

PLAN OF SUBDIVISION		EDITION 1	PS 909596V	
LOCATION OF LAND PARISH: LYNDHURST TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 41 (PART) & 42 TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT A ON PS 813088A POSTAL ADDRESS: 250 WEDGE ROAD, (at time of subdivision) SKYE, VIC. 3977 MGA2020 CO-ORDINATES: E: 342 510 ZONE: 55 (of approx centre of land in plan) N: 5782 510				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Land being subdivided is enclosed within thick continuous lines. Lots 1 to 100, A to D have been omitted from this plan.		
ROAD R-1 RESERVE No.1	FRANKSTON CITY COUNCIL UNITED ENERGY DISTRIBUTION PTY. LTD.			
NOTATIONS				
DEPTH LIMITATION : DOES NOT APPLY				
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. 400/2021/P This survey has been connected to permanent marks No(s). 396 In Proclaimed Survey Area No. 52				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
SEE SHEET 2 FOR EASEMENT INFORMATION				
STAGE 1 (27 LOTS)		AREA OF STAGE - 1.556ha		
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EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	
E-1	POWERLINE	SEE DIAG	LP 210088C - SECTION 103B OF THE STATE ELECTRICITY COMMISSION ACT 1958	STATE ELECTRICITY COMMISSION OF VICTORIA
E-1	POWERLINE	SEE DIAG	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	UNITED ENERGY DISTRIBUTION PTY. LTD.
E-2	SEWERAGE	SEE DIAG	INSTRUMENT V281523D	SOUTH EAST WATER LIMITED
E-3	POWERLINE	SEE DIAG	PS 813088A - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	UNITED ENERGY DISTRIBUTION PTY. LTD
E-4	SEWERAGE	SEE DIAG	THIS PLAN	SOUTH EAST WATER LIMITED
E-5	DRAINAGE	SEE DIAG	THIS PLAN	FRANKSTON CITY COUNCIL
E-5	SEWERAGE	SEE DIAG	THIS PLAN	SOUTH EAST WATER LIMITED
E-6	POWERLINE	SEE DIAG	LP 210088C - SECTION 103B OF THE STATE ELECTRICITY COMMISSION ACT 1958	STATE ELECTRICITY COMMISSION OF VICTORIA
E-6	SEWERAGE	SEE DIAG	THIS PLAN	SOUTH EAST WATER LIMITED
E-6	POWERLINE	SEE DIAG	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	UNITED ENERGY DISTRIBUTION PTY. LTD.
E-7	WATER SUPPLY	SEE DIAG	THIS PLAN	SOUTH EAST WATER LIMITED
E-7	GAS SUPPLY	SEE DIAG	THIS PLAN	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-8	SEWERAGE	SEE DIAG	THIS PLAN	SOUTH EAST WATER LIMITED
E-8	WATER SUPPLY	SEE DIAG	THIS PLAN	SOUTH EAST WATER LIMITED
E-8	GAS SUPPLY	SEE DIAG	THIS PLAN	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD

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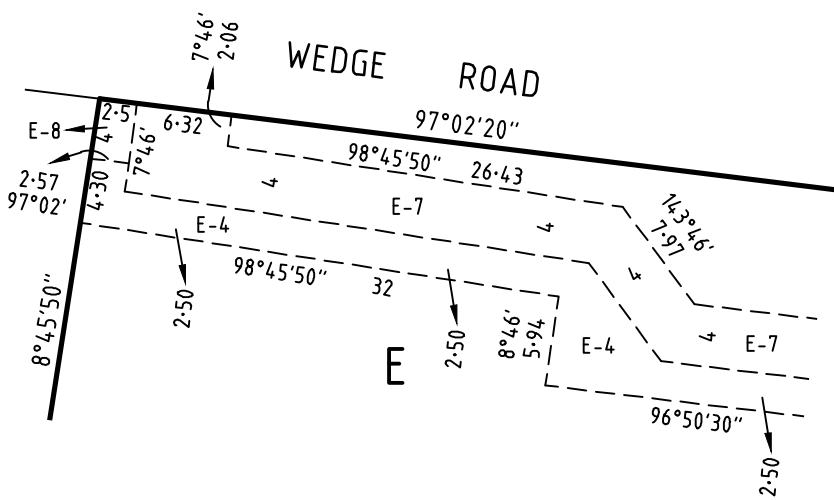
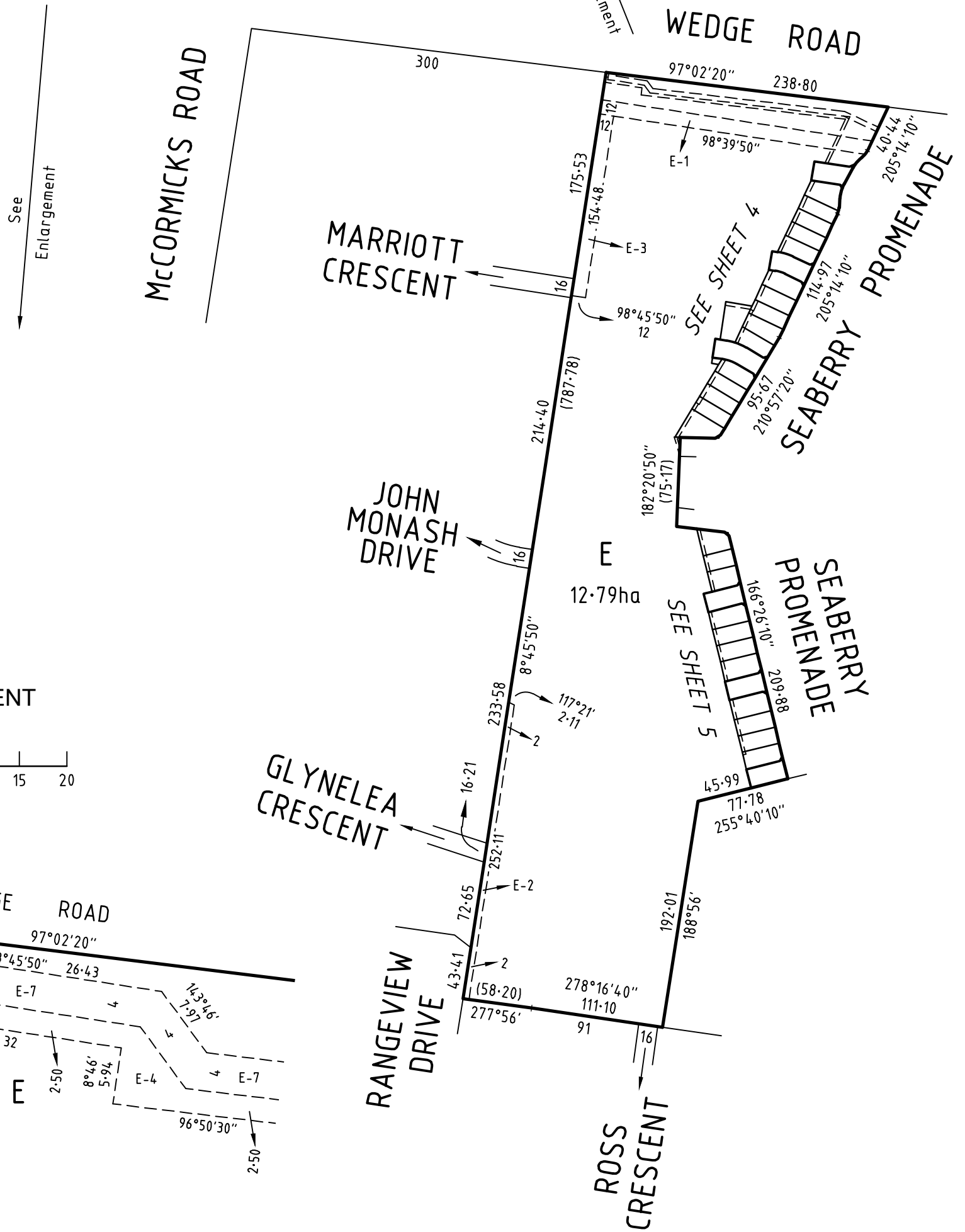
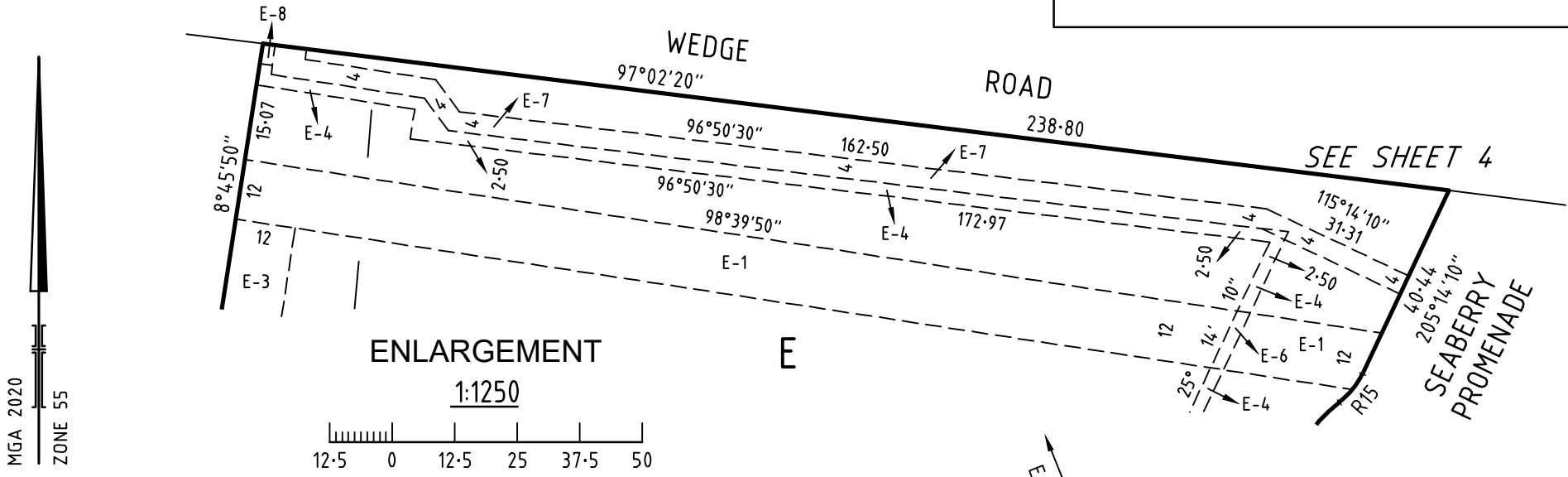
ORIGINAL SHEET
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SHEET 2



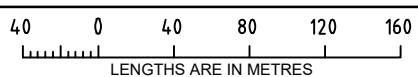
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SCALE
1: 4000



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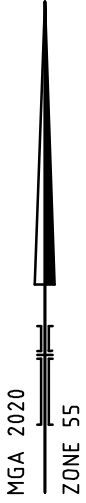
SHEET 3



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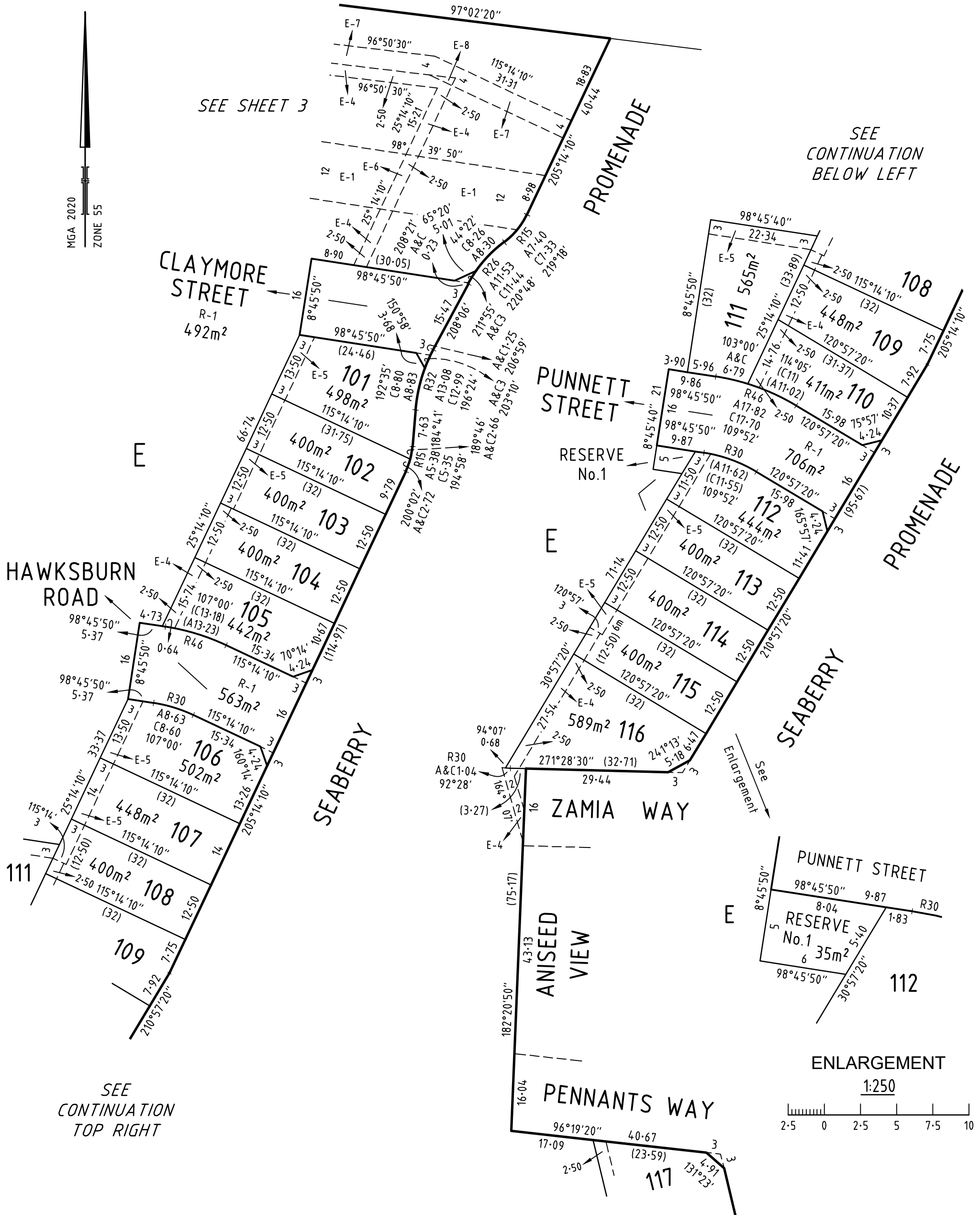
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WEDGE ROAD



SEE SHEET 3

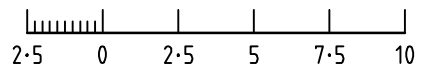
SEE CONTINUATION BELOW LEFT



SEE CONTINUATION TOP RIGHT

ENLARGEMENT

1:250



SEE SHEET 5

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SCALE 1:750 with graphical scale bar and 'LENGTHS ARE IN METRES' text.

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SHEET 4

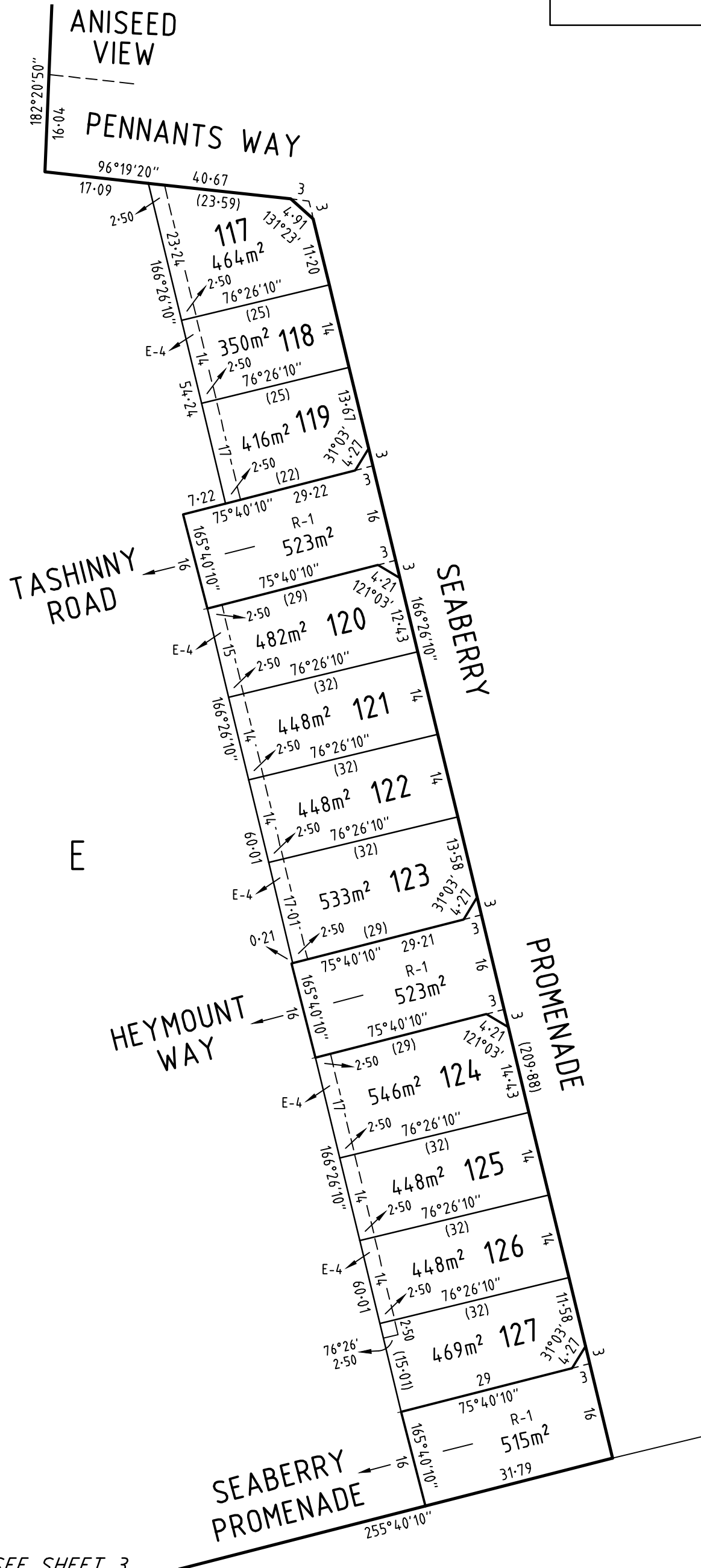
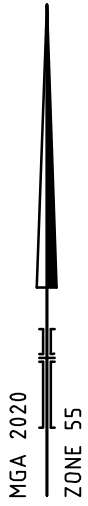


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SEE SHEET 4

PS 909596V



SEE SHEET 3

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SCALE 1: 750

LENGTHS ARE IN METRES

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SHEET 5



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CREATION OF RESTRICTION No. 1

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

For the purposes of this restriction:

- (a) A dwelling means a house.
- (b) A building means any structure except a fence.

Land to Benefit: Lots 101 to 127 (all inclusive) on this plan

Land to be Burdened: Lots 101 to 127 (all inclusive) on this plan

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of the lots to which any of the following restrictions applies shall not:

- a. Except with the written consent of the Responsible Authority, build or allow to be built on the land any dwelling outside of the prescribed building envelope set out in the MCP, registered dealing number AA9681
- b. Subdivide any burdened lot.
- c. Construct or permit to be constructed more than one dwelling on any burdened lot.

Expiry Date:

The restriction specified in paragraph (a) shall cease to burden any Lot on the Plan of Subdivision with effect 1 year after the issue of an Occupancy Permit under the Building Act 1993 is issued for the whole of the dwelling on the burdened lot or after 10 years from the date of certification of the Plan of Subdivision containing the lot. Whichever occurs first.

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SHEET 6



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