

**PLAN OF SUBDIVISION**

**PS 711712 Y/S5**

**LOCATION OF LAND**

**PARISH :** PAKENHAM  
**TOWNSHIP :** \_\_\_\_\_  
**SECTION :** \_\_\_\_\_  
**CROWN ALLOTMENT :** 30 (Pt)  
**CROWN PORTION :** \_\_\_\_\_  
**TITLE REFERENCE :** C/T Vol. Fol.  
**LAST PLAN REFERENCE :** LOT S5 ON PS 711712Y  
**POSTAL ADDRESS :** No. 138 RIX ROAD  
(At time of subdivision) OFFICER, 3809.  
**MGA94 Co-ordinates :**  
(of approx. centre of land in plan) E 359 000 ZONE : 55  
 N 5785 795

**COUNCIL NAME :** CARDINIA SHIRE COUNCIL

**VESTING OF ROADS AND/OR RESERVES**

**NOTATIONS**

IDENTIFIER	COUNCIL/BODY/PERSON
RESERVE No. 3	CARDINIA SHIRE COUNCIL

OTHER PURPOSE OF PLAN  
 To create a Restriction (See Sheets 4 & 5).

**NOTATIONS**

**DEPTH LIMITATION :** Does not apply.  
 This is a SPEAR plan.  
 Lots 1 to 500 have been omitted from this plan.  
 Survey: This plan is based on survey. (See BP 2939L)  
 This survey has been connected to permanent marks no.(s)  
 20, 26 & 105  
 in Proclaimed Survey Area No. 71  
**STAGING:** This is a staged subdivision  
 Planning Permit No. T 120607

**EASEMENT INFORMATION**

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

Easement Reference	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of

**RODNEY AUJARD & ASSOCIATES**  
*Licensed Land Surveyors*

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SURVEYORS FILE REF : 17631

ORIGINAL SHEET  
 SIZE : A3

SHEET 1 OF 5

GEOFF. P. SUTHERLAND VERSION 10

GIPPSLAND 30<sup>A</sup> RAILWAY

PS 711712 Y/S5

102°36'10"  
298.32

280°57'20" 204

2.55  
8°53'30"  
30

50.03  
188°53'30"

M.G.A. - 94  
ZONE 55

8°56'10"  
(263.52)

188°53'30" 50.31  
BROOK WAY

14.37  
99°20'10"  
60  
188°53'30"

279°20'10"  
16.37  
47.25  
OROS WAY

188°53'30" 47.25  
99°20'10" 158

CURVED TRUNK ROAD

279°20'10"

E-1

See Below

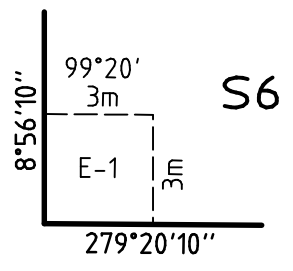
(70)  
279°20'10"

S6  
4.620ha

TANIA WAY

1.12  
99°20'10"

ENLARGEMENT  
(Not to Scale)



58.50

8°56'10"

140

81.50

45.96  
279°20'10"

SHELLEY STREET

2  
8°53'30"

59.50  
279°20'10"

CURTIS STREET

1  
188°53'30"

51.50  
279°20'10"

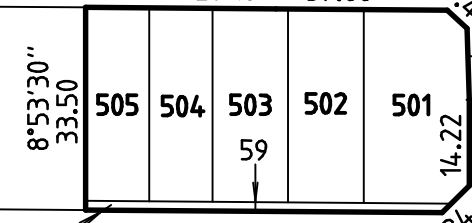
47.25  
188°53'30"

183°22'30"

59.82

LAVENDER ROAD 99°20'10" 59.86

SEE SHEET 3 FOR LOT DIMENSIONS



145.52

279°20'10" 204.52

RIX

RESERVE No. 3  
(for Municipal Purposes)

ROAD

14.153  
4.74  
A&C 11.80  
186.55  
.55  
CURVED TRUNK ROAD  
234°07' 188°53'30" 14.22  
6.34

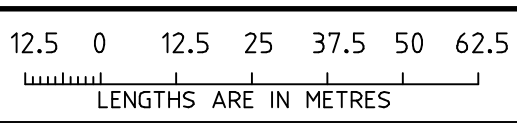
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SCALE  
1:1250

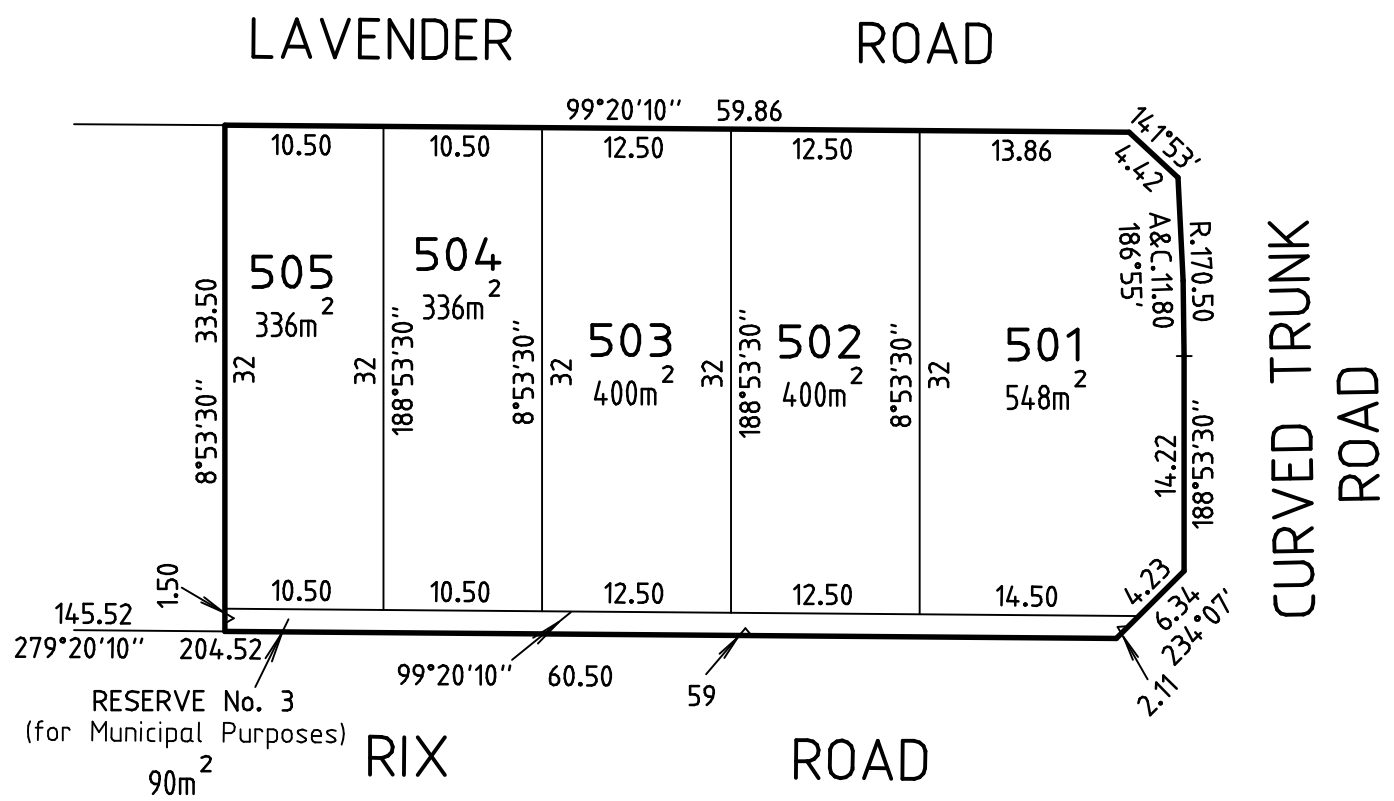


ORIGINAL SHEET  
SIZE : A3

SHEET 2

GEOFF. P. SUTHERLAND VERSION 10

M.G.A. - 94  
ZONE 55



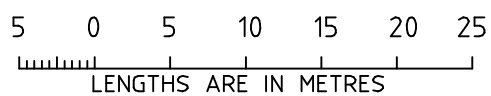
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SCALE  
**1:500**



ORIGINAL SHEET  
SIZE : A3

SHEET 3

GEOFF. P. SUTHERLAND VERSION 10

CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED

LAND TO BENEFIT : LOTS 501 to 505 ON THIS PLAN

LAND TO BE BURDENED : LOTS 501 to 505 ON THIS PLAN

DESCRIPTION OF RESTRICTION :

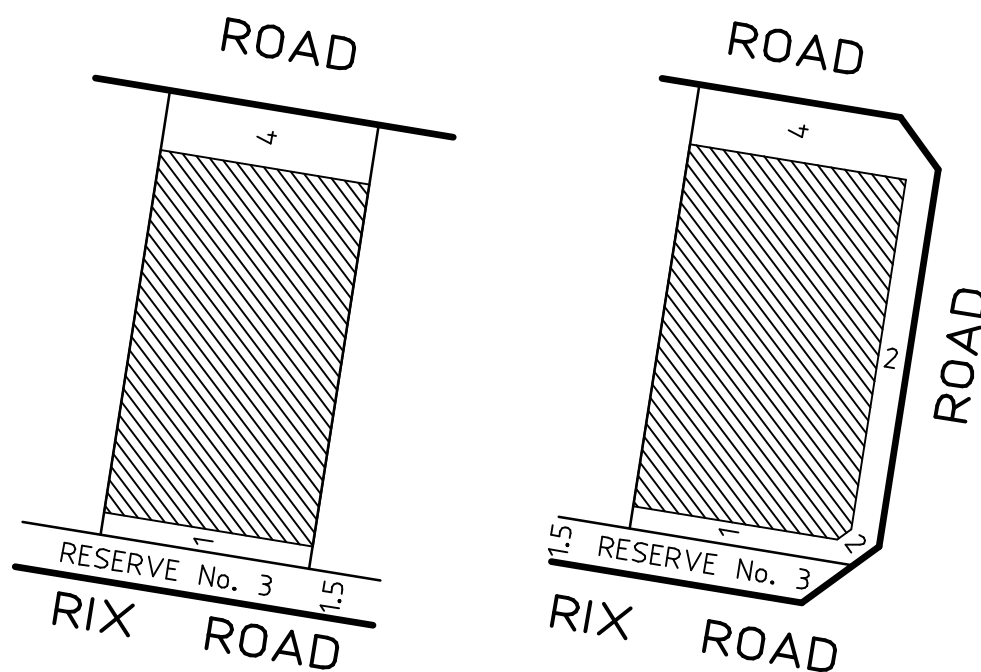
THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 501 to 505 ON THIS PLAN SHALL NOT :

- (i) CONSTRUCT ANY DWELLING OR GARAGE OUTSIDE THE AREA SHOWN HATCHED IN THE SCHEDULE BELOW AND ON SHEET 5 HEREON.
- (ii) CONSTRUCT ANY BUILDING OR WORKS OTHER THAN IN ACCORDANCE WITH THE ENDORSED BUILDING DESIGN GUIDELINES ATTACHED TO PLANNING PERMIT T 120607, ISSUED BY CARDINIA SHIRE COUNCIL, OR AS AUTHORISED BY A FURTHER PERMIT.

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

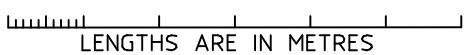
SCHEDULE

(TYPICAL)  
(Not to Scale)

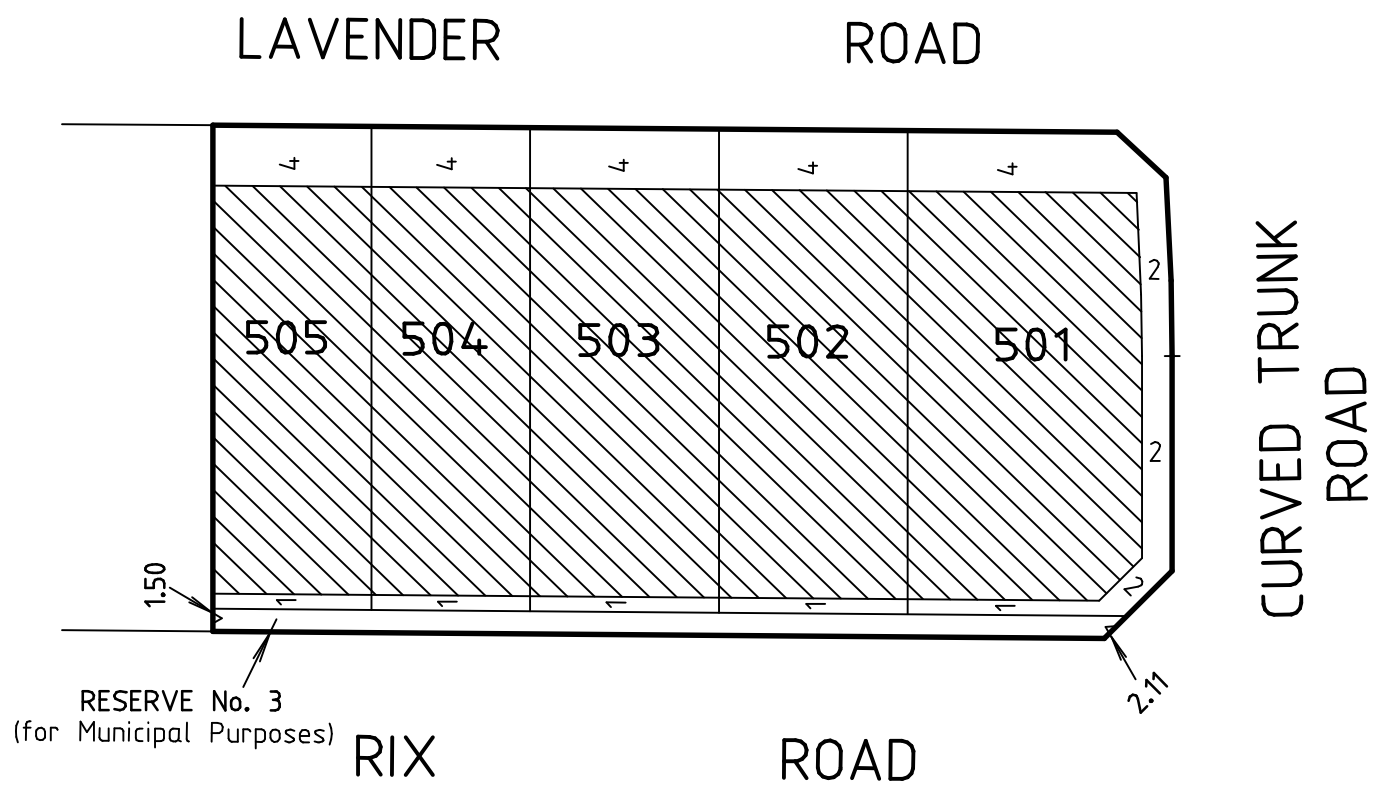


 Building Envelope

Continues Sheet 5.

<b>RODNEY AUJARD &amp; ASSOCIATES</b> <i>Licensed Land Surveyors</i> Level 1, 325 Camberwell Road, CAMBERWELL. 3124. Ph. 9813 2222 Fax. 9813 2244 aujard@bigpond.net.au SURVEYORS FILE REF : 17631	SCALE	 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE : A3	SHEET 4
	GEOFF. P. SUTHERLAND VERSION 10			

M.G.A. - 94  
 ZONE 55



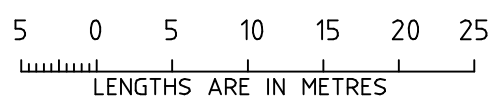
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SCALE  
**1:500**



ORIGINAL SHEET  
 SIZE : A3

SHEET 5

GEOFF. P. SUTHERLAND VERSION 10