
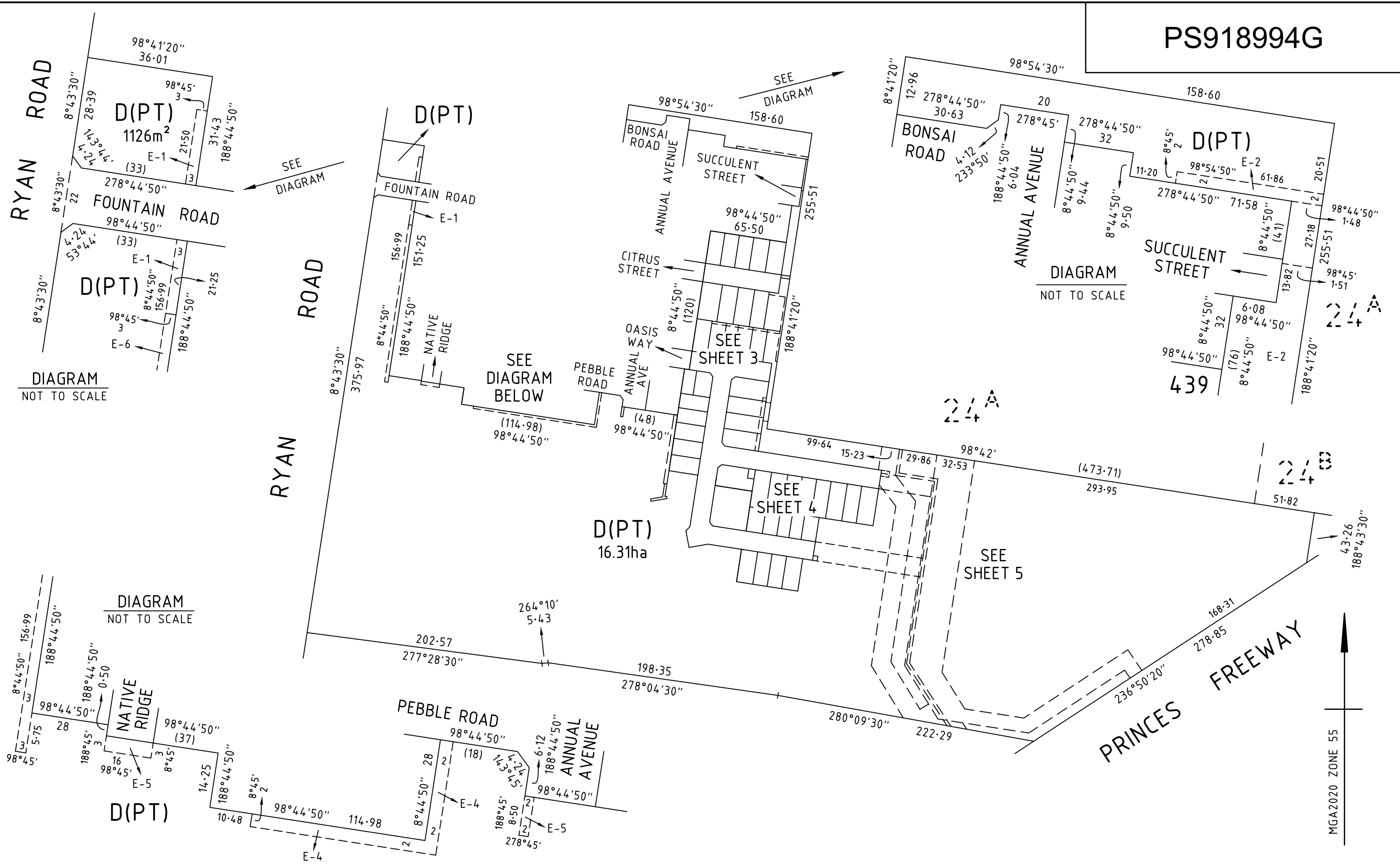


<b>PLAN OF SUBDIVISION</b>			<b>EDITION 1</b>	<b>PS918994G</b>
<b>LOCATION OF LAND</b> <b>PARISH:</b> NAR-NAR-GOON <b>TOWNSHIP:</b> — <b>SECTION:</b> — <b>CROWN ALLOTMENT:</b> 25 (PART) <b>CROWN PORTION:</b> — <b>TITLE REFERENCE:</b> VOL. 12571 FOL. 676  <b>LAST PLAN REFERENCE:</b> PS908410U (LOT B) <b>POSTAL ADDRESS:</b> 140 RYAN ROAD (at time of subdivision) <b>PAKENHAM, 3810</b>  <b>MGA CO-ORDINATES:</b> E: 370 000 ZONE: 55 (of approx centre of land in plan) N: 5 784 390 GDA 2020			Council Name: Cardinia Shire Council SPEAR Reference Number: S217260P	
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 TO 400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOT D COMPRISES IN THREE PARTS (TOTAL AREA 16.53ha). LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS & BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 6  <b>OTHER PURPOSE OF PLAN:</b> 1) TO REMOVE THAT PART OF THE DRAINAGE AND SEWERAGE EASEMENT CREATED AS E-1 ON PS848725Y CONTAINED WITHIN CITRUS STREET ON THIS PLAN. 2) TO REMOVE THAT PART OF THE DRAINAGE EASEMENT CREATED AS E-2 ON PS848725Y CONTAINED WITHIN LOTS 435 TO 443 (BOTH INCLUSIVE) AND CITRUS STREET ON THIS PLAN. 3) TO REMOVE THE DRAINAGE EASEMENT CREATED AS E-7 ON PS848725Y CONTAINED WITHIN LOT 443 AND CITRUS STREET ON THIS PLAN. 4) TO REMOVE THE CARRIAGEWAY EASEMENT CREATED AS E-7 ON PS848725Y CONTAINED WITHIN LOT 443 AND CITRUS STREET ON THIS PLAN. 5) TO REMOVE THAT PART OF THE CARRIAGEWAY EASEMENT CREATED AS E-8 ON PS848725Y CONTAINED WITHIN LOTS 422 TO 427 (BOTH INCLUSIVE) 432, 433, 443, OASIS WAY, BIENNIAL ROAD AND SUNDIAL STREET ON THIS PLAN.  <b>GROUNDS FOR REMOVAL OF EASEMENT:</b> AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)	
ROAD R1 ROAD R2 RESERVE No.1	CARDINIA SHIRE COUNCIL CARDINIA SHIRE COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD			
<b>NOTATIONS</b>			<b>DEPTH LIMITATION: DOES NOT APPLY</b>  This is a SPEAR plan. <b>STAGING:</b> This is not a staged subdivision. Planning Permit No. T220137  <b>SURVEY:</b> This plan is based on survey.  This survey has been connected to permanent marks No(s). 43, 332, 379 In Proclaimed Survey Area No. 71  Estate: Maple Grove Phase No.: 4 No. of Lots: 43 + Lot D Phase Area: 2.449ha	
<b>DEPTH LIMITATION: DOES NOT APPLY</b>				
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<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-2, E-10	DRAINAGE	SEE DIAG	PS848725Y	CARDINIA SHIRE COUNCIL
E-1, E-3	SEWERAGE	SEE DIAG	PS848725Y	SOUTH EAST WATER CORPORATION
E-4, E-6	DRAINAGE	SEE DIAG	PS908410U	CARDINIA SHIRE COUNCIL
E-5, E-6	SEWERAGE	SEE DIAG	PS908410U	SOUTH EAST WATER CORPORATION
E-7, E-8, E-16, E-17	CARRIAGEWAY (FOR SEWERAGE EDUCATION TANK ACCESS)	SEE DIAG	PS848725Y	SOUTH EAST WATER CORPORATION
E-7, E-10, E-11, E-17, E-18, E-19	SEWERAGE	SEE DIAG	THIS PLAN	SOUTH EAST WATER CORPORATION
E-7, E-9, E-11 E-17, E-19	DRAINAGE	SEE DIAG	THIS PLAN	CARDINIA SHIRE COUNCIL
E-16, E-17, E-19	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE DIAG	THIS PLAN	SOUTH EAST WATER CORPORATION
 <b>Beveridge Williams</b> Development and Infrastructure Consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 1701814/04 1701814-04-PS-V8.DWG  Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (8), 24/09/2025, SPEAR Ref: S217260P		ORIGINAL SHEET SIZE: A3  SHEET 1 OF 6



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SURVEYORS REFERENCE	1701814/04
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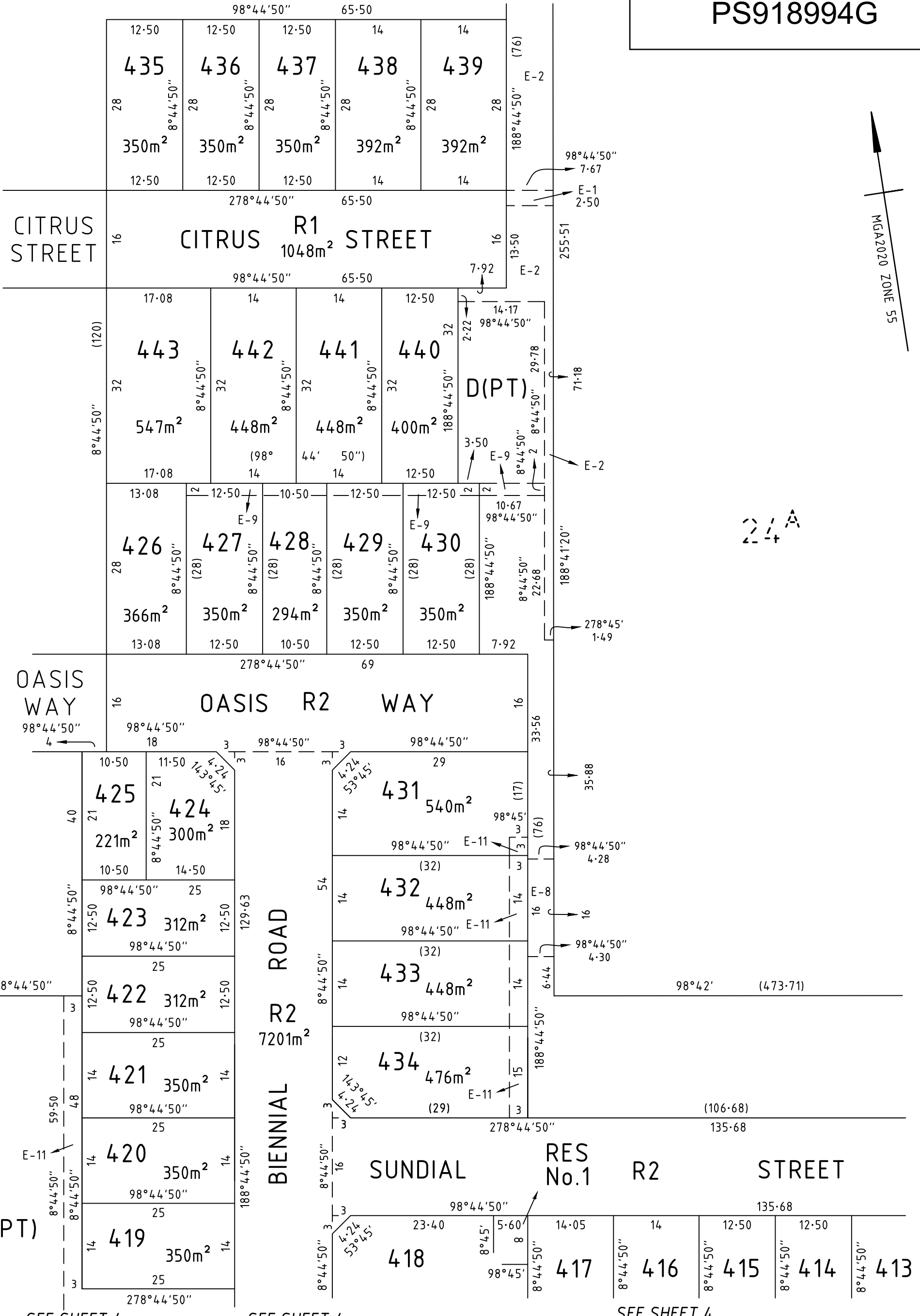
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30 0 30 60 90 120  
 LENGTHS ARE IN METRES

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 24/09/2025, SPEAR Ref: S217260P

ORIGINAL SHEET SIZE: A3	SHEET 2
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SEE SHEET 2



24A

SEE SHEET 2

SEE SHEET 4

SEE SHEET 4

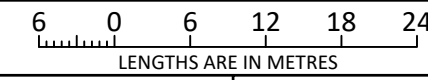
SEE SHEET 4

SEE SHEET 4

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SURVEYORS REF 1701814/04

SCALE 1 : 600



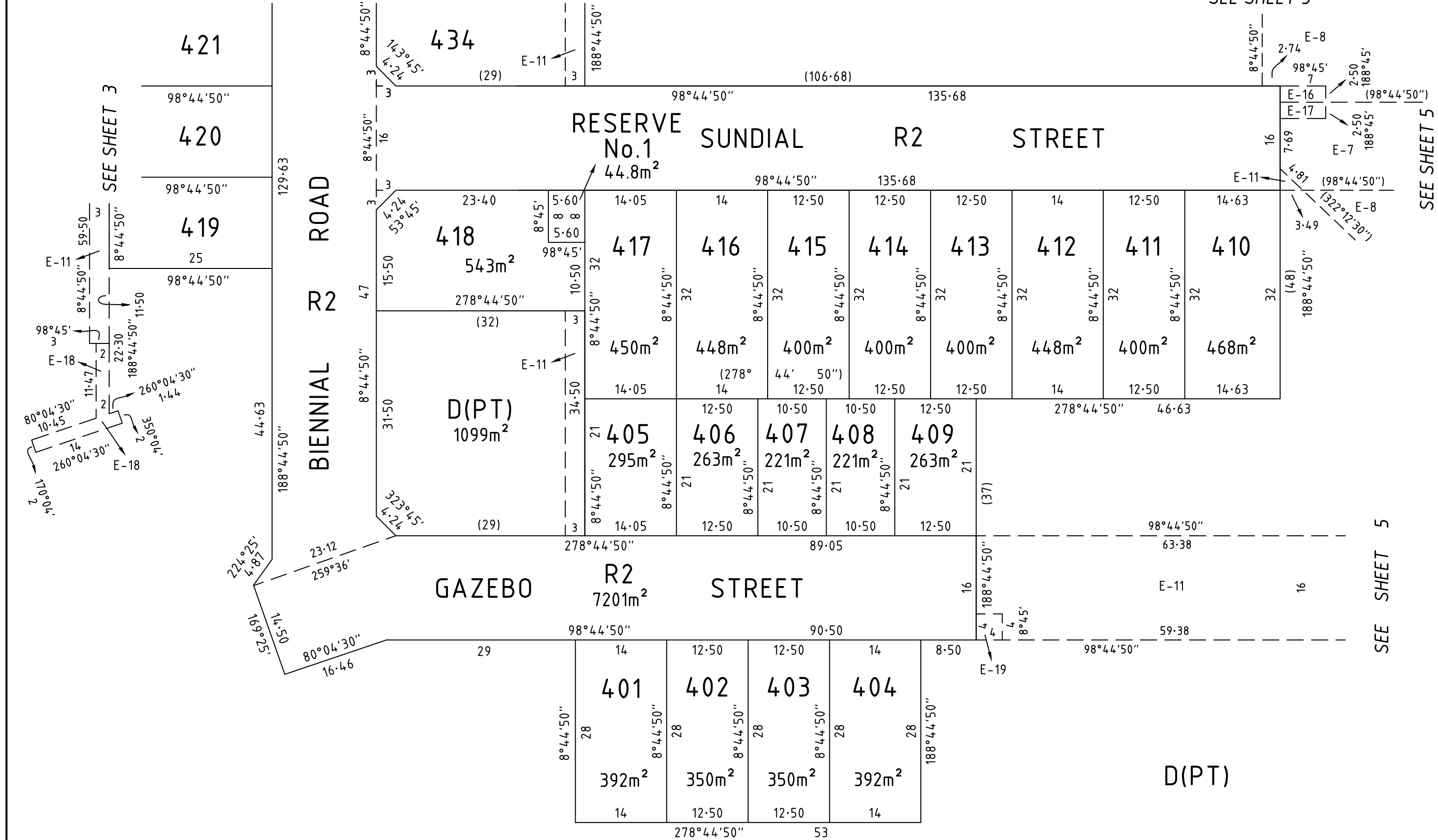
ORIGINAL SHEET SIZE: A3

SHEET 3

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SEE SHEET 3

SEE SHEET 5



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SURVEYORS REFERENCE  
 1701814/04

SCALE 1:1500  
 15 0 15 30 45 60  
 LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3

SHEET 4



DIAGRAM  
NOT TO SCALE

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SURVEYORS REF  
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SCALE  
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LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

SHEET 5

**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'**

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 401 TO 443 (BOTH INCLUSIVE) ON THIS PLAN  
 BENEFITED LAND: LOTS 401 TO 443 (BOTH INCLUSIVE) ON THIS PLAN

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT BUILD OR PERMIT ANY OTHER PERSON UNDER ITS CONTROL OR DIRECTION TO CONSTRUCT OR ALLOW TO BE CONSTRUCTED:

- 1) ANY BUILDING STRUCTURE OR FENCE OTHER THAN A BUILDING STRUCTURE OR FENCE IN ACCORDANCE WITH THE LATEST COPY OF THE MAPLE GROVE ESTATE DESIGN GUIDELINES (INCLUDING ANY AMENDMENTS FROM TIME TO TIME) ENDORSED BY CARDINIA SHIRE COUNCIL UNDER PLANNING PERMIT NUMBER T220137;
- 2) ANY BUILDING OR STRUCTURE OUTSIDE A BUILDING ENVELOPE APPLIED TO A LOT ON THE BUILDING ENVELOPE PLAN ENDORSED UNDER PLANNING PERMIT No. T220137 UNLESS ENCROACHMENTS OUTSIDE THE BUILDING ENVELOPE PLAN ARE PERMITTED UNDER THE BUILDING REGULATIONS 2018 AND THE CARDINIA SHIRE COUNCIL PLANNING SCHEME;
- 3) MULTIPLE DWELLINGS OR SUBDIVIDE OR SEEK TO SUBDIVIDE ANY BURDENED LOT.

A COPY OF THE ENDORSED MAPLE GROVE DESIGN GUIDELINES ARE AVAILABLE AT: <https://satterley.com.au/maple-grove/buying-building/>

VARIATION

- 1) ANY VARIATION TO BUILD OUTSIDE THE BUILDING ENVELOPE PLAN CONTAINED AT <https://satterley.com.au/maple-grove/buying-building/> WHERE ENCROACHMENTS OUTSIDE THE BUILDING ENVELOPE PLAN ARE NOT PERMITTED BY THE CARDINIA SHIRE PLANNING SCHEME AND BUILDING REGULATIONS 2018 WILL REQUIRE APPROVAL FROM CARDINIA SHIRE COUNCIL AND THE MAPLE GROVE ESTATE DESIGN ASSESSMENT PANEL.
- 2) ANY VARIATION TO CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING STRUCTURE OR FENCE THAT IS NOT IN ACCORDANCE WITH THE MAPLE GROVE ESTATE DESIGN GUIDELINES WILL REQUIRE APPROVAL FROM CARDINIA SHIRE COUNCIL AND THE MAPLE GROVE ESTATE DESIGN ASSESSMENT PANEL.

EXPIRY DATE

THIS RESTRICTION CEASES TO HAVE EFFECT AFTER 31 DECEMBER 2039.

**RESTRICTION 'B'**

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 405 TO 409 (BOTH INCLUSIVE), 425 AND 428 ON THIS PLAN  
 BENEFITING LAND: LOTS 405 TO 409 (BOTH INCLUSIVE), 425 AND 428 ON THIS PLAN

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN OF SUBDIVISION SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PARTS THEREOF:

- 1) CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING THAT DOES NOT COMPLY WITH "TYPE A" OF THE SMALL LOT HOUSING CODE AS INCORPORATED INTO THE PAKENHAM EAST PRECINCT STRUCTURE PLAN UNLESS THE CONSTRUCTION OR EXTENSION OF ANY DWELLING HAS BEEN APPROVED BY THE RESPONSIBLE AUTHORITY UNDER THE RELEVANT PLANNING REGULATIONS;

EXPIRY DATE:

THIS RESTRICTION CEASES TO HAVE EFFECT AFTER 31 DECEMBER 2039.

**RESTRICTION 'C'**

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 401, 418, 424, 431 AND 434 ON THIS PLAN  
 BENEFITING LAND: LOTS 401 TO 443 (BOTH INCLUSIVE) ON THIS PLAN

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN OF SUBDIVISION SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PARTS THEREOF:

- 1) CONSTRUCT ANY FENCE WITHIN 9 METRES OF THE INTERSECTION OF TWO STREET ALIGNMENTS UNLESS THE SAID FENCE IS EITHER LESS THAN 1 METRE IN HEIGHT OR THE REPORT AND CONSENT OF THE MUNICIPAL BUILDING SURVEYOR HAS BEEN OBTAINED.

EXPIRY DATE:

THIS RESTRICTION CEASES TO HAVE EFFECT AFTER 31 DECEMBER 2039.