
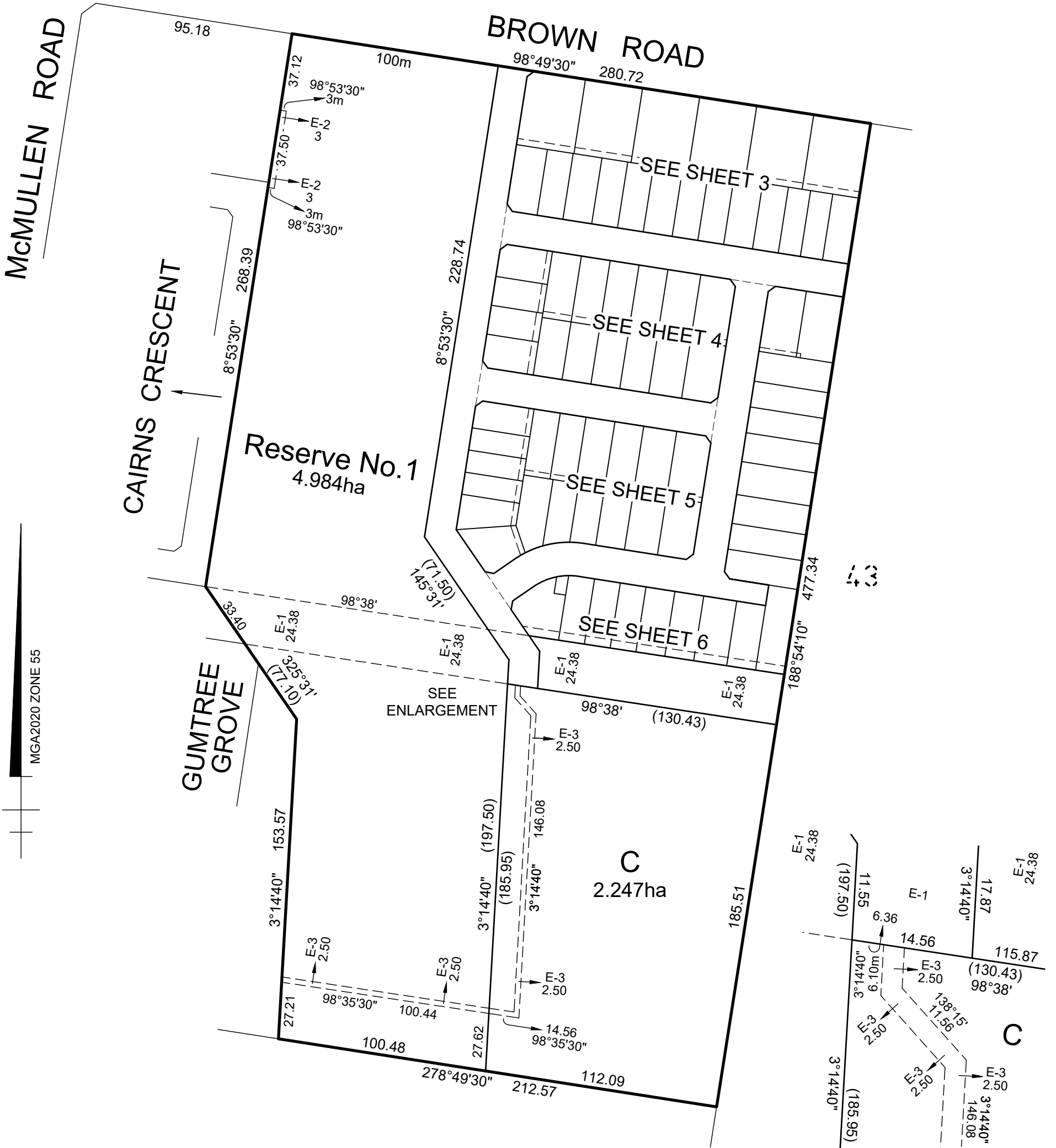
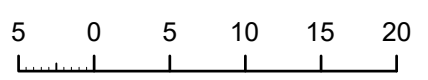


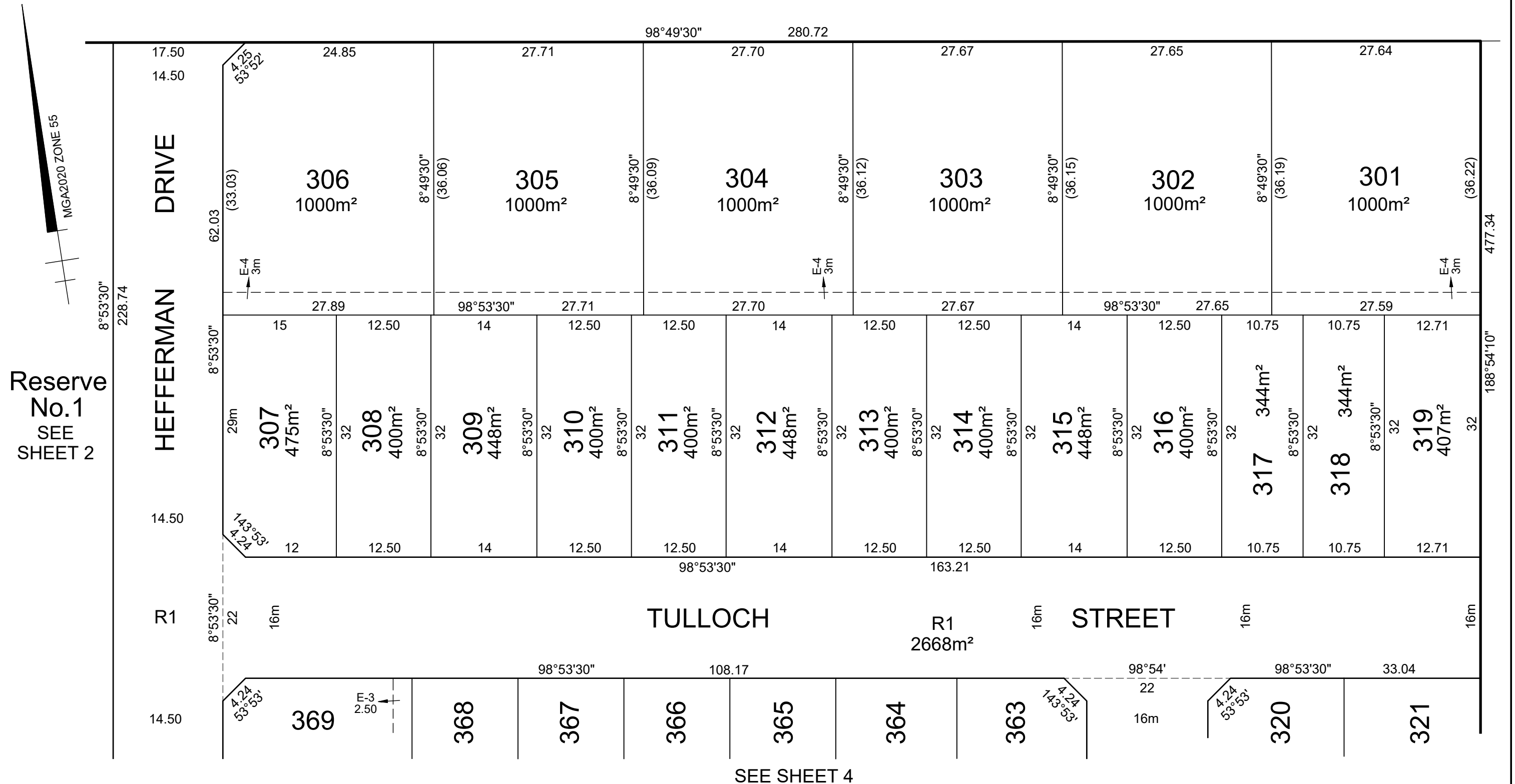
<b>PLAN OF SUBDIVISION</b>			<b>EDITION 1</b>	<b>PS839283G</b>
<b>LOCATION OF LAND</b> <b>PARISH: PAKENHAM</b> <b>TOWNSHIP: ---</b> <b>SECTION: ---</b> <b>CROWN ALLOTMENT: 42 (PART)</b> <b>CROWN PORTION: ---</b> <b>TITLE REFERENCE: Vol. Fol.</b> <b>LAST PLAN REFERENCE: Lot B on PS833357L</b> <b>POSTAL ADDRESS: 427 Brown Road</b> (at time of subdivision) <b>OFFICER VIC 3809</b> <b>MGA 2020 CO-ORDINATES: E: 361 850 ZONE: 55</b> (of approx centre of land in plan) <b>N: 5 787 380</b>			Council Name: Cardinia Shire Council Council Reference Number: S21-005 Planning Permit Reference: T190390-1 SPEAR Reference Number: S168456M <b>Certification</b> This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 28/06/2022 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Fiona Shadforth for Cardinia Shire Council on 22/06/2023	
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON		Lots 301 - 372 (both inclusive) on this plan are affected by 3D Building Envelopes in MCP Dealing No. AA8916 Refer to Creation of Restrictions A and B on Sheets 7 and 8 of this plan for details. <b>OTHER PURPOSE OF PLAN</b> To remove the drainage easements E-3 and E-5 created on PS833357L in so far as they lie within Reserve No.1 herein. <b>GROUND FOR REMOVAL:</b> By agreement between all interested parties pursuant to Section 6(1)(k)(iv) of the Subdivision Act 1988.	
Roads R1 Reserve No.1	Cardinia Shire Council			
Reserve No.2 Reserve No.3	Ausnet Electricity Services Pty Ltd Cardinia Shire Council			
<b>NOTATIONS</b>				
DEPTH LIMITATION: Does Not Apply				
<b>SURVEY:</b> This plan is based on survey. <b>STAGING:</b> This is not a staged subdivision. Planning Permit No. T190390 This survey has been connected to permanent marks no(s) PM72 In Proclaimed Survey Area no. Nil				
<b>OFFICER FIELDS - Release No. 3</b> Area of Release: 10.08ha No. of Lots: 72 Lots & Balance Lot C				
<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	Gas transmission pipeline	24.38	Inst. E263003	Gas & Fuel Corporation of Victoria
E-2	Sewerage	3	PS833357L	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
	Sewerage			South East Water Corporation
Reserve No.1	Creation and maintenance of wetlands, floodway and drainage as specified and set out in memorandum of common provisions No. AA2741	See Diagram	This Plan	Melbourne Water Corporation
 <b>Urban Development   Built Environments   Infrastructure</b> 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800   Web: taylorss.com.au		SURVEYORS FILE REF: Ref. 21737-S3 Ver. 14 Digitally signed by: Richard David Illingworth, Licensed Surveyor, Surveyor's Plan Version (14), 19/06/2023, SPEAR Ref: S168456M		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 8



ENLARGEMENT  
SCALE 1:500



BROWN ROAD



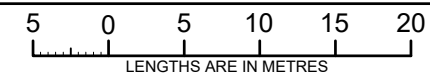
Reserve No. 1  
SEE SHEET 2

SEE SHEET 4



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

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

Ref. 21737-S3  
Ver. 14

SHEET 3

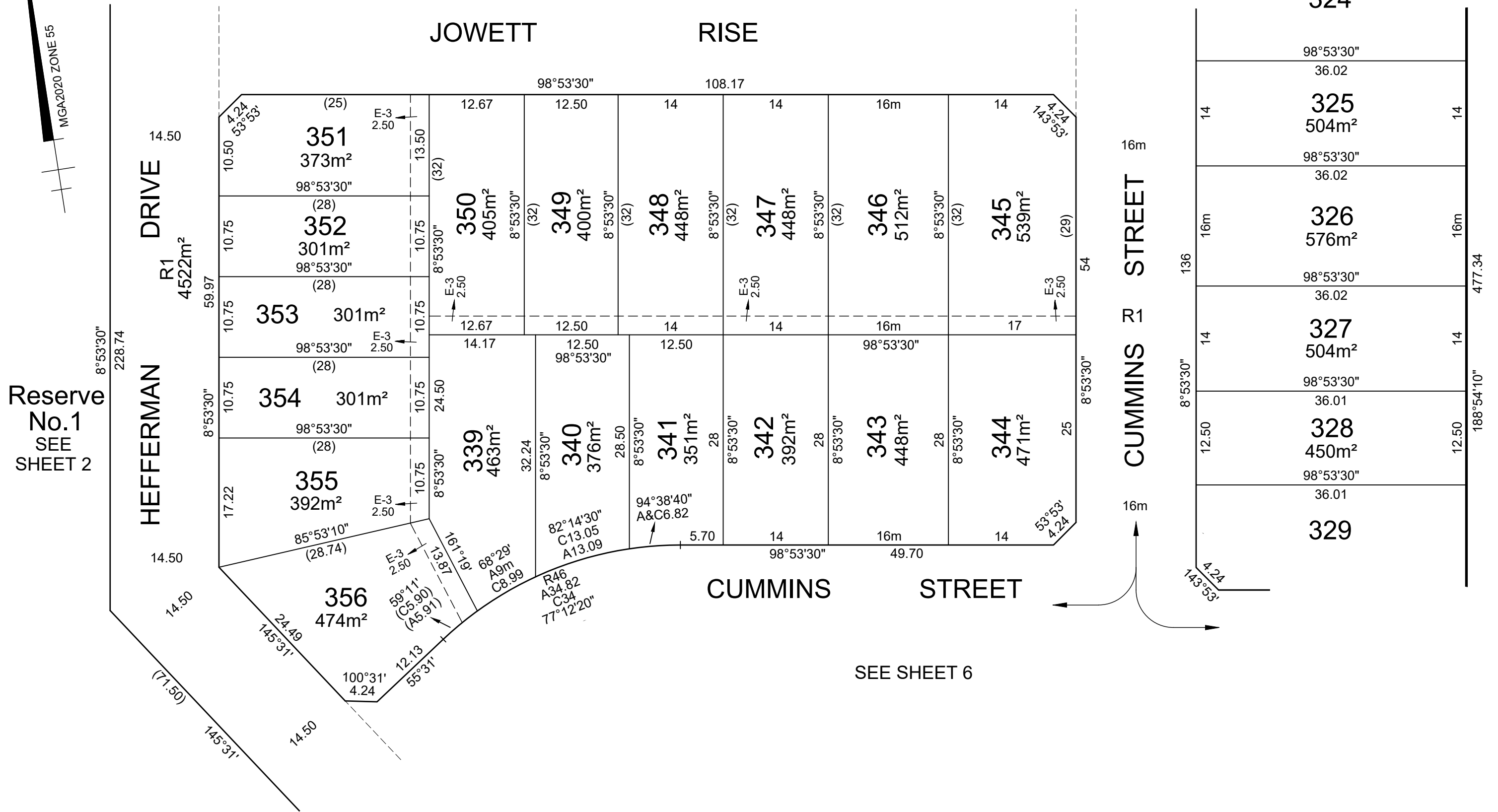
Digitally signed by: Richard David Illingworth, Licensed Surveyor,  
Surveyor's Plan Version (14),  
19/06/2023, SPEAR Ref: S168456M

Digitally signed by:  
Cardinia Shire Council,  
22/06/2023,  
SPEAR Ref: S168456M



SEE SHEET 4

JOWETT RISE



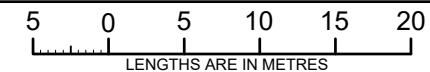
Reserve No.1  
SEE SHEET 2

SEE SHEET 6



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

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

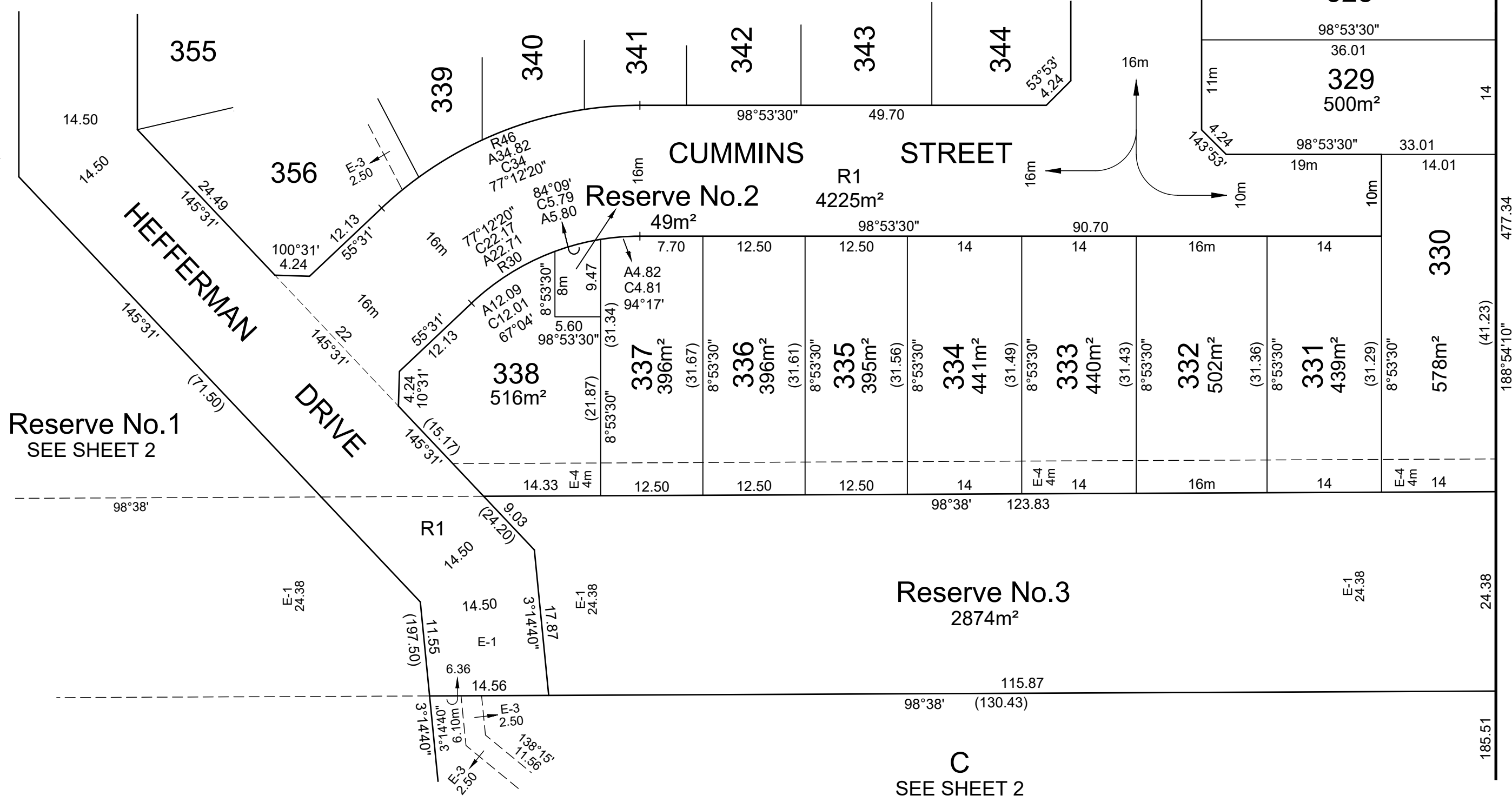
Ref. 21737-S3  
Ver. 14

SHEET 5

Digitally signed by: Richard David Illingworth, Licensed Surveyor,  
Surveyor's Plan Version (14),  
19/06/2023, SPEAR Ref: S168456M

Digitally signed by:  
Cardinia Shire Council,  
22/06/2023,  
SPEAR Ref: S168456M

SEE SHEET 5



Reserve No.1  
SEE SHEET 2

Reserve No.3  
2874m<sup>2</sup>

C  
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 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 AA8916
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: 31/12/2036

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
301	302, 317, 318, 319
302	301, 303, 315, 316, 317
303	302, 304, 313, 314, 315
304	303, 305, 311, 312, 313
305	304, 306, 309, 310, 311
306	305, 307, 308
307	306, 308
308	306, 307, 309
309	305, 308, 310
310	305, 309, 311
311	304, 305, 310, 312
312	304, 311, 313
313	303, 304, 312, 314
314	303, 313, 315
315	302, 303, 314, 316
316	302, 315, 317
317	301, 302, 316, 318
318	301, 317, 319
319	301, 318
320	321, 322
321	320, 322
322	320, 321, 323
323	322, 324
324	323, 325
325	324, 326

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
326	325, 327
327	326, 328
328	327, 329
329	328, 330
330	329, 331
331	330, 332
332	331, 333
333	332, 334
334	333, 335
335	334, 336
336	335, 337
337	336, 338
338	337
339	340, 349, 350, 353, 354, 355, 356
340	339, 341, 348, 349
341	340, 342, 348
342	341, 343, 347
343	342, 344, 346
344	343, 345
345	344, 346
346	343, 345, 347
347	342, 346, 348
348	340, 341, 347, 349
349	339, 340, 348, 350
350	339, 349, 351, 352, 353

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
351	350, 352
352	350, 351, 353
353	339, 350, 352, 354
354	339, 353, 355
355	339, 354, 356
356	339, 355
357	358, 368, 371, 372
358	357, 359, 367
359	358, 360, 366
360	359, 361, 365
361	360, 362, 364
362	361, 363
363	362, 364
364	361, 363, 365
365	360, 364, 366
366	359, 365, 367
367	358, 366, 368
368	357, 367, 369, 370, 371
369	368, 370
370	368, 369, 371
371	357, 368, 370, 372
372	357, 371

**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 301  
 BENEFITED LAND: Lots 302, 317, 318 and 319

**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.

Expiry date: 31/12/2036

**BROWN ROAD**

