

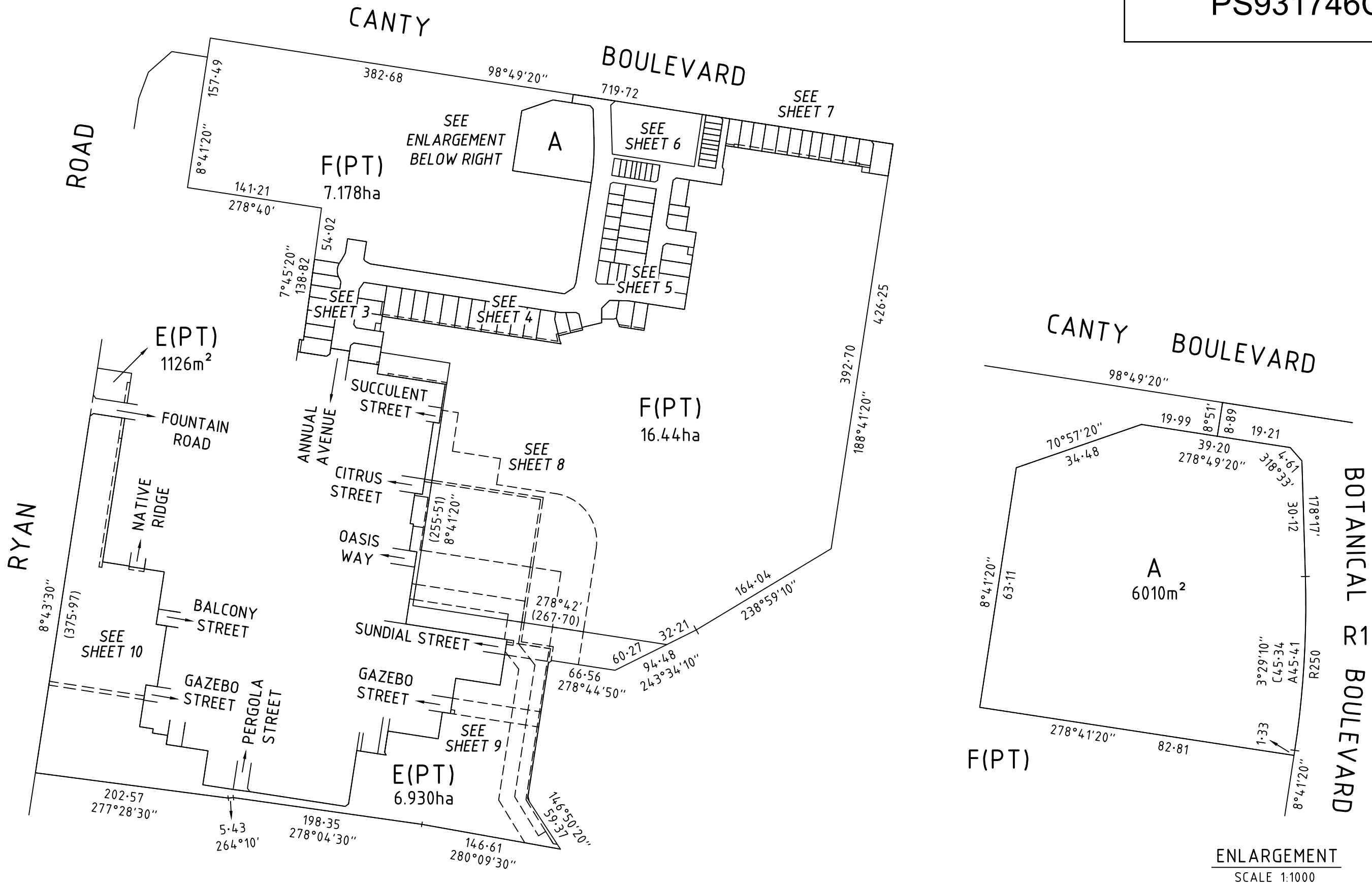
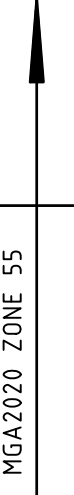
<h1>PLAN OF SUBDIVISION</h1>	EDITION 1	<h1>PS931746C</h1>
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<p><b>LOCATION OF LAND</b></p> <p><b>PARISH:</b> NAR-NAR-GOON</p> <p><b>TOWNSHIP:</b> —</p> <p><b>SECTION:</b> —</p> <p><b>CROWN ALLOTMENT:</b> 24A (PART) &amp; 25 (PART)</p> <p><b>CROWN PORTION:</b> —</p> <p><b>TITLE REFERENCE:</b> VOL. 10200 FOL. 493 VOL. FOL.</p> <p><b>LAST PLAN REFERENCE:</b> PS931758U (LOT L) PS931758U (LOT M)</p> <p><b>POSTAL ADDRESS:</b> 10 CANTY LANE (at time of subdivision) RYAN ROAD PAKENHAM, 3810</p> <p><b>MGA CO-ORDINATES:</b> E: 370 100 ZONE: 55 (of approx centre of land in plan) N: 5 784 600 GDA 2020</p>	<p>Council Name: Cardinia Shire Council</p> <p>Council Reference Number: S25-058 Planning Permit Reference: T210326-3 SPEAR Reference Number: S249588A</p> <p><b>Certification</b></p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>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</p> <p>Digitally signed by: Simone Norbury for Cardinia Shire Council on 27/11/2025</p>
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VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	<p><b>SURVEY:</b></p> <p>This plan is based on survey.</p> <p>This survey has been connected to permanent marks No(s). 43, 332, 379 In Proclaimed Survey Area No. 71</p> <p>LOTS 1 TO 500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>LOT E COMPRISES IN TWO PARTS (TOTAL AREA 7.043ha) LOT F COMPRISES IN TWO PARTS (TOTAL AREA 23.62ha)</p> <p>LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS &amp; BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 11</p>
ROAD R1	CARDINIA SHIRE COUNCIL	
ROAD R2	CARDINIA SHIRE COUNCIL	
RESERVE No.1	CARDINIA SHIRE COUNCIL	
RESERVE No.2	AUSNET ELECTRICITY SERVICES PTY LTD	
RESERVE No.3	AUSNET ELECTRICITY SERVICES PTY LTD	
RESERVE No.4	AUSNET ELECTRICITY SERVICES PTY LTD	
NOTATIONS		
<b>DEPTH LIMITATION: DOES NOT APPLY</b>		
This is a SPEAR plan.		
<b>STAGING:</b> This is not a staged subdivision. Planning Permit No. T210326		
Estate: Maple Grove Phase No.: 5 No. of Lots: 81 + Lot E & F PHASE AREA: 5.637ha		

EASEMENT INFORMATION				
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, E-28	DRAINAGE	SEE DIAG	PS848725Y	CARDINIA SHIRE COUNCIL
E-1, E-3, E-28	SEWERAGE	SEE DIAG	PS848725Y	SOUTH EAST WATER CORPORATION
E-4	CARRIAGEWAY (FOR SEWERAGE EDUCATION TANK ACCESS)	SEE DIAG	AY225317K	SOUTH EAST WATER CORPORATION
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-30	CARRIAGEWAY (FOR SEWERAGE EDUCATION TANK ACCESS)	SEE DIAG	PS848725Y	SOUTH EAST WATER CORPORATION
E-7, E-10, E-11, E-17 E-29, E-30, E-31	SEWERAGE	SEE DIAG	PS918994G	SOUTH EAST WATER CORPORATION
E-7, E-9, E-11, E-17 E-29, E-30, E-31	DRAINAGE	SEE DIAG	PS918994G	CARDINIA SHIRE COUNCIL
E-12, E-13	SEWERAGE	SEE DIAG	PS915535H	SOUTH EAST WATER CORPORATION
E-13, E-15	DRAINAGE	SEE DIAG	PS915535H	CARDINIA SHIRE COUNCIL
E-14	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	4	PS915535H	SOUTH EAST WATER CORPORATION
E-16, E-17, E-31	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	PS918994G	SOUTH EAST WATER CORPORATION
E-18, E,20	SEWERAGE	SEE DIAG	AY225317K	SOUTH EAST WATER CORPORATION
E-18, E-19	DRAINAGE	SEE DIAG	AY225317K	CARDINIA SHIRE COUNCIL
E-10, E-28, E-29, E-30, E-31	CARRIAGEWAY	SEE DIAG	PS931758U	RESERVE No. 1 PS931758U
E-21	DRAINAGE	SEE DIAG	THIS PLAN	CARDINIA SHIRE COUNCIL

<p><b>Beveridge Williams</b> Development and Infrastructure Consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au</p>	<p>SURVEYORS FILE REF: 1701814/05 1701814-05-PS-V5.DWG</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 1 OF 11</p>
	<p>Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (5), 08/10/2025, SPEAR Ref: S249588A</p>		



ENLARGEMENT  
SCALE 1:1000

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SURVEYORS REFERENCE	1701814/05
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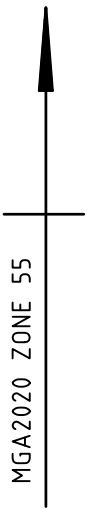
LENGTHS ARE IN METRES

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Surveyor's Plan Version (5),  
08/10/2025, SPEAR Ref: S249588A

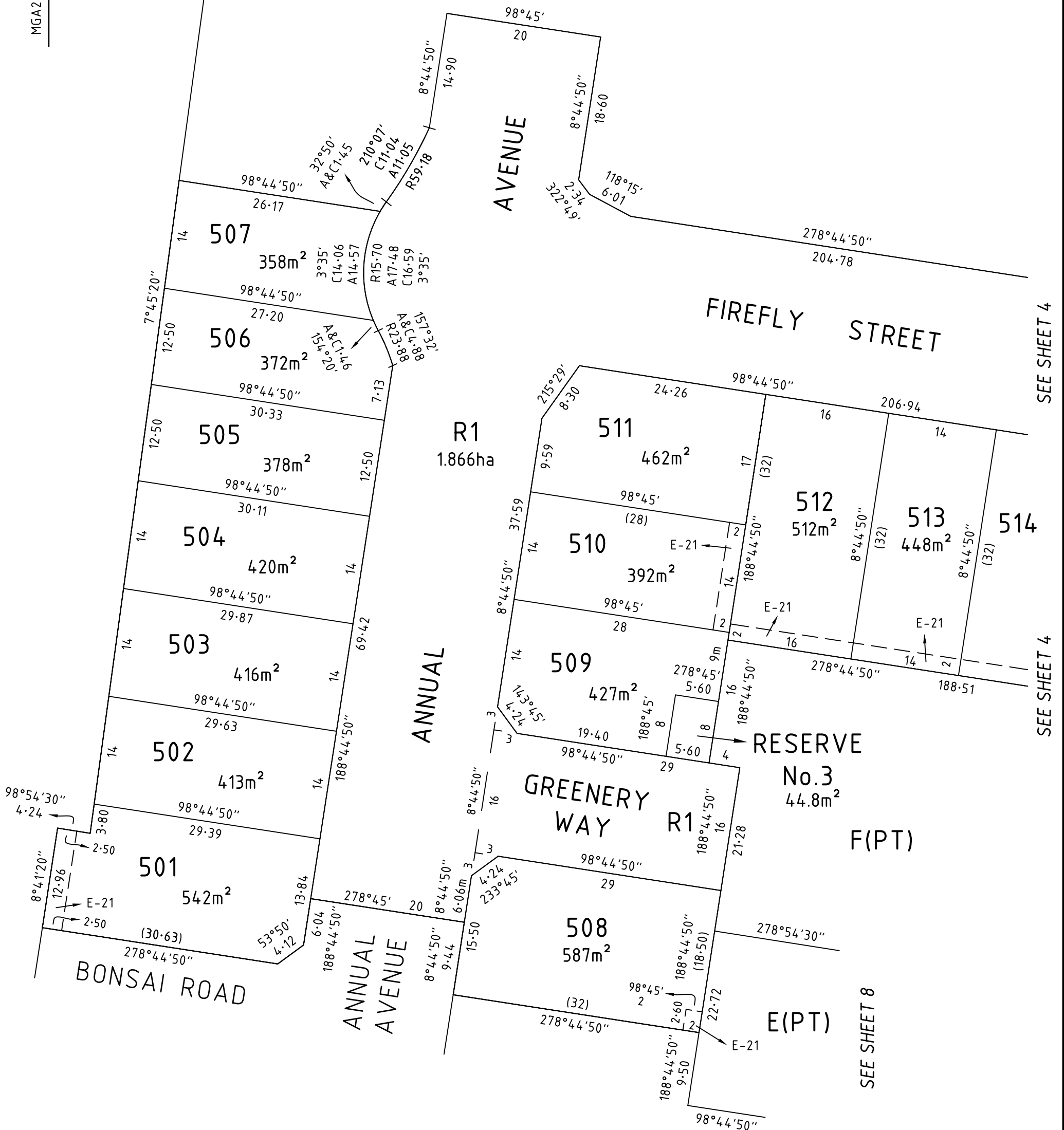
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SEE SHEET 2

PS931746C



F(PT)



SEE SHEET 4

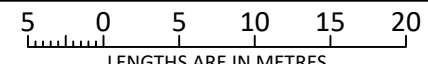
SEE SHEET 4

SEE SHEET 8

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SURVEYORS REF 1701814/05

SCALE 1 : 500



ORIGINAL SHEET SIZE: A3

SHEET 3

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 27/11/2025,  
 SPEAR Ref: S249588A

SEE SHEET 5

MGA2020 ZONE 55

SEE SHEET 3

F(PT)

FIREFLY

STREET

R1  
1.866ha

BOTANICAL BOULEVARD

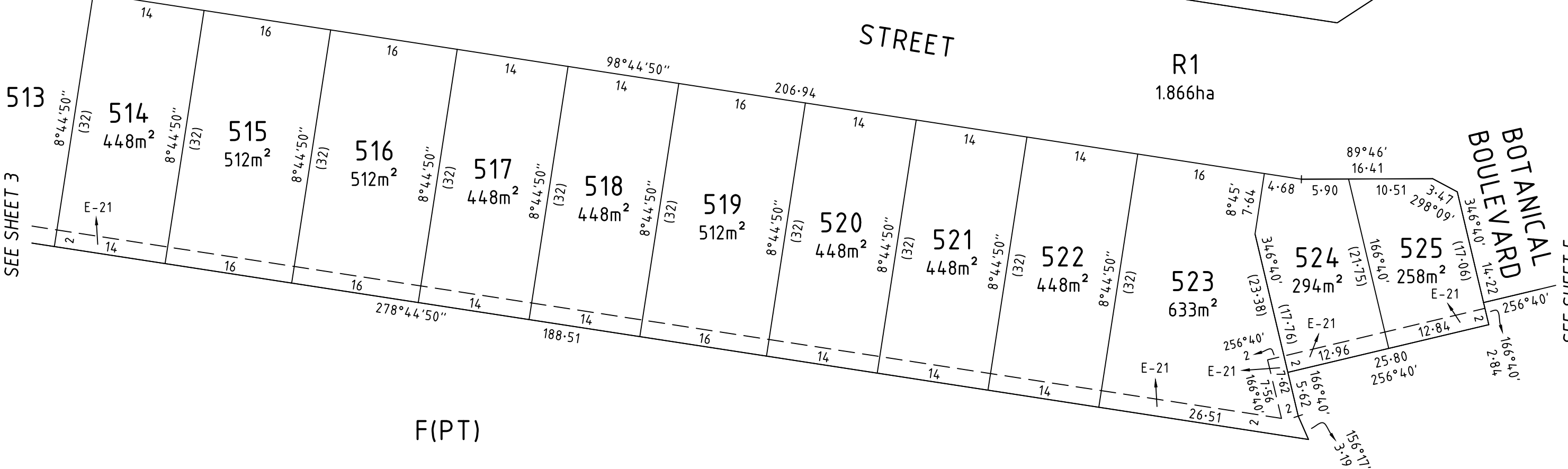
SEE SHEET 5

SEE SHEET 3

F(PT)

BOTANICAL BOULEVARD

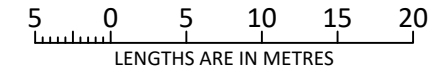
SEE SHEET 5



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SURVEYORS REFERENCE  
1701814/05

SCALE  
1 : 500



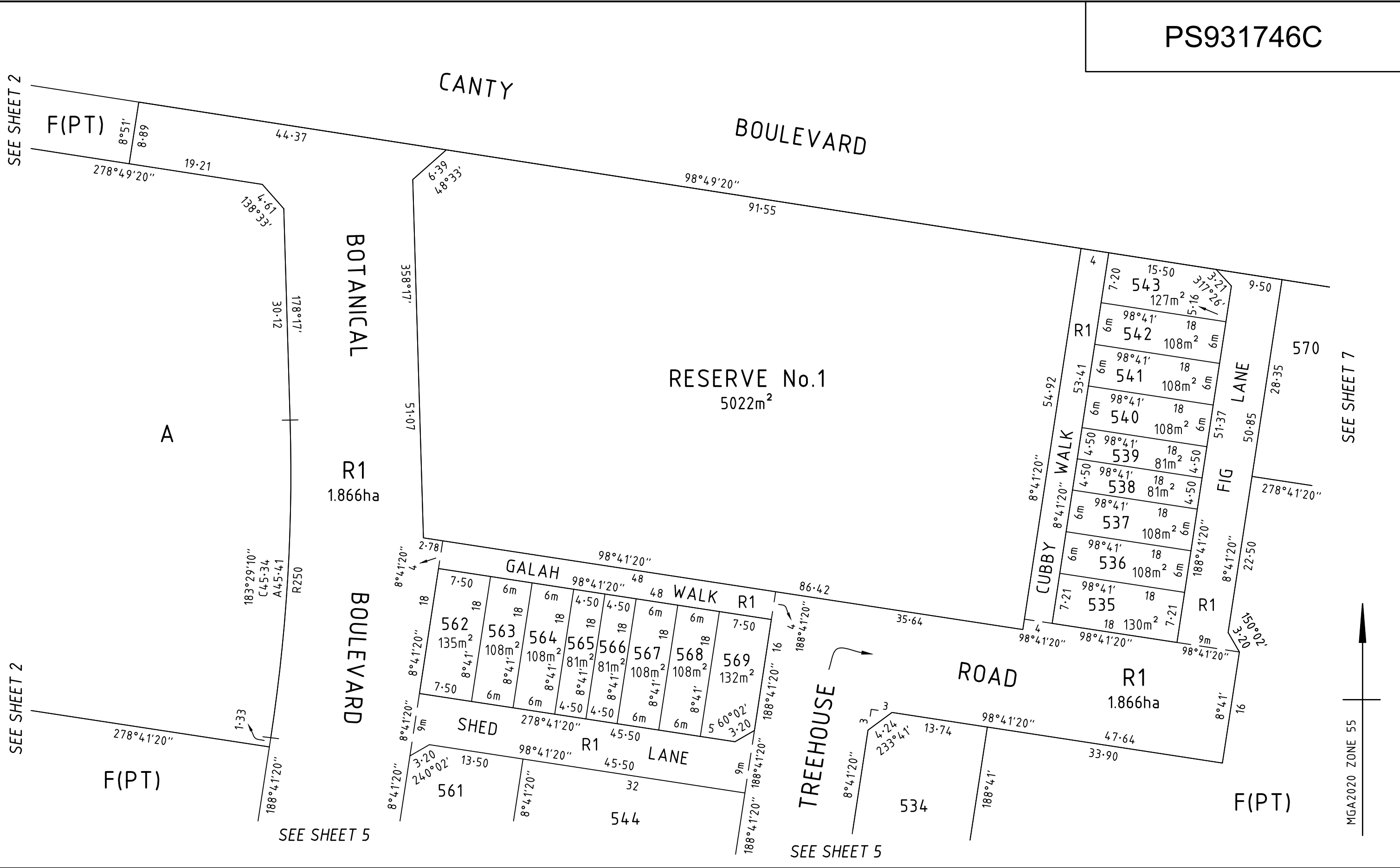
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SHEET 4

Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor,  
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SURVEYORS REFERENCE	1701814/05
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SCALE 1 : 500

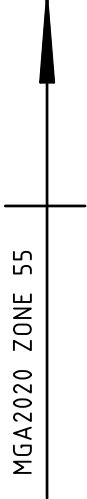
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Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor,  
 Surveyor's Plan Version (5),  
 08/10/2025, SPEAR Ref: S249588A

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CANTY

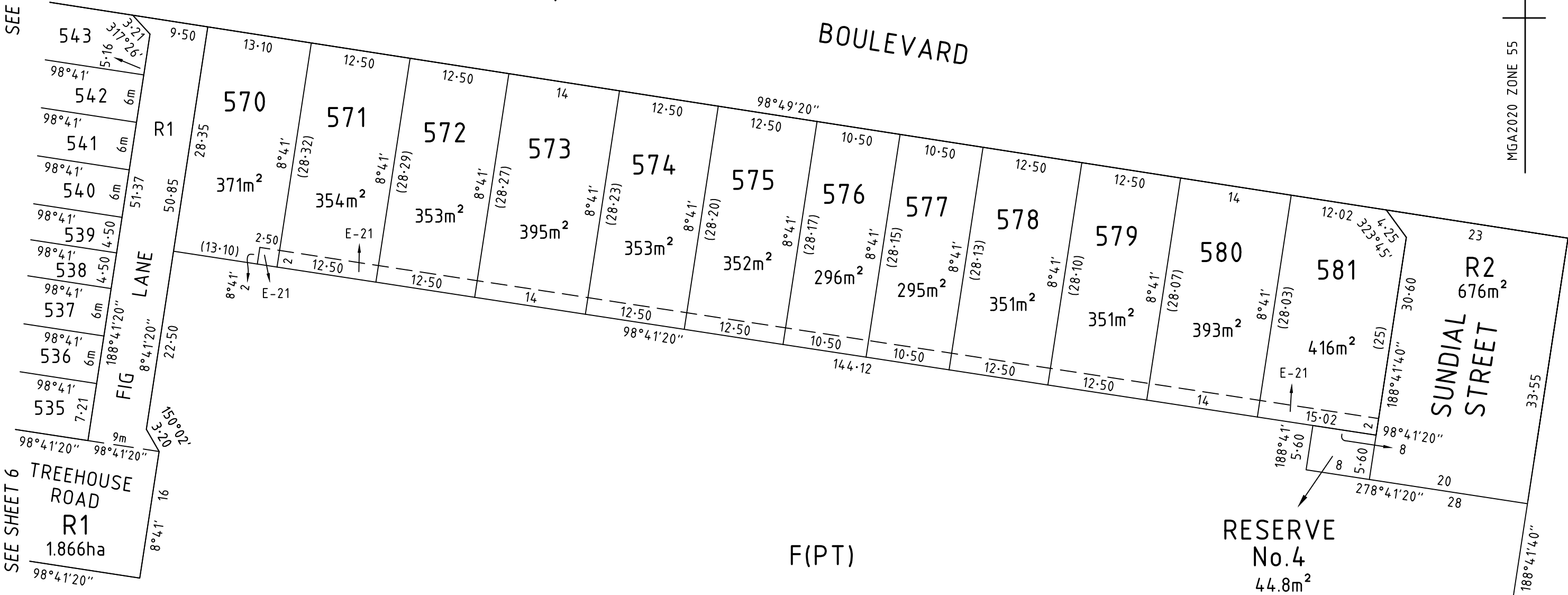
BOULEVARD



SEE SHEET 6

SEE SHEET 6

SEE SHEET 2



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SURVEYORS REFERENCE  
 1701814/05

SCALE  
 1 : 500

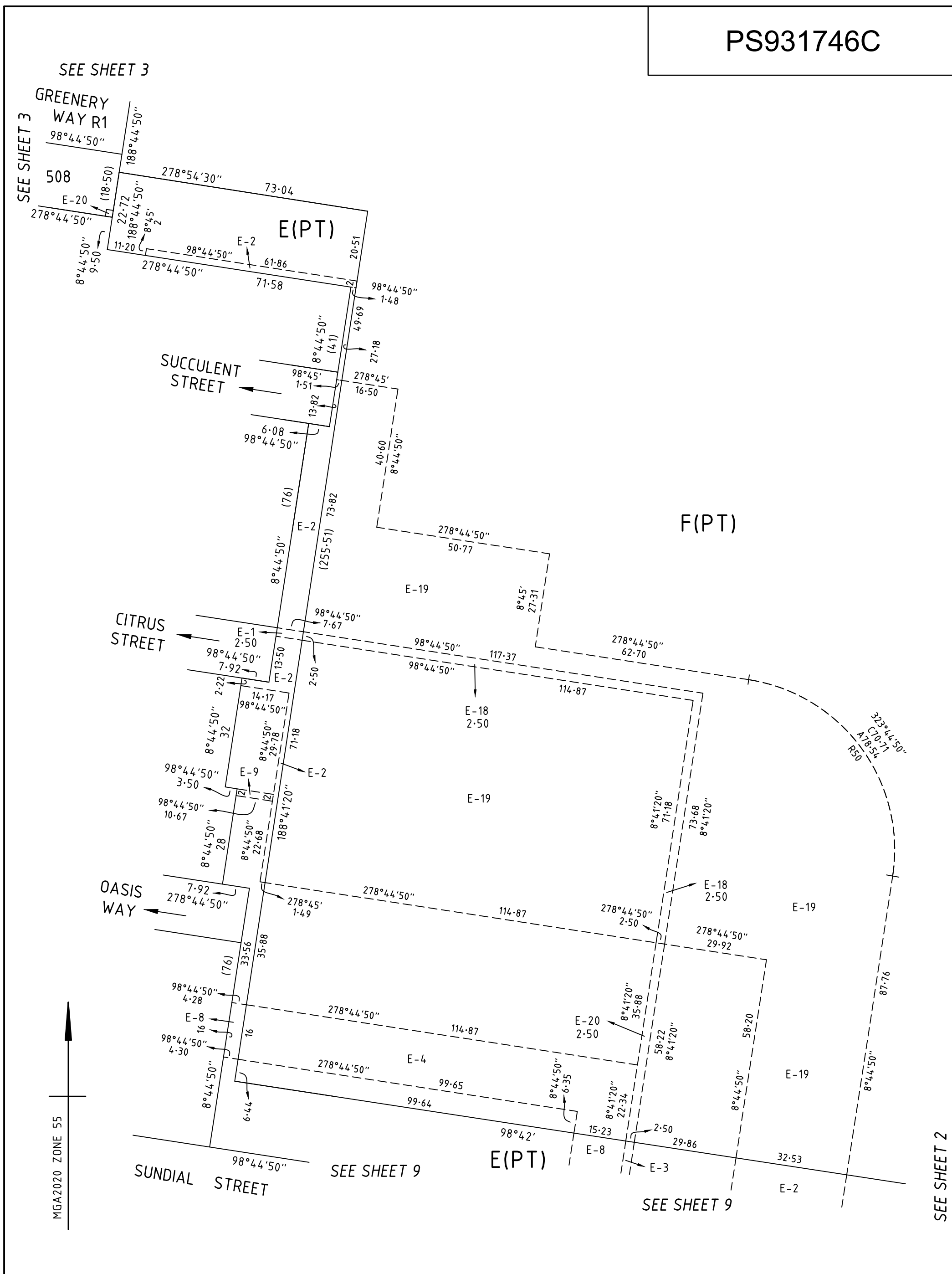
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 08/10/2025, SPEAR Ref: S249588A

ORIGINAL SHEET SIZE: A3

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 27/11/2025,  
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SHEET 7



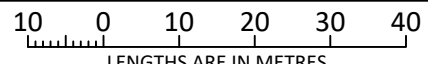
MGA2020 ZONE 55

SEE SHEET 2

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1701814/05

SCALE  
1 : 1000



ORIGINAL SHEET  
SIZE: A3

SHEET 8

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F(PT)

SEE SHEET 8

SEE SHEET 8

SUNDIAL STREET

GAZEBO STREET

PATIO LANE

SEE SHEET 10

E(PT)

SEE SHEET 2

DIAGRAM NOT TO SCALE



SEE SHEET 2



**Beveridge Williams**

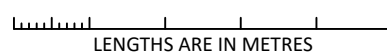
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www.beveridgewilliams.com.au

SURVEYORS REF  
1701814/05

SCALE  
NOT TO SCALE



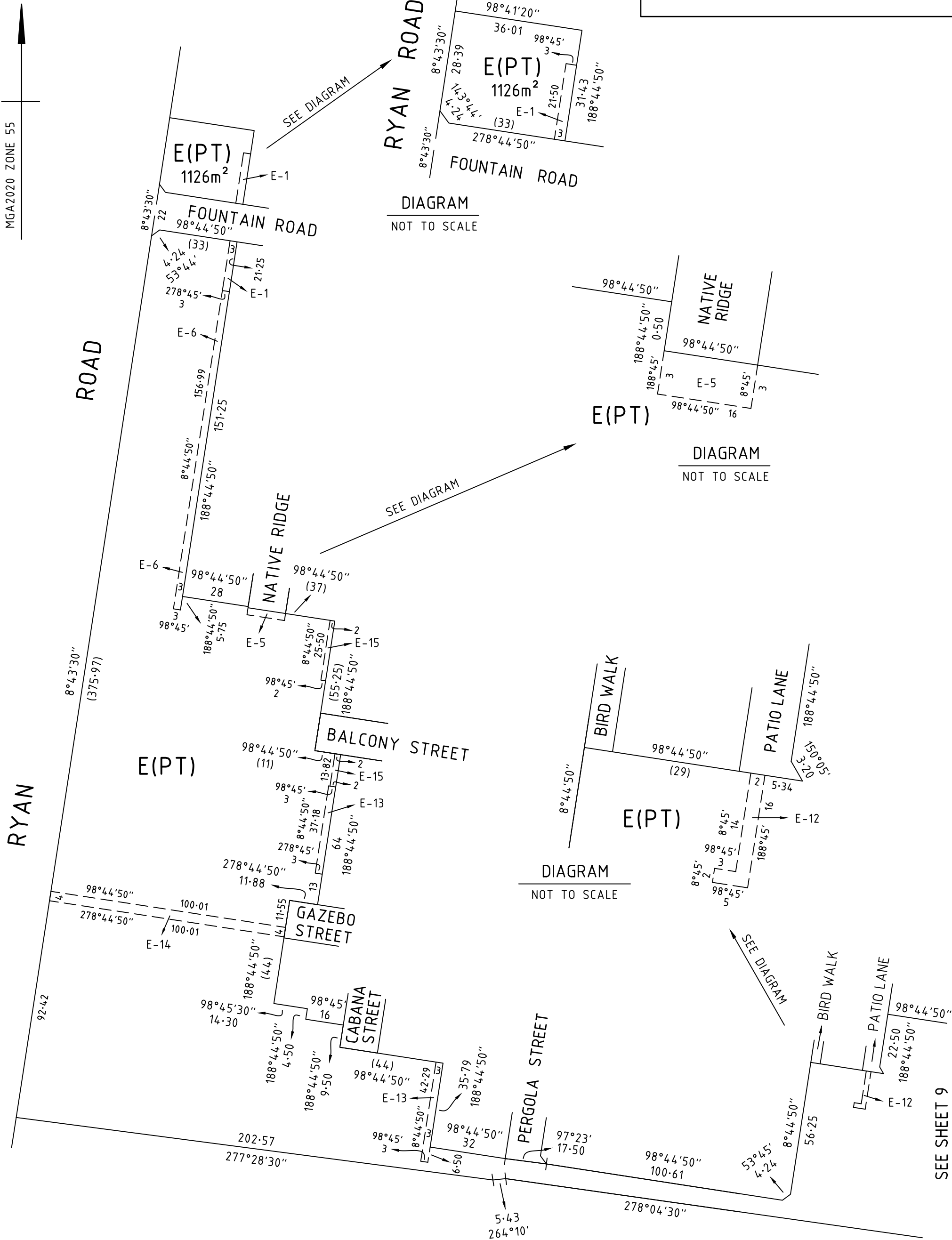
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SIZE: A3

SHEET 9

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MGA2020 ZONE 55



SEE DIAGRAM

DIAGRAM  
NOT TO SCALE

SEE DIAGRAM

DIAGRAM  
NOT TO SCALE

DIAGRAM  
NOT TO SCALE

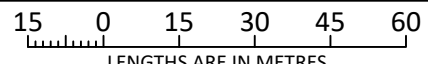
SEE DIAGRAM

SEE SHEET 9

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SURVEYORS REF  
1701814/05

SCALE  
1 : 1500



ORIGINAL SHEET  
SIZE: A3

SHEET 10

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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'**

LAND TO BENEFIT & TO BE BURDENED:

LAND TO BE BURDENED: LOTS 501 TO 581 (BOTH INCLUSIVE) ON THIS PLAN

LAND TO BE BENEFITED: LOTS 501 TO 581 (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 T210326;
- 2) ANY BUILDING OR STRUCTURE OUTSIDE A BUILDING ENVELOPE APPLIED TO A LOT ON THE BUILDING ENVELOPE PLAN ENDORSED UNDER PLANNING PERMIT NO. T210326 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/](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/](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 2040.

**RESTRICTION 'B'**

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 524, 525, 526, 533, 550 TO 561 (BOTH INCLUSIVE), 576 AND 577 ON THIS PLAN

BENEFITING LAND: LOTS 524, 525, 526, 533, 550 TO 561 (BOTH INCLUSIVE), 576 AND 577 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 2040.

**RESTRICTION 'C'**

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 535 TO 543 (BOTH INCLUSIVE) AND 562 TO 569 (BOTH INCLUSIVE) ON THIS PLAN

BENEFITING LAND: LOTS 535 TO 543 (BOTH INCLUSIVE) AND 562 TO 569 (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 OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING THAT DOES NOT COMPLY WITH "TYPE B" 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 2040.

**RESTRICTION 'D'**

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 501, 508, 509, 511, 525, 526, 529, 531, 532, 534, 535, 543, 544, 550, 554, 561, 562, 569, 570, 581 ON THIS PLAN

BENEFITING LAND: LOTS 501 TO 581 (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 2040.