


PLAN OF SUBDIVISION		EDITION 1	PS839322Y	
LOCATION OF LAND PARISH: PAKENHAM TOWNSHIP: SECTION: CROWN ALLOTMENT: 42 (PART) CROWN PORTION: TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot C on PS839283G POSTAL ADDRESS: 427 Brown Road (at time of subdivision) OFFICER 3809 MGA 2020 CO-ORDINATES: E: 361 860 ZONE: 55 (of approx centre of land in plan) N: 5787 150		COUNCIL NAME: CARDINIA SHIRE COUNCIL		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	Lots 401 to 439 on this plan are affected by 3D Building Envelopes in MCP Dealing No. AA8753 Refer to Creation of Restriction A on sheet 5 of this plan for details. OTHER PURPOSE OF PLAN To remove the sewerage easement E-3 created on PS839283G in so far as it lies within 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	Cardinia Shire Council			
NOTATIONS		DEPTH LIMITATION: Does Not Apply SURVEY: This plan is based on survey. STAGING: 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 OFFICER FIELDS - Release No. 4 Area of Release: 2.247ha No. of Lots: 39 Lots		
DEPTH LIMITATION: Does Not Apply				
SURVEY: This plan is based on survey. STAGING: 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 OFFICER FIELDS - Release No. 4 Area of Release: 2.247ha No. of Lots: 39 Lots				
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	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: taylorstds.com.au		SURVEYORS FILE REF: Ref. 21737-S4 Ver. 4 Licensed Surveyor: RICHARD ILLINGWORTH / Version No 4	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5

MGA2020 ZONE 55

HEFFERMAN DRIVE

DRIVE

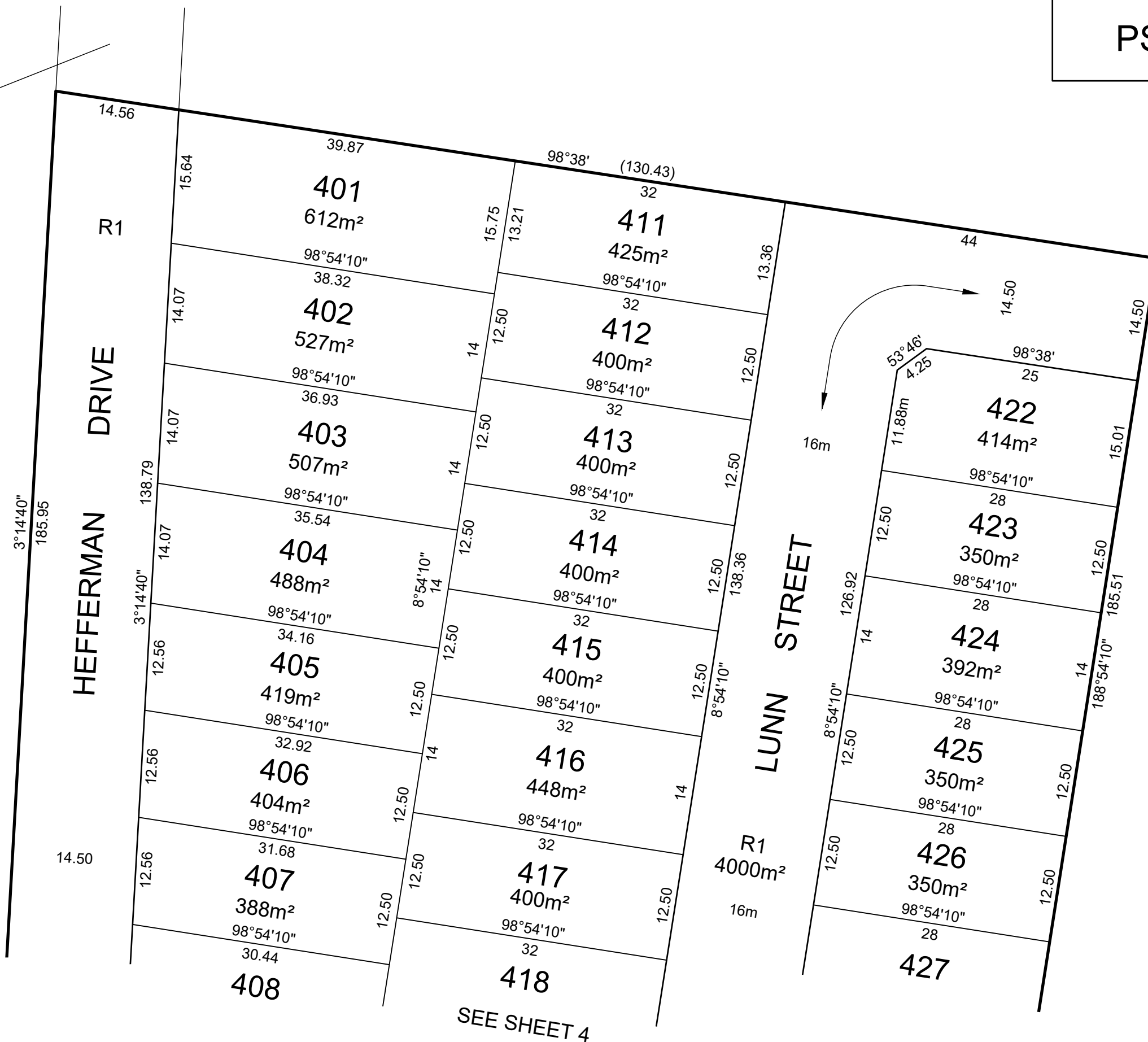
HEFFERMAN

LUNN STREET



MGA2020 ZONE 55

HEFFERMAN DRIVE

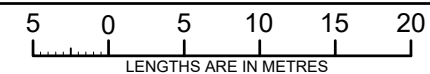


SEE SHEET 4

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



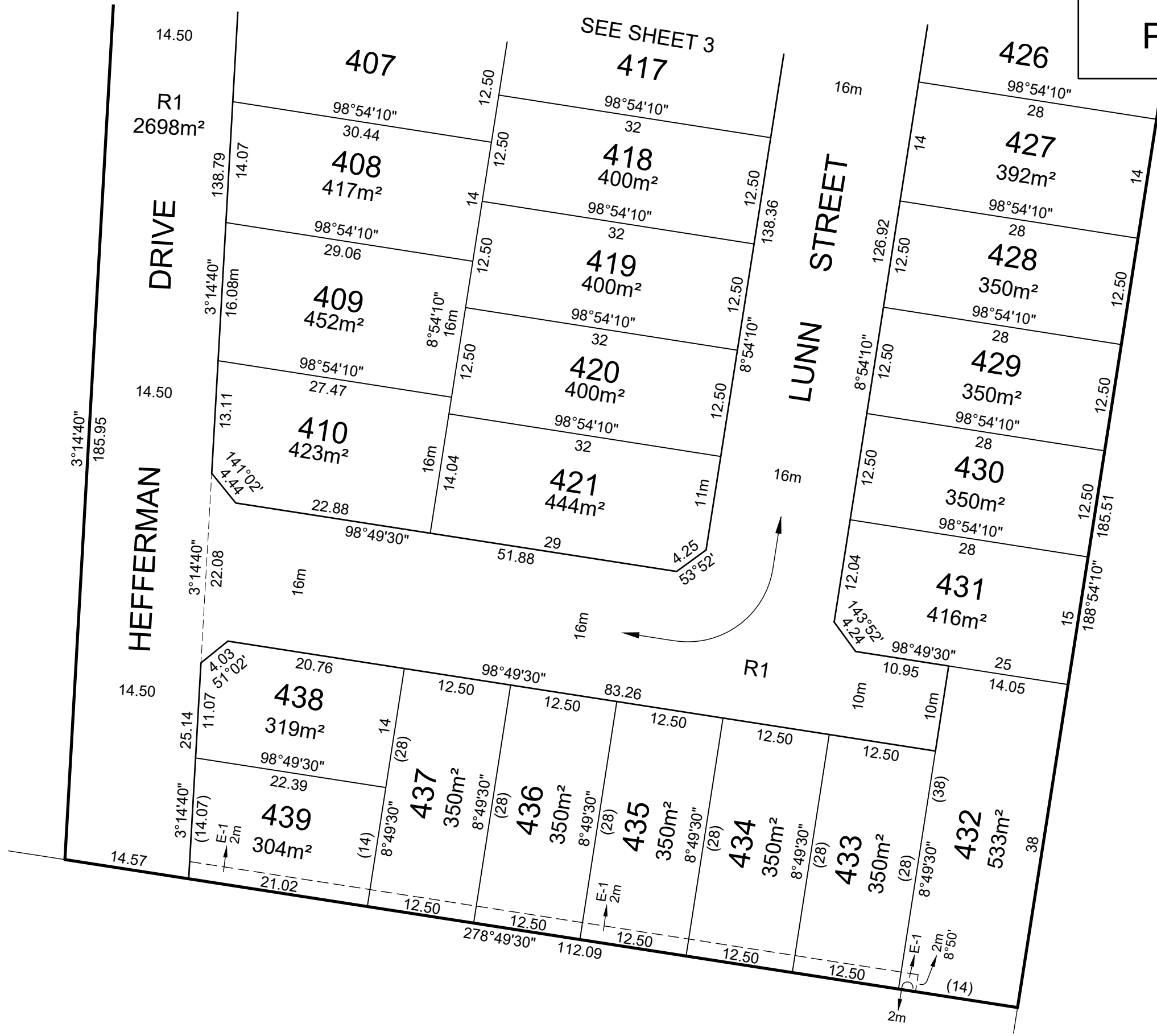
ORIGINAL SHEET
SIZE: A3

Ref. 21737-S4
Ver. 4

SHEET 3

Licensed Surveyor:

RICHARD ILLINGWORTH / Version No 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 AA8753.
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: 31/12/2035

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
401	402, 411, 412
402	401, 403, 412, 413
403	402, 404, 413, 414
404	403, 405, 414, 415
405	404, 406, 415, 416
406	405, 407, 416, 417
407	406, 408, 417, 418
408	407, 409, 418, 419
409	408, 410, 419, 420
410	409, 420, 421
411	401, 412
412	401, 402, 411, 413
413	402, 403, 412, 414
414	403, 404, 413, 415
415	404, 405, 414, 416
416	405, 406, 415, 417
417	406, 407, 416, 418
418	407, 408, 417, 419
419	408, 409, 418, 420
420	409, 410, 419, 421

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
421	410, 420
422	423
423	422, 424
424	423, 425
425	424, 426
426	425, 427
427	426, 428
428	427, 429
429	428, 430
430	429, 431
431	430, 432
432	431, 433
433	432, 434
434	433, 435
435	434, 436
436	435, 437
437	436, 438, 439
438	437, 439
439	437, 438