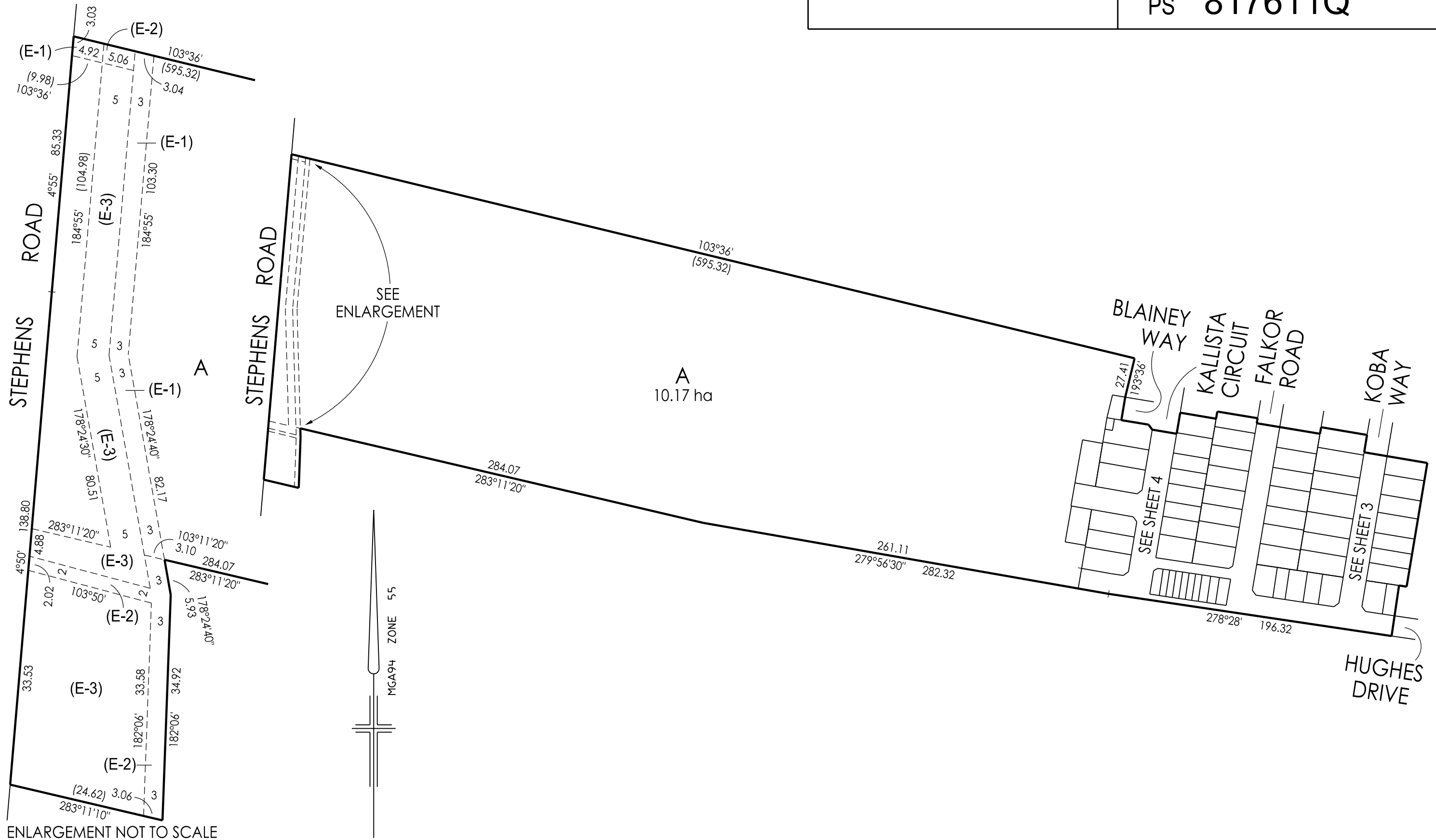


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 817611Q	
LOCATION OF LAND PARISH: PAKENHAM TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: ----- CROWN PORTION: 22 (PART) & 23 (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A ON PS817610S POSTAL ADDRESS: (at time of subdivision) OFFICER SOUTH ROAD OFFICER 3809 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 359740 ZONE: 55 N: 5784900 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 2400 (BOTH INCLUSIVE) AND EASEMENTS (E-4) TO (E-9) (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 8976m²		
ROAD R1 RESERVE No. 1	CARDINIA SHIRE COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD			
NOTATIONS		FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENTS SHOWN AS (E-4), (E-8), (E-9), (E-12) AND (E-13) ON PS817610S WHICH LIE WITHIN THE LAND IN THIS PLAN TO REMOVE THE EASEMENT SHOWN AS (E-10) ON PS817610S WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 GROUNDS FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
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 24		AREA: 2.915 ha		No. OF LOTS: 62
MELWAY: 214:F:7				
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)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-10)	DRAINAGE	SEE PLAN	PS817609B	CARDINIA SHIRE COUNCIL
 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: 9038/24 VERSION: 3 LICENSED SURVEYOR: SIMON COX		ORIGINAL SHEET SIZE A3 SHEET 1 OF 5 SHEETS
CHECKED AT	DATE: 04/12/19			

PLAN OF SUBDIVISION

PLAN NUMBER

PS 817611Q



ENLARGEMENT NOT TO SCALE

 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

SCALE

1:2500



REF: 9038/24

VERSION: 3

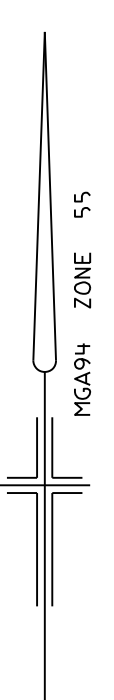
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 2

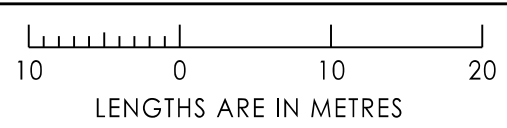
PLAN OF SUBDIVISION

PLAN NUMBER
PS 817611Q



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SCALE
1:500



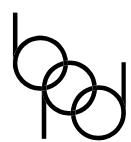
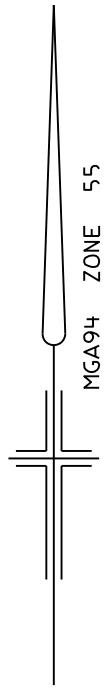
ORIGINAL SHEET SIZE A3
REF: 9038/24

SHEET 3
VERSION: 3

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER
PS 817611Q



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SCALE
1:500



ORIGINAL SHEET SIZE A3
REF: 9038/24

SHEET 4
VERSION: 3

LICENSED SURVEYOR: SIMON 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:

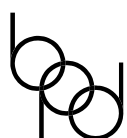
Land to benefit: Lots 2401 to 2462 (both inclusive).

Land to be burdened: Lots 2401 to 2462 (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) Any fence within 9 metres of the intersection of two street alignments unless the said fence is either less than 1 metre in height or the report and consent of the Municipal Building Surveyor has been obtained.
 - (b) 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.
 - (c) 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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SCALE

ORIGINAL
SHEET SIZE A3

SHEET 5

REF: 9038/24

VERSION: 3

LICENSED SURVEYOR: SIMON COX