

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PS 649686R

LOCATION OF LAND

PARISH: Tyabb
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: 89 (Part)
CROWN PORTION: -
TITLE REFERENCE: Vol. Fol.
LAST PLAN REFERENCE: Lot B PS 649685T

POSTAL ADDRESS: 94 Hodgins Road
 Hastings 3915
MGA94 Co-ordinates
 (of approx centre of land in plan) E 340 700 ZONE: 55
 N 5 759 400

Council Name: Mornington Peninsula Shire Ref:
 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 / /
 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 be 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 signature print name
 Council Seal
 Date / /

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
Roads R-1	Mornington Peninsula Shire Council
Reserve No. 1	Mornington Peninsula Shire Council
Reserve No. 2	United Energy Distribution Pty. Ltd.

Lots 1 to 300 (both inclusive) have been omitted from this plan.
 Lots 301 to 346 (both inclusive) are affected by one or more Restrictive Covenants. Refer to Creation of Restrictions A to D, on Sheets 6 & 7 of this plan for details.

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.: 3
No. of Lots: 46
Area: 2.198 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 10 / 03 / 2016

REF 1004 / Stg 3

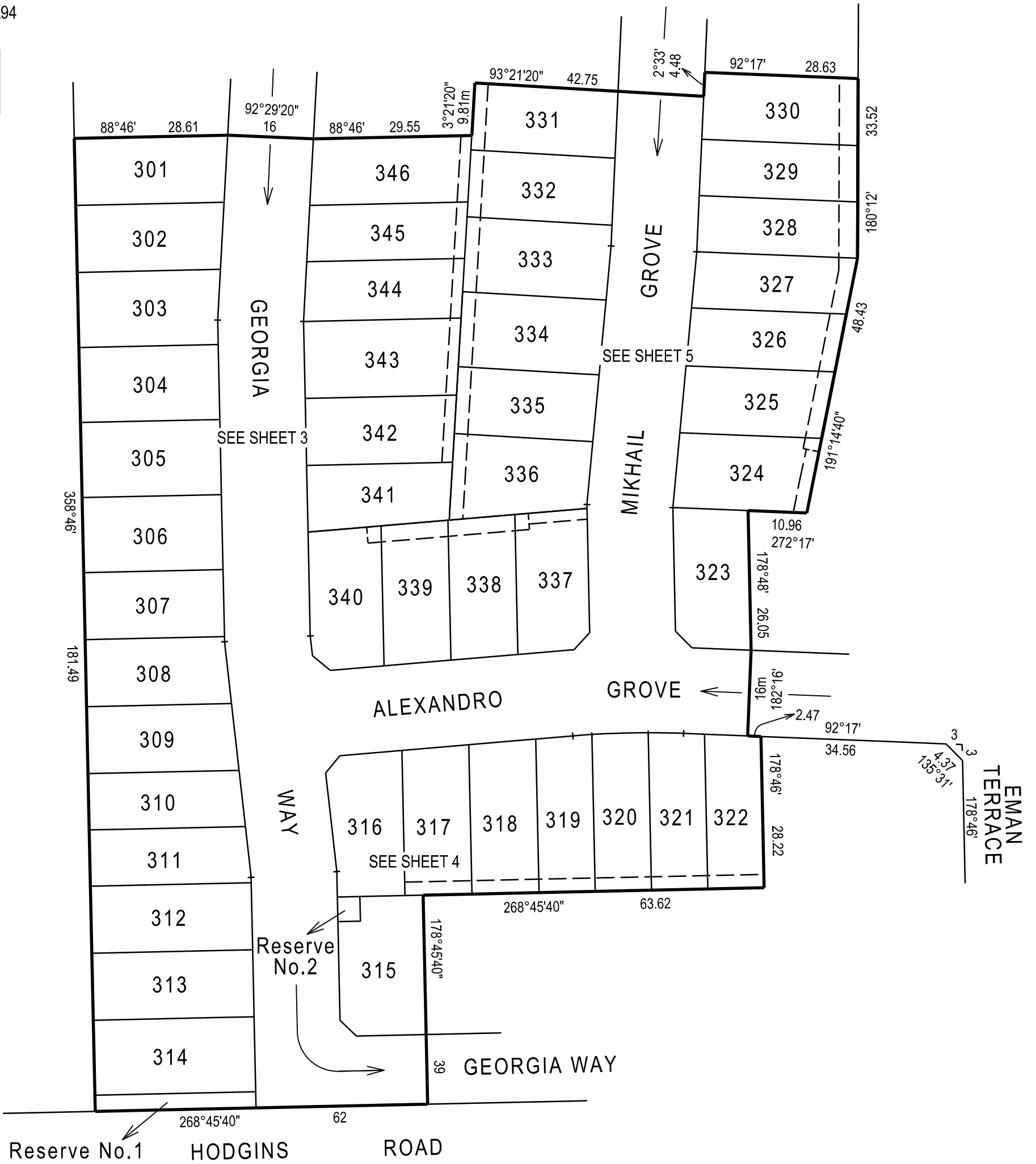
VERSION 5

ORIGINAL SHEET
 SIZE: A3

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DATE / /

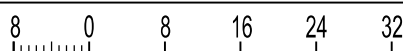
COUNCIL DELEGATE SIGNATURE



SHEET 2



SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
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LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG

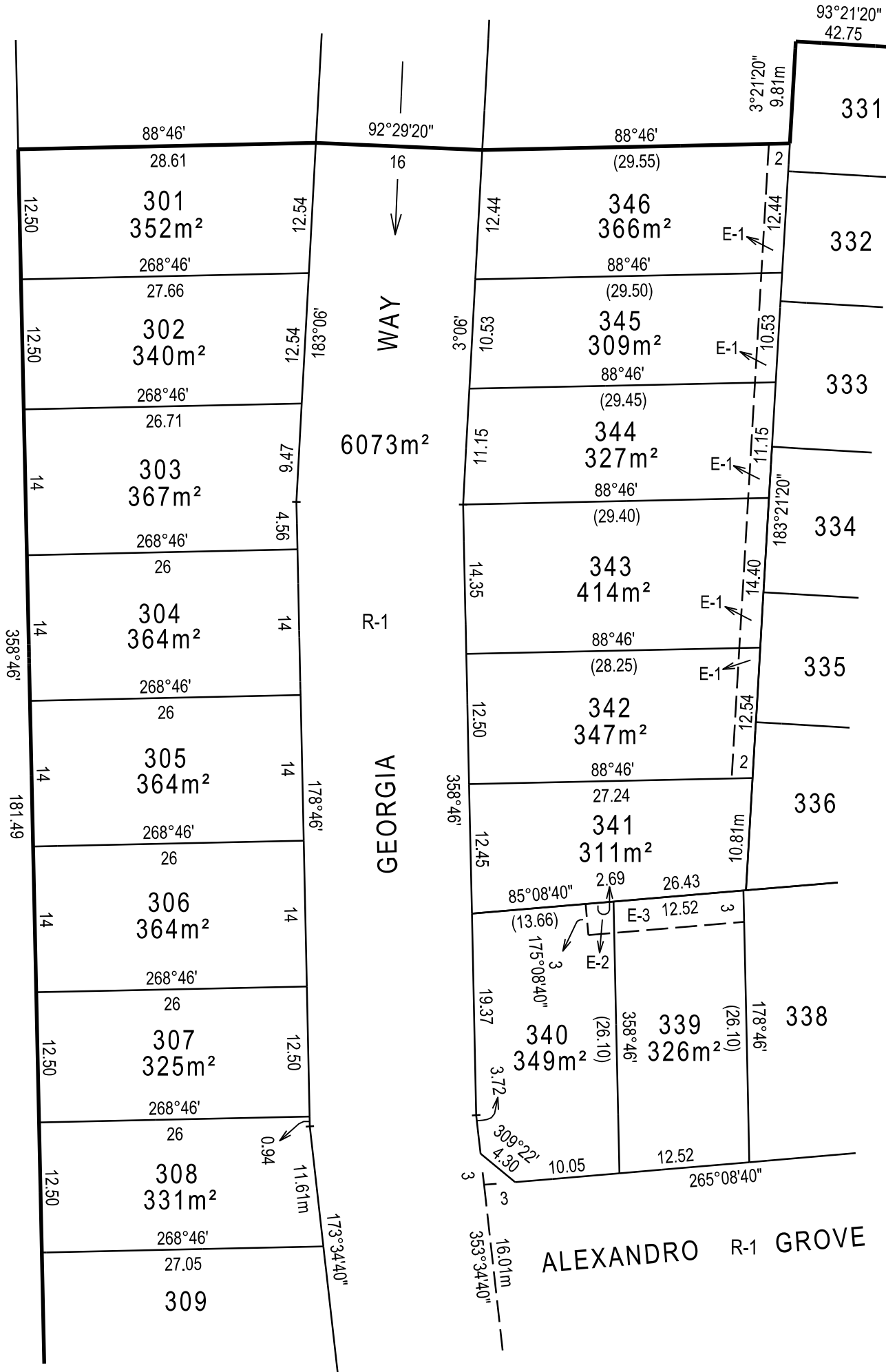
SIGNATURE DATE 10 / 03 / 2016

ORIGINAL SHEET SIZE: A3

SCALE 1:800
 REF 1004 / Stg 3
 VERSION 5

DATE / /

COUNCIL DELEGATE SIGNATURE



SEE SHEET 5

SEE SHEET 4

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

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LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG

SIGNATURE DATE 10 / 03 / 2016

ORIGINAL SHEET SIZE: A3

SCALE 1:500

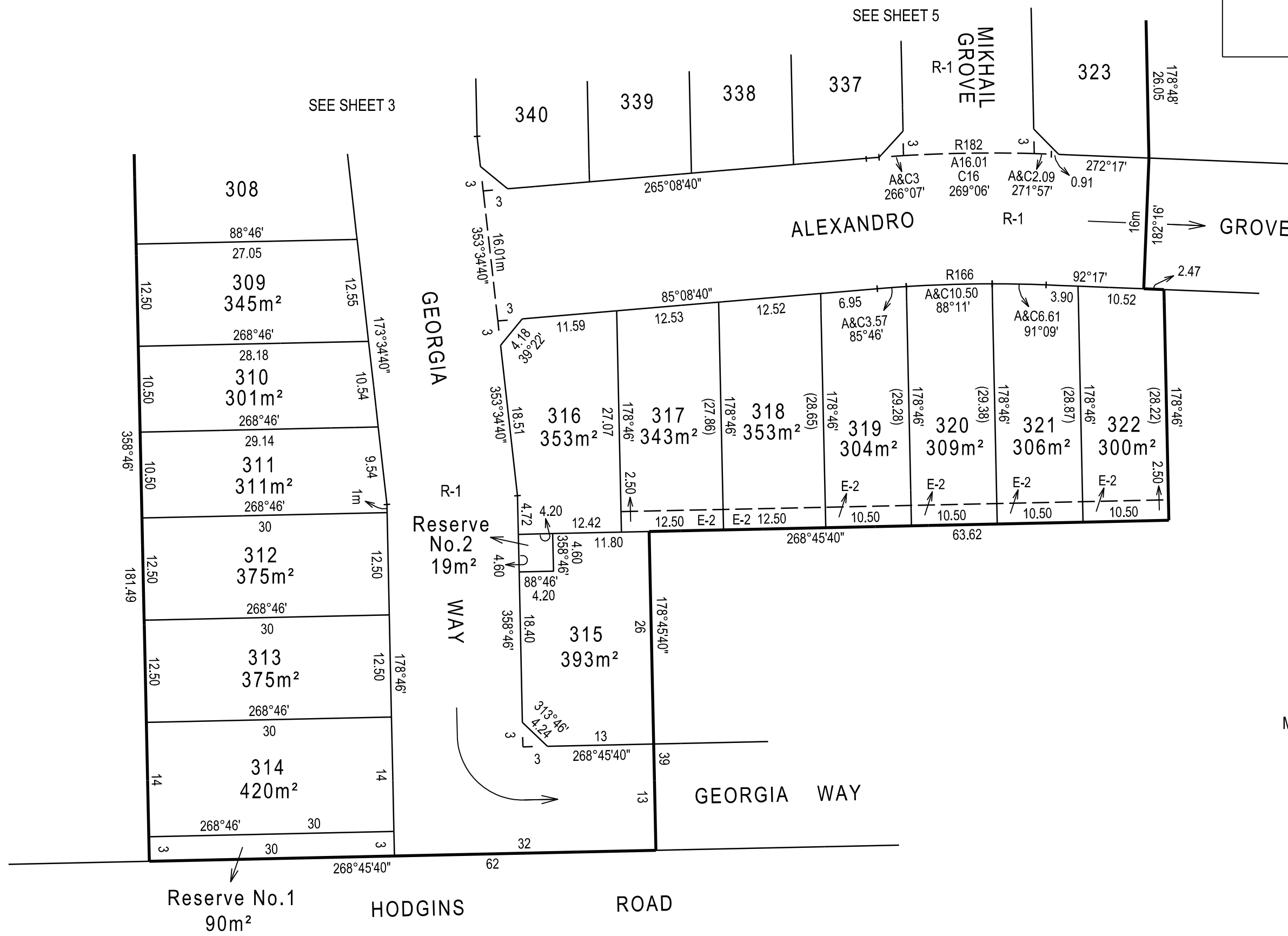
REF 1004 / Stg 3

VERSION 5

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DATE / /

COUNCIL DELEGATE SIGNATURE



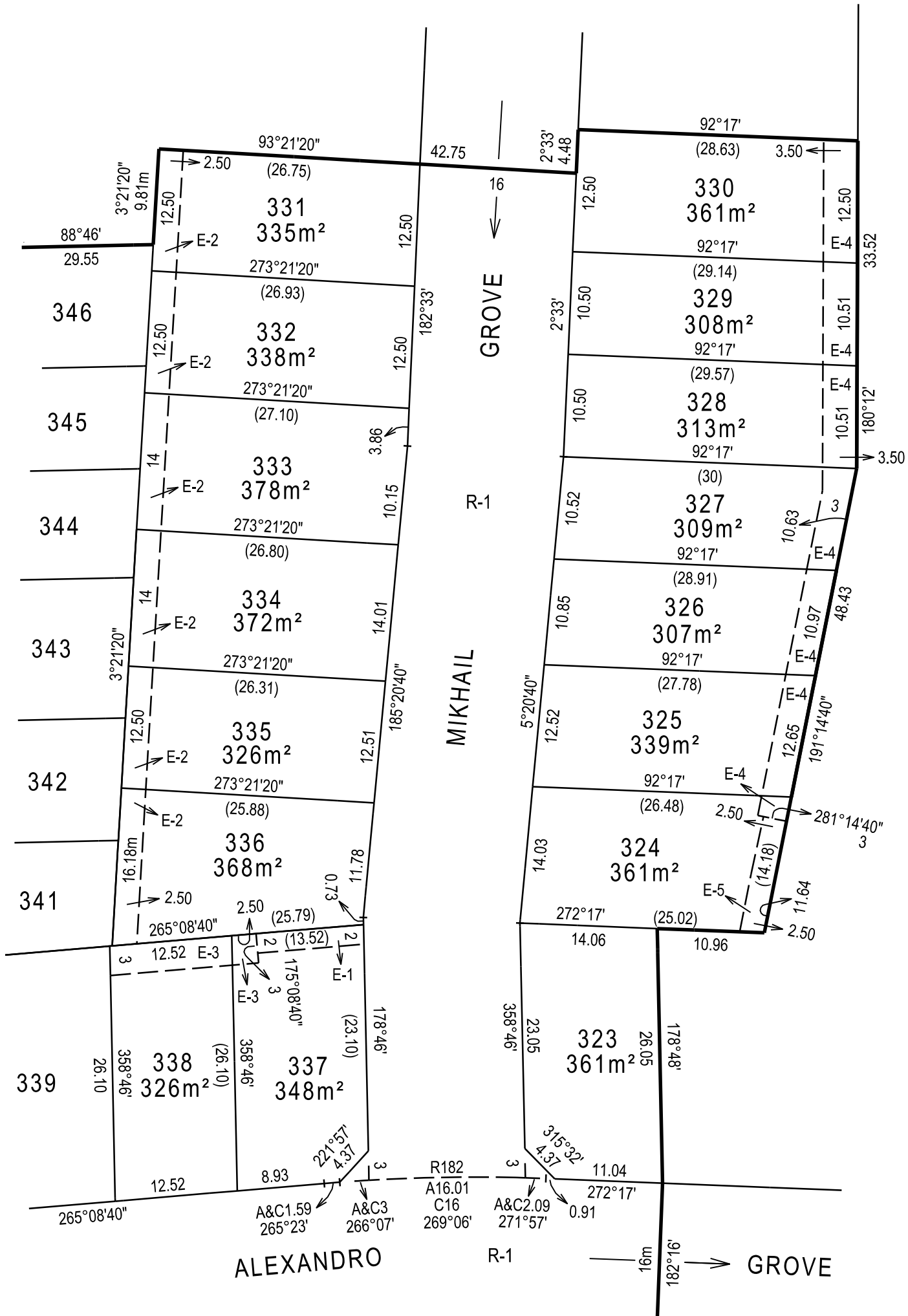
SHEET 4

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SCALE 1:500
 5 0 5 10 15 20
 LENGTHS ARE IN METRES
 LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG
 SIGNATURE DATE 10/03/2016

ORIGINAL SHEET SIZE: A3
 REF 1004 / Stg 3
 VERSION 5

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 DATE / /
 COUNCIL DELEGATE SIGNATURE



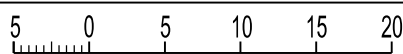
SEE SHEET 3

SEE SHEET 4

SHEET 5



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SIGNATURE DATE 10 / 03 / 2016

ORIGINAL SHEET SIZE: A3

SCALE 1:500
REF 1004 / Stg 3
VERSION 5

DATE / /

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
301	302	324	323, 325
302	301, 303	325	324, 326
303	302, 304	326	325, 327
304	303, 305	327	326, 328
305	304, 306	328	327, 329
306	305, 307	329	328, 330
307	306, 308	330	329
308	307, 309	331	332, 346
309	308, 310	332	331, 333, 345, 346
310	309, 311	333	332, 334, 344, 345
311	310, 312	334	333, 335, 343, 344
312	311, 313	335	334, 336, 342, 343
313	312, 314	336	335, 337, 338, 341, 342
314	313	337	336, 338
315	316, 317	338	336, 337, 339, 341
316	315, 317	339	338, 340, 341
317	315, 316, 318	340	339, 341
318	317, 319	341	336, 338, 339, 340, 342
319	318, 320	342	335, 336, 341, 343
320	319, 321	343	334, 335, 342, 344
321	320, 322	344	333, 334, 343, 345
322	321	345	332, 333, 344, 346
323	324	346	331, 332, 345

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 301 to 346 (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:

- (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 size coverage that exceeds 60%.
- (ii) Build or permit to be built or remain any fence along the front boundary.

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 301 to 314 (both inclusive), 317 to 322 (both inclusive), 324 to 336 (both inclusive), 338, 339, and 341 to 346 (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.

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 301 to 314 (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 western 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 overlooking from the open space to any other property to the west of the burdened lot.

