


PLAN OF SUBDIVISION		EDITION 1	PS922048E	
LOCATION OF LAND PARISH: PAKENHAM TOWNSHIP: --- SECTION: --- CROWN ALLOTMENT: 42 (Part), 43 (PART) CROWN PORTION: --- TITLE REFERENCE: Vol. 9643 Fol. 819 Vol. 11124 Fol. 016 Vol. Fol. LAST PLAN REFERENCE: Lot 1 on LP140912 Lot 2 on LP140912 Lot B on PS917390W POSTAL ADDRESS: 373 Brown Road <small>(at time of subdivision)</small> OFFICER VIC 3809 MGA 2020 CO-ORDINATES: E: 361 850 ZONE: 55 <small>(of approx centre of land in plan)</small> N: 5 786 800		Council Name: Cardinia Shire Council Council Reference Number: S24-098 Planning Permit Reference: T220614-1 (RES1 part T210305/T220614) SPEAR Reference Number: S234155P Certification This plan is certified under section 6 of the Subdivision Act 1988 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: Simone Norbury for Cardinia Shire Council on 26/11/2025		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	Lots 701 to 736 on this plan are affected by 3D Building Envelopes in MCP Dealing No..... Refer to Creation of Restriction on sheet 7 of this plan for details. OTHER PURPOSE OF PLAN To remove easement created and shown as E-1 on LP124053. GROUND FOR REMOVAL: By directive in Planning Permit No. T210305 & T220614 OTHER PURPOSE OF PLAN To remove supply of electricity easement created and shown as E-2 on LP140912. GROUND FOR REMOVAL: By directive in Planning Permit No. T220614 OTHER PURPOSE OF PLAN To remove easement created and shown as E-5 on PS917387K in so far as it lies within the Road R1 herein. GROUND FOR REMOVAL: By agreement between all interested parties pursuant to Section 6(1)(k)(iv) of the subdivision act 1988.		
Road R1 Reserve No.s 1, 2 & 3 Reserve No. 4	Cardinia Shire Council Cardinia Shire Council Ausnet Electricity Services Pty Ltd			
NOTATIONS		OTHER PURPOSE OF PLAN To remove supply of electricity easement created and shown as E-2 on LP140912. GROUND FOR REMOVAL: By directive in Planning Permit No. T220614 OTHER PURPOSE OF PLAN To remove easement created and shown as E-5 on PS917387K in so far as it lies within the Road R1 herein. GROUND FOR REMOVAL: By agreement between all interested parties pursuant to Section 6(1)(k)(iv) of the subdivision act 1988.		
DEPTH LIMITATION: Does Not Apply				
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No's. T210305 & T220614				
OFFICERS FIELDS - Release No. 7 Area of Release: 6.160ha No. of Lots: 36 Lots and Balance Lot C				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
SEE SHEET 2 FOR EASEMENT DETAILS				
 Urban Development Infrastructure 8/270 Ferntree Gully Road, Notting Hill VIC 3168 Phone: (03) 9501 2800 www.taylorstds.com.au		SURVEYORS FILE REF: Ref. 21737-S7 Ver. 11 Digitally signed by: Richard David Illingworth, Licensed Surveyor, Surveyor's Plan Version (11), 21/10/2025, SPEAR Ref: S234155P	ORIGINAL SHEET SIZE: A3 SHEET 1 OF 7	

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	C/E Inst. D552690	Victorian Pipelines Commission
E-2	Supply of Electricity	16m	This Plan	Ausnet Electricity Services Pty Ltd
E-3	Gas transmission pipeline	24.38	C/E Inst. D383579	Victorian Pipelines Commission
E-4	Sewerage	See Diag.	This Plan	South East Water Corporation
E-5	Drainage	See Diagram	This Plan	Cardinia Shire Council
	Sewerage			South East Water Corporation
E-6	Power Line	5	This Plan Section 88 Electricity Industry Act 2000	Ausnet Electricity Services Pty Ltd
E-7	Sewerage	5	This Plan	South East Water Corporation
	Power Line		This Plan Section 88 Electricity Industry Act 2000	Ausnet Electricity Services Pty Ltd
Reserve No. 1 & No. 2	Creation and maintenance of wetland, floodway and drainage as specified and set out in Memorandum of Common Provisions No. AA2741	See Diagram	This Plan	Melbourne Water Corporation



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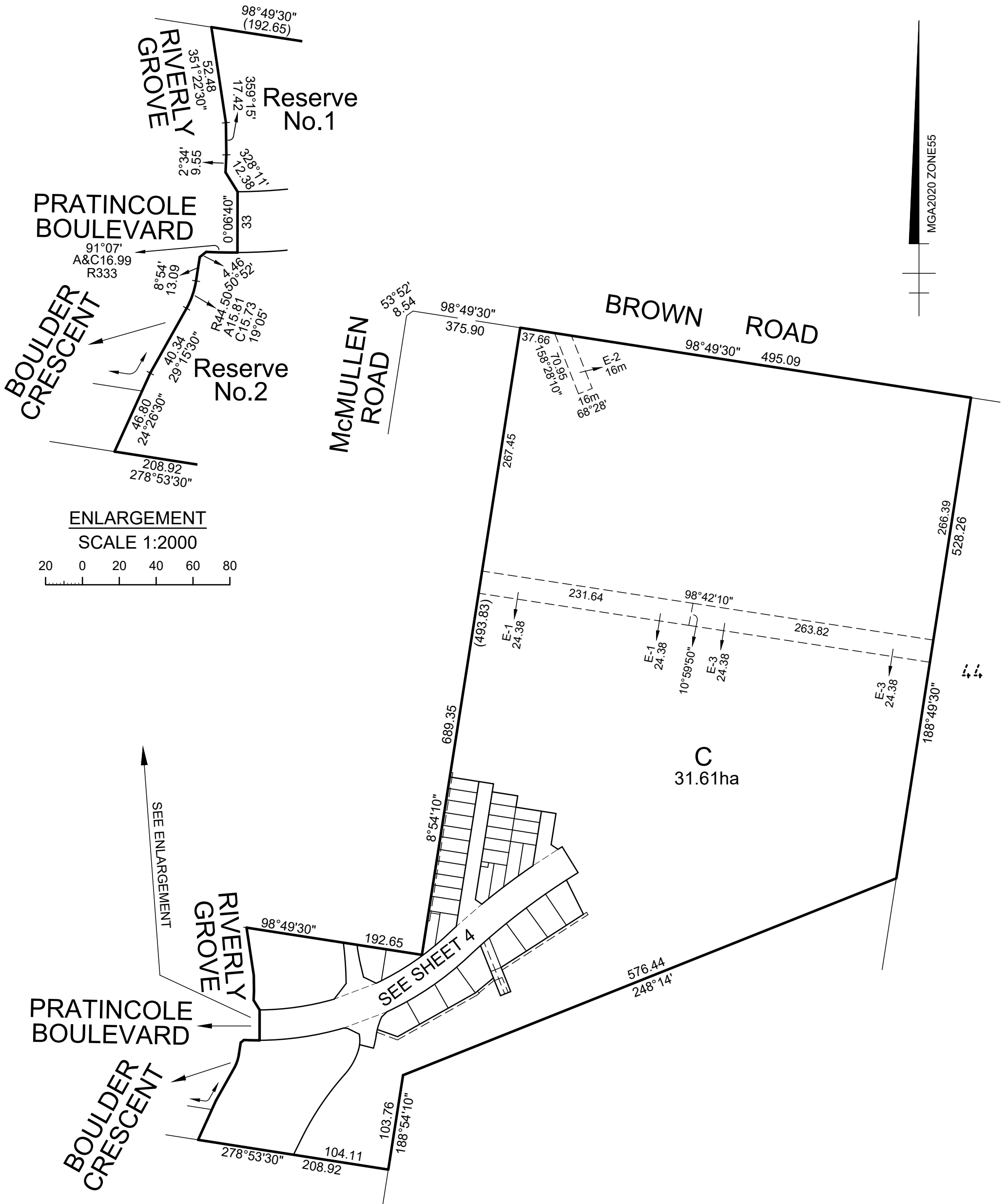
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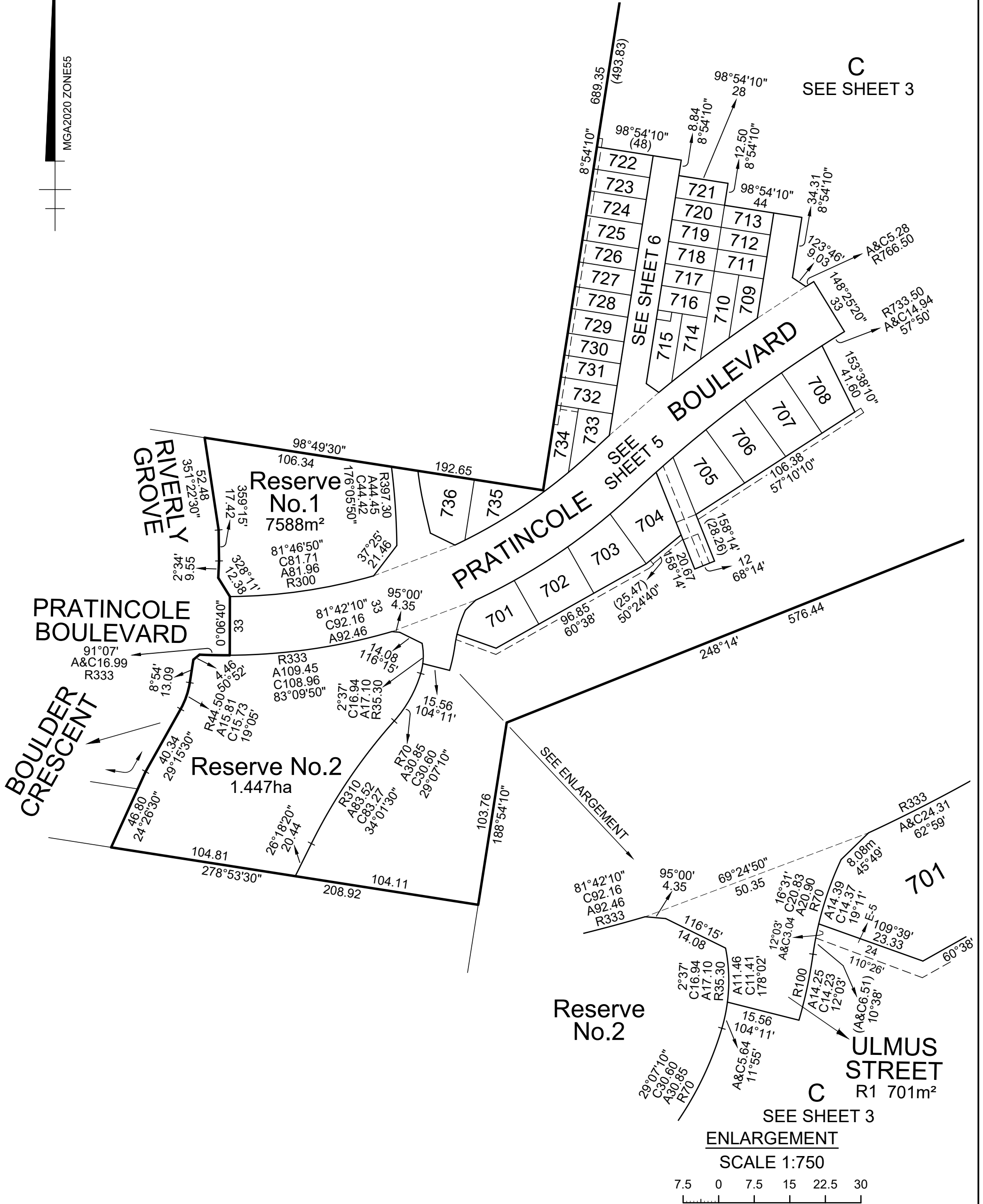
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SHEET 2

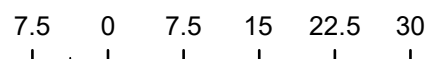
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ENLARGEMENT

SCALE 1:750

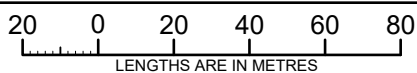


TAYLORS

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SCALE
1:2000



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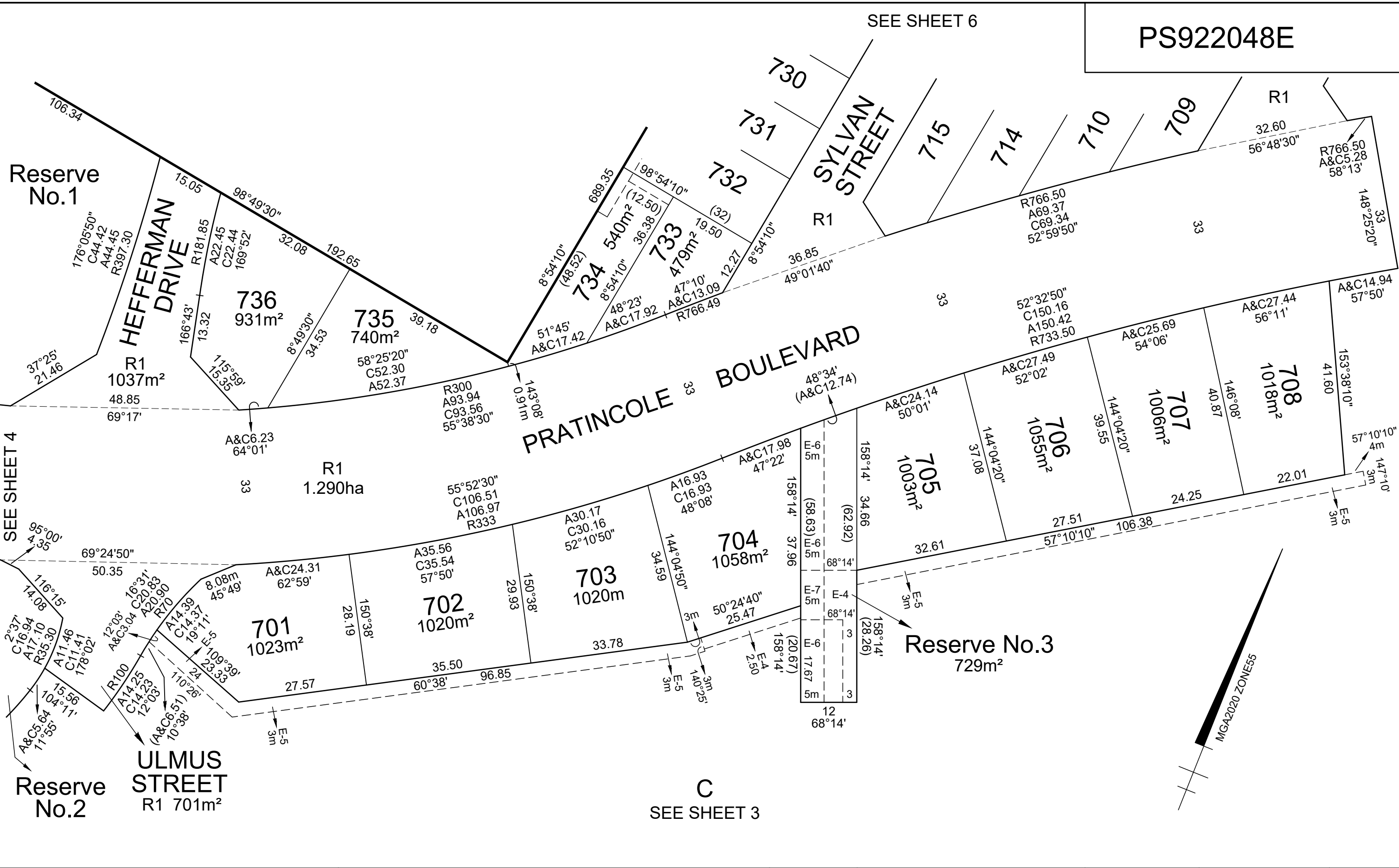
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SHEET 4

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SEE SHEET 6



SEE SHEET 4

C
SEE SHEET 3



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SCALE 1:750

LENGTHS ARE IN METRES

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SHEET 5

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CREATION OF RESTRICTION

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.

RESTRICTION A

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 Officer North Developments Pty Ltd Design Review Panel.
4. Construct or permit to be constructed more than one dwelling on any burdened lot.
5. Subdivide any burdened lot.

Expiry date: 31/12/2040

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
701	702
702	701, 703
703	702, 704
704	703
705	706
706	705, 707
707	706, 708
708	707
709	710, 711
710	709, 711, 714, 716, 717
711	709, 710, 712, 718
712	711, 713, 719
713	712, 720
714	710, 715, 716
715	714, 716
716	710, 714, 715, 717
717	710, 716, 718
718	711, 717, 719

TABLE 1 Continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
719	712, 718, 720
720	713, 719, 721
721	720
722	723
723	722, 724
724	723, 725
725	724, 726
726	725, 727
727	726, 728
728	727, 729
729	728, 730
730	729, 731
731	730, 732
732	731, 733, 734
733	732, 734
734	732, 733, 735
735	734, 736
736	735