


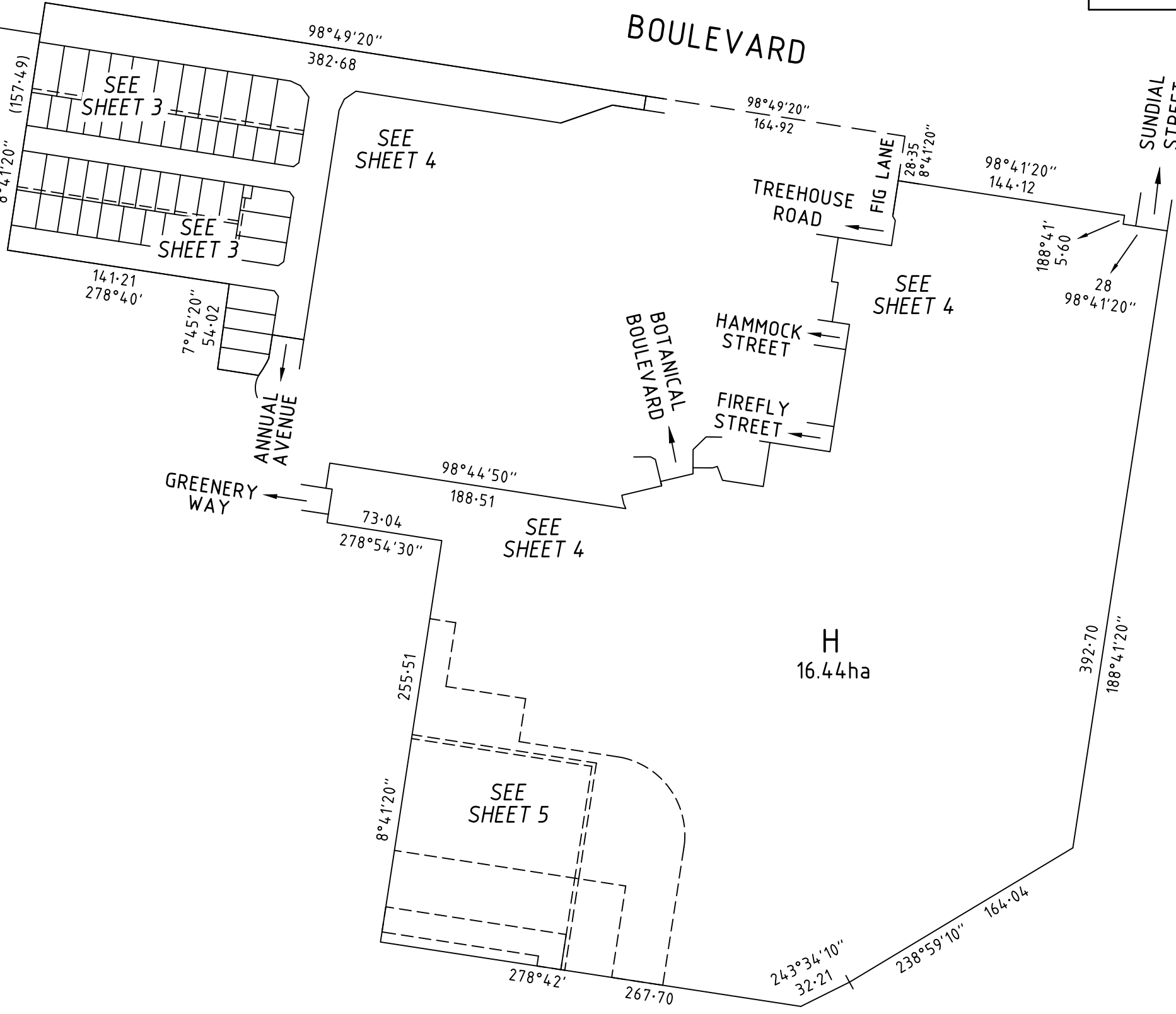
PLAN OF SUBDIVISION		EDITION 1	PS931747A	
LOCATION OF LAND PARISH: NAR-NAR-GOON TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 24A (PART) CROWN PORTION: — TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS931766C (LOT B) POSTAL ADDRESS: 10 CANTY LANE <small>(at time of subdivision)</small> PAKENHAM, 3810 MGA CO-ORDINATES: E: 370 170 ZONE: 55 <small>(of approx centre of land in plan)</small> N: 5 784 680 GDA 2020		Council Name: Cardinia Shire Council SPEAR Reference Number: S250198S		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. 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 OTHER PURPOSE OF PLAN: TO REMOVE THAT PART OF THE CARRIAGEWAY EASEMENT CREATED AS E-5 ON PS931766V CONTAINED WITHIN CANTY BOULEVARD ON THIS PLAN. GROUND FOR REMOVAL OF EASEMENT: AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)		
ROAD R1 RESERVE No.1	CARDINIA SHIRE COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD			
NOTATIONS		DEPTH LIMITATION: DOES NOT APPLY This is a SPEAR plan. STAGING: This is not a staged subdivision. Planning Permit No. T220137 SURVEY: 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.: 6 No. of Lots: 54 + Lot H PHASE AREA: 3.678ha		
DEPTH LIMITATION: DOES NOT APPLY				
NOTATIONS				
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-4 E-18, E,20 E-18, E-19	SEWERAGE DRAINAGE CARRIAGEWAY (FOR SEWERAGE EDUCATION TANK ACCESS) SEWERAGE DRAINAGE	2.50 2 SEE DIAG SEE DIAG SEE DIAG	THIS PLAN THIS PLAN AY225317K AY225317K AY225317K	SOUTH EAST WATER CORPORATION CARDINIA SHIRE COUNCIL SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION CARDINIA SHIRE COUNCIL
 Beveridge Williams Development and Infrastructure Consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 1701814/06 1701814-06-PS-V4.DWG Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (4), 06/11/2025, SPEAR Ref: S250198S		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 6

CANTY

BOULEVARD

RYAN ROAD

SUNDIAL STREET



MGA2020 ZONE 55

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 Melbourne ph : 03 9524 8888
 www.beveridgewilliams.com.au

SURVEYORS REFERENCE
1701814/06

SCALE 1 : 3000
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 LENGTHS ARE IN METRES

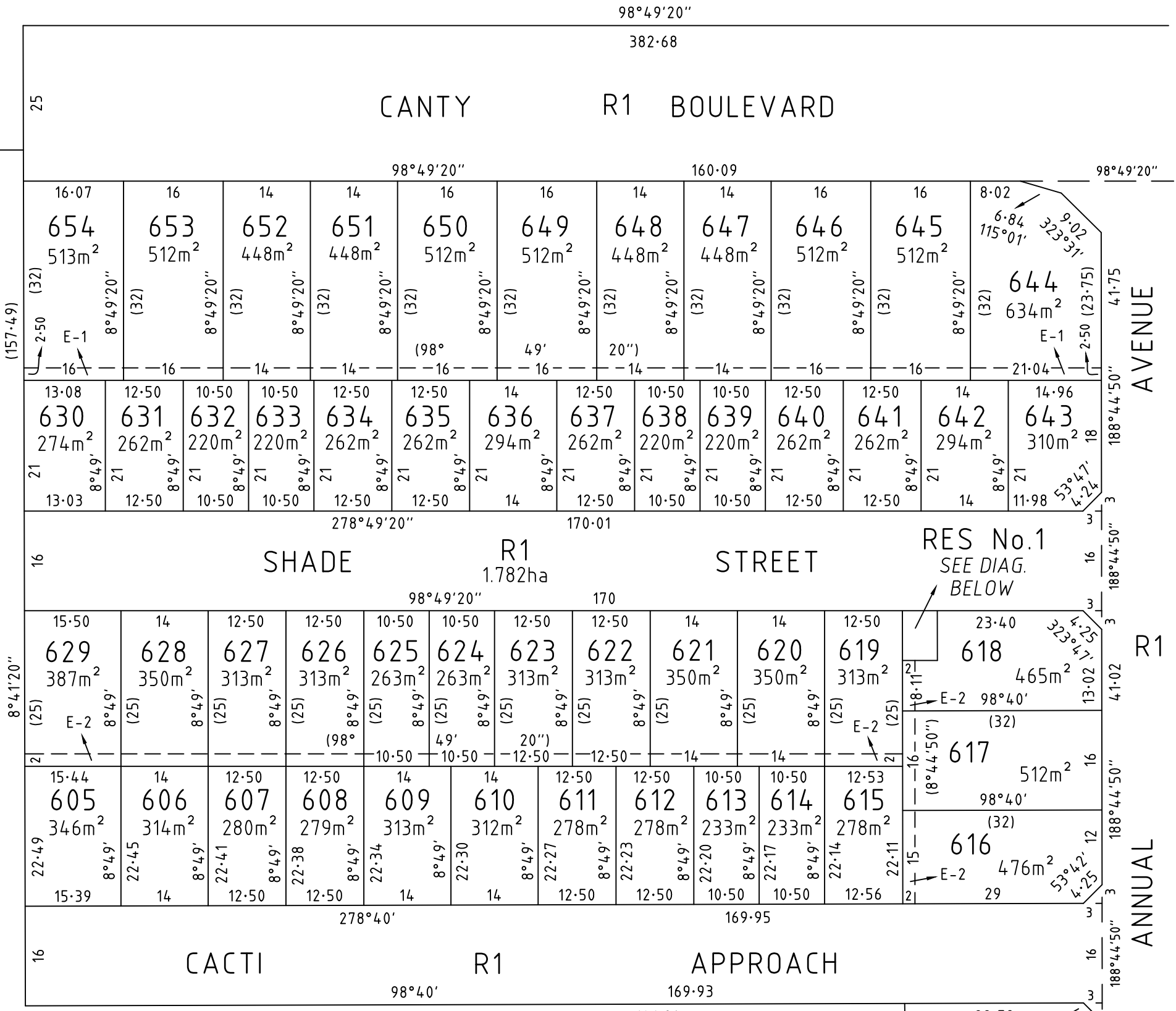
Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor,
 Surveyor's Plan Version (4),
 06/11/2025, SPEAR Ref: S250198S

ORIGINAL SHEET SIZE: A3

SHEET 2

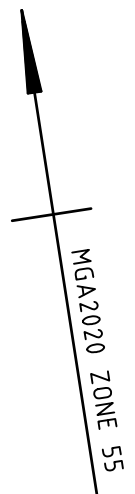
CANTY

BOULEVARD



(157.49)

8°41'20"



SHADE R1 STREET

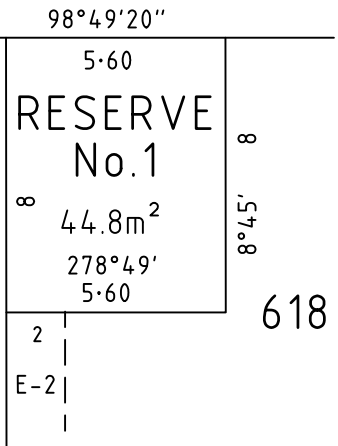


DIAGRAM
NOT TO SCALE

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 3

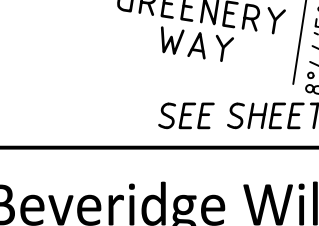
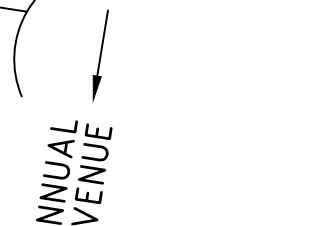
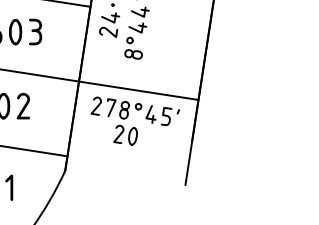
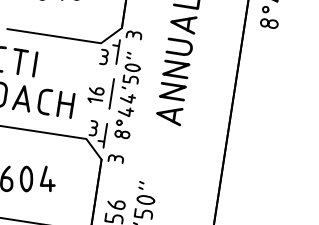
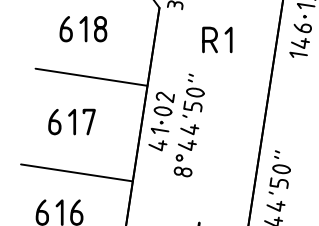
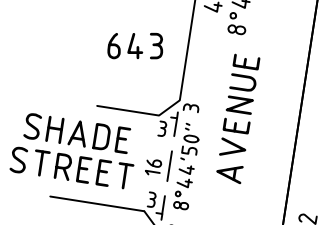
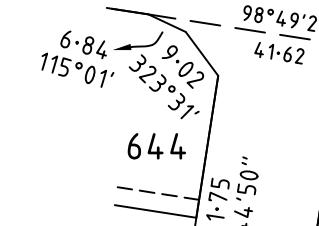
CANTY

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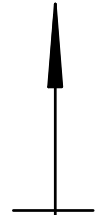
R1
1.782ha

BOULEVARD

BOULEVARD



MGA2020 ZONE 55



GREENERY WAY

SEE SHEET 5

BOTANICAL BOULEVARD

FIREFLY STREET

HAMMOCK STREET

TREEHOUSE ROAD

FIG LANE

H

SEE SHEET 2

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SURVEYORS REFERENCE
 1701814/06

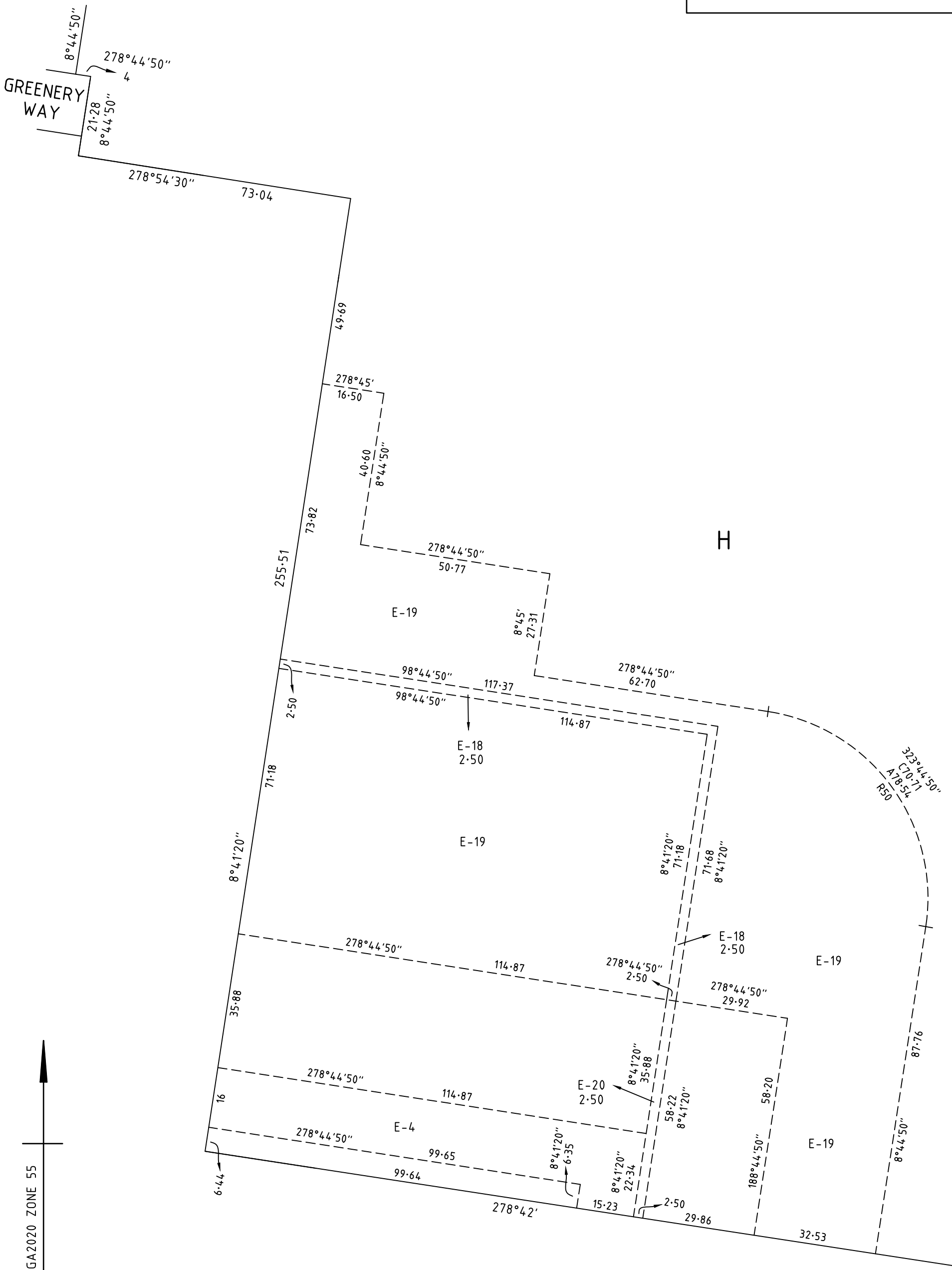
SCALE 1 : 1250
 12.5 0 12.5 25 37.5 50
 LENGTHS ARE IN METRES

Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor,
 Surveyor's Plan Version (4),
 06/11/2025, SPEAR Ref: S250198S

ORIGINAL SHEET SIZE: A3

SHEET 4

SEE SHEET 4

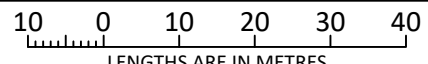


SEE SHEET 2

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SURVEYORS REF
1701814/06

SCALE
1 : 1000



ORIGINAL SHEET
SIZE: A3

SHEET 5

Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (4), 06/11/2025, SPEAR Ref: S250198S

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 601 TO 654 (BOTH INCLUSIVE) ON THIS PLAN

LAND TO BE BENEFITED: LOTS 601 TO 654 (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/](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 607, 608, 611, 612, 613, 614, 615, 624, 625 AND 630 TO 642 (BOTH INCLUSIVE) ON THIS PLAN

BENEFITING LAND: LOTS 607, 608, 611, 612, 613, 614, 615, 624, 625 AND 630 TO 642 (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 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 604, 616, 618, 634 AND 643 ON THIS PLAN

BENEFITING LAND: LOTS 601 TO 654 (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.