

|                            |           |                  |
|----------------------------|-----------|------------------|
| <b>PLAN OF SUBDIVISION</b> | EDITION 1 | <b>PS826731D</b> |
|----------------------------|-----------|------------------|

|  |                                      |
|--|--------------------------------------|
| <b>LOCATION OF LAND</b><br>PARISH: <b>PAKENHAM</b><br>TOWNSHIP:<br>SECTION:<br>CROWN ALLOTMENT: 39A (Part) & 39B (Part)<br>CROWN PORTION:<br>TITLE REFERENCE: Vol. Fol.<br>LAST PLAN REFERENCE: LOT B ON PS836064L<br>POSTAL ADDRESS: 46 - 50 BAYVIEW ROAD<br>(at time of subdivision) OFFICER 3809<br>MGA 94 CO-ORDINATES: E: 360 240 ZONE: 55<br>(of approx centre of land in plan) N: 5 786 910 | COUNCIL NAME: CARDINIA SHIRE COUNCIL |
|--|--------------------------------------|

|   |                  |
|---|------------------|
| <b>VESTING OF ROADS AND/OR RESERVES</b> | <b>NOTATIONS</b> |
|---|------------------|

|                      |   |  |
|----------------------|---|--|
| IDENTIFIER           | COUNCIL/BODY/PERSON   | Lots 101 to 130 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restrictions A, B and C on Sheets 4 and 5 of this plan for details. |
| ROAD R1 RESERVE No.1 | CARDINIA SHIRE COUNCIL<br>AUSNET ELECTRICITY SERVICES PTY LTD |  |

|                  |
|------------------|
| <b>NOTATIONS</b> |
|------------------|

DEPTH LIMITATION: Does Not Apply

SURVEY:  
This plan is based on survey.


STAGING:  
This is not a staged subdivision.

**HILLSTOWE ESTATE**  
 Area of Release: 1.806ha  
 No. of Lots: 30 Lots and Balance Lot A

|                             |
|-----------------------------|
| <b>EASEMENT INFORMATION</b> |
|-----------------------------|

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

| Easement Reference | Purpose  | Width (Metres) | Origin    | Land Benefited/In Favour Of  |
|--------------------|----------|----------------|-----------|------------------------------|
| E-1                | Drainage | 3              | This Plan | Cardinia Shire Council       |
|                    | Sewerage |                |           | South East Water Corporation |
| E-2                | Drainage | See Diag.      | This Plan | Cardinia Shire Council       |
| E-3                | Sewerage | 2.50           | This Plan | South East Water Corporation |
| E-4                | Sewerage | 3.50           | .....     | South East Water Corporation |
|                    |          |                |           |                              |

|  |  |                         |              |
|--|--|-------------------------|--------------|
| <br><b>Urban Development   Built Environments   Infrastructure</b><br>8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168<br>Tel: 61 3 9501 2800   Web: taylorssds.com.au | SURVEYORS FILE REF: Ref. 01177-S1<br>Ver. 7  | ORIGINAL SHEET SIZE: A3 | SHEET 1 OF 5 |
|  | Licensed Surveyor:<br><p style="text-align: center;">RAYMOND LI / Version No 7</p> |                         |              |

MGA94 ZONE 55

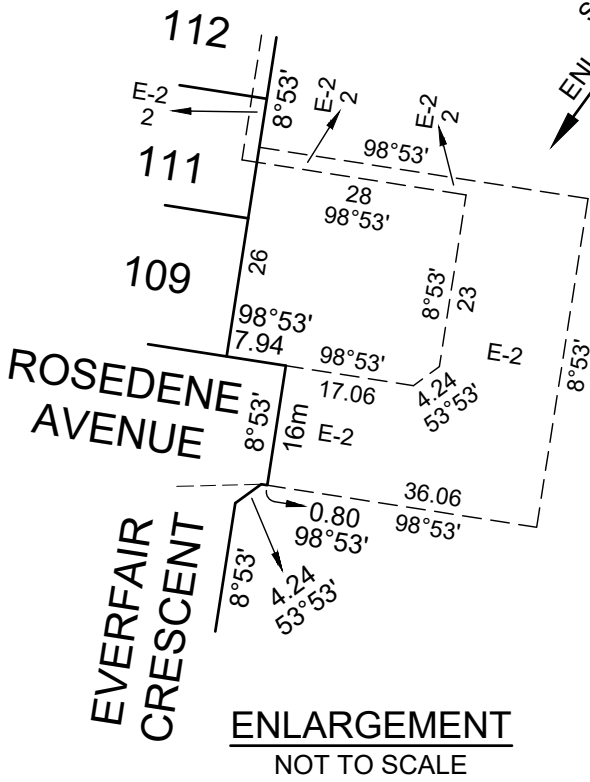
BAYVIEW ROAD

SEE SHEET 3

A  
11.60ha

TIVENDALE ROAD

PRINCES HIGHWAY



ROSEDENE AVENUE  
EVERFAIR CRESCENT

A  
SEE SHEET 2

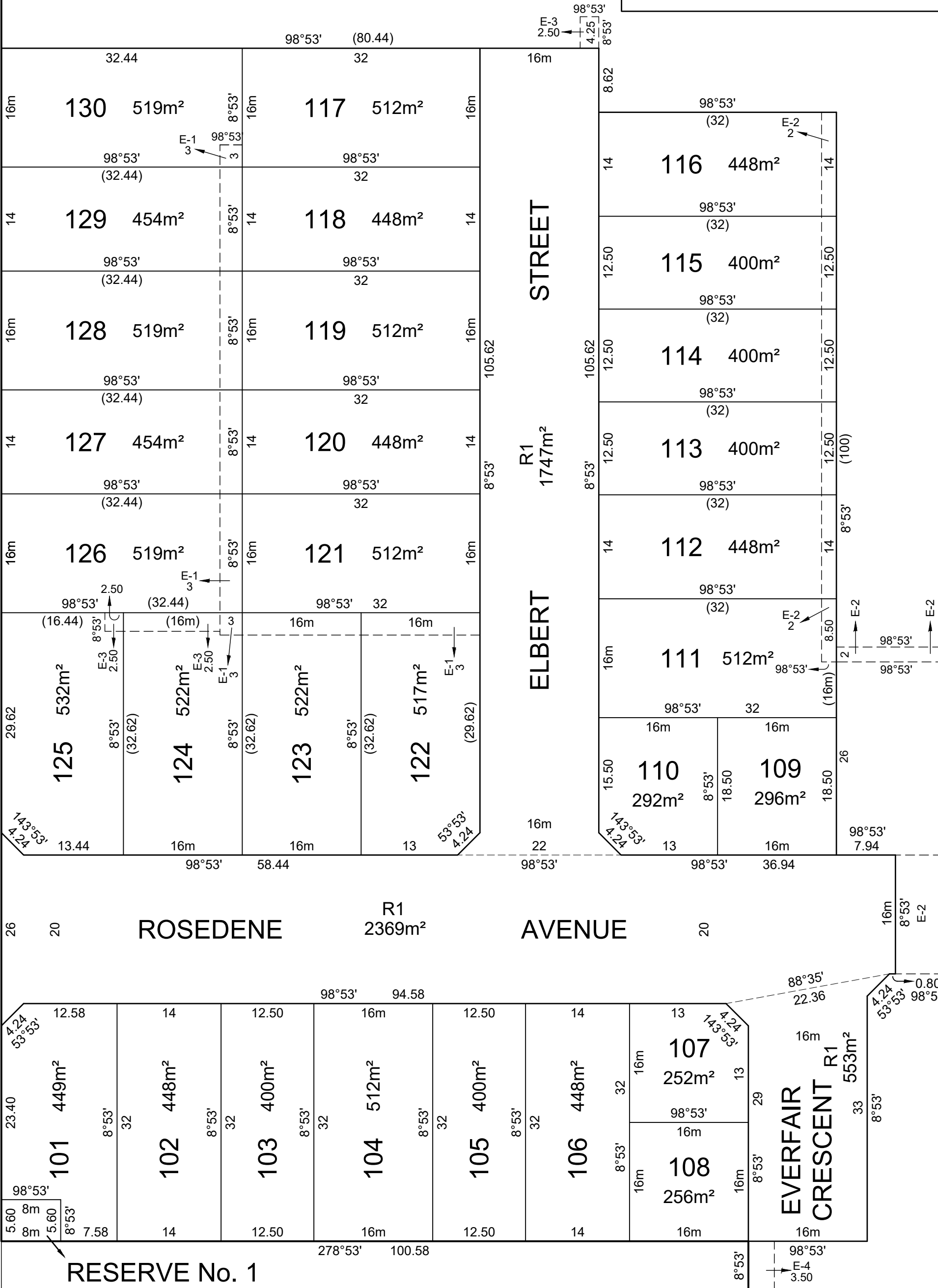
PS826731D

BAYVIEW ROAD

ELBERT STREET

ROSEDENE AVENUE

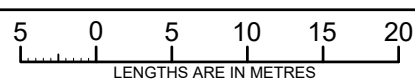
EVERFAIR CRESCENT



**TAYLORS**

Urban Development | Built Environments | Infrastructure  
8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168  
Tel: 61 3 9501 2800 | Web: taylorssds.com.au

SCALE  
1:500



Licensed Surveyor:

RAYMOND LI / Version No 7

ORIGINAL SHEET  
SIZE: A3

Ref. 01177-S1  
Ver. 7

SHEET 3

**CREATION OF RESTRICTION A**

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.

BURDENED LAND: See Table 1  
 BENEFITED LAND: See Table 1

RESTRICTION:  
 The burdened land cannot be used except in accordance with the provisions recorded in MCP AA5968  
 Expiry date: 31/12/2034

TABLE 1

| BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN |
|------------------|------------------------------|
| 101              | 102                          |
| 102              | 101, 103                     |
| 103              | 102, 104                     |
| 104              | 103, 105                     |
| 105              | 104, 106                     |
| 106              | 105, 107, 108                |
| 107              | 106, 108                     |
| 108              | 106, 107                     |
| 109              | 110, 111                     |
| 110              | 109, 111                     |
| 111              | 109, 110, 112                |
| 112              | 111, 113                     |
| 113              | 112, 114                     |
| 114              | 113, 115                     |
| 115              | 114, 116                     |

TABLE 1 continued

| BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN |
|------------------|------------------------------|
| 116              | 115                          |
| 117              | 118, 130                     |
| 118              | 117, 119, 129                |
| 119              | 118, 120, 128                |
| 120              | 119, 121, 127                |
| 121              | 120, 122, 123, 126           |
| 122              | 121, 123                     |
| 123              | 121, 122, 124                |
| 124              | 123, 125, 126                |
| 125              | 124, 126                     |
| 126              | 121, 124, 125, 127           |
| 127              | 120, 126, 128                |
| 128              | 119, 127, 129                |
| 129              | 118, 128, 130                |
| 130              | 117, 129                     |

**CREATION OF RESTRICTION B**

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.

BURDENED LAND: See Table 2  
 BENEFITED LAND: See Table 2

RESTRICTION:  
 Must not build or permit to be built or remain on the lot any building other than a building which has been constructed in accordance with the Officer Small Lot Housing Code (SLHC) forming part of the Officer Precinct Structure Plan unless a planning permit is granted by the Responsible Authority for a building that does not conform with the SLHC.  
 Expiry date: 31/12/2034

TABLE 2

| BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN |
|------------------|------------------------------|
| 107              | 106, 108                     |
| 108              | 106, 107                     |
| 109              | 110, 111                     |
| 110              | 109, 111                     |

**CREATION OF RESTRICTION C**

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.

BURDENED LAND: See Table 3

BENEFITED LAND: See Table 3

**DESCRIPTION OF RESTRICTION**

The registered proprietor or proprietors for the time being of any burdened lot must not construct any house or garage on a side boundary of a lot unless the house or garage is set back a minimum of 1 metre from the other side boundary of the lot.

Expiry date: 31/12/2034

TABLE 3

| BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN |
|------------------|------------------------------|
| 124              | 123, 125, 126                |
| 130              | 117, 129                     |