Vesting of Roads and/or Reserves

| Identifier | Council/Body/Person |
|--------------|------------------------------------|
| Roads R-1 | Mornington Peninsula Shire Council |
| Reserve No.1 | Mornington Peninsula Shire Council |
| Reserve No.2 | Mornington Peninsula Shire Council |
| Reserve No.3 | United Energy Distribution Pty Ltd |
| Reserve No.4 | Mornington Peninsula Shire Council |

Council Certificate and Endorsement

Council Name: Mornington Peninsula Shire Ref: **S11/5339**

1. ~~This plan is certified under section 6 of the Subdivision Act 1988.~~
2. This plan is certified under section 11(7) of the Subdivision Act 1988.
Date of original certification under section 6 **14 / 03 / 2012**
3. ~~This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

OPEN SPACE

- (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has ~~has not~~ been made.
- (ii) ~~The requirement has been satisfied.~~
- (iii) ~~The requirement is to be satisfied in Stage:~~

Council Delegate: _____
 Council Seal: _____
 Date: _____ / ____ / 20____

Re-certified under section 11(7) of the Subdivision Act 1988

Council Delegate: **Stephen Jay**
~~Council Seal:~~
 Date: **11 / 04 / 2013**

Notations

Staging This ~~#~~/is not a staged subdivision
 Planning Permit No. P10/0603

Depth Limitation : Does not apply.

Lots 1 to 100 (Both Inclusive) and B to Y (Both Inclusive) have been omitted from this plan.

Estate: KINGS CREEK

Development No.: 1

No. of Lots: 45

Area: 6.223 ha

Melways: 154 F8

Survey This plan is ~~is not~~ based on survey. Refer to BP 2637D.

This survey has been connected to Tyabb permanent marks no(s) 38 & 55 in Proclaimed Survey Area No. 17

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 & E-3 | Drainage | See Diag. | This Plan | Mornington Peninsula Shire Council |
| E-2 & E-3 | Sewerage | See Diag. | This Plan | South East Water Corporation |

LRS use only

Statement of Compliance/
 Exemption Statement

Received

Date / / 20

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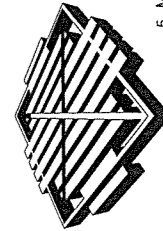
PLAN REGISTERED

TIME

DATE / / 20

Assistant Registrar of Titles

SHEET 1 OF 7 SHEETS



WATSONS
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 PH. (03) 9697 8000. FAX (03) 9697 8099

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SIGNATURE DATE 08/07/2011

REF 36121/Sig.1

VERSION 12

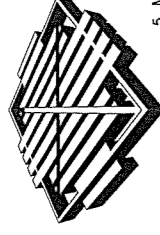
DATE **11 / 04 / 2013**
 COUNCIL DELEGATE SIGNATURE
 ORIGINAL SHEET SIZE A3

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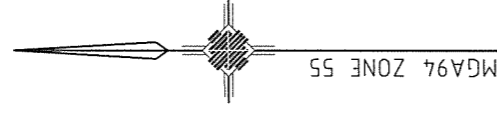
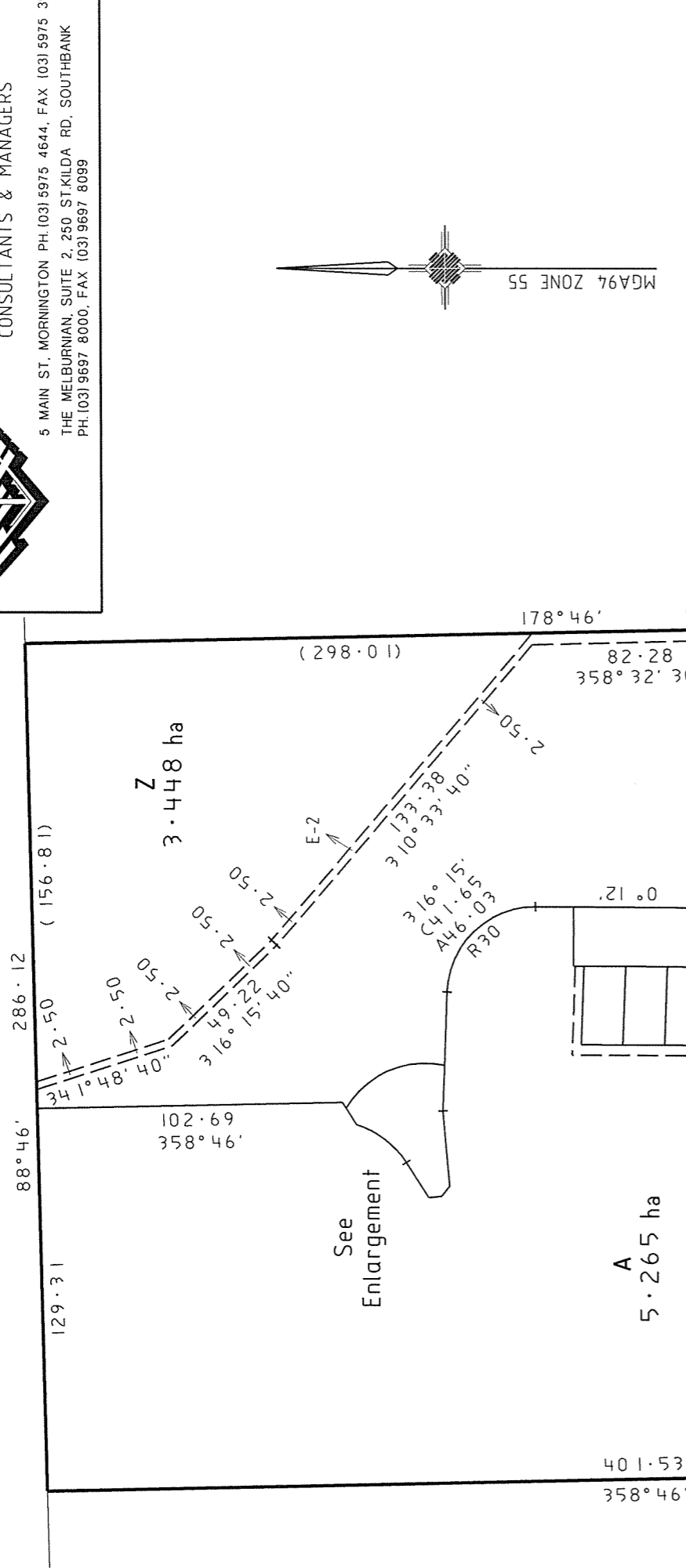
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PH.10319697 8000, FAX (03)9697 8099



Enlargement
Scale 1 : 500

ORIGINAL
SCALE 1 : 2000
SHEET SIZE A3

SCALE
0 20 40 60 80 100
LENGTHS ARE IN METRES

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SHEET 2

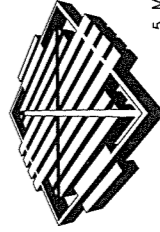
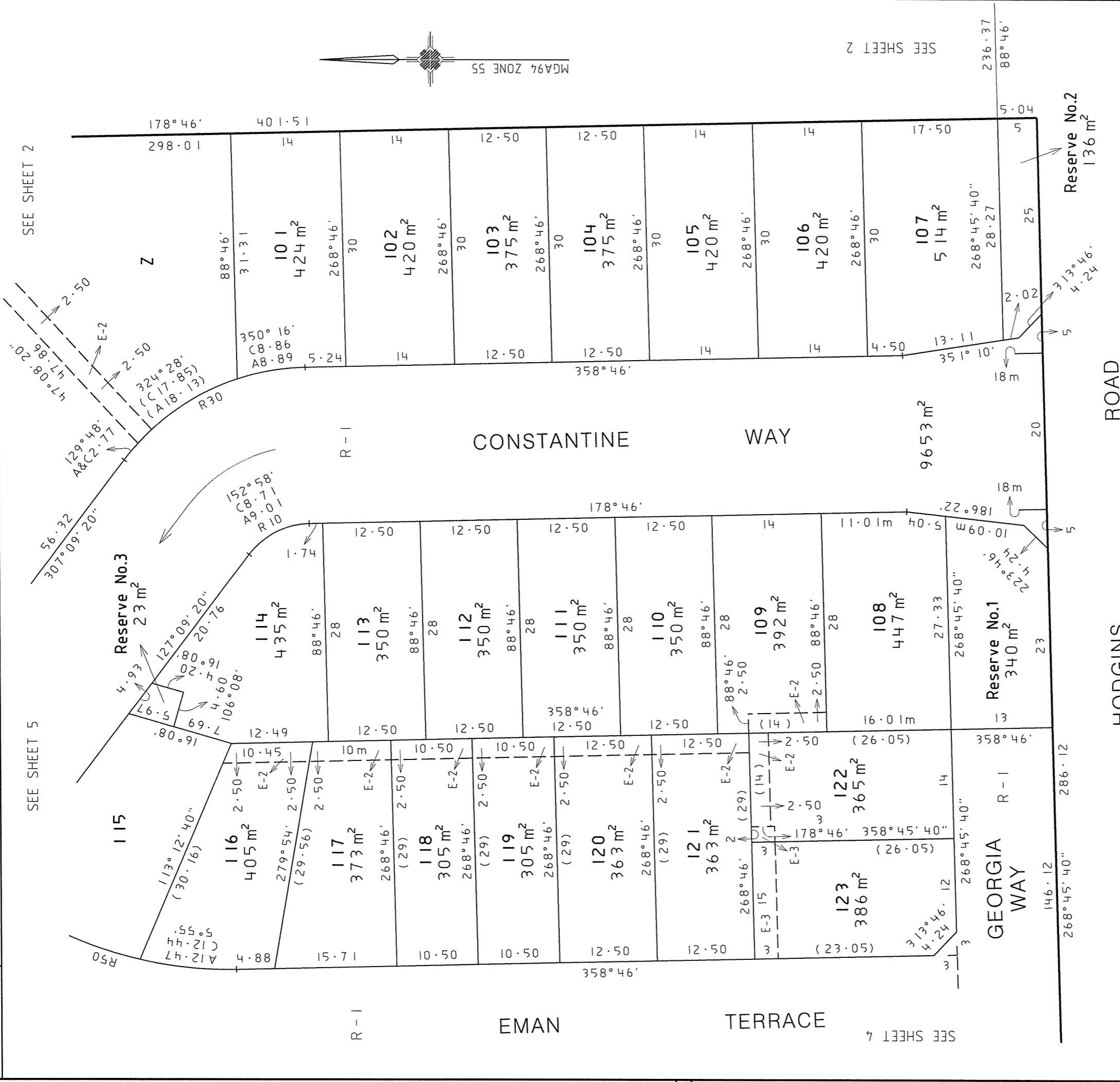
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DATE 11 / 04 / 2013
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3

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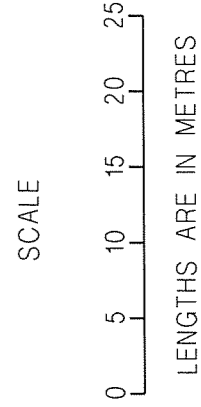
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ORIGINAL
SCALE 1:500
SHEET SIZE A3



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SHEET 3

[Signature]
DATE 11/04/2013
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ORIGINAL SHEET SIZE A3

SEE SHEET 2

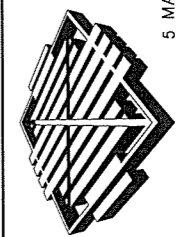
SEE SHEET 4

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[Signature]
DATE 11 / 04 / 2013

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ORIGINAL SHEET SIZE A3

SHEET 4

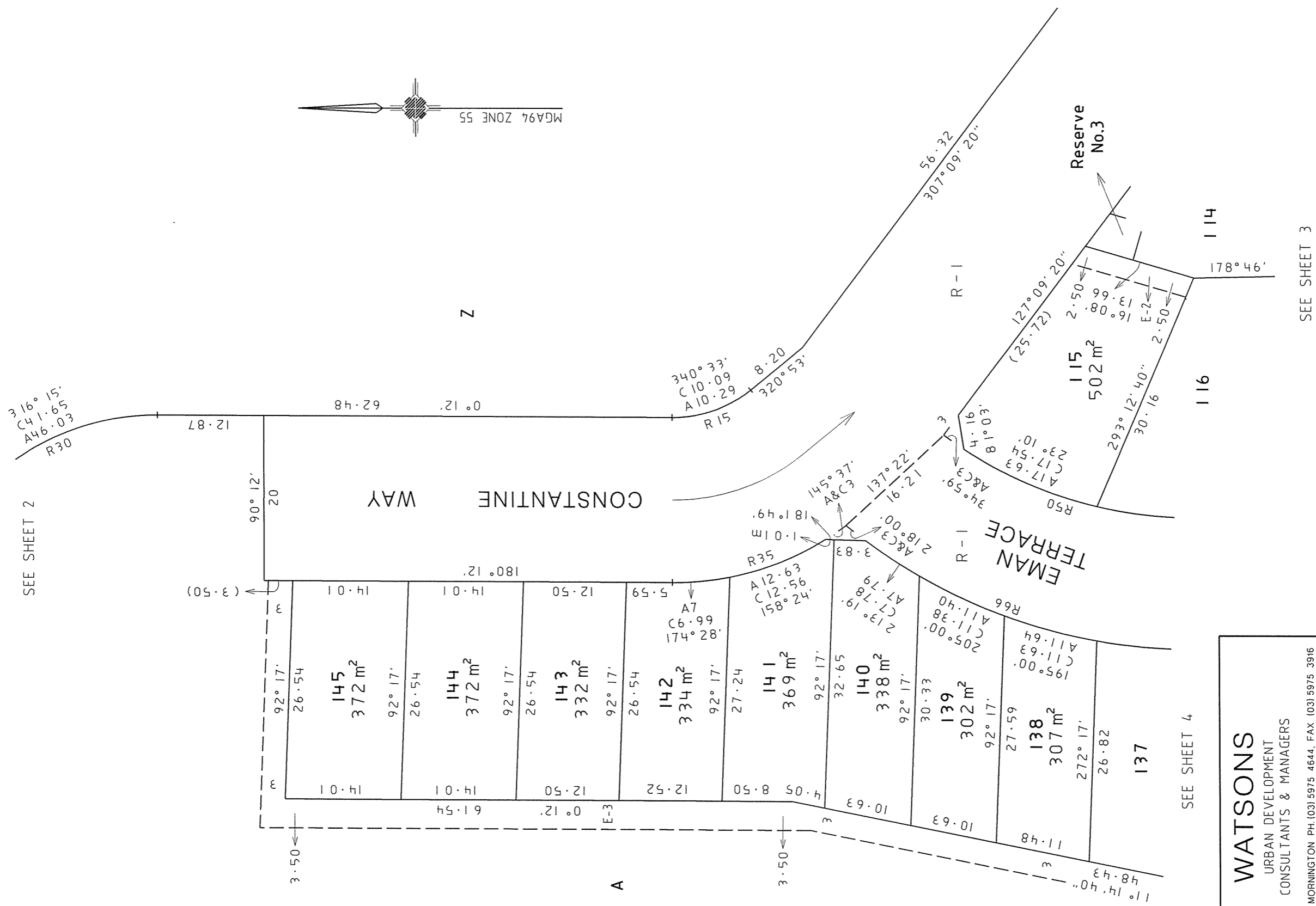
SEE SHEET 2

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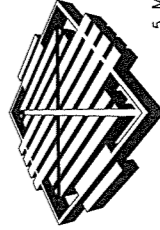
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SEE SHEET 2

SEE SHEET 3

SEE SHEET 4



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ORIGINAL

SCALE SHEET

1 : 500

SIZE

A3

SCALE



LENGTHS ARE IN METRES

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SHEET 5

[Signature]

DATE 11 / 04 / 2013

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ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

Stage No. _____

Plan Number

PS 649684V

SUBDIVISION ACT 1988

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is to be created.

Table of land burdened and land benefited

| Burdened Lot No. | Benefiting Lots on This Plan |
|------------------|------------------------------|
| 101 | 102 |
| 102 | 101, 103 |
| 103 | 102, 104 |
| 104 | 103, 105 |
| 105 | 104, 106 |
| 106 | 105, 107 |
| 107 | 106 |
| 108 | 109, 122 |
| 109 | 108, 110, 121, 122 |
| 110 | 109, 111, 120, 121 |
| 111 | 110, 112, 119, 120 |
| 112 | 111, 113, 118, 119 |
| 113 | 112, 114, 117, 118 |
| 114 | 113, 115, 116, 117 |
| 115 | 114, 116 |
| 116 | 114, 115, 117 |
| 117 | 113, 114, 116, 118 |
| 118 | 112, 113, 117, 119 |
| 119 | 111, 112, 118, 120 |
| 120 | 110, 111, 119, 121 |
| 121 | 109, 110, 120, 122, 123 |
| 122 | 108, 109, 121, 123 |
| 123 | 121, 122 |

| Burdened Lot No. | Benefiting Lots on This Plan |
|------------------|------------------------------|
| 124 | 125, 131, 132 |
| 125 | 124, 126, 132, 133 |
| 126 | 125, 127, 133 |
| 127 | 126, 128 |
| 128 | 127, 129 |
| 129 | 128, 130 |
| 130 | 129 |
| 131 | 124, 132 |
| 132 | 124, 125, 131, 133 |
| 133 | 125, 126, 132 |
| 134 | 135, 137 |
| 135 | 134, 136, 137 |
| 136 | 135, 137 |
| 137 | 134, 135, 136, 138 |
| 138 | 137, 139 |
| 139 | 138, 140 |
| 140 | 139, 141 |
| 141 | 140, 142 |
| 142 | 141, 143 |
| 143 | 142, 144 |
| 144 | 143, 145 |
| 145 | 144 |

Description of Restriction:

The registered proprietor or proprietors for the time being of a burdened lot to which this restriction applies shall not build or permit to be built or remain on the lot any building other than a building which has been constructed in accordance with the building envelopes as shown on the endorsed plan under Planning Permit P10/0603.

This restriction shall expire ten years after the date of registration of this plan

SUBDIVISION ACT 1988

CREATION OF RESTRICTION B

Upon registration of this plan the following restriction is to be created.

Land to benefit:

Land in this plan

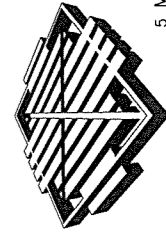
Land to be burdened:

Lots 101 to 145 (Both Inclusive)

Description of Restriction:

The registered proprietor or proprietors for the time being of any lot on this plan to which the following restrictions apply shall not:

- (i) Build or permit to be built or remain on the lot any buildings, including outbuildings over 10 square metres in area, that has a total site coverage that exceeds 60%.
- (ii) Build or permit to be built or remain any fence along the front boundary.



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SIGNATURE  DATE 08/07/2011

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VERSION 12

SHEET 6



DATE 11 / 04 / 2013

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

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SUBDIVISION ACT 1988 CREATION OF RESTRICTION C

Upon registration of this plan the following restriction is to be created.

Land to benefit: Land in this plan

Land to be burdened: Lots 101 to 113 (Both Inclusive), 116 to 122 (Both Inclusive), 125 to 130 (Both Inclusive),
132 to 135 (Both Inclusive), 137 to 145 (Both Inclusive)

Description of Restriction:

The registered proprietor or proprietors for the time being of any lot on this plan to which the following restriction applies shall not build or permit to be built or remain on the lot any garage that has a setback from the front boundary to the garage door that is less than 5.5 metres.

SUBDIVISION ACT 1988 CREATION OF RESTRICTION D

Upon registration of this plan the following restriction is to be created.

Land to benefit: Land in this plan

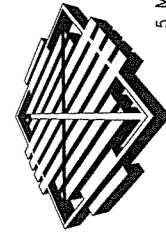
Land to be burdened: Lots 101 to 107 (Both Inclusive)

Description of Restriction:

The registered proprietor or proprietors for the time being of any burdened lot shall not place fill or allow fill to be placed:

- (i) Along the eastern boundary of the burdened lot.
- (ii) Within the burdened lot in such a way that prevents the lot draining to the front of the lot.
- (iii) That will create additional loading on the eastern boundary retaining wall.
- (iv) That will create overlooking from the open space to any other property to the east of the burdened lot.

SHEET 7



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