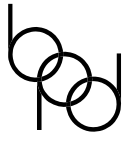


PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 908229F	
LOCATION OF LAND PARISH: PAKENHAM TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: ----- CROWN PORTION: 11 (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A ON PS908226M POSTAL ADDRESS: 65 MARY STREET (at time of subdivision) OFFICER 3809 MGA 94 CO-ORDINATES: E: 361990 ZONE: 55 (of approx. centre of plan) N: 5784480 DATUM: GDA94	COUNCIL NAME: CARDINIA SHIRE COUNCIL		
VESTING OF ROADS OR RESERVES	NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 3200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN CP1 DENOTES COMMON PROPERTY No. 1 COMMON PROPERTY No.1 IS ALL THE LAND IN THE PLAN EXCEPT THE LOTS PARTS OF CP1 SHOWN HEREIN ARE KNOWN AS OHELLO LANE, JEKYL LANE, HATTER MEWS, MACBETH STREET AND PINOCCHIO LANE. LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. FOR DETAILS OF OWNERS CORPORATION(S) INCLUDING; PURPOSE, RESPONSIBILITY AND ENTITLEMENT AND LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES.	
RESERVE No. 1	CARDINIA SHIRE COUNCIL		
NOTATIONS			
DEPTH LIMITATION DOES NOT APPLY		LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. FOR DETAILS OF OWNERS CORPORATION(S) INCLUDING; PURPOSE, RESPONSIBILITY AND ENTITLEMENT AND LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES.	
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 A STAGED SUBDIVISION PLANNING PERMIT No.			
ESTATE: AZURE AT ARCADIA 32	AREA: 1.512 ha	No. OF LOTS: 46	MELWAY: 215:B:8
SEE SHEET 2 FOR EASEMENT INFORMATION			
 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: 9038/32 VERSION: 8 LICENSED SURVEYOR: SIMON COX	ORIGINAL SHEET SIZE A3	SHEET 1 OF 6 SHEETS
CHECKED AT	DATE: 05/02/2024		

	PLAN OF SUBDIVISION	LR USE ONLY EDITION	PLAN NUMBER PS 908229F
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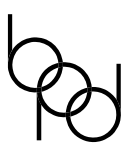
EASEMENT INFORMATION

SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LAND AND LOTS IN THIS PLAN

LEGEND: A - APPURTENANT E - ENCUMBERING EASMENT R - ENCUMBERING EASEMENT (ROAD)

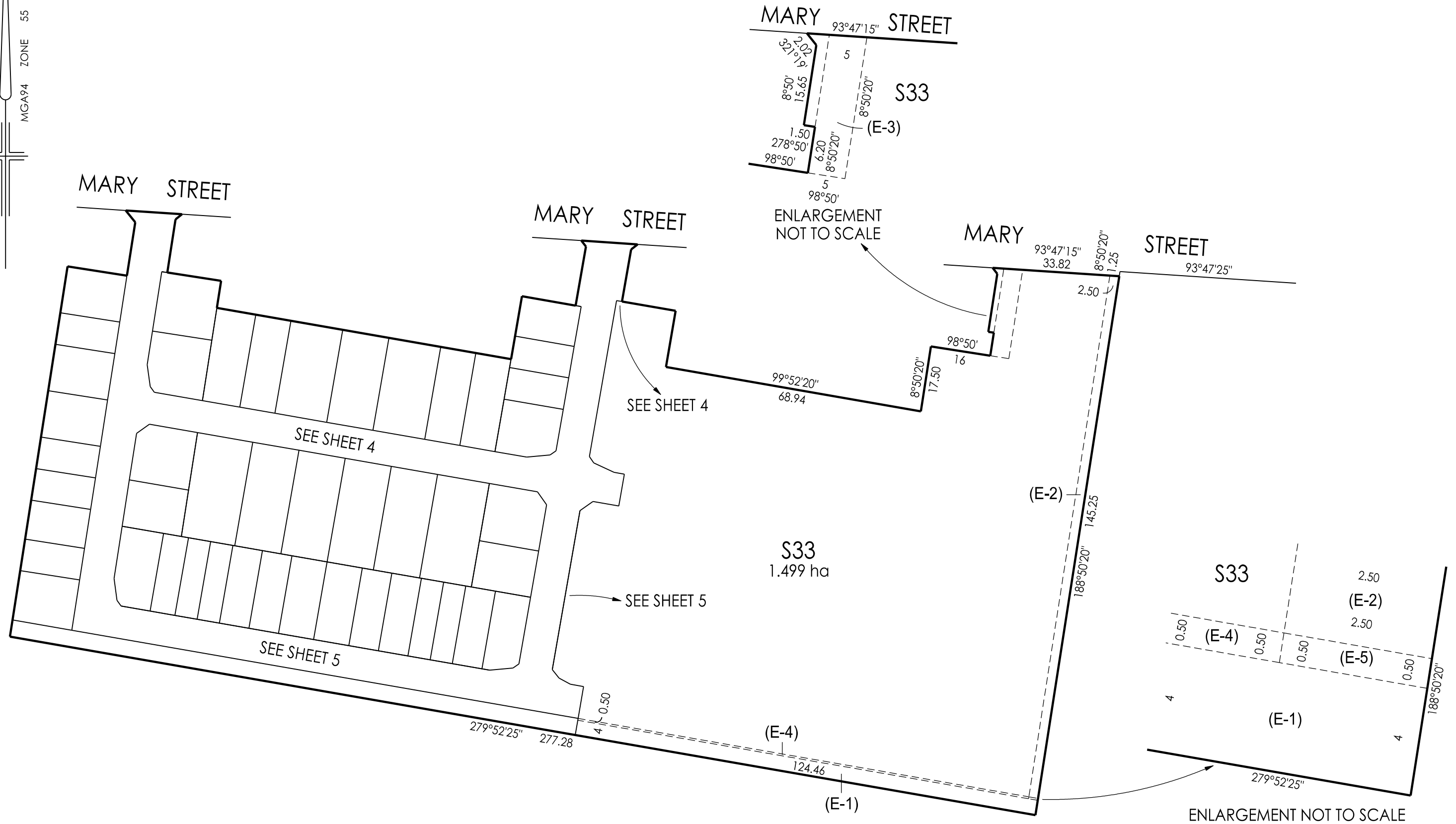
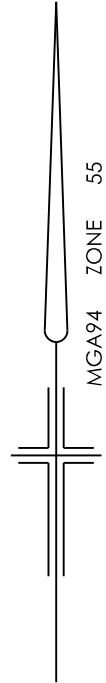
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	DRAINAGE	SEE PLAN	AQ029628E	CARDINIA SHIRE COUNCIL
(E-1)	DRAINAGE (AND RIGHTS AS SET UP IN MCP AA1106)	SEE PLAN	AQ015965N	MELBOURNE WATER CORPORATION
(E-1)	SEWERAGE	SEE PLAN	AQ015964Q	SOUTH EAST WATER CORPORATION
(E-2)	SEWERAGE	SEE PLAN	AQ015964Q	SOUTH EAST WATER CORPORATION
(E-3)	POWER LINE	SEE PLAN	PS908226M - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-4)	DRAINAGE	SEE PLAN	THIS PLAN	CARDINIA SHIRE COUNCIL
(E-4)	DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA1106	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
(E-4)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-5)	DRAINAGE	SEE PLAN	THIS PLAN	CARDINIA SHIRE COUNCIL
(E-5)	DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA1106	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
(E-5)	SEWERAGE	SEE PLAN	AQ015964Q	SOUTH EAST WATER CORPORATION

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 <p>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</p>	REF: 9038/32	VERSION: 8	ORIGINAL SHEET SIZE A3	SHEET 2
	LICENSED SURVEYOR: SIMON COX			

PLAN OF SUBDIVISION

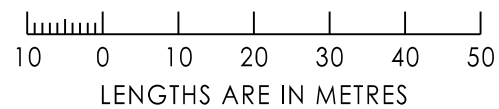
PLAN NUMBER
PS 908229F



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SCALE

1:1000



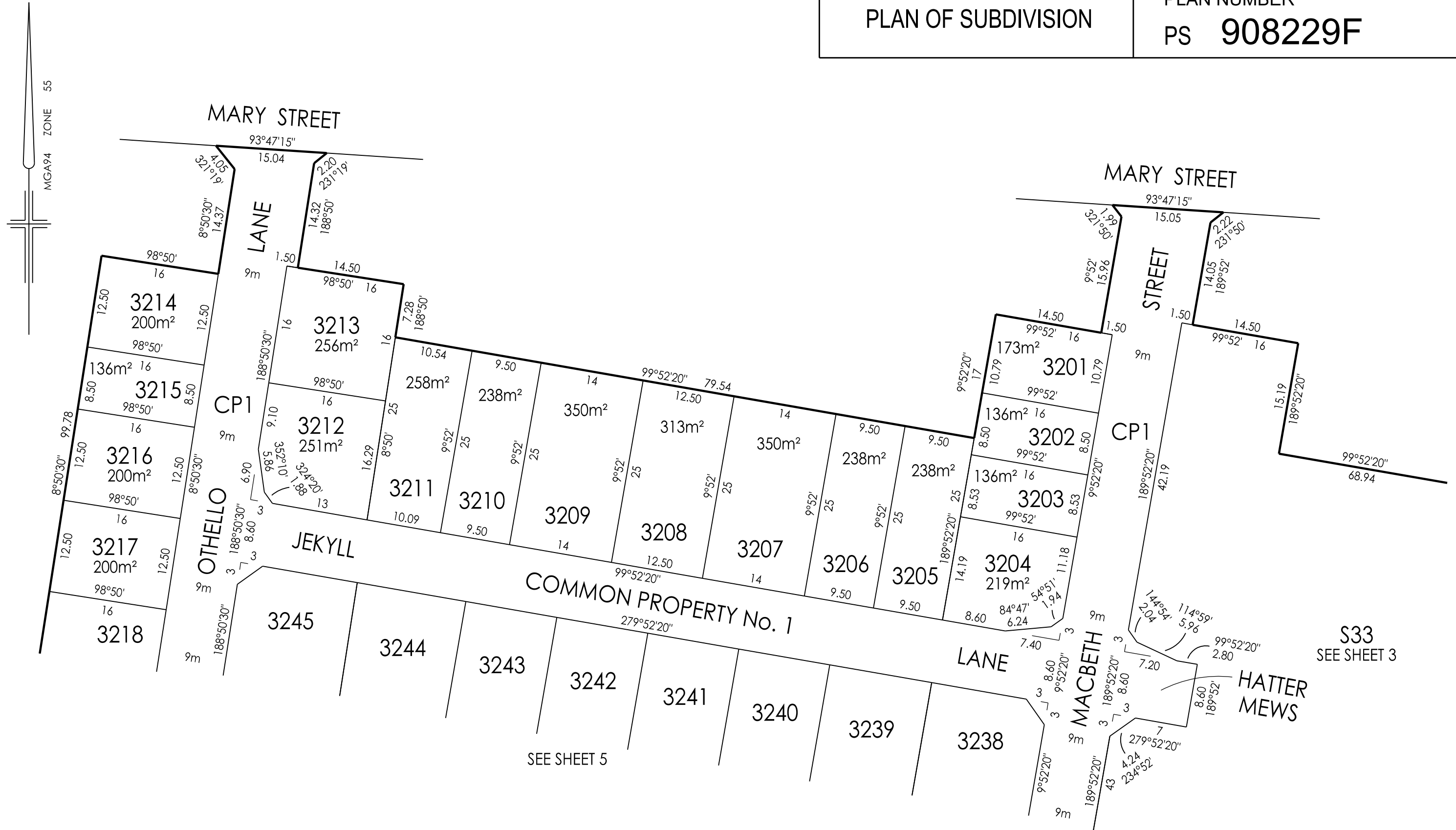
REF: 9038/32

VERSION: 8

LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 3



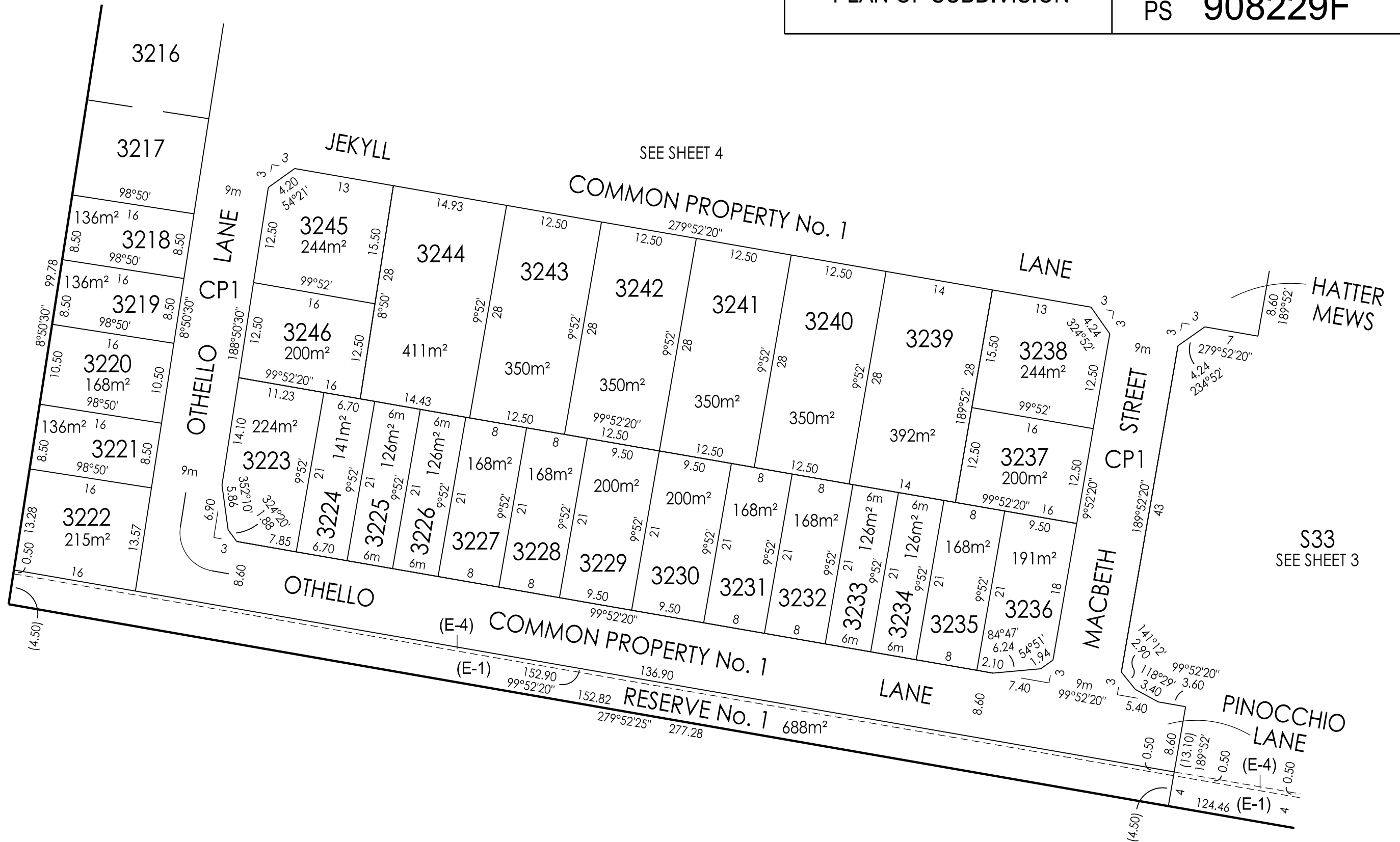
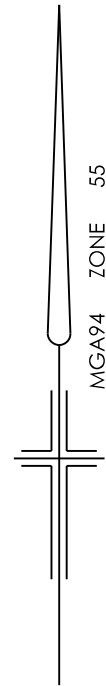
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1:500



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ORIGINAL SHEET SIZE A3 SHEET 4



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1:500



REF: 9038/32

VERSION: 8

LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 5

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 3201 to 3246 (both inclusive).

Land to be burdened: Lots 3201 to 3246 (both inclusive).

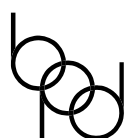
Description of Restriction :

- (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 3201 to 3206 (both inclusive), 3210 to 3222 (both inclusive), 3237, 3238, 3245 and 3246.
Type B - Lots 3223 to 3236 (both inclusive).
- (c) Any dwelling other than in accordance with MCP No. AA9858

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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SHEET 6

REF: 9038/32

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