

PLAN OF SUBDIVISION

LV USE ONLY
EDITION 1

PLAN NUMBER
PS 908880E

LOCATION OF LAND

PARISH: NAR NAR GOON
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: 65 (PT)
CROWN PORTION: -
TITLE REFERENCES: Vol. 12471 Fol. 717
LAST PLAN REFERENCE/S: LOT 1 ON TP971739K
POSTAL ADDRESS: 90 MOUNT ARARAT SOUTH ROAD
(At time of subdivision) NAR NAR GOON, VIC. 3812
MGA2020 Co-ordinates (of approx centre of land in plan) E 372 270 N 5 785 200 ZONE 55

COUNCIL NAME: CARDINIA SHIRE COUNCIL

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R1 RESERVE No.1 RESERVE No.2	CARDINIA SHIRE COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD AUSNET ELECTRICITY SERVICES PTY LTD	LOTS 1-100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 101-166 (BOTH INCLUSIVE) SEE SHEET 6 FOR RESTRICTION B AFFECTING LOTS 127, 128, 136, 137, 140, 141, 151, 152, 157, 158, 164 AND 165 SEE SHEET 6

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY
STAGING: THIS IS NOT A STAGED SUBDIVISION.
PLANNING PERMIT No. T220227
SURVEY: THIS PLAN IS BASED ON SURVEY.
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):
PM 42 & 398

KALA ESTATE- 1
3.691ha **66 LOTS**

EASEMENT INFORMATION

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	SEE PLAN	THIS PLAN	CARDINIA SHIRE COUNCIL
E-2	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
E-3	DRAINAGE	SEE PLAN	THIS PLAN	CARDINIA SHIRE COUNCIL
E-3	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION

80502PS-006I.DWG

SURVEYOR REF: 80502ps-006i

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 6



MC MULLEN NOLAN GROUP
Level 1/5 Queens Road
Melbourne VIC 3004
Tel: (03) 7002 2200
Fax: (03) 7002 2299
Email: vic.admin@mngsurvey.com.au

MATTHEW DUNN

VERSION 9

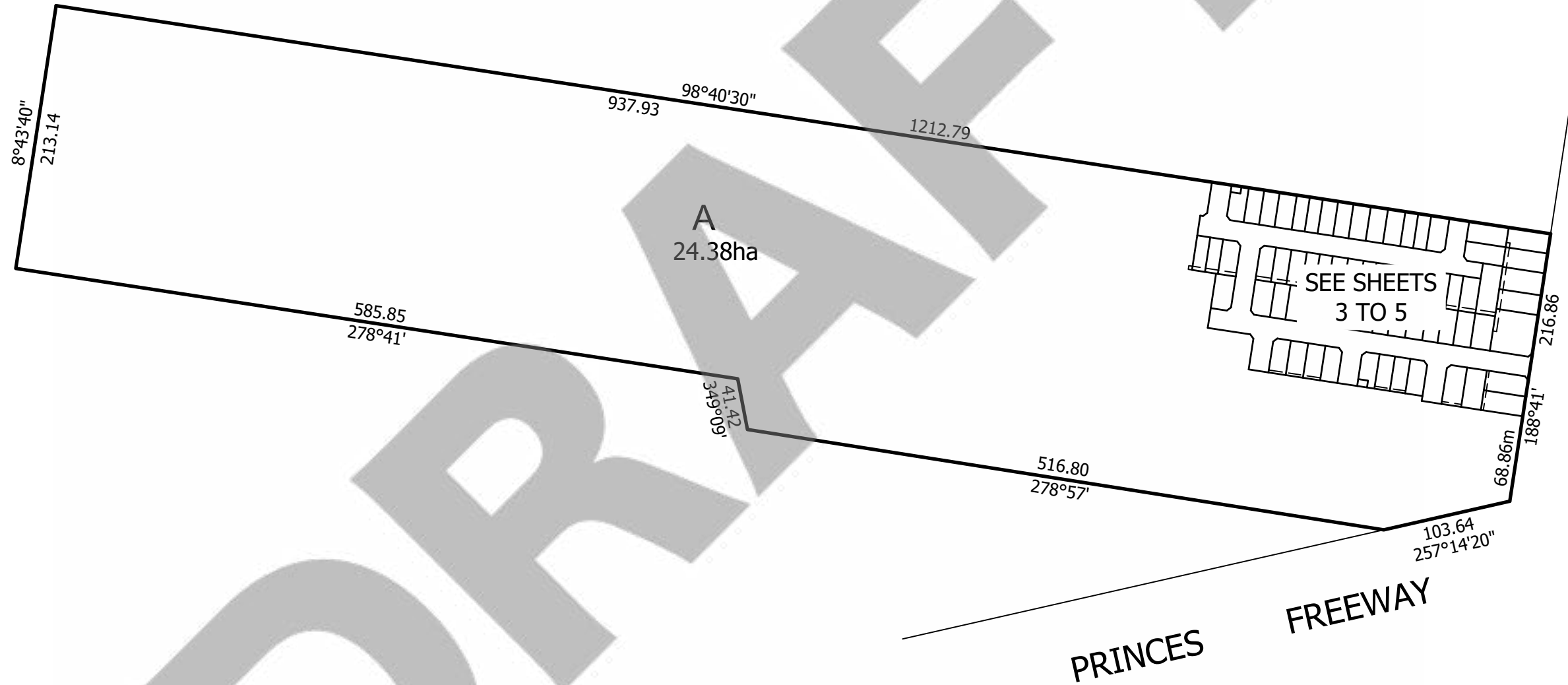
This plan is unregistered and may be subject to change.

Plan generated date: 09/10/2024

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M.G.A. 2020
ZONE 55

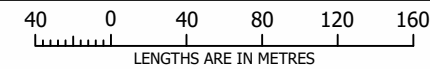


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SCALE
1:4000



ORIGINAL SHEET
SIZE A3

SHEET 2

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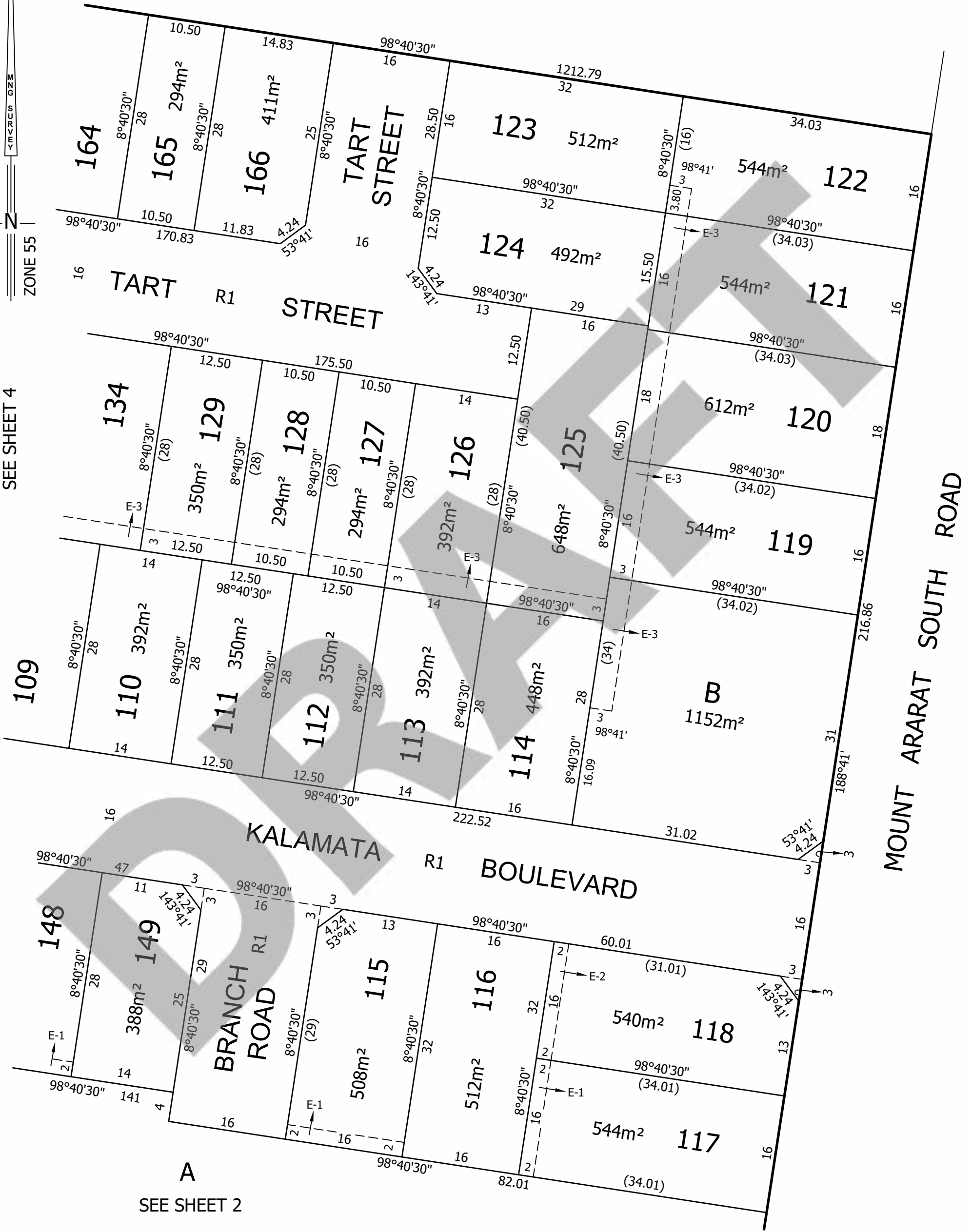
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M.G.A. 2020 | ZONE 55 | SEE SHEET 4

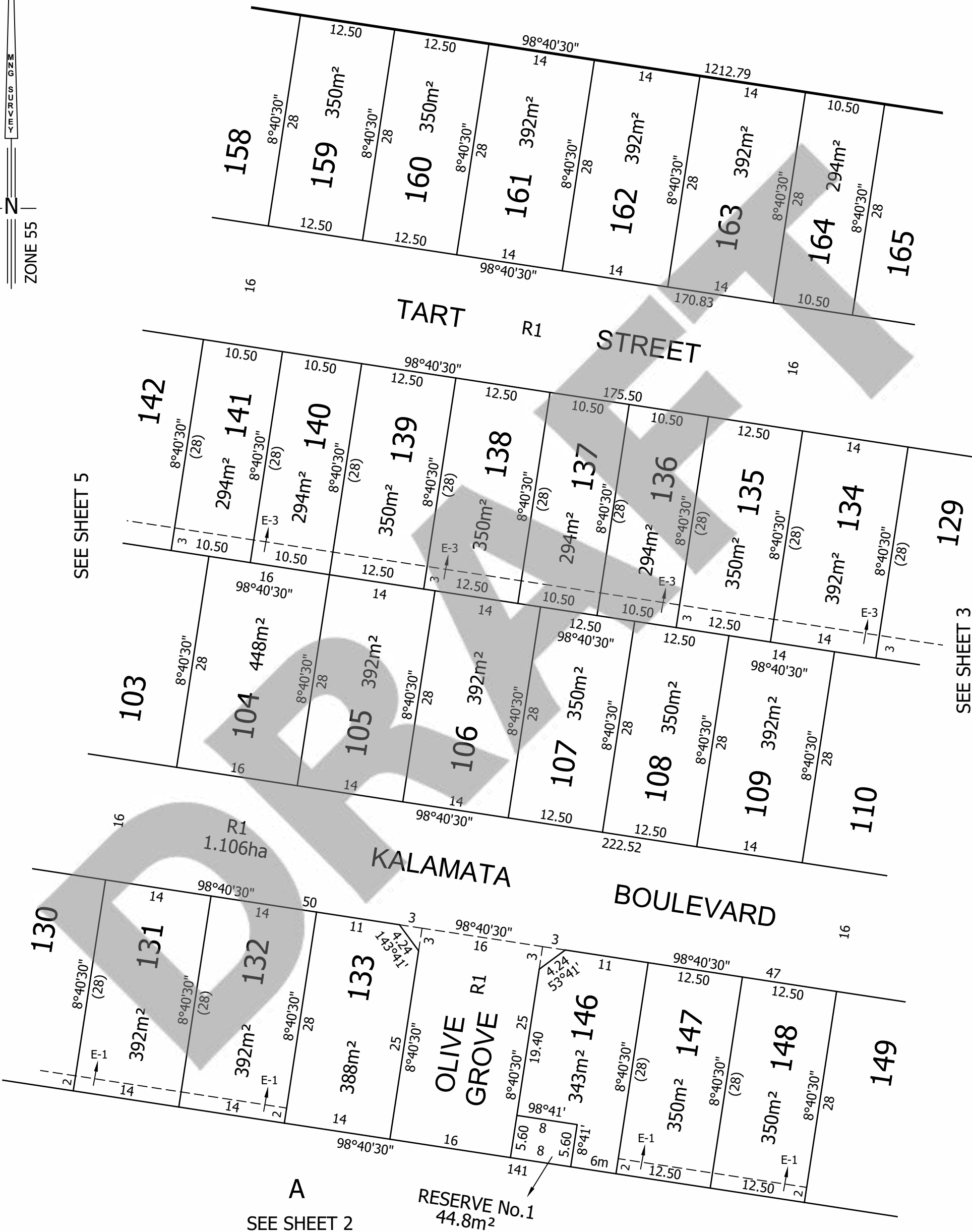


A
SEE SHEET 2

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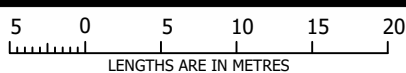
M.G.A. 2020 | ZONE 55 |



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SCALE
1:500



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ORIGINAL SHEET
SIZE: A3

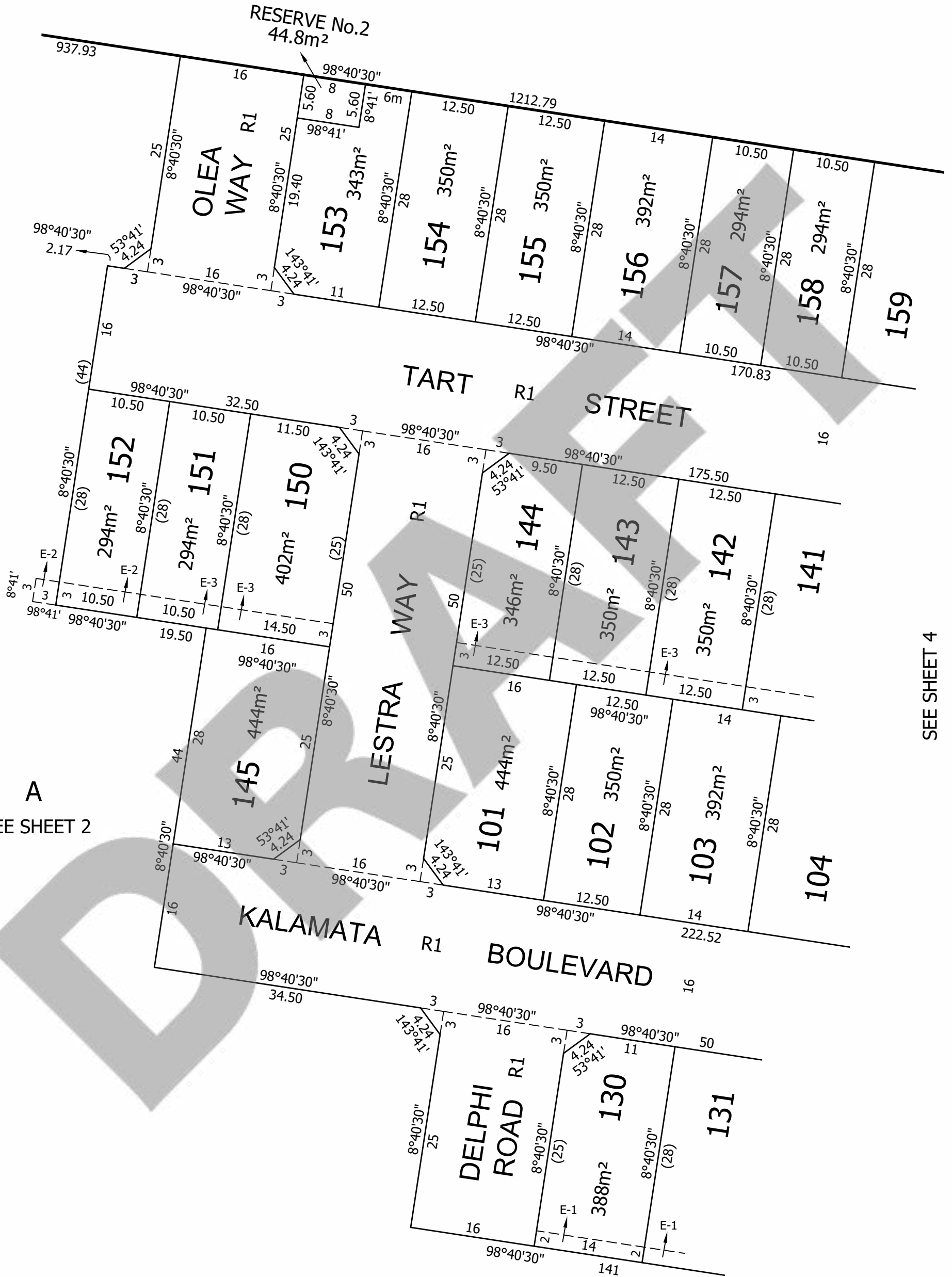
SHEET 4

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A
SEE SHEET 2

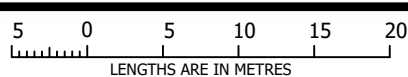
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SCALE
1:500



MATTHEW DUNN

VERSION 9

ORIGINAL SHEET
SIZE: A3

SHEET 5

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SUBDIVISION ACT 1988

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.

Burdened land - Lots 101-166 on this plan (all inclusive)

Benefited land - Lots 101-166 on this plan (all inclusive)

Description of Restriction

Except with the written consent of the Responsible Authority, the burdened lot shall not:

- (1) Build or erect or permit to be built or erected or remain on the burdened lot or on any part of it, any building or structure other than in accordance with the provisions of Memorandum of Common Provisions registered in dealing number

Expiry

This restriction ceases to have effect following 31st December 2039

CREATION OF RESTRICTION B

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.

Burdened lots on this plan	Benefited lots on this plan
127	112, 126, 128
128	111, 112, 127, 129
136	107, 108, 135, 137
137	106, 107, 136, 138
140	104, 139, 141
141	103, 104, 140, 142

Burdened lots on this plan	Benefited lots on this plan
151	145, 150, 152
152	151
157	156, 158
158	157, 159
164	163, 165
165	164, 166

Description of Restriction

The registered proprietor or proprietors for the time being for any burdened lot on this plan in the table as a lot subject to the "Small Lot Housing Code (Type A)" must not build or permit to be built or remain on the lot any building or structure that has not been constructed in accordance with the "Small Lot Housing Code (Type A)" unless in accordance with a Planning Permit granted to construct a dwelling on the lot.

Expiry

This restriction ceases to have effect following 31st December 2039