

PLAN OF SUBDIVISION

EDITION 1

PS915744X

LOCATION OF LAND

PARISH: PAKENHAM
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 23 (PART)
TITLE REFERENCE: C/T VOL 12550 FOL 402
LAST PLAN REFERENCE: LOT G on PS912518Y

Council Name: Cardinia Shire Council
Council Reference Number: S23-049
Planning Permit Reference: T220246
SPEAR Reference Number: S208893C

Certification
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: Fiona Shadforth for Cardinia Shire Council on 19/07/2024
Statement of Compliance issued: 26/08/2024

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 been satisfied at Statement of Compliance

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

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL / BODY / PERSON
ROAD R-1	CARDINIA SHIRE COUNCIL

NOTATIONS

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 mark No. 104
In Proclaimed Survey Area No. 71

NOTATIONS

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.

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted / 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

RIX ROAD OFFICER STAGE 8 (40 LOTS)

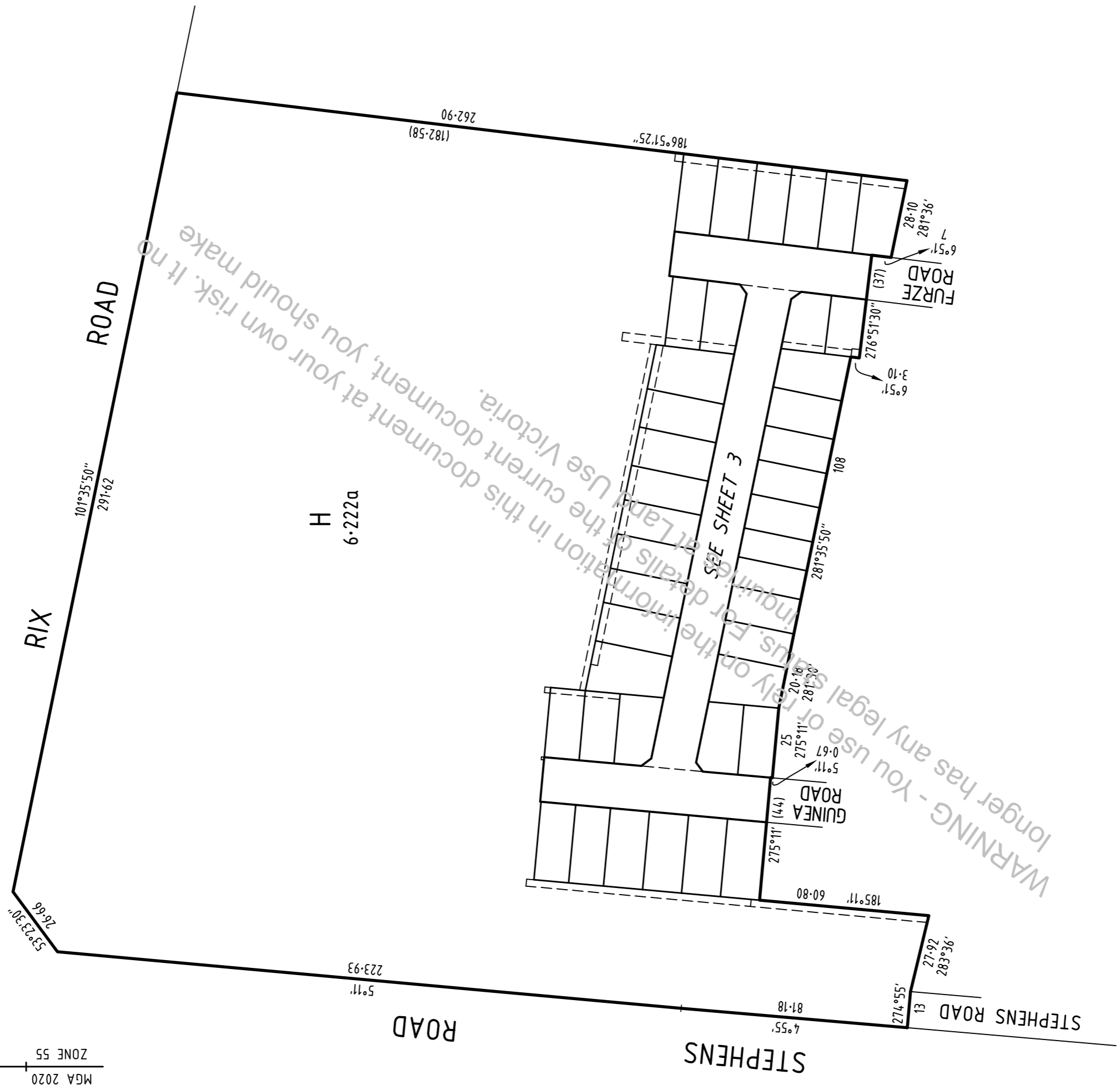
AREA OF STAGE - 1.933ha

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

SURVEYORS FILE REF: 310307SV00
Digitally signed by: Wayne John van den Tol, Licensed Surveyor,
Surveyor's Plan Version (8),
19/07/2024, SPEAR Ref: S208893C

ORIGINAL SHEET SIZE: A3 SHEET 1 OF 4
Land Use Victoria Plan Registered
04:44 PM
30/08/2024
Assistant Registrar of Titles

PS915744X



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SCALE 1: 1500

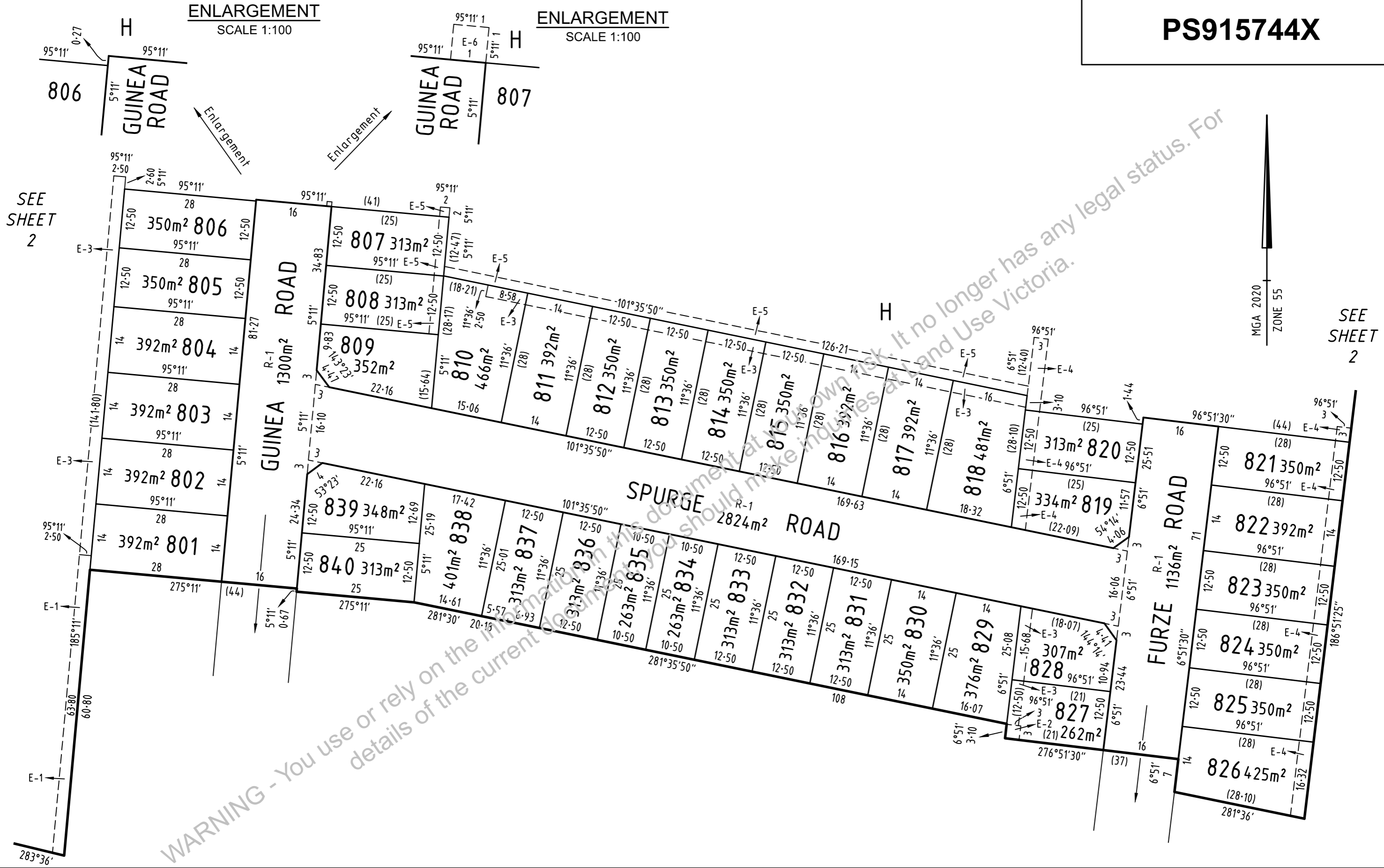


ORIGINAL SHEET SIZE: A3

SHEET 2

ENLARGEMENT
SCALE 1:100

ENLARGEMENT
SCALE 1:100



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SURVEYOR'S FILE REF: 310307SV00

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

ORIGINAL SHEET
SIZE: A3

SHEET 3



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19/07/2024,
SPEAR Ref: S208893C

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 AA9884.
- (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.

<p>SURVEYOR'S FILE REF: 310307SV00</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 4</p>
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