

Form 4

**PLANNING  
PERMIT**

Permit No:

**P05/0607**

Planning Scheme:

Mornington Peninsula

Responsible Authority:

Mornington Peninsula Shire

**ADDRESS OF THE LAND:**

611-613 POINT NEPEAN ROAD McCRAE  
 Lot 7 LP 11038 & PC 361036B (Vol. 6573 Fol. 562 & Vol. 10353 Fol. 959)

**THE PERMIT ALLOWS:**

**THE 5 LOT SUBDIVISION OF LAND IN ACCORDANCE WITH THE DETAILS  
 SUBMITTED**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:****Conditions Nos. 1 to 13 inclusive**

1. The subdivision as shown on the endorsed plan must not be altered or modified without the consent in writing of the Responsible Authority.
2. The subdivider must provide a reinforced concrete or segmental paving vehicle crossing to the common property with a vehicle crossing permit being obtained from the Responsible Authority prior to the commencement of the works.
3. The subdivider must provide a reinforced concrete or segmental paving vehicle crossing to lot 5 with a vehicle crossing permit being obtained from the Responsible Authority prior to the commencement of the works.
4. The subdivider must complete the construction of driveways and internal access ways on the common property in accordance with plans and specifications to be approved by the Responsible Authority.
5. The subdivider must maintain all of the works detailed in condition 6 below, for a period of 3 months after practical completion of the works.
6. Prior to the issue of a Statement of Compliance, road works must be completed in accordance with plans and specifications approved by the Responsible Authority and must include the eastern leg of Penny Lane being constructed in reinforced concrete -

Signature For The  
 Responsible Authority:

Irrelevant &amp; Sensitive

Date Issued: 12 May 2005

Subdivisions Officer

Form 4

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**P05/0607**

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Mornington Peninsula Shire Standard Drawing MP 303 (for commercial vehicles) with a formed laneway width of not less than 3.5m from the existing pavement of Point Nepean Road to a point not less than 2.0m south of the driveway entry for the proposed dwelling on lot 5 fronting Penny Lane.

7. Prior to the issue of a Statement of Compliance, drainage for the subdivision must be constructed in accordance with the drainage plan approved by the Responsible Authority on 01/04/2005 (or any subsequent plan).
8. Prior to the issue of a Statement of Compliance, the subdivider must pay to the Responsible Authority, the fees as prescribed in Regulation 5 and 6 of the Subdivision (Permit and Certification Fees) Regulations 2000 for plan checking and supervision of the works.
9. Prior to the issue of a Statement of Compliance, the subdivider must enter into an agreement with United Energy in respect to the supply of electricity to each lot.
10. Prior to the issue of a Statement of Compliance, the subdivider must carry out works to each lot within the subdivision, to the satisfaction of Telstra.
11. Prior to the issue of a Statement of Compliance, the subdivider must pay to Telstra, the cost of any extension or alterations to the network or plant of Telstra, if necessitated by the proposed subdivision.
12. Prior to the issue of a Statement of Compliance, the subdivider must pay a Public Open Space Contribution to the Responsible Authority, in accordance with the Schedule to Clause 52.01 of the planning scheme. Such payment will satisfy in full any Public Open Space requirement under the planning scheme.
13. Prior to the issue of a Statement of Compliance, the subdivider must:
  - \* Substantially complete the construction of the dwellings in general accordance with the development plan endorsed as part of permit P04/1497 to the satisfaction of the Responsible Authority; or
  - \* Create a restriction on the certified plan, satisfactory to the Responsible Authority, that ensures that any dwelling constructed on a lot resulting from this subdivision is in general accordance with the development plan endorsed as part of permit P04/1497.

Date Issued: 12 May 2005

Signature For The

Responsible Authority:

Stephen Joy  
Subdivisions Officer

Irrelevant &amp; Sensitive



**PLAN OF SUBDIVISION**

STAGE No.

LTO USE ONLY  
**EDITION**PLAN NUMBER  
**PS 508696 C****LOCATION OF LAND**

PARISH: WANNAEUE

TOWNSHIP:

SECTION: B

CROWN ALLOTMENT:

CROWN PORTION: 1 (PART)

TITLE REFERENCES: Vol 6573 Fol 562  
Vol 10353 Fol 959LAST PLAN REFERENCE/S: Lot 7, LP 11038  
PC 361036 BPOSTAL ADDRESS: 611-615 POINT NEPEAN ROAD,  
(At time of subdivision) Mc CRAE, 3938.MGA Co-ordinates (of approx. centre of land  
in plan) E N ZONE: 55**VESTING OF ROADS AND/OR RESERVES**

IDENTIFIER

COUNCIL/BODY/PERSON

NIL

NIL

**COUNCIL CERTIFICATION AND ENDORSEMENT**

COUNCIL NAME: MORNINGTON PENINSULA 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 statement of compliance issued under Section 21 of the Subdivision Act 1988.

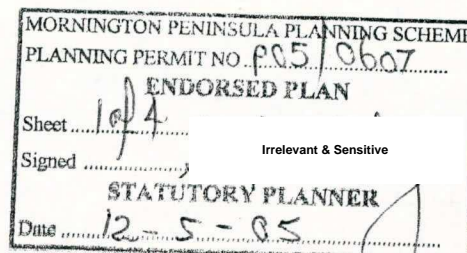
**OPEN SPACE**

- (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 / /

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

Council Delegate  
Council Seal  
Date / /**NOTATIONS**STAGING This is not a staged subdivision  
Planning permit No.

DEPTH LIMITATION: DOES NOT APPLY



SURVEY. THIS PLAN IS BASED ON SURVEY

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s)  
IN PROCLAIMED SURVEY AREA No.**EASEMENT INFORMATION**

LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (ROAD)

Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to the whole on the land on this plan.

Easement Reference	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of
E-1	PARTY WALL	0.30	THIS PLAN	LOT 2 ON THIS PLAN
E-2	PARTY WALL	0.30	THIS PLAN	LOT 1 ON THIS PLAN
E-3	PARTY WALL	0.30	THIS PLAN	LOT 3 ON THIS PLAN
E-4	PARTY WALL	0.30	THIS PLAN	LOT 4 ON THIS PLAN
E-5	OVERHANGING EAVES AND GUTTER	0.60	THIS PLAN	LOT 2 ON THIS PLAN
E-6	OVERHANGING EAVES AND GUTTER	0.60	THIS PLAN	LOT 3 ON THIS PLAN

**LTO USE ONLY**STATEMENT OF COMPLIANCE/  
EXEMPTION STATEMENTRECEIVED ☐

DATE / /

**LTO USE ONLY**

PLAN REGISTERED

TIME

DATE / /

Assistant Register of Titles

SHEET 1 OF 4 SHEETS

BRIAN MOXHAM SURVEYING P.L.  
Licensed Land Surveyor,  
80 Moores Road, Monbulk, 3793  
Ph. 9752 0361 Fax. 9756 6366

LICENSED SURVEYOR (PRINT) Brian David Moxham

SIGNATURE ..... DATE / /

REF 010307(5) VERSION 04

DATE / /

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

