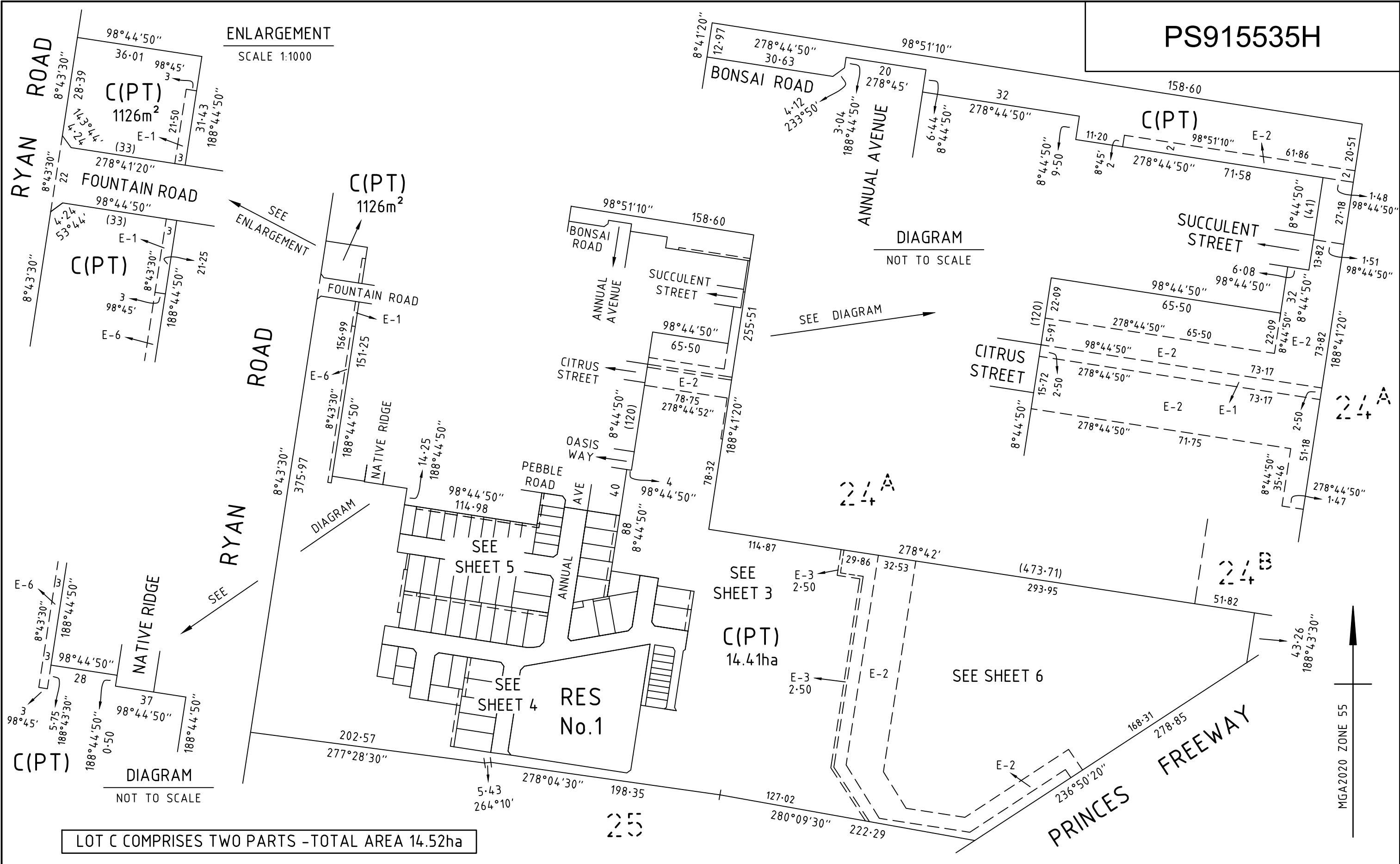


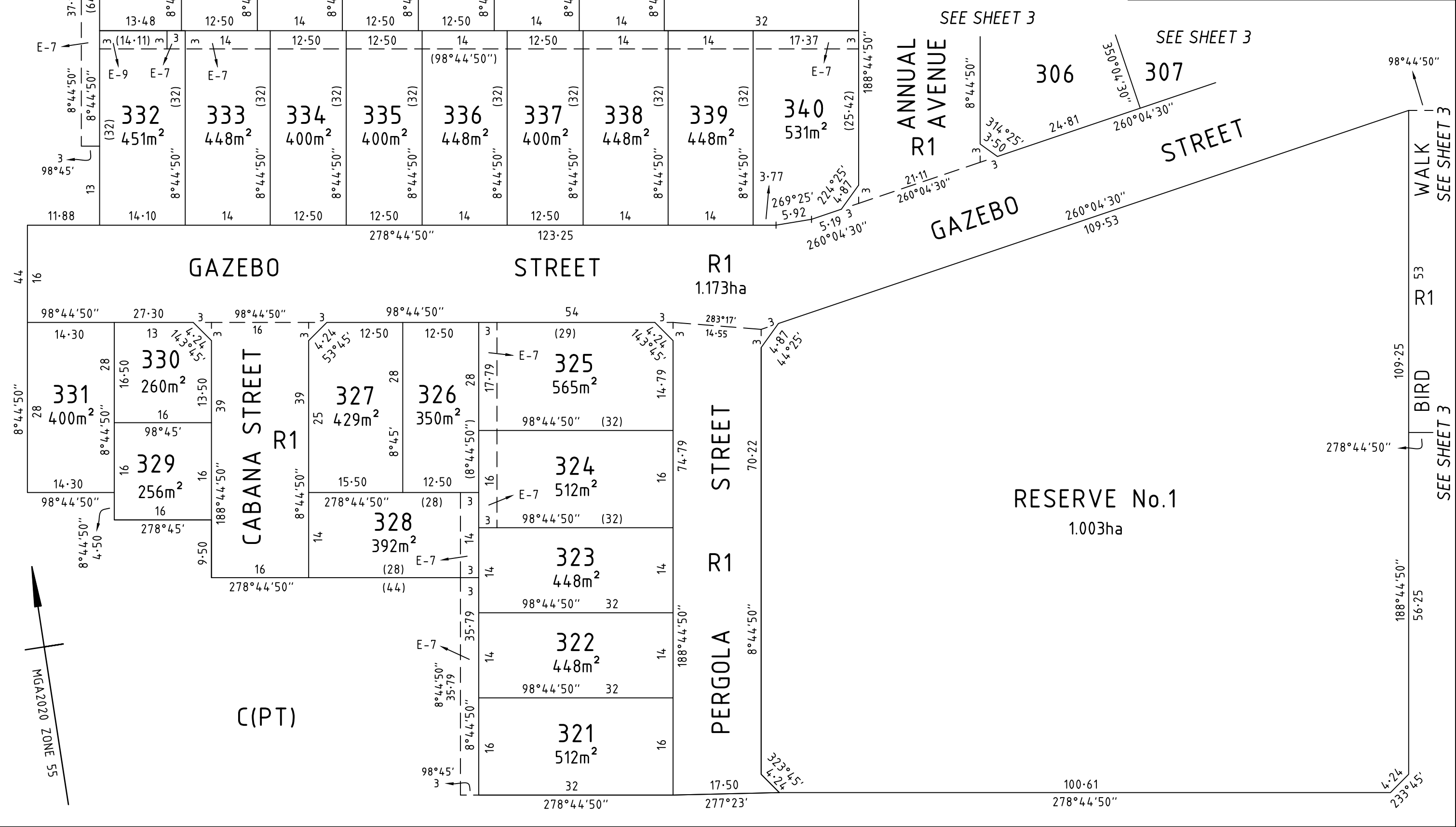
PLAN OF SUBDIVISION				EDITION 1		PS915535H	
<div>LOCATION OF LAND</div> <div><div>PARISH:</div><div>NAR-NAR-GOON</div></div> <div><div>TOWNSHIP:</div><div>—</div></div> <div><div>SECTION:</div><div>—</div></div> <div><div>CROWN ALLOTMENT:</div><div>25 (PART)</div></div> <div><div>CROWN PORTION:</div><div>—</div></div> <div><div>TITLE REFERENCE:</div><div>VOL. FOL.</div></div> <div><div>LAST PLAN REFERENCE:</div><div>PS908410U (LOT B)</div></div> <div><div>POSTAL ADDRESS:</div><div>140 RYAN ROAD</div><div>(at time of subdivision)</div><div>PAKENHAM, 3810</div></div> <div><div>MGA CO-ORDINATES:</div><div>E: 369 870</div><div>ZONE: 55</div><div>(of approx centre of land</div><div>N: 5 784 330</div><div>GDA 2020</div><div>in plan)</div></div>				CARDINIA SHIRE COUNCIL			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		LOTS 1 TO 300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOT C COMPRISES IN TWO PARTS. 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 7			
ROAD R1		CARDINIA SHIRE COUNCIL					
RESERVE No.1		CARDINIA SHIRE COUNCIL					
RESERVE No.2		AUSNET ELECTRICITY SERVICES PTY LTD					
NOTATIONS							
DEPTH LIMITATION: DOES NOT APPLY							
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, 379, 332 In Proclaimed Survey Area No. 71							
Estate: Maple Grove Phase No.: 3 No. of Lots: 65 + Lot C PHASE AREA: 4.467ha							
EASEMENT INFORMATION							
LEGEND: A - Appurtenant Easement E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement R - Encumbering Easement (Road)							
EASEMENTS AND RIGHTS IMPLIED UNDER SECTION 12(2) OF THE SUBDIVISION ACT FOR SUPPORT PURPOSES THROUGH A RETAINING WALL AFFECT LOTS 332 TO 326 (BOTH INCLUSIVE), 328 TO 332 (BOTH INCLUSIVE), 338 TO 343 (BOTH INCLUSIVE), 349 & 350							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
E-1, E-2	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-6	SEWERAGE	SEE DIAG	PS908410U	SOUTH EAST WATER CORPORATION			
E-7, E-8	DRAINAGE	SEE DIAG	THIS PLAN	CARDINIA SHIRE COUNCIL			
E-7, E-9	SEWERAGE	SEE DIAG	THIS PLAN	SOUTH EAST WATER CORPORATION			
<div><div><div>BW</div><div>Beveridge Williams</div><div>development &amp; environment consultants</div><div>Melbourne ph : 03 9524 8888</div><div>www.beveridgewilliams.com.au</div></div></div>			SURVEYORS FILE REF: 1701814/03 1701814-03-PS-V2.DWG		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 7
			LICENSED SURVEYOR: ADRIAN FREEMAN VERSION 2, DATE: 04/05/2023				

PS915535H




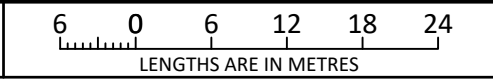


PS915535H

[illegible]

SURVEYORS REFERENCE	
1701814/03	

SCALE 1 : 600	 <p style="text-align: center; margin-top: 5px;">LENGTHS ARE IN METRES</p>
LICENSED SURVEYOR: ADRIAN FREEMAN VERSION 2, DATE: 04/05/2023	



ORIGINAL SHEET SIZE: A3	

SHEET 4	

PEBBLE ROAD

SEE SHEET 3



AVENUE

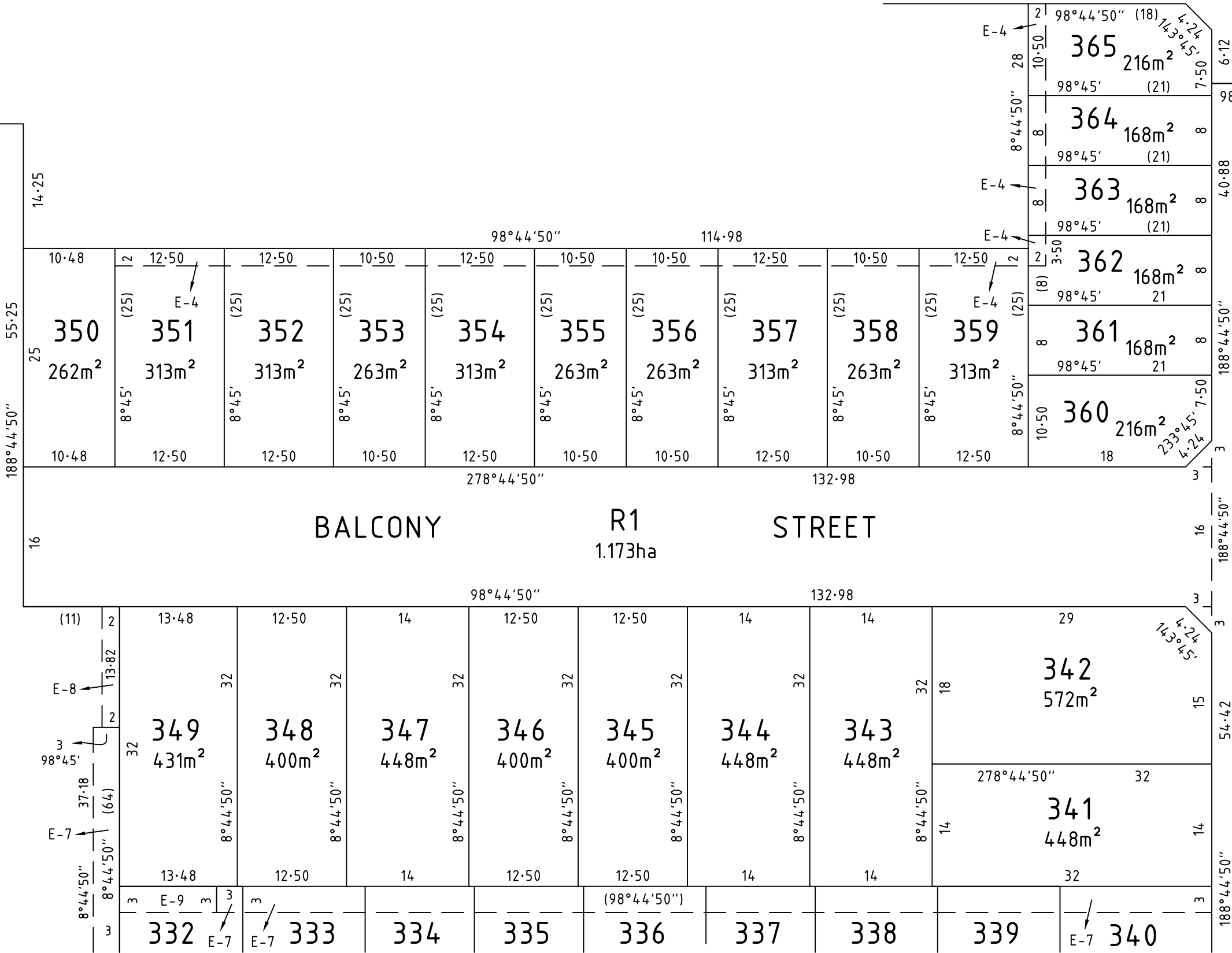
R1

ANNUAL

SEE SHEET 3

SEE SHEET 2

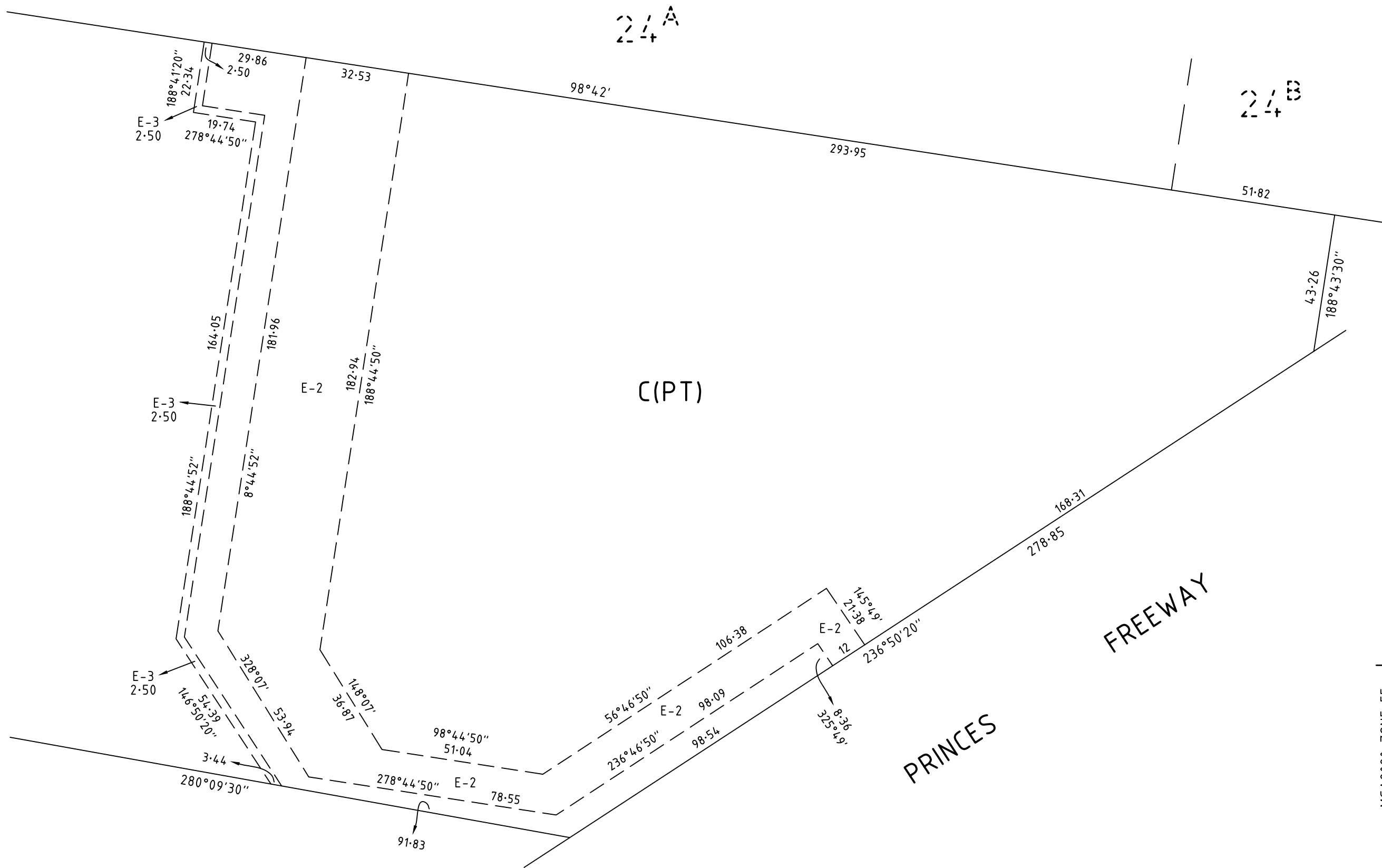
98°44'50"



C(PT)

SEE SHEET 2

SEE 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.

LAND TO BE BURDENED: LOTS 301 to 365 (BOTH INCLUSIVE)  
LAND TO BE BENEFITED: LOTS 301 to 365 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION  
THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY LOT FORMING PART OF THE LOT TO BE BURDENED MUST NOT, WITHOUT THE PERMISSION OF THE RESPONSIBLE AUTHORITY, PERMIT OR CONSTRUCT OR PERMIT 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
- 3) UNLESS ENCROACHMENTS OUTSIDE THE BUILDING ENVELOPE PLAN ARE PERMITTED UNDER THE BUILDING REGULATIONS 2018 AND THE CARDINIA SHIRE COUNCIL PLANNING SCHEME;
- 4) 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 CARDINA 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 2038.

CREATION OF RESTRICTION 'B'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

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.

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 329, 330, 350, 353, 355, 356, 358 AND 360 TO 365 (BOTH INCLUSIVE)

BENEFITING LAND: LOTS 329, 330, 350, 353, 355, 356, 358 AND 360 TO 365 (BOTH INCLUSIVE)

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 2038.

CREATION OF RESTRICTION 'C'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

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.

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 312 TO 320 (BOTH INCLUSIVE)

BENEFITING LAND: LOTS 312 TO 320 (BOTH INCLUSIVE)

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 2038.

CREATION OF RESTRICTION 'D'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

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.

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 306, 308, 311, 312, 320, 325, 327, 330, 340, 342, 360 AND 365

BENEFITING LAND: LOTS 301 to 365 (BOTH INCLUSIVE)

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 2038.