

PLAN OF SUBDIVISION

EDITION 1

PS 915735Y

LOCATION OF LAND

PARISH: LYNDHURST

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 41 (PART) & 42

TITLE REFERENCE: C/T VOL 12558 FOL 745
VOL 12558 FOL 746

LAST PLAN REFERENCE: LOTS F & G ON PS 912536W

POSTAL ADDRESS: 250 WEDGE ROAD,
(at time of subdivision) SKYE, VIC. 3977MGA 2020 CO-ORDINATES: E: 342 560 ZONE: 55
(of approx centre of land in plan) N: 5782 750

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER

COUNCIL / BODY / PERSON

RESERVE Nos.1 & 2

FRANKSTON CITY COUNCIL

Land being subdivided is enclosed within thick continuous lines

Lots 1 to 326 (both inclusive) have been omitted from this plan.

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

Other purpose of this plan

To remove by agreement part of the Powerline Easement created in LP210088C, and Powerline Easements created in PS909596V and PS813088A via section 6 (1)(k)(iv) of the Subdivision Act 1988.

To remove by agreement part of the Sewerage Easement created in PS909596V via Section 6(1)(k)(iv) of the Subdivision Act 1988.

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 | SEWERAGE | SEE DIAG | PS 909596V | SOUTH EAST WATER LIMITED |
| E-2 | DRAINAGE | SEE DIAG | THIS PLAN | FRANKSTON CITY COUNCIL |
| E-3 | WATER SUPPLY | SEE DIAG | PS 909596V | SOUTH EAST WATER LIMITED |
| E-3 | GAS SUPPLY | SEE DIAG | PS 909596V | AUSTRALIAN GAS NETWORKS (VIC) PTY LTD |
| E-4 | SEWERAGE | SEE DIAG | PS 909596V | SOUTH EAST WATER LIMITED |
| E-4 | WATER SUPPLY | SEE DIAG | PS 909596V | SOUTH EAST WATER LIMITED |
| E-4 | GAS SUPPLY | SEE DIAG | PS 909596V | AUSTRALIAN GAS NETWORKS (VIC) PTY LTD |
| E-5 | SEWERAGE | SEE DIAG | THIS PLAN | SOUTH EAST WATER LIMITED |
| E-5 | DRAINAGE | SEE DIAG | THIS PLAN | FRANKSTON CITY COUNCIL |

STAGE 3A (23 LOTS)

AREA OF STAGE - 1.489ha

414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

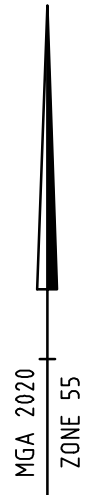
SURVEYORS FILE REF: 320311SV00-V5

ORIGINAL SHEET
SIZE: A3

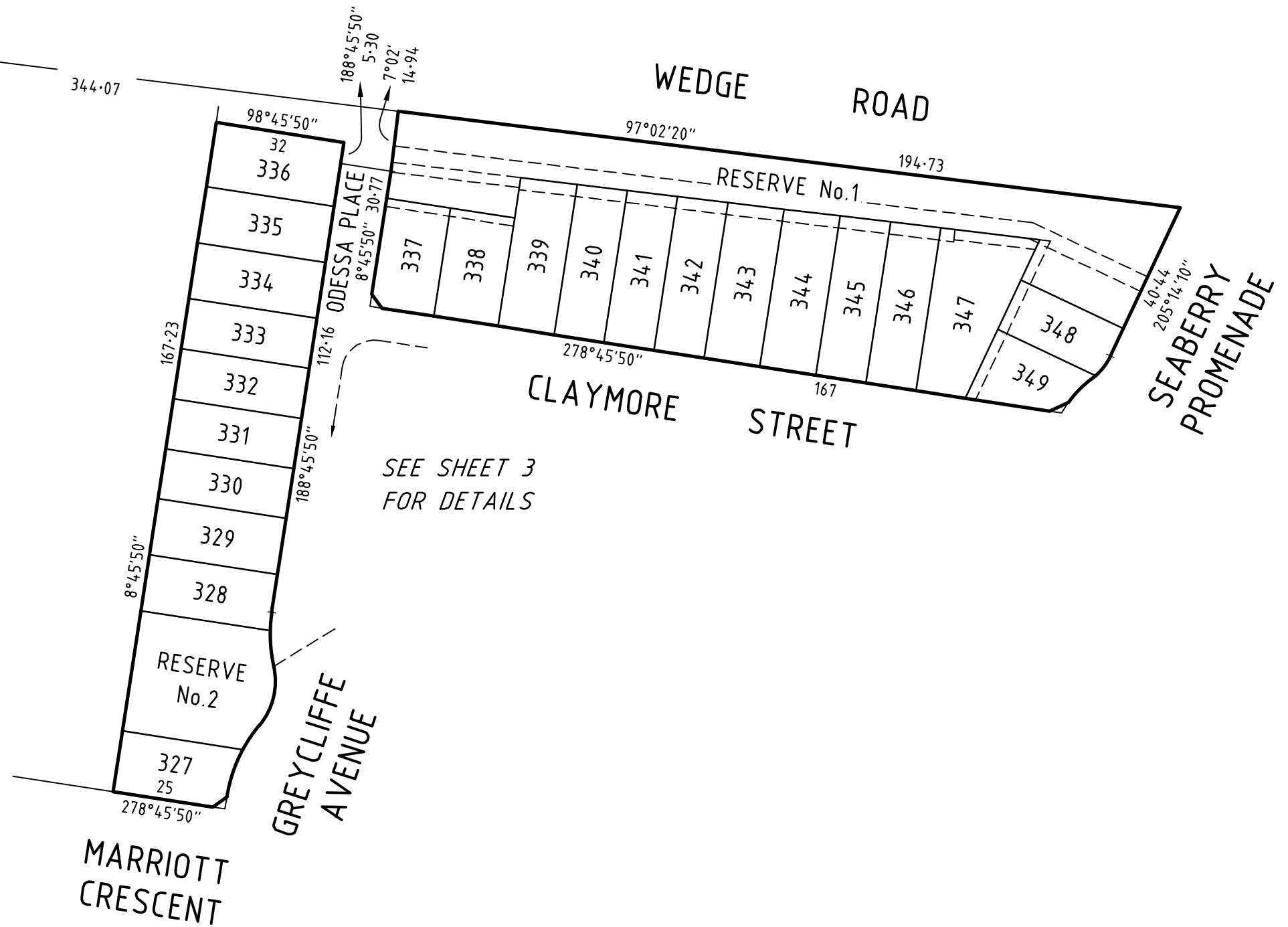
SHEET 1 OF 4

Licensed Surveyor: Stephen Anthony Motta

Version: 5



MCCORMICKS ROAD



SURVEYOR'S FILE REF: 320311SV00-V5

SCALE 1: 1250

12.5 0 12.5 25 37.5 50

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 2

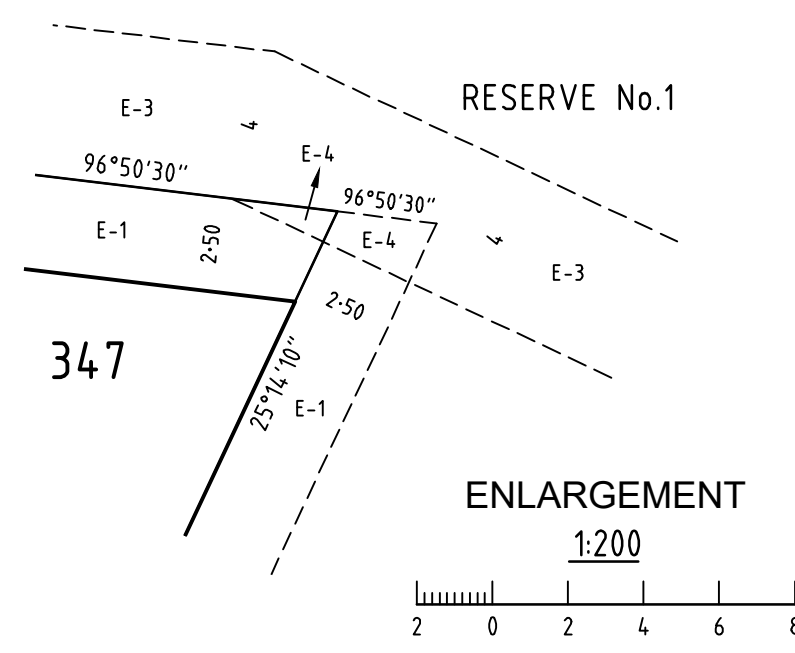
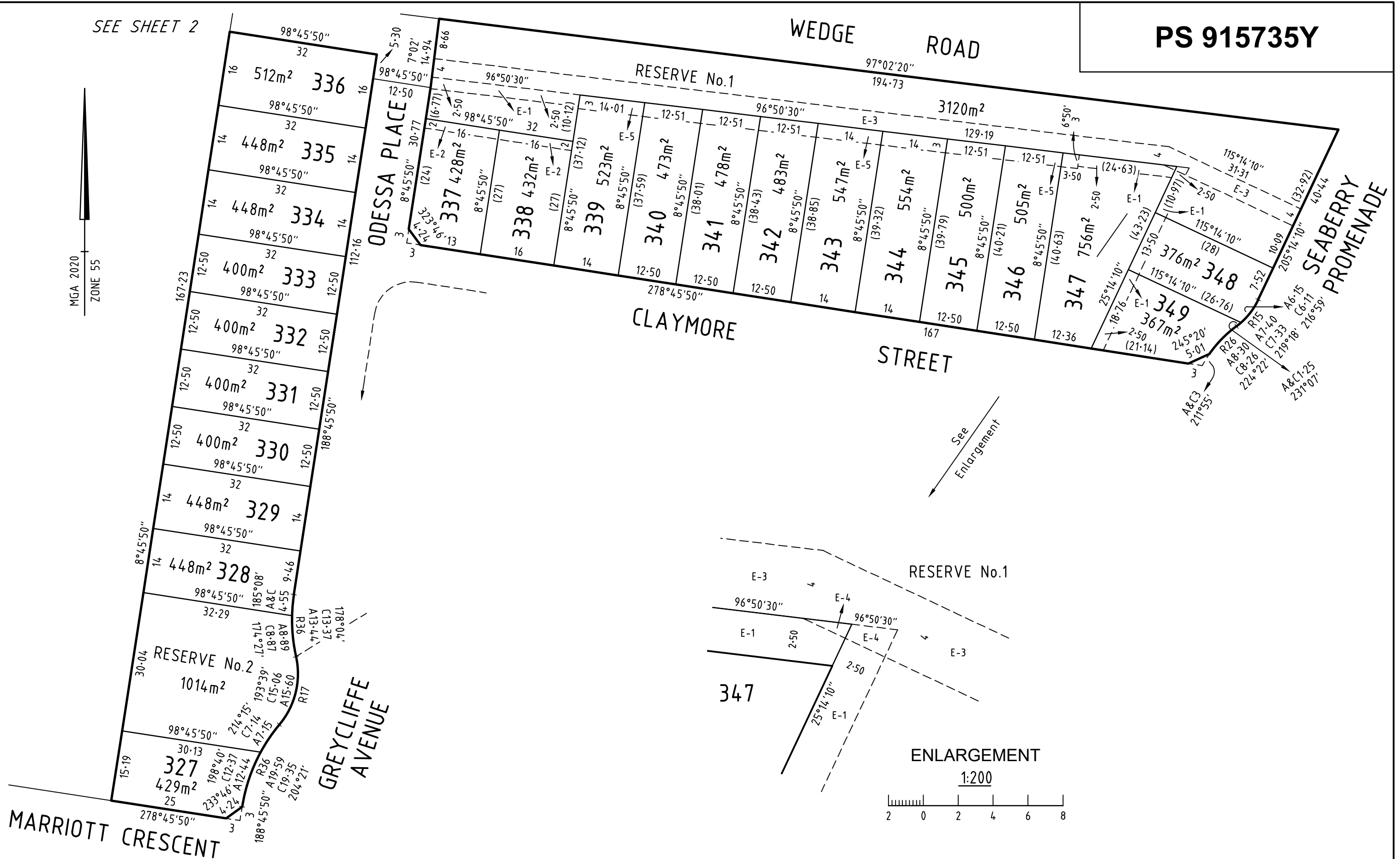


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SEE SHEET 2

MGA 2020
ZONE 55



See
Enlargement

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SCALE 1: 750

7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

Licensed Surveyor: Stephen Anthony Motta
Version: 5

ORIGINAL SHEET SIZE: A3

SHEET 3

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 327 to 349 (both inclusive) on this plan
Land to be Burdened: Lots 327 to 349 (both 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 AA010283.
- 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 AA010283.
- 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: Lots 327 to 349 (both inclusive) on this plan.
Land to be Burdened: Lots 327, 328, 336, 339, 343 and 347 to 348 (both 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. 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.