PLAN OF SUBDIVISION

EDITION 1

PS 923365L

LOCATION OF LAND

PARISH: LYNDHURST

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 42 (PART)

TITLE REFERENCE: C/T VOL .... FOL ...

LAST PLAN REFERENCE: LOT N ON PS 923364N

POSTAL ADDRESS: 31A GREYCLIFFE AVENUE
(at time of subdivision) SKYE, VIC. 3977

MGA 2020 CO-ORDINATES: E: 342 460 ZONE: 55
(of approx centre of land in plan) N: 5782 530

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL / BODY / PERSON
ROAD R-1	FRANKSTON CITY COUNCIL
RESERVE No.1	FRANKSTON CITY COUNCIL

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

NOTATIONS

Land being subdivided is enclosed within thick continuous lines

Lots 1 to 800, 818 & 819 and A to T (all inclusive) have been omitted from this plan.

Other purpose of this plan

To remove by agreement that part of the Sewerage Easement created in PS909596V that lies within Zamia Way on this plan 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	2.5	PS 923364N	SOUTH EAST WATER CORPORATION
E-2	DRAINAGE	2	PS 923364N	FRANKSTON CITY COUNCIL
E-3	SEWERAGE	2.5	THIS PLAN	SOUTH EAST WATER CORPORATION
E-4	DRAINAGE	2	THIS PLAN	FRANKSTON CITY COUNCIL
E-5	SEWERAGE	3	THIS PLAN	SOUTH EAST WATER CORPORATION
E-5	DRAINAGE	3	THIS PLAN	FRANKSTON CITY COUNCIL

STAGE 8 (20 LOTS) AREA OF STAGE - 1.347ha

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1/126 Albert Road
Warragul VIC 3820
T 61 3 5644 5000
spiire.com.au

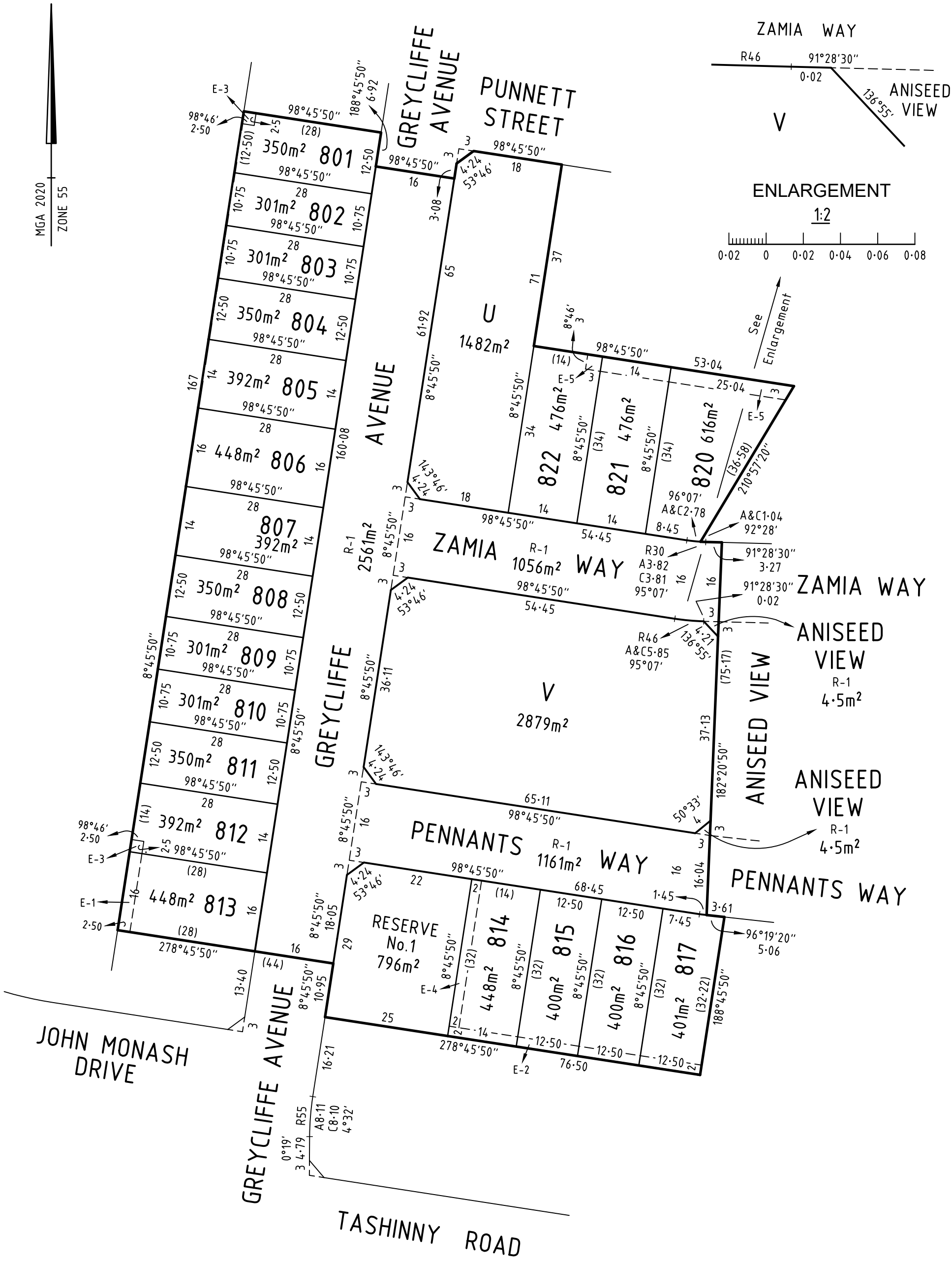
SURVEYORS FILE REF: 320977-008SV00

ORIGINAL SHEET SIZE: A3

Licensed Surveyor: Gerard Michael Ward

Version: 8

PS 923365L



SURVEYOR'S FILE REF: 320977-008SV00	SCALE 1: 750 — 7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
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CREATION OF RESTRICTION

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

RESTRICTION No.1

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 801 to 817 (both inclusive) & Lots 820 to 822 (both inclusive) on this plan

Land to be Burdened: Lots 801 to 817 (both inclusive) & Lots 820 to 822 (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 AA....

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 AA....

c. Construct or permit to be constructed more than one dwelling on any burdened lot.

Expiry Date:

Restriction specified in paragraph (a): shall cease to burden any Lot on the Plan of Subdivision on 31/12/2036

Restriction specified in paragraph (b): Nil

Restriction specified in paragraph (c): Nil

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