
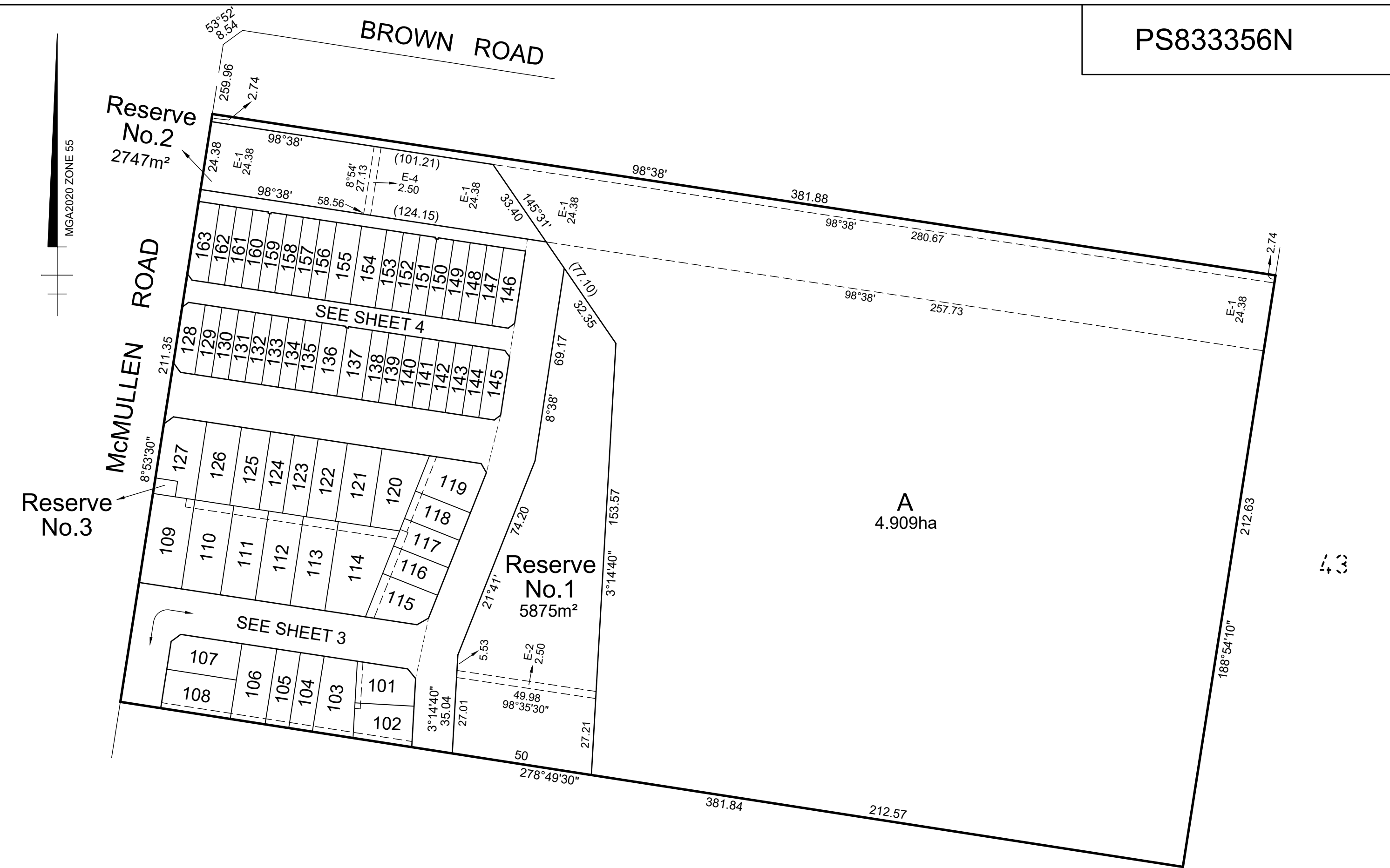


PLAN OF SUBDIVISION			EDITION 1	PS833356N
LOCATION OF LAND PARISH: PAKENHAM TOWNSHIP: --- SECTION: --- CROWN ALLOTMENT: 42 (PART) CROWN PORTION: --- TITLE REFERENCE: Vol. 8914 Fol. 212 LAST PLAN REFERENCE: Lot 2 on LP93876 POSTAL ADDRESS: 124 McMullen Road (at time of subdivision) OFFICER VIC 3809 MGA 2020 CO-ORDINATES: E: 361 630 ZONE: 55 (of approx centre of land in plan) N: 5 787 180			Council Name: Cardinia Shire Council Council Reference Number: S20-028 Planning Permit Reference: T190163 SPEAR Reference Number: S155334S Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 05/02/2021 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Sonia Higgins for Cardinia Shire Council on 18/02/2022	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		Lots 101 - 163 (both inclusive) on this plan are affected by 3D Building Envelopes in MCP Dealing No. AA7337 Refer to Creation of Restrictions A, B and C on Sheets 5, 6 and 7 of this plan for details.	
Roads R1 Reserve No.'s 1 & 2 Reserve No.3	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. 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. 1 Area of Release: 3.186ha No. of Lots: 63 Lots & Balance Lot A				
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	Gas transmission pipeline	2.50	Inst. E263003	Gas & Fuel Corporation of Victoria
	Sewerage		This plan	South East Water Corporation
E-5	Drainage	2	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: taylorssds.com.au				
SURVEYORS FILE REF:		Ref. 21737-S1 Ver. 9	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7
Digitally signed by: Richard David Illingworth, Licensed Surveyor, Surveyor's Plan Version (9), 07/02/2022, SPEAR Ref: S155334S				



MGA2020 ZONE 55

43

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

SCALE 1:1250
 12.5 0 12.5 25 37.5 50
 LENGTHS ARE IN METRES

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 Surveyor's Plan Version (9),
 07/02/2022, SPEAR Ref: S155334S

ORIGINAL SHEET SIZE: A3
 Ref. 21737-S1 Ver. 9
 SHEET 2

Digitally signed by:
 Cardinia Shire Council,
 18/02/2022,
 SPEAR Ref: S155334S

SEE SHEET 4

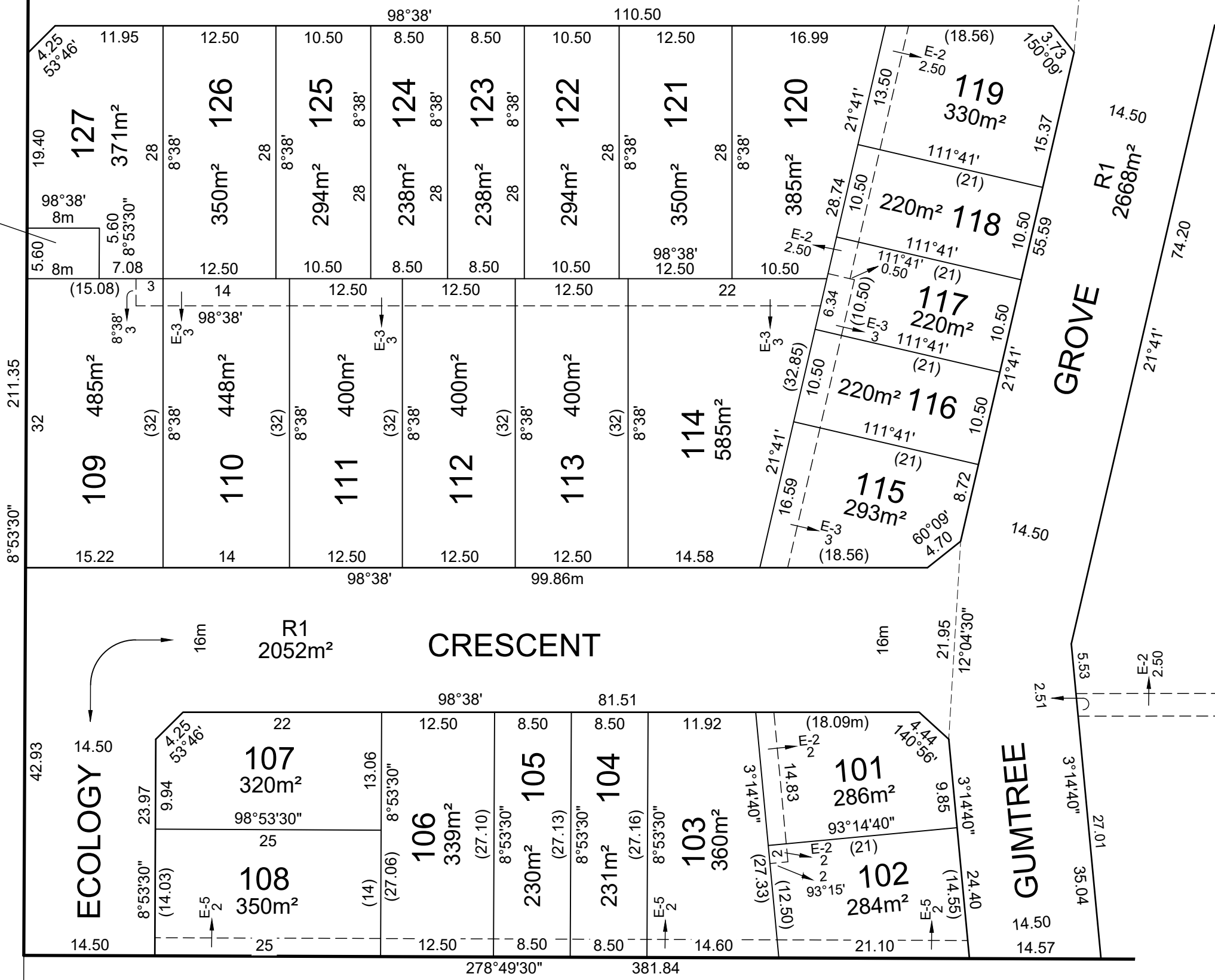
GREENHOUSE

GRANGE

PS833356N

Reserve No.3
45m²

McMULLEN ROAD



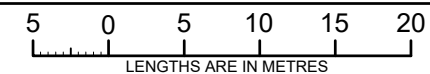
Reserve No.1
SEE SHEET 2

SEE SHEET 2

TAYLORS

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8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168
Tel: 61 3 9501 2800 | Web: taylorstds.com.au

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

Ref. 21737-S1
Ver. 9

SHEET 3

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Cardinia Shire Council,
18/02/2022,
SPEAR Ref: S155334S

PS833356N

SEE SHEET 2

Reserve No.2
SEE SHEET 2

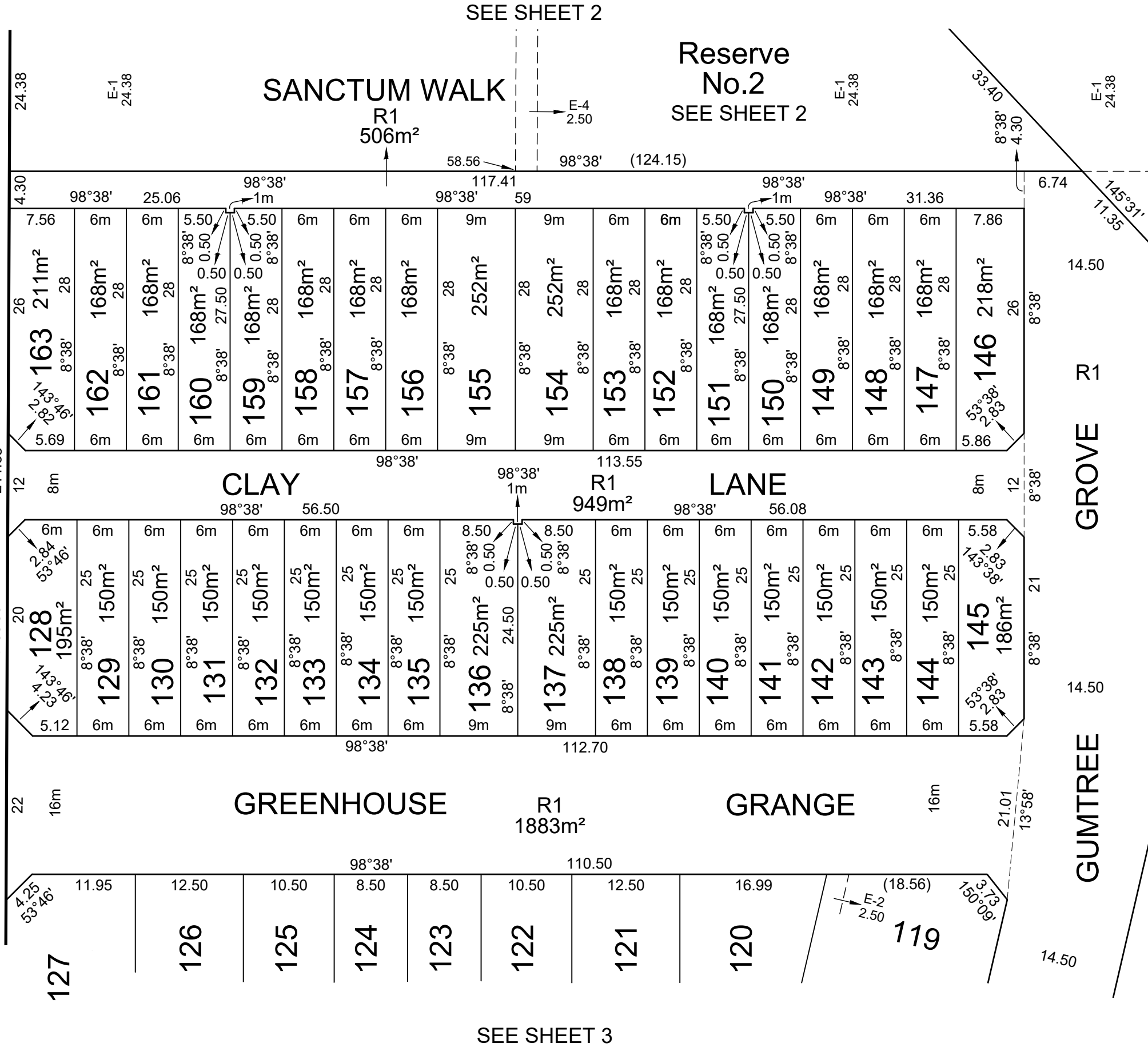
SANCTUM WALK

R1
506m²

E-4
2.50

E-1
24.38

E-1
24.38



A
SEE SHEET 2

Reserve No.1
SEE SHEET 2

SEE SHEET 3



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Tel: 61 3 9501 2800 | Web: taylorstds.com.au

SCALE 1:500
5 0 5 10 15 20
LENGTHS ARE IN METRES

Digitally signed by: Richard David Illingworth, Licensed Surveyor,
Surveyor's Plan Version (9),
07/02/2022, SPEAR Ref: S155334S

ORIGINAL SHEET SIZE: A3
Ref. 21737-S1 Ver. 9
SHEET 4

Digitally signed by:
Cardinia Shire Council,
18/02/2022,
SPEAR Ref: S155334S

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 AA7337.
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
101	102, 103
102	101, 103
103	101, 102, 104
104	103, 105
105	104, 106
106	105, 107, 108
107	106, 108
108	106, 107
109	110, 127
110	109, 111, 125, 126
111	110, 112, 124, 125
112	111, 113, 123, 124
113	112, 114, 121, 122, 123
114	113, 115, 116, 117, 120, 121
115	114, 116
116	114, 115, 117
117	114, 116, 118, 120
118	117, 119, 120
119	118, 120
120	114, 117, 118, 119, 121
121	113, 114, 120, 122

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
122	113, 121, 123
123	112, 113, 122, 124
124	111, 112, 123, 125
125	110, 111, 124, 126
126	110, 125, 127
127	109, 126
128	129
129	128, 130
130	129, 131
131	130, 132
132	131, 133
133	132, 134
134	133, 135
135	134, 136
136	135, 137
137	136, 138
138	137, 139
139	138, 140
140	139, 141
141	140, 142
142	141, 143

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
143	142, 144
144	143, 145
145	144
146	147
147	146, 148
148	147, 149
149	148, 150
150	149, 151
151	150, 152
152	151, 153
153	152, 154
154	153, 155
155	154, 156
156	155, 157
157	156, 158
158	157, 159
159	158, 160
160	159, 161
161	160, 162
162	161, 163
163	162

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:

Unless a planning permit is granted by the Responsible Authority for a dwelling that does not confirm with the Small Lot Housing Code the registered proprietor or proprietors for the time being of the lots 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: 31/12/2036

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
101	102, 103
102	101, 103
104	103, 104
105	104, 106
115	114, 116
116	114, 115, 117
117	114, 116, 118, 120
118	117, 119, 120
122	113, 121, 123
123	112, 113, 122, 124
124	111, 112, 123, 125
125	110, 111, 124, 126
128	129
129	128, 130
130	129, 131
131	130, 132
132	131, 133
133	132, 134
134	133, 135
135	134, 136
136	135, 137
137	136, 138
138	137, 139
139	138, 140
140	139, 141
141	140, 142
142	141, 143

TABLE 2 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
143	142, 144
144	143, 145
145	144
146	147
147	146, 148
148	147, 149
149	148, 150
150	149, 151
151	150, 152
152	151, 153
153	152, 154
154	153, 155
155	154, 156
156	155, 157
157	156, 158
158	157, 159
159	158, 160
160	159, 161
161	160, 162
162	161, 163
163	162

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: Lot 109 on this plan
 BENEFITED LAND: Lot 110 on this plan

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

