

<b>PLAN OF SUBDIVISION</b>	<b>EDITION 1</b>	<b>PS931748X</b>
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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. FOL. VOL. FOL.</p> <p><b>LAST PLAN REFERENCE:</b> PS931747A (LOT H) PS931746C (LOT E)</p> <p><b>POSTAL ADDRESS:</b> 10 CANTY LANE (at time of subdivision) 140 RYAN ROAD PAKENHAM, 3810</p> <p><b>MGA CO-ORDINATES:</b> E: 370 110 ZONE: 55 (of approx centre of land N: 5 784 560 GDA 2020 in plan)</p>	<p>Council Name: Cardinia Shire Council</p> <p>Council Reference Number: S25-076 Planning Permit Reference: T210326-3 SPEAR Reference Number: S250516T</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 09/12/2025</p>
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VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	<p>LOTS 1 TO 700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOT J COMPRISES IN TWO PARTS (TOTAL AREA 14.06ha) LOT K COMPRISES IN THREE PARTS (TOTAL AREA 6.915ha)</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 8</p> <p><b>OTHER PURPOSE OF PLAN:</b> TO REMOVE THAT PART OF DRAINAGE EASEMENT CREATED AS E-2 ON AY225317K AND IDENTIFIED AS E-19 ON PS931758U AND CONTAINED WITHIN SUNDIAL STREET AND LOTS 720 TO 728 (BOTH INCLUSIVE) ON THIS PLAN.</p> <p><b>GROUND FOR REMOVAL OF EASEMENT:</b> AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)</p>
ROAD R1 RESERVE No.1	CARDINIA SHIRE COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD	
NOTATIONS		<p><b>DEPTH LIMITATION: DOES NOT APPLY</b></p> <p>This is a SPEAR plan.</p> <p><b>STAGING:</b> This is not a staged subdivision. Planning Permit No. T210326</p> <p><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</p> <p>Estate: Maple Grove Phase No.: 7 No. of Lots: 40 + Lot J &amp; K PHASE AREA: 2.509ha</p>

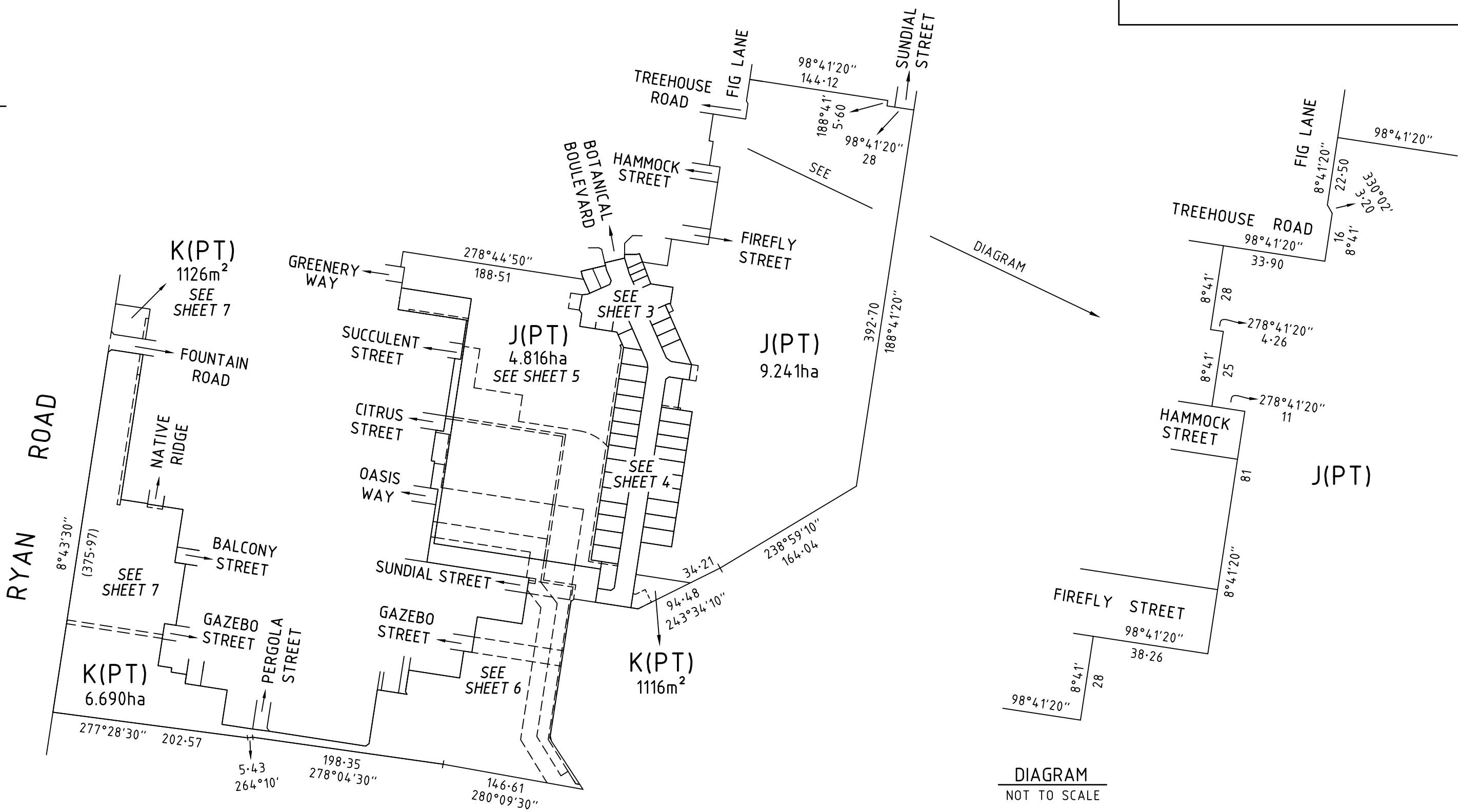
**EASEMENT INFORMATION**

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 E-1, E-3, E-28 E-4	DRAINAGE SEWERAGE CARRIAGEWAY (FOR SEWERAGE EDUCATION TANK ACCESS)	SEE DIAG SEE DIAG SEE DIAG	PS848725Y PS848725Y AY225317K	CARDINIA SHIRE COUNCIL SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION
E-6 E-5, E-6 E-7, E-8, E-16, E-30	DRAINAGE SEWERAGE CARRIAGEWAY (FOR SEWERAGE EDUCATION TANK ACCESS)	SEE DIAG SEE DIAG SEE DIAG	PS908410U PS908410U PS848725Y	CARDINIA SHIRE COUNCIL SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION
E-7, E-10, E-11, E-17, E-29, E-30	SEWERAGE	SEE DIAG	PS918994G	SOUTH EAST WATER CORPORATION
E-7, E-9, E-11, E-17, E-29, E-30	DRAINAGE	SEE DIAG	PS918994G	CARDINIA SHIRE COUNCIL
E-12, E-13 E-13, E-15 E-14	SEWERAGE DRAINAGE SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG SEE DIAG 4	PS915535H PS915535H PS915535H	SOUTH EAST WATER CORPORATION CARDINIA SHIRE COUNCIL SOUTH EAST WATER CORPORATION
E-16, E-17	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	PS918994G	SOUTH EAST WATER CORPORATION
E-18, E,20 E-18, E-19, E-23 E-10, E-28, E-29, E-30 E-21, E-24 E-22, E-23, E-24	SEWERAGE DRAINAGE CARRIAGEWAY DRAINAGE SEWERAGE	SEE DIAG SEE DIAG SEE DIAG SEE DIAG SEE DIAG	AY225317K AY225317K PS931758U THIS PLAN THIS PLAN	SOUTH EAST WATER CORPORATION CARDINIA SHIRE COUNCIL RESERVE No.1 ON PS931758U CARDINIA SHIRE COUNCIL SOUTH EAST WATER CORPORATION

 <p><b>Beveridge Williams</b> Development and Infrastructure Consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au</p>	<p>SURVEYORS FILE REF: 1701814/07 1701814-07-PS-V3.DWG</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 1 OF 8</p>
	<p>Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (3), 15/09/2025, SPEAR Ref: S250516T</p>		

MG2020 ZONE 55



MGA2020 ZONE 55

SEE SHEET 2

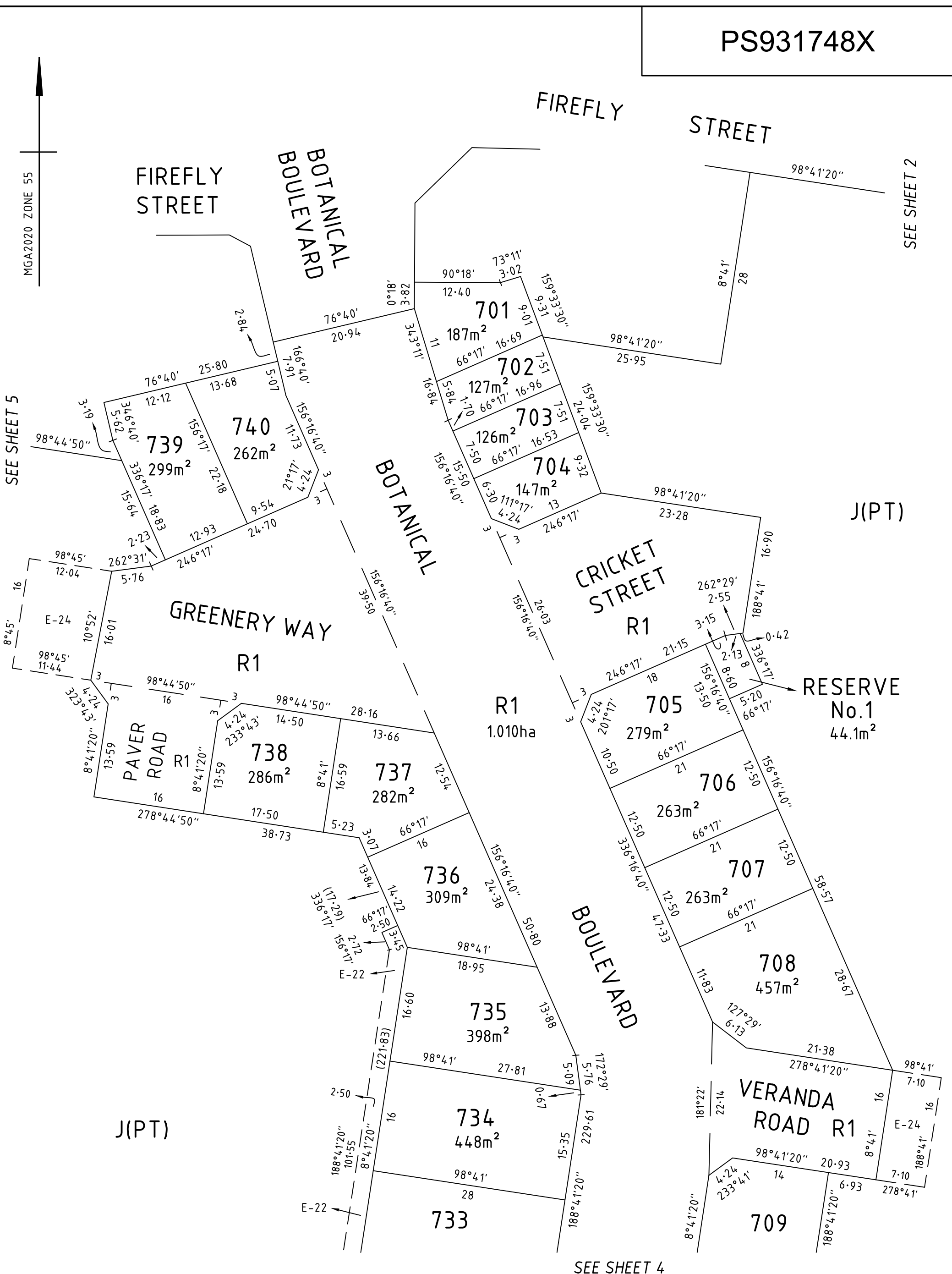
SEE SHEET 5

J(PT)

RESERVE No.1  
44.1m<sup>2</sup>

J(PT)

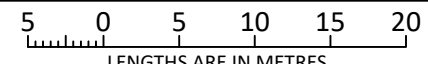
SEE SHEET 4



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 Melbourne ph : 03 9524 8888  
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SURVEYORS REF  
1701814/07

SCALE  
1 : 500



ORIGINAL SHEET  
SIZE: A3

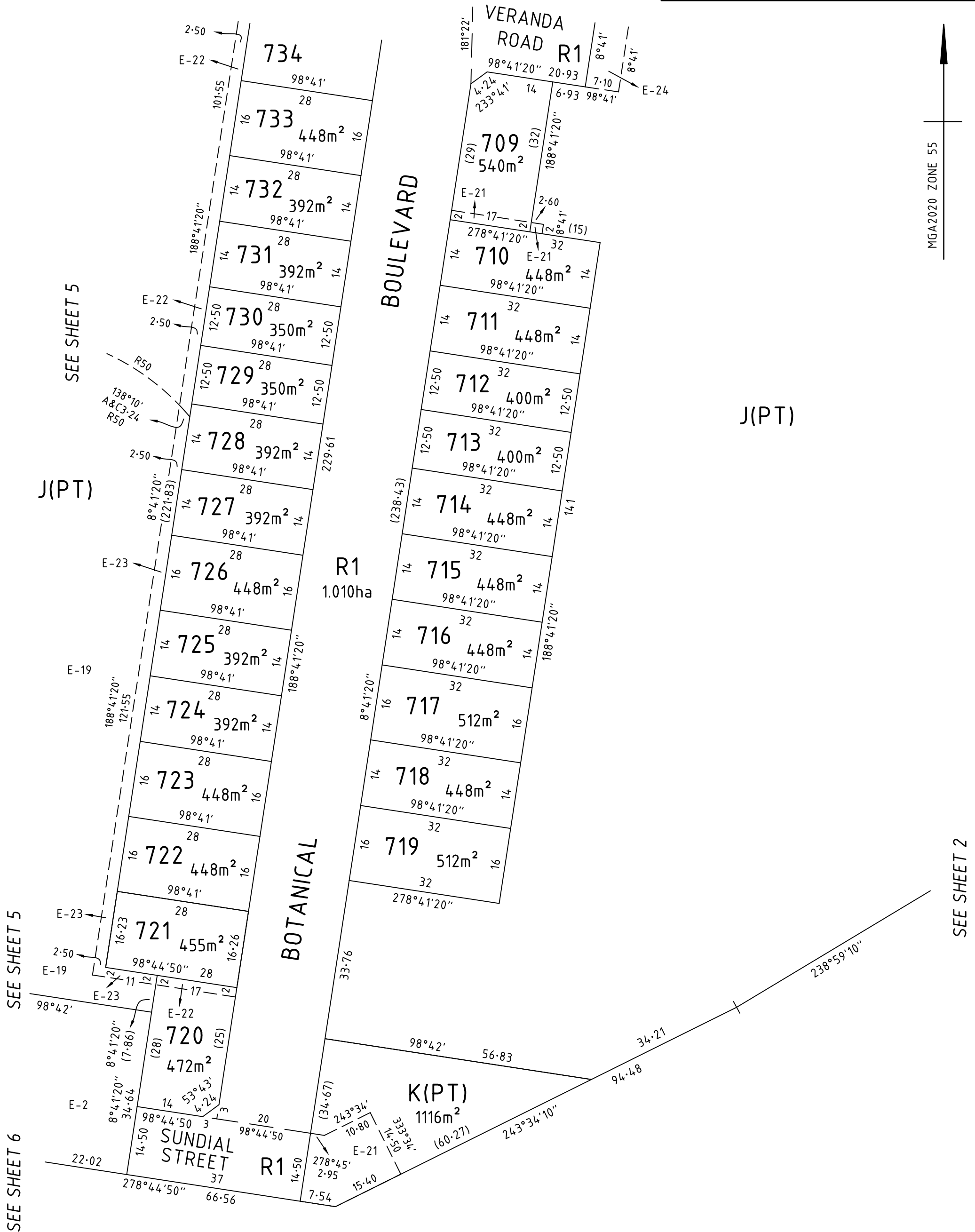
SHEET 3

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SEE SHEET 3

MGA2020 ZONE 55



J(PT)

R1  
1.010ha

K(PT)

SEE SHEET 2

SEE SHEET 5

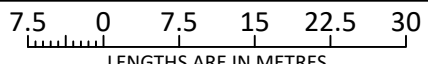
SEE SHEET 6

SEE SHEET 5

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SURVEYORS REF  
1701814/05

SCALE  
1 : 750

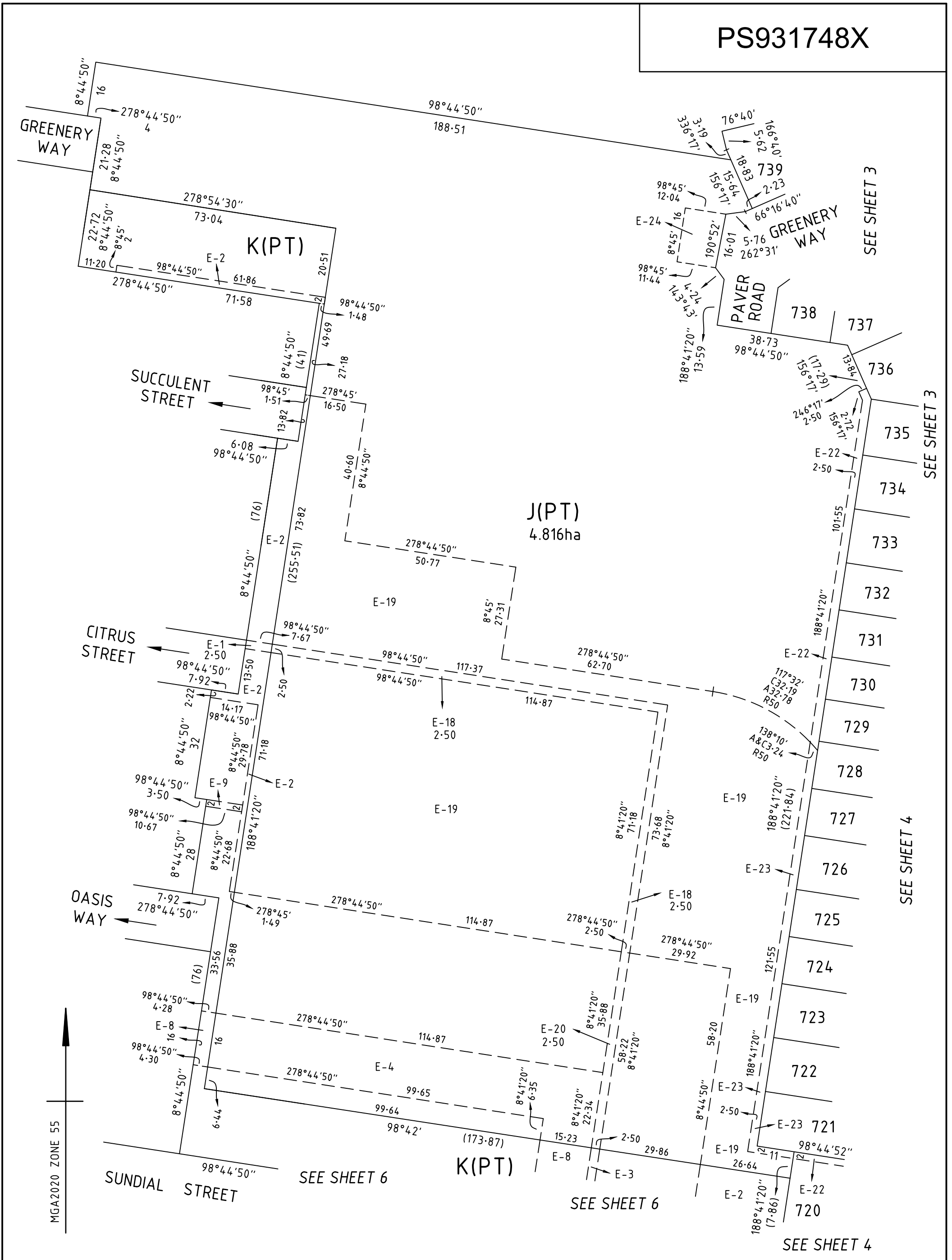


ORIGINAL SHEET  
SIZE: A3

SHEET 4

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Digitally signed by: Cardinia Shire Council, 09/12/2025, SPEAR Ref: S250516T



SEE SHEET 5

SEE SHEET 5

SEE SHEET 4

SEE SHEET 4

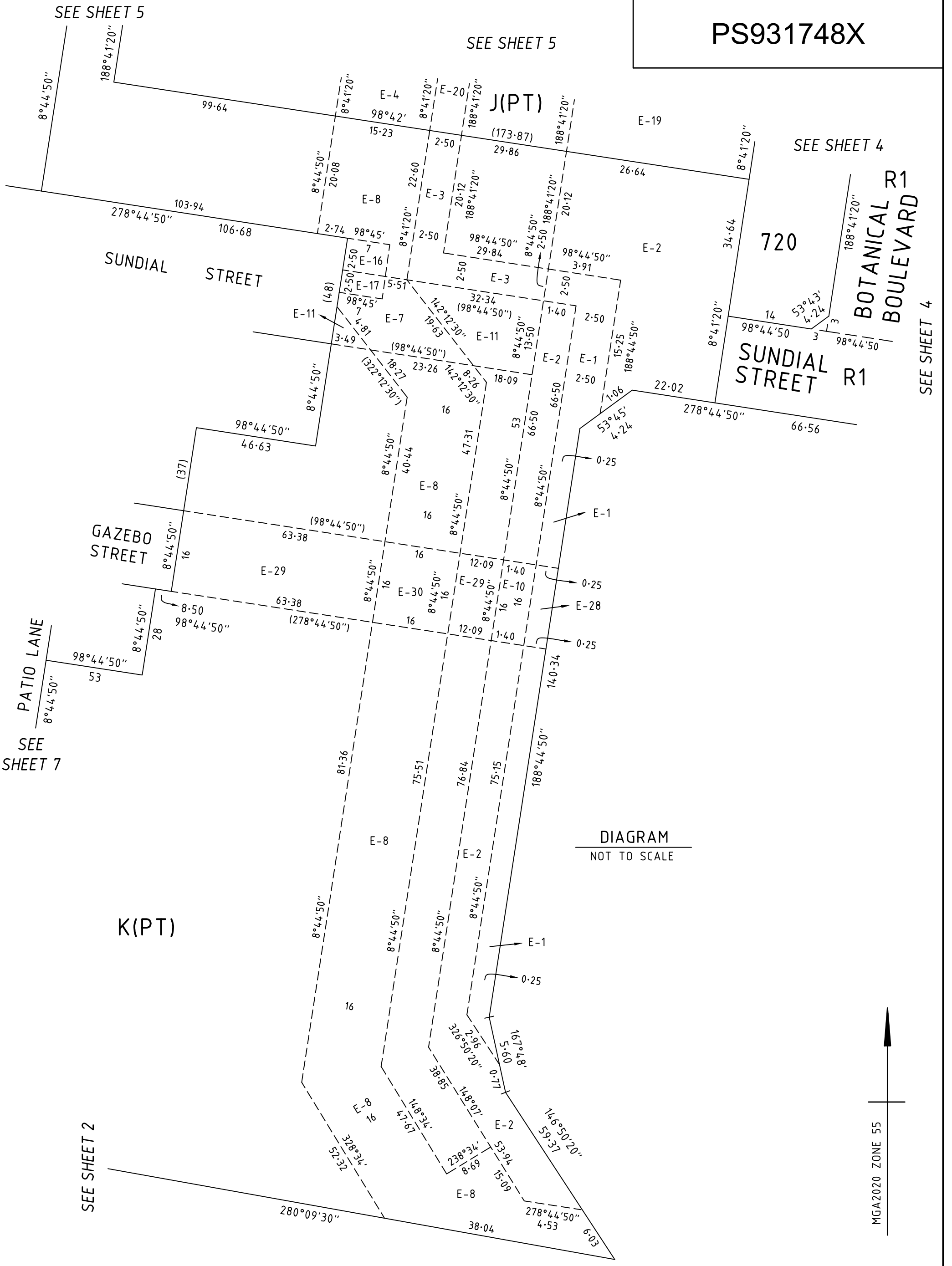
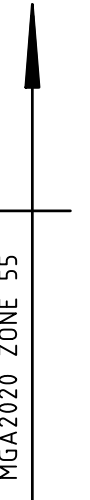


DIAGRAM  
NOT TO SCALE



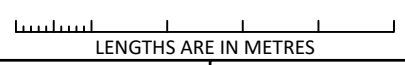
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SURVEYORS REF  
1701814/07

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SCALE  
NOT TO SCALE

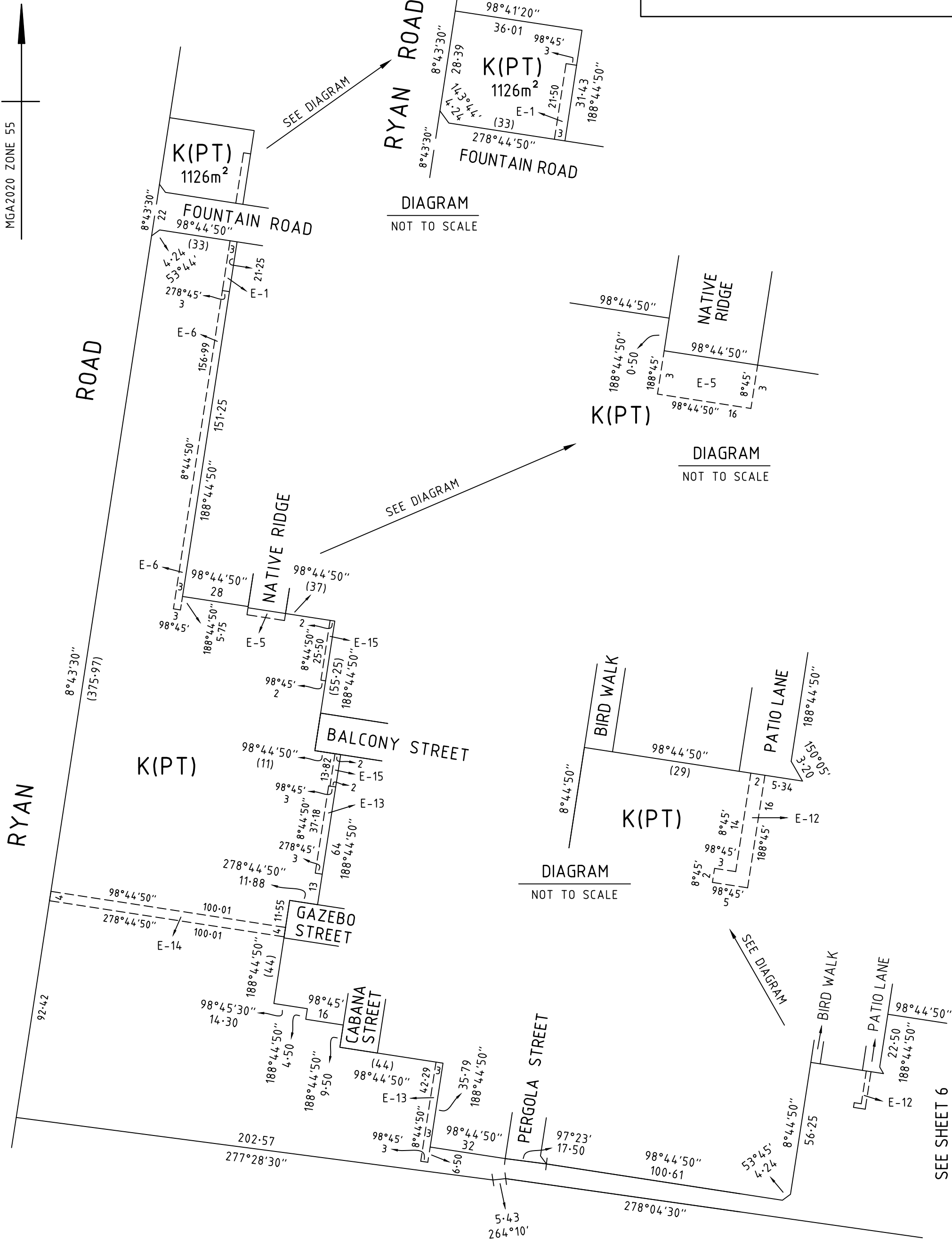
LENGTHS ARE IN METRES



ORIGINAL SHEET  
SIZE: A3

Digitally signed by:  
 Cardinia Shire Council,  
 09/12/2025,  
 SPEAR Ref: S250516T

MGA2020 ZONE 55



SEE DIAGRAM

DIAGRAM  
NOT TO SCALE

SEE DIAGRAM

DIAGRAM  
NOT TO SCALE

DIAGRAM  
NOT TO SCALE

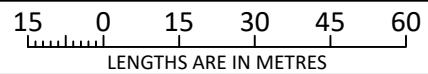
SEE DIAGRAM

SEE SHEET 6

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SURVEYORS REF  
1701814/07

SCALE  
1 : 1500



ORIGINAL SHEET  
SIZE: A3

SHEET 7

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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 701 TO 740 (BOTH INCLUSIVE) ON THIS PLAN

LAND TO BE BENEFITED: LOTS 701 TO 740 (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 701 TO 707 (BOTH INCLUSIVE), 737 TO 740 (BOTH INCLUSIVE) ON THIS PLAN

BENEFITING LAND: LOTS 701 TO 707 (BOTH INCLUSIVE), 737 TO 740 (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 704, 705, 708, 709, 720, 738 AND 740 ON THIS PLAN

BENEFITING LAND: LOTS 701 TO 740 (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.