PLAN OF SUBDIVISION

LV USE ONLY

PLAN NUMBER

EDITION

PS 923755W

COUNCIL NAME: CARDINIA SHIRE COUNCIL

LOCATION OF LAND

PARISH:

NAR NAR GOON

TOWNSHIP:

LAST PLAN REFERENCE/S: LOT A ON PS908880E

Ε

SECTION:

CROWN ALLOTMENT:

65 (PT)

CROWN PORTION:

TITLE REFERENCES:

Vol. Fol.

POSTAL ADDRESS: (At time of subdivision)

MGA2020 Co-ordinates

(of approx centre of land in plan)

90 MOUNT ARARAT SOUTH ROAD NAR NAR GOON, VIC. 3812

372 070 N 5 785 230 ZONE

NOTATIONS

VESTING OF ROADS AND/OR RESERVES **IDENTIFIER** COUNCIL/BODY/PERSON

ROAD R1

CARDINIA SHIRE COUNCIL

LOT A AND 1-200 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED & BENEFITED LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 5.

TO REMOVE THAT PART OF THE DRAINAGE EASEMENT CREATED AS E-1 ON

TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-2 ON

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 41, 42 & 398

KALA ESTATE- 2

1.838ha

39 LOTS

GROUNDS FOR REMOVAL:

OTHER PURPOSE OF PLAN:

PS 908880E AFFECTING ROAD R1 ON THIS PLAN.

PS 908880E AFFECTING ROAD R1 ON THIS PLAN.

VIDE SCHEDULE 5, CLAUSE 14 OF THE ROAD MANAGEMENT ACT 2004.

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	PS 908880E		CARDINIA SHIRE COUNCIL		
E-2	SEWERAGE	SEE PLAN	PS 908880E	SOUTH EAST WATER CORPORATION			
E-3	DRAINAGE	SEE PLAN	THIS PLAN	CARDINIA SHIRE COUNCIL			
E-4	SEWERAGE	SEE PLAN	THIS PLAN		SOUTH EAST WATER CORPORATION		
E-5	DRAINAGE	SEE PLAN	THIS PLAN	CARDINIA SHIRE COUNCIL			
E-5	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION			
	80502PS-016C.DWG					CHEET 1 OF 5	



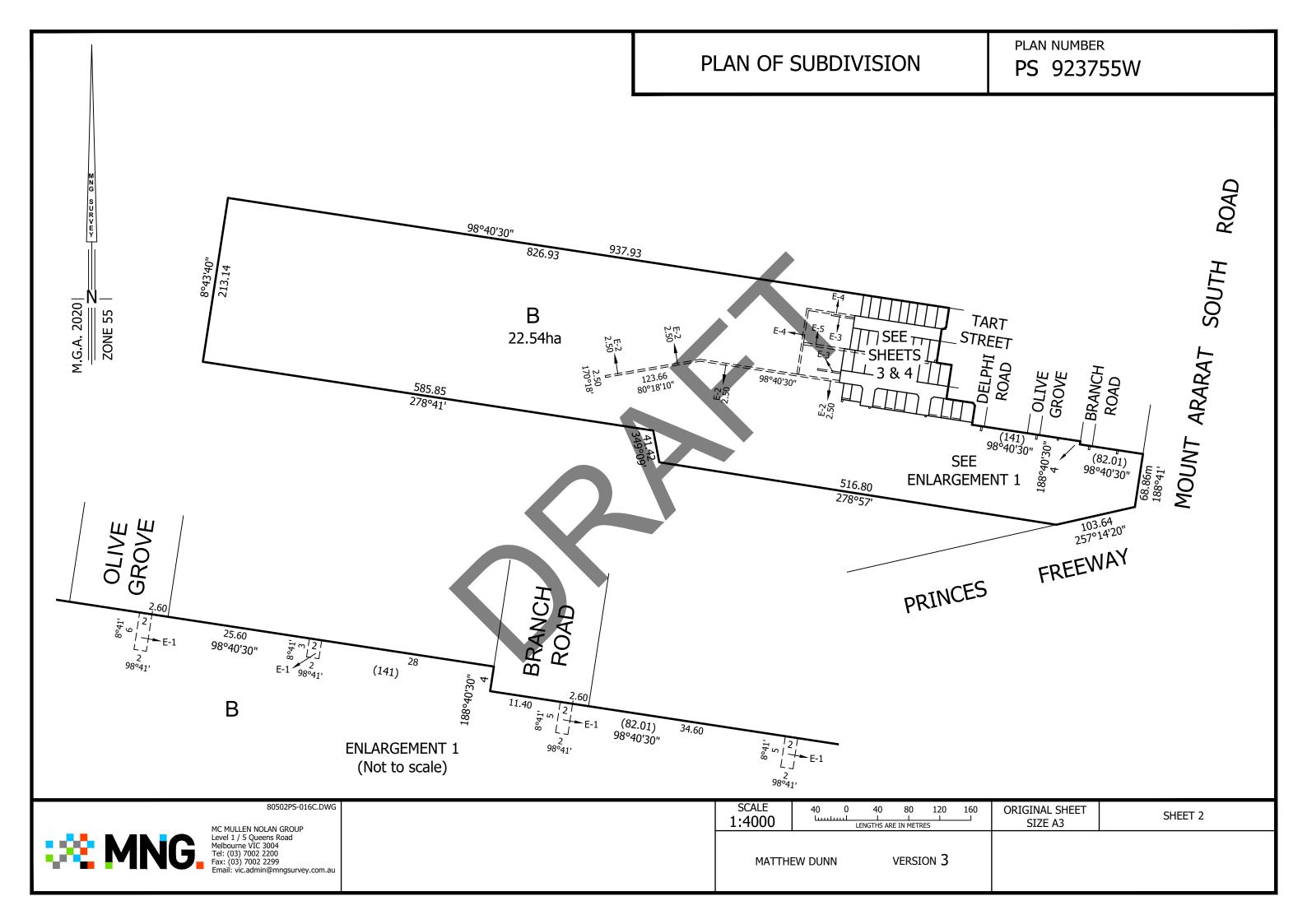
MC MULLEN NOLAN GROUP Level 1/5 Queens Road Melbourne VIC 3004 Tel: (03) 7002 2200 Fax: (03) 7002 2299 Email: vic.admin@mngsurvey.com.au SURVEYOR REF: 80502ps-016c

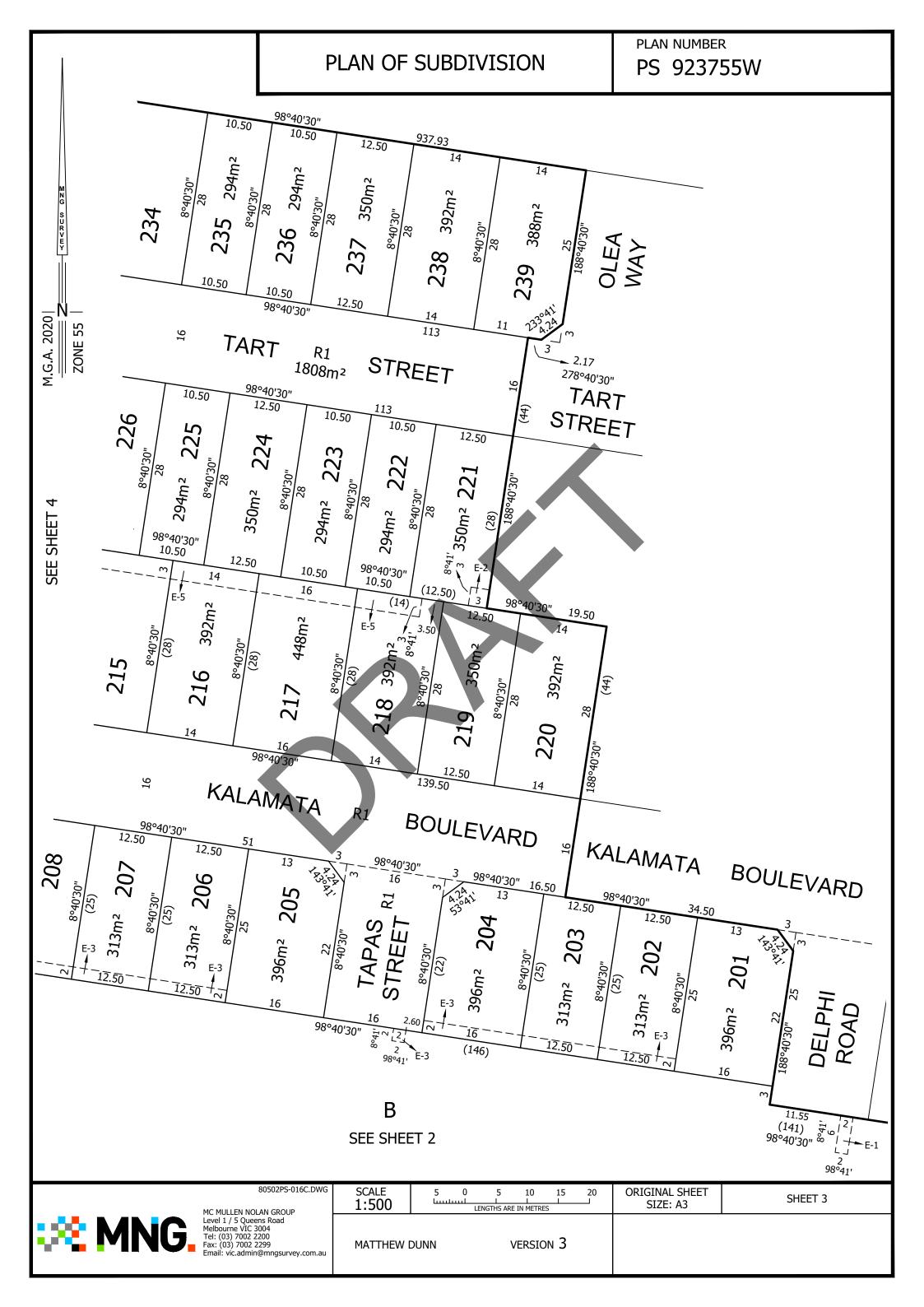
SIZE: A3

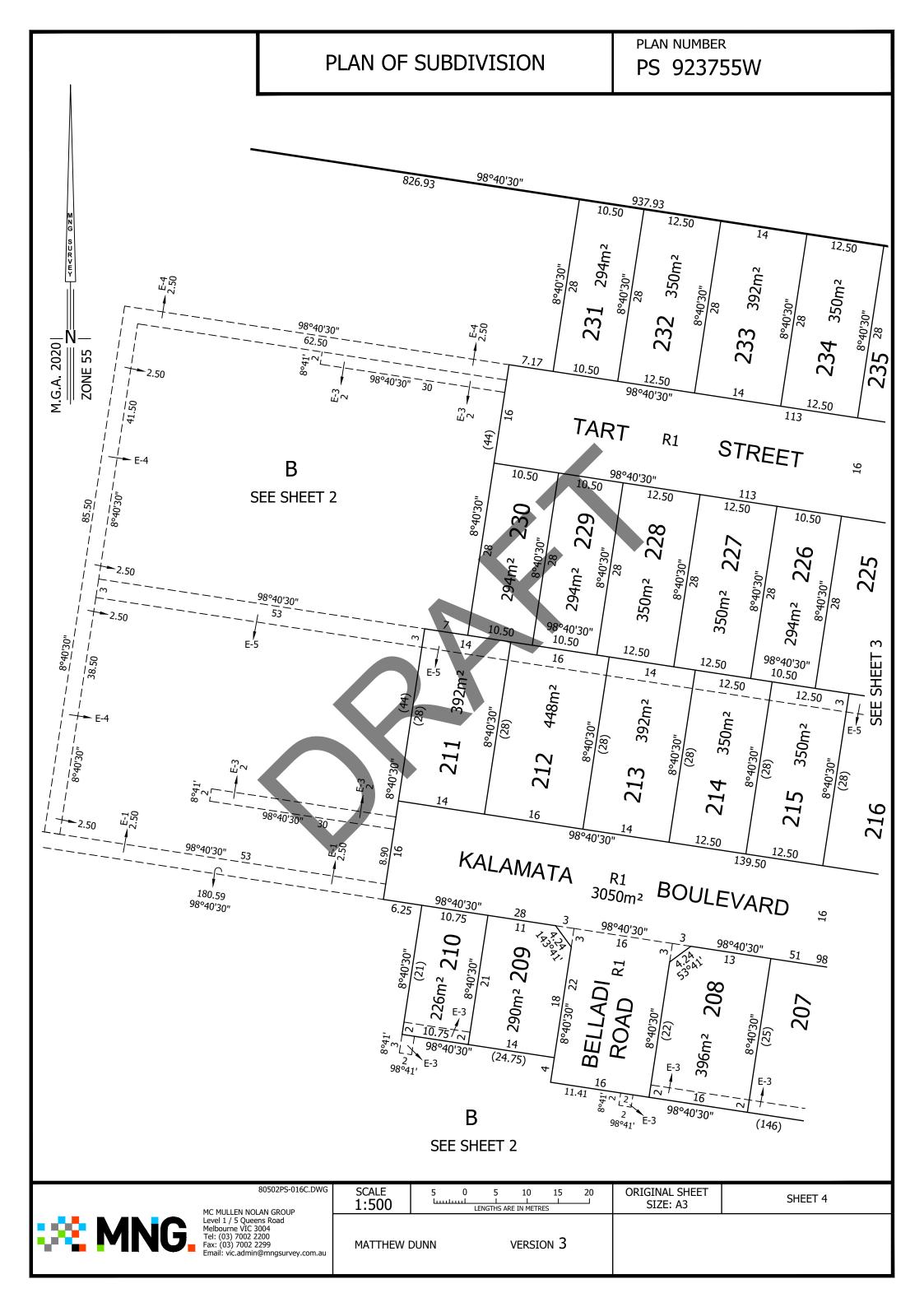
SHEET 1 OF 5

MATTHEW DUNN

VERSION 3







PLAN OF SUBDIVISION

PLAN NUMBER PS 923755W

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:

<u>Burdened land</u>: Lots 201-239 on this plan (all inclusive). Benefited land: Lots 201-239 on this plan (all inclusive).

Restriction:

The registered proprietor or proprietors for the time being of any lot forming part of the lot to be burdened shall not:

- (1) Except with the written consent of the Responsible Authority, build or allow to be built on the land any dwelling outside of the prescribed building envelope set out in MCP AA010732
- (2) Except with the written consent of the Responsible Authority, build or allow to be built on the land any dwelling (and/or associated works) other than in accordance with the design guidelines approved by Cardinia Shire Council.
- (3) Build or allow the be built on the land any dwelling (and/or associated works) which have not been approved by 'Kala' design assessment panel or such other entity as may be nominated by 'Kala' design assessment panel.
- (4) Construct or allow to be constructed more than one dwelling on each lot.

Expiry date: 31/12/2040

RESTRICTION B:

<u>Burdened land</u>: set out in the table below. <u>Benefited land</u>: set out in the table below.

Burdened lots on this plan	Benefited lots on this plan		
209	210		
210	209		
222	217, 218, 221, 223		
223	217, 222, 224		
225	215, 216, 224, 226		
226	214, 215, 225, 227		

Burdened lots on this plan	Benefited lots on this plan		
229	212, 228, 230		
230	211, 212, 229		
231	232		
235	234, 236		
236	235, 237		

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 date: 31/12/2040



D2PS-016C.DWG GROUP oad		ORIGINAL SHEET SIZE: A3	

MATTHEW DUNN

SHEET 5