


<b>PLAN OF SUBDIVISION</b>			<b>EDITION 1</b>	<b>PS836057H</b>
<b>LOCATION OF LAND</b> PARISH: <b>PAKENHAM</b> TOWNSHIP: SECTION: CROWN ALLOTMENT: 39A (PART) & 39B (PART) CROWN PORTION: TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot B on PS836044S POSTAL ADDRESS: 46 - 50 Bayview Road (at time of subdivision) OFFICER 3809 MGA 94 CO-ORDINATES: E: 360 460 ZONE: 55 (of approx centre of land N: 5 786 880 in plan)			<b>COUNCIL NAME: CARDINIA SHIRE COUNCIL</b>	
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON		Lots 301 to 313 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restrictions A, B & C on Sheets 4 & 5 of this plan for details.  <b>OTHER PURPOSE OF PLAN</b> Removal of the drainage and sewerage easement marked E-2 and sewerage easement marked E-5 on PS836044S in so far as where they lie within new roads R1 on this plan, upon registration of this plan.  <b>GROUNDS FOR REMOVAL:</b> By agreement between all interested parties vide Sec.6(1)(k) of the Subdivision Act 1988.	
Road R1 Reserve No. 1	Cardinia Shire Council 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.  This survey has been connected to Pakenham PM 82 and Pakenham PM 20 In Proclaimed Survey Area No. (Not Applicable)				
<b>HILLSTOWE ESTATE - Release No. 3A</b> Area of Release: 9906m <sup>2</sup> No. of Lots: 13 Lots and Balance Lots D & F				
<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	See Diagram	PS836044S	Cardinia Shire Council
	Sewerage			South East Water Corporation
E-2	Sewerage	2.50	PS826731D	South East Water Corporation
E-3	Sewerage	2.50	PS836044S	South East Water Corporation
E-4	Power Line	See Diagram	This Plan Sec.88 Electricity Industry Act 2000	Ausnet Electricity Services Pty Ltd
E-5	Drainage	See Diagram	PS836044S	Cardinia Shire Council
	Sewerage			South East Water Corporation
	Power Line		This Plan Sec.88 Electricity Industry Act 2000	Ausnet Electricity Services Pty Ltd
 <b>Urban Development   Built Environments   Infrastructure</b> 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800   Web: taylorssds.com.au		SURVEYORS FILE REF: Ref. 01177-S3A Ver. 6	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
		Licensed Surveyor: RAYMOND LI / Version No 6		

BAYVIEW ROAD

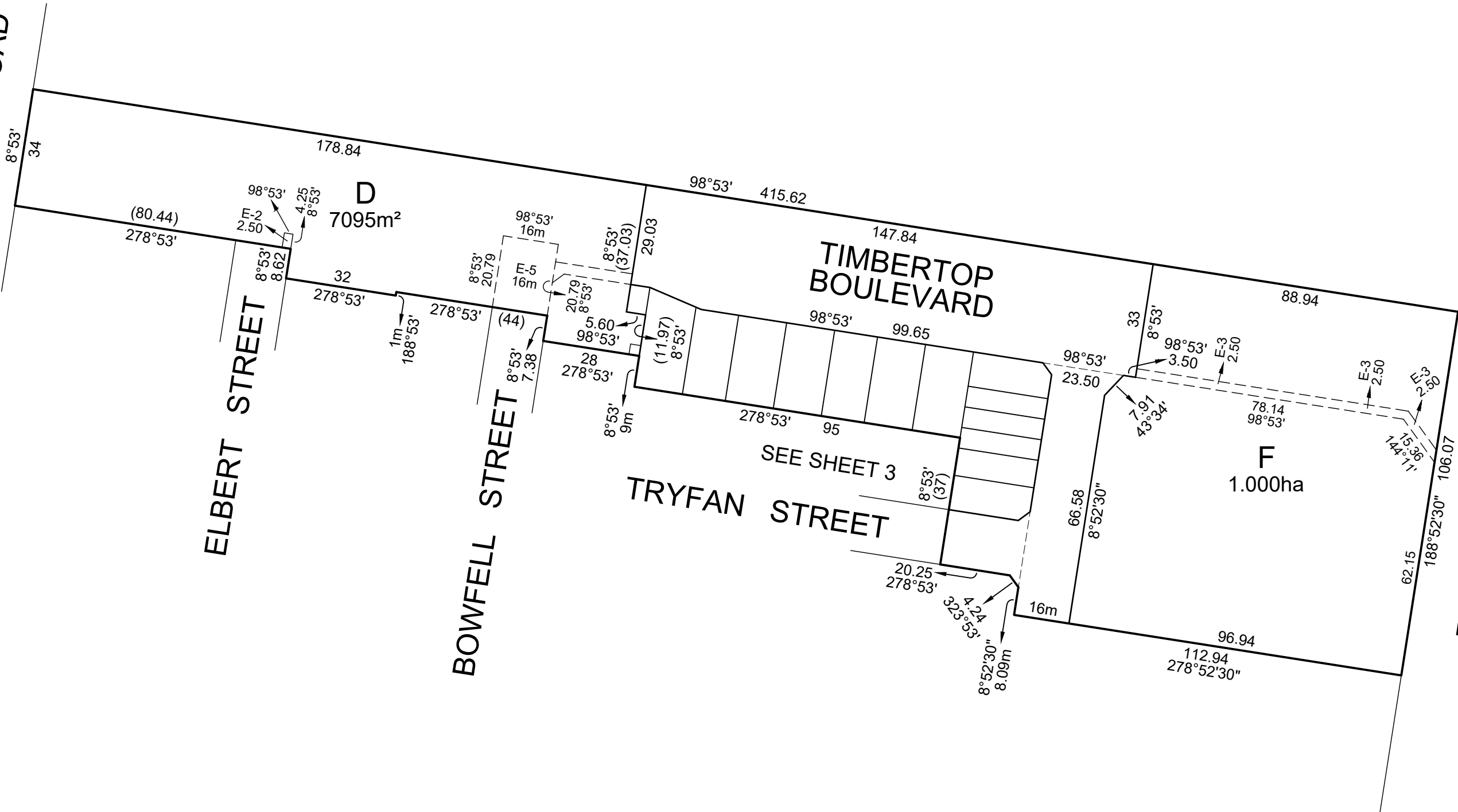
ELBERT STREET

BOWFELL STREET

TRYFAN STREET

TIMBERTOP BOULEVARD

TIVENDALE ROAD



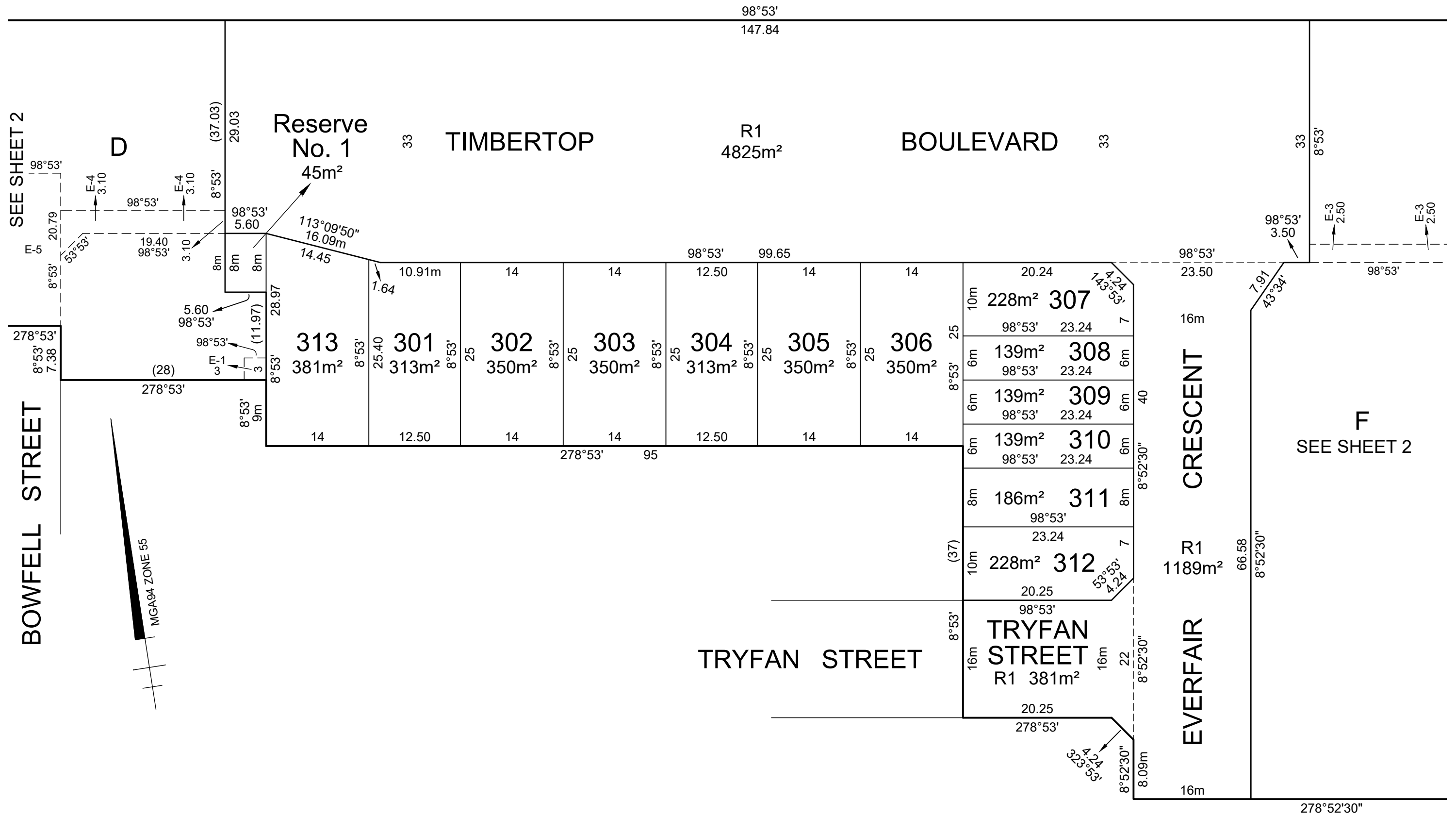
**TAYLORS**

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

SCALE 1:1250  
 12.5 0 12.5 25 37.5 50  
 LENGTHS ARE IN METRES

Licensed Surveyor:  
 RAYMOND LI / Version No 6

ORIGINAL SHEET SIZE: A3  
 Ref. 01177-S3A Ver. 6  
 SHEET 2



BOWFELL STREET

TRYFAN STREET

CRESCENT

EVERFAIR

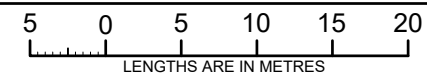
SEE SHEET 2

F  
SEE SHEET 2

**TAYLORS**

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

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

Ref. 01177-S3A  
Ver. 6

SHEET 3

Licensed Surveyor:

RAYMOND LI / Version No 6

**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 .....

Expiry date: 31/12/2034

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
301	302, 313
302	301, 303
303	302, 304
304	303, 305
305	304, 306
306	305, 307, 308, 309, 310
307	306, 308
308	306, 307, 309
309	306, 308, 310
310	306, 309, 311
311	310, 312
312	311
313	301

**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.

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
307	306, 308
308	306, 307, 309
309	306, 308, 310
310	306, 309, 311
311	310, 312
312	311

**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

**RESTRICTION:**

The registered proprietor or proprietors for the time being of any Burdened Lot on this plan:

1. Must not construct or allow to be constructed or remain on the lot any building or garage outside the building envelope shown hatched in the diagrams shown on MCP..... (excluding allowable projecting building elements that project outside the building envelope as contained in Part 5 Regulation 74(3), 79(3) & 79(4) of the Building Regulations 2018); and
2. Must not construct any house or garage on a side boundary of a Lot unless the house or garage is setback a minimum of 1 metre from the other side boundary of that lot.

Expiry date: 31/12/2034

TABLE 3

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
301	302, 313
302	301, 303
303	302, 304
304	303, 305
305	304, 306
306	305, 307, 308, 309, 310
313	301