
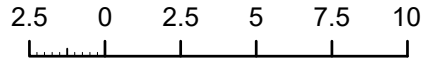


<b>PLAN OF SUBDIVISION</b>			EDITION 1	<b>PS839252T</b>
<b>LOCATION OF LAND</b> PARISH: <b>PAKENHAM</b> TOWNSHIP: SECTION: CROWN ALLOTMENT: 39A (PART) & 39B (PART) CROWN PORTION: TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot H on PS839251V POSTAL ADDRESS: 46 - 50 Bayview Road (at time of subdivision) OFFICER 3809 MGA 94 CO-ORDINATES: E: 360 400 ZONE: 55 (of approx centre of land in plan) N: 5 786 680			COUNCIL NAME: CARDINIA SHIRE COUNCIL	
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON		Lots 501 to 542 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restrictions A, B & C on Sheets 5 & 6 of this plan for details.  <b>OTHER PURPOSE OF PLAN</b> Removal of the sewerage easement marked E-3 on PS839251V in so far as it lies within new road R1 and Lot 542 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	Cardinia Shire Council			
<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 PM82 and Pakenham PM20 In Proclaimed Survey Area No. (Not Applicable)				
<b>HILLSTOWE ESTATE - Release No. 5</b> Area of Release: 1.834ha No. of Lots: 42 Lots and Balance Lot J				
<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	Sewerage	3.50	PS826731D	South East Water Corporation
E-2	Sewerage	2	PS836044S	South East Water Corporation
E-3	Drainage	See Diag.	PS839251V	Cardinia Shire Council
E-4	Sewerage	2.50	This Plan	South East Water Corporation
E-5	Drainage	See Diag.	This Plan	Cardinia Shire Council
E-6	Sewerage	See Diag.	This Plan	South East Water Corporation
	Drainage			Cardinia Shire Council
 <b>Urban Development   Built Environments   Infrastructure</b> 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800   Web: taylorstds.com.au		SURVEYORS FILE REF: Ref. 01177-S5 Ver. 5		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 6
		Licensed Surveyor: RAYMOND LI / Version No 5		

ENLARGEMENT 1

SCALE 1:250



CLEARFELL STREET

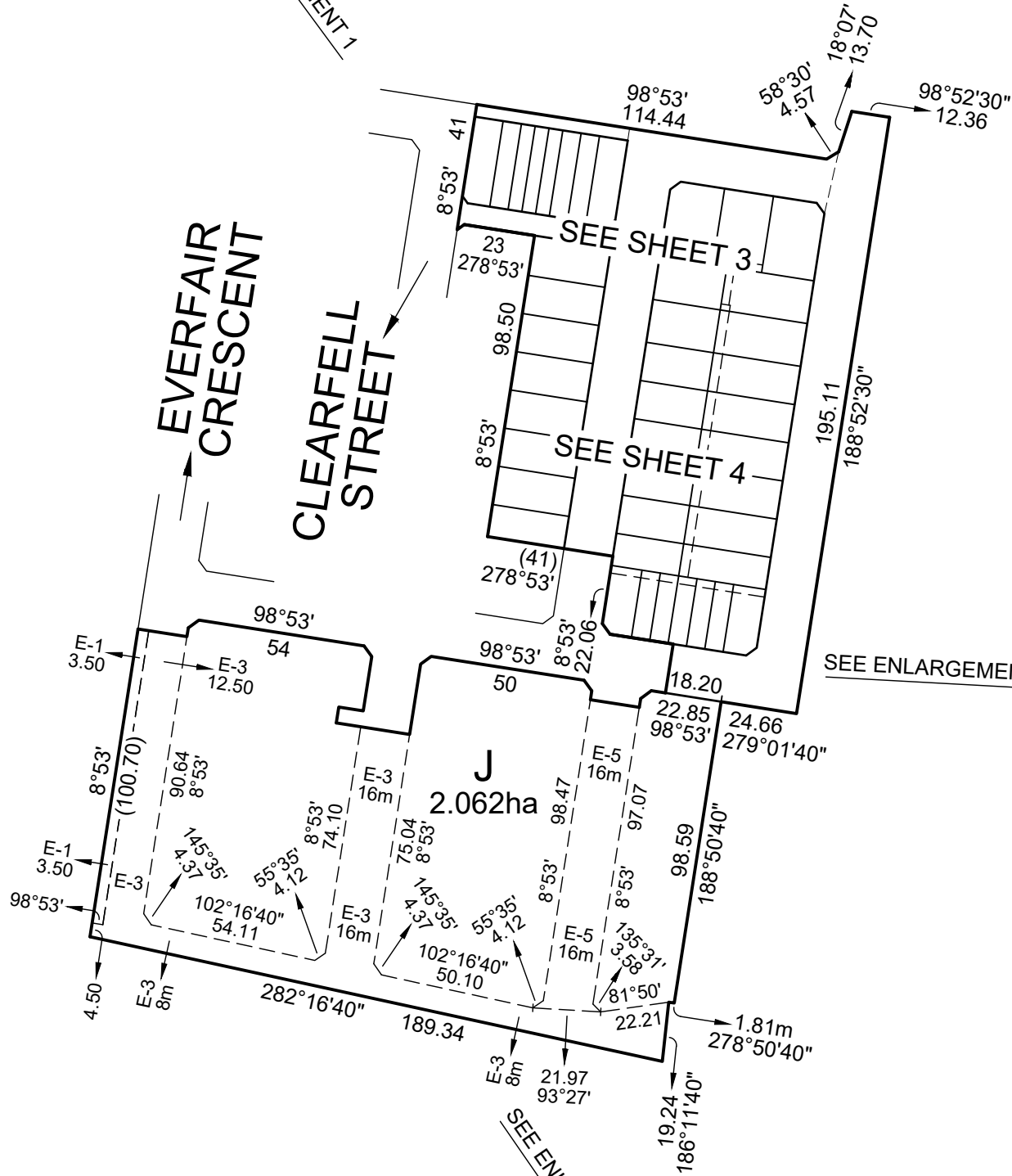
NEVIS WAY



SEE ENLARGEMENT 1



MGA94 ZONE 55



SEE ENLARGEMENT 2

EVERFAIR CRESCENT

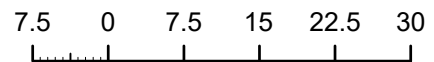
SAWMILLER STREET

542  
541  
540  
539

GONDWANA STREET

ENLARGEMENT 2

SCALE 1:750



SEE ENLARGEMENT 3

TARKINE STREET

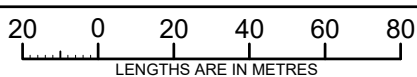
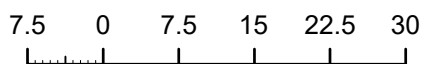
EVERFAIR

CRESCENT

KIELDER STREET

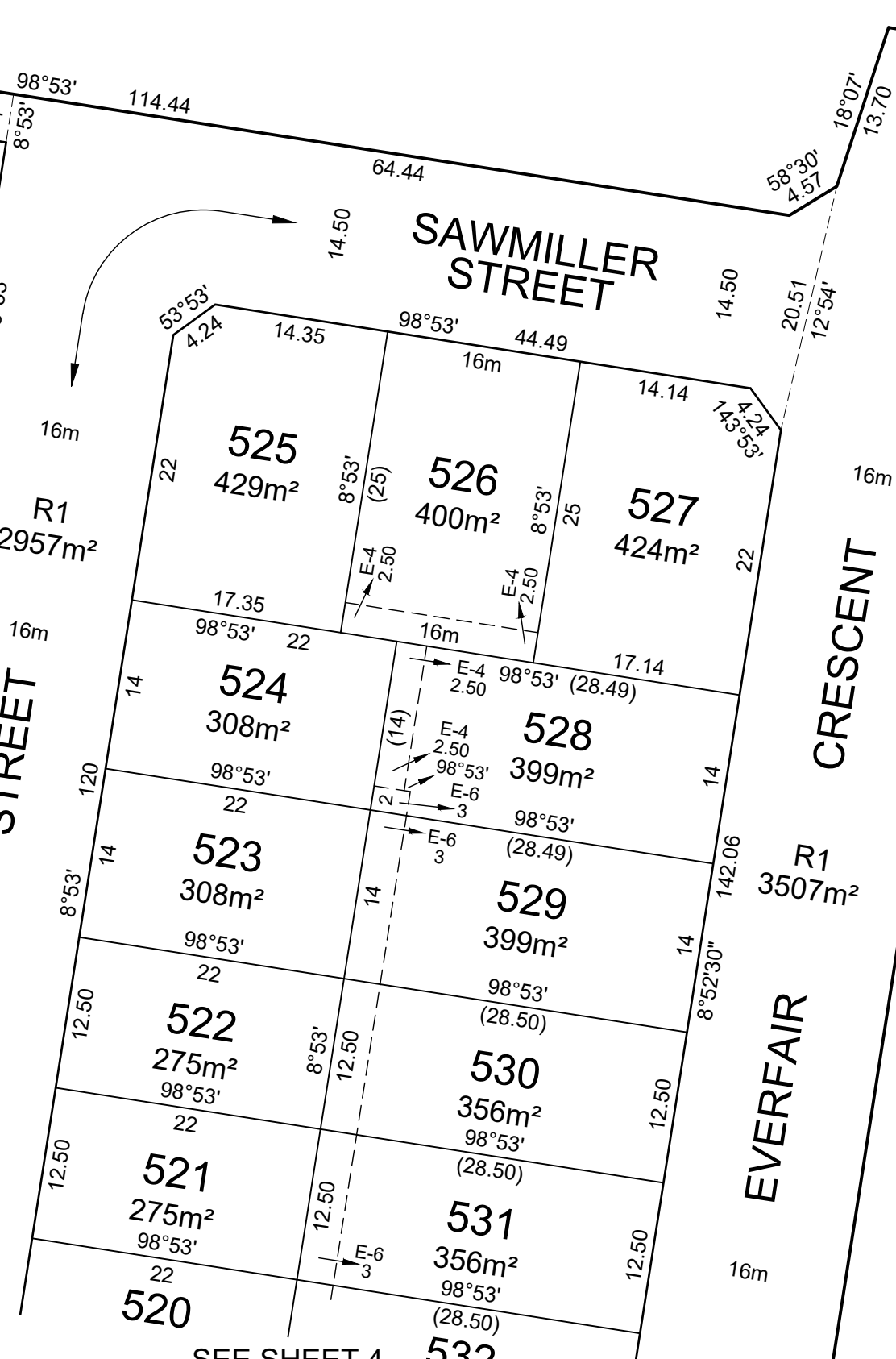
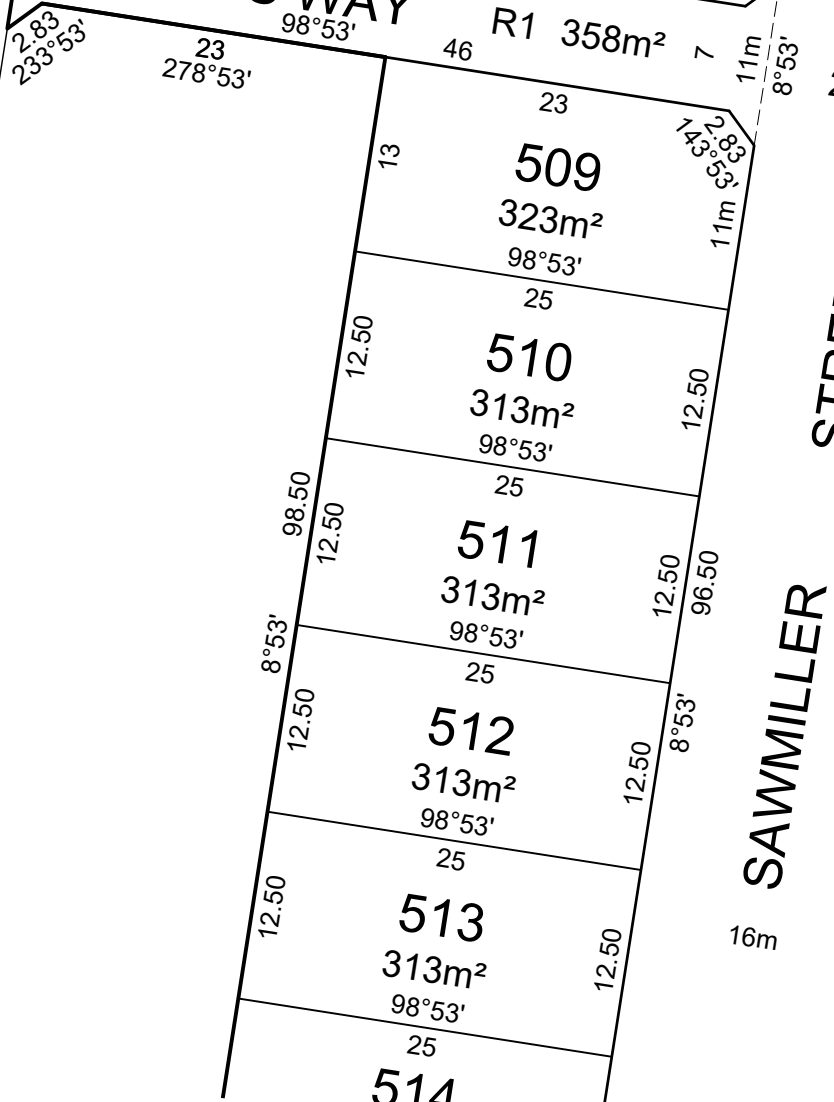
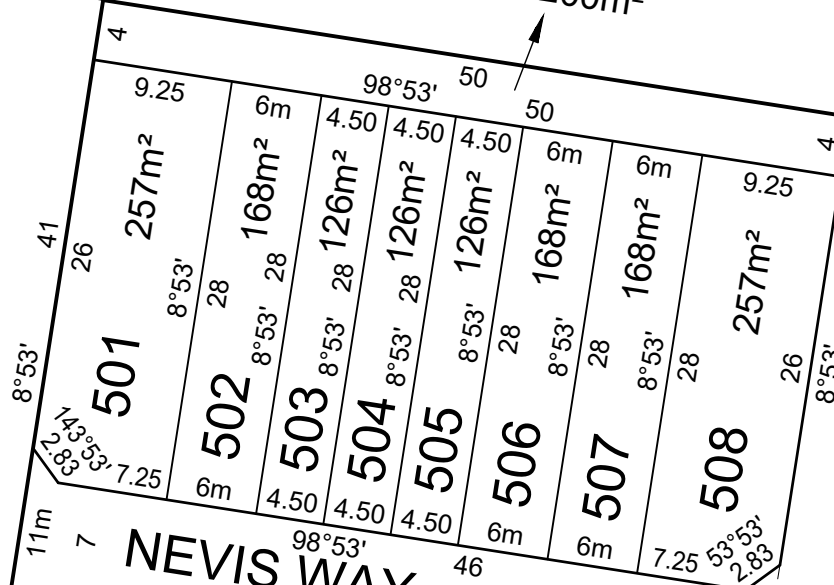
ENLARGEMENT 3

SCALE 1:750



APPLEBUSH WALK  
R1 200m<sup>2</sup>

CLEARFELL STREET



SEE SHEET 4



**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  
5 0 5 10 15 20  
LENGTHS ARE IN METRES

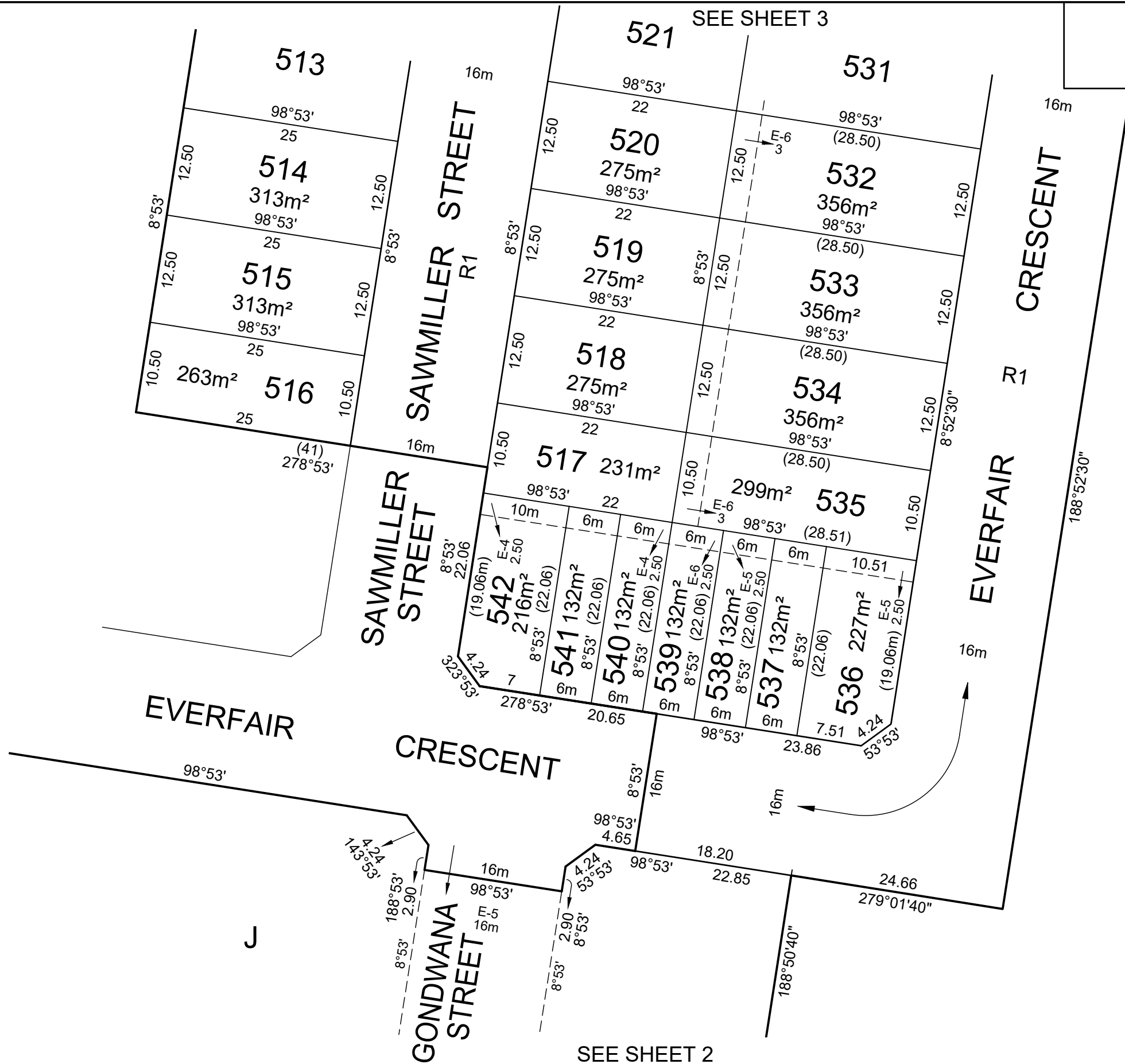
Licensed Surveyor:  
RAYMOND LI / Version No 5

ORIGINAL SHEET SIZE: A3  
Ref. 01177-S5 Ver. 5  
SHEET 3



SEE SHEET 2

SEE SHEET 3



SEE SHEET 2

**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
501	502
502	501, 503
503	502, 504
504	503, 505
505	504, 506
506	505, 507
507	506, 508
508	507
509	510
510	509, 511
511	510, 512
512	511, 513
513	512, 514
514	513, 515
515	514, 516
516	515
517	518, 535, 540, 541, 542
518	517, 519, 534
519	518, 520, 533
520	519, 521, 532
521	520, 522, 531

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
522	521, 523, 530
523	522, 524, 529
524	523, 525, 526, 528
525	524, 526
526	524, 525, 527, 528
527	526, 528
528	524, 526, 527, 529
529	523, 528, 530
530	522, 529, 531
531	521, 530, 532
532	520, 531, 533
533	519, 532, 534
534	518, 533, 535
535	517, 534, 536, 537, 538, 539
536	535, 537
537	535, 536, 538
538	535, 537, 539
539	535, 538, 540
540	517, 539, 541
541	517, 540, 542
542	517, 541

**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, except for Lots 516 - 522 and 535, which in addition to this burden, must not build or permit to be built or remain on the lot any building unless the building is setback from at least one side boundary greater than or equal to 1 metre.

Expiry date: 31/12/2034

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
501	502
502	501, 503
503	502, 504
504	503, 505
505	504, 506
506	505, 507
507	506, 508
508	507
516	515
517	518, 535, 540, 541, 542
518	517, 519, 534
519	518, 520, 533

TABLE 2 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
520	519, 521, 532
521	520, 522, 531
522	521, 523, 530
535	517, 534, 536, 537, 538, 539
536	535, 537
537	535, 536, 538
538	535, 537, 539
539	535, 538, 540
540	517, 539, 541
541	517, 540, 542
542	517, 541

**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
509	510
510	509, 511
511	510, 512
512	511, 513
513	512, 514
514	513, 515
515	514, 516

TABLE 3 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
523	522, 524, 529
524	523, 525, 526, 528
525	524, 526
526	524, 525, 527, 528
527	526, 528
528	524, 526, 527, 529
529	523, 528, 530

TABLE 3 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
530	522, 529, 531
531	521, 530, 532
532	520, 531, 533
533	519, 532, 534
534	518, 533, 535

