

PLAN OF SUBDIVISION

PS 730185 N

LOCATION OF LAND

PARISH : PAKENHAM
TOWNSHIP : _____
SECTION : _____
CROWN ALLOTMENT : _____
CROWN PORTION : 31 (Part)
TITLE REFERENCE : C/T. Vol. 9570 Fol. 266
LAST PLAN REFERENCE : LOT 1 ON TP 96223B
POSTAL ADDRESS : No. 226 RIX ROAD,
(At time of subdivision) BEACONSFIELD. 3807.
MGA94 Co-ordinates :
(of approx. centre of land in plan) E 358 193 ZONE : 55
 N 5785 822

COUNCIL NAME : CARDINIA SHIRE COUNCIL

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R-1	CARDINIA SHIRE COUNCIL
ROADS R-2	CARDINIA SHIRE COUNCIL

Lots 1 to 81, 92, 93 and 102 have been omitted from this plan.

NOTATIONS

Other Purpose of Plan

To create Restrictions. See Sheet 4.

DEPTH LIMITATION : Does not apply.

This is a SPEAR plan.

Survey: This plan is based on survey.

This survey has been connected to permanent marks no.(s)
536 & 538

in Proclaimed Survey Area No. 71

STAGING: This is a staged subdivision
Planning Permit No. T160824

EASEMENT INFORMATION

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

Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to the whole of the land on this plan.

Easement Reference	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	3	THIS PLAN	CARDINIA SHIRE COUNCIL SOUTH EAST WATER CORPORATION
	SEWERAGE	3	THIS PLAN	
E-2	SEWERAGE	2	THIS PLAN	SOUTH EAST WATER CORPORATION
E-3	SEWERAGE	2.5	THIS PLAN	SOUTH EAST WATER CORPORATION

RODNEY AUJARD & ASSOCIATES
Licensed Land Surveyors

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aujard@bigpond.net.au

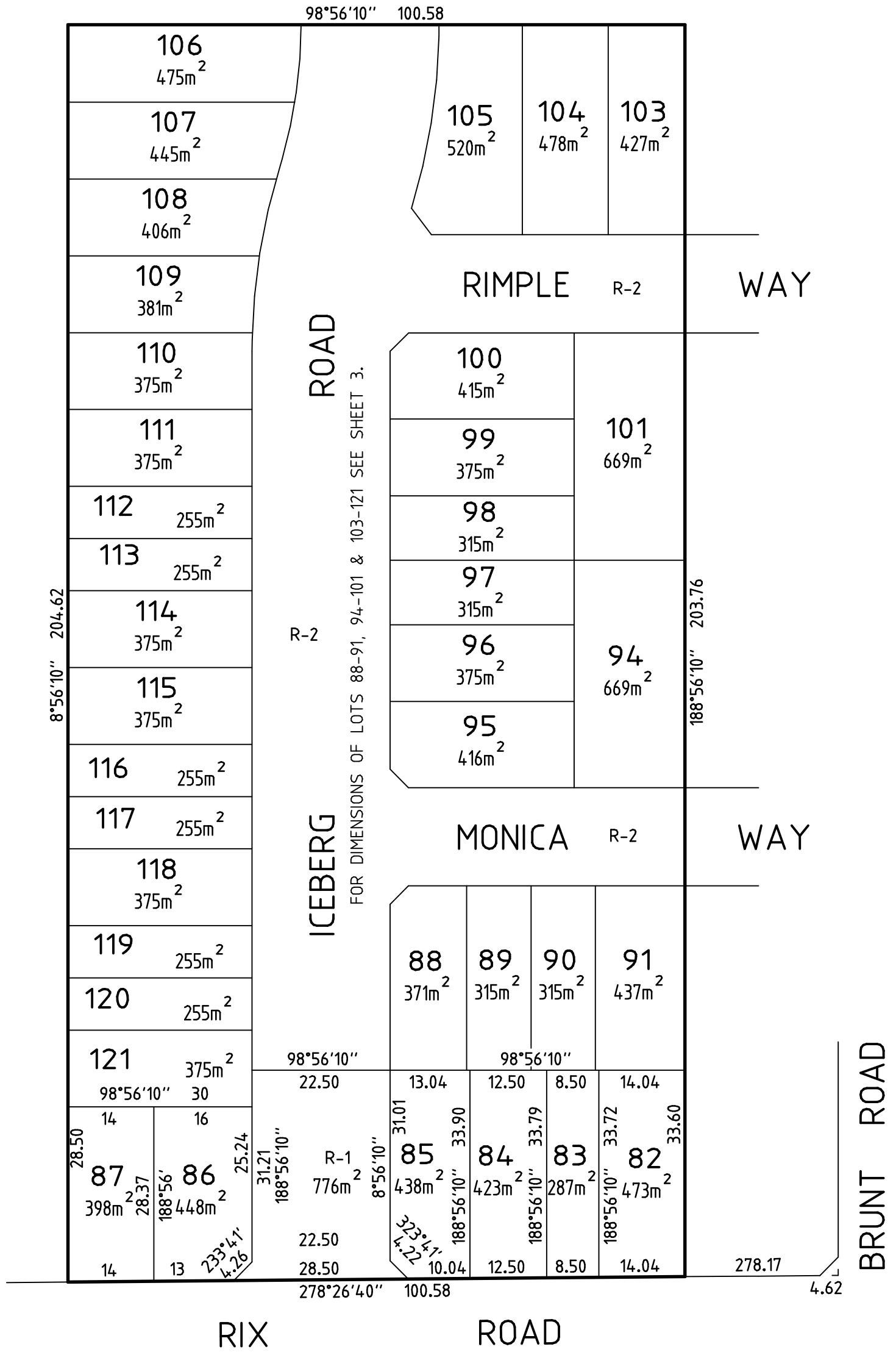
SURVEYORS FILE REF : 18028

ORIGINAL SHEET
SIZE : A3

SHEET 1 OF 5

GEOFF. P. SUTHERLAND VERSION

M.G.A. - 94
ZONE 55



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aujard@bigpond.net.au
SURVEYORS FILE REF : 18028

SCALE 1:750

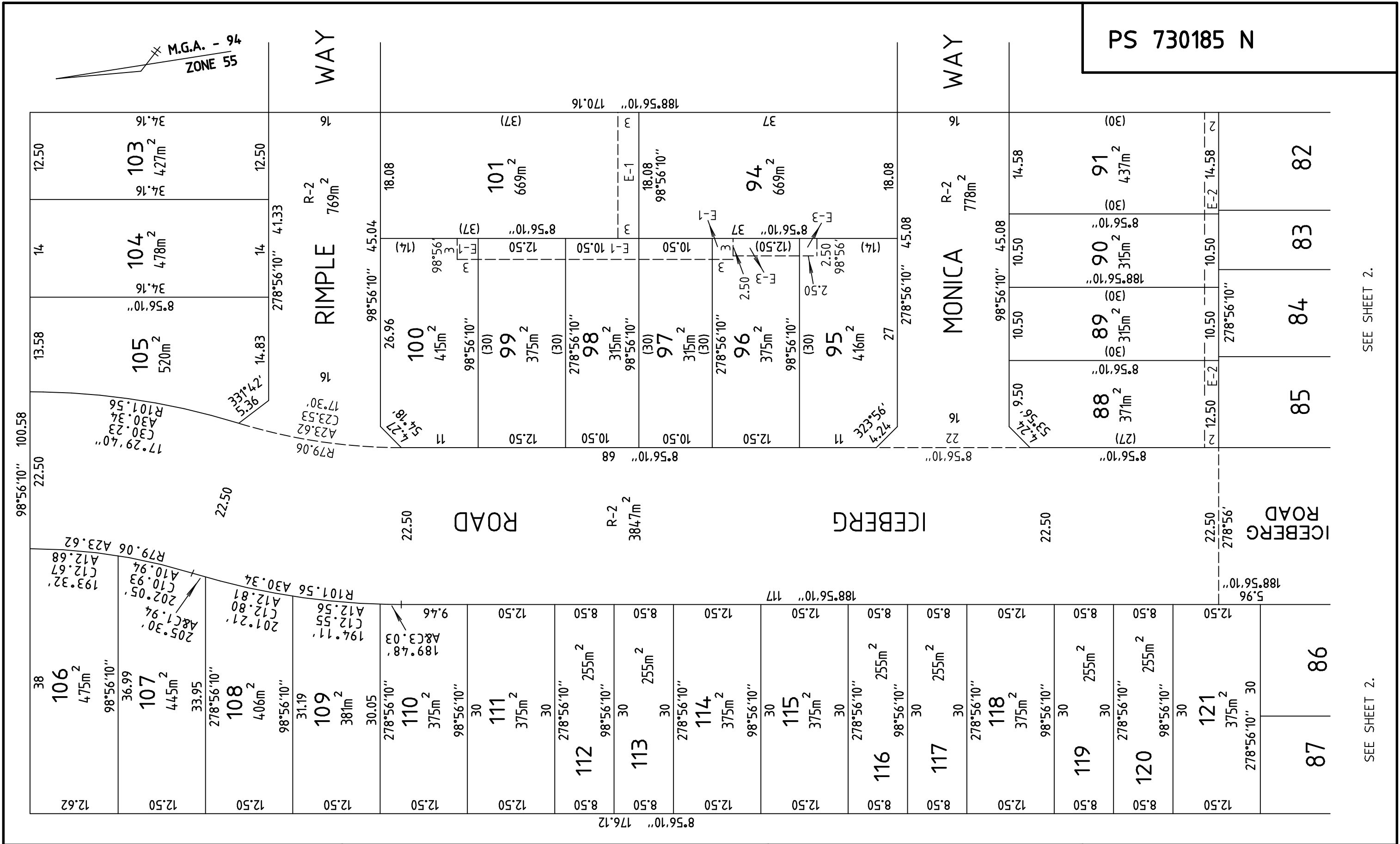
7.5 0 7.5 15 22.5 30 37.5

LENGTHS ARE IN METRES

GEOFF. P. SUTHERLAND VERSION

ORIGINAL SHEET SIZE : A3

SHEET 2



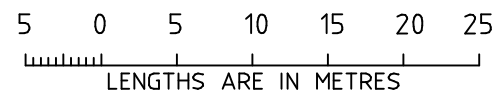
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SURVEYORS FILE REF : 18028

SCALE
1:500



ORIGINAL SHEET
 SIZE : A3

SHEET 3

GEOFF. P. SUTHERLAND VERSION

SEE SHEET 2.

SEE SHEET 2.

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 82, 84 - 91, 94 - 101, 103 - 111, 114, 115, 118 & 121 ON THIS PLAN.

DESCRIPTION OF RESTRICTION :

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 82, 84, 85, 86 & 87 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 BELOW.
- (ii) BUILD OR ALLOW TO BE BUILT ANY DWELLING OTHER THAN IN ACCORDANCE WITH THE ENDORSED BUILDING DESIGN GUIDELINES ATTACHED TO PLANNING PERMIT T160824 EXCEPT WITHOUT THE FURTHER WRITTEN CONSENT OF THE CARDINIA SHIRE COUNCIL.

2. LAND TO BE BURDENED : LOTS 83, 112, 113, 116, 117, 119 & 120 ON THIS PLAN.

DESCRIPTION OF RESTRICTION :

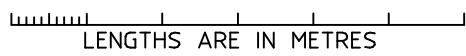
THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOT 83 SHALL NOT:

- (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.

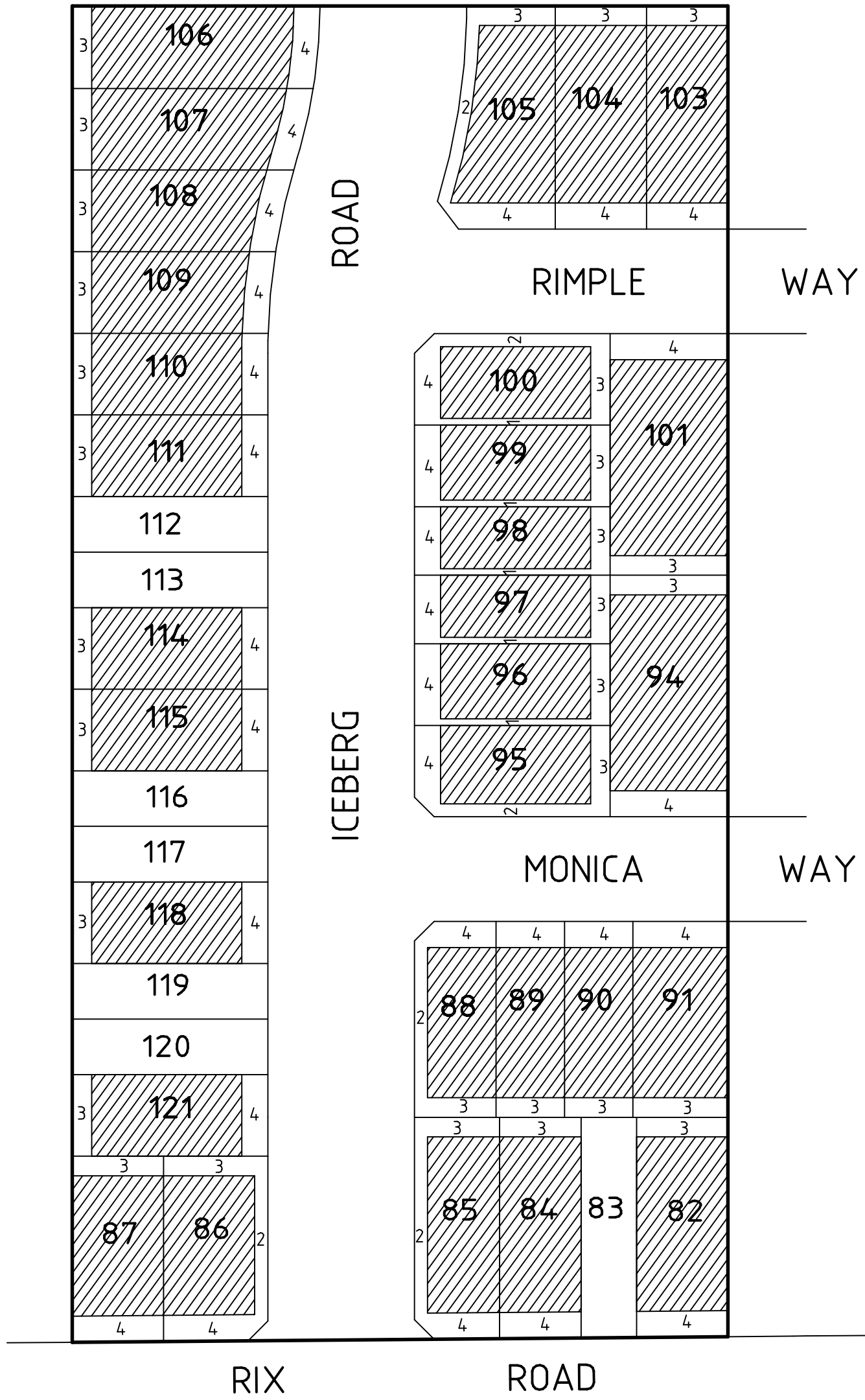
THESE RESTRICTIONS WILL EXPIRE 2 YEARS AFTER THE ISSUE OF AN OCCUPANCY PERMIT FOR THE DWELLING ON THE RESPECTIVE LOT.

SCHEDULE

SEE SHEET 5

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	GEOFF. P. SUTHERLAND VERSION			
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M.G.A. - 94
 ZONE 55



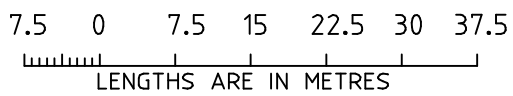
BUILDING ENVELOPE

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1:750



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SHEET 5

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