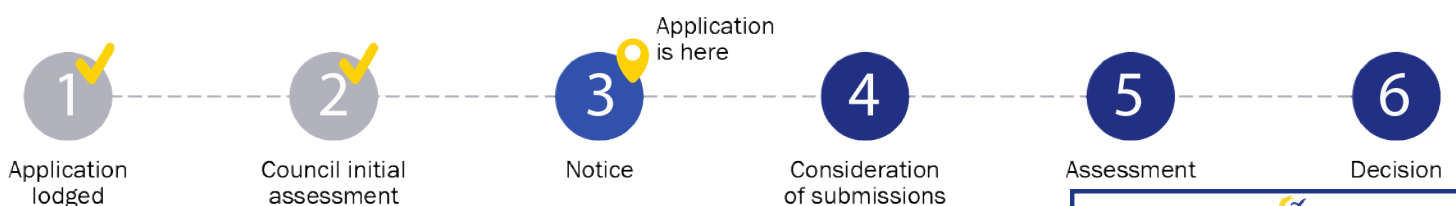


# Notice of Application for a Planning Permit

The land affected by the application is located at:	L210 LP212286 2 Bridle Place, Pakenham VIC 3810	
The application is for a permit to:	Variation of Restrictive Covenant contained in Instrument P157057F on Lot 210 LP212286M	
A permit is required under the following clauses of the planning scheme:		
52.02	To proceed under Section 23 of the Subdivision Act 1988 to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant	
<b>APPLICATION DETAILS</b>		
The applicant for the permit is:	Jessop & Komesaroff Lawyers	
Application number:	T260064	
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code.</p>		
<b>HOW CAN I MAKE A SUBMISSION?</b>		
<p>This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:</p>		<b>30 April 2026</b>
<p><b>WHAT ARE MY OPTIONS?</b></p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <ul style="list-style-type: none"> <li>• be made to the Responsible Authority in writing;</li> <li>• include the reasons for the objection; and</li> <li>• state how the objector would be affected.</li> </ul>	<p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>



  
**ADVERTISED MATERIAL**  
Planning Application: T260064  
Date Prepared: 14 April 2026

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## Application Summary

Portal Reference A12613FV

## Basic Information

Proposed Use to remove single dwelling covenant  
 Current Use single dwelling  
 Site Address 2 Bridle Place Pakenham 3810

## Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? No such encumbrances are breached

Note: During the application process you may be required to provide more information in relation to any encumbrances.

## Contacts

Type	Name	Address	Contact Details
Applicant	[Redacted]		
Owner			
Preferred Contact			

**Cardinia**  
**ADVERTISED MATERIAL**  
 Planning Application: T260064  
 Date Prepared: 14 April 2026

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## Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 18 To subdivide land into two lots	\$1,496.10	100%	\$1,496.10
<b>Total</b>			<b>\$1,496.10</b>

## Documents Uploaded

Date	Type	Filename
05-02-2026	Subdivision Plan	copy of subdivision.jpg
05-02-2026	Subdivision Plan	2 bridle place title.pdf
05-02-2026	Encumbrance	2 bridle place covenant.pdf
05-02-2026	Explanatory Letter	subdivision letter.doc



**Civic Centre**  
 20 Siding Avenue, Officer, Victoria

**Council's Operations Centre (Depot)**  
 Purton Road, Pakenham, Victoria

**Postal Address**  
 Cardinia Shire Council  
 P.O. Box 7, Pakenham VC, 3810

**Email:** mail@cardinia.vc.gov.au

Monday to Friday 8.30am–5pm

**Phone:** 1300 787 624  
**After Hours:** 1300 787 624  
**Fax:** 03 5941 3784

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

## Lodged By

Site User

Submission Date

## Declaration

By ticking this checkbox, I declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.



**Civic Centre**  
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### ADVERTISED MATERIAL

**Planning Application:** T260064  
**Date Prepared:** 14 April 2026

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5pm  
**Phone:** 1300 787 624  
**After Hours:** 1300 787 624  
**Fax:** 03 5941 3784

**Application Summary**

Portal Reference	D226886V
Reference No	T260064

**Basic Information**

Cost of Works	\$0
Site Address	2 Bridle Place Pakenham VIC 3810

**Covenant Disclaimer**

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? No such encumbrances are breached

Note: During the application process you may be required to provide more information in relation to any encumbrances.

  
**ADVERTISED MATERIAL**  
 Planning Application: T260064  
 Date Prepared: 14 April 2026

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**Documents Uploaded**

Date	Type	Filename
01-04-2026	Additional Document	Response to RFI letter regarding 2 Bridle Pl, Pakenham 3810_1.pdf


Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

**Lodged By**

Site User	[Redacted]
Submission Date	01 April 2026 - 12:11:PM

**Declaration**

By ticking this checkbox, I, [Redacted] declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.

 <p><b>Civic Centre</b> 20 Siding Avenue, Officer, Victoria</p> <p><b>Council's Operations Centre (Depot)</b> Purton Road, Pakenham, Victoria</p>	<p><b>Postal Address</b> Cardinia Shire Council P.O. Box 7, Pakenham VIC, 3810</p> <p><b>Email:</b> mail@cardinia.vic.gov.au</p>	<p>Monday to Friday 8.30amâ€“5pm <b>Phone:</b> 1300 787 624 <b>After Hours:</b> 1300 787 624 <b>Fax:</b> 03 5941 3784</p>
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 <p><b>Civic Centre</b> 20 Siding Avenue, Officer, Victoria</p> <p><b>Council's Operations Centre (Depot)</b> Purton Road, Pakenham, Victoria</p>	<p><b>Postal Address</b> Cardinia Shire Council P.O. Box 7, Pakenham VIC, 3810</p> <p><b>Email:</b> mail@cardinia.vic.gov.au</p>	<p>Monday to Friday 8.30am–5pm <b>Phone:</b> 1300 787 624 <b>After Hours:</b> 1300 787 624 <b>Fax:</b> 03 5941 3784</p>
---	--	---



Our Ref: 266901JSSS

01 April 2026

By online lodgement  
Planning Department  
Cardinia Shire Council

Dear Sir/Madam,

**Re: Response to RFI letter sent on 05 March 2026 of Planning Permit  
Application to vary and/or remove restrictive covenant**

**Property: 2 Bridle Place, Pakenham VIC 3810**

**Title Details: Volume 09867 Folio 052  
(Lot 210 on Plan of Subdivision 212286M)**

**Covenant: P157057F**

**Application No.: T260064**

This submission is made in support of an application to vary Restrictive Covenant **P157057F**, which burdens the subject land. The applicant seeks to vary specific restrictions regarding single dwelling covenant.

We are instructed to respond to the RFI letter requesting further information as follows:

Covenant P157057F was created on **11 April 1989**, burdening Lot 210 for the benefit of all other lots on Plan of Subdivision 212286M. The applicant specifically seeks to vary the following restrictions:

**1. Restriction (a):** Prohibits the erection of more than one dwellings on the said land.

**(a) That I will not at any time hereafter erect or build or cause or suffer to be erected or built on any lot hereby transferred or on any part or parts thereof more than one private dwelling house.**

We are not instructed to request vary and/or remove the restriction (b).

### **Grounds for variation/removal**

Restriction (a) – single dwelling covenant

The variation of Restriction (a) is sought to permit the construction of two dwellings on the subject land. This variation is justified by the significant change in the character of the neighbourhood since 1989, as evidenced by established multi-dwelling developments on adjoining and nearby properties, including relatively recent planning approvals within the same plan of subdivision.

Howard M Komesaroff  
B.Ec. LL.B  
Principal

Josh Martyn  
BA., LL.B (Hons)  
Principal

Julie Sillato  
LL.B (Hons)  
Principal

Beverley M Jessop  
BA., LL.B  
Consultant

**Elwood**  
6 Ormond Road  
Elwood 3184  
Victoria Australia

T 61 3 9525 6777  
F 61 3 9525 6333  
E reception@jkc.net.au

W jessopkomesaroff.com.au

The proposal represents an efficient use of residential land that is consistent with current development patterns in the area and will not result in any substantial injury to those entitled to the benefit of the restriction.

**Request to vary/remove the restrictive covenant**

We, therefore, request that the Cardinia Shire Council consider this variation this variation to permit not more than two private dwellings in the said property. Given the current housing crisis, this development will help ease pressure on local housing supply by appropriately utilising a spacious lot of approximately 785 sqm. The proposal will not be detrimental to the neighbourhood, as it does not seek the complete removal of the restrictive covenant, thereby ensuring the area maintains a controlled population density while allowing for modern residential utility.

In response to the RFI letter provided to the applicant, we further confirm that Covenant P157057F exists.

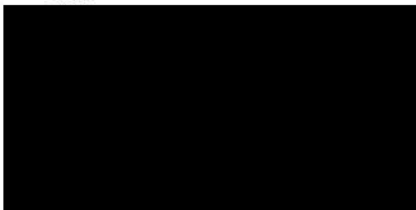
In accordance with standard planning requirements for restrictive covenants, the following documents are enclosed:

- **Current Certificate of Title:** Showing the Registered Search Statement and Plan of Subdivision for Volume 09867 Folio 052 (produced 05 February 2026).
- **Instrument of Covenant P157057F:** A full copy of the covenanting instrument.
- **Beneficiary Identification Table:** A list of all lots/addresses on LP212286M that retain the legal benefit of the covenant.
- **List of beneficiaries to the Instrument P157057F (Covenant):** As per the restrictions, every single lot on the Plan - LP212286M are the benefitted land, and its owners.
- **Adjoining Property Analysis:** Documentation showing the prevalence of subdivided lots or second dwellings in the immediate vicinity to support the character assessment.

Please contact me directly regarding this request and planning permit application to vary the restrictions.

Yours faithfully,  
**JESSOP & KOMESAROFF LAWYERS**

Per



*Encl*

  
**Cardinia**  
**ADVERTISED MATERIAL**  
Planning Application: T260064  
Date Prepared: 14 April 2026

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**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

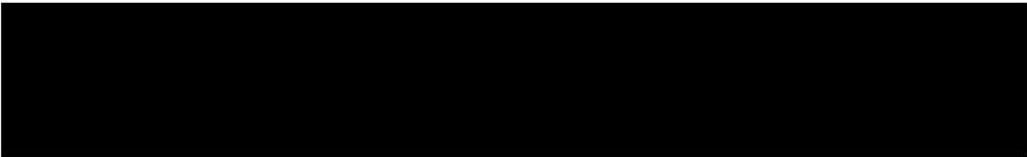
VOLUME 09867 FOLIO 052

Security no : 124131900880G  
Produced 05/02/2026 11:27 AM

**LAND DESCRIPTION**

Lot 210 on Plan of Subdivision 212286M.  
PARENT TITLE Volume 09781 Folio 516  
Created by instrument LP212286M 21/03/1989

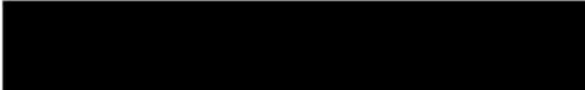
**REGISTERED PROPRIETOR**



  
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Planning Application: T260064  
Date Prepared: 14 April 2026

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**ENCUMBRANCES, CAVEATS AND NOTICES**



COVENANT (as to whole or part of the land) in instrument P157057F 28/04/1989

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE LP212286M FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 2 BRIDLE PLACE PAKENHAM VIC 3810

**ADMINISTRATIVE NOTICES**

NIL



DOCUMENT END

# Imaged Document Cover Sheet

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Document Type	<b>Instrument</b>
Document Identification	<b>P157057F</b>
Number of Pages (excluding this cover sheet)	<b>3</b>
Document Assembled	<b>05/02/2026 12:16</b>

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Titles Office Use Only  
**REGD**

Lodged at the Titles Office by

RYAN CARLISLE

Code 186613

**P157057F**

**VICTORIA**

STAMP AVAILABLE  
BY SIGNING THE  
*Ryan Carlisle*

**TRANSFER OF LAND**

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

Land

(Note 5)

Lot 210 on Plan of Subdivision No. 212286M and being the whole of the land more particularly described in Certificate of Title Volume 9867 Folio 052

*9867*

Consideration

(Note 6)

\$33,500.00

Transferor

(Note 7)

ANALED PTY. LTD.

STAMP DUTY VICTORIA  
U9D4C#1 S#1 T#002061 00027881 13/04/97  
R#009159 0#44 #604.00

Transferee

(Note 8)

DAVID GEOFFREY GOULD of 5 Leonne Court, Hampton Park

Estate and Interest

(Note 9)

All its estate and interest in the fee simple

Directing Party

(Note 10)

Creation (or Reservation) of Easement and/or Covenant SEE OVER

(Notes 11-12)

44  
604  
V  
33,500  
TM  
Controller of Stamps Use Only

**T2**

Office Use Only



A memorandum of the within instrument has been entered in the Register Book.



19 JUN 1997

Approval No. T2/1

Cardinia  
**ADVERTISED MATERIAL**  
Planning Application: T260064  
Date Prepared: 14 April 2026  
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**AND I the said DAVID GEOFFREY OULD for myself my heirs executors administrators and transferees and registered proprietor or proprietors for the time being of the lot hereby transferred and of each and every part thereof DO HEREBY COVENANT with the said ANALED PTY. LTD. and other the registered proprietor or proprietors for the time being of each of the lots on the said Plan of Subdivision No. 212286M and every part thereof (other than the lot hereby transferred) as follows:**

- (a) That I will not at any time hereafter erect or build or cause or suffer to be erected or built on any lot hereby transferred or on any part or parts thereof more than one private dwelling house.
- (b) That not less than 75% of the external walls of such dwelling (excluding windows) shall consist of brick, brick veneer, stone or like materials.

**AND IT IS HEREBY AGREED as follows:**

The the benefit of the foregoing covenant shall be attached to and run at law and in equity with the ~~land~~ (as more particularly defined above) comprised in each of the lots in the Plan of Subdivision other than the ~~land~~ hereby transferred and the burden thereof shall be annexed to and run at law and in equity with the said lot hereby transferred and that the same shall be noted and appear on every future Certificate of Title for the said lot and every part thereof as an encumbrance affecting the same.

*Handwritten initials or marks.*



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**Cardinia**  
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Date 11th April 1989

(Note 13)

Execution and Attestation

(Note 14)

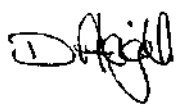
EXECUTED by ANALED PTY. LIMITED by )  
 being Signed Sealed and Delivered by )  
 its Attorney JOHN PETER REDMAN )  
 under Power of Attorney dated 28/4/87 )  
 a certified copy of which is filed in )  
 Permanent Order Book 278 at Page 300 )  
 who certifies that he is the )  
 MANAGER, DEVELOPMENT VENTURES )  
 of the Victorian Division of ESANDA )  
 FINANCE CORPORATION LIMITED in the )  
 presence of:- *T. Dore* )

SUPPLEMENT  
 28 APR 1989  
 AS 107/89



SIGNED by the said TRANSFEREE )  
 in the presence of:

*D. G. Auld.*



# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>LP212286M</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>06/03/2026 11:02</b>

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**LP212286M**  
EDITION 1  
PARISH TOWNSHIP / CHART

**NOTATIONS**

LAND SUBJECT TO EASEMENT  
E-1 WAY DRAINAGE, SEWERAGE, SUPPLY OF WATER, TELEPHONE, AND A) THE STATE ELECTRICITY COMMISSION OF VICTORIA, FOR POWERLINE PURPOSES PURSUANT TO SECTION 105B OF THE SECT. ACT. VIBE. I.P. 209403Y

LAND APPROPRIATED OR SET APART  
E-2 DRAINAGE & SEWERAGE

ROADS WITHIN THE CONTINUOUS THICK LINES FOR WAY DRAINAGE, SEWERAGE AND SUPPLY OF WATER, ELECTRICITY TELEPHONE & GAS.

OTHER NOTATIONS  
LOTS 1 TO 202 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

TO BE COMPLETED WHERE APPLICABLE  
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS IN PROCLAIMED SURVEY AREA NO.

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES

TITLE REF: VOL. 97(B) FOL. 514  
LAST PLAN REF: L.P. 209403Y (LOT 9)

PLAN OF SUBDIVISION

COUNTY MORNINGTON  
PARISH NAR-MAR-BOON (CHART N° 8)  
CROWN ALLOTMENT 41(PART)

NUMBER OF SHEETS IN PLAN: 1  
NUMBER OF THIS SHEET: 1

SCALE  
ORIGINAL SCALE: 1:600  
A2 SHEET SIZE: 1:800

LENGTHS ARE IN METRES

OFFICE USE ONLY

**LP212286M**

VICTORIA

Cardina

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Planning Application: T260064  
Date Prepared: 14 April 2026

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**212286**

CERTIFICATION BY SURVEYOR

I, GIFFREY LESLIE COOPER of JOHN L. TAYLOR & ASSOCIATES (VIC) PTY. LTD., 404-410 KILBURN ROAD, MELBOURNE, 3004, certify that this plan has been prepared in accordance with the Surveyors Act 1978 and completed on 10th April 1987 and that this plan is accurate and correctly represents the adopted boundaries and the classification of the survey is C3  
Date: 6/4/87

Licensee Surveyor  
Surveyors Act 1978

CERTIFICATE OF MUNICIPAL CLERK

COUNCIL REF. 69/2/202

THIS PLAN ACCORDS WITH A PLAN SEALED BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958 ON 31-8-87

AND A REQUIREMENT/ING-REQUIREMENT PURSUANT TO SECTION 506E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE

DATE 31-8-87 MUNICIPAL CLERK

CERTIFICATE A

THIS PLAN ACCORDS WITH A PLAN SEALED BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958 ON 31-8-87

AND A REQUIREMENT/ING-REQUIREMENT PURSUANT TO SECTION 506E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE

DATE 31-8-87 MUNICIPAL CLERK

CERTIFICATE B

THIS PLAN ACCORDS WITH A PLAN SEALED BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958 ON 31-8-87

AND A REQUIREMENT/ING-REQUIREMENT PURSUANT TO SECTION 506E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE

DATE 31-8-87 MUNICIPAL CLERK

AMENDMENTS

NO. 3-87  
SURVEYORS REF.  
3086/8

PLAN APPROVED AT 21:30 ON 21-3-89

(ASSISTANT) REGISTRAR OF TITLES

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm

ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED  
DELETE WORDS NOT APPLICABLE

Lot Number on LP212286M	Street Address of Property	Name of Proprietor/s	Correspondence Address
203	72 Barrington Drive Pakenham VIC 3810		7 Michael Court Berwick VIC 3806
204	70 Barrington Drive Pakenham VIC 3810		70 Barrington Drive Pakenham VIC 3810
205	68 Barrington Drive Pakenham VIC 3810		68 Barrington Drive Pakenham VIC 3810
206	66 Barrington Drive Pakenham VIC 3810		109 Dolomite Rise Wallan VIC 3756
207	64 Barrington Drive Pakenham VIC 3810		64 Barrington Drive Pakenham VIC 3810
208	67 Barrington Drive Pakenham VIC 3810		62 Bald Hill Road Pakenham VIC 3810
209	41 Bluegrass Crescent Pakenham VIC 3810		41 Bluegrass Crescent Pakenham VIC 3810
211	39 Bluegrass Crescent Pakenham VIC 3810		50 Lonsdale Street Melbourne VIC 3000
212	37 Bluegrass Crescent Pakenham VIC 3810		540 Yannathan Road Nyora VIC 3987
213	35 Bluegrass Crescent Pakenham VIC 3810		35 Bluegrass Crescent Pakenham VIC 3810
214	60 Bluegrass Crescent Pakenham VIC 3810		50 Lonsdale Street Melbourne VIC 3000
215	58 Bluegrass Crescent Pakenham VIC 3810		5 Fernbank Crescent Mulgrave VIC 3170
216	56 Bluegrass Crescent Pakenham VIC 3810		448/1E Burroway Road Wentworth Point NSW 2127
217	54 Bluegrass Crescent Pakenham VIC 3810		3870 South Gippsland Highway Koo Weer Up VIC 3981
218	52 Bluegrass Crescent Pakenham VIC 3810		52 Bluegrass Crescent Pakenham VIC 3810
219	50 Bluegrass Crescent Pakenham VIC 3810		50 Bluegrass Crescent Pakenham VIC 3810
220	48 Bluegrass Crescent Pakenham VIC 3810		41 Rodlarni Crescent Berwick VIC 3806
221	46 Bluegrass Crescent Pakenham VIC 3810		46 Bluegrass Crescent Pakenham VIC 3810
222	44 Bluegrass Crescent Pakenham VIC 3810		44 Bluegrass Crescent Pakenham VIC 3810



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 Planning Application: T260064  
 Date Prepared: 14 April 2026

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09867 FOLIO 047

Security no : 124133110106F  
Produced 19/03/2026 02:50 PM

LAND DESCRIPTION

Lot 205 on Plan of Subdivision 212286M.  
PARENT TITLE Volume 09781 Folio 516  
Created by instrument LP212286M 21/03/1989

REGISTERED PROPRIETOR



  
**ADVERTISED MATERIAL**  
Planning Application: T260064  
Date Prepared: 14 April 2026

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ENCUMBRANCES, CAVEATS AND NOTICES



COVENANT (as to whole or part of the land) in instrument P192041G

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DIAGRAM LOCATION

SEE LP212286M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 68 BARRINGTON DRIVE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09867 FOLIO 045

Security no : 124133110118S  
Produced 19/03/2026 02:50 PM

LAND DESCRIPTION

Lot 203 on Plan of Subdivision 212286M.  
PARENT TITLE Volume 09781 Folio 516  
Created by instrument LP212286M 21/03/1989

REGISTERED PROPRIETOR

Estate Fee Simple

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument P143233A

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP212286M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 72 BARRINGTON DRIVE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09867 FOLIO 062

Security no : 124133110116U  
Produced 19/03/2026 02:50 PM

LAND DESCRIPTION

Lot 220 on Plan of Subdivision 212286M.  
PARENT TITLE Volume 09781 Folio 516  
Created by instrument LP212286M 21/03/1989

REGISTERED PROPRIETOR

Estate Fee Simple



ADVERTISED MATERIAL

Planning Application: T260064  
Date Prepared: 14 April 2026

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ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument P451710V 29/09/1989

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP212286M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 48 BLUEGRASS CRESCENT PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09867 FOLIO 055

Security no : 124133110092V  
Produced 19/03/2026 02:50 PM

LAND DESCRIPTION

Lot 213 on Plan of Subdivision 212286M.  
PARENT TITLE Volume 09781 Folio 516  
Created by instrument LP212286M 21/03/1989

REGISTERED PROPRIETOR



  
**Cardina**  
**ADVERTISED MATERIAL**  
Planning Application: T260064  
Date Prepared: 14 April 2026

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ENCUMBRANCES, CAVEATS AND NOTICES



COVENANT (as to whole or part of the land) in instrument P243046N 08/06/1989

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP212286M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 35 BLUEGRASS CRESCENT PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

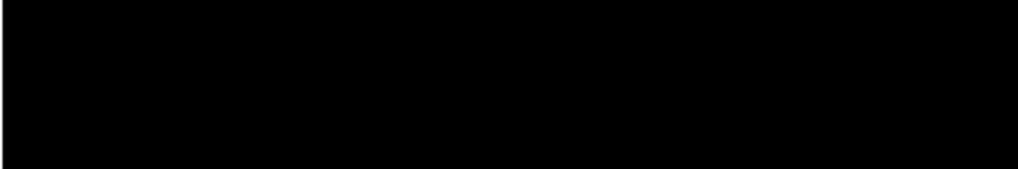
VOLUME 09867 FOLIO 061

Security no : 124133110114W  
Produced 19/03/2026 02:50 PM

LAND DESCRIPTION

Lot 219 on Plan of Subdivision 212286M.  
PARENT TITLE Volume 09781 Folio 516  
Created by instrument LP212286M 21/03/1989

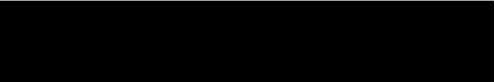
REGISTERED PROPRIETOR



  
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Date Prepared: 14 April 2026

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ENCUMBRANCES, CAVEATS AND NOTICES



COVENANT (as to whole or part of the land) in instrument P324016B 20/07/1989

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DIAGRAM LOCATION

SEE LP212286M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 50 BLUEGRASS CRESCENT PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09867 FOLIO 051

Security no : 124133110085D  
Produced 19/03/2026 02:50 PM

LAND DESCRIPTION

Lot 209 on Plan of Subdivision 212286M.  
PARENT TITLE Volume 09781 Folio 516  
Created by instrument LP212286M 21/03/1989

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AD643089V 26/05/2005  
COMMONWEALTH BANK OF AUSTRALIA

COVENANT P132964K

CAVEAT AK226148X 06/03/2013

Caveator

Grounds of Claim

TRUSTEE OF THE BANKRUPT ESTATE OF THE FOLLOWING PARTIES UNDER THE BANKRUPTCY ACT 1966.

Parties

THE REGISTERED PROPRIETOR(S)

Estate or Interest

FREEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

WHITE CLELAND PTY LTD

Notices to

WHITE CLELAND PTY of LEVEL 8 256 QUEEN STREET MELBOURNE VIC 3000

CAVEAT AS671882M 01/11/2019

Caveator

VICTORIA LEGAL AID

Grounds of Claim

CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

02/10/2019

Estate or Interest

INTEREST AS CHARGE

Prohibition

UNLESS I/WE CONSENT IN WRITING

Lodged by

VICTORIA LEGAL AID

Notices to

ASSIGNMENTS of LEVEL 9 570 BOURKE STREET MELBOURNE VIC 3000

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the

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Date Prepared: 14 April 2026

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plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

-----  
SEE LP212286M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

-----  
NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 41 BLUEGRASS CRESCENT PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09867 FOLIO 048

Security no : 124133110089Y  
Produced 19/03/2026 02:50 PM

LAND DESCRIPTION

Lot 206 on Plan of Subdivision 212286M.  
PARENT TITLE Volume 09781 Folio 516  
Created by instrument LP212286M 21/03/1989

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument P149965D 26/04/1989

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP212286M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 66 BARRINGTON DRIVE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09867 FOLIO 050

Security no : 124133110113X  
Produced 19/03/2026 02:50 PM

LAND DESCRIPTION

Lot 208 on Plan of Subdivision 212286M.  
PARENT TITLE Volume 09781 Folio 516  
Created by instrument LP212286M 21/03/1989

REGISTERED PROPRIETOR

Estate Fee Simple

  
**Cardinia**

**ADVERTISED MATERIAL**  
Planning Application: T260064  
Date Prepared: 14 April 2026

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ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument P138957Q

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DIAGRAM LOCATION

SEE LP212286M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 67 BARRINGTON DRIVE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09867 FOLIO 049

Security no : 124133110103J  
Produced 19/03/2026 02:50 PM

LAND DESCRIPTION

Lot 207 on Plan of Subdivision 212286M.  
PARENT TITLE Volume 09781 Folio 516  
Created by instrument LP212286M 21/03/1989

REGISTERED PROPRIETOR



  
**Cardinia**  
**ADVERTISED MATERIAL**  
Planning Application: T260064  
Date Prepared: 14 April 2026

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ENCUMBRANCES, CAVEATS AND NOTICES



COVENANT (as to whole or part of the land) in instrument P142136C 20/04/1989

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DIAGRAM LOCATION

SEE LP212286M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 64 BARRINGTON DRIVE PAKENHAM VIC 3810

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09867 FOLIO 063

Security no : 124133110102K  
Produced 19/03/2026 02:50 PM

LAND DESCRIPTION

Lot 221 on Plan of Subdivision 212286M.  
PARENT TITLE Volume 09781 Folio 516  
Created by instrument LP212286M 21/03/1989

REGISTERED PROPRIETOR

Estate Fee Simple

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument P368661G 11/08/1989

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP212286M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 46 BLUEGRASS CRESCENT PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

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**ADVERTISED MATERIAL**  
Planning Application: T260064  
Date Prepared: 14 April 2026

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09867 FOLIO 058

Security no : 124133110108D  
Produced 19/03/2026 02:50 PM

LAND DESCRIPTION

Lot 216 on Plan of Subdivision 212286M.  
PARENT TITLE Volume 09781 Folio 516  
Created by instrument LP212286M 21/03/1989



  
**Cardina**  
**ADVERTISED MATERIAL**  
Planning Application: T260064  
Date Prepared: 14 April 2026

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ENCUMBRANCES, CAVEATS AND NOTICES



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DIAGRAM LOCATION

SEE LP212286M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 56 BLUEGRASS CRESCENT PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09867 FOLIO 057

Security no : 124133110100M  
Produced 19/03/2026 02:50 PM

LAND DESCRIPTION

Lot 215 on Plan of Subdivision 212286M.  
PARENT TITLE Volume 09781 Folio 516  
Created by instrument LP212286M 21/03/1989

REGISTERED PROPRIETOR

Estate, Fee Simple

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument P632398X

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP212286M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 58 BLUEGRASS CRESCENT PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

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ADVERTISED MATERIAL  
Planning Application: T260064  
Date Prepared: 14 April 2026

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09867 FOLIO 053

Security no : 124133110086B  
Produced 19/03/2026 02:50 PM

LAND DESCRIPTION

Lot 211 on Plan of Subdivision 212286M.  
PARENT TITLE Volume 09781 Folio 516  
Created by instrument LP212286M 21/03/1989

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument P253493W 15/06/1989

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP212286M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 39 BLUEGRASS CRESCENT PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

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**Cardina**  
**ADVERTISED MATERIAL**  
Planning Application: T260064  
Date Prepared: 14 April 2026

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09867 FOLIO 056

Security no : 124133110099N  
Produced 19/03/2026 02:50 PM

LAND DESCRIPTION

Lot 214 on Plan of Subdivision 212286M.  
PARENT TITLE Volume 09781 Folio 516  
Created by instrument LP212286M 21/03/1989

REGISTERED PROPRIETOR

AN608140L 02/03/2017

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument P253493W 15/06/1989

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP212286M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 60 BLUEGRASS CRESCENT PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

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Cardina

ADVERTISED MATERIAL

Planning Application: T260064

Date Prepared: 14 April 2026

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09867 FOLIO 059

Security no : 124133110112Y  
Produced 19/03/2026 02:50 PM

LAND DESCRIPTION

Lot 217 on Plan of Subdivision 212286M.  
PARENT TITLE Volume 09781 Folio 516  
Created by instrument LP212286M 21/03/1989

REGISTERED PROPRIETOR

[REDACTED]

  
**ADVERTISED MATERIAL**  
Planning Application: T260064  
Date Prepared: 14 April 2026

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ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument P370153B 14/08/1989

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP212286M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 54 BLUEGRASS CRESCENT PAKENHAM VIC 3810

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09867 FOLIO 064

Security no : 124133110110C  
Produced 19/03/2026 02:50 PM

LAND DESCRIPTION

Lot 222 on Plan of Subdivision 212286M.  
PARENT TITLE Volume 09781 Folio 516  
Created by instrument LP212286M 21/03/1989

REGISTERED PROPRIETOR



  
**Cardina**  
**ADVERTISED MATERIAL**  
Planning Application: T260064  
Date Prepared: 14 April 2026

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ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument P324019R 20/07/1989

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DIAGRAM LOCATION

SEE LP212286M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 44 BLUEGRASS CRESCENT PAKENHAM VIC 3810

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09867 FOLIO 054

Security no : 1241331100958  
Produced 19/03/2026 02:50 PM

LAND DESCRIPTION

Lot 212 on Plan of Subdivision 212286M.  
PARENT TITLE Volume 09781 Folio 516  
Created by instrument LP212286M 21/03/1989

REGISTERED PROPRIETOR

[REDACTED]

  
**Cardinia**  
**ADVERTISED MATERIAL**  
Planning Application: T260064  
Date Prepared: 14 April 2026

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ENCUMBRANCES, CAVEATS AND NOTICES

[REDACTED]

COVENANT (as to whole or part of the land) in instrument P154715L

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DIAGRAM LOCATION

SEE LP212286M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 37 BLUEGRASS CRESCENT PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

[REDACTED]

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09867 FOLIO 046

Security no : 124133110090X  
Produced 19/03/2026 02:50 PM

LAND DESCRIPTION

Lot 204 on Plan of Subdivision 212286M.  
PARENT TITLE Volume 09781 Folio 516  
Created by instrument LP212286M 21/03/1989

REGISTERED PROPRIETOR

[REDACTED]  
A4033331 09/04/2001

  
**Cardina**  
**ADVERTISED MATERIAL**  
Planning Application: T260064  
Date Prepared: 14 April 2026

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ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument P213240U 24/05/1989

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP212286M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 70 BARRINGTON DRIVE PAKENHAM VIC 3810

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

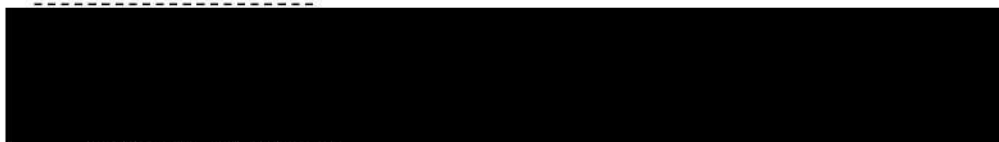
VOLUME 09867 FOLIO 060

Security no : 124133110093U  
Produced 19/03/2026 02:50 PM

LAND DESCRIPTION

Lot 218 on Plan of Subdivision 212286M.  
PARENT TITLE Volume 09781 Folio 516

REGISTERED PROPRIETOR



  
**Cardina**  
**ADVERTISED MATERIAL**  
Planning Application: T260064  
Date Prepared: 14 April 2026

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ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument P416900M 08/09/1989

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DIAGRAM LOCATION

SEE LP212286M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 52 BLUEGRASS CRESCENT PAKENHAM VIC 3810

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## Neighbourhood – Property Analysis

It appears that there are properties surrounding 2 Bridle Place Pakenham VIC 3810 which have more than one private dwelling house built on one lot.

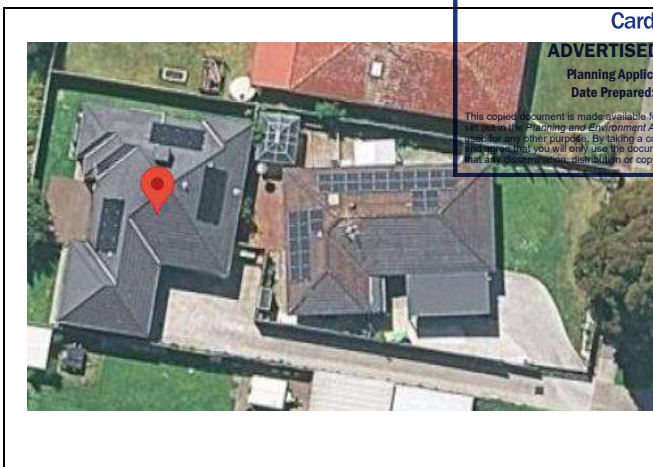
### 1. 1/1 Bridle Place, 2/1 Bridle Place and 3/1 Bridle Place, Pakenham VIC 3810

One unit and two townhouses built on one lot.



### 2. 6 Kingston Avenue and 6A Kingstone Avenue, Pakenham VIC 3810

Two units built on one lot.



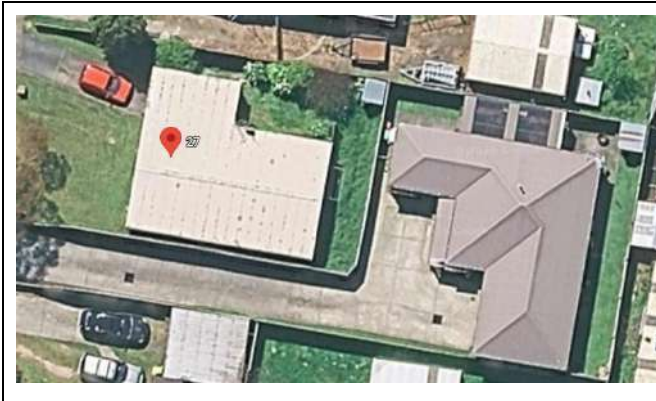
### 3. 12A Kingston Avenue and 12B Kingston Avenue, Pakenham VIC 3810

Two units built on one lot.



**4. 27 Kingston Avenue and 27A Kingston Avenue, Pakenham VIC 3810**

Two units built on one lot.



**5. 1/13 Lorraine Court and 2/13 Lorraine Court, Pakenham VIC 3810**

Two units built on one lot.



**6. 11A Ashton Place and 11B Ashton Place, Pakenham VIC 3810**

Two units built on one lot.



**7. 1/8 Cameron Way and 2/8 Cameron Way, Pakenham VIC 3810**

Two units built on one lot.



**8. 26 Cameron Way and 26B Cameron Way, Pakenham VIC 3810**

One unit and one townhouse built on one lot.



**9. 39 Cameron Way and 39B Cameron Way, Pakenham VIC 3810**

Two units built on one lot.

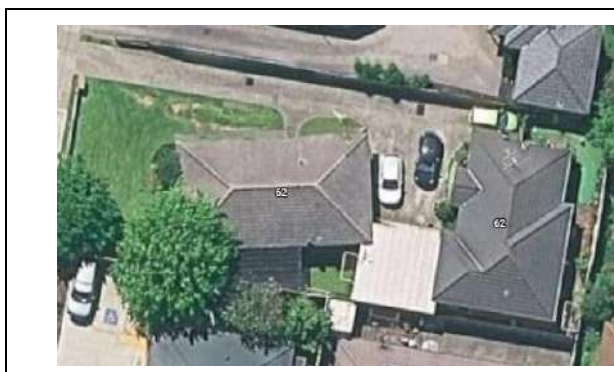


  
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**10. 1/62 Healesville - Koo Wee Rup Road and 2/62 Healesville - Koo Wee Rup Road, Pakenham VIC 3810**

Two units built on one lot.



**ADVERTISED MATERIAL**

**Planning Application: T260064**

**Date Prepared: 14 April 2026**

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## 7 Cameron Way, Pakenham VIC

Description	Planning Authority	Reference number
Buildings and works for the construction of a second dwelling Ready for decision	Cardinia Shire Council	T250234

## 15 Diane Close Pakenham, VIC

Description	Planning Authority	Reference number
To proceed under Section 23 of the Subdivision Act 1988 to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant Permit issued 31 Oct 2025	Cardinia Shire Council	T240497

## 15 Barrington Drive, Pakenham, VIC

Description	Planning Authority	Reference number
Development of the land for a second dwelling Permit issued on 07 Feb 2025	Cardinia Shire Council	T240436

## 4 Baltaser Drive, Pakenham, VIC

Description	Planning Authority	Reference number
Construction of a Second Dwelling on a Lot Application completed on 29-Apr-2025, and plans to comply has been issued subsequently	Cardinia Shire Council	T240444

