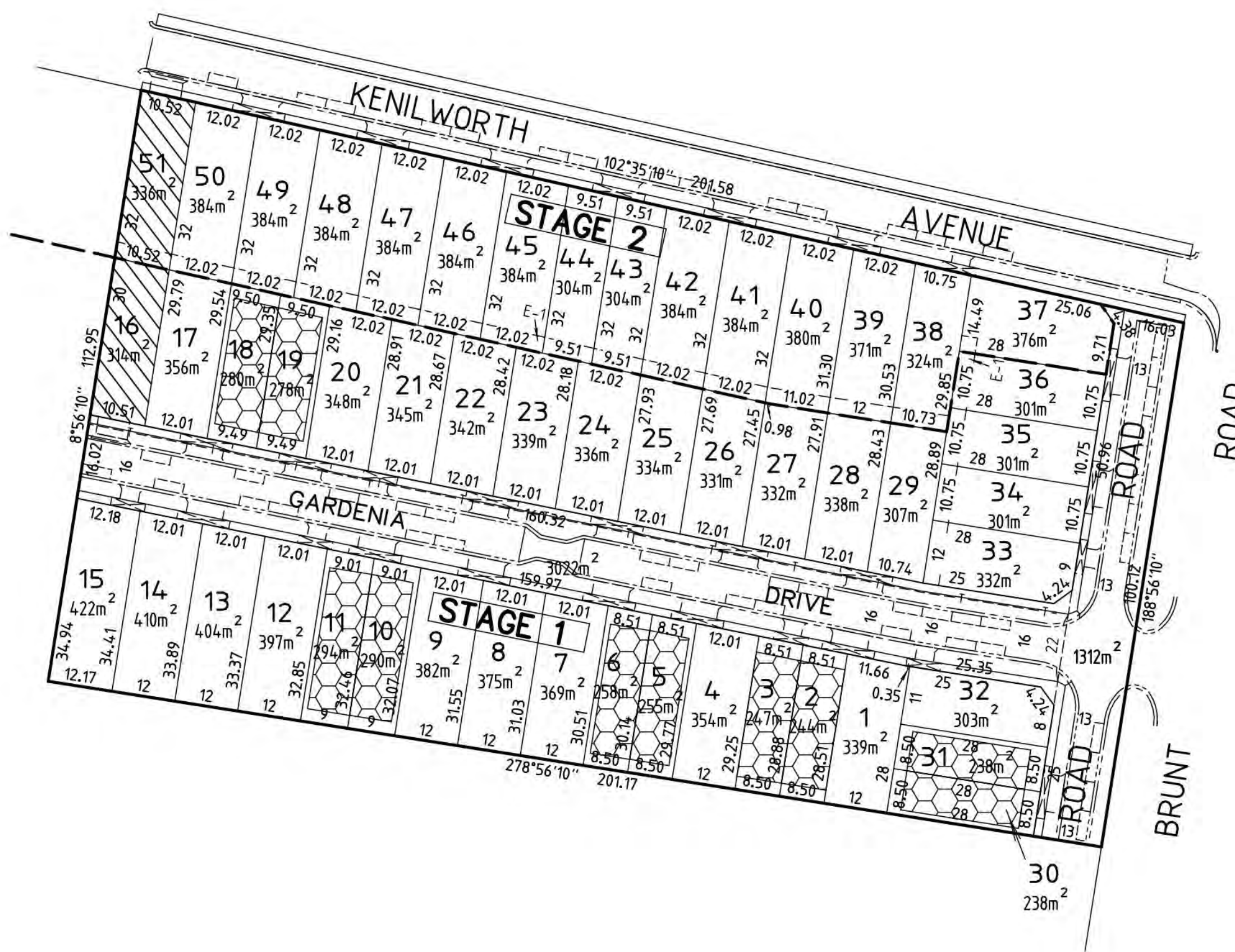


PLAN OF SUBDIVISION (PS 730190V)  
AT 70 BRUNT ROAD, BEACONSFIELD  
BEING LOT 1 ON TP 137331  
PART OF CROWN PORTION 31  
PARISH OF PAKENHAM

SCALE 1:800 METRIC  
ORIGINAL SHEET SIZE (A-2)

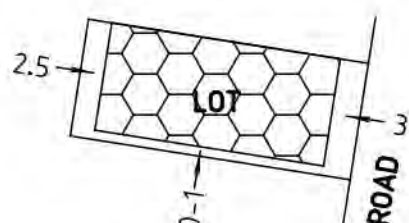
APPROVED AMENDED PLAN  
PLANNING AND ENVIRONMENT ACT 1987  
CARDINIA PLANNING SCHEME  
PERMIT No.: T130340  
SHEET: 1 OF 1  
APPROVED BY: Stephen Powell  
CARDINIA SHIRE COUNCIL  
DATE: Thursday, 17 March 2016

BEACONSFIELD GARDENIA ESTATE



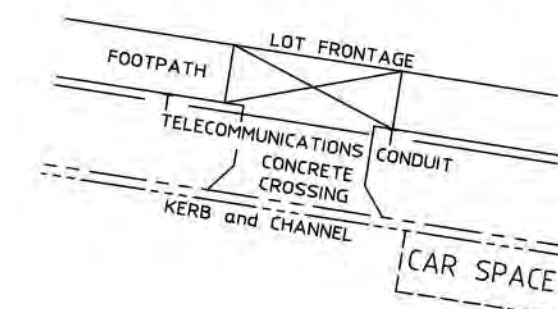
M.G.A. - 94  
ZONE 55

TYPICAL BUILDING ENVELOPE



Lots 16 & 51 will be constructed as a temporary access road, to be used by Large Vehicles (mainly Rubbish Trucks).

TELECOMMUNICATIONS OPTICAL FIBRE CONDUITS AND ACCESS CROSSOVERS AND CAR SPACES ARE SHOWN THUS



COMPUTER REF : 796575

**RODNEY AUJARD & ASSOCIATES**  
LICENSED LAND SURVEYORS  
Level 1, 325 Camberwell Road, Camberwell, 3124  
ph 9813 2222 fax: 9813 2244  
EMAIL: aujard@bigpond.net.au

LOT SIZE RANGE ( m <sup>2</sup> )	NUMBER OF LOTS
< 300	10 LOTS
300 - 350	21 LOTS
351 - 400	17 LOTS
401 - 500	3 LOTS
TOTAL	51 LOTS

Total Area : 2.143ha No. of Lots : 51  
Lots per Hectare : 23.79  
Total Area Roads : 4334m<sup>2</sup>

EASEMENT	PURPOSE	WIDTH (metres)	ORIGIN	LAND BENEFITED / IN FAVOUR OF
E-1	SEWERAGE	3	THIS PLAN	SOUTH EAST WATER CORPORATION & LOTS ON THIS PLAN
	DRAINAGE	3	THIS PLAN	CARDINIA SHIRE COUNCIL & LOTS ON THIS PLAN