

<h1>PLAN OF SUBDIVISION</h1>	EDITION 1	<h1>PS906432U</h1>
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LOCATION OF LAND

PARISH: **PAKENHAM**

TOWNSHIP:

SECTION:

CROWN ALLOTMENT: 39A (PART) & 39B (PART)

CROWN PORTION:

TITLE REFERENCE: Vol. 12299 Fol. 650

LAST PLAN REFERENCE: Lot D on PS836057H

POSTAL ADDRESS: 46 - 50 Bayview Road
(at time of subdivision) OFFICER 3809

MGA 94 CO-ORDINATES: E: 360 250 ZONE: 55
(of approx centre of land in plan) N: 5 786 970

COUNCIL NAME: CARDINIA SHIRE COUNCIL

PRELIMINARY

THIS PLAN IS BASED ON DESIGN DRAWINGS BY TAYLORS (CSMP - V15) AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

VESTING OF ROADS AND/OR RESERVES	
IDENTIFIER	COUNCIL/BODY/PERSON
Road R1	Cardinia Shire Council

NOTATIONS	
DEPTH LIMITATION: Does Not Apply	
<p>SURVEY: This plan is based on survey.</p> <p>STAGING: This is not a staged subdivision.</p> <p>This survey has been connected to Pakenham PM 82 and Pakenham PM 20 In Proclaimed Survey Area No. (Not Applicable)</p>	<p>Lot 601 has been omitted from this plan.</p> <p>Lots 602 to 608 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restrictions A and B on Sheet 3 of this plan for details.</p> <p>OTHER PURPOSE OF PLAN Removal of easements marked E-2, E-4 and E-5 on PS836057H in so far as where they lie within new roads R1 on this plan, upon registration of this plan.</p> <p> GROUNDS FOR REMOVAL: By agreement between all interested parties vide Sec.6(1)(k) of the Subdivision Act 1988.</p>
<p>HILLSTOWE ESTATE - Release No. 6 Area of Release: 5438m² No. of Lots: 7 Lots and Balance Lot A</p>	

NOTATIONS

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	Drainage	See Diagram	PS836044S	Cardinia Shire Council
	Sewerage			South East Water Corporation
E-2	Drainage	See Diag.	This Plan	Cardinia Shire Council
E-3	Drainage	See Diagram	This Plan	Cardinia Shire Council
	Sewerage			South East Water Corporation

TAYLORS

Urban Development | Built Environments | Infrastructure

8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168

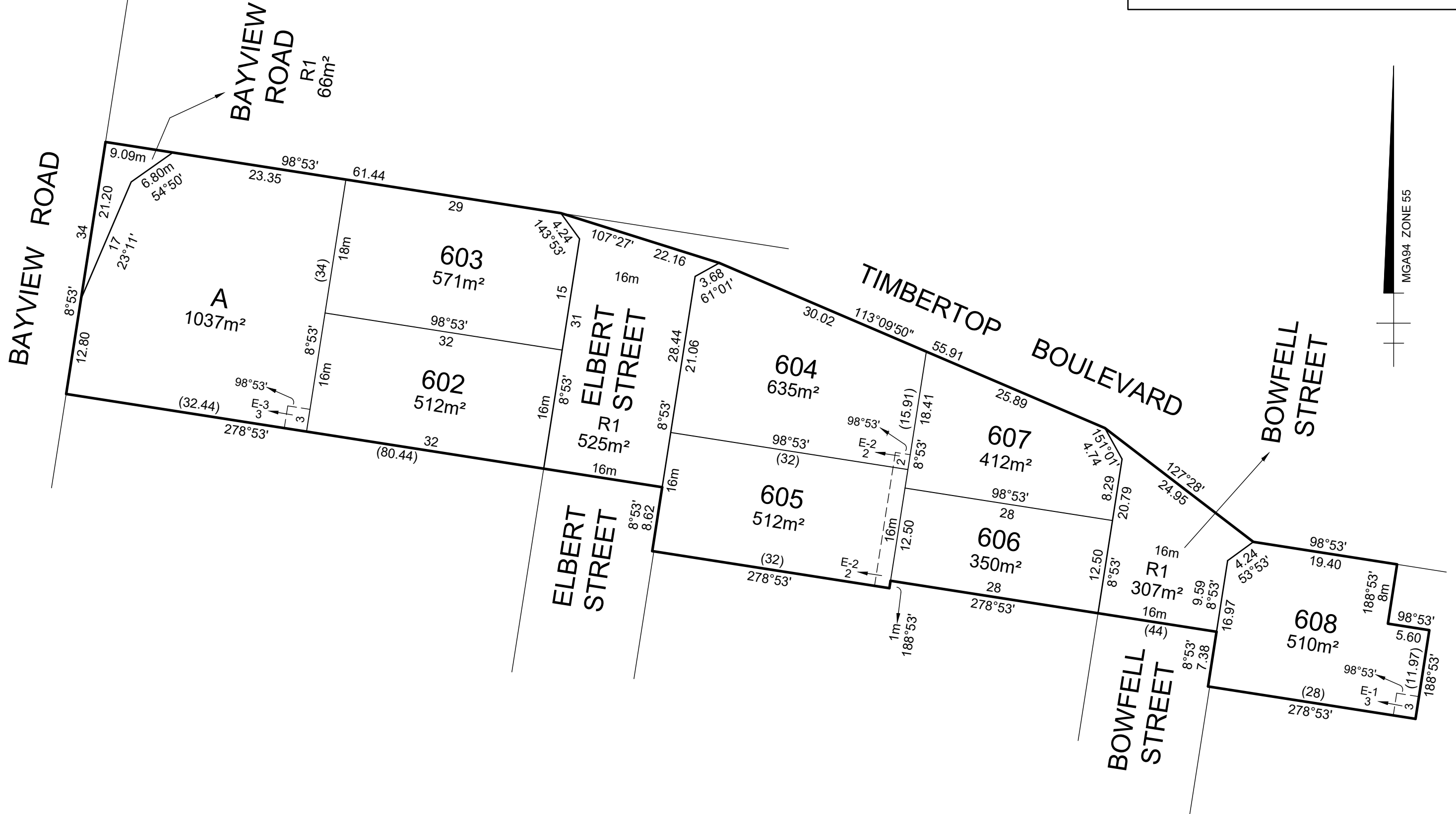
Tel: 61 3 9501 2800 | Web: taylorss.com.au

SURVEYORS FILE REF: Ref. 01177-S6 Ver. 3

Licensed Surveyor:
RAYMOND LI / Version No 3

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 3



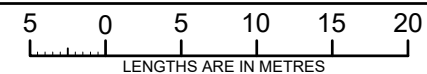
TAYLORS

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

PRELIMINARY

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SCALE
 1:500



Licensed Surveyor:

RAYMOND LI / Version No 3

ORIGINAL SHEET
 SIZE: A3

Ref. 01177-S6
 Ver. 3

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 burdened land cannot be used except in accordance with the provisions recorded in MCP

Expiry date: 31/12/2034

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
602	603
603	602
604	605, 607
605	604, 606, 607
606	605, 607
607	604, 605, 606
608	606

PRELIMINARY

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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:

The registered proprietor or proprietors for the time being of any Burdened Lot on this plan:

1. Must not construct or allow to be constructed or remain on the lot any building or garage outside the building envelope shown hatched in the diagrams shown on MCP (excluding allowable projecting building elements that project outside the building envelope as contained in Part 5 Regulation 74(3), 79(3) & 79(4) of the Building Regulations 2018); and
2. Must not construct any house or garage on a side boundary of a Lot unless the house or garage is setback a minimum of 1 metre from the other side boundary of that lot.

Expiry date: 31/12/2034

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
602	603
603	602
604	605, 607
605	604, 606, 607
606	605, 607
607	604, 605, 606
608	606