
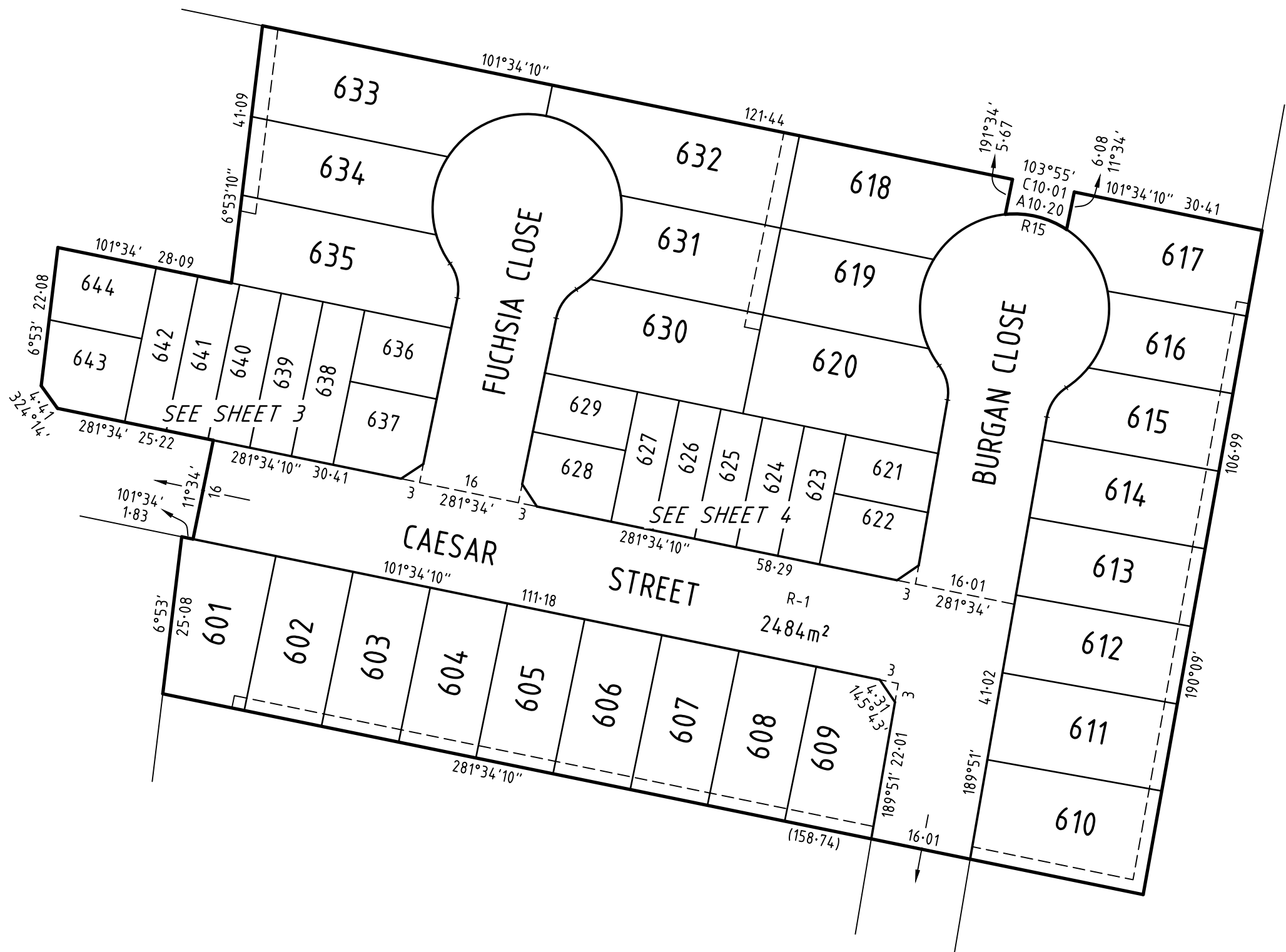
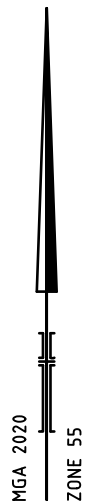


PLAN OF SUBDIVISION			EDITION 1	PS901637C
LOCATION OF LAND PARISH: PAKENHAM TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 23 (PART) TITLE REFERENCE: C/T VOL FOL LAST PLAN REFERENCE: LOT E on PS901683U POSTAL ADDRESS: RIX ROAD (at time of subdivision) OFFICER, VIC 3809 MGA2020 CO-ORDINATES: E: 359 780 ZONE: 55 (of approx centre of land in plan) N: 5 785 320				
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines. Lots 1 to 600 and A to E (all inclusive) have been omitted from this plan. This is a SPEAR plan. <u>Other Purpose of Plan:</u> To remove easements E-5 and E-6 on PS901683U, now contained in roads on this plan. <u>Grounds for Removal of Easement:</u> By agreement pursuant to Section 6(1)(k)(iv) of the Subdivision Act 1988	
ROAD R-1	CARDINIA SHIRE COUNCIL			
NOTATIONS				
DEPTH LIMITATION : DOES NOT APPLY				
SURVEY: This plan is based on survey BP3777F STAGING: This is not a staged subdivision Planning Permit No. T200411 This survey has been connected to permanent marks No(s). 104 In Proclaimed Survey Area No. 71				
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	SEWERAGE	2.50	THIS PLAN	SOUTH EAST WATER CORPORATION
E-2	DRAINAGE	2	THIS PLAN	CARDINIA SHIRE COUNCIL
RIX ROAD OFFICER STAGE 6 (44 LOTS)			AREA OF STAGE - 1.771ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 308206SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Stephen Anthony Motta Version: 6		SHEET 1 OF 5



SURVEYOR'S FILE REF: 308206SV00



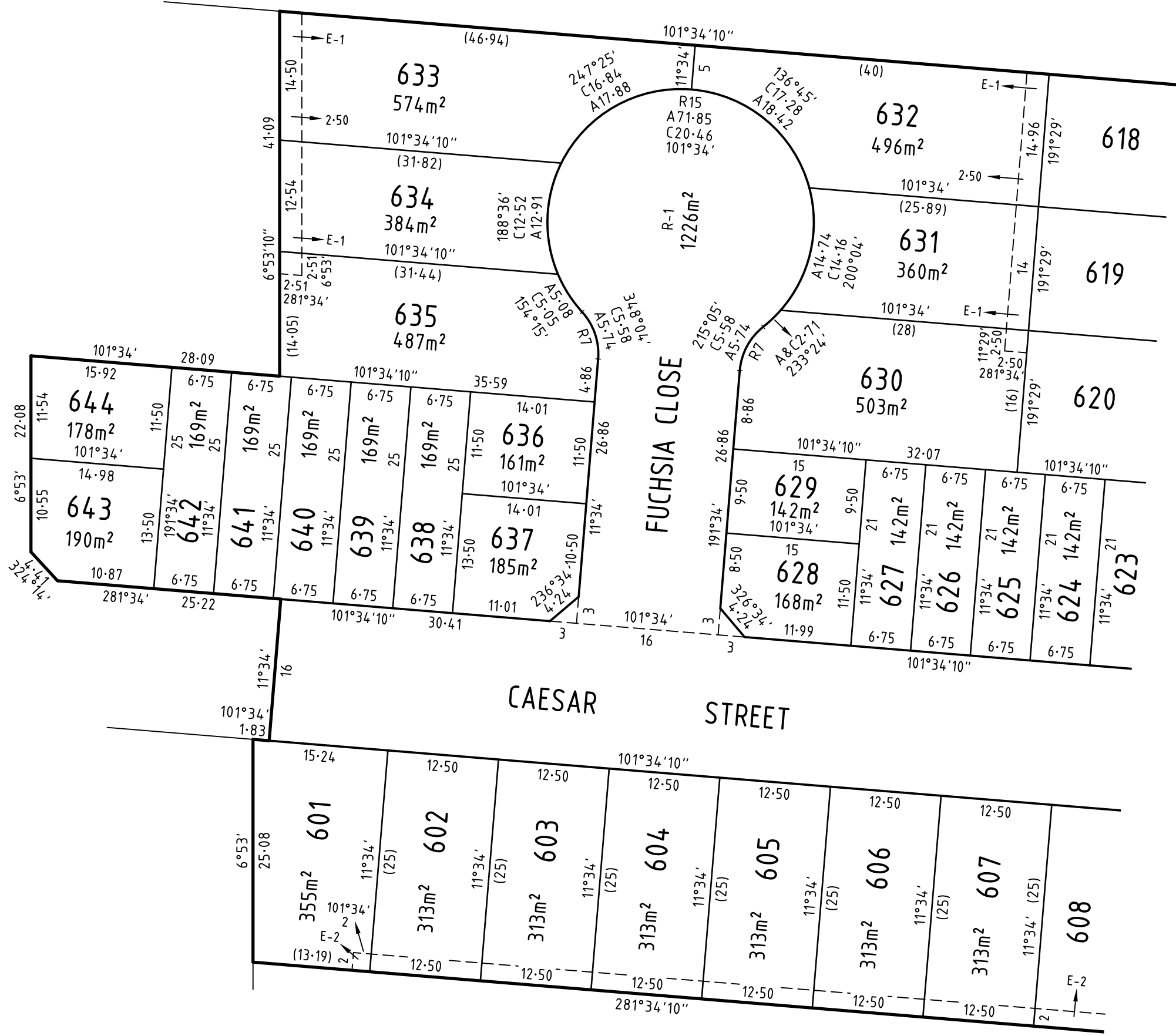
414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

SCALE 1: 750
7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

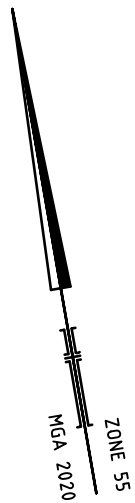
ORIGINAL SHEET
SIZE: A3

SHEET 2

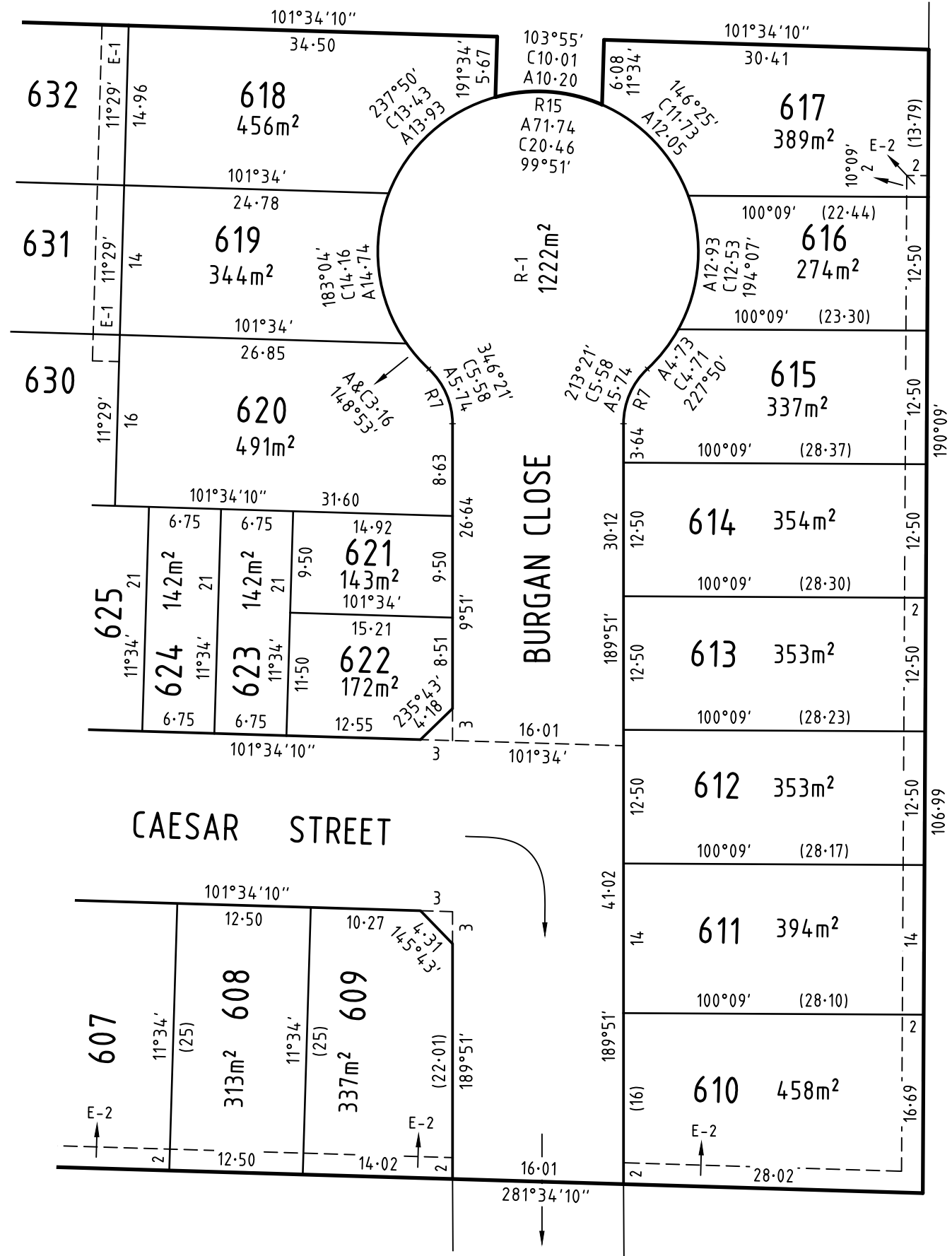
Licensed Surveyor: Stephen Anthony Motta
Version: 6



SEE SHEET 4



SEE SHEET 3



SURVEYOR'S FILE REF: 308206SV00



414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

SCALE 1: 500
5 0 5 10 15 20
LENGTHS ARE IN METRES

Licensed Surveyor: Stephen Anthony Motta
Version: 6

ORIGINAL SHEET
SIZE: A3

SHEET 4

CREATION OF RESTRICTION No. 1

The following restriction is to be created upon registration of Plan of Subdivision No. PS901637C (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

For the purposes of this restriction:

- (a) A dwelling means a house.
- (b) A building means any structure except a fence.

Land to Benefit: Lots 601 to 644 (all inclusive) on this plan
 Land to be Burdened: Lots 601 to 644 (all inclusive) on this plan

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of the lots to which any of the following restrictions applies shall not:

- a. Except with the written consent of the Responsible Authority, build or allow to be built on the land any dwelling outside of the prescribed building envelope set out in MCP AA9357
- b. Except with the written consent of the Responsible Authority, build or allow to be built on the land any dwelling (and/or associated works), other than in accordance with the design guidelines approved by Cardinia Shire Council.
- c. Build or allow to be built on the land any dwelling (and/or associated works) which have not been approved by the Officer Central Design Review Panel.
- d. Subdivide any burdened lot.
- e. Construct or permit to be constructed more than one dwelling on any burdened lot.
- f. Construct a fence exceeding 1 metre in height within 9 metres of a point of intersection of street alignments without the report and consent of the Municipal Building Surveyor.

Expiry Date:

The restrictions specified in paragraph (a) to (e) shall cease to burden any Lot on the Plan of Subdivision on the 31st December 2037.

CREATION OF RESTRICTION No. 2

The following restriction is to be created upon registration of Plan of Subdivision No. PS901637C (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

For the purposes of this restriction:

- (a) A dwelling means a house.
- (b) A building means any structure except a fence.

Land to Benefit: Lots 616, 621 to 629 and 636 to 644 (all inclusive) on this plan
 Land to be Burdened: Lots 616, 621 to 629 and 636 to 644 (all inclusive) on this plan

DESCRIPTION OF RESTRICTION

Unless a planning permit is granted by the Responsible Authority for a building that does not comply with the Officer Small Lot Housing Code the registered proprietor or proprietors for the time being of the lots to which any of the following restriction applies must not:

- (a) Build or allow to be built on the land, any dwelling other than in accordance with the Officer Small Lot Housing Code.
- (b) Build or allow to be built any dwelling outside the building envelope as defined by the Officer Small Lot Housing Code.
- (c) Construct a fence exceeding 1 metre in height within 9 metres of a point of intersection of street alignments without the report and consent of the Municipal Building Surveyor.

Expiry Date:

The restriction in paragraphs (a) and (b) shall cease to have effect under the issue of the Certificate of Occupancy for the whole of the dwelling on this lot.

CREATION OF RESTRICTION No. 3


The following restriction is to be created upon registration of Plan of Subdivision No. PS901637C (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to Benefit: Lots 615 to 644 (all inclusive) on this plan
 Land to be Burdened: Lots 615 to 644 (all inclusive) on this plan

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of the lots to which the following restriction applies shall not:

Locate waste for collection other than in accordance with the approved Waste Management Plan, without the written consent of the Responsible Authority.

SURVEYOR'S FILE REF: 308206SV00		ORIGINAL SHEET SIZE: A3	SHEET 5
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au	Licensed Surveyor: Stephen Anthony Motta Version: 6		