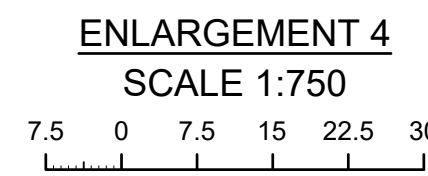
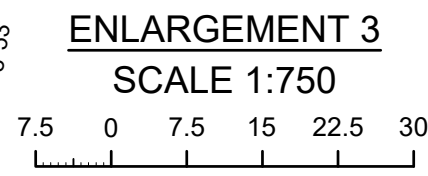
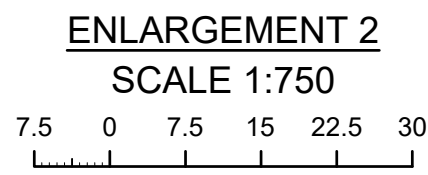
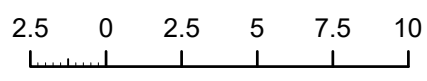
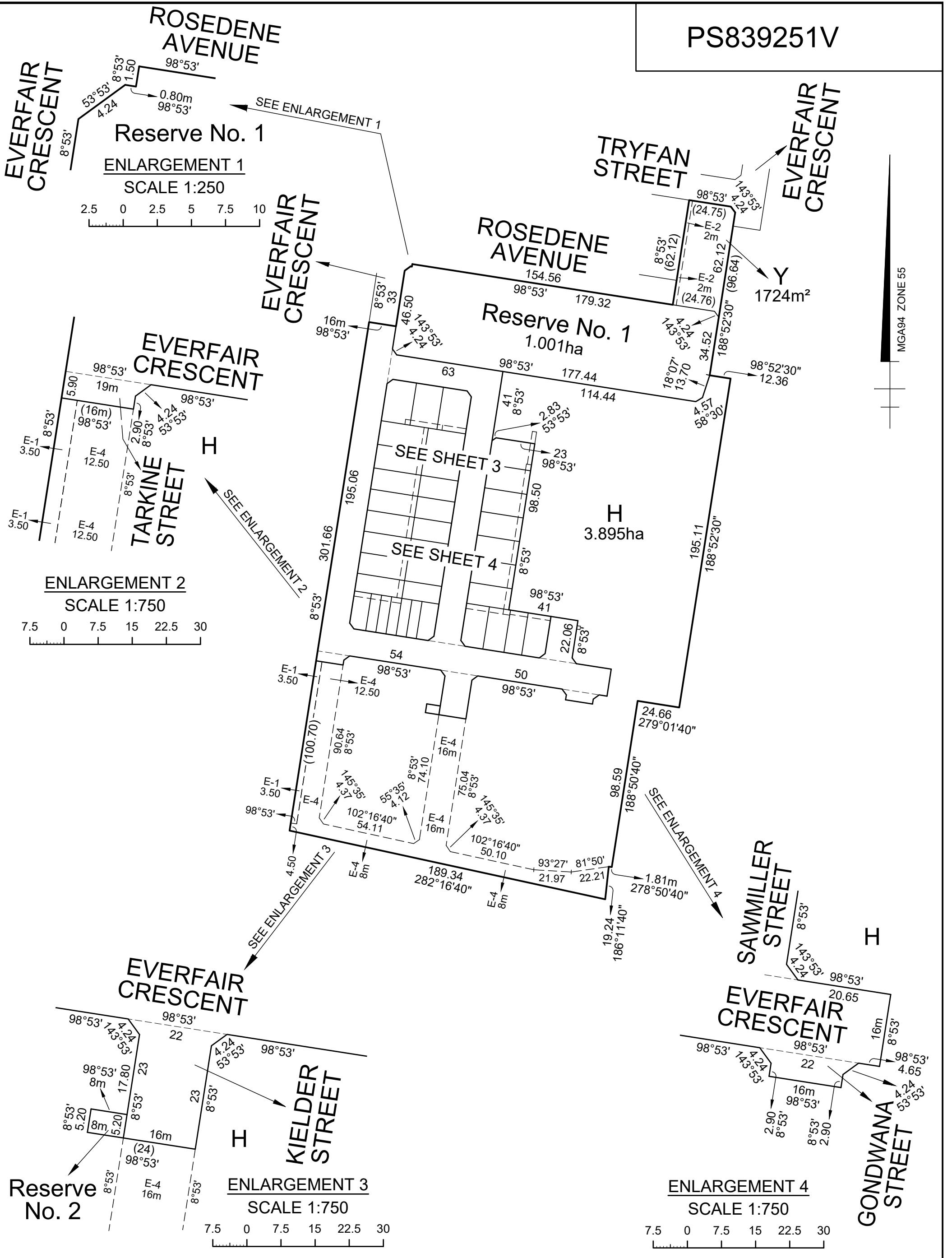


PLAN OF SUBDIVISION			EDITION 1	PS839251V
LOCATION OF LAND PARISH: PAKENHAM TOWNSHIP: SECTION: CROWN ALLOTMENT: 39A (PART) & 39B (PART) CROWN PORTION: TITLE REFERENCE: Vol. 12267 Fol. 927 LAST PLAN REFERENCE: Lot C on PS836044S POSTAL ADDRESS: 46 - 50 Bayview Road (at time of subdivision) OFFICER 3809 MGA 94 CO-ORDINATES: E: 360 290 ZONE: 55 (of approx centre of land in plan) N: 5786 690			COUNCIL NAME: CARDINIA SHIRE COUNCIL	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		Lots 401 to 437 (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. OTHER PURPOSE OF PLAN Removal of the sewerage easement marked E-3 on PS836044S in so far as where it lies within new road R1 on this plan, upon registration of this plan. GROUNDS FOR REMOVAL: By agreement between all interested parties vide Sec.6(1)(k) of the Subdivision Act 1988.	
Road R1 Reserve No. 1 Reserve No. 2	Cardinia Shire Council Cardinia Shire Council Ausnet Electricity Services Pty Ltd			
NOTATIONS				
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)				
HILLSTOWE ESTATE - Release No. 4 Area of Release: 3.114ha No. of Lots: 37 Lots and Balance Lots H & Y				
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	3.50	PS826731D	South East Water Corporation
E-2	Sewerage	2	PS836044S	South East Water Corporation
E-3	Sewerage	See Diag.	This Plan	South East Water Corporation
E-4	Drainage	See Diag.	This Plan	Cardinia Shire Council
E-5	Sewerage	See Diag.	This Plan	South East Water Corporation
	Drainage			Cardinia Shire Council
		SURVEYORS FILE REF: Ref. 01177-S4 Ver. 11		ORIGINAL SHEET SIZE: A3
Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorstds.com.au		Licensed Surveyor: RAYMOND LI / Version No 11		SHEET 1 OF 6

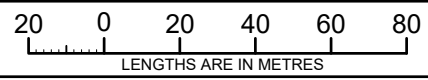
PS839251V



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
1:2000



ORIGINAL SHEET
SIZE: A3

Ref. 01177-S4
Ver. 11

SHEET 2

Licensed Surveyor:

RAYMOND LI / Version No 11

Reserve No. 1
SEE SHEET 2

H
SEE SHEET 2

SEE SHEET 4

EVERFAIR

CRESCENT

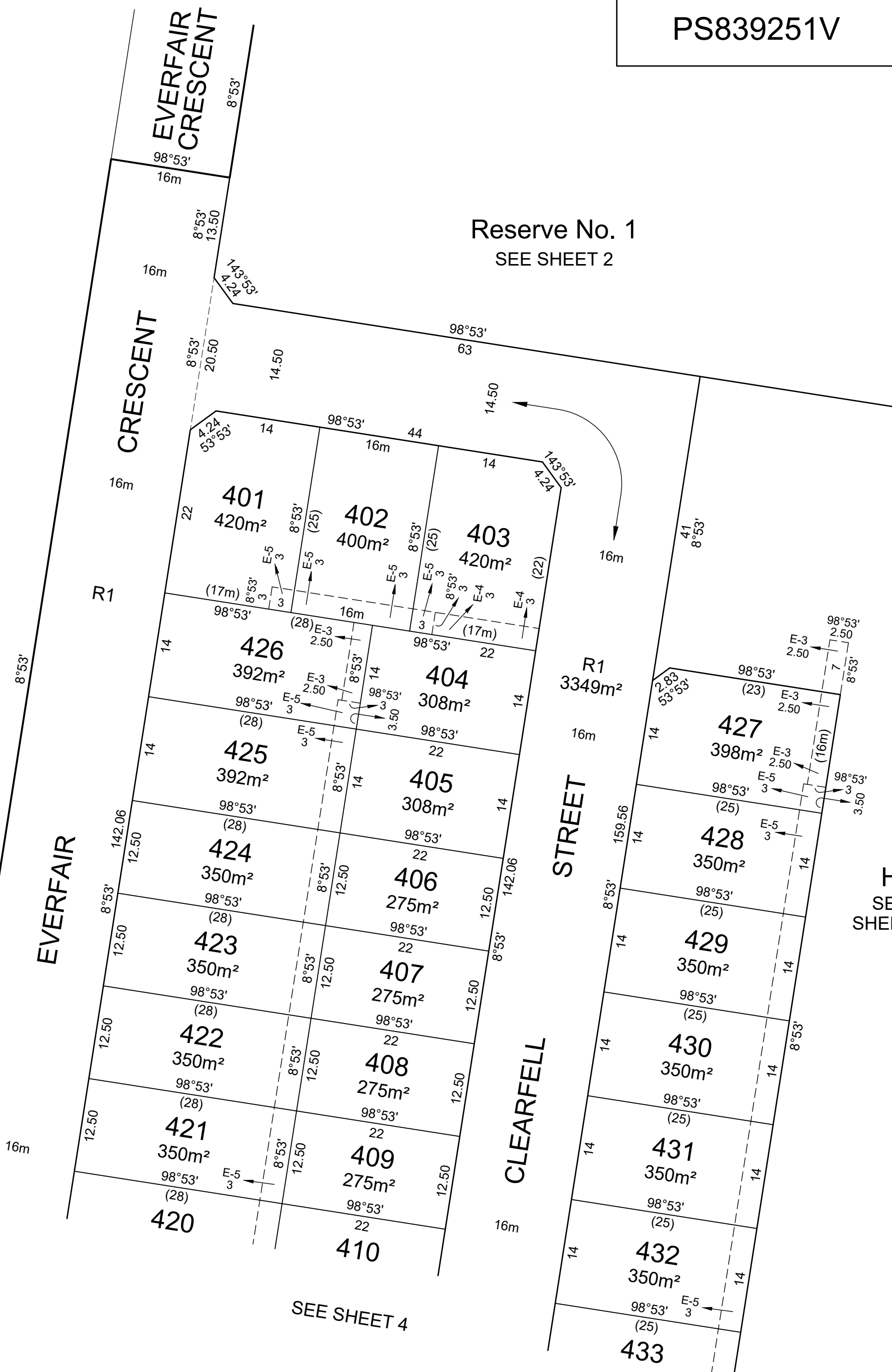
EVERFAIR
CRESCENT

STREET

CLEARFELL

R1

R1



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 AA6666.

Expiry date: 31/12/2034

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
401	402, 426
402	401, 403, 404, 426
403	402, 404
404	402, 403, 405, 426
405	404, 406, 425
406	405, 407, 424
407	406, 408, 423
408	407, 409, 422
409	408, 410, 421
410	409, 411, 420
411	410, 412, 413, 414, 419
412	411, 413
413	411, 412, 414
414	411, 413, 415
415	414, 416, 419
416	415, 417, 419
417	416, 418, 419
418	417, 419
419	411, 415, 416, 417, 418, 420

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
420	410, 419, 421
421	409, 420, 422
422	408, 421, 423
423	407, 422, 424
424	406, 423, 425
425	405, 424, 426
426	401, 402, 404, 425
427	428
428	427, 429
429	428, 430
430	429, 431
431	430, 432
432	431, 433
433	432, 434, 435
434	433, 435
435	433, 434, 436
436	435, 437
437	436

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 407 - 411 and 419, 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 the northern side boundary greater than or equal to 1 metre.

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
406	405, 407, 424
407	406, 408, 423
408	407, 409, 422
409	408, 410, 421
410	409, 411, 420
411	410, 412, 413, 414, 419
412	411, 413
413	411, 412, 414

TABLE 2 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
414	411, 413, 415
415	414, 416, 419
416	415, 417, 419
417	416, 418, 419
418	417, 419
419	411, 415, 416, 417, 418, 420
436	435, 437

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 AA6668 (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
401	402, 426
402	401, 403, 404, 426
403	402, 404
404	402, 403, 405, 426
405	404, 406, 425
420	410, 419, 421
421	409, 420, 422
422	408, 421, 423
423	407, 422, 424
424	406, 423, 425
425	405, 424, 426
426	401, 402, 404, 425
427	428
428	427, 429
429	428, 430
430	429, 431
431	430, 432
432	431, 433
433	432, 434, 435
434	433, 435
435	433, 434, 436
437	436