PLAN OF SUBDIVISION

SECTION 22 SUBDIVISION ACT 1988)

LV USE ONLY

EDITION

Plan Number

PS 843076N

Location of Land

Parish: PAKENHAM

Township: -

Section: -

Crown Allotment: -

Crown Portion: 31 (PT)

Title References: Volume..... Folio.....

Last Plan Reference: LOT 1 on PS 843074S

Postal Address: (At time of subdivision) 190 KENILWORTH AVENUE BEACONSFIELD 3807

MGA94 Co-ordinates: (Of approx. centre of plan) E 358 026 N 5786 067 Zone: 55 (GDA 2020)

Council Name: Cardinia Shire Council

Council Reference Number: S21-028
Planning Permit Reference: T170521-1
SPEAR Reference Number: S171284J

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6 of the Subdivision Act 1988: 21/12/2021

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification

Digitally signed by: Simone Norbury for Cardinia Shire Council on 17/08/2023

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R-1	CARDINIA SHIRE COUNCIL

NOTATIONS

DEPTH LIMITATION - DOES NOT APPLY

Survey: This plan is based on survey

To be completed where applicable.

This survey has been connected to permanent marks no(s).
In Proclaimed Survey Area no. 71

Staging: This is a staged subdivision.
Planning Permit No T170521

LOT NUMBERS 1 to 20 HAVE BEEN OMITTED FROM THIS PLAN

THE OTHER PURPOSES OF THIS PLAN ARE:

1. TO REMOVE EASEMENT R-1 CREATED ON PS843074S
   GROUNDS FOR REMOVAL OF EASEMENT-
   BY AGREEMENT OF ALL INTERESTED PARTIES.
   (SEC 6(1)K SUBDIVISION ACT 1988)

2. CREATE THE RESTRICTIONS DESCRIBED OPPOSITE

NOTATIONS

CREATION OF RESTRICTIONS

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTIONS ARE TO BE CREATED

LAND TO BENEFIT: LOTS ON THIS PLAN

1. LAND TO BE BURDENED: LOTS 21 TO 40 (BI) AND LOTS 45 TO 48 (BI)

   DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OF PROPRIETORS FOR THE TIME BEING OF LOTS 21 TO 40 (BI) AND LOTS 45 TO 48 (BI) ON THIS PLAN SHALL NOT:

(i) BUILD OR ALLOW TO BE BUILT ON THE LAND, ANY DWELLING OUTSIDE THE BUILDING ENVELOPE AS SHOWN IN THE SCHEDULE ON SHEET 5 OF THIS PLAN
(ii) BUILD OR ALLOW TO BE BUILT ANY DWELLING OTHER THAN IN ACCORDANCE WITH THE ENDORSED BUILDING DESIGN GUIDELINES ATTACHED TO PLANNING PERMIT T170521, ISSUED BY CARDINIA SHIRE COUNCIL, OR AS AUTHORISED BY A FURTHER PERMIT.

2. LAND TO BE BURDENED : LOTS 41 TO 44 (BI) AND LOTS 49 & 50

   DESCRPTION OF RESTRICTION:

THE REGISTED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 41 TO 44 (BI) AND LOTS 49 & 50 ON THIS PLAN SHALL NOT:

(i) BUILD OR ALLOW TO BE BUILT ON THE LAND, ANY DWELLING OTHER THAN IN ACCORDANCE WITH THE OFFICER SMALL LOT HOUSING CODE.
(ii) BUILD OR ALLOW TO BE BUILT ANY DWELLING OUTSIDE THE BUILDING ENVELOPE AS DEFINED BY THE OFFICER SMALL LOT HOUSING CODE AND THE SCHEDULE ON SHEET 5 OF THIS PLAN.

3. LAND TO BE BURDENED : LOTS 34 TO 38 (BI) AND LOT 42

THE REGISTED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 34 TO 38 (BI) AND LOT 42 ON THIS PLAN SHALL NOT:

BUILD OR ALLOW TO BE BUILT ANY DWELLING ON OR WITHIN 1 METRE OF ANY TITLE BOUNDARY WHERE, AT THE DATE OF REGISTRATION OF THIS PLAN, THERE EXISTS A STRUCTURE WITHOUT FIRST REMOVING THAT STRUCTURE.

RESTRICTIONS 1. & 2. WILL CEASE TO BURDEN ANY LOT ON THIS PLAN OF SUBDIVISION ON THE 31 DECEMBER 2037
RESTRICTION 3. WILL CEASE TO BURDENED ANY LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF THE DWELLING CONSTRUCTED OR BUILT ON THAT LOT

SEE SHEET 5 FOR SCHEDULE

EASEMENT INFORMATION

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of
E-1	DRAINAGE & SEWERAGE	3	THIS PLAN	SOUTH EAST WATER CORPORATION & LOTS ON THIS PLAN
E-1 & E-2	DRAINAGE	3	THIS PLAN	CARDINIA SHIRE COUNCIL & LOTS ON THIS PLAN
E-3	SEWERAGE	2.50	THIS PLAN	SOUTH EAST WATER COORPERATION & LOTS ON THIS PLAN

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2023-07-31 2725a-sub-1x 2023-08-04

REF 2725A | VERSION 9 | ORIGINAL SHEET SIZE A3 | Sheet 1 of 5 Sheets

Digitally signed by: Scott David Wellington, Licensed Surveyor,
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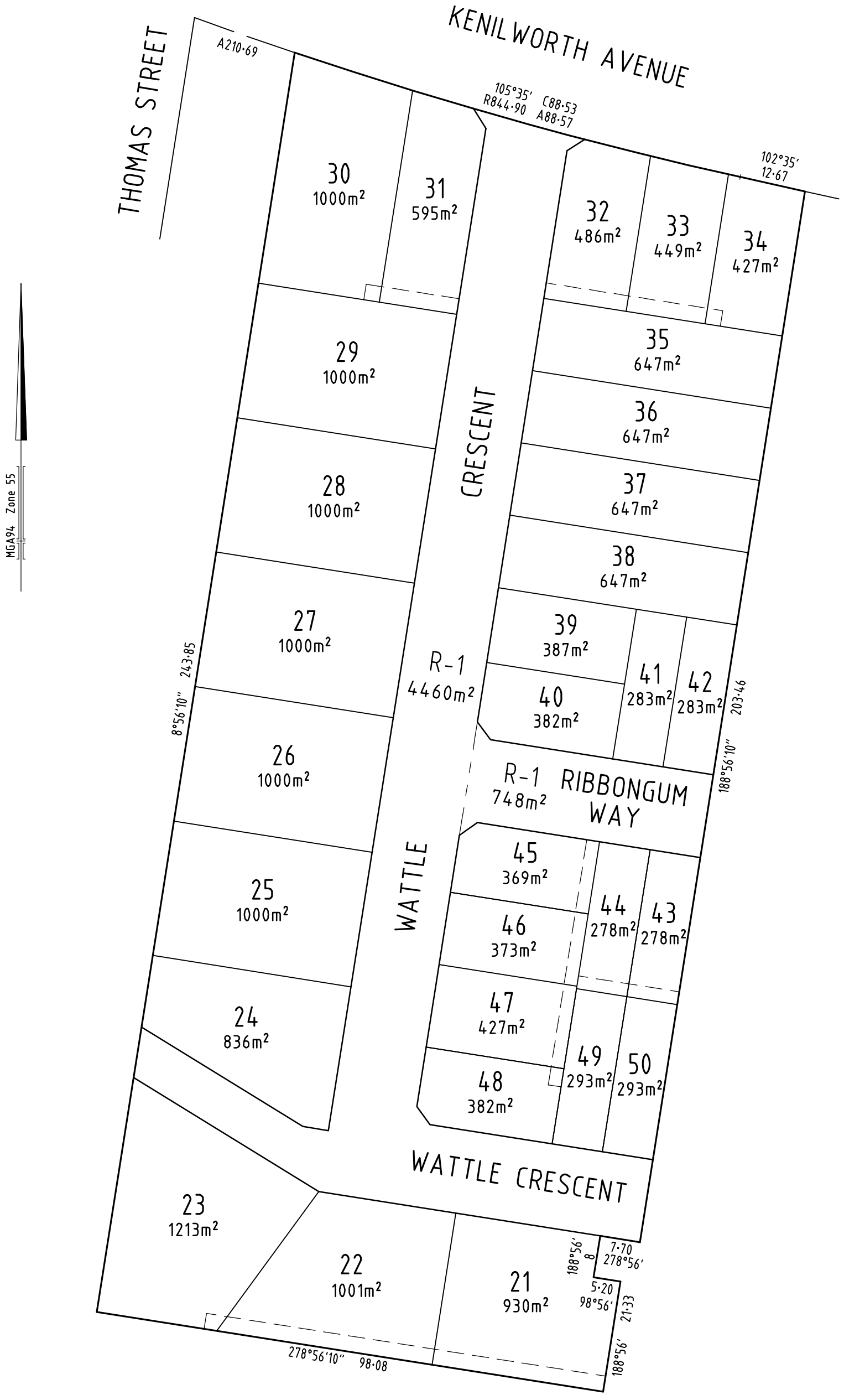
Plan Number

PS 843076N



SEE SHEETS 3 & 4 FOR ENLARGEMENTS

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2023-07-24 2725A-SUB-2X 7/24/23

REF N°	SCALE	ORIGINAL SCALE	ORIGINAL SHEET SIZE	
2725A	4 0 8 16 24 32 40 LENGTHS ARE IN METRES	1:800	A3	Sheet 2
VERSION 9				

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Plan Number

PS 843076N

KENILWORTH AVENUE

CRESCENT

WATTLE

RIBBONGUM WAY

MGA94 Zone 55

30 1000m²
31 595m²
32 486m²
33 449m²
34 427m²
35 647m²
36 647m²
37 647m²
38 647m²
39 387m²
40 382m²
41 283m²
42 283m²
43
44
45
26
27 1000m²
28 1000m²
29 1000m²
R-1 4460m²
R-1 748m²

107°47' A&C23·68
106°34' A&C12·13
147°30' 4·50
106°03' A&C3
105°35' R844·90 C88·53 A88·57
A&C16·10 105°25'
104°46' A&C3
236°51' 4·02
104°13' A&C13·01
103°16' A&C15·28
102°40' A&C2·36
102°35' 12·67
323°56' 4·24
233°56' 4·24

SEE SHEET 4

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2023-07-24 2725A-SUB-3X 7/24/23

REF N° 2725A
VERSION 9

SCALE
5 0 5 10 15 20 25
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:500 SHEET SIZE A3

Sheet 3

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Plan Number

PS 843076N

MGA94 Zone 55

SEE SHEET 3

27

243·85

98°56'10"
38·40

8°56'10"

26·04

26

1000m²

26·04

98°56'10"
38·40

25

1000m²

26·05

(243·85)

26·05

8°56'10"

(194·04)

98°56'10"
38·40

8°56'10

13·86

24

836m²

9·76

36·21
121°39'30"

27·85

5

98°56'

301°39'30"
41·63

45·41

23

1213m²

36°15'10"
(33·01)

22

1001m²

(23·25)

8°56'

3

2·50

41·70

E-2

278°56'10" 98·08

188°56'

(29·33)

21

930m²

33·13

E-2

3

188°56'

21·33

98°56'

5·20

278°56'

7·70

8

188°56'

16

WATTLE CRESCENT

278°56'10" 54·48

26·55

27·93

16

R-1
4460m²

CRESCENT

40

323°56'
4·24

3

3

98°56'10" 43·18

41

42

8°56'10"

16

RIBBONGUM WAY

748m²

278°56'10" 43·18

16

3

3

233°56'
4·24

(23·68)

45

369m²

2·50

E-3

11

14

9·75

9·75

98°56'10"
(26·68)

46

373m²

14

14

44

278m²

8°56'10"

(28·50)

8°56'20"

43

278m²

(28·50)

(28·50)

52·50

188°56'10"

16

98°56'10"
(26·68)

47

427m²

E-3

16

2·50

9·75

E-3

9·75

2·50

(203·46)

98°56'

98°56'

98°56'10"
(26·68)

48

382m²

30

49

293m²

30

50

293m²

30

188°56'10"

11·50

98°56'
2·50

3·50

8°56'10"

8°56'10"

(14·50)

3

3

233°56'
4·24

23·68

98°56'10" 43·18

9·75

9·75

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2023-07-24 2725A-SUB-4X 7/24/23

REF N° 2725A

VERSION 9

SCALE

5 0 5 10 15 20 25

LENGTHS ARE IN METRES

ORIGINAL SCALE 1:500

SHEET SIZE A3

Sheet 4

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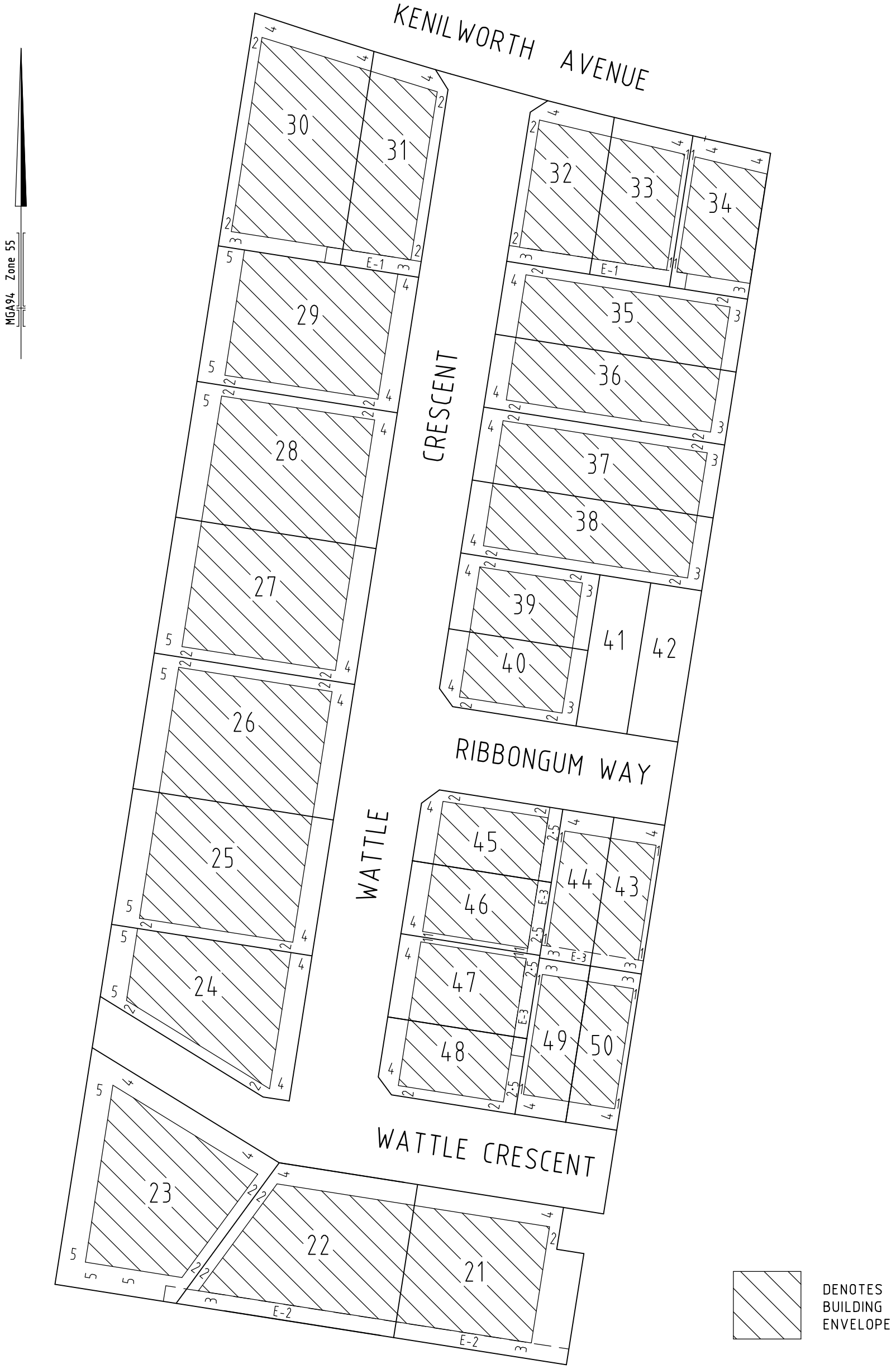

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VERSION 9

SCALE
4 0 8 16 24 32 40
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:800
SHEET SIZE A3

Sheet 5

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