
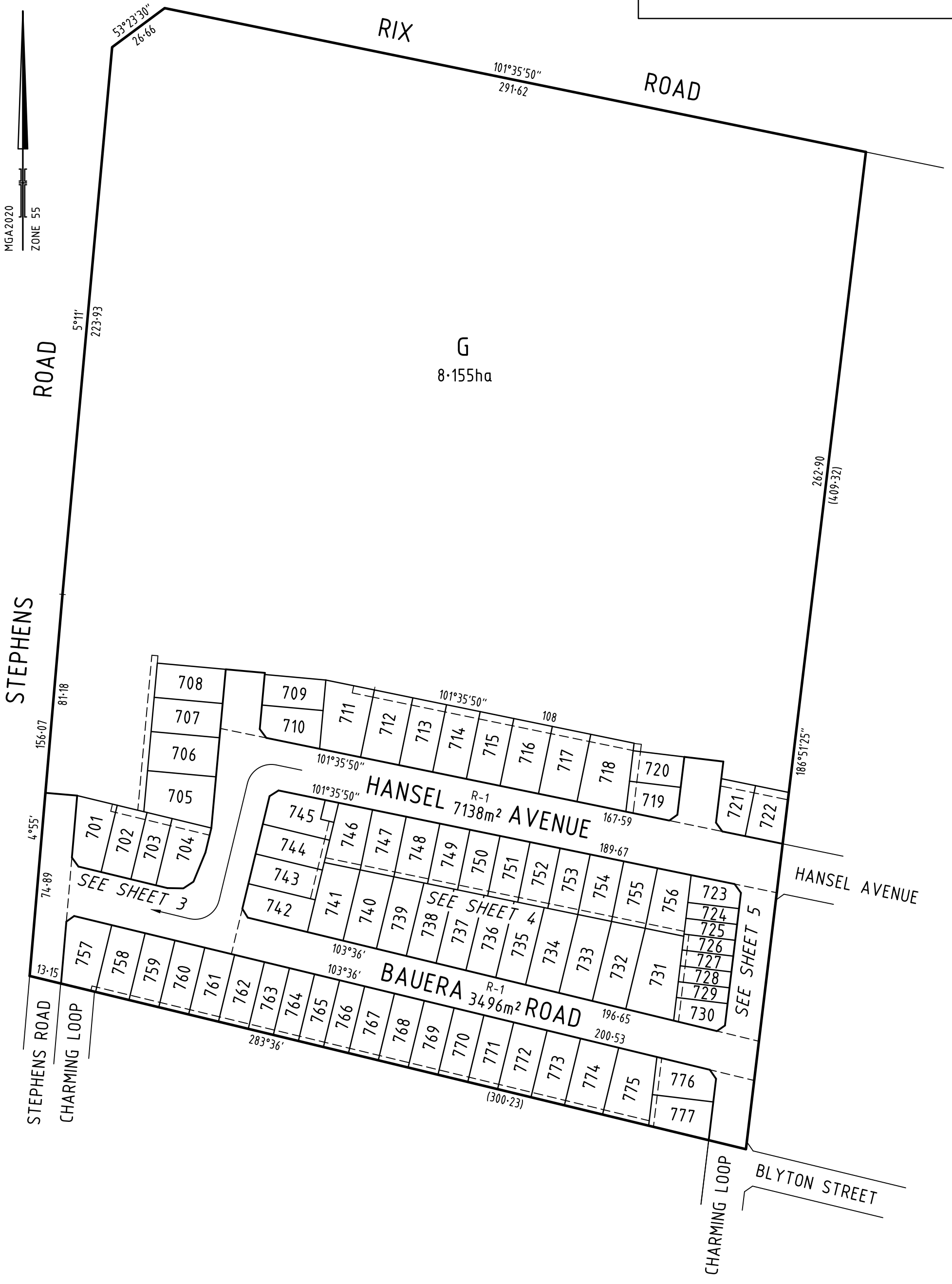
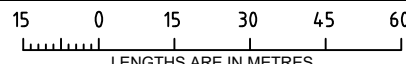



<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS912518Y</b>	
<b>LOCATION OF LAND</b> PARISH: PAKENHAM TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 23 (PART) TITLE REFERENCE: C/T VOL 09529 FOL 341  LAST PLAN REFERENCE: LOT 1 on LP143617  POSTAL ADDRESS: RIX ROAD, (at time of subdivision) OFFICER, VIC 3809 MGA2020 CO-ORDINATES: E: 359 240      ZONE: 55 (of approx centre of land in plan)      N: 5 785 190		Council Name: Cardinia Shire Council  Council Reference Number: S23-010 Planning Permit Reference: T220246 SPEAR Reference Number: S207883V  <b>Certification</b>  This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 03/08/2023  Public Open Space  A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification  Digitally signed by: Fiona Shadforth for Cardinia Shire Council on 20/12/2023		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines  Lots 1 to 700, and A to F (all inclusive) have been omitted from this plan.	
ROAD R-1 RESERVE No.1	CARDINIA SHIRE COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD			
<b>NOTATIONS</b>				
DEPTH LIMITATION : DOES NOT APPLY  SURVEY : This plan is based on survey BP3885C  STAGING : This is not a staged subdivision  Planning Permit No. T220246  This survey has been connected to permanent marks No. 104  In Proclaimed Survey Area No. 71				
<b>EASEMENT INFORMATION</b>				
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	2	THIS PLAN	CARDINIA SHIRE COUNCIL
E-2	SEWERAGE	2.50	THIS PLAN	SOUTH EAST WATER CORPORATION
E-3	DRAINAGE	3	THIS PLAN	CARDINIA SHIRE COUNCIL
E-3	SEWERAGE	3	THIS PLAN	SOUTH EAST WATER CORPORATION
<b>RIX ROAD OFFICER STAGE 7 (77 LOTS)</b>		<b>AREA OF STAGE - 4.128ha</b>		
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 310306SV00	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
		Digitally signed by: Wayne John van den Tol, Licensed Surveyor, Surveyor's Plan Version (9), 20/11/2023, SPEAR Ref: S207883V		

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SURVEYOR'S FILE REF: 310306SV00	SCALE 1: 1500  LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
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SURVEYOR'S FILE REF: 310306SV00

SCALE 1: 500

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

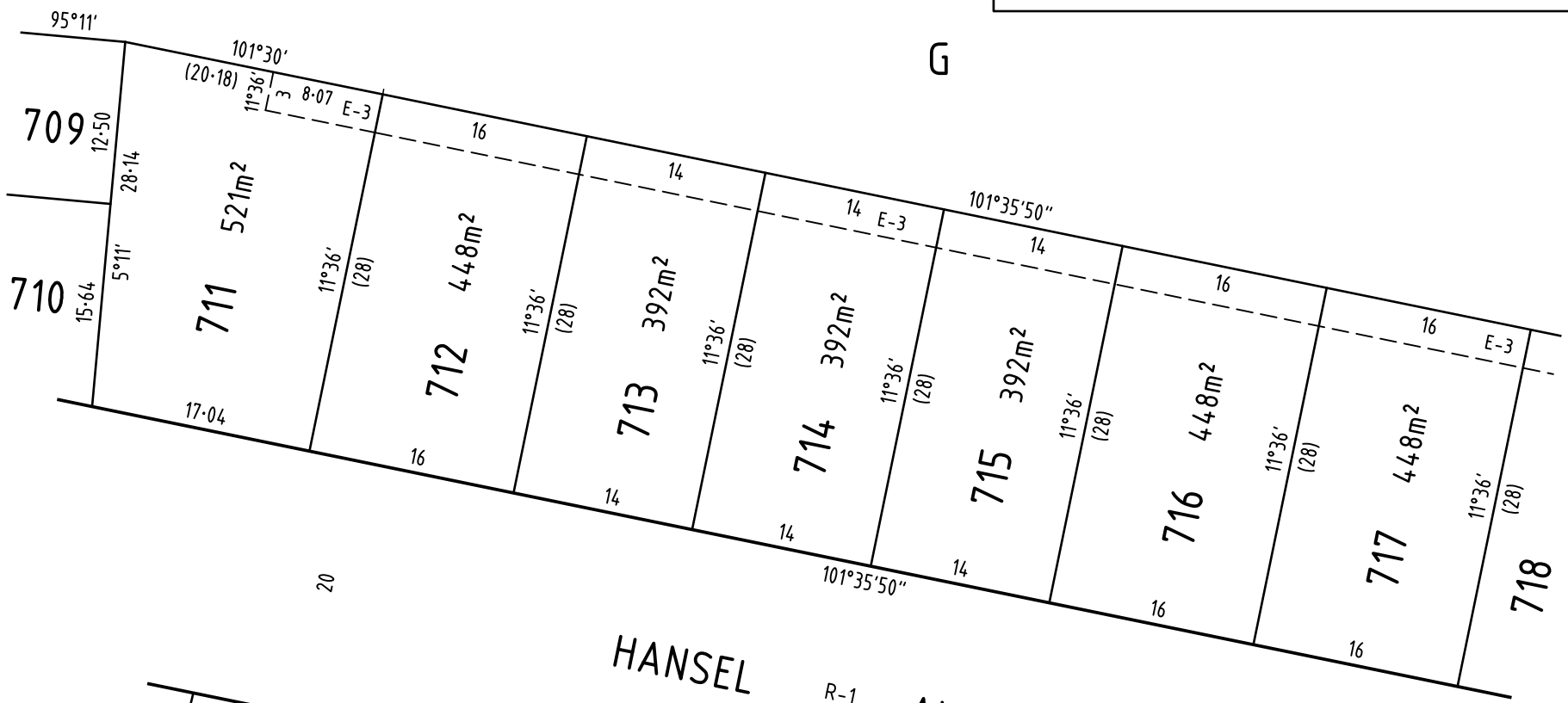
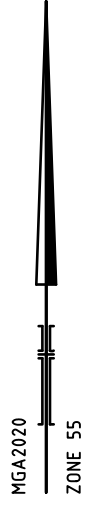
SHEET 3



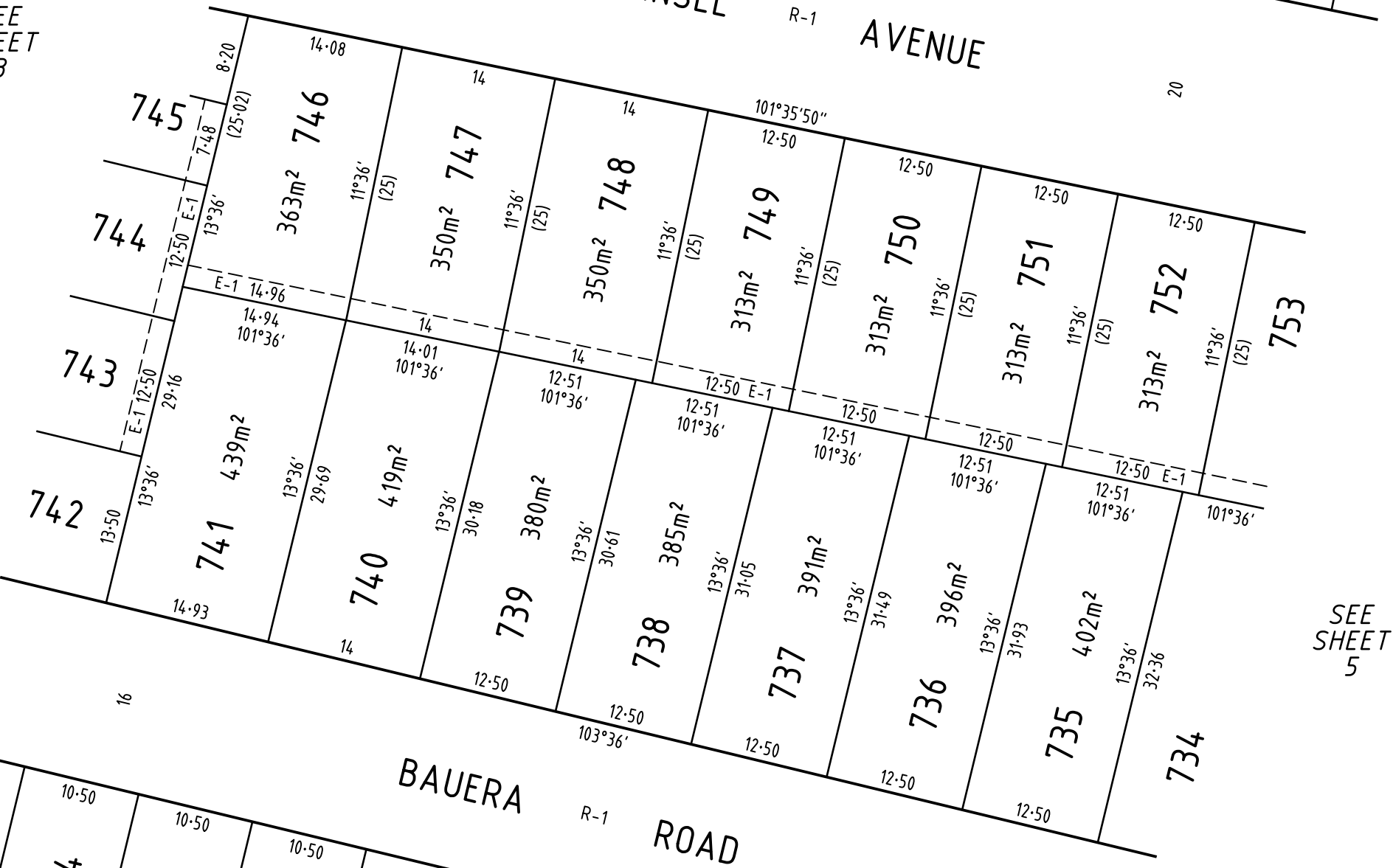
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Melbourne Vic 8007  
T 61 3 9993 7888  
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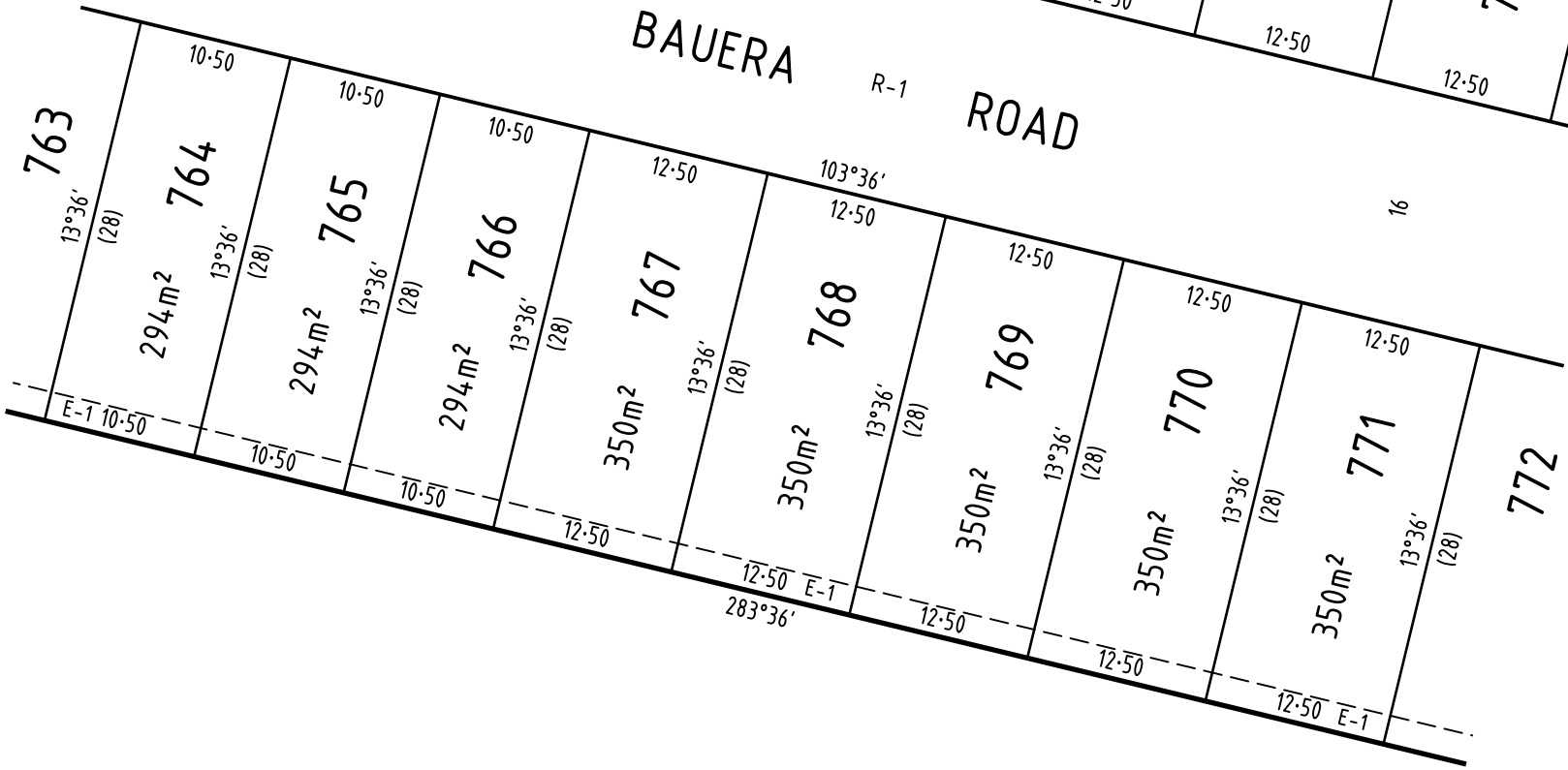
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20/12/2023,  
SPEAR Ref: S207883V



HANSEL AVENUE R-1



BAUERA ROAD R-1



SEE SHEET 3

SEE SHEET 5

SURVEYOR'S FILE REF: 310306SV00

SCALE 1: 500

ORIGINAL SHEET SIZE: A3

SHEET 4



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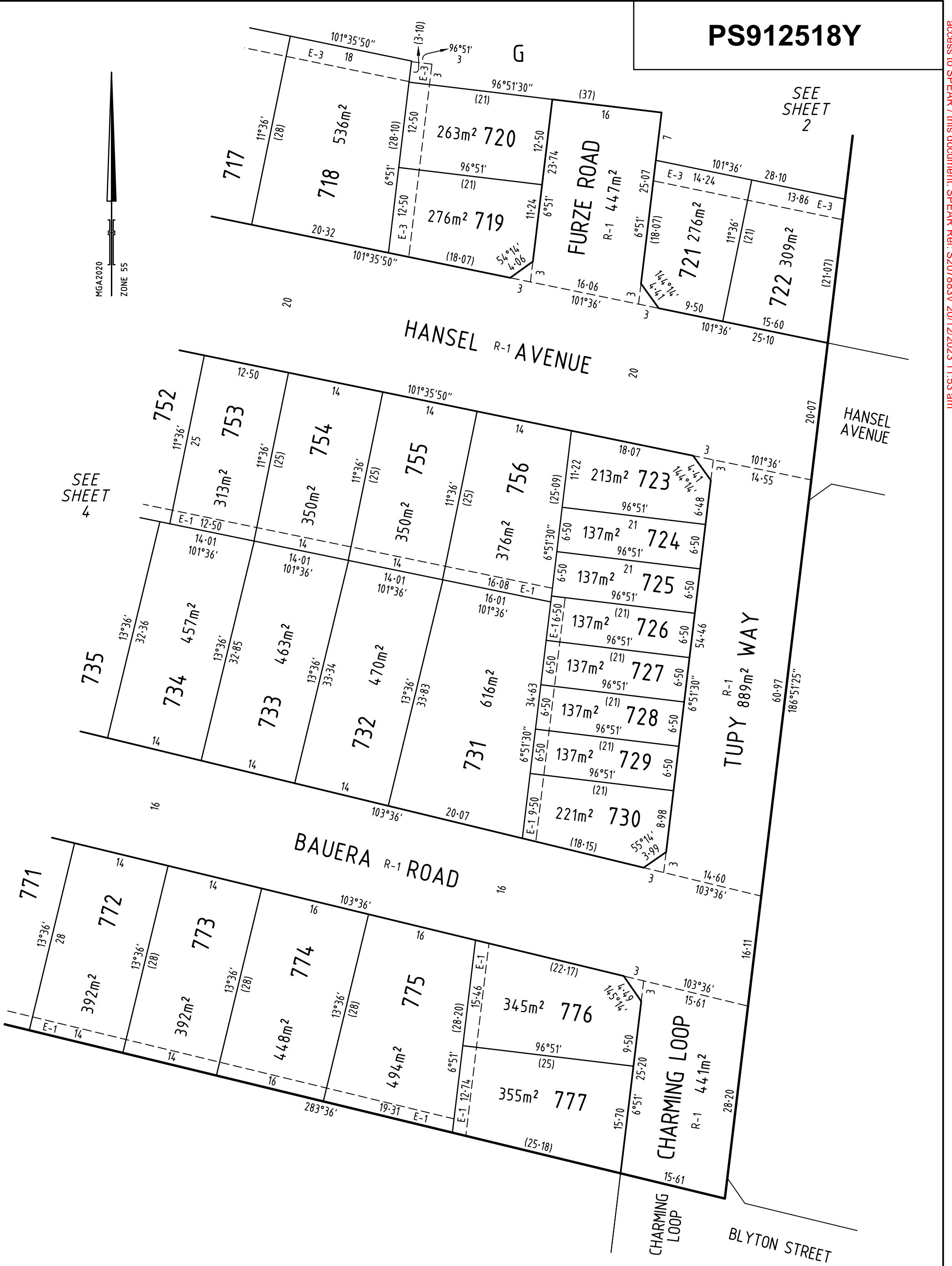
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Cardinia Shire Council,  
20/12/2023,  
SPEAR Ref: S207883V

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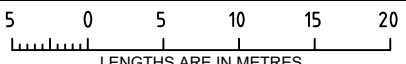



SEE SHEET 2

MGA2020  
ZONE 55



SEE SHEET 4

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 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au	Digitally signed by: Wayne John van den Tol, Licensed Surveyor, Surveyor's Plan Version (9), 20/11/2023, SPEAR Ref: S207883V	Digitally signed by: Cardinia Shire Council, 20/12/2023, SPEAR Ref: S207883V	

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**CREATION OF RESTRICTION No. 1**

The following restriction is to be created upon registration of Plan of Subdivision No. PS912518Y (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 701 to 777 (both inclusive) on this plan  
 Land to be Burdened: Lots 701 to 777 (both 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 AA9533.
- 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.

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 2038.

**CREATION OF RESTRICTION No. 2**

The following restriction is to be created upon registration of Plan of Subdivision No. PS912518Y (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:

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

Land to Benefit: Lots 703, 719 to 721, 723 to 730, and 763 to 766 (all inclusive) on this plan  
 Land to be Burdened: Lots 703, 719 to 721, 723 to 730, and 763 to 766 (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.

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