
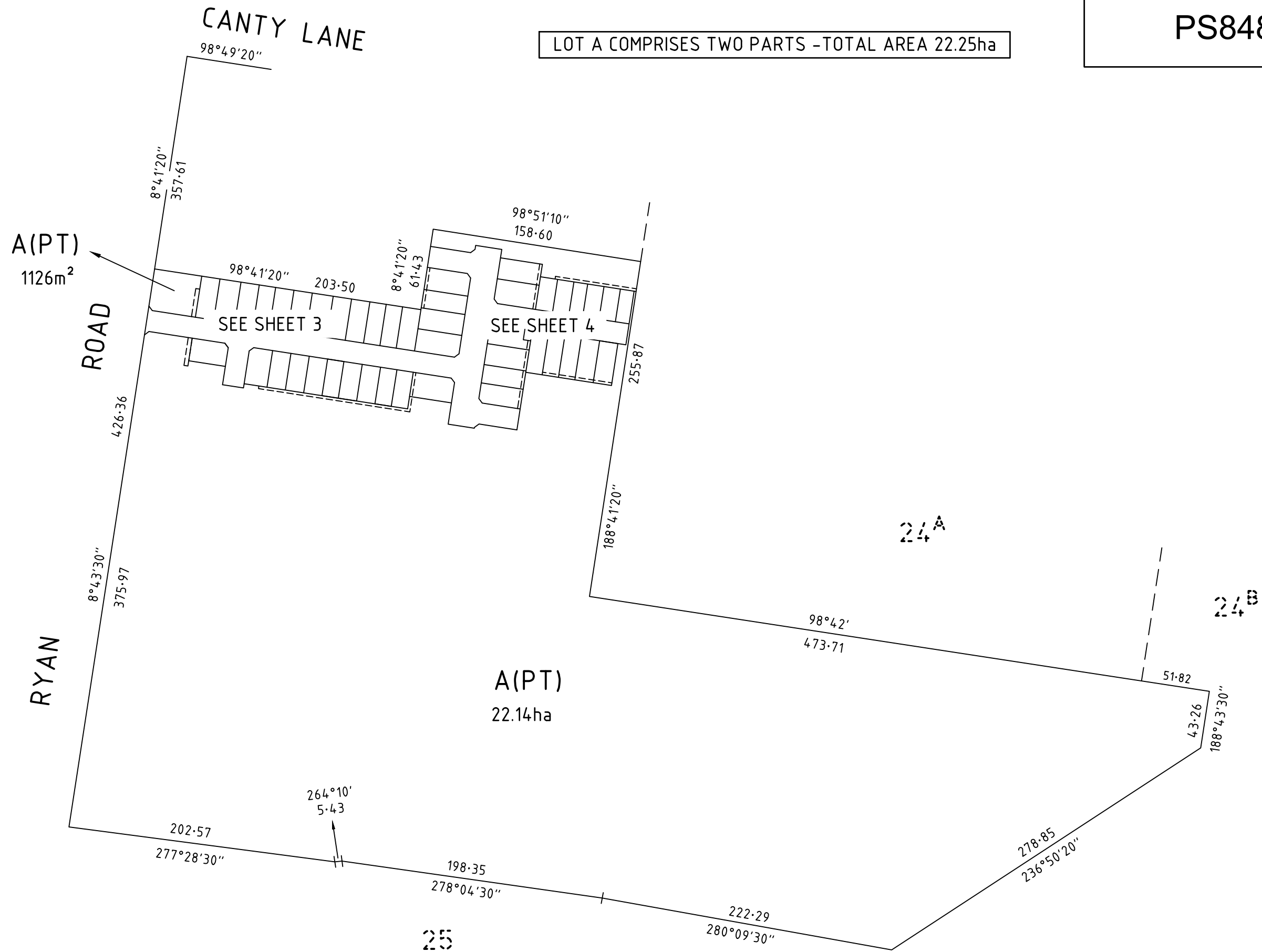
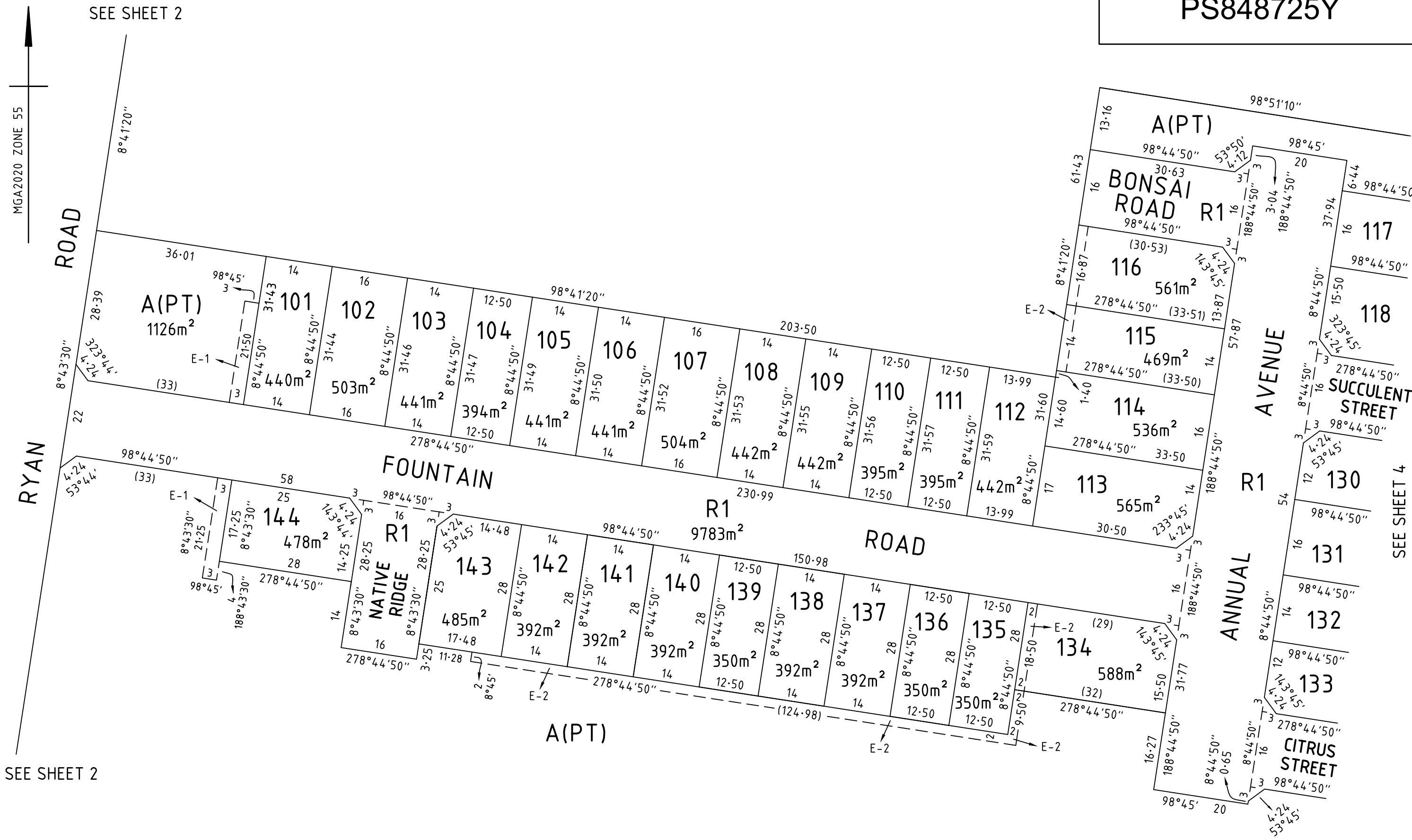


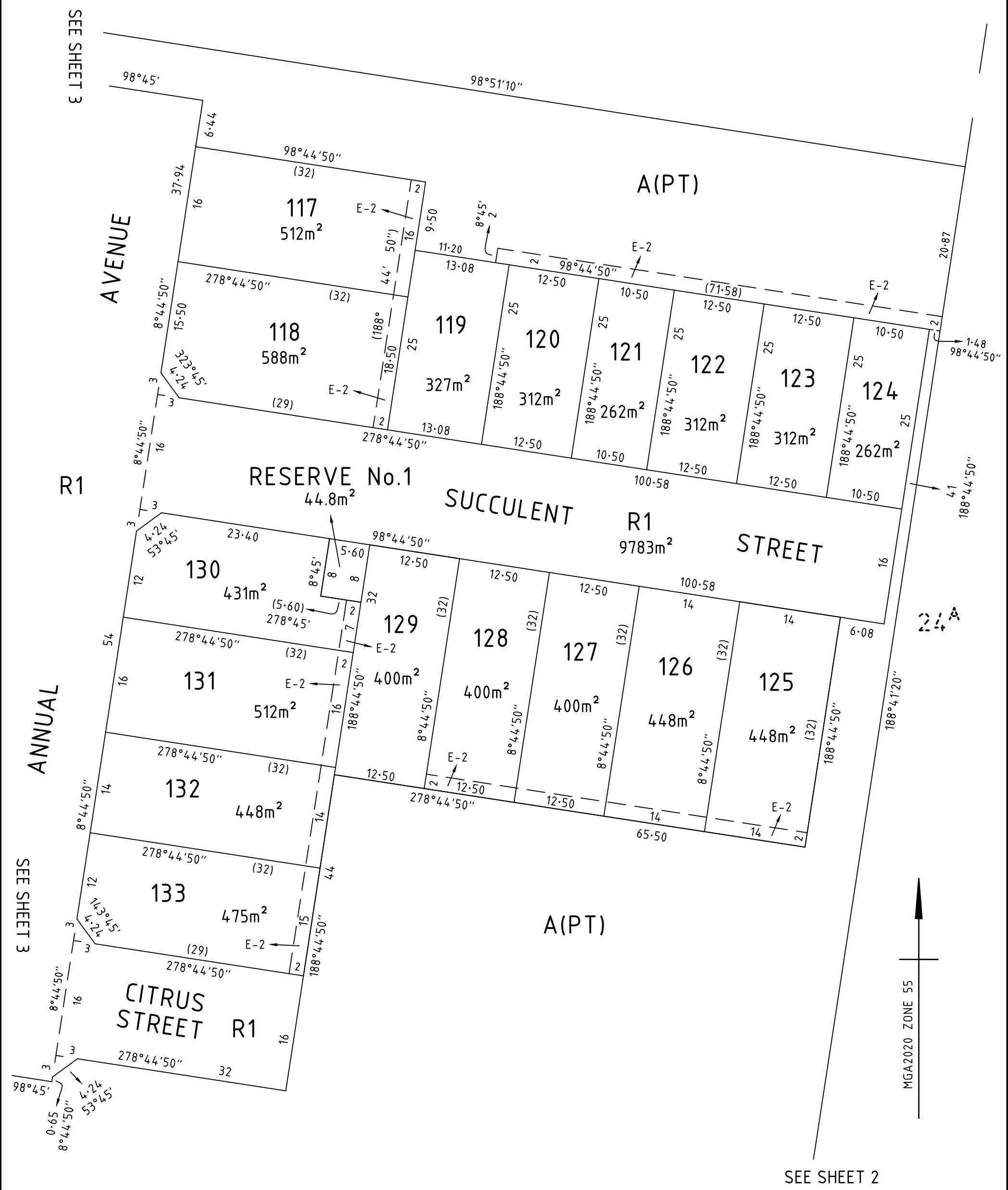
PLAN OF SUBDIVISION				EDITION 1		PS848725Y	
LOCATION OF LAND PARISH: NAR-NAR-GOON TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 25 (PART) CROWN PORTION: — TITLE REFERENCE: VOL. 11208 FOL. 870 LAST PLAN REFERENCE: PS544516D (LOT 1) POSTAL ADDRESS: 140 RYAN ROAD (at time of subdivision) PAKENHAM, 3810 MGA CO-ORDINATES: E: 369 920 ZONE: 55 (of approx centre of land N: 5 784 460 GDA 2020 in plan)				Council Name: Cardinia Shire Council			
				SPEAR Reference Number: S194980C			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOT A 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 5.			
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. T210326 SURVEY: This plan is based on survey. This survey has been connected to Nar-Nar-Goon Permanent marks 43, 379 & 332 In Proclaimed Survey Area No. 71							
Estate: Maple Grove Phase No.: 1 No. of Lots: 44 + Lot A PHASE AREA: 2.865ha							
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 101 TO 112 (BOTH INCLUSIVE), 114, 115, 116, 136 TO 141 (BOTH INCLUSIVE) AND 144.							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
E-1, E-2 E-1	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	CARDINIA SHIRE COUNCIL SOUTH EAST WATER CORPORATION			
 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au			SURVEYORS FILE REF: 1701814/01 1701814-01-PS-VER 6.DWG		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5	
			Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (6), 10/03/2023, SPEAR Ref: S194980C				

LOT A COMPRISES TWO PARTS -TOTAL AREA 22.25ha





PS848725Y



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 101 to 144 (BOTH INCLUSIVE)
LAND TO BE BENEFITED: LOTS 101 to 144 (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 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 BURDEND 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
THESE RESTRICTIONS WILL CEASE TO HAVE EFFECT ON ANY OF THE BURDENED LOTS FIFTEEN (15) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

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 121 & 124
BENEFITING LAND: LOTS 121 & 124

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 SHALL CEASE TO HAVE EFFECT FIFTEEN (15) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.