
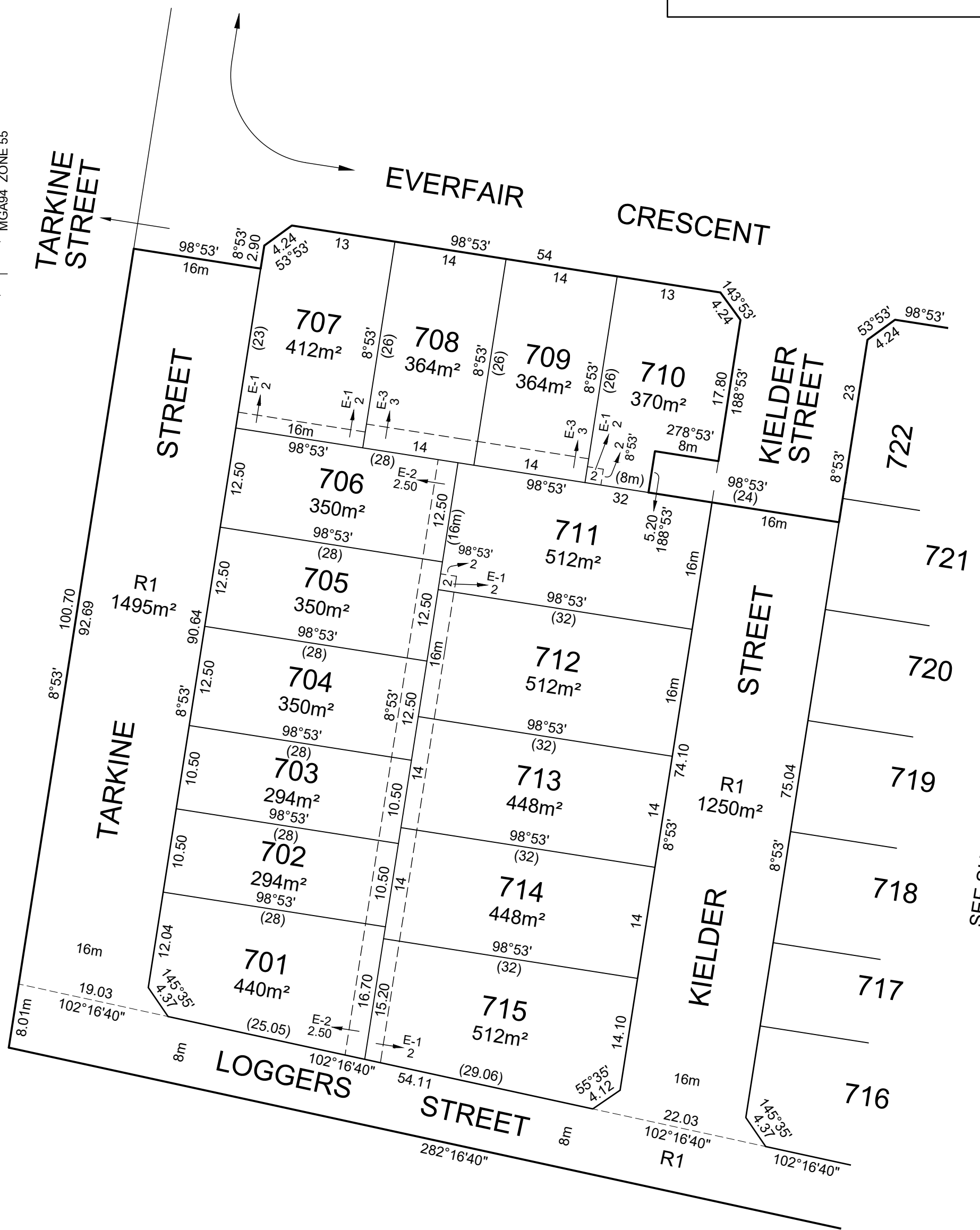


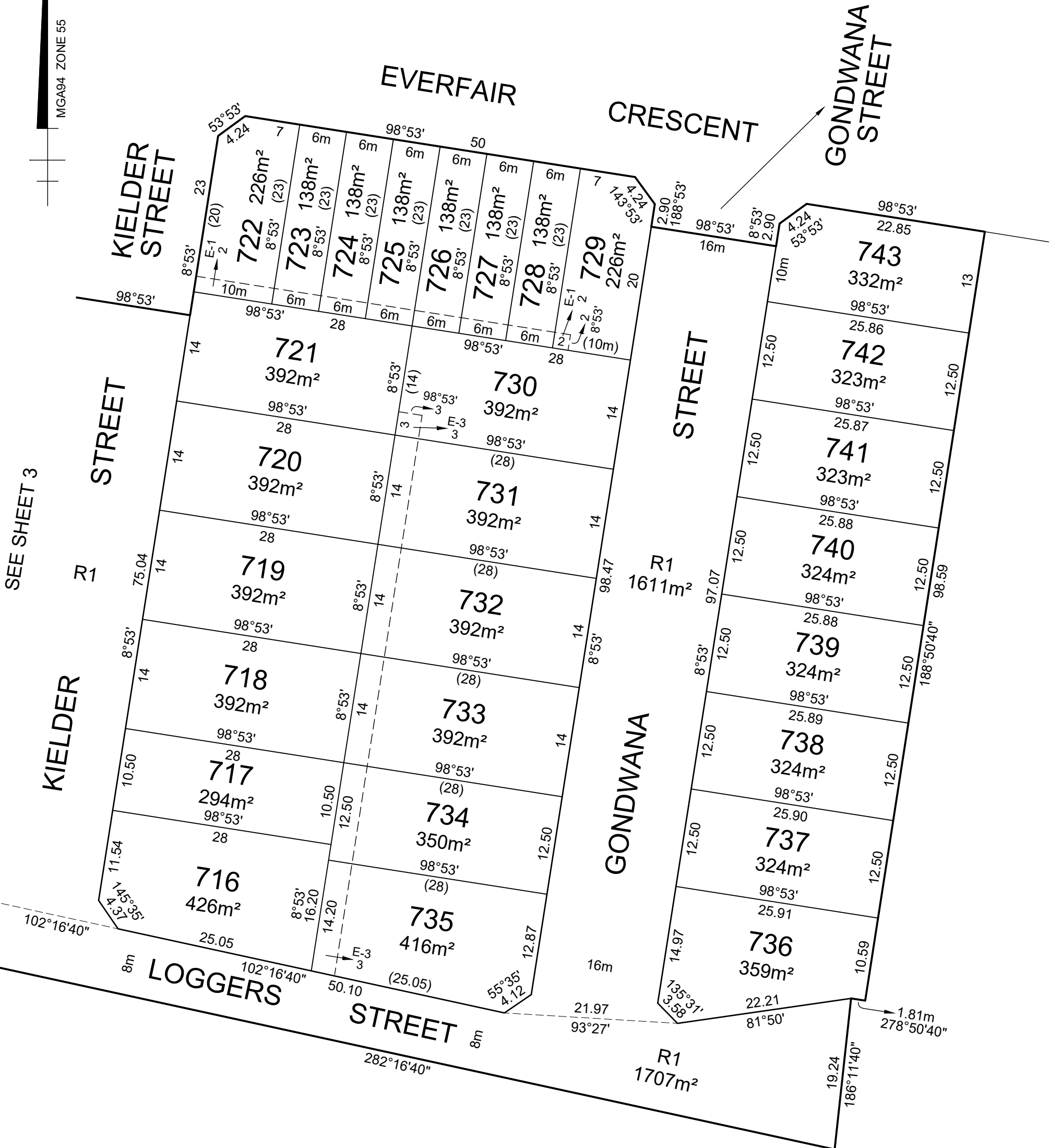
PLAN OF SUBDIVISION		EDITION 1	PS848491X	
LOCATION OF LAND PARISH: PAKENHAM TOWNSHIP: SECTION: CROWN ALLOTMENT: 39A (PART) & 39B (PART) CROWN PORTION: TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot J on PS839252T POSTAL ADDRESS: 46 - 50 Bayview Road (at time of subdivision) OFFICER 3809 MGA 94 CO-ORDINATES: E: 360 320 ZONE: 55 (of approx centre of land in plan) N: 5 786 540		COUNCIL NAME: CARDINIA SHIRE COUNCIL		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	Lots 701 to 743 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-1 and drainage easement marked E-4 on PS839252T in so far as where they lie 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	Cardinia Shire Council			
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. 7 Area of Release: 2.062ha No. of Lots: 43 Lots				
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	Drainage	2	This Plan	Cardinia Shire Council
E-2	Sewerage	2.50	This Plan	South East Water Corporation
E-3	Drainage	3	This Plan	Cardinia Shire Council
	Sewerage			South East Water Corporation
 TAYLORS Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorstds.com.au		SURVEYORS FILE REF: Ref. 01177-S7 Ver. 4	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
		Licensed Surveyor: <p style="text-align: center;">RAYMOND LI / Version No 4</p>		

MGA94 ZONE 55



SEE SHEET 4

MGA94 ZONE 55



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
701	702, 714, 715
702	701, 703, 714
703	702, 704, 713, 714
704	703, 705, 712, 713
705	704, 706, 711, 712
706	705, 707, 708, 711
707	706, 708
708	706, 707, 709, 711
709	708, 710, 711
710	709, 711
711	705, 706, 708, 709, 710, 712
712	704, 705, 711, 713
713	703, 704, 712, 714
714	701, 702, 703, 713, 715
715	701, 714
716	717, 734, 735
717	716, 718, 734
718	717, 719, 733
719	718, 720, 732
720	719, 721, 731
721	720, 722, 723, 724, 725, 730
722	721, 723

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
723	721, 722, 724
724	721, 723, 725
725	721, 724, 726
726	725, 727, 730
727	726, 728, 730
728	727, 729, 730
729	728, 730
730	721, 726, 727, 728, 729, 731
731	720, 730, 732
732	719, 731, 733
733	718, 732, 734
734	716, 717, 733, 735
735	716, 734
736	737
737	736, 738
738	737, 739
739	738, 740
740	739, 741
741	740, 742
742	741, 743
743	742

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 702, 703 and 717 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
702	701, 703, 714
703	702, 704, 713, 714
717	716, 718, 734
722	721, 723
723	721, 722, 724
724	721, 723, 725

TABLE 2 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
725	721, 724, 726
726	725, 727, 730
727	726, 728, 730
728	727, 729, 730
729	728, 730

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
701	702, 714, 715
704	703, 705, 712, 713
705	704, 706, 711, 712
706	705, 707, 708, 711
707	706, 708
708	706, 707, 709, 711
709	708, 710, 711
710	709, 711
711	705, 706, 708, 709, 710, 712
712	704, 705, 711, 713
713	703, 704, 712, 714

TABLE 3 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
714	701, 702, 703, 713, 715
715	701, 714
716	717, 734, 735
718	717, 719, 733
719	718, 720, 732
720	719, 721, 731
721	720, 722, 723, 724, 725, 730
730	721, 726, 727, 728, 729, 731
731	720, 730, 732
732	719, 731, 733

TABLE 3 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
733	718, 732, 734
734	716, 717, 733, 735
735	716, 734
736	737
737	736, 738
738	737, 739
739	738, 740
740	739, 741
741	740, 742
742	741, 743
743	742

