

<b>PLAN OF SUBDIVISION</b>	STAGE No.	LRS USE ONLY	PLAN NUMBER <b>PS 630770 J</b>
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**LOCATION OF LAND**

**PARISH:** BOROONDARA

**TOWNSHIP:** -

**SECTION:** -

**CROWN ALLOTMENT:** -

**CROWN PORTION:** -

**TITLE REFERENCES:** VOL. FOL.

**LAST PLAN REFERENCE/S:** PS 603760 M (LOT D)

**POSTAL ADDRESS:** PRINCESS STREET  
(At time of subdivision) KEW 3101

**MGA Co-ordinates** E 326 244 ZONE: 55  
(of approx centre of land in plan) N 5 815 005

**COUNCIL CERTIFICATION AND ENDORSEMENT**

**COUNCIL NAME:** REF:

- This plan is certified under Section 6 of the Subdivision Act 1988.
- This plan is certified under Section 11(7) of the Subdivision Act 1988.  
Date of original certification under Section 6. / /
- 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 / /

Re-certified under Section 11(7) of the Subdivision Act 1988.  
Council Delegate  
Council Seal  
Date / /

**VESTING OF ROADS AND/OR RESERVES**

IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R1 RESERVE No.1 RESERVE No.2	BOROONDARA CITY COUNCIL BOROONDARA CITY COUNCIL BOROONDARA CITY COUNCIL

**NOTATIONS**

STAGING This is not a staged subdivision.  
Planning permit No. \_\_\_\_\_

A DEPTH LIMITATION OF 15 METRES APPLIES TO ALL OF THE LAND.

THE DEFINED ENDS OF EASEMENTS ARE PERPENDICULAR TO THE ADJOINING BOUNDARY UNLESS OTHERWISE SHOWN.

LOTS 1 TO 137 AND LOTS A TO D (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

**THIS IS A SPEAR PLAN**

**KEW  
RELEASE 3B  
32 LOTS 2 RESERVES 2.976ha  
& BALANCE LOT E**

THIS PLAN IS BASED ON SURVEY IN OP 122453

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK No. 79 & 80  
IN PROCLAIMED SURVEY AREA No. \_\_

**EASEMENT INFORMATION**

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

**SECT.12(2) SUBDIVISION ACT 1988 APPLIES TO ALL OF THE LOTS IN THIS PLAN EXCEPT LOT D**

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favor Of
E-1	DRAINAGE	SEE PLAN	PS 544837 G	BOROONDARA CITY COUNCIL
E-1	SEWERAGE	SEE PLAN	PS 544837 G	YARRA VALLEY WATER LTD.
E-2	DRAINAGE	SEE PLAN	PS 603974 U	BOROONDARA CITY COUNCIL
E-2	SEWERAGE	SEE PLAN	PS 603974 U	YARRA VALLEY WATER LTD.
E-3	DRAINAGE	2	THIS PLAN	BOROONDARA CITY COUNCIL
E-3	SEWERAGE	2	THIS PLAN	YARRA VALLEY WATER LTD.
E-4	WATER SUPPLY	4	THIS PLAN	YARRA VALLEY WATER LTD.

**LRS USE ONLY**

STATEMENT OF COMPLIANCE/  
EXEMPTION STATEMENT

RECEIVED

DATE: / /

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**LRS USE ONLY**

PLAN REGISTERED  
TIME  
DATE / /

Assistant Registrar of Titles  
SHEET 1 OF 7 SHEETS

**TGM GROUP Pty Ltd**  
Melbourne  
765 Glenferrie Road  
Hawthorn, VIC 3122  
Ph: (03) 8862 9333  
Web: tgmgroup.com  
A.B.N. 11 125 568 461

Quality ISO 9001  
OH&S AS/NZS 4801  
Environment AS/NZS 14001

LICENSED SURVEYOR (PRINT) BRENT KEVIN O'GRADY

SIGNATURE **(DIGITALLY SIGNED)** DATE / /

REF 3330-32 VERSION 2

DWG: KEW\STAGE 3\STAGE 3B\3330-321 11/06/10

DATE / /

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE **A3**

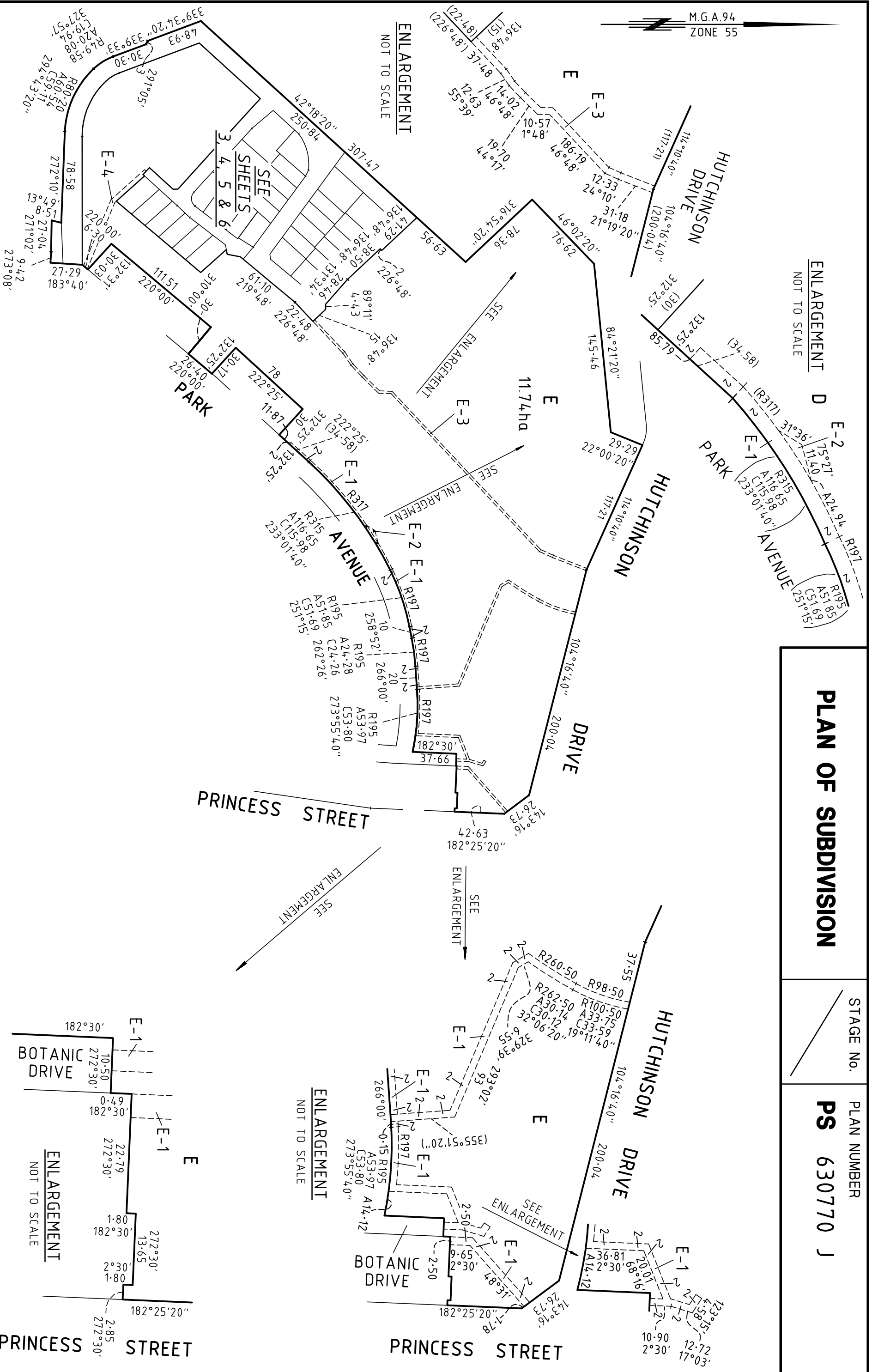
M.G.A.94  
ZONE 55

ENLARGEMENT D  
NOT TO SCALE

# PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER  
**PS 630770 J**



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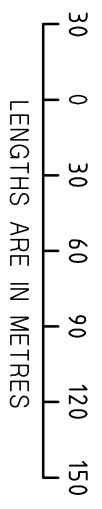


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SCALE



ORIGINAL

SCALE  
1:3000

SHEET  
SIZE  
A3

LICENSED SURVEYOR (PRINT)

SIGNATURE

REF 3330-32

VERSION 2

DATE / /

DWG: KEW\STAGE 3\STAGE 38\3330-322

11/06/10

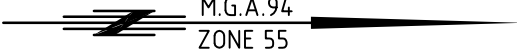
PS04H

SHEET 2

DATE / /

COUNCIL DELEGATE SIGNATURE

M.G.A.94  
ZONE 55

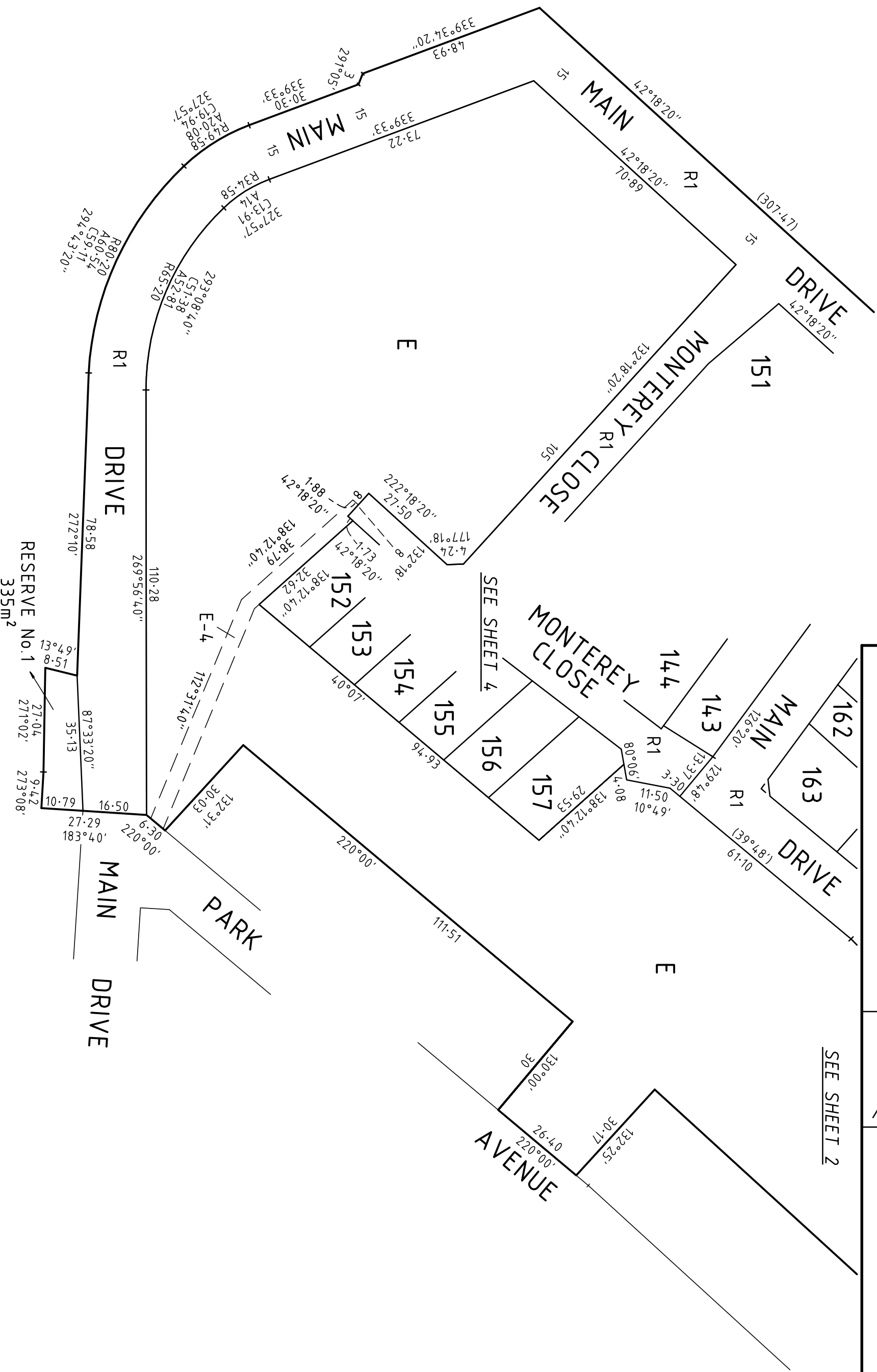


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SCALE



LENGTHS ARE IN METRES

ORIGINAL

SCALE

1:1000

SHEET SIZE

A3

LICENSED SURVEYOR (PRINT)

SIGNATURE

DATE

REF 3330-32

VERSION 2

DWG: KEW\STAGE 3\STAGE 3B\3330-323

11/06/10 PS04H

SHEET 3

DATE

COUNCIL DELEGATE SIGNATURE

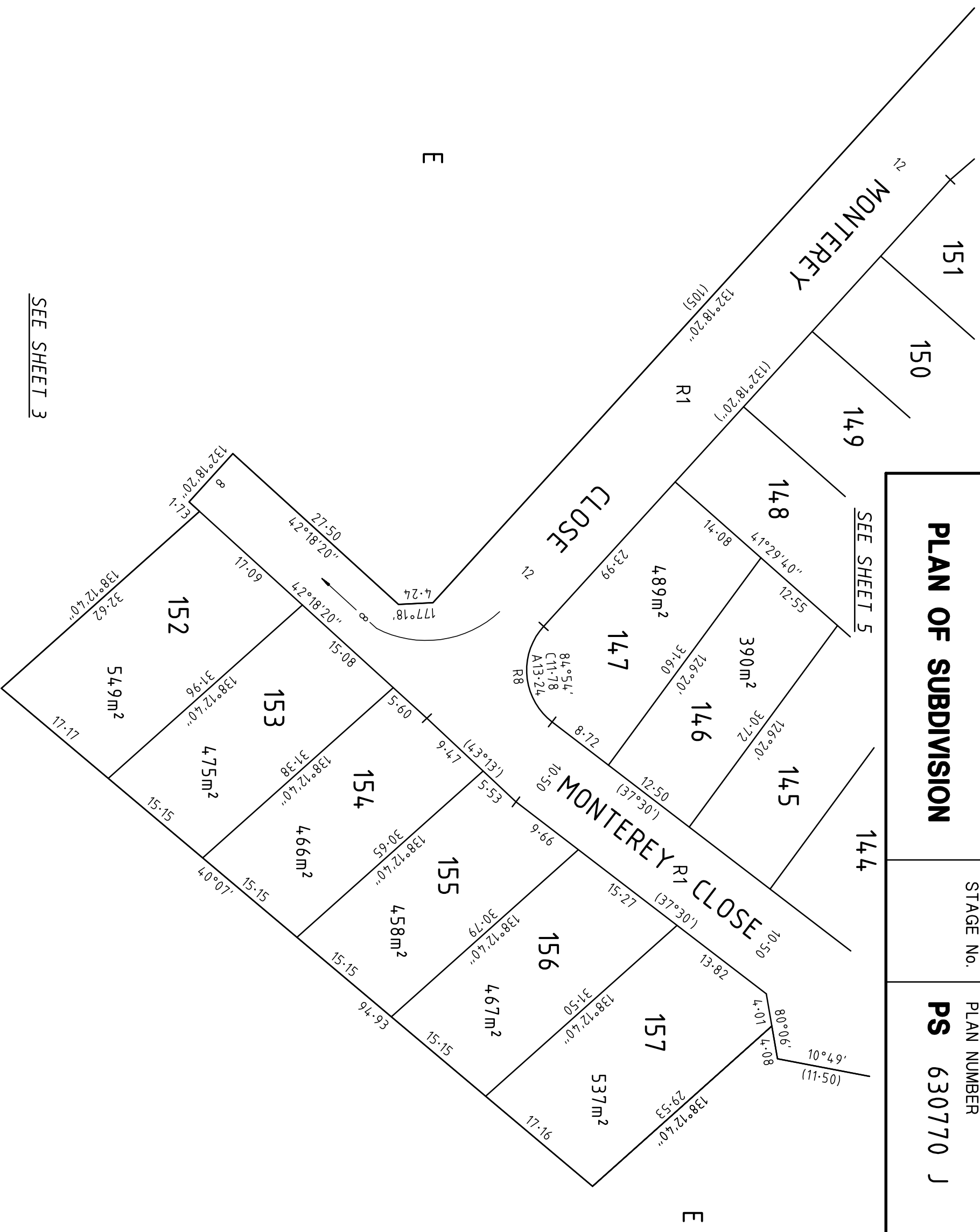
M.G.A.94  
ZONE 55



# PLAN OF SUBDIVISION

STAGE No.

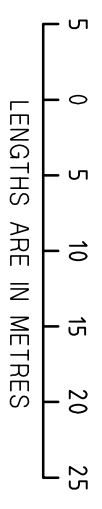
PLAN NUMBER  
**PS 630770 J**



SEE SHEET 3

SEE SHEET 5

SCALE



ORIGINAL

SCALE 1:500  
SHEET SIZE A3

LICENSED SURVEYOR (PRINT)

SIGNATURE

REF 3330-32

DWG: KEWA STAGE 3\STAGE 3B\3330-324

DATE / /

VERSION 2

PS04H 11/06/10

SHEET 4

DATE / /

COUNCIL DELEGATE SIGNATURE



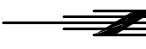
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M.G.A.94  
ZONE 55

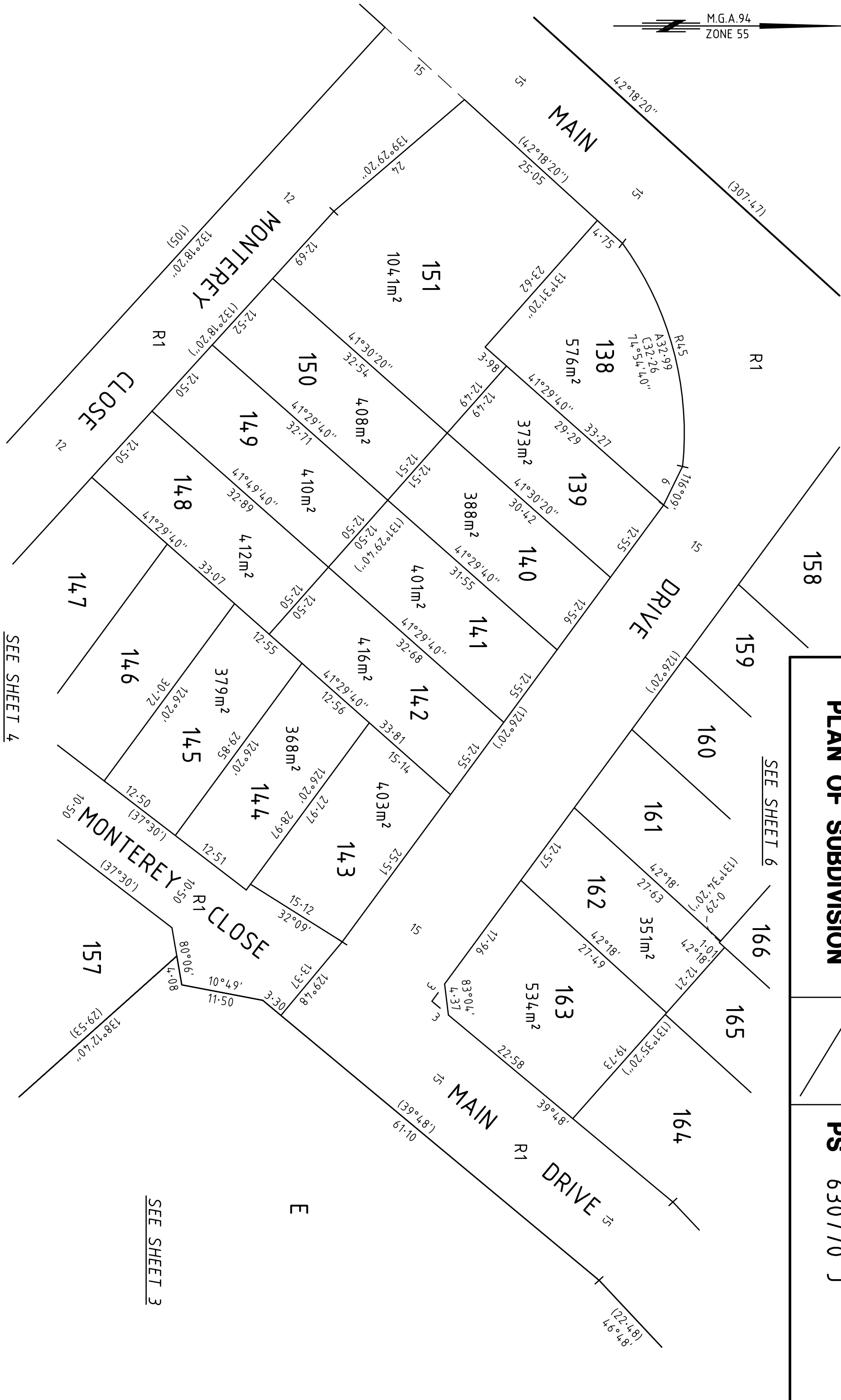


# PLAN OF SUBDIVISION

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SEE SHEET 4

SEE SHEET 6

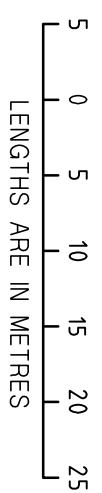
SEE SHEET 3

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SCALE



ORIGINAL SCALE

1:500

SHEET SIZE

A3

LICENSED SURVEYOR (PRINT)

SIGNATURE .....

DATE / /

SHEET 5

DATE / /

COUNCIL DELEGATE SIGNATURE

REF: 3330-32  
VERSION: 2  
DWG: KEWA\STAGE 3\STAGE 3B\3330-325

PS04H



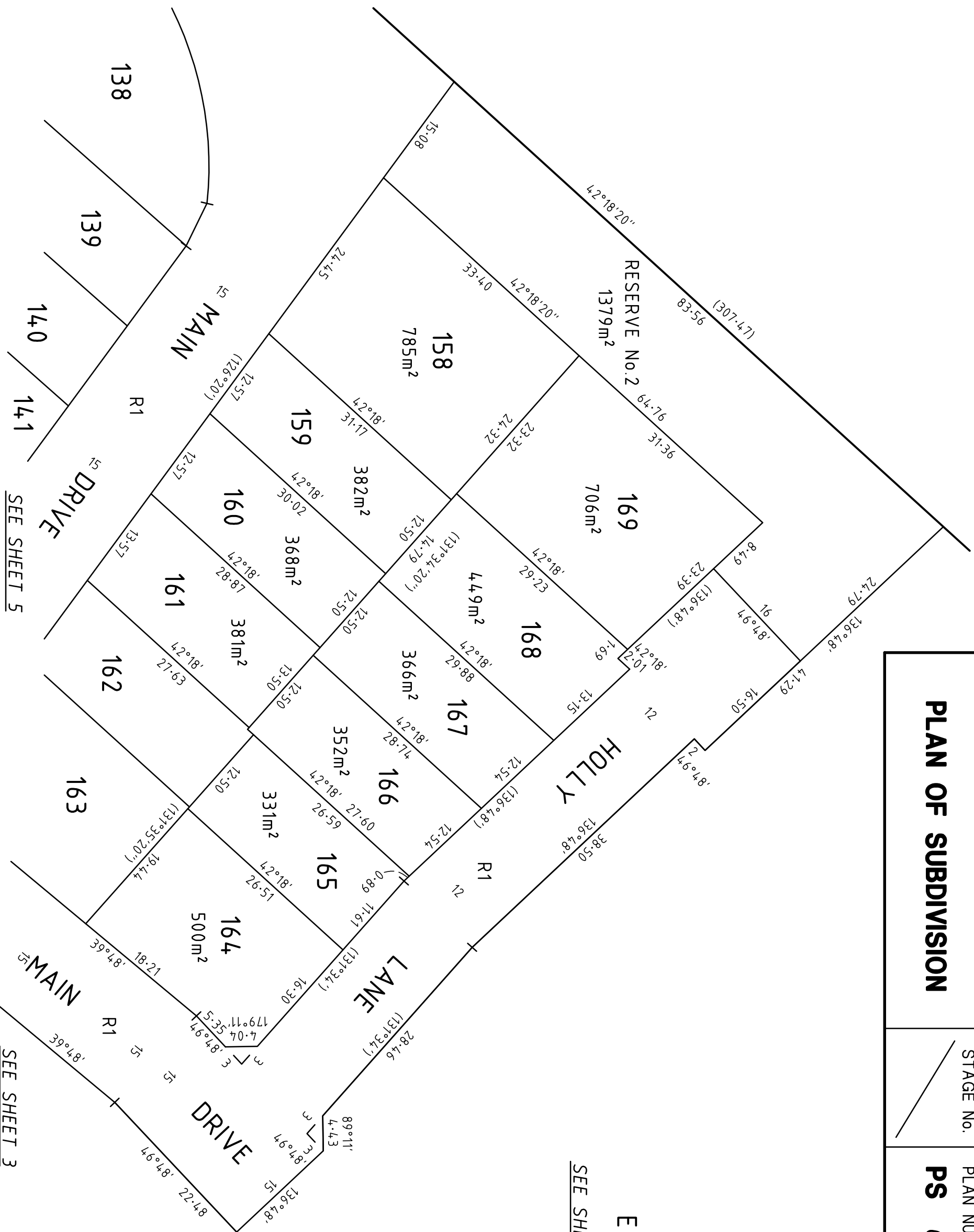


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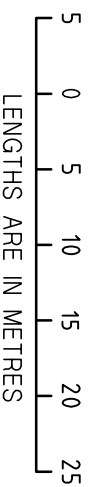
E

SEE SHEET 2

SEE SHEET 3

SEE SHEET 5

SCALE



ORIGINAL SCALE

1:500

SHEET SIZE

A3

LICENSED SURVEYOR (PRINT)

SIGNATURE

REF: 3330-32

DWG: KEWA STAGE 3\STAGE 3B\3330-326

DATE / /

VERSION

2

11/06/10 PS04H

SHEET 6

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# PLAN OF SUBDIVISION

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## CREATION OF RESTRICTION

The following restriction is to be created upon registration of this plan of subdivision.

## DESCRIPTION OF RESTRICTION

The land is burdened and benefited in accordance with the Table of Burdened and Benefited Land.

## TABLE OF BURDENED AND BENEFITED LAND

BURDENED LOT(S)	BENEFITING LOT(S)
138	139 & 151
139	138, 140 & 151
140	139, 141 & 150
141	140, 142 & 149
142	141, 143, 144, 145 & 148
143	142 & 144
144	142, 143 & 145
145	142, 144, 146 & 148
146	145, 147 & 148
147	146 & 148
148	142, 145, 146, 147 & 149
149	141, 148 & 150
150	140, 149 & 151
151	138, 139 & 150
152	153 & E
153	152, 154 & E
154	153, 155 & E
155	154, 156 & E
156	155, 157 & E
157	156 & E
158	159, 168 & 169
159	158, 160 & 168
160	159, 161, 167 & 168
161	160, 162, 166 & 167

BURDENED LOT(S)	BENEFITING LOT(S)
162	161, 163, 165 & 166
163	162, 164 & 165
164	163 & 165
165	162, 163, 164 & 166
166	161, 162, 165 & 167
167	160, 161, 166 & 168
168	158, 159, 160, 167 & 169
169	158 & 168

The registered proprietor or proprietors for the time being of any burdened lot on this plan to which any of the following restrictions apply:

- (1) Shall not develop a burdened lot other than in accordance with the approved building envelope provisions contained within the approved Walker Development Plan - Kew, Building Envelope Plan - Stage 2.  
The approved building envelope is attached to the Memorandum of Common Provisions retained by the Registrar of Titles in dealing number . . . . . ;
- (2) Shall not make or support an application to amend a building envelope unless the amendment is to the satisfaction of the Responsible Authority and any criteria or matters that must be considered by the Responsible Authority in deciding on an amendment to a building envelope;
- (3) The building envelopes shall cease to have effect on the lot containing the envelope ten (10) years after an occupancy permit under the Building Act 1993 is issued for the whole of the dwelling on the lot containing the envelope;
- (4) Shall not erect any buildings on the lot unless the plans for such buildings are endorsed by the Kew Development Corporation or its successor prior to the issue of the building permit;
- (5) The requirement for such endorsement shall cease to have effect on the lot five (5) years after an occupancy permit under the Building Act 1993 is issued for the whole of the dwelling on that lot.



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REF 3330-32 VERSION 2

DWG: KEW\STAGE 3\STAGE 3B\3330-327 11/06/10 PS08

SHEET 7

DATE / /

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3