

# PLAN OF SUBDIVISION

EDITION 1

PS 918489V

## LOCATION OF LAND

PARISH: LYNDHURST

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 42 (PART)

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

LAST PLAN REFERENCE: LOT J ON PS 915719W

POSTAL ADDRESS: 250 WEDGE ROAD,  
(at time of subdivision) SKYE, VIC. 3977

MGA 2020 CO-ORDINATES: E: 342 470 ZONE: 55  
(of approx centre of land in plan) N: 5782 120

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL / BODY / PERSON
ROAD R-1	FRANKSTON CITY COUNCIL
RESERVE No.1, 2, 3 & 4	FRANKSTON CITY COUNCIL
RESERVE No.5	UNITED ENERGY DISTRIBUTION PTY. LTD.

## NOTATIONS

DEPTH LIMITATION : DOES NOT APPLY

### SURVEY:

This plan is based on survey (PS846540X)

### 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

Land being subdivided is enclosed within thick continuous lines

Lots 1 to 400 and A to J (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 Instrument V281523D that lies within Glynelea Crescent on this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.

To remove by agreement that part of E-2 for the purposes of Sewerage created on PS915719W that lies within Greycliffe Avenue 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	SEE DIAG	INSTRUMENT V281523D	SOUTH EAST WATER LIMITED
E-2	SEWERAGE	SEE DIAG	PS 915719W	SOUTH EAST WATER CORPORATION
E-3	DRAINAGE	SEE DIAG	PS 915719W	FRANKSTON CITY COUNCIL
E-4	SEWERAGE	SEE DIAG	PS 909596V	SOUTH EAST WATER CORPORATION
E-5	DRAINAGE	SEE DIAG	THIS PLAN	FRANKSTON CITY COUNCIL
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

STAGE 4 (53 LOTS)

AREA OF STAGE - 3.848ha



414 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
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SURVEYORS FILE REF: 320977-04SV00

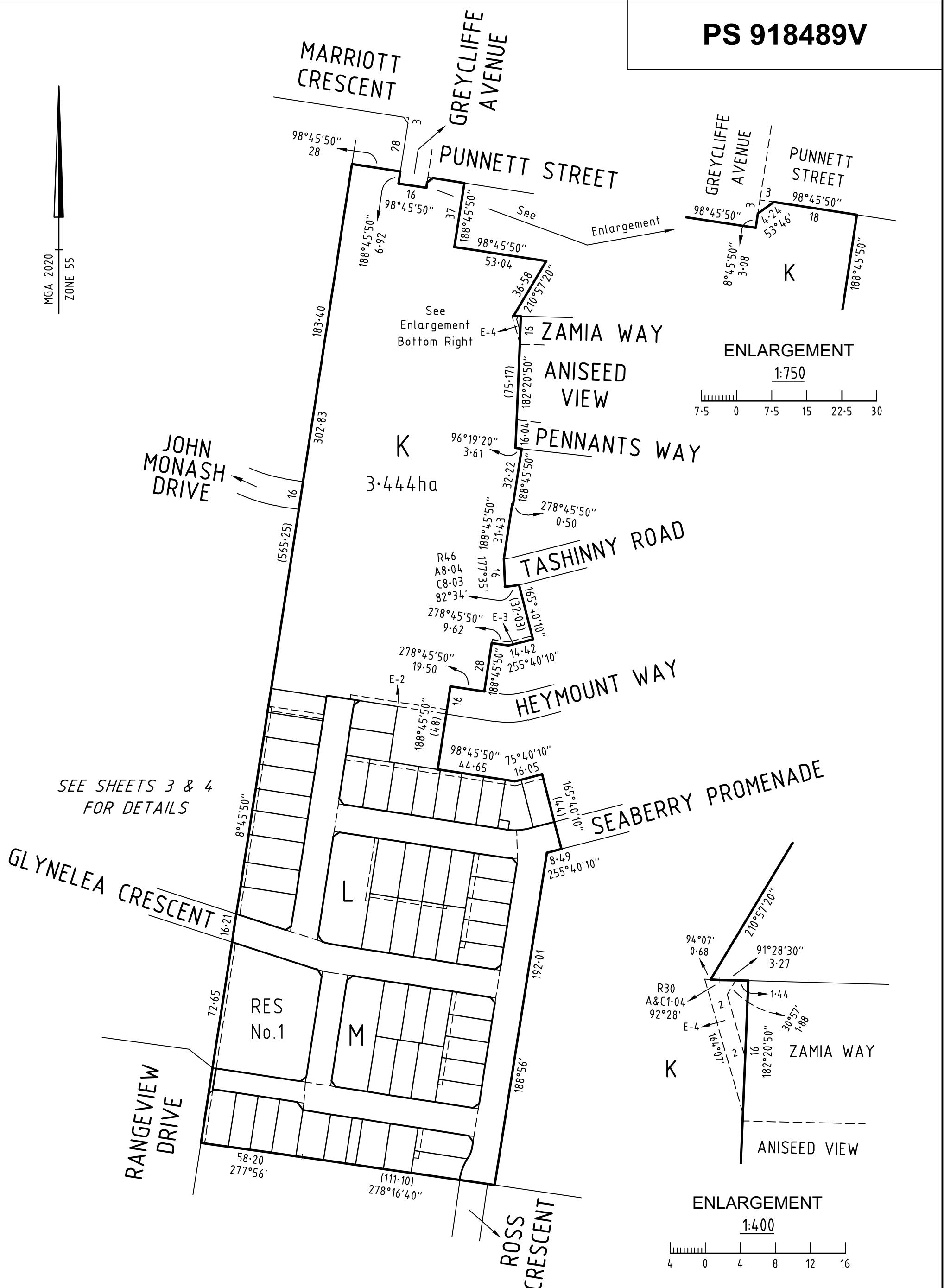
ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 5

Licensed Surveyor: Stephen Anthony Motta

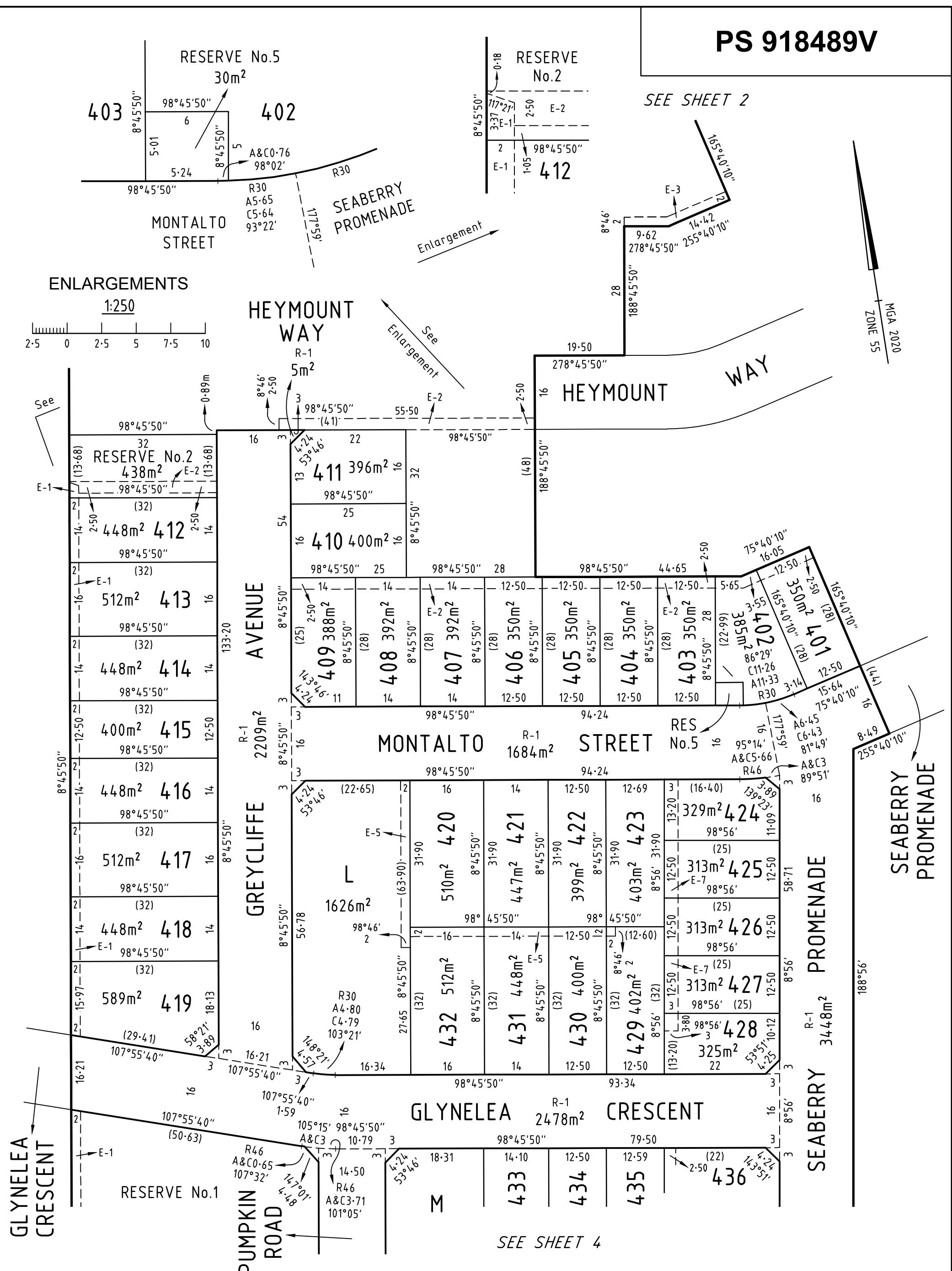
Version: 6

**PS 918489V**



SURVEYOR'S FILE REF: 320977-004SV00-V6	SCALE 20 0 20 40 60 80 1: 2000 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
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**PS 918489V**

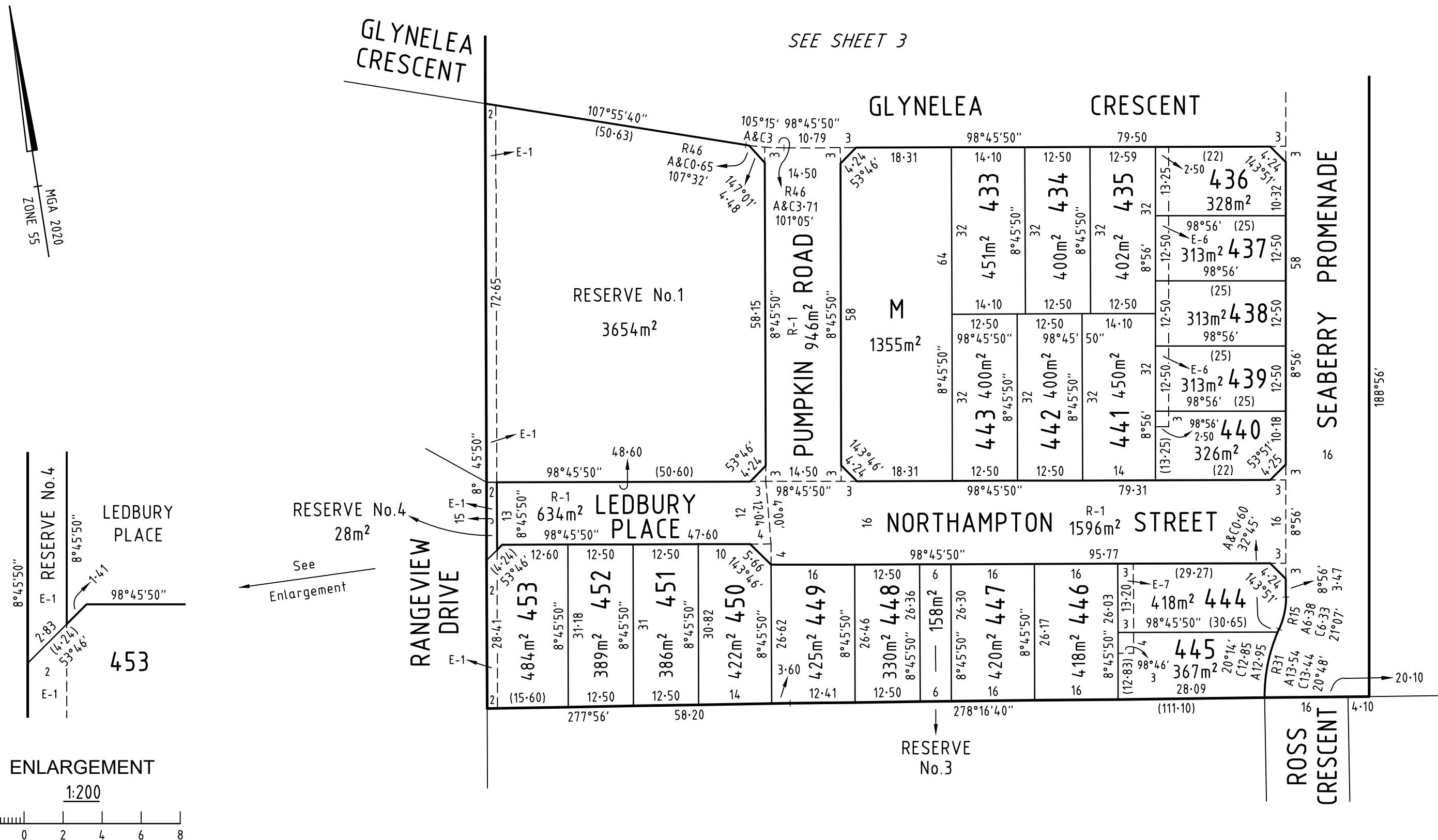


SURVEYOR'S FILE REF: 320977-004SV00-V6

SCALE 7·5 0 7·5 15 22·5  
1: 750 LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

SHEET 3



**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 401 to 453 (both inclusive) on this plan

Land to be Burdened: Lots 401 to 453 (both inclusive) on this plan

**DESCRIPTION OF RESTRICTION**

Except with the written consent of the Responsible Authority, the registered proprietor or proprietors for the time being of the lots to which any of the following restrictions applies shall not:

- a. 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. Subdivide any burdened lot.
- 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 31/12/2034

Restriction specified in paragraph (b): Nil

Restriction specified in paragraph (c): Nil

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