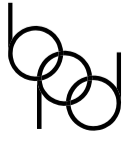
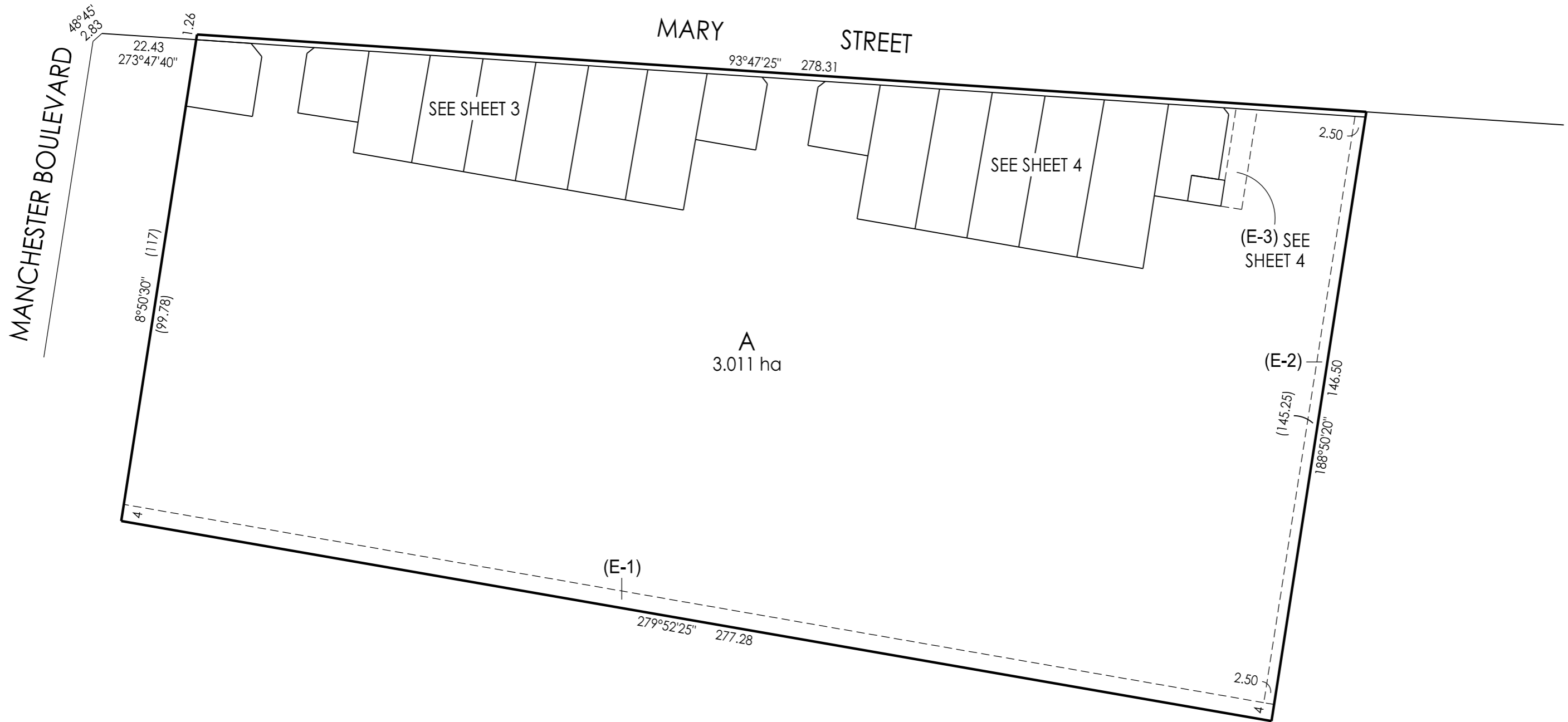
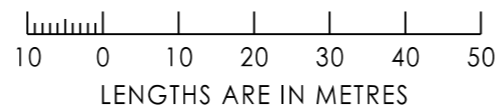


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 908226M	
LOCATION OF LAND PARISH: PAKENHAM TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: ----- CROWN PORTION: 11 (PART) TITLE REFERENCES: VOL 9654 FOL 231 LAST PLAN REFERENCE: LOT 1 ON TP115029W POSTAL ADDRESS: (at time of subdivision) 65 MARY STREET OFFICER 3809 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 362060 ZONE: 55 N: 5784540 DATUM: GDA94		COUNCIL NAME: CARDINIA SHIRE COUNCIL		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 3100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 349m² FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-2) ON TP115029W WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
ROAD R1 RESERVE No. 1	CARDINIA SHIRE COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD			
NOTATIONS		FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-2) ON TP115029W WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 GROUND 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 Nos. 185, 366, 367, 764, 765 AND 766 IN PROCLAIMED SURVEY AREA No. 71 STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.				
ESTATE: AZURE AT ARCADIA 31		AREA: 6412m ²	No. OF LOTS: 16	MELWAY: 215:B:8
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)	DRAINAGE	SEE PLAN	AQ029628E	CARDINIA SHIRE COUNCIL
(E-1)	DRAINAGE (AND RIGHTS AS SET UP IN MCP AA1106)	SEE PLAN	AQ015965N	MELBOURNE WATER CORPORATION
(E-1)	SEWERAGE	SEE PLAN	AQ015964Q	SOUTH EAST WATER CORPORATION
(E-2)	SEWERAGE	SEE PLAN	AQ015964Q	SOUTH EAST WATER CORPORATION
(E-3)	POWER LINE	SEE PLAN	THIS PLAN - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
 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: 9038/31	VERSION: 6	ORIGINAL SHEET SIZE A3
CHECKED G COX DATE: 05/02/24		LICENSED SURVEYOR: SIMON COX		SHEET 1 OF 5 SHEETS



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SCALE
 1:1000



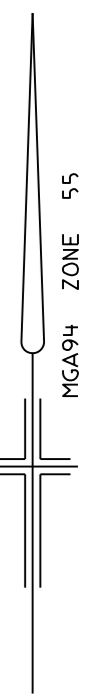
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VERSION: 6

LICENSED SURVEYOR: SIMON COX

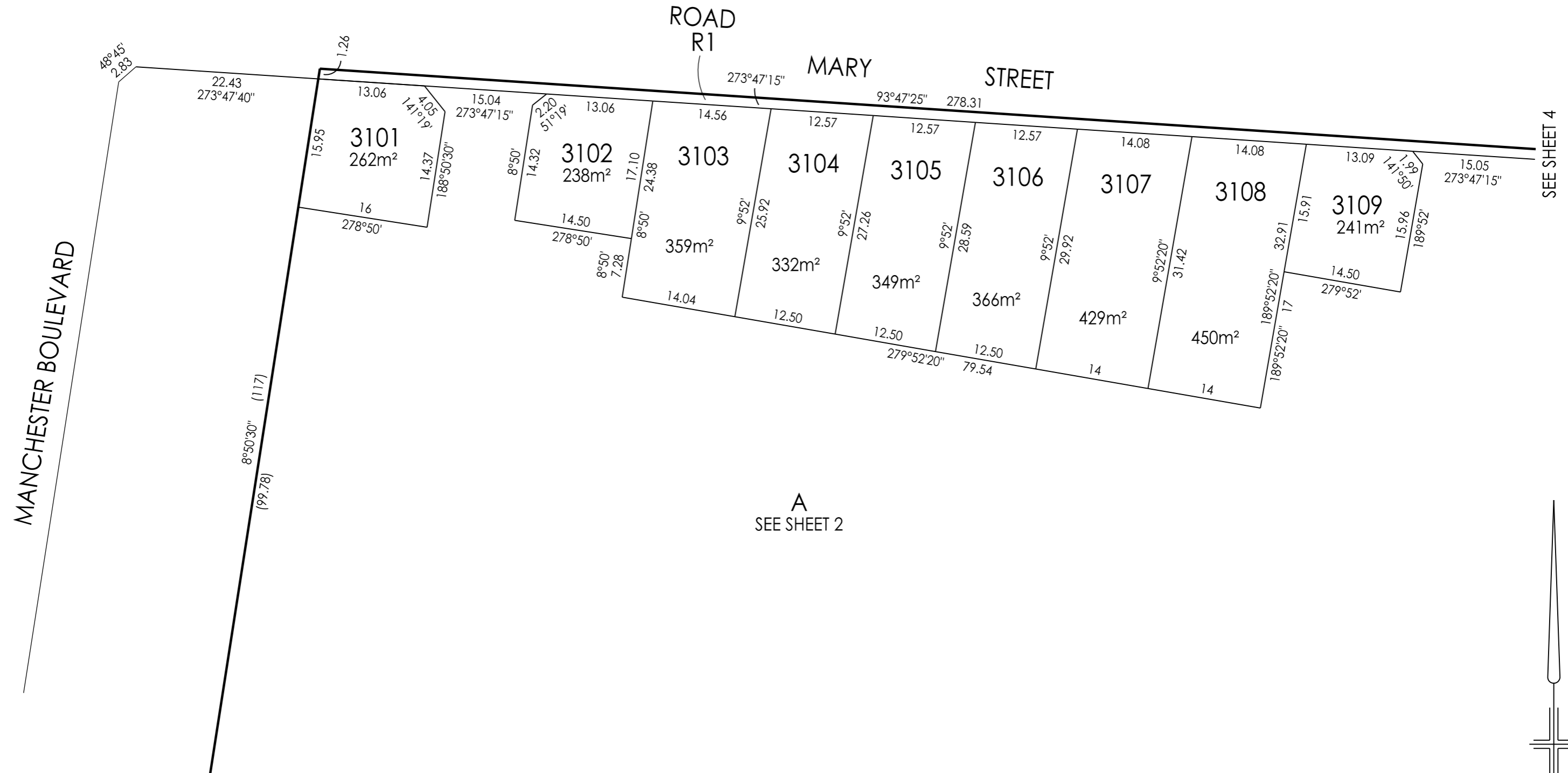
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SHEET 2

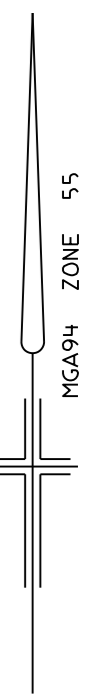


PLAN OF SUBDIVISION

PLAN NUMBER
PS 908226M



A
SEE SHEET 2



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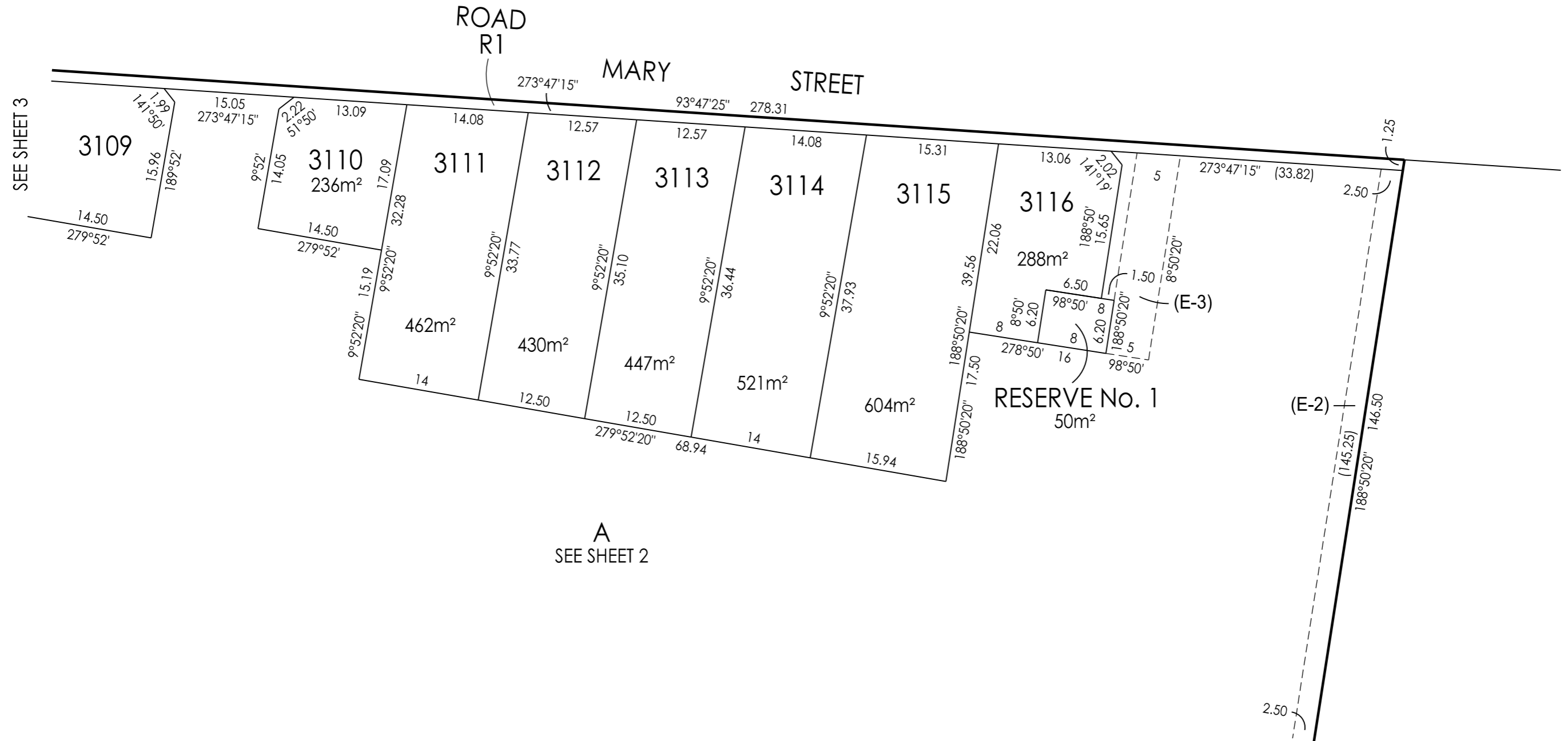


REF: 9038/31 VERSION: 6

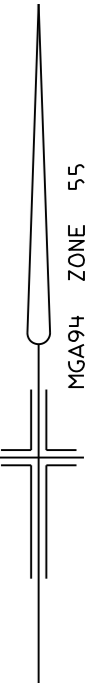
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ORIGINAL SHEET SIZE A3

SHEET 3



A
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SHEET 4

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

Upon registration of the plan, the following restrictions are to be created.
For the purposes of these restrictions:

Land to benefit: Lots 3101 to 3116 (both inclusive).

Land to be burdened: Lots 3101 to 3116 (both inclusive).

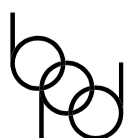
Description of Restriction :

- (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 Small Lot Housing Code or unless a specific planning permit for the said dwelling has been obtained from Cardinia Shire Council.
For the purpose of this restriction the following applies:
Type A - Lots 3101, 3102, 3109, 3110 and 3116
Type B - NIL
- (c) Any dwelling other than in accordance with MCP No. AA9461

Restrictions (1) (b) and (1) (c) will cease to affect any of the burdened lots on 31st December 2028.

- (2) 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,
- (a) Construct or allow to be constructed more than one (1) single dwelling on each lot.
- (b) Further subdivide or allow to be further subdivided unless where said subdivision does not create an additional lot.

Restrictions (2) (a) and (2) (b) will cease to affect any of the burdened lots 31st December 2038.



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SCALE

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SHEET 5

REF: 9038/31

VERSION: 6

LICENSED SURVEYOR: SIMON COX