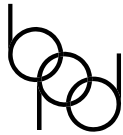
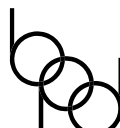
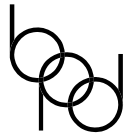
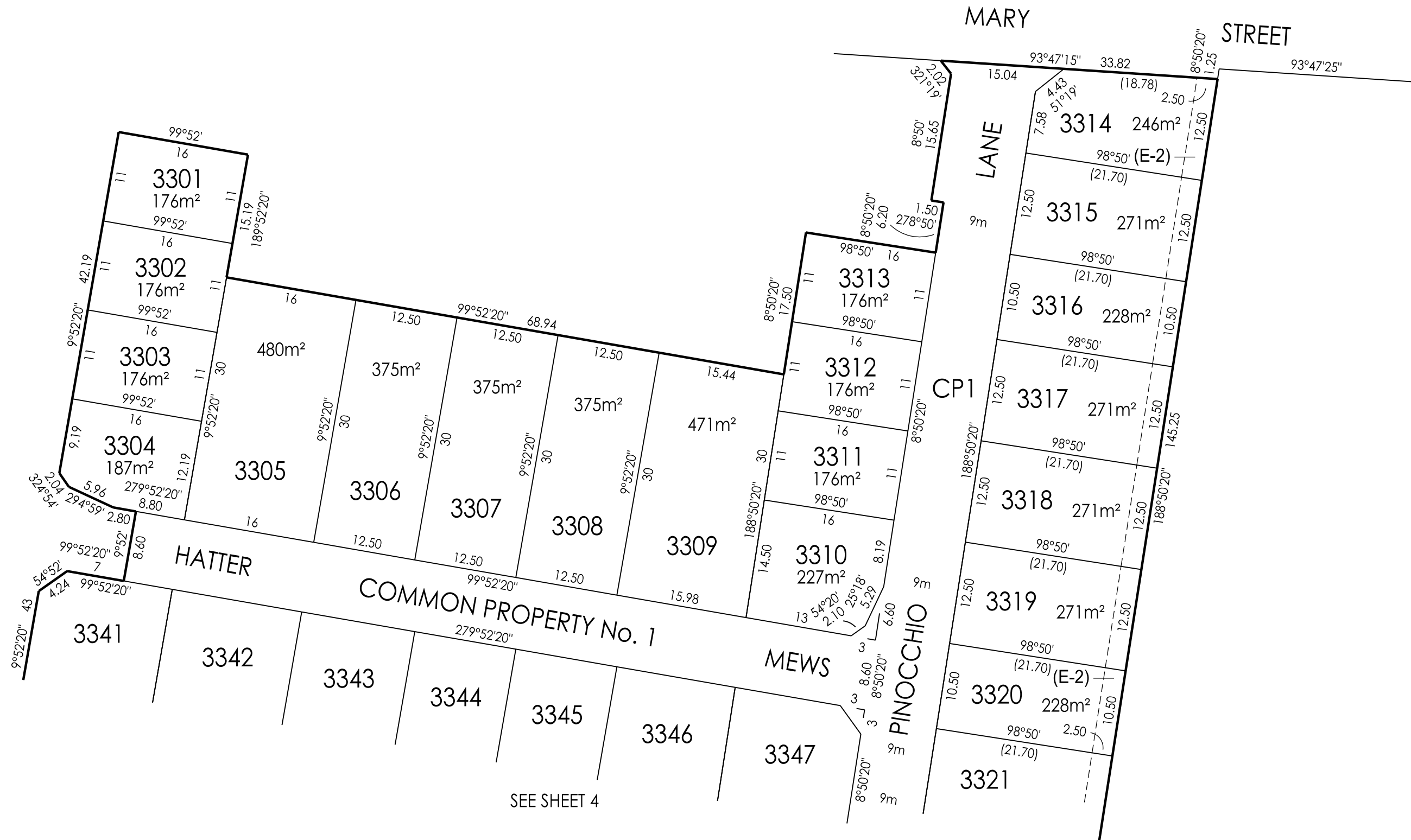
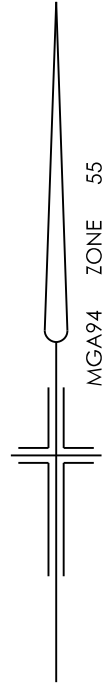


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 908229F/S2					
<div>LOCATION OF LAND</div> <div>PARISH:PAKENHAM</div> <div>TOWNSHIP:-----</div> <div>SECTION:-----</div> <div>CROWN ALLOTMENT:-----</div> <div>CROWN PORTION:11 (PART)</div> <div>TITLE REFERENCES:VOLFOL</div> <div>LAST PLAN REFERENCE:LOT S33 ON PS908229F</div> <div>POSTAL ADDRESS: (at time of subdivision)65 MARY STREET OFFICER 3809</div> <div>MGA 94 CO-ORDINATES: (of approx. centre of plan)E: 362130      ZONE: 55 N: 5784470      DATUM: GDA94</div>		<div>COUNCIL NAME: CARDINIA SHIRE COUNCIL</div>						
VESTING OF ROADS OR RESERVES		NOTATIONS						
<table><tr><td>IDENTIFIER</td><td>COUNCIL/BODY/PERSON</td></tr><tr><td>RESERVE No. 2</td><td>CARDINIA SHIRE COUNCIL</td></tr></table>		IDENTIFIER	COUNCIL/BODY/PERSON	RESERVE No. 2	CARDINIA SHIRE COUNCIL	<div>LOTS 1 TO 3300 (BOTH INCLUSIVE), RESERVE No. 1 AND EASEMENT (E-3) HAVE BEEN OMITTED FROM THIS PLAN</div> <div>CP1 DENOTES COMMON PROPERTY No. 1</div> <div>COMMON PROPERTY No. 1 IS ALL THE LAND IN THE PLAN EXCEPT THE LOTS</div> <div>PARTS OF CP1 SHOWN HEREIN ARE KNOWN AS HATTER MEWS AND PINOCCHIO LANE.</div> <div>FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-3) ON PS908229F WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS COMMON PROPERTY No. 1</div> <div>GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988</div> <div>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.</div>		
IDENTIFIER	COUNCIL/BODY/PERSON							
RESERVE No. 2	CARDINIA SHIRE COUNCIL							
NOTATIONS								
DEPTH LIMITATION DOES NOT APPLY								
<div>SURVEY: THIS PLAN IS BASED ON SURVEY.</div> <div>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS Nos. 185, 366, 367, 764, 765 AND 766</div> <div>IN PROCLAIMED SURVEY AREA No. 71</div> <div>STAGING THIS IS A STAGED SUBDIVISION PLANNING PERMIT No.</div>								
ESTATE: AZURE AT ARCADIA 33		AREA: 1.499 ha	No. OF LOTS: 49	MELWAY: 215:B:8				
<div>SEE SHEET 2 FOR EASEMENT INFORMATION</div>								
<div><div>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</div></div>		REF: 9038/33	VERSION: 9	ORIGINAL SHEET SIZE A3				
CHECKED G COX		DATE: 05/02/2024		LICENSED SURVEYOR: SIMON COX				
				SHEET 1 OF 5 SHEETS				

		PLAN OF SUBDIVISION		LR USE ONLY EDITION		PLAN NUMBER PS 908229F/S2	
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-4)	DRAINAGE		SEE PLAN	PS908229F	CARDINIA SHIRE COUNCIL		
(E-4)	DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA1106		SEE PLAN	PS908229F	MELBOURNE WATER CORPORATION		
(E-4)	SEWERAGE		SEE PLAN	PS908229F	SOUTH EAST WATER CORPORATION		
(E-5)	DRAINAGE		SEE PLAN	PS908229F	CARDINIA SHIRE COUNCIL		
(E-5)	DRAINAGE AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA1106		SEE PLAN	PS908229F	MELBOURNE WATER CORPORATION		
(E-5)	SEWERAGE		SEE PLAN	AQ015964Q	SOUTH EAST WATER CORPORATION		
(E-6)	SEWERAGE		SEE PLAN	AQ015964Q	SOUTH EAST WATER CORPORATION		
(E-6)	SEWERAGE		SEE PLAN	THIS PLAN	LOTS ON PS908229F		
(E-7)	SEWERAGE		SEE PLAN	THIS PLAN	LOTS ON PS908229F		
<div></div> <div>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</div>			REF: 9038/33		VERSION: 9		ORIGINAL SHEET SIZE A3
			LICENSED SURVEYOR: SIMON COX				SHEET 2

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 908229F/S2



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Hawthorn East Vic 3123  
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www.bpd.com.au info@bpd.com.au

SCALE

1:500



REF: 9038/33

VERSION: 9

LICENSED SURVEYOR: SIMON COX

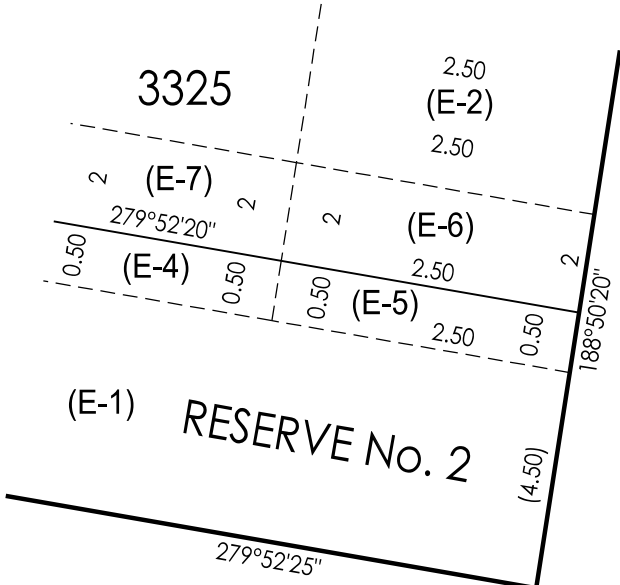
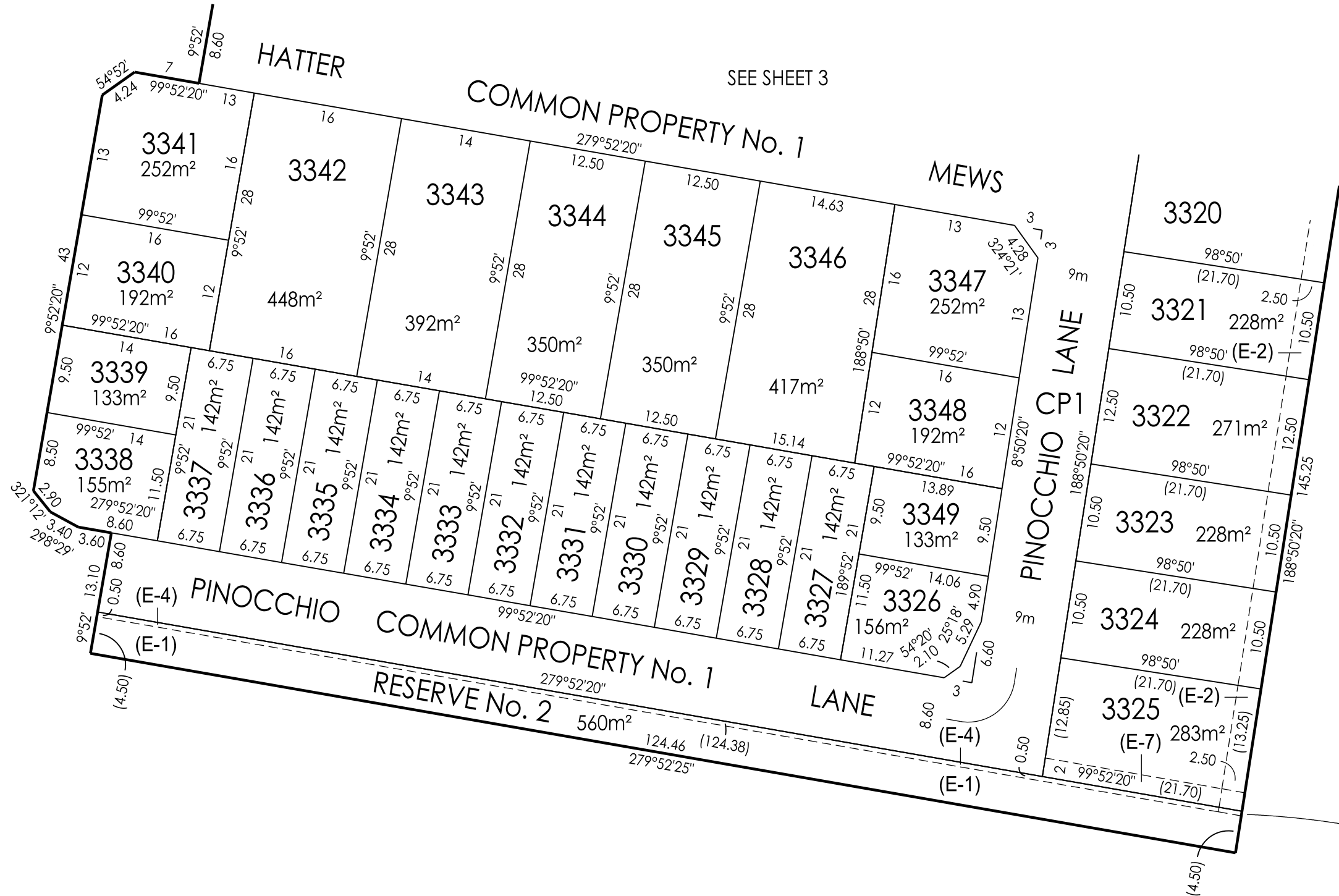
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SHEET 3

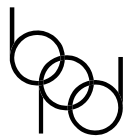
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 908229F/S2

SEE SHEET 3



ENLARGEMENT NOT TO SCALE



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SCALE

1:500



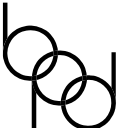
REF: 9038/33

VERSION: 9

LICENSED SURVEYOR: SIMON COX

ORIGINAL  
SHEET SIZE A3

SHEET 4

		PLAN OF SUBDIVISION		PLAN NUMBER PS 908229F/S2	
<div>SUBDIVISION ACT 1988 CREATION OF RESTRICTION</div>					
<p>Upon registration of the plan, the following restrictions are to be created. For the purposes of these restrictions:</p> <p>Land to benefit:            Lots 3301 to 3349 (both inclusive).</p> <p>Land to be burdened:    Lots 3301 to 3349 (both inclusive).</p>					
<p>Description of Restriction :</p> <p>(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;</p> <p>(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.</p> <p>(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 3301 to 3304 (both inclusive), 3310 to 3326 (both inclusive), 3338 to 3341 (both inclusive), 3347, 3348 and 3349. Type B - Lots 3327 to 3337 (both inclusive).</p> <p>(c)    Any dwelling other than in accordance with MCP No. AA9859</p> <p>Restrictions (1) (b) and (1) (c) will cease to affect any of the burdened lots on 31st December 2028.</p> <p>(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,</p> <p>(a)    Construct or allow to be constructed more than one (1) single dwelling on each lot.</p> <p>(b)    Further subdivide or allow to be further subdivided unless where said subdivision does not create an additional lot.</p> <p>Restrictions (2) (a) and (2) (b) will cease to affect any of the burdened lots 31st December 2038.</p>					
<div><div>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</div></div>		SCALE	ORIGINAL SHEET SIZE A3 REF: 9038/33		SHEET 5 VERSION: 9
		LICENSED SURVEYOR: SIMON COX			