

PLAN OF SUBDIVISION

PS 711712 Y/S4

LOCATION OF LAND

PARISH : PAKENHAM
TOWNSHIP : _____
SECTION : _____
CROWN ALLOTMENT : 30 (Pt)
CROWN PORTION : _____
TITLE REFERENCE : C/T Vol. Fol.
LAST PLAN REFERENCE : LOT S4 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-4	CARDINIA SHIRE COUNCIL
RESERVE No. 2	CARDINIA SHIRE COUNCIL

OTHER PURPOSE OF PLAN

- To create a Restriction (See Sheets 4 & 5).
- To remove Easement E-1 on PS 321354X.

NOTATIONS

DEPTH LIMITATION : Does not apply.

This is a SPEAR plan.

Lots 1 to 400 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

GROUND FOR EASEMENT REMOVAL

By direction in Cardinia Shire Council Planning Permit No. T120607

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	3m	THIS PLAN	CARDINIA SHIRE COUNCIL & LOTS ON THIS PLAN SOUTH EAST WATER CORPORATION & LOTS ON THIS PLAN
	SEWERAGE	3m	THIS PLAN	
E-3	SEWERAGE	2m	THIS PLAN	SOUTH EAST WATER CORPORATION & LOTS ON THIS PLAN

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

GIPPSLAND 30^A RAILWAY

PS 711712 Y/S4

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

OROS WAY

188°53'30" 47.25

99°20'10"
158

47.25
188°53'30"

TANIA WAY

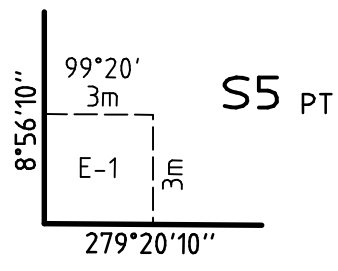
1.12
99°20'10"

59.82
183°22'30"

E-1
See Below
(70)
279°20'10"

S5 PT
(2 PIECES)
4.620ha
TOTAL AREA
4.831ha

ENLARGEMENT
(Not to Scale)



58.50
8°56'10" 140

99°20'10" 45.96

R-4
SHELLEY STREET

414

415

416

417

418

419

420

421

422

423

424

425

LAVENDER R-4 ROAD
SEE SHEET 3 FOR LOT DIMENSIONS

31.50

LAVENDER ROAD
28.36

413

412

411

410

409

408

407

406

405

404

403

402

401

33.50
8°53'30"

S5 PT
2109m²

59

14°15'3"
A.&C:11.80
R.170.50

186°55'
CURVED TRUNK ROAD

RESERVE No. 2 RIX
(for Municipal Purposes)

279°20'10" 204.52

ROAD

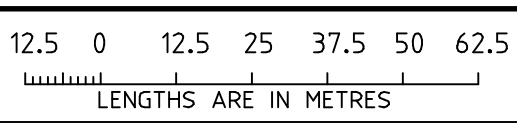
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SCALE
1:1250



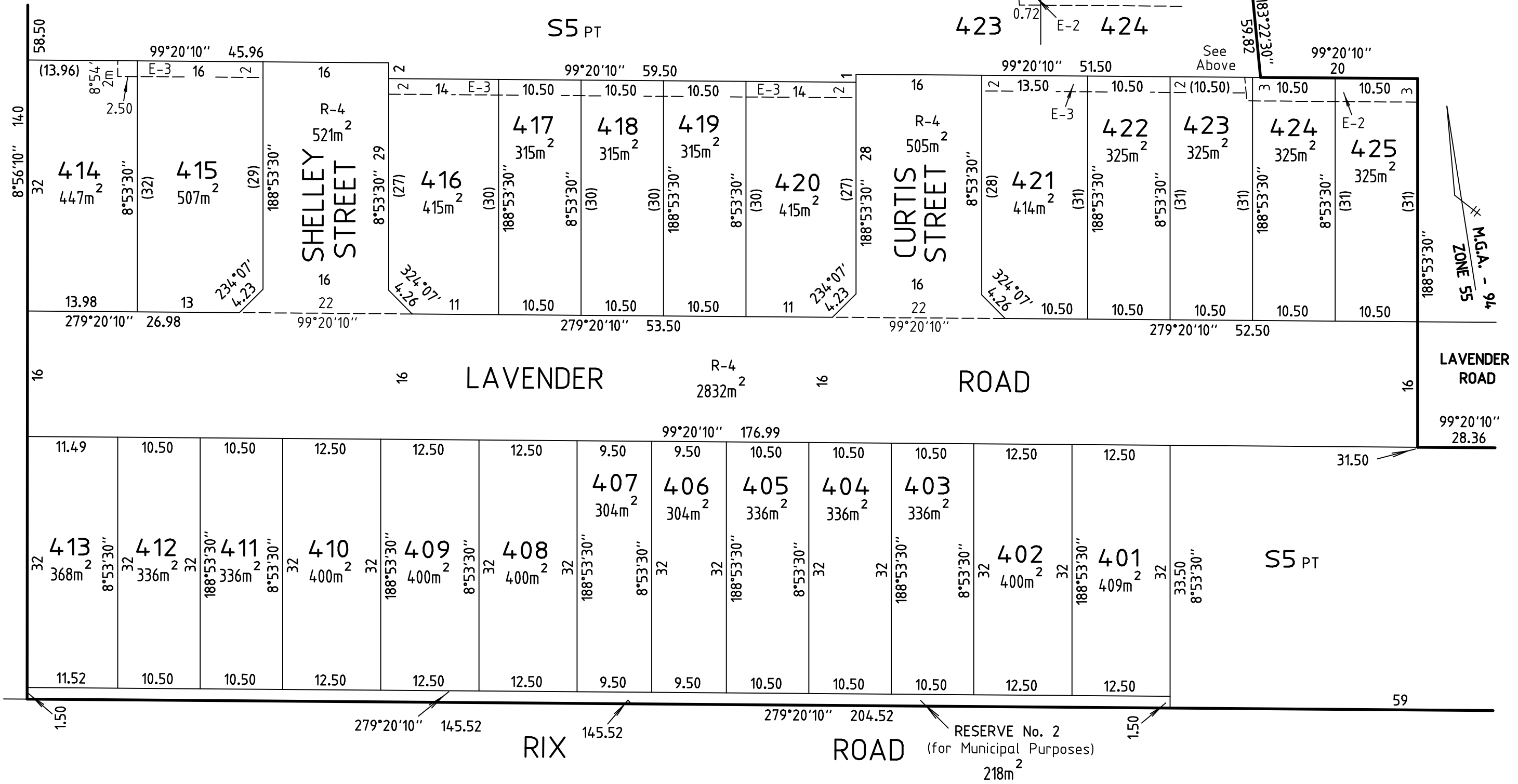
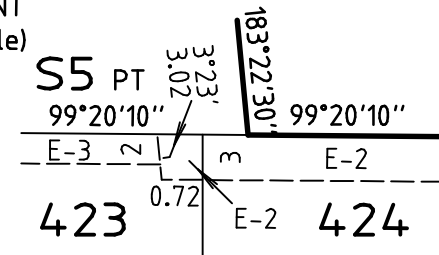
ORIGINAL SHEET
SIZE : A3

SHEET 2

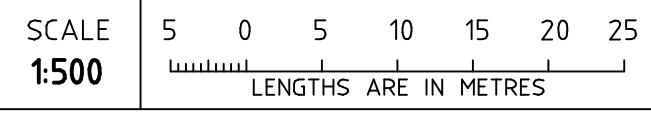
GEOFF. P. SUTHERLAND VERSION 10

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ENLARGEMENT
(Not to Scale)



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ORIGINAL SHEET SIZE : A3 SHEET 3

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CREATION OF RESTRICTION

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

LAND TO BENEFIT : LOTS 401 to 425 ON THIS PLAN

LAND TO BE BURDENED : LOTS 401 to 425 ON THIS PLAN

DESCRIPTION OF RESTRICTION :

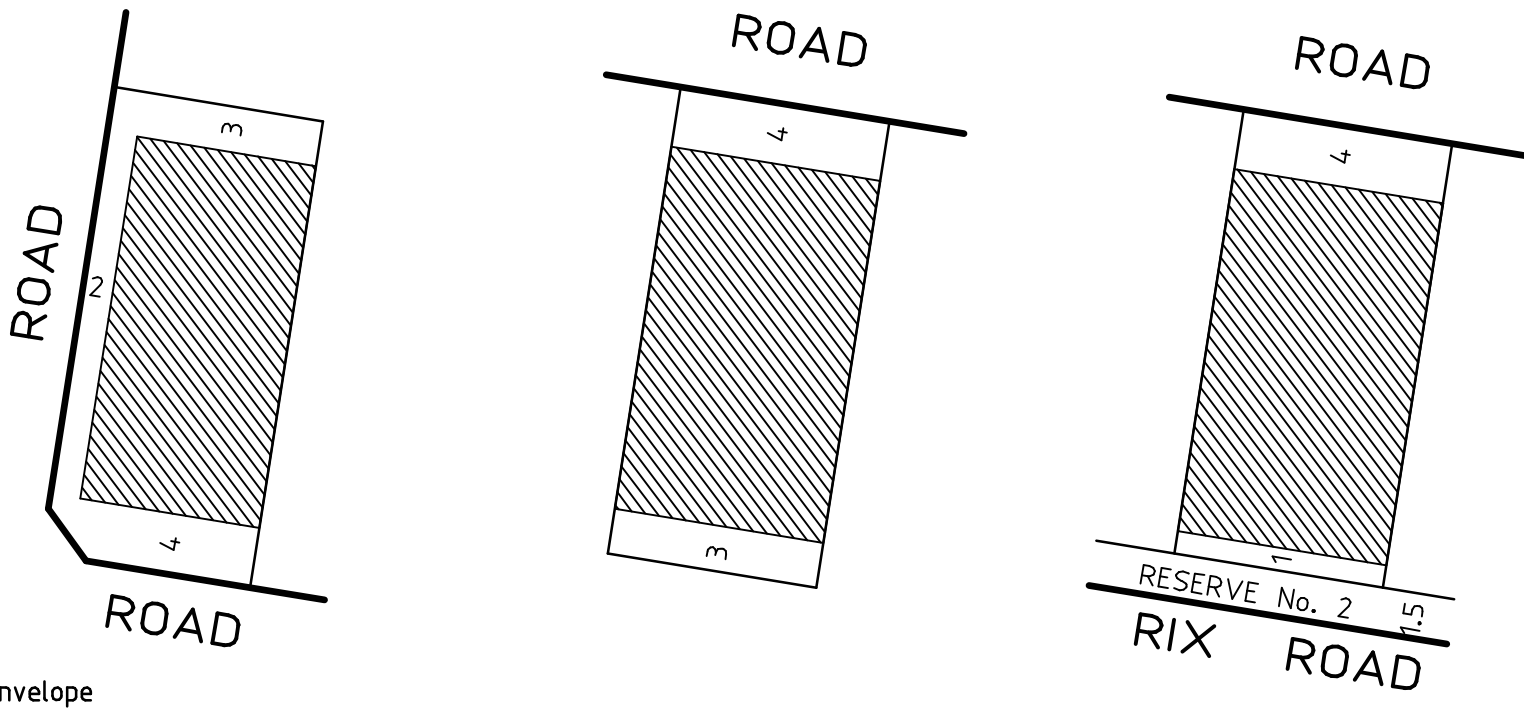
THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 401 to 425 ON THIS PLAN SHALL NOT :

- (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)



Continues Sheet 5.

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	GEOFF. P. SUTHERLAND VERSION 10			

PS 711712 Y/S4

S5 PT

R-4

SHELLEY STREET

R-4

CURTIS STREET

M.G.A. - 94
ZONE 55

LAVENDER ROAD

LAVENDER ROAD

S5 PT

RIX ROAD

RESERVE No. 2
(for Municipal Purposes)

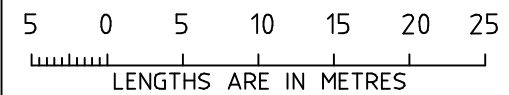
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SCALE
1:500



ORIGINAL SHEET
SIZE : A3

SHEET 5

GEOFF. P. SUTHERLAND

VERSION 10