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| <p>Location of Land</p> <p>Parish: PAKENHAM</p> <p>Township: -</p> <p>Section: -</p> <p>Crown Allotment: -</p> <p>Crown Portion: 31 (PART)</p> <p>Title References:</p> <p style="margin-left: 20px;">c/t Vol. 10372 - Fol. 200 PS413102Q (LOT 2)</p> <p style="margin-left: 20px;">c/t Vol. 10976 - Fol. 415 & 416 PS508060B (LOTS 1 & 2)</p> <p>Last Plan Reference: -</p> <p>Postal Address: 228-236 RIX ROAD (At time of subdivision) BEACONSFIELD, VIC 3807</p> <p>MGA2020 Co-ordinates: E 358 100 Zone: 55 (GDA 2020) (Of approx. centre of plan) N 5785 800</p> | <p style="font-size: x-small;">CARDINIA SHIRE COUNCIL</p> |
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|----------------------------------|-----------|
| VESTING OF ROADS AND/OR RESERVES | NOTATIONS |
|----------------------------------|-----------|

| IDENTIFIER | COUNCIL/BODY/PERSON | THE OTHER PURPOSES OF THIS PLAN ARE: |
|---------------------------|---|--|
| Roads R-1 Reserve No 1 | CARDINIA SHIRE COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD | <ol style="list-style-type: none"> 1. TO REMOVE EASEMENTS E-1, E-2 & E3 CREATED IN PS413102Q AS DIRECTED IN PLANNING PERMIT T230320 2. TO CREATE THE RESTRICTIONS SHOWN ON SHEET 5 OF THIS PLAN. |

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| NOTATIONS | |
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DEPTH LIMITATION - DOES NOT APPLY

Survey: This plan is/is not based on survey

To be completed where applicable.

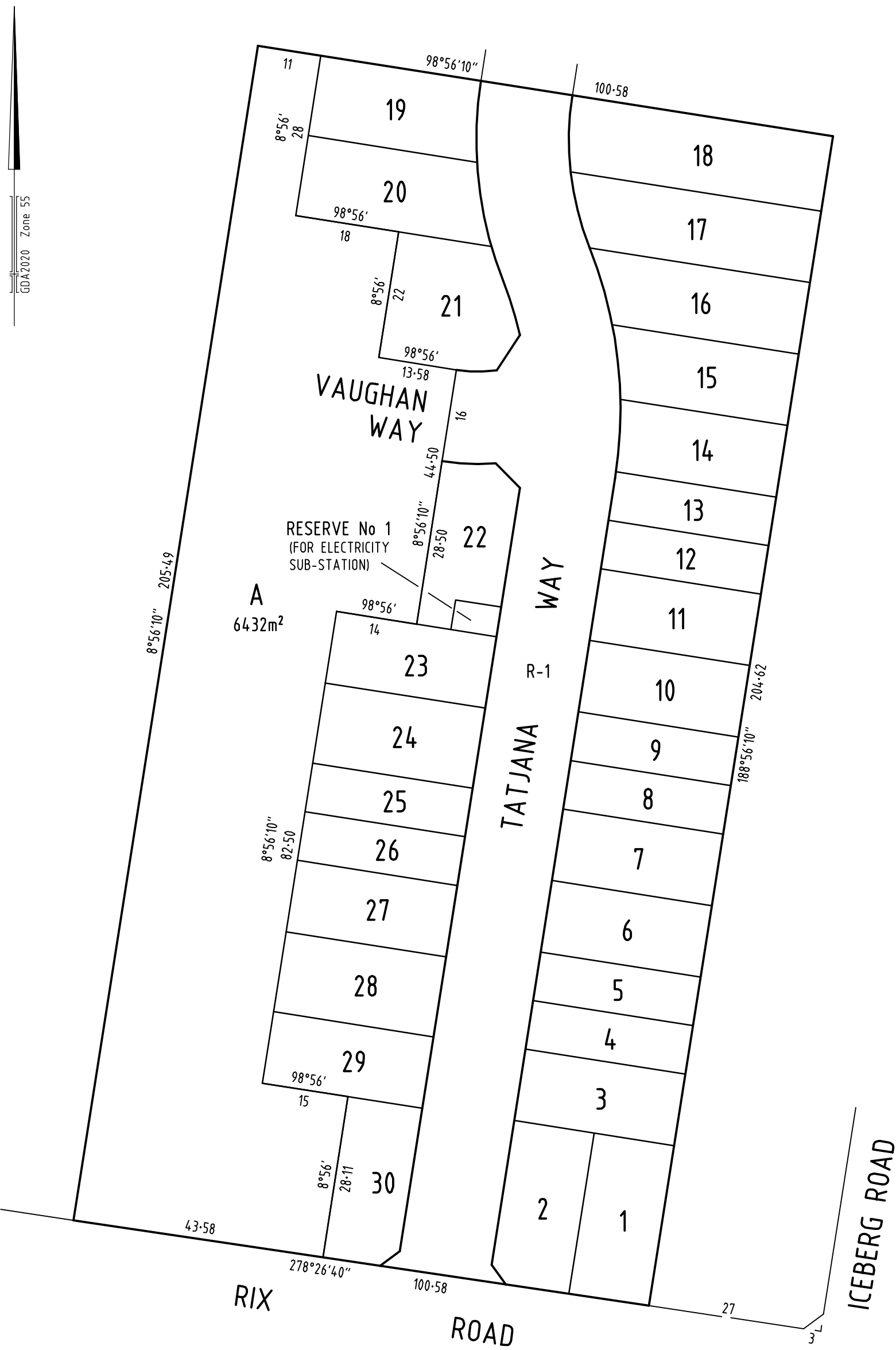
This survey has been connected to permanent marks no(s).
"name" "no" "(GPSnet)"
In Proclaimed Survey Area no. ?

Staging: This is not a staged subdivision.
Planning Permit No T230320


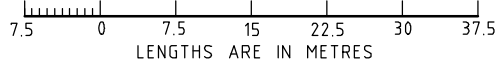
| |
|----------------------|
| EASEMENT INFORMATION |
|----------------------|

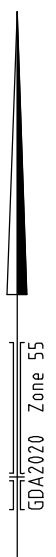
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

| Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited/in Favour Of |
|--------------------|---------|----------------|--------|-----------------------------|
| | | | | |



SEE SHEETS 3 & 4 FOR ENLARGEMENTS

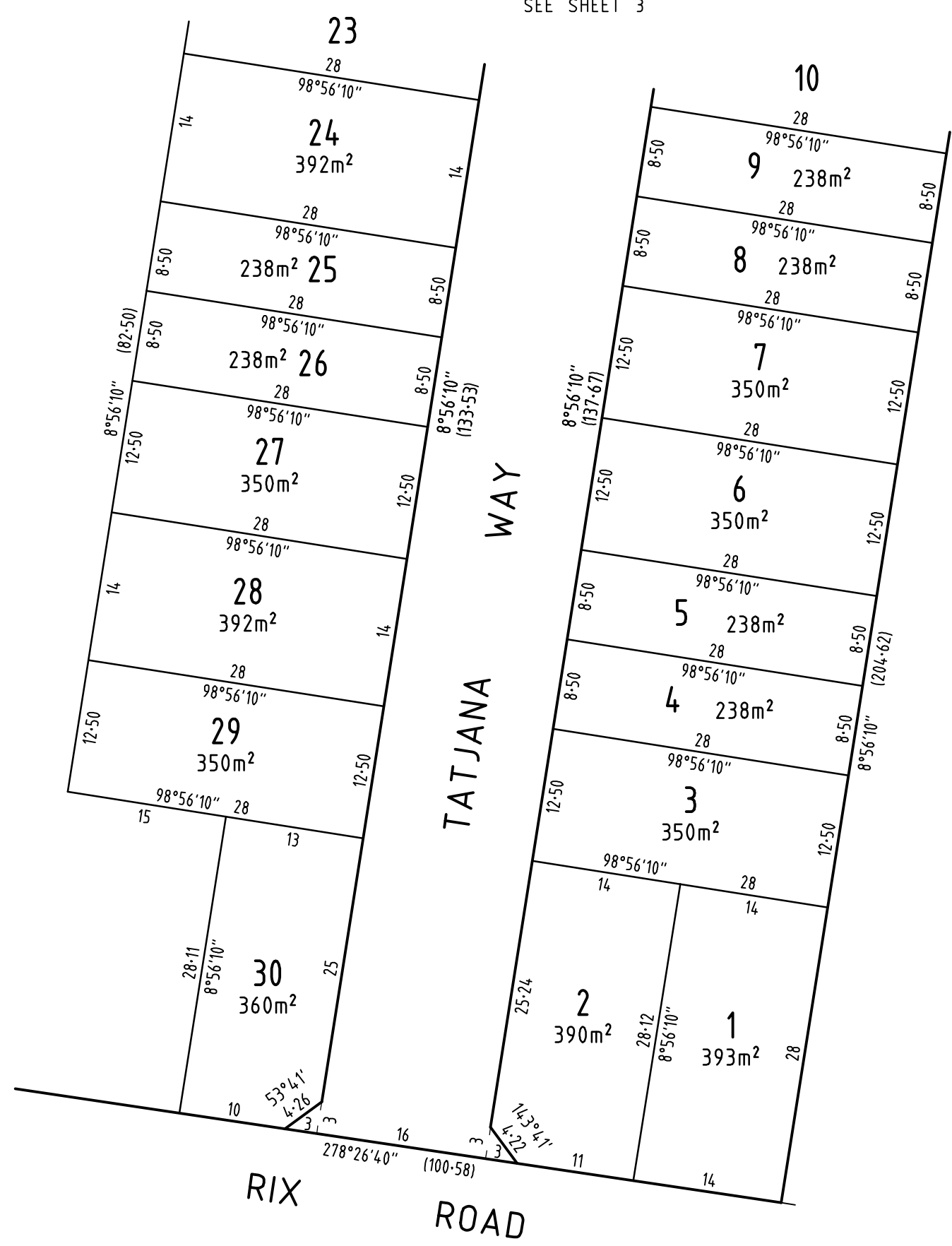
| | | | | | |
|---|------------------------|---|--|---------------------|---------|
|  Bortoli Wellington Pty Ltd <small>ABN 46 069 841 498</small> Licensed Land Surveyors, Property Development Consultants Unit 14, 104 Ferntree Gully Road, OAKLEIGH EAST, VIC, 3166 PO Box 776 MOUNT WAVERLEY VIC 3149 E: survey@bortoliwellington.com.au T: (03) 9543 5855 <small>2024-12-06 2539A- 2 2/4/25</small> | REF N° 2539A | SCALE  LENGTHS ARE IN METRES | ORIGINAL SCALE 1:750 | SHEET SIZE A3 | Sheet 2 |
| | VERSION 1.4 | | Digitally signed by LICENSED SURVEYOR: Scott D Wellington | | |

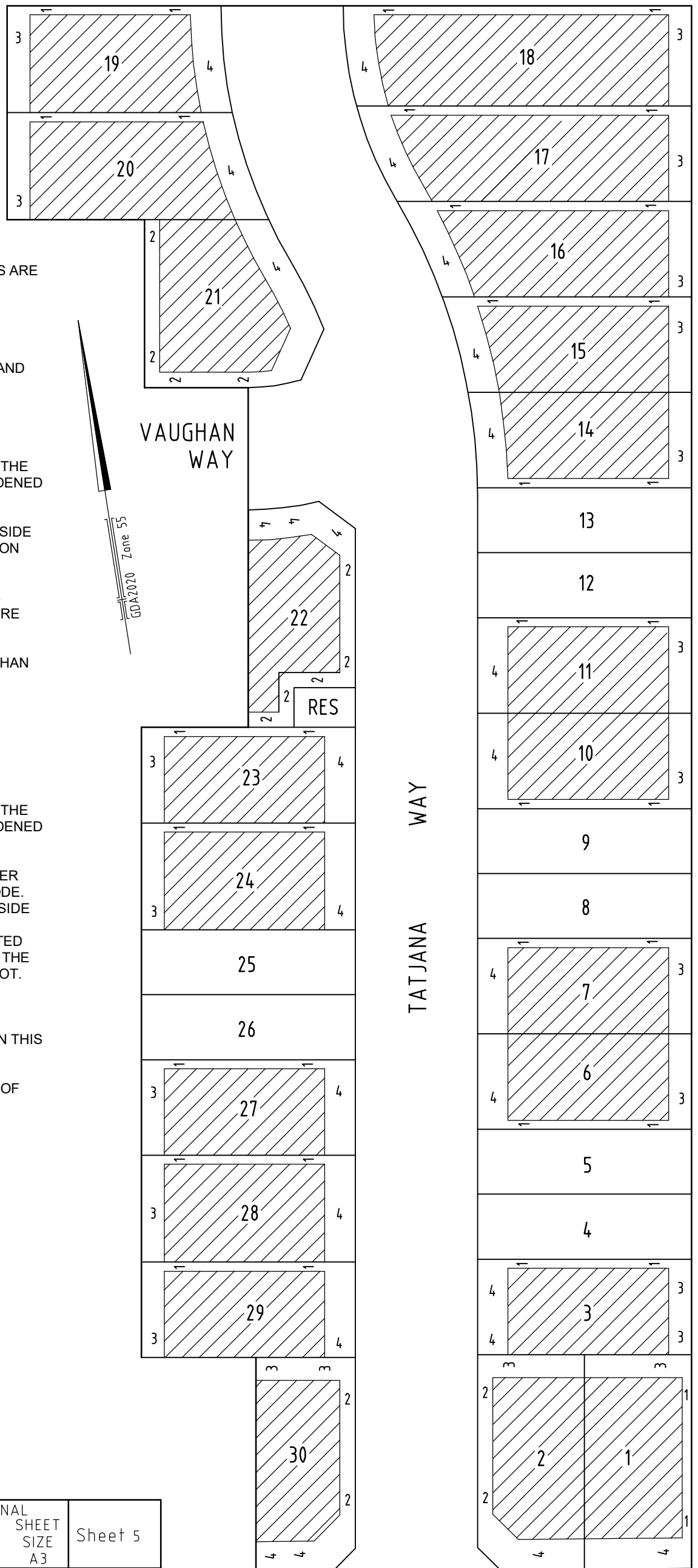


SEE SHEET 3

SEE SHEET 2

A





CREATION OF RESTRICTIONS

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTIONS ARE TO BE CREATED

LAND TO BENEFIT: LOTS ON THIS PLAN

- LAND TO BE BURDENED:** LOTS 1, 2, 3, 6, 7, 10, 11, 14 TO 24 (BI) AND LOTS 27 TO 30 (BI)

DESCRIPTION OF RESTRICTION:

EXCEPT WITH THE WRITTEN CONSENT FROM THE RESPONSIBLE AUTHORITY THE REGISTERED PROPRIETOR OF PROPRIETORS FOR THE TIME BEING OF ANY LOTS FORMING PART OF THE LAND TO BE BURDENED SHALL NOT:

- (i) BUILD OR ALLOW TO BE BUILT ON THE LAND, ANY DWELLING OUTSIDE THE BUILDING ENVELOPE AS SHOWN IN THE ADJACENT SCHEDULE ON THIS SHEET 5.
- (ii) BUILD OR ALLOW TO BE BUILT ANY DWELLING OTHER THAN IN ACCORDANCE WITH THE ENDORSED BUILDING DESIGN GUIDELINES ATTACHED TO PLANNING PERMIT T230320, ISSUED BY CARDINIA SHIRE COUNCIL, OR AS AUTHORISED BY A FURTHER PERMIT.
- (iii) SHALL NOT SUBDIVIDE OR ALLOW ANY LOT TO BE SUBDIVIDED
- (iv) SHALL NOT BUILD OR ALLOW TO BE BUILT ON EACH LOT MORE THAN ONE (1) DWELLING TOGETHER WITH USUAL OUTBUILDINGS.

- LAND TO BE BURDENED :** LOTS 4, 5, 8, 9, 12, 13, 25 & 26

DESCRIPTION OF RESTRICTION:

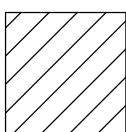
EXCEPT WITH THE WRITTEN CONSENT FROM THE RESPONSIBLE AUTHORITY THE REGISTERED PROPRIETOR OF PROPRIETORS FOR THE TIME BEING OF ANY LOTS FORMING PART OF THE LAND TO BE BURDENED SHALL NOT:

- (i) BUILD OR ALLOW TO BE BUILT ON THE LAND, ANY DWELLING OTHER THAN IN ACCORDANCE WITH THE OFFICER SMALL LOT HOUSING CODE.
- ii) BUILD OR ALLOW TO BE BUILT ON THE LAND, ANY DWELLING OUTSIDE THE BUILDING ENVELOPE AS DEFINED BY THE OFFICER SMALL LOT HOUSING CODE. THIS CLAUSE WILL CEASE TO BURDEN ANY AFFECTED LOT AFTER THE THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING AND ANY GARAGE OR CARPORT ON THAT LOT.

RESTRICTION No 1 WILL CEASE TO BURDEN ANY AFFECTED LOTS ON THIS PLAN OF SUBDIVISION ON THE 30 JUNE 2039.

RESTRICTION No 2 WILL CEASE TO BURDEN ANY LOT ON THIS PLAN OF SUBDIVISION ON THE 30 JUNE 2039.

SEE OPPOSITE FOR SCHEDULE



DENOTES BUILDING ENVELOPE

| | | | |
|--|----------------------------|--|---------|
| <p>SCALE LENGTHS ARE IN METRES</p> | ORIGINAL SCALE 1:600 | SHEET SIZE A3 | Sheet 5 |
| | REF N° REF 2539A | | |
| VERSION 1.4 | | | |
| <p>Bortoli Wellington Pty Ltd ABN 46 069 841 498 Licensed Land Surveyors, Property Development Consultants Unit 14, 104 Ferntree Gully Road, OAKLEIGH EAST, VIC, 3166 PO Box 776 MOUNT WAVERLEY VIC 3149 E: survey@bortoliwellington.com.au T: (03) 9543 5855</p> | | Digitally signed by LICENSED SURVEYOR: Scott D Wellington | |
| 2024-12-06 2539A- 5 | | 2/4/25 | |