

<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS917387K</b>	
<b>LOCATION OF LAND</b>  PARISH: <b>PAKENHAM</b> TOWNSHIP:                --- SECTION:                   --- CROWN ALLOTMENT:      42 (PART) CROWN PORTION:         --- TITLE REFERENCE:       Vol. 9261 Fol. 851  LAST PLAN REFERENCE:  Lot 1 on LP124053  POSTAL ADDRESS:        64 McMullen Road (at time of subdivision)   OFFICER VIC 3809  MGA 2020 CO-ORDINATES: E:   361 670            ZONE: 55 (of approx centre of        N:  5 786 760 land in plan)		COUNCIL NAME:  CARDINIA SHIRE COUNCIL		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON		Lots 501 to 543 on this plan are affected by 3D Building Envelopes in MCP Dealing No..... Refer to Creation of Restrictions A and B on sheets 5 and 6 of this plan for details.	
Road R1 Reserve No.1 Reserve No.2	Cardinia Shire Council Ausnet Electricity Services Pty Ltd Cardinia Shire Council			
<b>NOTATIONS</b>				
DEPTH LIMITATION:  Does Not Apply				
SURVEY: This plan is based on survey.  STAGING: This is not a staged subdivision. Planning Permit No. T210305				
<b>OFFICER FIELDS - Release No. 5</b> Area of Release:  3.227ha No. of Lots:       43 Lots and Balance Lot A				
<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	Drainage	See Diag.	LP124053	Lots on LP124053
E-2	Drainage	2	This Plan	Cardinia Shire Council
E-3	Sewerage	See Diag.	This Plan	South East Water Corporation
E-4	Drainage	3	This Plan	Cardinia Shire Council
	Sewerage			South East Water Corporation
		SURVEYORS FILE REF:   Ref. 21737-S5 Ver. 6	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
Urban Development   Built Environments   Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800   Web: taylorssds.com.au		Licensed Surveyor:  RICHARD ILLINGWORTH / Version No 6		



PS917387K

CENTELLA  
CRESCENT

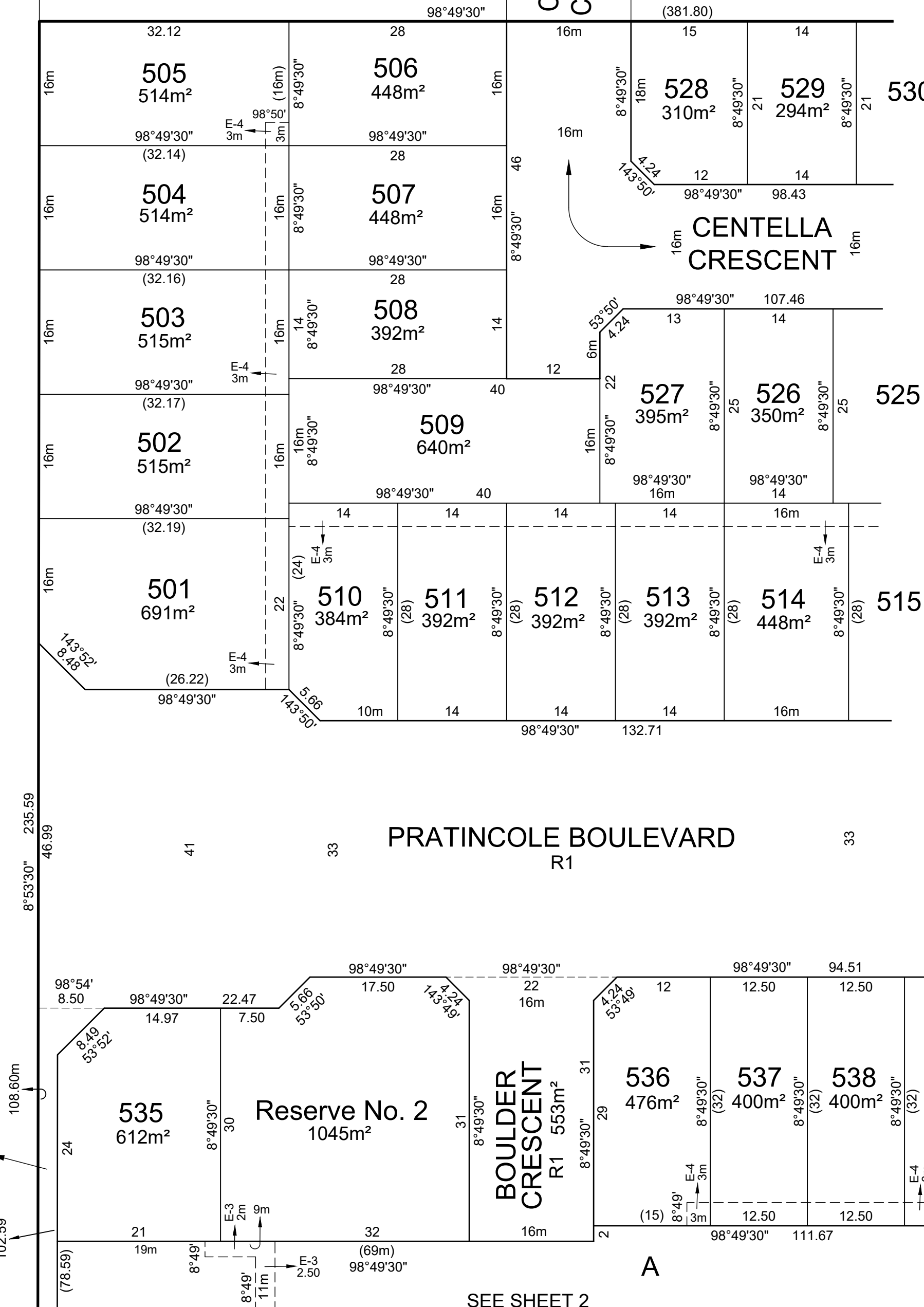
ROAD

McMULLEN

McMULLEN ROAD

R1 289m<sup>2</sup>

8°53'30" 102.59



SEE SHEET 4

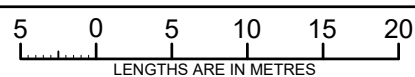
PRATINCOLE BOULEVARD  
R1

SEE SHEET 2

**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  
1:500



ORIGINAL SHEET  
SIZE: A3

Ref. 21737-S5  
Ver. 6

SHEET 3

Licensed Surveyor:

RICHARD ILLINGWORTH / Version No 6

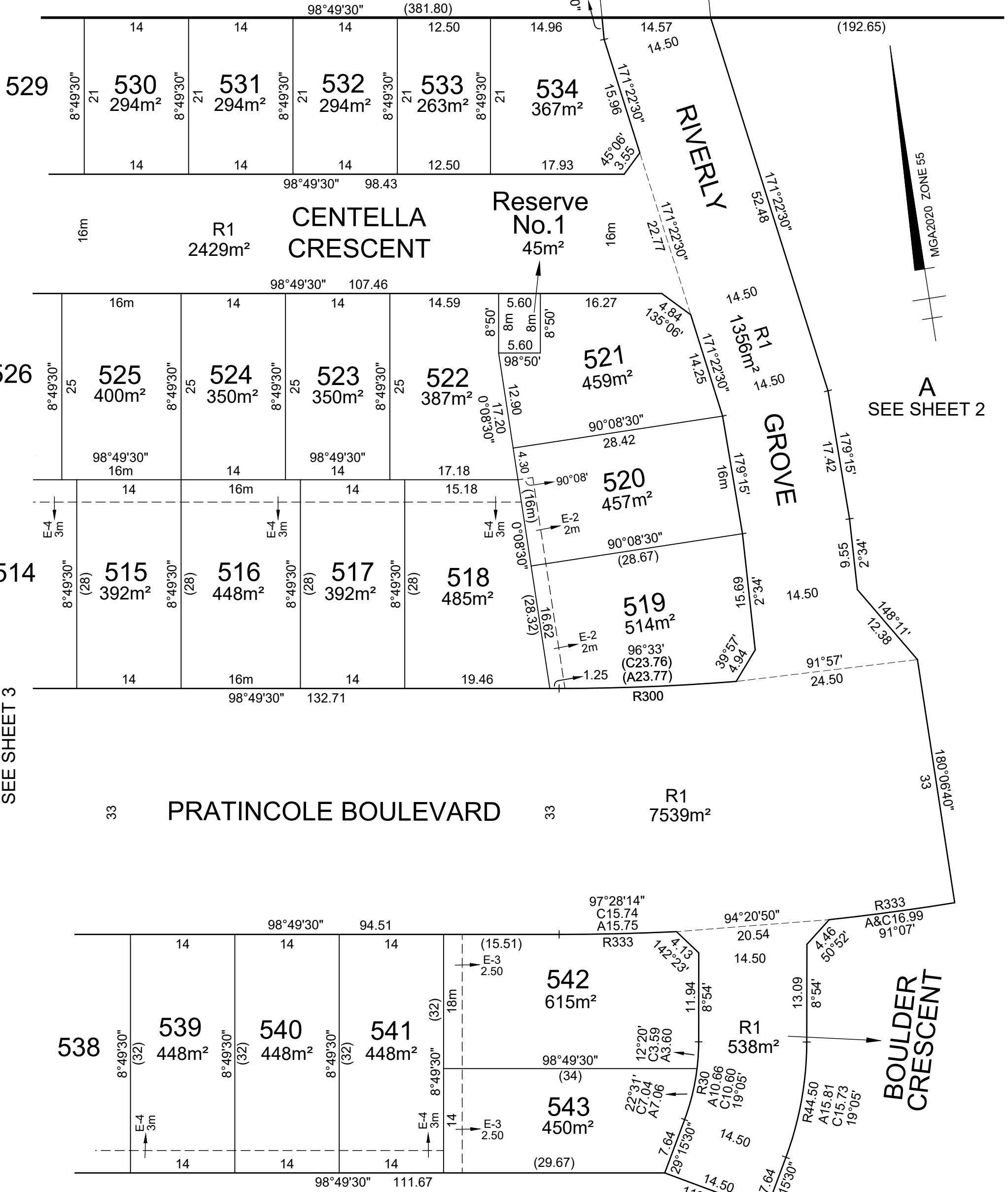
PS917387K

RIVERLY GROVE

RIVERLY GROVE

RIVERLY GROVE

BOULDER CRESCENT



SEE SHEET 3

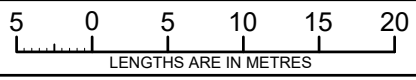
A SEE SHEET 2

A SEE SHEET 2

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SCALE  
1:500



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SHEET 4

**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 .....
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 ..... 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: 31/12/2039

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
501	502, 510
502	501, 503, 509, 510
503	502, 504, 508, 509
504	503, 505, 507
505	504, 506
506	505, 507
507	504, 506, 508
508	503, 507, 509
509	502, 503, 508, 510, 511, 512, 527
510	501, 502, 509, 511
511	509, 510, 512
512	509, 511, 513, 527
513	512, 514, 527
514	513, 515, 525, 526
515	514, 516, 525
516	515, 517, 523, 524
517	516, 518, 522, 523
518	517, 519, 520, 522
519	518, 520
520	518, 519, 521, 522

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
521	520, 522
522	517, 518, 520, 521, 523
523	516, 517, 522, 524
524	516, 523, 525
525	514, 515, 524, 526
526	514, 525, 527
527	509, 512, 513, 526
528	529
534	533
535	536
536	537
537	536, 538
538	537, 539
539	538, 540
540	539, 541
541	540, 542, 543
542	541, 543
543	541, 542

**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 conform 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
529	528, 530
530	529, 531
531	530, 532
532	531, 533
533	532, 534