

# PLAN OF SUBDIVISION

PS 711712 Y/S2

## LOCATION OF LAND

**PARISH :** PAKENHAM  
**TOWNSHIP :** \_\_\_\_\_  
**SECTION :** \_\_\_\_\_  
**CROWN ALLOTMENT :** 30 (Pt)  
**CROWN PORTION :** \_\_\_\_\_  
**TITLE REFERENCE :** C/T Vol. Fol.  
**LAST PLAN REFERENCE :** LOT S2 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
ROADS R-2	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 200 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
E-1	DRAINAGE	3m	PS 321354X	LOTS ON PS 321354X
E-2	DRAINAGE SEWERAGE	3m 3m	THIS PLAN THIS PLAN	CARDINIA SHIRE COUNCIL & LOTS ON THIS PLAN SOUTH EAST WATER CORPORATION & LOTS ON THIS PLAN
E-4	ELECTRICITY SUPPLY PURPOSES ELECTRICITY SUPPLY PURPOSES	SEE PLAN SEE PLAN	LP 131828 PS 321354X	LOTS ON LP 131828 S.E.C.V.

### 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 : 17631

ORIGINAL SHEET  
SIZE : A3

SHEET 1 OF 5

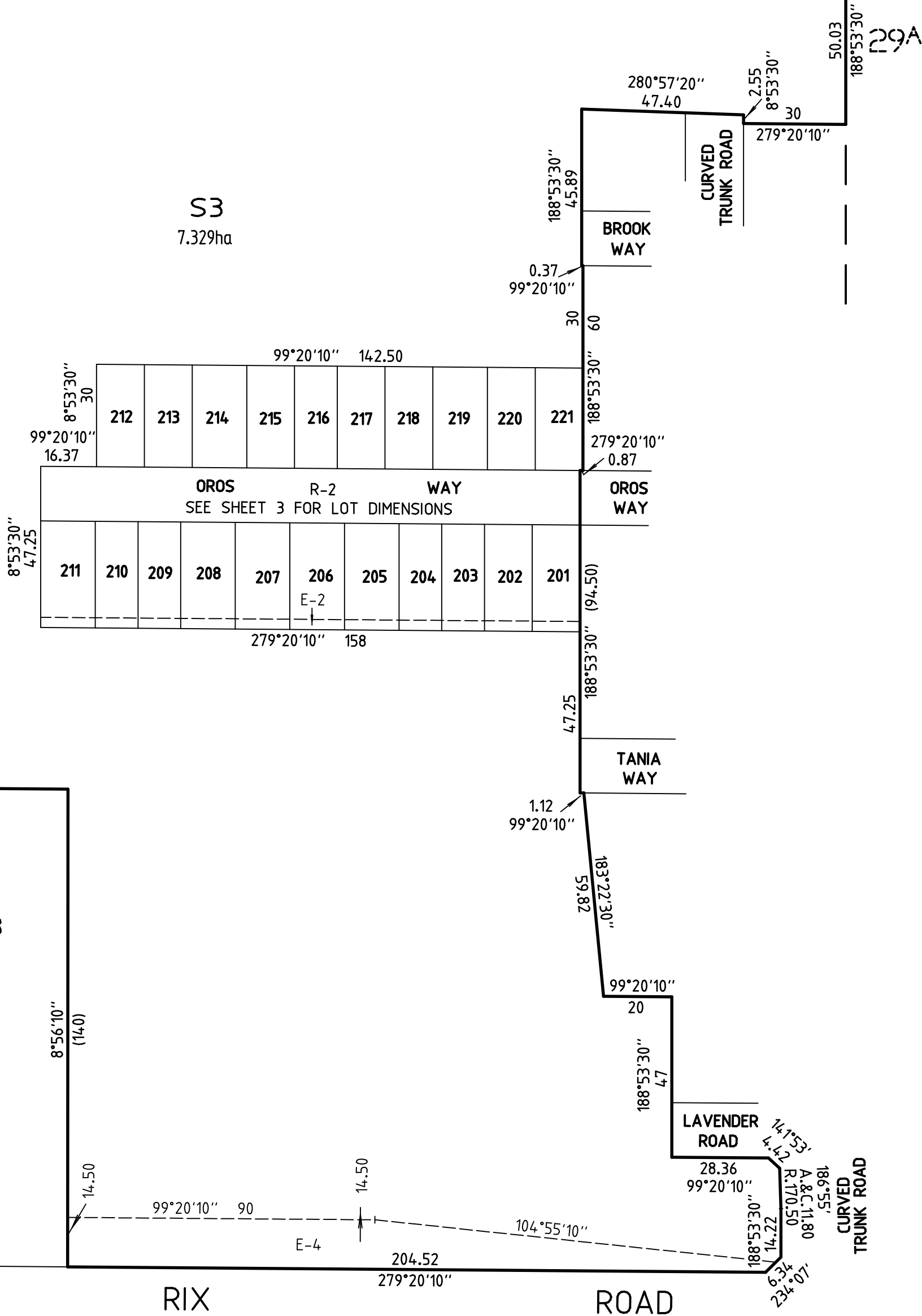
GEOFF. P. SUTHERLAND VERSION 10

102°36'10"  
298.32

M.G.A. - 94  
ZONE 55

8°56'10"  
(263.52)

S3  
7.329ha



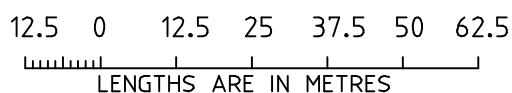
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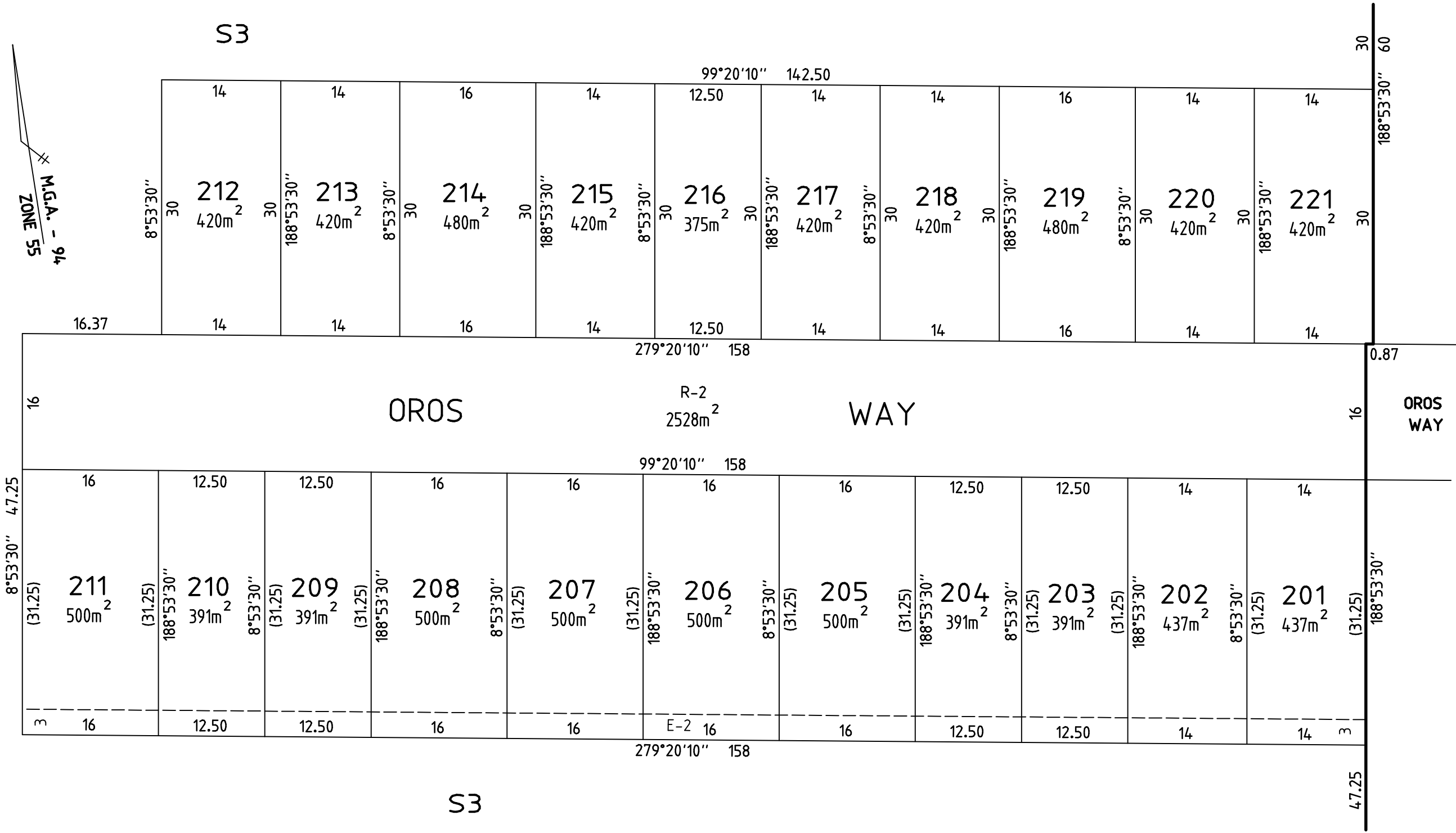
SCALE  
1:1250



ORIGINAL SHEET  
SIZE : A3

SHEET 2

GEOFF. P. SUTHERLAND VERSION 10



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 SURVEYORS FILE REF : 17631

SCALE 1:500  
  
 LENGTHS ARE IN METRES  
 GEOFF. P. SUTHERLAND VERSION 10

ORIGINAL SHEET SIZE : A3  
 SHEET 3

CREATION OF RESTRICTION

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

LAND TO BENEFIT : LOTS 201 to 221 ON THIS PLAN

LAND TO BE BURDENED : LOTS 201 to 221 ON THIS PLAN

DESCRIPTION OF RESTRICTION :

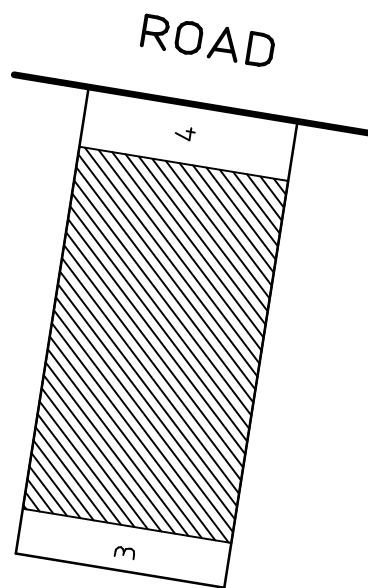
THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 201 to 221 ON THIS PLAN SHALL NOT :

- (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.

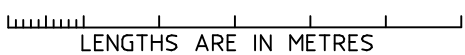
SCHEDULE

(TYPICAL)  
(Not to Scale)

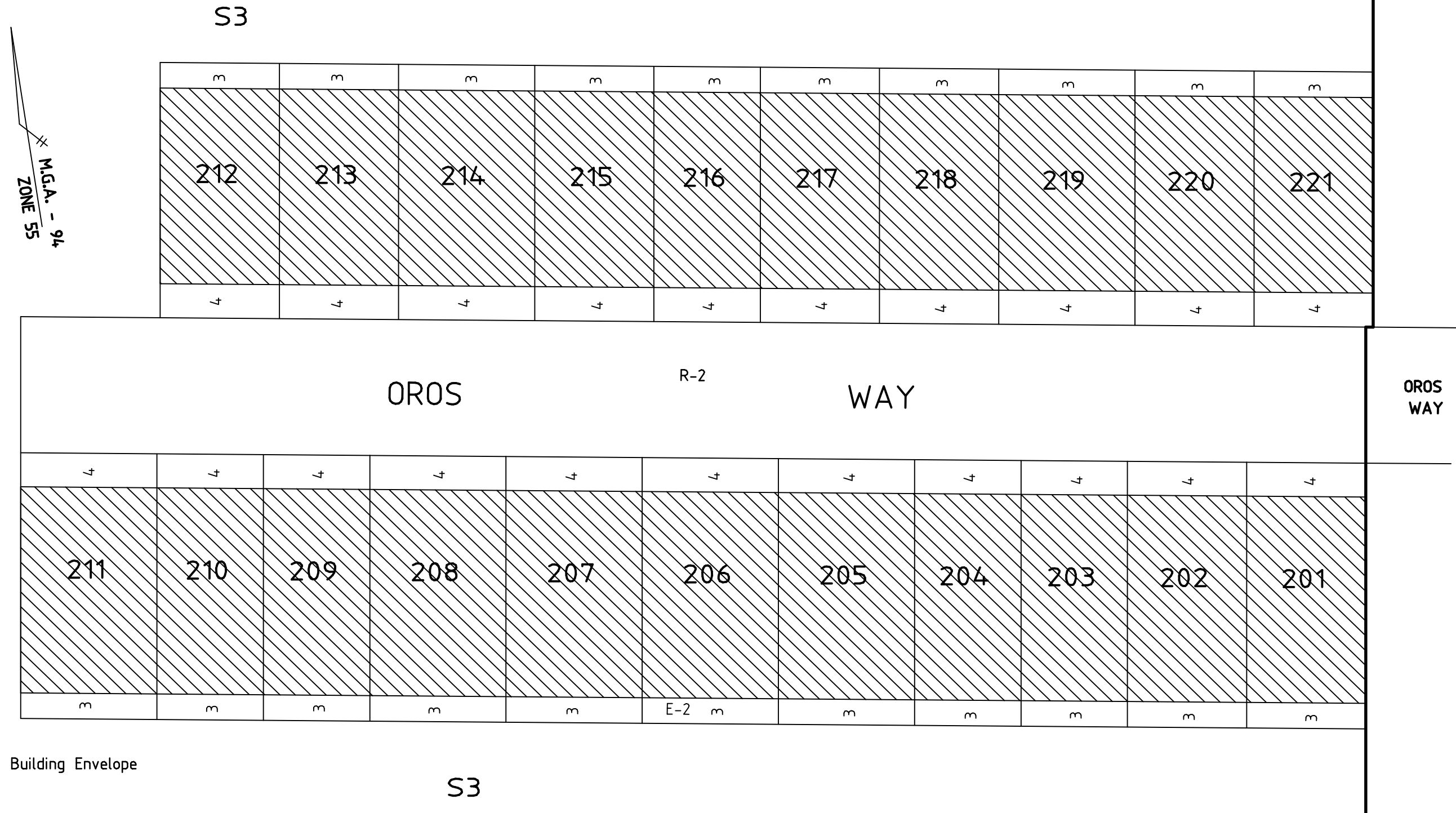


 Building Envelope

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			

SCHEDULE



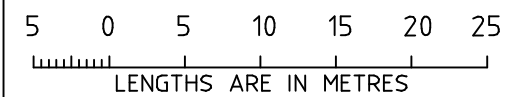
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SCALE  
**1:500**



ORIGINAL SHEET  
 SIZE : A3

SHEET 5

GEOFF. P. SUTHERLAND VERSION 10