

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PS 649685T

LOCATION OF LAND

PARISH: Tyabb
TOWNSHIP:
SECTION:
CROWN ALLOTMENT: 89 (Part)
CROWN PORTION:
TITLE REFERENCE: Vol. 11418 Fol. 658
LAST PLAN REFERENCE: Lot A PS 649684V

POSTAL ADDRESS: 94 Hodgins Road
Hastings 3915
MGA94 Co-ordinates
(of approx centre of land in plan) E 340 700 ZONE: 55
N 5 759 500

COUNCIL CERTIFICATION

Council Name: Mornington Peninsula Shire Ref: **s12/5052**

- ~~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 **18/04/13**
- ~~3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

PUBLIC 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 / ~~has not~~ been satisfied.
- ~~(iii) The requirement is to satisfied in Stage~~
- ~~(iv) The requirement has been satisfied for~~

~~Council Delegate~~ signature print name
~~Council Seal~~
Date / /

This plan is re-certified under section 11(7) of the Subdivision Act 1988.

Council Delegate **Stephen Jay** signature print name
~~Council Seal~~
Date **14/08/15**

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Roads R-1 Reserve No. 1	Mornington Peninsula Shire Council Mornington Peninsula Shire Council

NOTATIONS

Lots 1 to 200 (both inclusive) and "A" have been omitted from this plan.

NOTATIONS

Depth Limitation: Does not apply.

Survey: This plan is ~~to 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.

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

Estate: KINGS CREEK
Development No.: 2
No. of Lots: 45
Area: 3.068 ha
Melways: 154 F9

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
E-4	Drainage	See Diag.	PS 649684V	Mornington Peninsula Shire Council
E-4 & E-5	Sewerage	See Diag.	PS 649684V	South East Water Corporation

LV USE ONLY

Statement of Compliance /
Exemption Statement

Received

Date / /

LV USE ONLY PLAN REGISTERED

Time

Date / /

Assistant Registrar of Titles

SHEET 1 of 7



SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
PH (03) 9775 4555 www.charltondegg.com.au

LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG

SIGNATURE DATE 27/07/2015

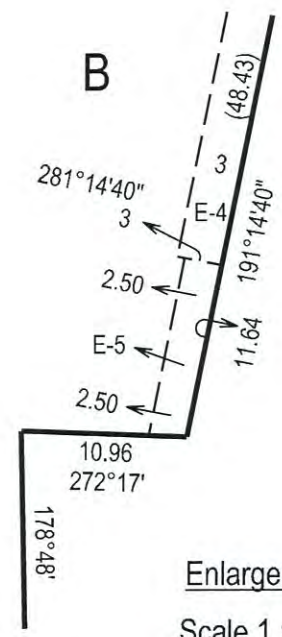
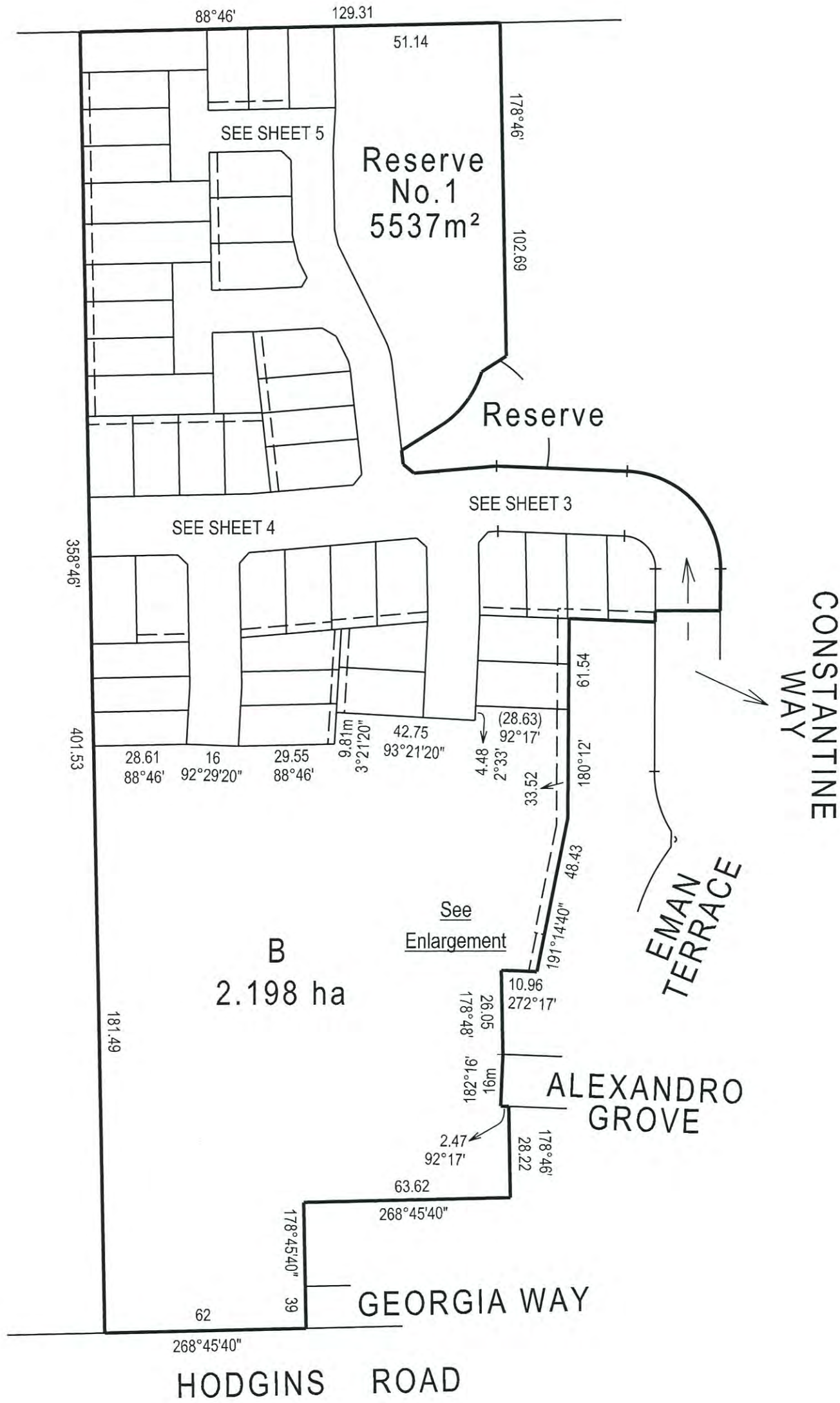
REF 1004 / Stg 2 VERSION 6

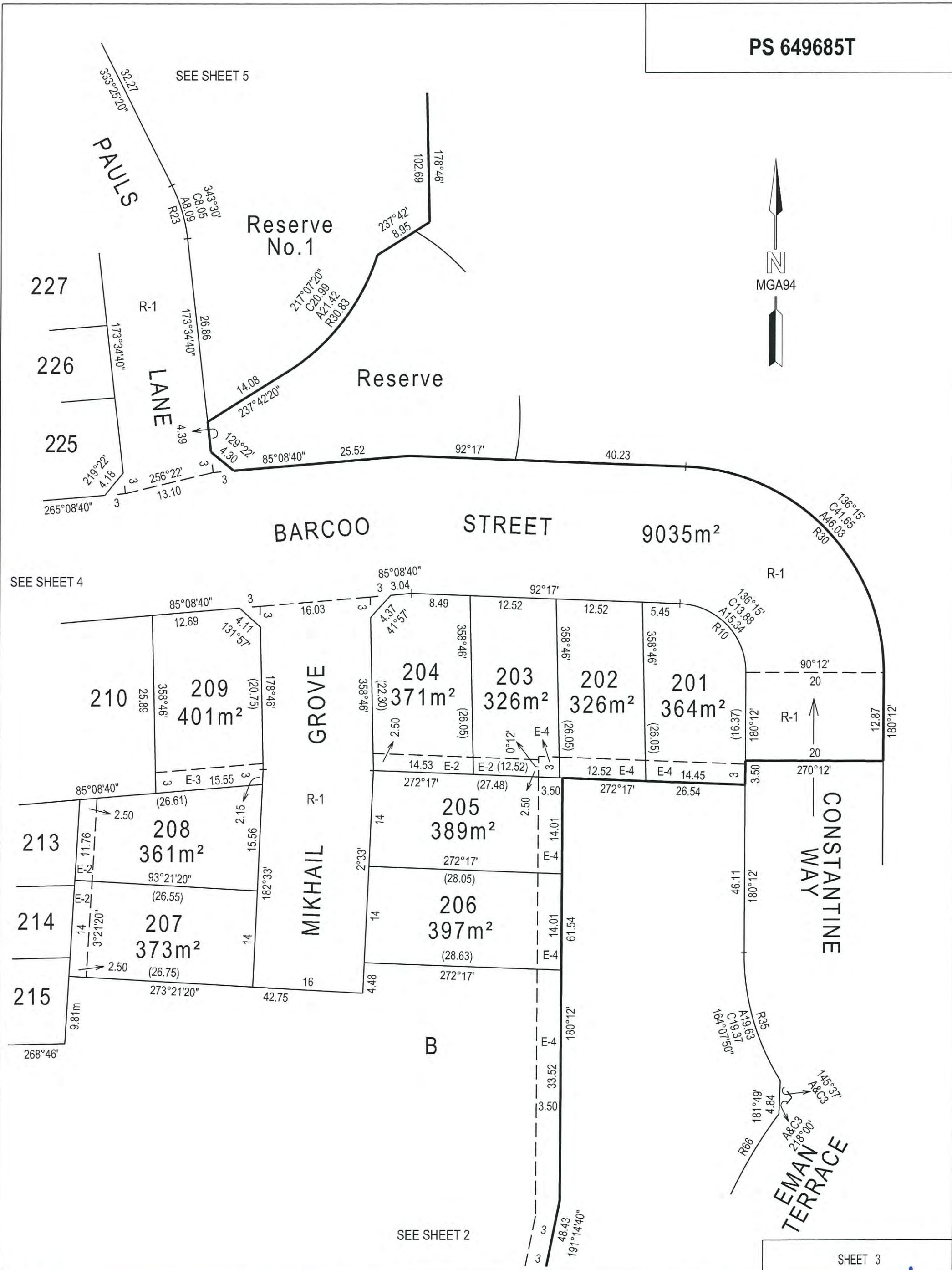
ORIGINAL SHEET
SIZE: A3

Stephen Jay signature

DATE **14/08/15**

COUNCIL DELEGATE SIGNATURE





SEE SHEET 4

SEE SHEET 5

SEE SHEET 2

SHEET 3

CHARLTON DEGG
LAND DEVELOPMENT CONSULTANTS
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
PH (03) 9775 4555 www.charltondegg.com.au

5 0 5 10 15 20

LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG

SIGNATURE *[Signature]* DATE 27 / 07 / 2015

ORIGINAL SHEET SIZE: A3

SCALE 1:500

REF 1004 / Stg 2

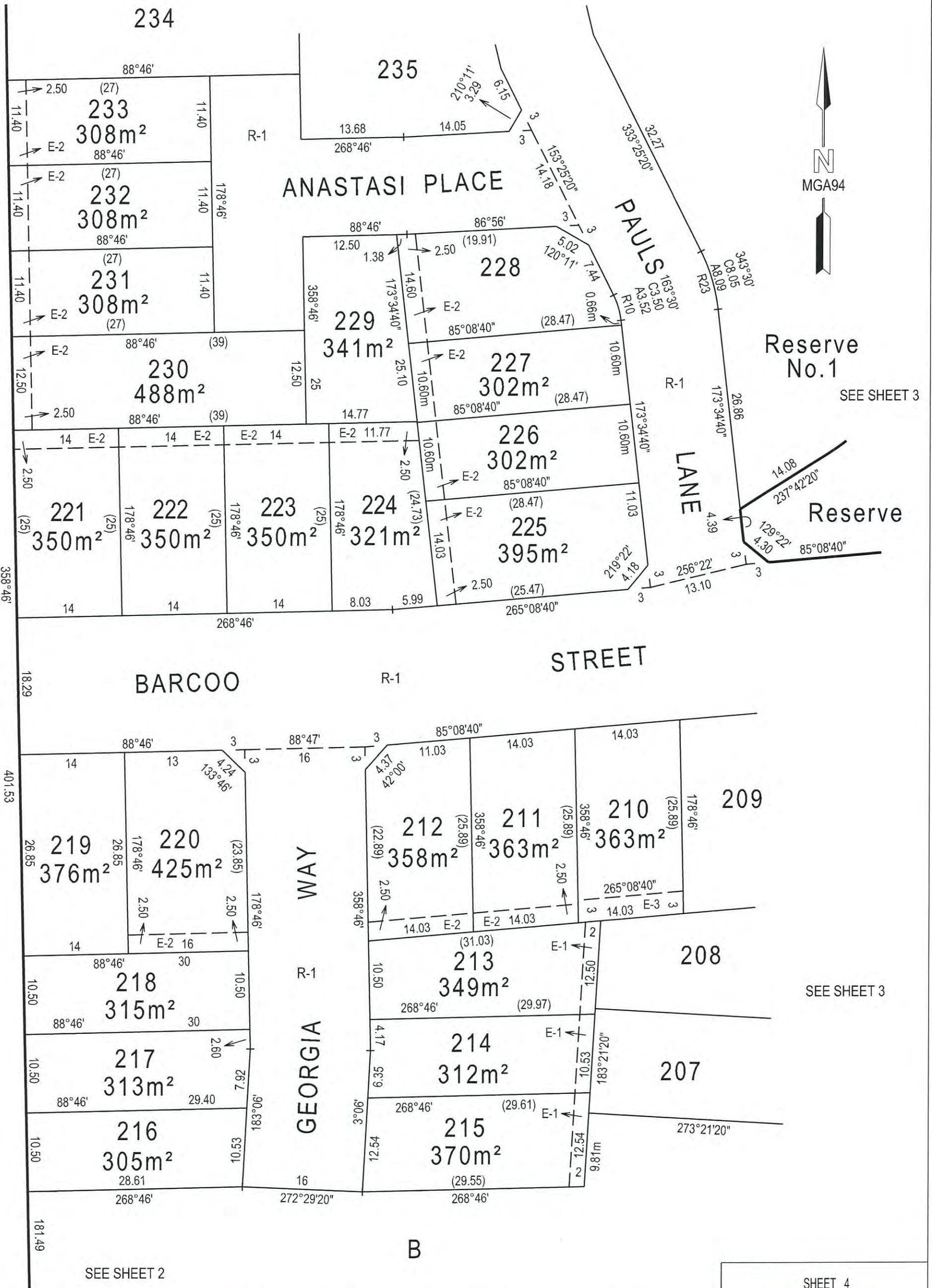
VERSION 6

[Signature]

DATE 14/08/15

COUNCIL DELEGATE SIGNATURE

SEE SHEET 5

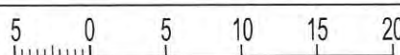


SEE SHEET 2

SHEET 4



SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
 PH (03) 9775 4555 www.charltondegg.com.au



LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG

SIGNATURE *[Signature]* DATE 27/07/2015

ORIGINAL SHEET SIZE: A3

SCALE 1:500
 REF 1004 / Stg 2
 VERSION 6

[Signature]
 DATE 14/08/15
 COUNCIL DELEGATE SIGNATURE

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	Burdened Lot No.	Benefiting Lots on this Plan	Burdened Lot No.	Benefiting Lots on this Plan
201	202	216	217	231	230, 232
202	201, 203, 205	217	216, 218	232	231, 233
203	202, 204, 205	218	217, 219, 220	233	232, 234
204	203, 205	219	218, 220	234	233, 235, 236, 238
205	202, 203, 204, 206	220	218, 219	235	234, 236
206	205	221	222, 230	236	234, 235, 237, 238
207	208, 213, 214, 215	222	221, 223, 230	237	236, 238
208	207, 209, 210, 213	223	222, 224, 229, 230	238	234, 236, 237, 239
209	208, 210	224	223, 225, 226, 227, 229	239	238, 240
210	208, 209, 211, 213	225	224, 226	240	239, 241
211	210, 212, 213	226	224, 225, 227	241	240, 242
212	211, 213	227	224, 226, 228, 229	242	241, 243
213	207, 208, 210, 211, 212, 214	228	227, 229	243	242, 244
214	207, 213, 215	229	223, 224, 227, 228, 230	244	243, 245
215	207, 214	230	221, 222, 223, 229, 231	245	244

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.

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 BURDEN: Lots 201 to 245 (both inclusive).

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

1. 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 size coverage that exceeds 60%.
2. Build or permit to be built or remain any fence along the front boundary.

SHEET 6



SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
PH (03) 9775 4555 www.charltondegg.com.au

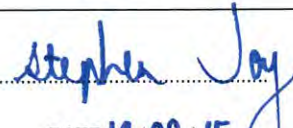
LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG

SIGNATURE  DATE 27/07/2015

ORIGINAL SHEET
SIZE: A3

REF 1004 / Stg 2

VERSION 6


DATE 14/08/15
COUNCIL DELEGATE SIGNATURE

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 BURDEN: Lots 202, 203, 205-208 (both inclusive), 210, 211, 213-219 (both inclusive), 221-224 (both inclusive), 226, 227, 231, 232, 233, 236, 239, 240, 241, 244 and 245.

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.

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 BURDEN: Lots 216-219 (both inclusive), 221, 230-234 (both inclusive) and 238-242 (both inclusive).

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

1. Along the western boundary of the burdened lot.
2. Within the burdened lot in such a way that prevents the lot draining to the front of the lot.
3. That will create overlooking from the open space to any other property to the west of the burdened lot.

CREATION OF RESTRICTION E

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

LAND TO BENEFIT: Land in this plan.

LAND TO BURDEN: Lots 242-245 (both inclusive).

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

1. Along the northern boundary of the burdened lot.
2. Within the burdened lot in such a way that prevents the lot draining to the front of the lot.
3. That will create overlooking from the open space to any other property to the north of the burdened lot.

SHEET 7



SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
PH (03) 9775 4555 www.charltondegg.com.au

LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG

SIGNATURE *[Signature]* DATE 27 / 07 / 2015

ORIGINAL SHEET
SIZE: A3

REF 1004 / Stg 2

VERSION 6

DATE 14 / 08 / 15

COUNCIL DELEGATE SIGNATURE *[Signature]*