

PLAN OF SUBDIVISION

PS 730185 N/S2

LOCATION OF LAND

COUNCIL NAME : CARDINIA SHIRE COUNCIL

PARISH : PAKENHAM
TOWNSHIP : _____
SECTION : _____
CROWN ALLOTMENT : _____
CROWN PORTION : 31 (Part)
TITLE REFERENCE : C/T. Vol. Fol.
LAST PLAN REFERENCE : LOT S2 ON PS 730185N
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

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

Lots 1 to 87, 92, 93 and 102 have been omitted from this plan.

NOTATIONS

Other Purpose of Plan
 To create Restrictions. See Sheet 3.

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
	SEWERAGE	3	THIS PLAN	SOUTH EAST WATER CORPORATION
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

Level 1, 325 Camberwell Road, CAMBERWELL. 3124.
 Ph. 9813 2222 Fax. 9813 2244
 aujard@bigpond.net.au

SURVEYORS FILE REF : 18028

ORIGINAL SHEET
 SIZE : A3

SHEET 1 OF 4

GEOFF. P. SUTHERLAND VERSION 9

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 88 - 91, 94 - 101, 103 - 111, 114, 115, 118 & 121.

DESCRIPTION OF RESTRICTION :

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 88 - 91, 94 - 101, 103 - 111, 114, 115, 118 & 121 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 PERMIT T160824 EXCEPT WITHOUT THE FURTHER WRITTEN CONSENT OF THE CARDINIA SHIRE COUNCIL.

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

DESCRIPTION OF RESTRICTION :

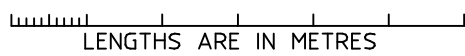
THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 112, 113, 116, 117, 119 & 120 SHALL NOT:

- (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

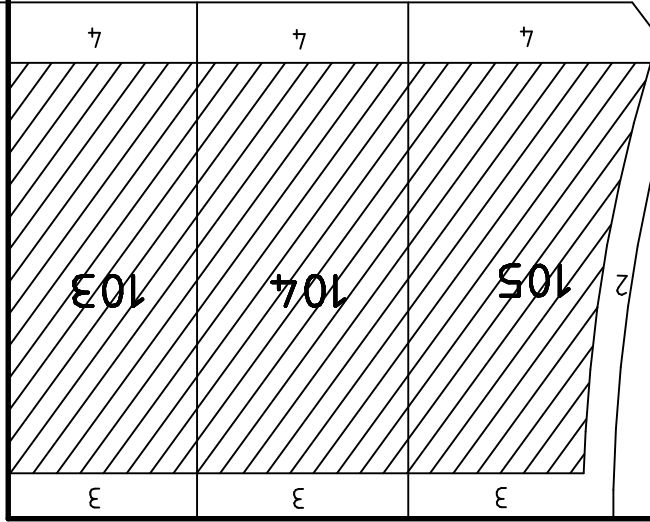
SEE SHEET 4

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M.G.A. - 94
ZONE 55

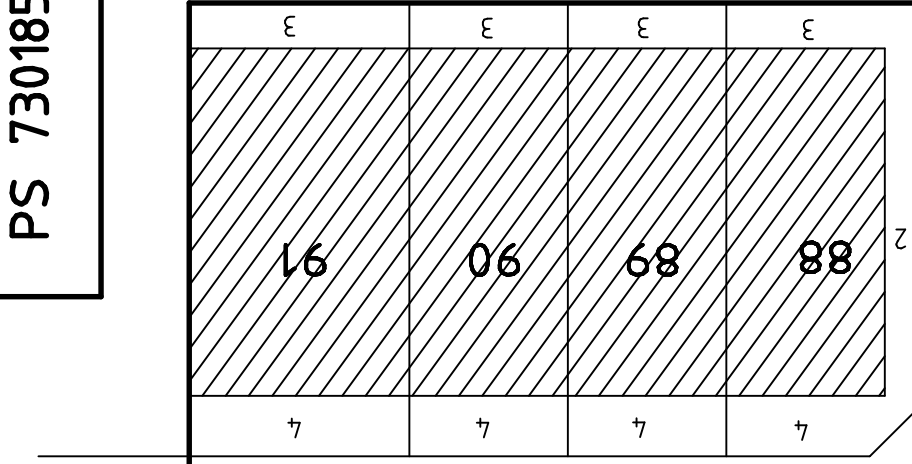
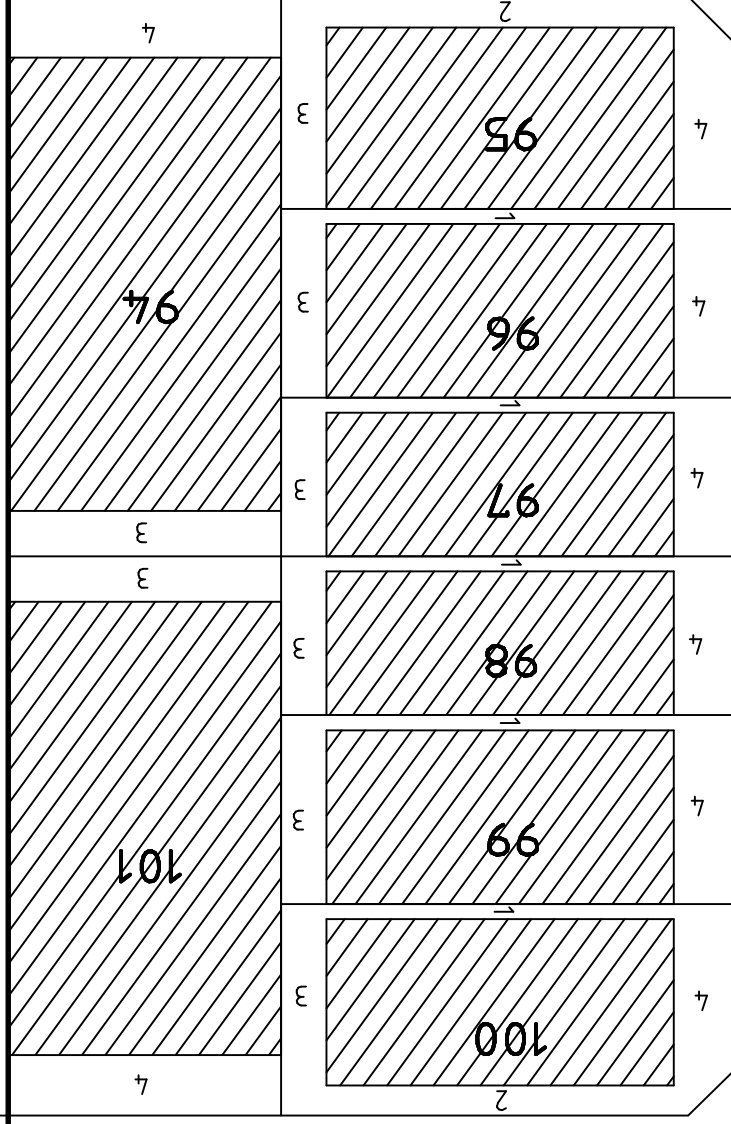
WAY

RIMPLE



WAY

MONICA

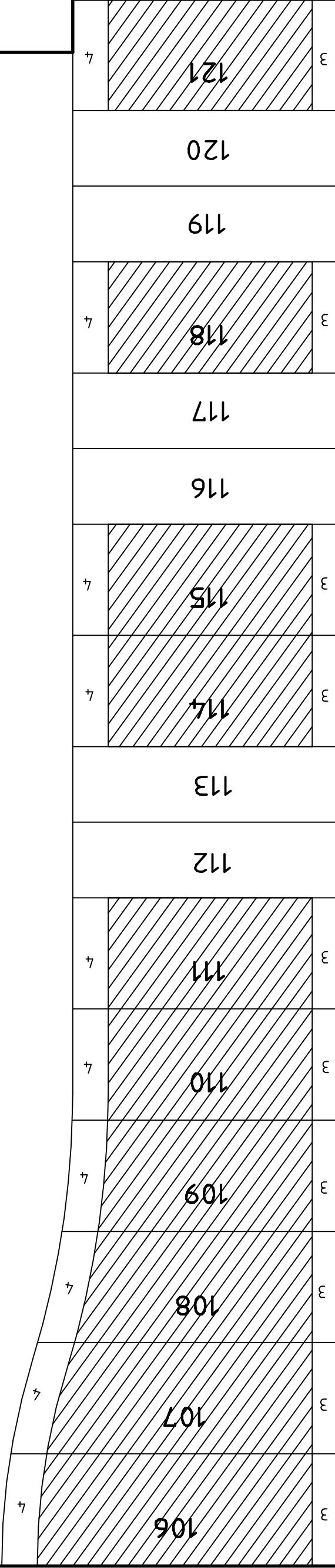


PS 730185 N/S2

ROAD

ICEBERG

ICEBERG
ROAD



BUILDING ENVELOPE



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SCALE
1:500

LENGTHS ARE IN METRES

ORIGINAL SHEET
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SHEET 4

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