
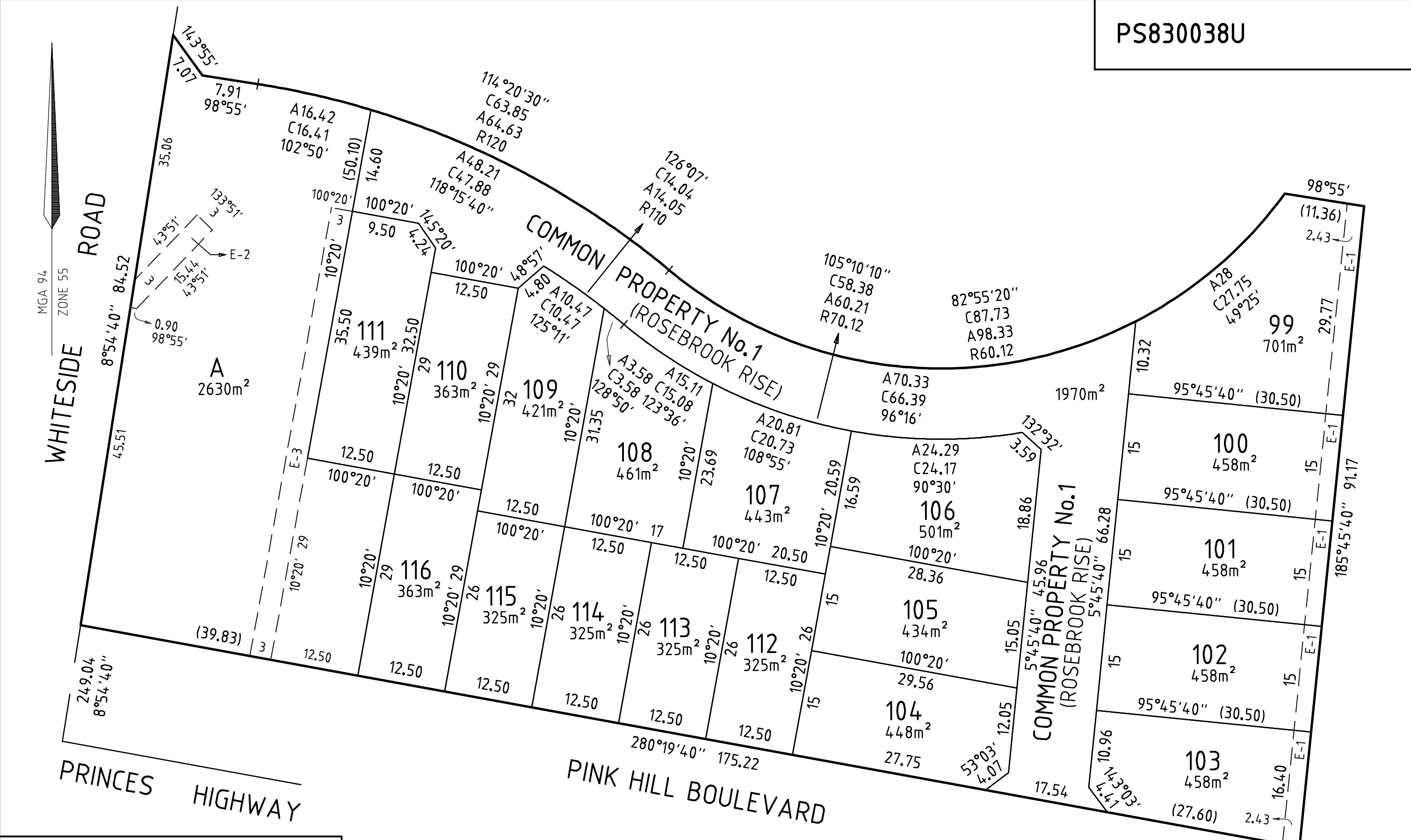


PLAN OF SUBDIVISION				EDITION 1	PS830038U				
<b>LOCATION OF LAND</b> PARISH: PAKENHAM TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 36A (PART) CROWN PORTION: - TITLE REFERENCE: VOL 11926 FOL 397  LAST PLAN REF: LOT A ON PS804256G POSTAL ADDRESS : 26A WHITESIDE ROAD (at time of subdivision) OFFICER 3809  MGA 94 CO-ORDINATES: E 358 840 ZONE 55 (of approx centre of land in plan) N 5 786 995 GDA 94				Council Name: Cardinia Shire Council  Council Reference Number: S19/038 Planning Permit Reference: T180170 SPEAR Reference Number: S137860A  <b>Certification</b>  This plan is certified under section 6 of the Subdivision Act 1988  Public Open Space  A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification  Digitally signed by: Penny Carney for Cardinia Shire Council on 16/09/2019					
<b>VESTING OF ROADS OR RESERVES</b>				<b>NOTATIONS</b>					
IDENTIFIER		COUNCIL/BODY/PERSON		<b>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS.</b>  FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, ENTITLEMENT AND LIABILITY, SEE THE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND, IF APPLICABLE, OWNERS CORPORATION RULES.					
<b>NOTATIONS</b>									
DEPTH LIMITATION: DOES NOT APPLY									
<b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY  <b>STAGING:</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO: T180170  THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS: PAKENHAM PM20 & PAKENHAM PM25  IN PROCLAIMED SURVEY AREA NUMBER:				<table border="1"> <tr> <td><b>HERITAGE RISE</b></td> <td><b>RELEASE 6</b></td> </tr> <tr> <td>NUMBER OF LOTS: 18</td> <td>RELEASE 6 AREA: 9680m<sup>2</sup></td> </tr> </table>		<b>HERITAGE RISE</b>	<b>RELEASE 6</b>	NUMBER OF LOTS: 18	RELEASE 6 AREA: 9680m <sup>2</sup>
<b>HERITAGE RISE</b>	<b>RELEASE 6</b>								
NUMBER OF LOTS: 18	RELEASE 6 AREA: 9680m <sup>2</sup>								
<b>EASEMENT INFORMATION</b>									
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)									
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF					
E-1	DRAINAGE & SEWERAGE	2.43	LP94060	LOTS ON LP94060					
E-2	POWERLINE	SEE DIAG	PS804256G (SECTION 88 ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICITY SERVICES PTY LTD					
E-3	SEWERAGE	3	THIS PLAN	SOUTH EAST WATER CORPORATION					
E-3	DRAINAGE	3	THIS PLAN	CARDINIA SHIRE COUNCIL					
 <b>CRA SURVEY PTY LTD</b> LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS  7A/346 Belmore Road office@crsurvey.com.au Balwyn Vic 3103 Tel: 03 9890 0933		REF: 4326PS6 VERSION: 3 (6-09-2019)  Digitally signed by: James Sprott, Licensed Surveyor, Surveyor's Plan Version (CRA version3), 06/09/2019, SPEAR Ref: S137860A		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 3					



REF: 4326PS6      VERSION: 3 (6-09-2019)

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SCALE  
 1 : 500

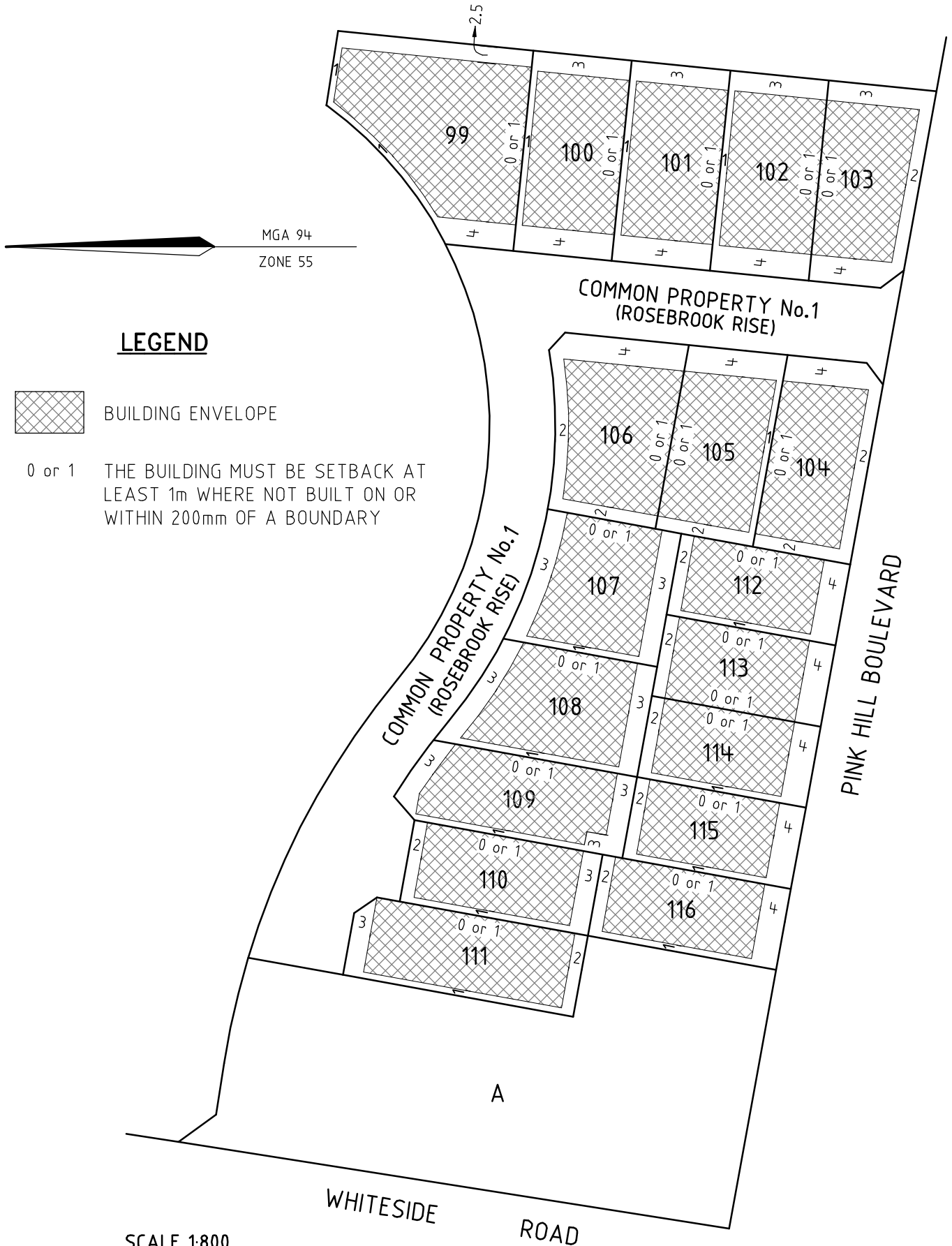
LENGTHS ARE IN METRES

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 06/09/2019, SPEAR Ref: S137860A

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SHEET 2



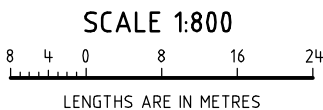
**LEGEND**



BUILDING ENVELOPE

0 or 1

THE BUILDING MUST BE SETBACK AT LEAST 1m WHERE NOT BUILT ON OR WITHIN 200mm OF A BOUNDARY



**BUILDING ENVELOPE PLAN**

REF: 4326PS6  
VERSION: 4 (23-01-2019)

**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:

- 1 Except with the written consent from the Responsible Authority, build or allow to be built on the land any dwelling outside of the prescribed building envelope shown on MCP AA5143.
- 2 Except with the written consent from the Responsible Authority, build or allow to be built on the land any dwelling (and/or associated works), other than in accordance with MCP AA5143.
- 3 Build or allow to be built on the land any dwelling (and/or associated works) which have not been approved by the Heritage Rise Design Assessment Panel as shown on MCP AA5143

The restrictions specified shall cease to burden any Lot on this Plan of Subdivision on 31 December 2034.

TABLE 1

LAND BURDENED AND LAND BENEFITED - REFER RESTRICTIONS 'A'

**CREATION OF RESTRICTION**

BURDENED LOT No.	BENEFITING LOTS
99	100
100	99, 101
101	100,102
102	101, 103
103	102
104	105, 112
105	104, 106, 107, 112

BURDENED LOT No.	BENEFITING LOTS
106	105, 107
107	105, 106, 108, 112, 113
108	107, 109, 113, 114
109	108, 110, 115, 116
110	109, 111, 116
111	110



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LAND SURVEYORS TOWN PLANNERS  
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SHEET 3

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16/09/2019,  
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# OWNERS CORPORATION SCHEDULE

PS830038U

Owners Corporation No. 1

Plan No. PS830038U

Land affected by Owners Corporation: ALL OF THE LOTS IN THE TABLE BELOW

Common Property No.: 1

Limitations of Owners Corporation: Unlimited

Notations

NIL

Totals		
	Entitlement	Liability
This schedule	1300	1300
Balance of existing OC	0	0
Overall Total	1300	1300

## Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
99	100	100									
100	100	100									
101	100	100									
102	100	100									
103	100	100									
104	100	100									
105	100	100									
106	100	100									
107	100	100									
108	100	100									
109	100	100									
110	100	100									
111	100	100									

CRA Survey Pty Ltd  
Unit 7A, 346 Belmore Road Balwyn VIC 3103

SURVEYORS FILE REFERENCE: 4326PS6  
VERSION: 3 (6-09-2019)

SHEET 1

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