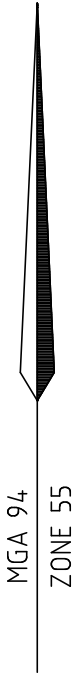
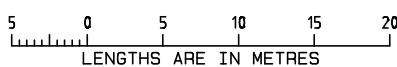
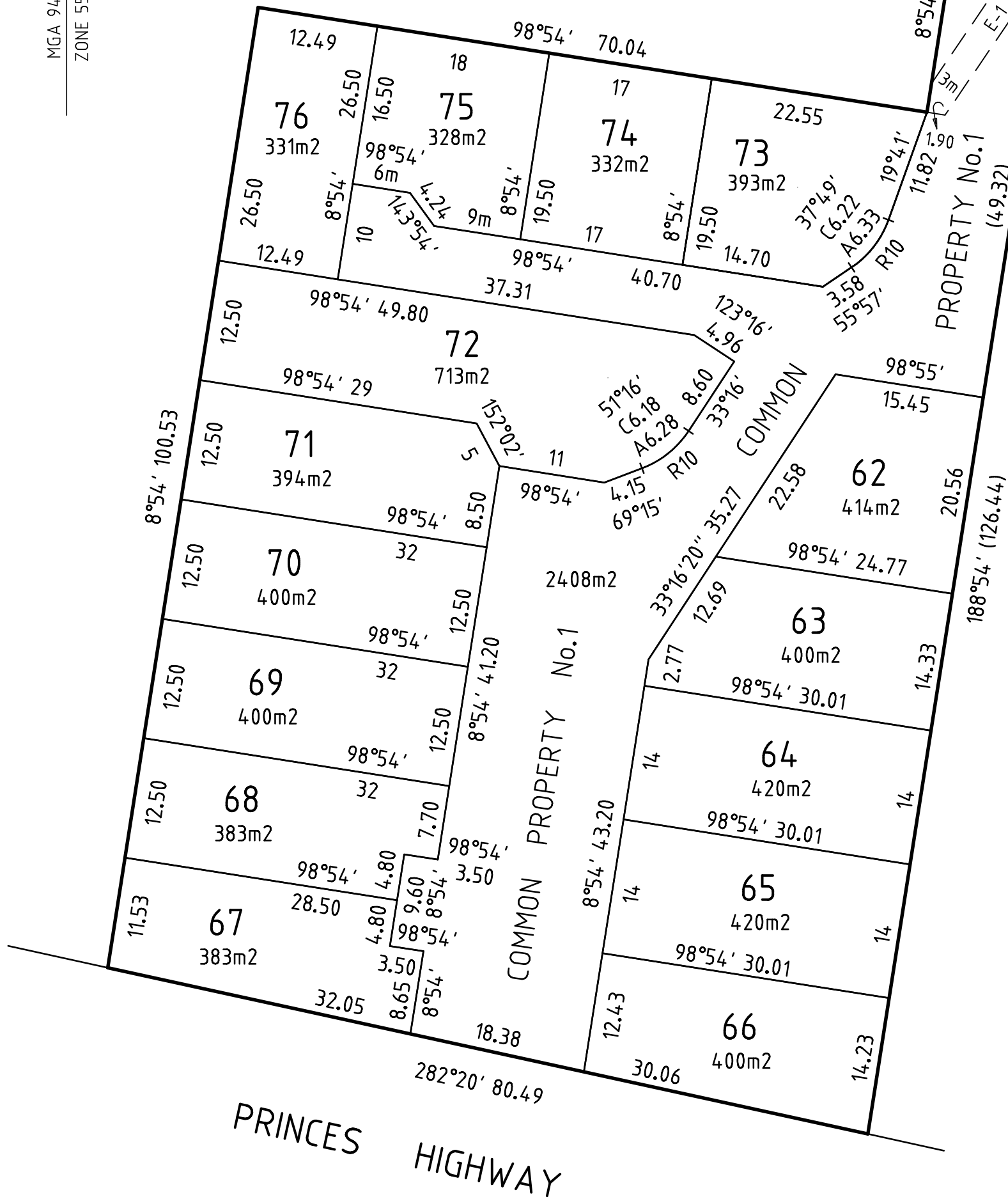


PLAN OF SUBDIVISION			EDITION 1	PS 731291J			
LOCATION OF LAND PARISH: PAKENHAM TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 36A(PART) CROWN PORTION: - TITLE REFERENCE: VOL FOL LAST PLAN REF: LOT D PS731288W POSTAL ADDRESS : 24 WHITESIDE ROAD, OFFICER, 3809 (at time of subdivision) MGA 94 CO-ORDINATES: E 358 900 ZONE 55 (of approx centre of land in plan) N 5 786 750 GDA 94			COUNCIL NAME: CARDINIA SHIRE COUNCIL				
VESTING OF ROADS OR RESERVES			NOTATIONS				
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. SEE OWNERS CORPORATION SEARCH REPORT(S) FOR DETAIL <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 80%;"> <p style="text-align: center; margin: 0;">THIS IS A PRELIMINARY PLAN.</p> <p style="margin: 0; font-size: small;">IT HAS NOT BEEN APPROVED BY COUNCIL OR THE LAND TITLES OFFICE. THIS PLAN IS SUBJECT TO ALTERATION. EASEMENTS AND ROAD NAMES HAVE EITHER NOT BEEN SHOWN OR ARE NOT YET FINAL</p> </div>				
NOTATIONS							
DEPTH LIMITATION: DOES NOT APPLY							
SURVEY: THIS PLAN IS BASED ON SURVEY STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO: T140251 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS: IN PROCLAIMED SURVEY AREA NUMBER:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">HERITAGE RISE</td> <td style="text-align: center;">RELEASE 4</td> </tr> <tr> <td style="text-align: center;">NUMBER OF LOTS: 15</td> <td style="text-align: center;">RELEASE 4 AREA: 8518m2</td> </tr> </table>	HERITAGE RISE	RELEASE 4	NUMBER OF LOTS: 15	RELEASE 4 AREA: 8518m2
HERITAGE RISE	RELEASE 4						
NUMBER OF LOTS: 15	RELEASE 4 AREA: 8518m2						
EASEMENT INFORMATION							
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)							
EASEMENTS PURSUANT TO SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO THE LAND IN THIS PLAN							
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF			
E-1	DRAINAGE	3	PS7321288W	CARDINIA SHIRE COUNCIL			
E-1	SEWERAGE	3	PS7321288W	SOUTH EAST WATER CORPORATION			
CRA SURVEY PTY LTD LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS <small>7A/346 Belmore Road office@crsurvey.com.au Balwyn Vic 3103 Tel: 03 9890 0933</small>		REF: 4326PS14 VERSION: 4 (28-03-2017) P.J.S. TYNKKYEN	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4			

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BURGESS AVENUE



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 BUILDING ENVELOPE

REF: 4326PS14

VERSION: 4 (28-03-2017)



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LAND SURVEYORS TOWN PLANNERS
 DEVELOPMENT CONSULTANTS

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 Balwyn Vic 3103 Tel: 03 9890 0933

SCALE
 1 : 500



ORIGINAL SHEET
 SIZE: A3

SHEET 3

P.J.S. TYNKKYNNEN

CREATION OF RESTRICTION "A"**LAND BURDENED AND LAND BENEFITED: REFER TO TABLE 1**

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot must not:

- A1 Build, construct or erect or cause to be built, constructed or erected or remain on any lot equal to or greater than 300m² or any part thereof, any building outside the building envelope created on each respective lot, of this size, as shown on the attached plan with the exception of encroachments allowed under the Planning Scheme and Building Regulations unless with written consent of the Cardinia Shire Council.
- A2 Build, construct or erect or cause to be built, constructed or erected or remain on any lot of less than 300m² or any part thereof any dwelling outside the building envelope as defined by the Officer Small Lot Housing Code (September 2011) with the exception of encroachments allowed under the Officer Small Lot Housing code (September 2011).
- A3 Build, construct or erect or cause to be built, constructed or erected or remain on any lot of less than 300m² or any part thereof any dwelling other than in accordance with the Officer Small Lot Housing Code (2011).
- A4 Build, construct or erect or cause to be built, constructed or erected or remain on the lot or any part thereof any building/dwelling that does not comply with the Heritage Rise Building Design Guidelines, as endorsed by the Cardinia Shire Council.
- A5 Build, construct or erect or cause to be built, constructed or erected or remain on the lot or any part thereof any dwelling (and/or associated works) which have not been approved by the Heritage Rise Design Assessment Panel.
- A6 Build, construct or erect or cause to be built, constructed or erected or remain on the lot or any part thereof any fencing that does not comply with the Heritage Rise Building Design Guidelines, as endorsed by the Cardinia Shire Council.
- A7 Build, construct or erect or cause to be built, constructed or erected or remain on the lot or any part thereof, any shed or other similar construction unless constructed of low-reflective material, brick or stone and of a neutral colour (if not built to match the dwelling) with a maximum ridge height of 2.6 metres and maximum wall height of 2.4 metres and be no greater than 10m² and located so as not to be visible from any adjoining street, laneway or ROW.
- A8 Build, construct or erect or cause to be built, constructed or erected or remain on the lot or any part thereof, any carport that is visible from any street, laneway or ROW.
- A9 Build, construct or erect or cause to be built, constructed or erected or remain on the lot or any part thereof, any external plumbing visible from the street with the exception of colour coordinated downpipes on any dwelling house or outbuilding.

These Restrictions will cease to have effect Ten years from the date of the registration of this plan.

TABLE 1

LAND BURDENED AND LAND BENEFITED - REFER RESTRICTIONS 'A'

CREATION OF RESTRICTION

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BURDENED LOT No.	BENEFITING LOTS
62	63
63	62, 64
64	63, 65
65	64, 66
66	65
67	68
68	67, 69
69	68, 70

BURDENED LOT No.	BENEFITING LOTS
70	69, 71
71	70, 72
72	71, 76
73	74
74	73, 75
75	74, 76
76	72, 75



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SHEET 4

P.J.S. TYNKKYNNEN