
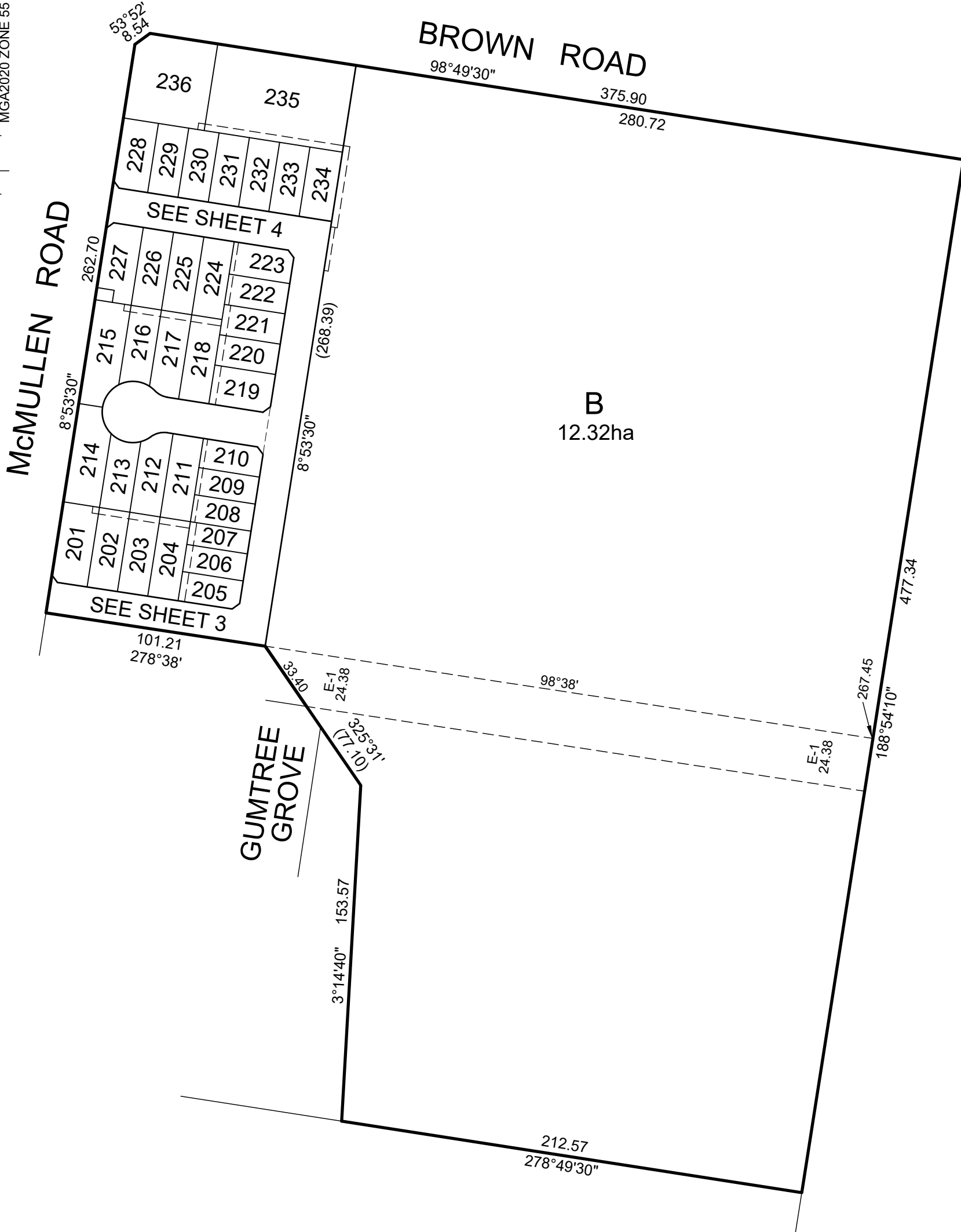


PLAN OF SUBDIVISION		EDITION 1	PS833357L	
LOCATION OF LAND PARISH: PAKENHAM TOWNSHIP: --- SECTION: --- CROWN ALLOTMENT: 42 (PART) CROWN PORTION: --- TITLE REFERENCE: Vol. 8891 Fol. 587 Vol. Fol. LAST PLAN REFERENCE: Lot 1 on LP92392 Lot A on PS833356N POSTAL ADDRESS: 427 Brown Road (at time of subdivision) OFFICER VIC 3809 MGA 2020 CO-ORDINATES: E: 361 630 ZONE: 55 (of approx centre of land N: 5 787 400 in plan)		COUNCIL NAME: CARDINIA SHIRE COUNCIL		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		Lots 201 - 234 (both inclusive) on this plan are affected by 3D Building Envelopes in MCP Dealing No. AA7338. Refer to Creation of Restrictions A, B, C and D on Sheets 5-8 (both included) of this plan for details.	
Roads R1 Reserve No.1	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. Planning Permit No. T190163 This survey has been connected to permanent marks no(s) PM72 In Proclaimed Survey Area no. Nil				
OFFICER FIELDS - RELEASE No. 2 Area of Release: 2.716ha No. of Lots: 36 Lots & Balance Lot B				
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	Gas transmission pipeline	24.38	Inst. E263003	Gas & Fuel Corporation of Victoria
E-2	Sewerage	See Diag.	This Plan	South East Water Corporation
E-3	Drainage	3	This Plan	Cardinia Shire Council
	Sewerage			South East Water Corporation
E-4	Drainage	See Diag.	This Plan	Cardinia Shire Council
 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. 21737-S2 Ver. 11		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: RICHARD ILLINGWORTH / Version No 11		SHEET 1 OF 8

MGA2020 ZONE 55



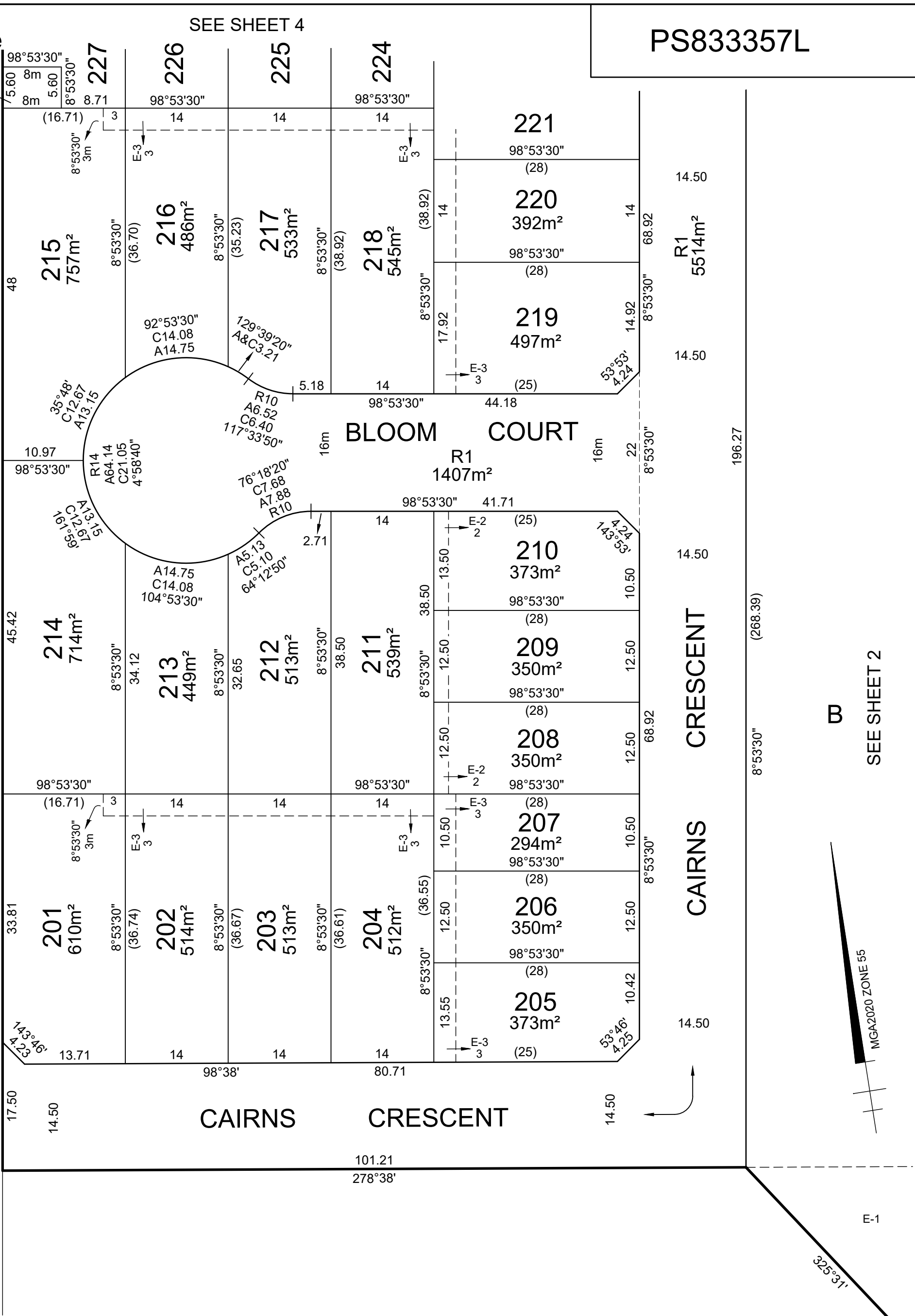
Reserve
No. 1

SEE SHEET 4

PS833357L

McMULLEN ROAD

8°53'30" 262.70



D

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



Licensed Surveyor:

RICHARD ILLINGWORTH / Version No 11

ORIGINAL SHEET
SIZE: A3

Ref. 21737-S2
Ver. 11

SHEET 3

E-1

325°31'

MGA2020 ZONE 55

BROWN ROAD

98°49'30" 375.90

McMULLEN ROAD

8°53'30" 262.70

CAIRNS CRESCENT R1

16m

16m

CAIRNS CRESCENT

14.50

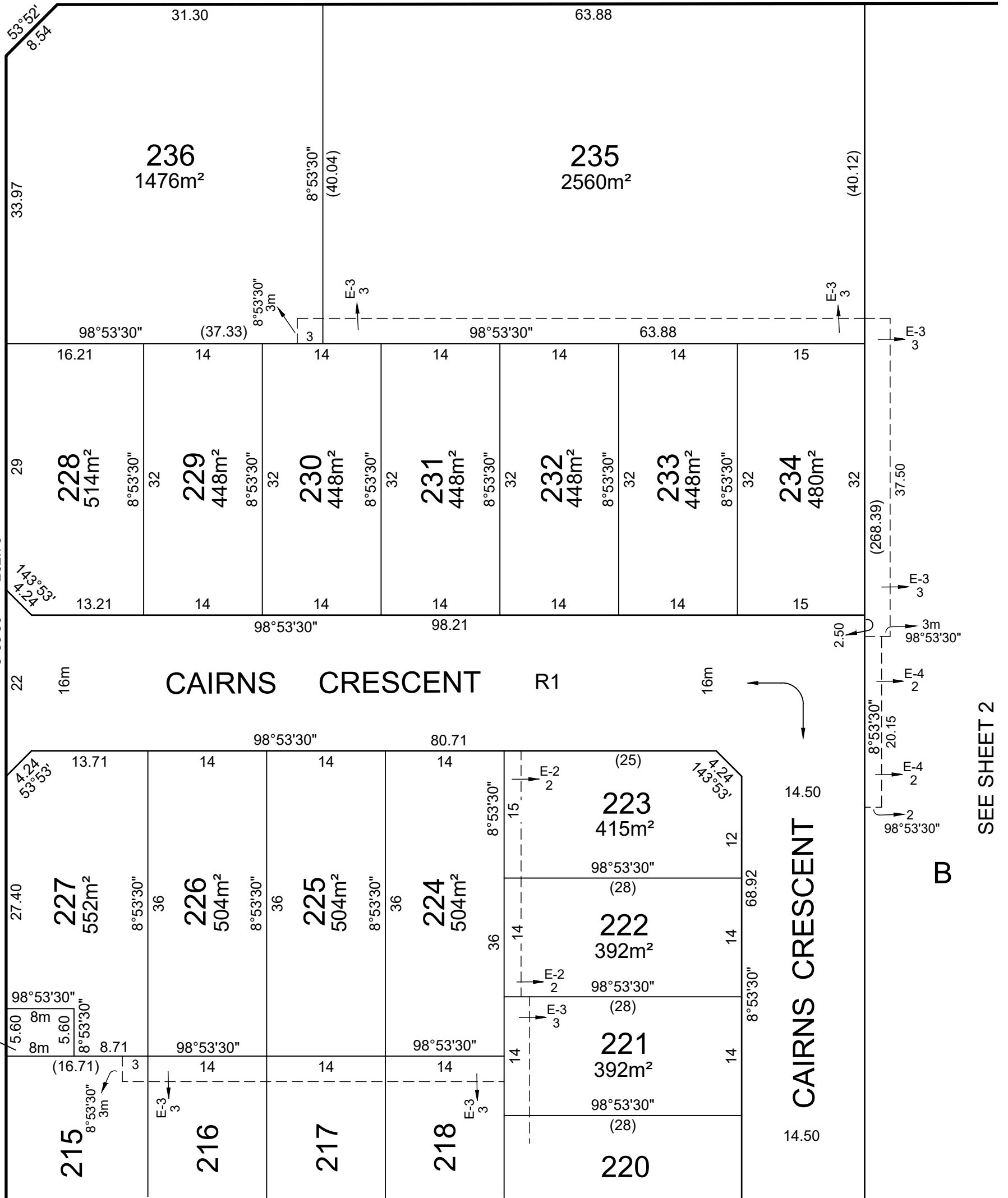
14.50

SEE SHEET 2

B

SEE SHEET 3

Reserve No. 1
45m²



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 registered proprietor or proprietors for the time being of the lots to which any of the following restrictions applies shall not:

1. Except with the written consent of the Responsible Authority, build or allow to be built on the land any dwelling outside of the prescribed building envelope set out in MCP AA7338
2. Except with the written consent of the Responsible Authority, build or allow to be built on the land any dwelling (and/or associated works), other than in accordance with the design guidelines approved by Cardinia Shire Council.
3. Build or allow to be built on the land any dwelling (and/or associated works) which have not been approved by the BJR McMullen Pty Ltd Design Review Panel.
4. Subdivide any burdened lot.
5. Construct or permit to be constructed more than one dwelling on any burdened lot.

Expiry date: 31/12/2037

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
201	202, 214
202	201, 203, 213
203	202, 204, 212
204	203, 205, 206, 207, 211
205	204, 206
206	204, 205, 207
207	204, 206, 208
208	207, 209, 211
209	208, 210, 211
210	209, 211
211	204, 208, 209, 210, 212
212	203, 211, 213
213	202, 212, 214
214	201, 213, 215
215	214, 216, 227
216	215, 217, 226
217	216, 218, 225
218	217, 219, 220, 221, 224
219	218, 220

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
220	218, 219, 221
221	218, 220, 222, 224
222	221, 223, 224
223	222, 224
224	218, 221, 222, 223, 225
225	217, 224, 226
226	216, 225, 227
227	215, 226
228	229
229	228, 230
230	229, 231
231	230, 232
232	231, 233
233	232, 234
234	233

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: Lot 207 on this plan
 BENEFITED LAND: Lots 204, 206 & 208 on this plan

RESTRICTION:

Unless a planning permit is granted by the Responsible Authority for a building that does not comply with the Officer Small Lot Housing Code the registered proprietor or proprietors for the time being of the lot to which any of the following restriction applies must not:

1. Build or allow to be built on the land, any dwelling other than in accordance with the Officer Small Lot Housing Code.
2. Build or allow to be built any dwelling outside the building envelope as defined by the Officer Small Lot Housing Code.

Expiry date: 31/12/2037



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Licensed Surveyor:

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ORIGINAL SHEET
 SIZE: A3

Ref. 21737-S2
 Ver. 11

SHEET 6

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 2
 BENEFITED LAND: SEE TABLE 2

RESTRICTION:

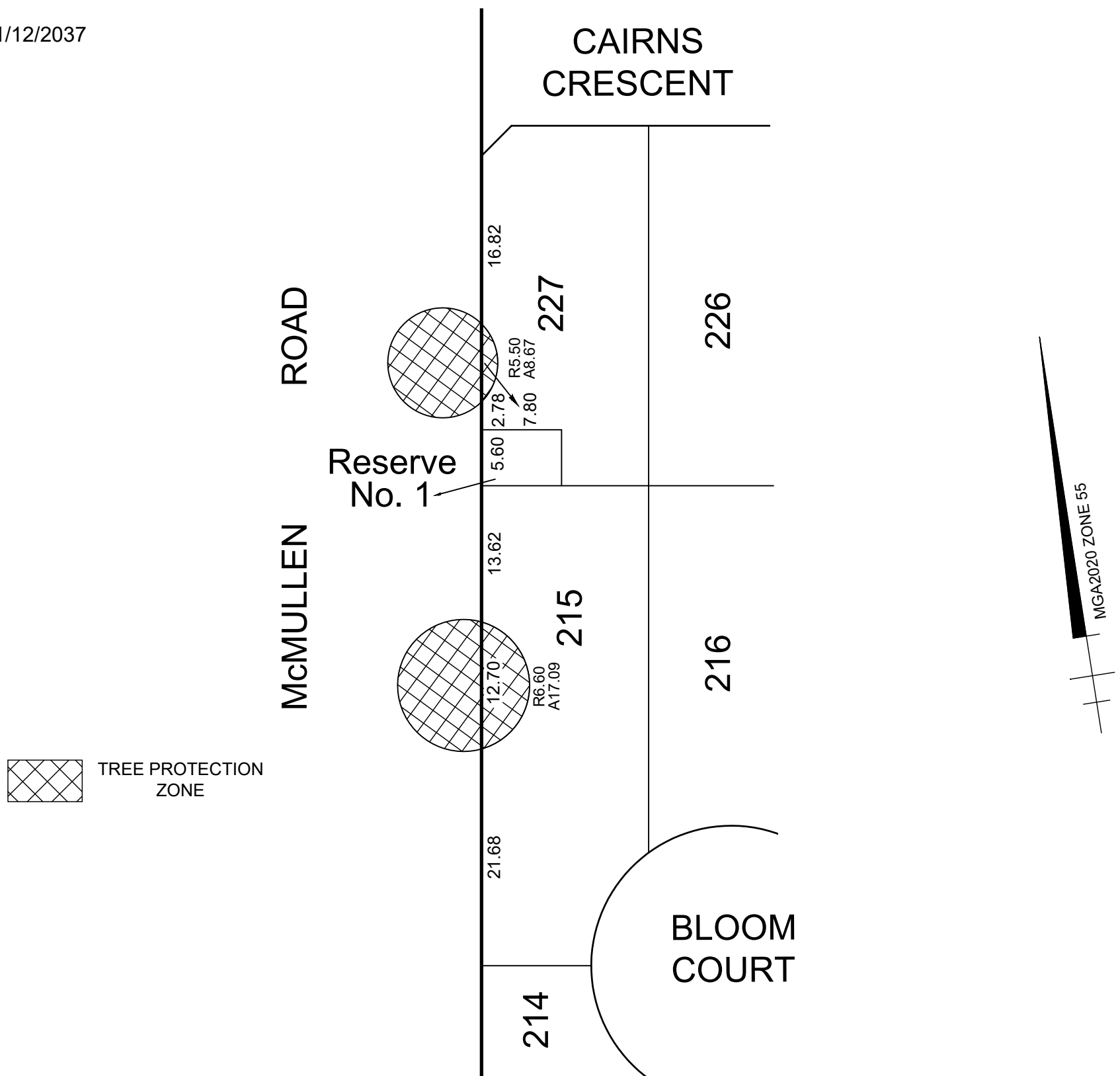
Unless consent in writing is received from the Responsible Authority the registered proprietor or proprietors for the time being of the lots to which any of the following restrictions applies shall not:

1. Lop, destroy or remove any native vegetation or allow buildings or construction works to occur within the Tree Protection Zone.
2. Construct or allow to be constructed or remain on the lot any building or part of a building that encroaches into the Tree Protection Zone by more than 10% of the total area of the Tree Protection Zone.

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
215	227
227	215

Expiry date: 31/12/2037



 TREE PROTECTION ZONE

MGA2020 ZONE 55

CREATION OF RESTRICTION D

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:

Unless consent in writing is received from the Responsible Authority the registered proprietor or proprietors for the time being of a lot to which any of the following restrictions applies shall not:

1. Use the lot for residential development.
2. Further subdivide the lot for residential development.

TABLE 3

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
235	236
236	235

Expiry date: 31/12/2037