
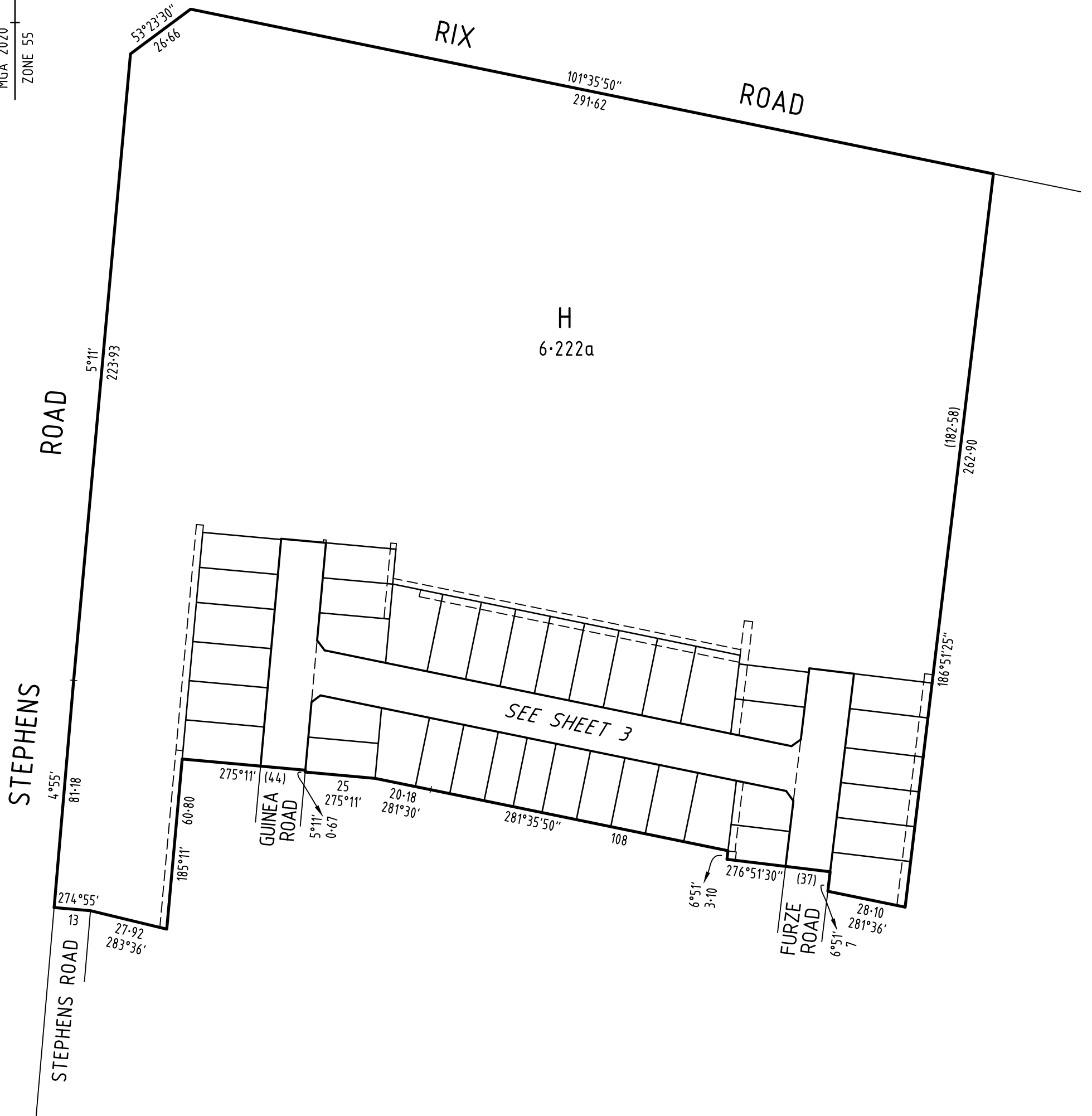


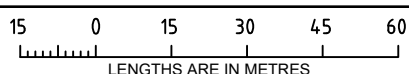
<b>PLAN OF SUBDIVISION</b>		<b>EDITION 1</b>		<b>PS915744X</b>	
<b>LOCATION OF LAND</b> PARISH: PAKENHAM TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 23 (PART) TITLE REFERENCE: C/T VOL .... FOL ...  LAST PLAN REFERENCE: LOT G on PS912518Y  POSTAL ADDRESS: RIX ROAD, (at time of subdivision) OFFICER, VIC 3809 MGA2020 CO-ORDINATES: E: 359 280      ZONE: 55 (of approx centre of land in plan)      N: 5 785 290		Council Name: Cardinia Shire Council  Council Reference Number: S23-049 Planning Permit Reference: T220246 SPEAR Reference Number: S208893C  <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: 27/09/2023  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: Simone Norbury for Cardinia Shire Council on 13/12/2023			
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>		
IDENTIFIER		COUNCIL / BODY / PERSON			
ROAD R-1		CARDINIA SHIRE COUNCIL			
<b>NOTATIONS</b>			Land being subdivided is enclosed within thick continuous lines  Lots 1 to 800, and A to G (all inclusive) have been omitted from this plan.		
DEPTH LIMITATION : DOES NOT APPLY  SURVEY : This plan is based on survey BP38853C  STAGING : This is not a staged subdivision  Planning Permit No. T220246  This survey has been connected to permanent mark 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	SEWERAGE	2.50	PS912518Y	SOUTH EAST WATER CORPORATION	
E-2	DRAINAGE	3	PS912518Y	CARDINIA SHIRE COUNCIL	
E-2	SEWERAGE	3	PS912518Y	SOUTH EAST WATER CORPORATION	
E-3	SEWERAGE	2.50	THIS PLAN	SOUTH EAST WATER CORPORATION	
E-4	DRAINAGE	3	THIS PLAN	CARDINIA SHIRE COUNCIL	
E-4	SEWERAGE	3	THIS PLAN	SOUTH EAST WATER CORPORATION	
E-5	DRAINAGE	2	THIS PLAN	CARDINIA SHIRE COUNCIL	
E-6	ELECTRICAL SUPPLY	SEE DIAGRAM	THIS PLAN	AUSNET ELECTRICITY SERVICES PTY LTD	
<b>RIX ROAD OFFICER STAGE 8 (40 LOTS)</b>			<b>AREA OF STAGE - 1.933ha</b>		
 414 La Trobe Street PO Box 16084 Melbourne Vic 3007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 310307SV00  Digitally signed by: Wayne John van den Tol, Licensed Surveyor, Surveyor's Plan Version (5), 06/12/2023, SPEAR Ref: S208893C		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 4	

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SCALE  
1: 1500



ORIGINAL SHEET  
SIZE: A3

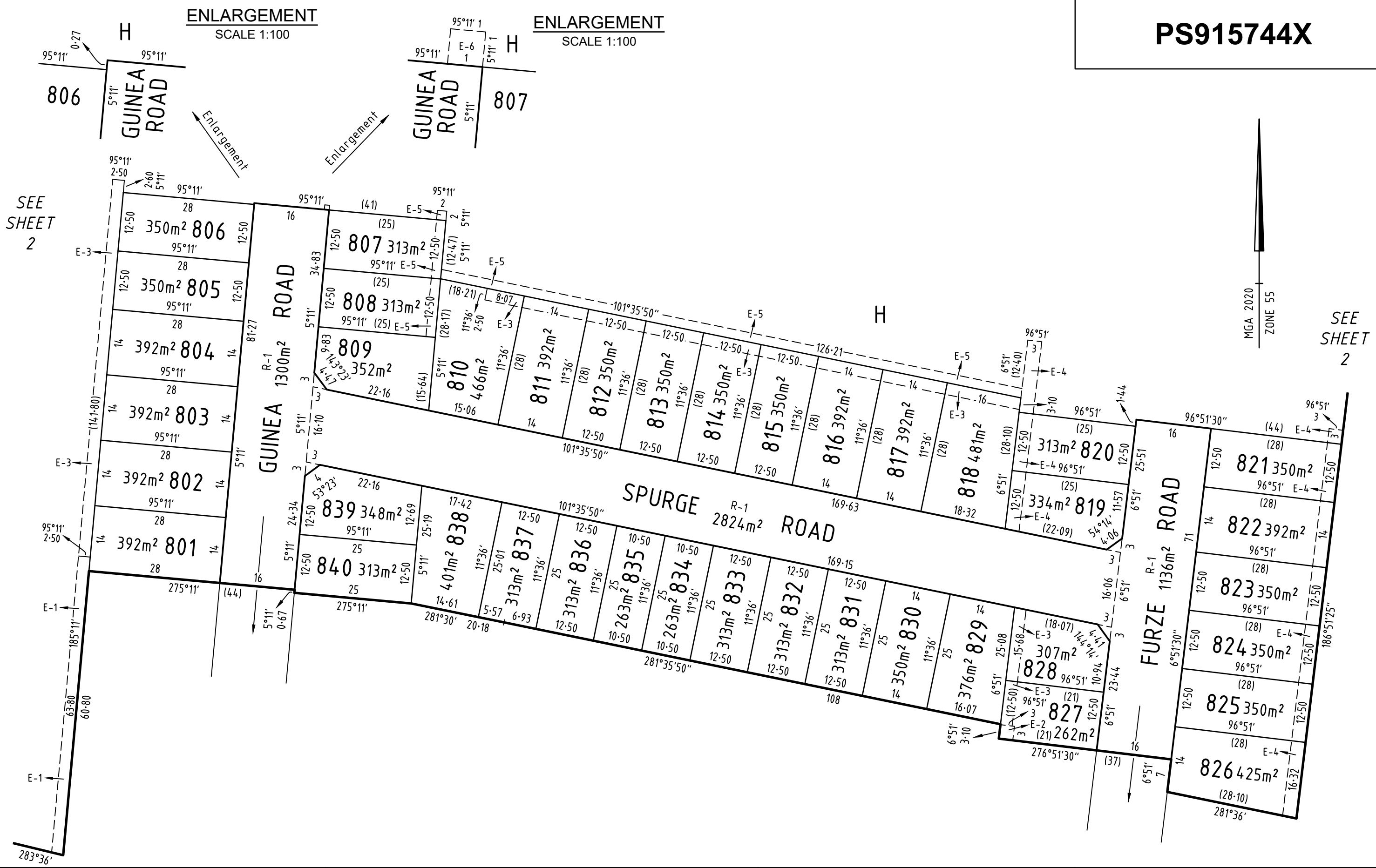
SHEET 2



414 La Trobe Street  
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06/12/2023, SPEAR Ref: S208893C

Digitally signed by:  
Cardinia Shire Council,  
13/12/2023,  
SPEAR Ref: S208893C



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**spiire**  
 414 La Trobe Street  
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 Melbourne Vic 8007  
 T 61 3 9993 7888  
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SCALE 1: 750

7.5 0 7.5 15 22.5 30  
 LENGTHS ARE IN METRES

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 Surveyor's Plan Version (5),  
 06/12/2023, SPEAR Ref: S208893C

ORIGINAL SHEET SIZE: A3

SHEET 3

Digitally signed by:  
 Cardinia Shire Council,  
 13/12/2023,  
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**CREATION OF RESTRICTION No. 1**

The following restriction is to be created upon registration of Plan of Subdivision No. PS915744X (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 801 to 840 (both inclusive) on this plan  
 Land to be Burdened: Lots 801 to 840 (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 .....
- (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. PS915744X (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 827, 834, and 835 on this plan  
 Land to be Burdened: Lots 827, 834, and 835 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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 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 (5), 06/12/2023, SPEAR Ref: S208893C	Digitally signed by: Cardinia Shire Council, 13/12/2023, SPEAR Ref: S208893C	

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