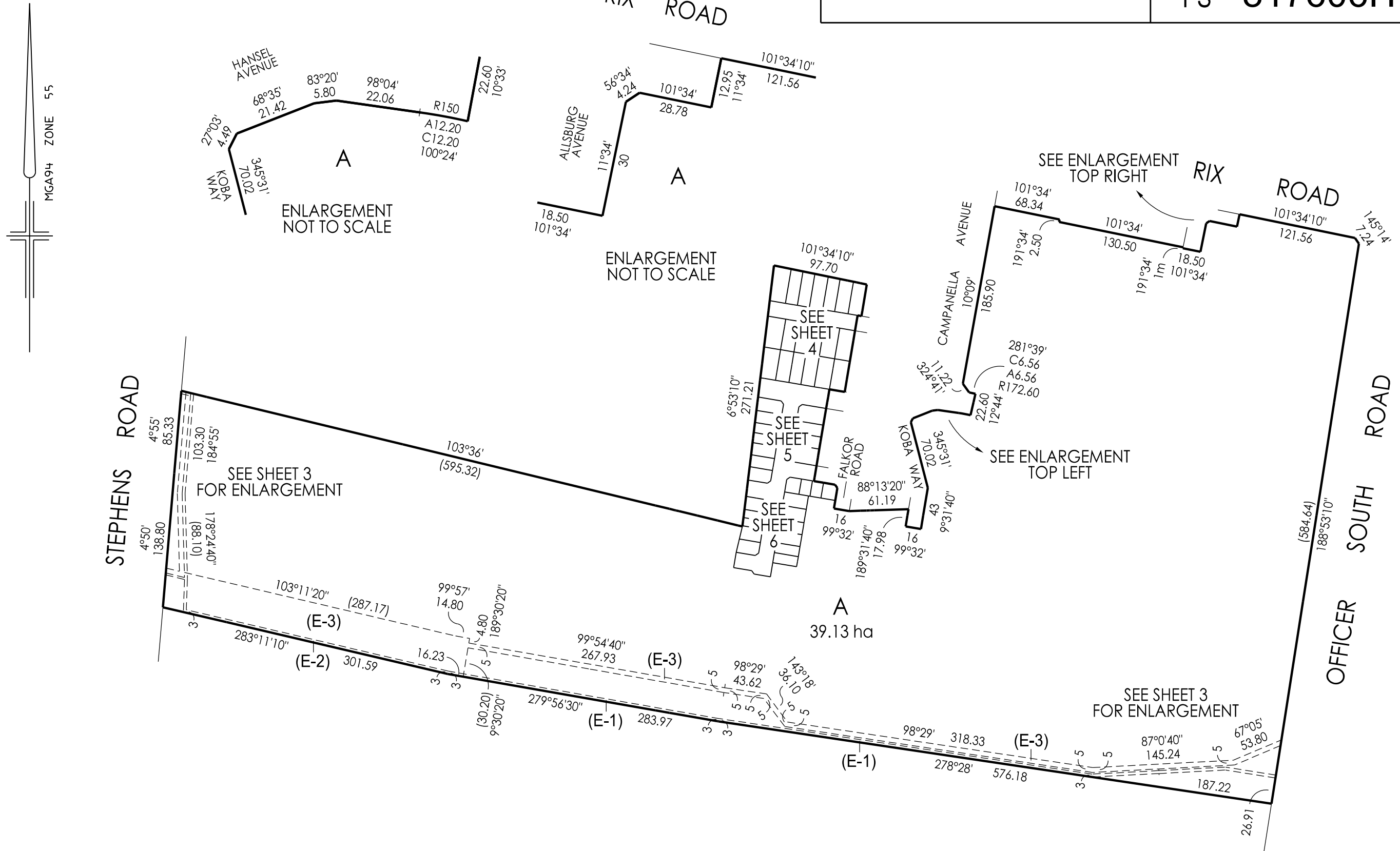


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 817606H	
LOCATION OF LAND PARISH: PAKENHAM TOWNSHIP: ---- SECTION: ---- CROWN ALLOTMENT: ---- CROWN PORTION: 22 (PART) & 23 (PART) TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT A ON PS817602R POSTAL ADDRESS: (at time of subdivision) OFFICER SOUTH ROAD OFFICER 3809 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 359 750 ZONE: 55 N: 5 785 160 DATUM: GDA94		COUNCIL NAME: CARDINIA SHIRE COUNCIL		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	TANGENT POINTS ARE SHOWN THUS: LOTS 1 TO 1900 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. TOTAL ROAD AREA: 7034m²		
ROAD R1	CARDINIA SHIRE COUNCIL			
NOTATIONS		DEPTH LIMITATION DOES NOT APPLY SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No. PAKENHAM PM 102 IN PROCLAIMED SURVEY AREA No. 71 STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. T170671		
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No. PAKENHAM PM 102 IN PROCLAIMED SURVEY AREA No. 71 STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. T170671				
ESTATE: ARCADIA 19		AREA: 2.394 ha	No. OF LOTS: 45	MELWAY: 214:F:6
EASEMENT INFORMATION				
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	SEWERAGE	SEE PLAN	AQ429678H	SOUTH EAST WATER CORPORATION
(E-2)	SEWERAGE	SEE PLAN	AQ429678H	SOUTH EAST WATER CORPORATION
(E-2)	DRAINAGE	SEE PLAN	PS817602R	MELBOURNE WATER CORPORATION
(E-3)	DRAINAGE	SEE PLAN	PS817602R	MELBOURNE WATER CORPORATION
(E-4)	DRAINAGE	SEE PLAN	THIS PLAN	CARDINIA SHIRE COUNCIL
(E-5)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		REF: 9038/19	VERSION: 5B	ORIGINAL SHEET SIZE A3
CHECKED JC		LICENSED SURVEYOR: SIMON P COX		SHEET 1 OF 7 SHEETS
DATE: 02/04/19				

PLAN OF SUBDIVISION

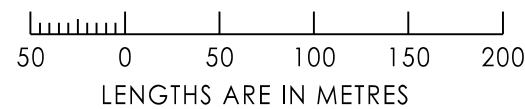
PLAN NUMBER
PS 817606H



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SCALE

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REF: 9038/19

VERSION: 5B

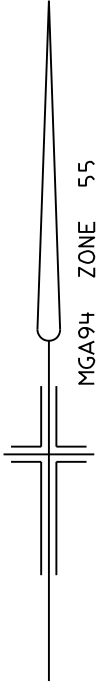
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ORIGINAL SHEET SIZE A3

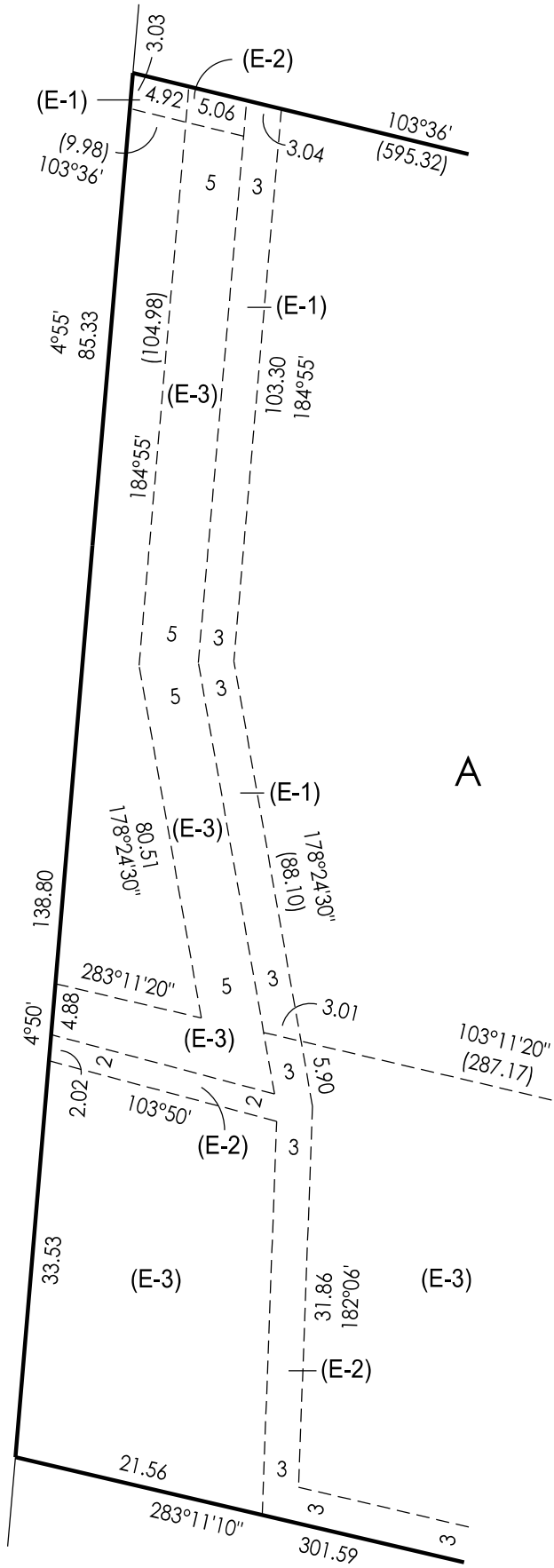
SHEET 2

PLAN OF SUBDIVISION

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PS 817606H

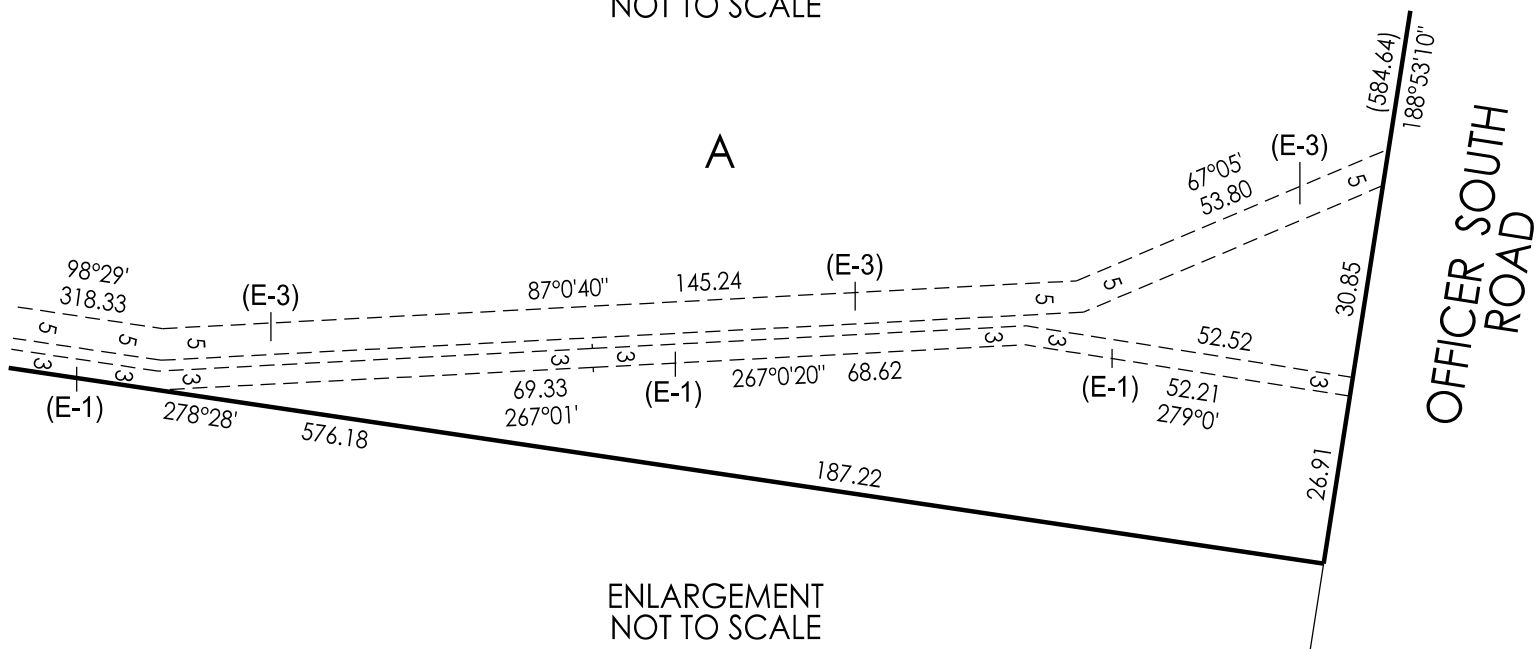


STEPHENS ROAD

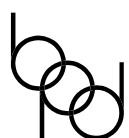


ENLARGEMENT
NOT TO SCALE

A



ENLARGEMENT
NOT TO SCALE



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LICENSED SURVEYOR: SIMON P COX

ORIGINAL
SHEET SIZE A3

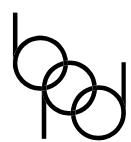
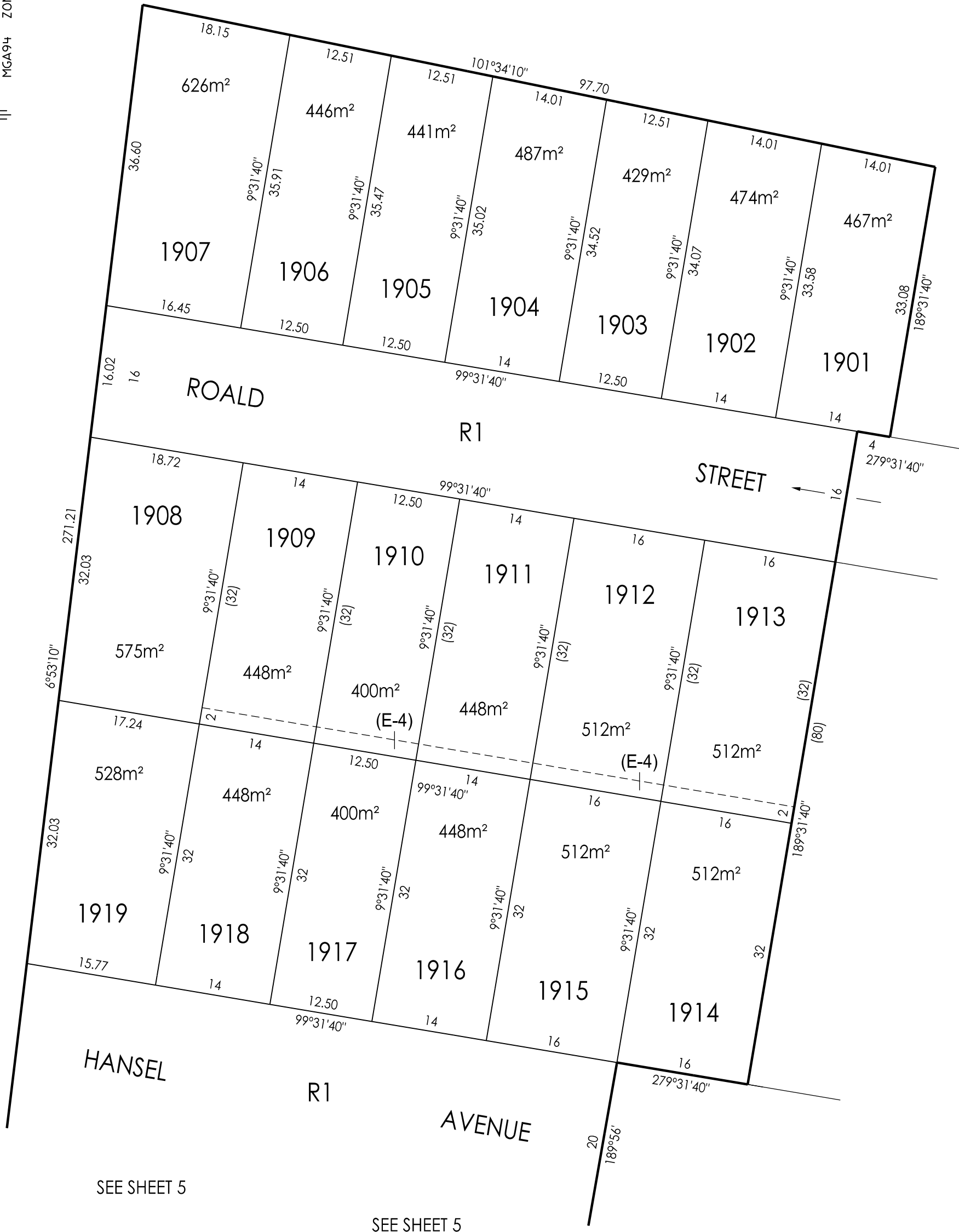
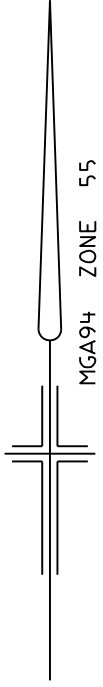
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REF: 9038/19

VERSION: 5B

PLAN OF SUBDIVISION

PLAN NUMBER
PS 817606H



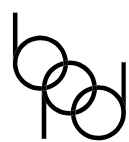
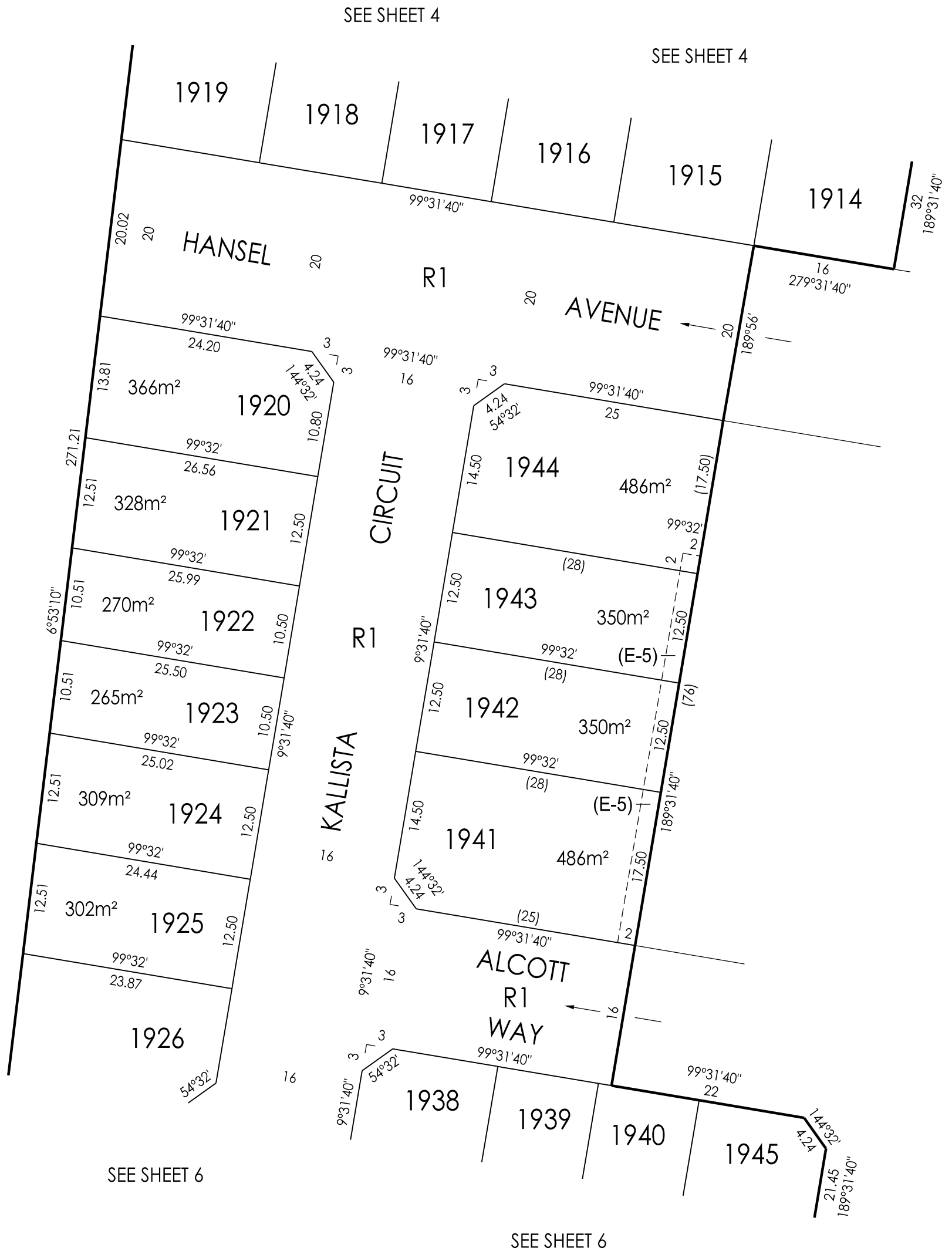
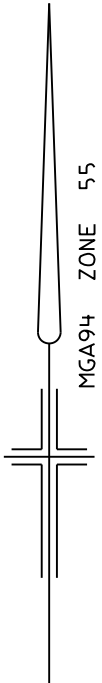
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ORIGINAL SHEET SIZE A3	SHEET 4
REF: 9038/19	VERSION: 5B

LICENSED SURVEYOR: SIMON P COX



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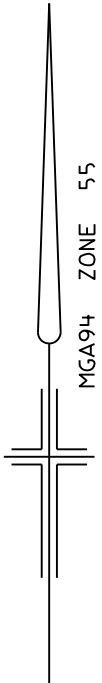
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REF: 9038/19

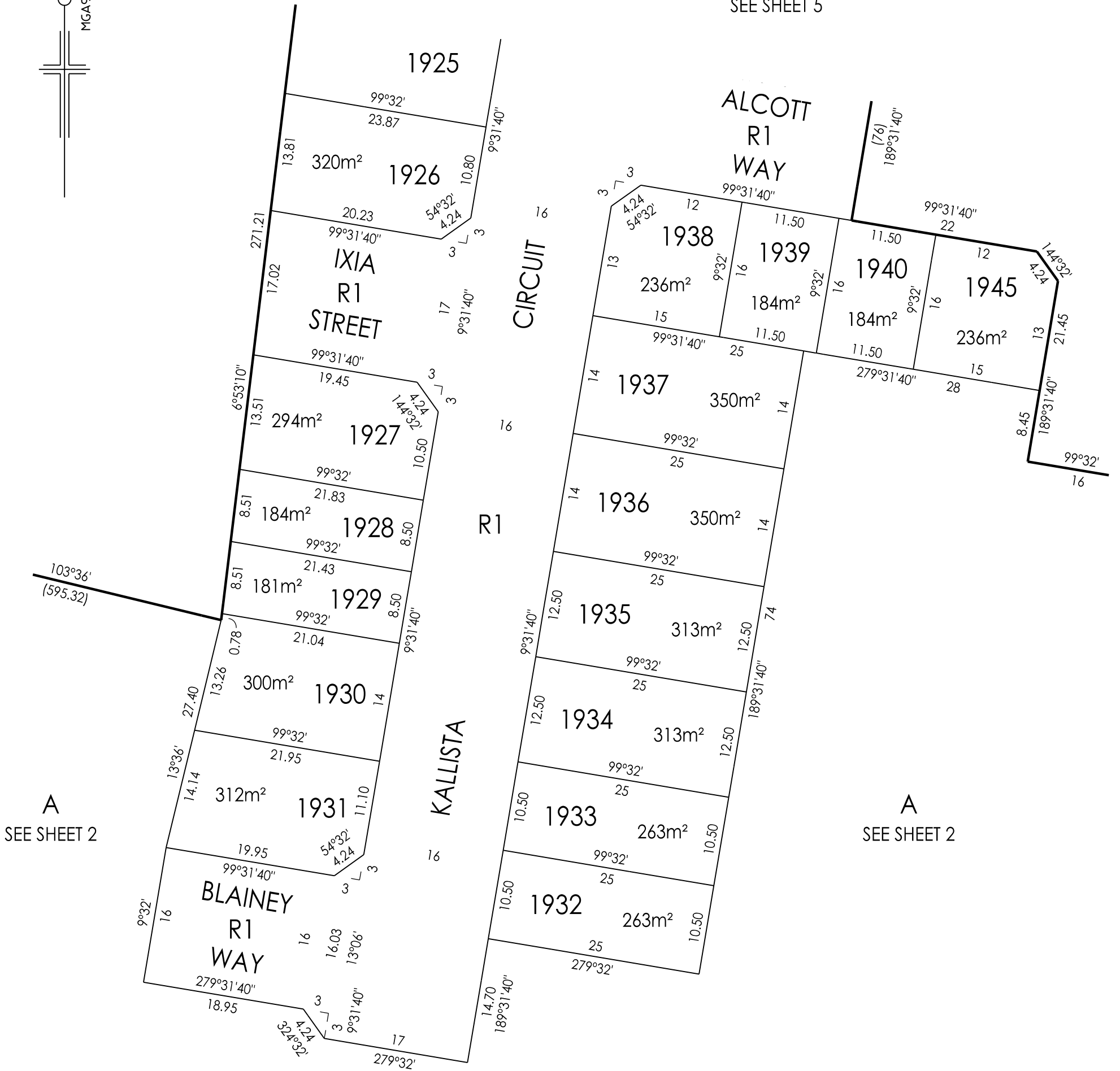
SHEET 5
VERSION: 5B

LICENSED SURVEYOR: SIMON P COX



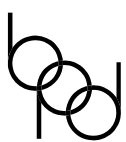
SEE SHEET 5

SEE SHEET 5



A
SEE SHEET 2

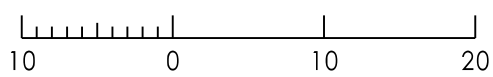
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SEE SHEET 2



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LENGTHS ARE IN METRES

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SHEET 6

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LICENSED SURVEYOR: SIMON P COX

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

Upon registration of the plan, the following restriction is to be created.
For the purposes of this restriction:

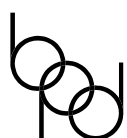
Land to benefit: Lots 1901 to 1945 (both inclusive).

Land to be burdened: Lots 1901 to 1945 (both inclusive).

Description of Restriction :

- (1) The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not, without the permission of the Responsible Authority, construct or permit to be constructed;
- (a) In the case of lots less than 300m², any dwelling unless in accordance with the Officer Small Lot Housing Code or unless alternative planning approval for the said dwelling has been obtained from Cardinia Shire Council.
- (b) In the case of lots 300m² or over, any dwelling other than in accordance with MCP No.

These restrictions will cease to affect any of the burdened lots one year after all the burdened lots are issued with an Occupancy Certificate under the Building Act 1993 or any instrument replacing it.



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SHEET 7

REF: 9038/19

VERSION: 5B

LICENSED SURVEYOR: SIMON P COX