


PLAN OF SUBDIVISION		EDITION 1	PS 912536W	
LOCATION OF LAND PARISH: LYNDHURST TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 41 (PART) & 42 TITLE REFERENCE: C/T VOL 12532 FOL 339 LAST PLAN REFERENCE: LOT E ON PS 909596V POSTAL ADDRESS: 250 WEDGE ROAD, (at time of subdivision) SKYE, VIC. 3977 MGA 2020 CO-ORDINATES: E: 342 520 ZONE: 55 (of approx centre of land in plan) N: 5782 680				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Land being subdivided is enclosed within thick continuous lines Lots 1 to 200 and A to E (all inclusive) have been omitted from this plan.		
ROAD R-1 RESERVE Nos.1, 2 & 3	FRANKSTON CITY COUNCIL FRANKSTON CITY COUNCIL			
NOTATIONS		<u>Other purpose of this plan</u> To remove by agreement that part of the Powerline Easement created in LP210088C that lies within Odessa Place on this plan via section 6 (1) (k) of the Subdivision Act 1988. To remove by agreement that part of the Sewerage Easement created in PS909596V that lies within Odessa Place on this plan via section 6 (1) (k) of the Subdivision Act 1988. To remove by agreement that part of the Powerline Easement created in PS813088A that lies within Marriott Crescent on this plan via section 6 (1) (k) of the Subdivision Act 1988.		
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 2 (34 LOTS)			AREA OF STAGE - 2.692ha	
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		Licensed Surveyor: Stephen Anthony Motta Version: 7		SHEET 1 OF 6

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	POWERLINE	SEE DIAG	LP 210088C - SECTION 103B OF THE STATE ELECTRICITY COMMISSION ACT 1958	STATE ELECTRICITY COMMISSION OF VICTORIA
E-1	POWERLINE	SEE DIAG	PS 909596V - 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	PS 909596V	SOUTH EAST WATER CORPORATION
E-5	POWERLINE	SEE DIAG	LP 210088C - SECTION 103B OF THE STATE ELECTRICITY COMMISSION ACT 1958	STATE ELECTRICITY COMMISSION OF VICTORIA
E-5	SEWERAGE	SEE DIAG	PS 909596V	SOUTH EAST WATER CORPORATION
E-5	POWERLINE	SEE DIAG	PS 909596V - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	UNITED ENERGY DISTRIBUTION PTY. LTD.
E-6	SEWERAGE	SEE DIAG	THIS PLAN	SOUTH EAST WATER CORPORATION
E-7	DRAINAGE	SEE DIAG	THIS PLAN	FRANKSTON CITY COUNCIL
E-7	SEWERAGE	SEE DIAG	THIS PLAN	SOUTH EAST WATER CORPORATION
E-8	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE DIAG	PS 909596V	SOUTH EAST WATER CORPORATION
E-8	GAS SUPPLY	SEE DIAG	PS 909596V	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-9	SEWERAGE	SEE DIAG	PS 909596V	SOUTH EAST WATER CORPORATION
E-9	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE DIAG	PS 909596V	SOUTH EAST WATER CORPORATION
E-9	GAS SUPPLY	SEE DIAG	PS 909596V	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD

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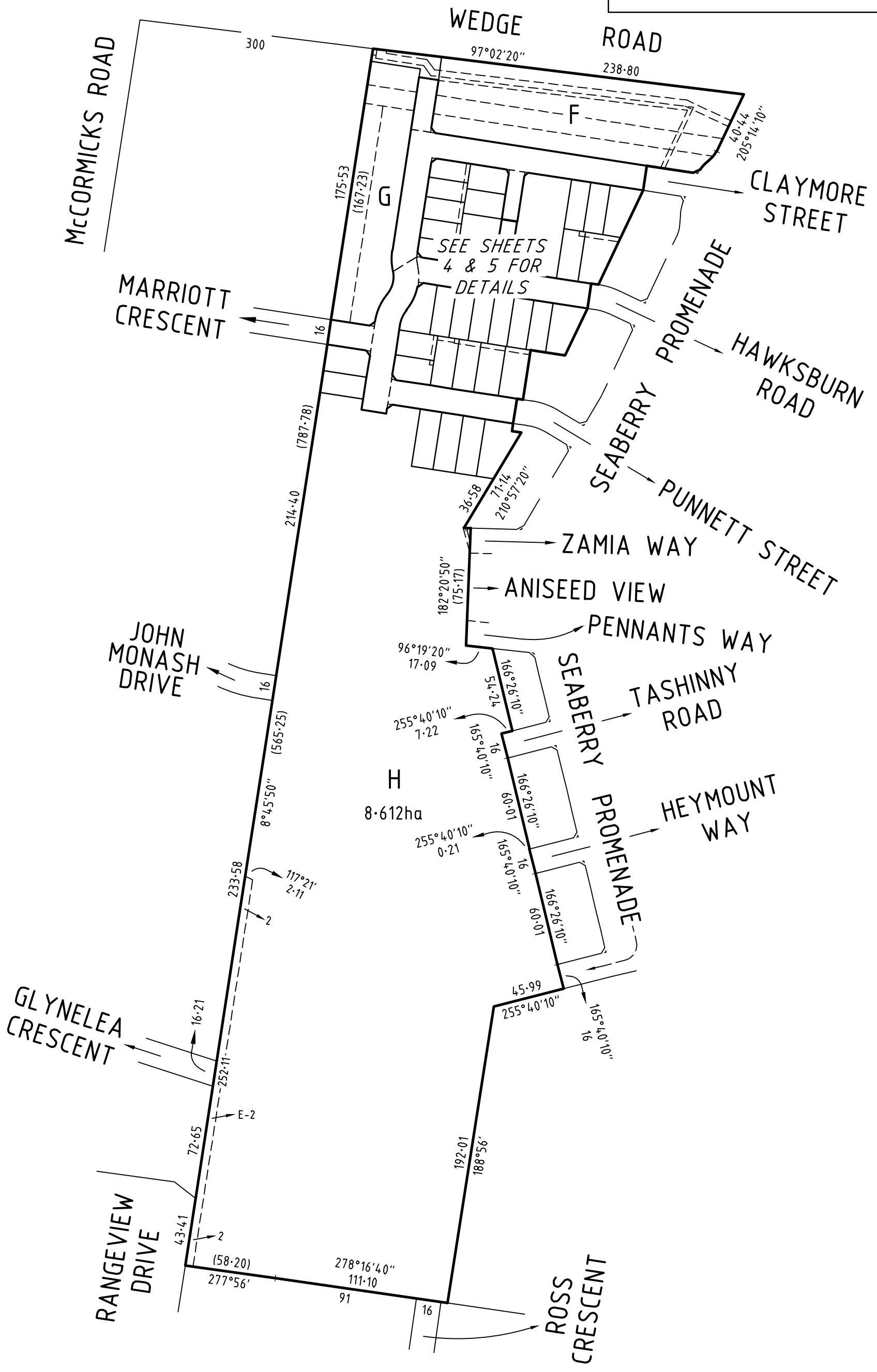
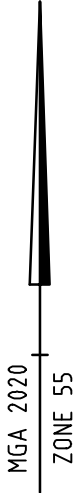
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SHEET 2



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SCALE 1: 2500

LENGTHS ARE IN METRES

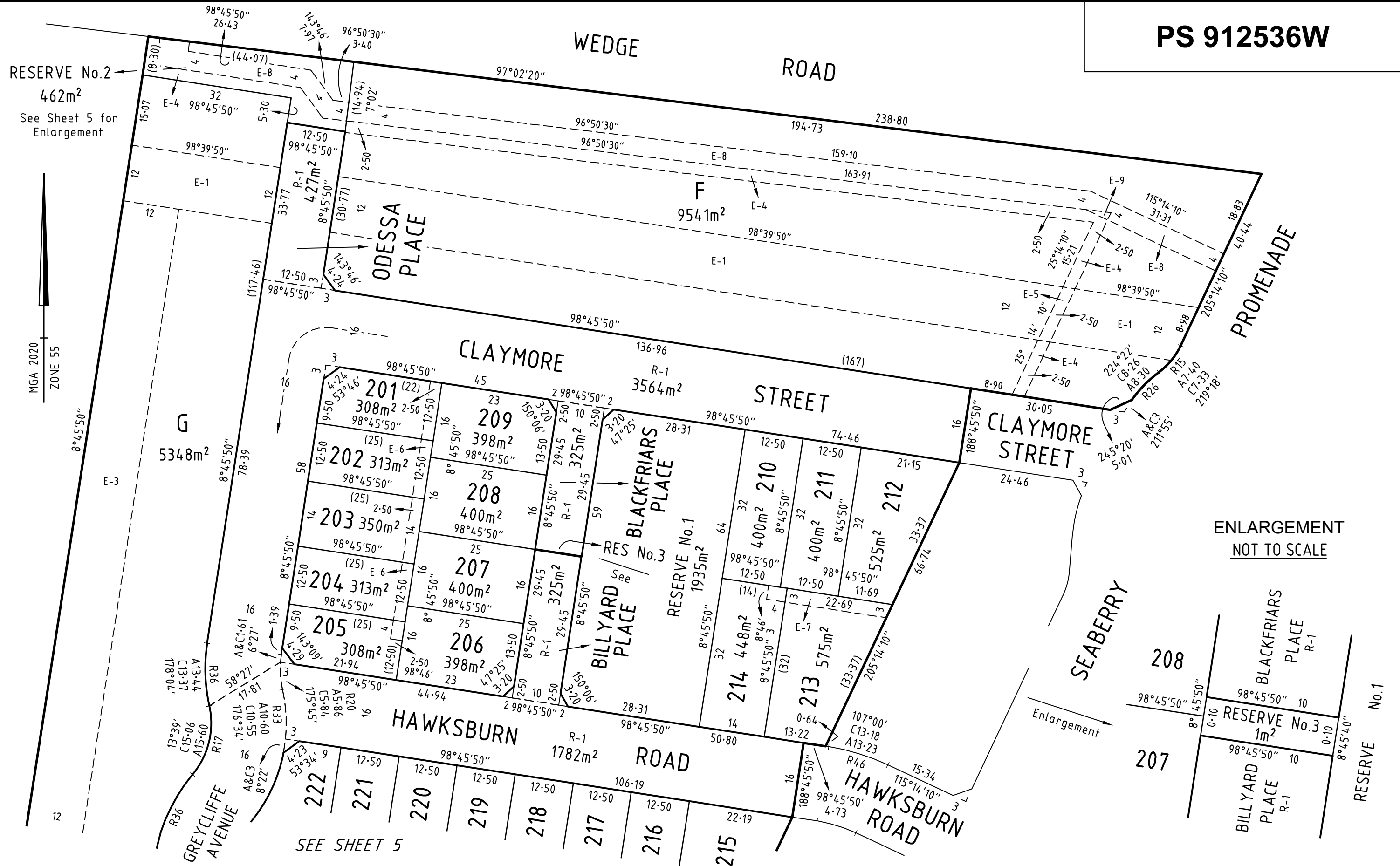
ORIGINAL SHEET SIZE: A3

SHEET 3



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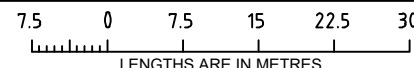


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SCALE 1: 750

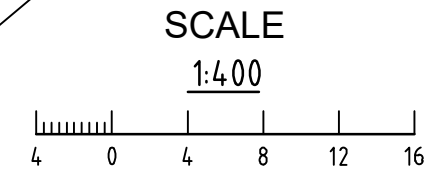
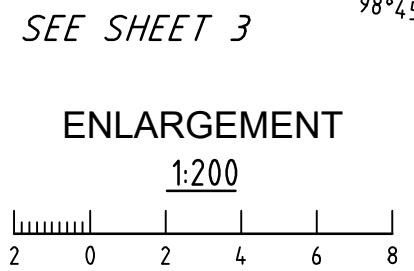
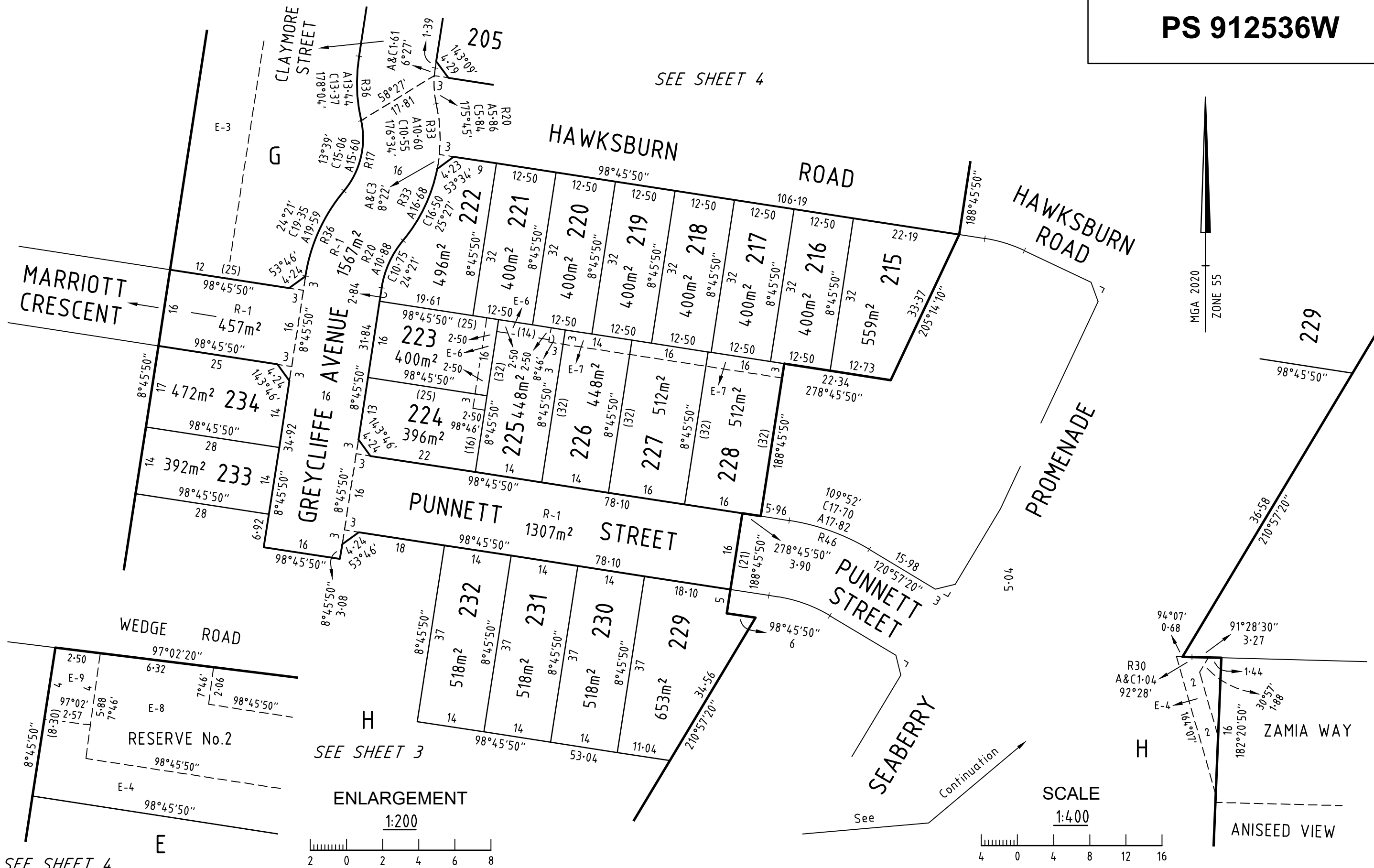


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SHEET 4

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SEE SHEET 4



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SCALE 1: 750

LENGTHS ARE IN METRES

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ORIGINAL SHEET
SIZE: A3

SHEET 5

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 201 to 234 (all inclusive) on this plan
Land to be Burdened: Lots 201 to 234 (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 AA9938.
- b. Build or allow to be built any improvement on the land other than in accordance with the restrictions set out in the MCP, registered dealing number AA9938.
- 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.

CREATION OF RESTRICTION No. 2

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: Land in this plan.
Land to be Burdened: Lots 210 and 214 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. Construct a dwelling unless a minimum of two (2) storeys in height, and with habitable room windows or balconies at the second storey fronting to open space reserves.