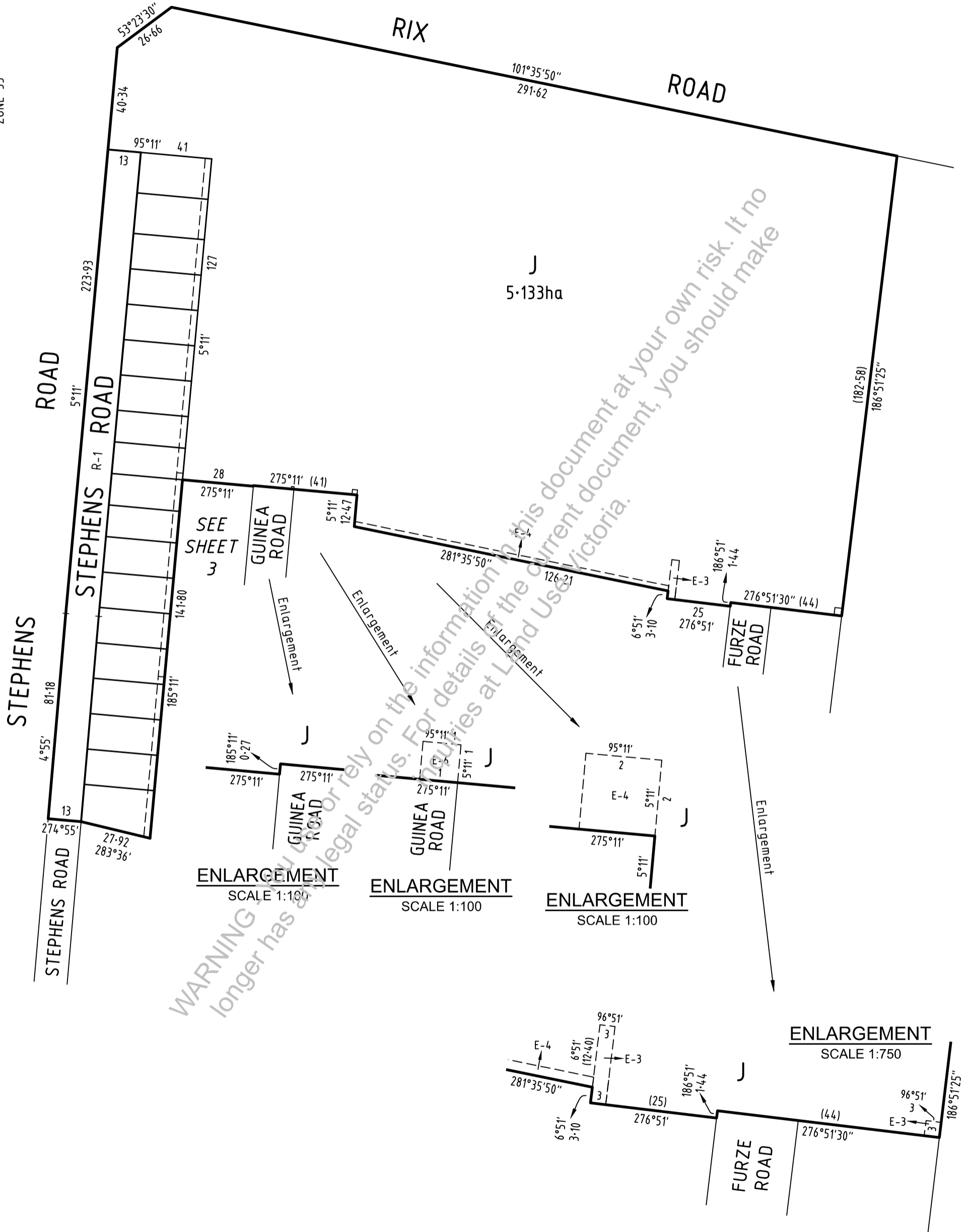


<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS915745V</b>	
<b>LOCATION OF LAND</b> PARISH: PAKENHAM TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 23 (PART) TITLE REFERENCE: C/T VOL 12569 FOL 458  LAST PLAN REFERENCE: LOT H on PS915744X  POSTAL ADDRESS: RIX ROAD, (at time of subdivision) OFFICER, VIC 3809  MGA2020 CO-ORDINATES: E: 359 120      ZONE: 55 (of approx centre of land in plan)      N: 5 785 370		Council Name: Cardinia Shire Council  Council Reference Number: S23-055 Planning Permit Reference: T220246 SPEAR Reference Number: S208895T  <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: 16/04/2024  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 not been satisfied at Certification  Digitally signed by: Fiona Shadforth for Cardinia Shire Council on 10/10/2024  <b>Statement of Compliance</b> issued: 21/02/2025  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		
<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 900, and A to T (all inclusive) have been omitted from this plan.	
ROAD R-1	CARDINIA SHIRE COUNCIL			
<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 mark No. 104  In Proclaimed Survey Area No. 71		
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				
<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	SEWERAGE	2.50	PS915744X	SOUTH EAST WATER CORPORATION
E-3	DRAINAGE	3	PS915744X	CARDINIA SHIRE COUNCIL
E-3	SEWERAGE	3	PS915744X	SOUTH EAST WATER CORPORATION
E-4	DRAINAGE	2	PS915744X	CARDINIA SHIRE COUNCIL
E-5	SEWERAGE	2.50	THIS PLAN	SOUTH EAST WATER CORPORATION
E-6	ELECTRICAL SUPPLY	SEE DIAGRAM	PS915744X	AUSNET ELECTRICITY SERVICES PTY LTD
<b>RIX ROAD OFFICER STAGE 9 (19 LOTS)</b>			<b>AREA OF STAGE - 1.089ha</b>	
414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 310308SV00		ORIGINAL SHEET SIZE: A3
		Digitally signed by: Wayne John van den Tol, Licensed Surveyor, Surveyor's Plan Version (6), 23/09/2024, SPEAR Ref: S208895T		SHEET 1 OF 4  Land Use Victoria Plan Registered 12:18 PM 28/02/2025 Assistant Registrar of Titles

MGA 2020  
ZONE 55



SURVEYOR'S FILE REF: 310308SV00

SCALE 1:1500

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

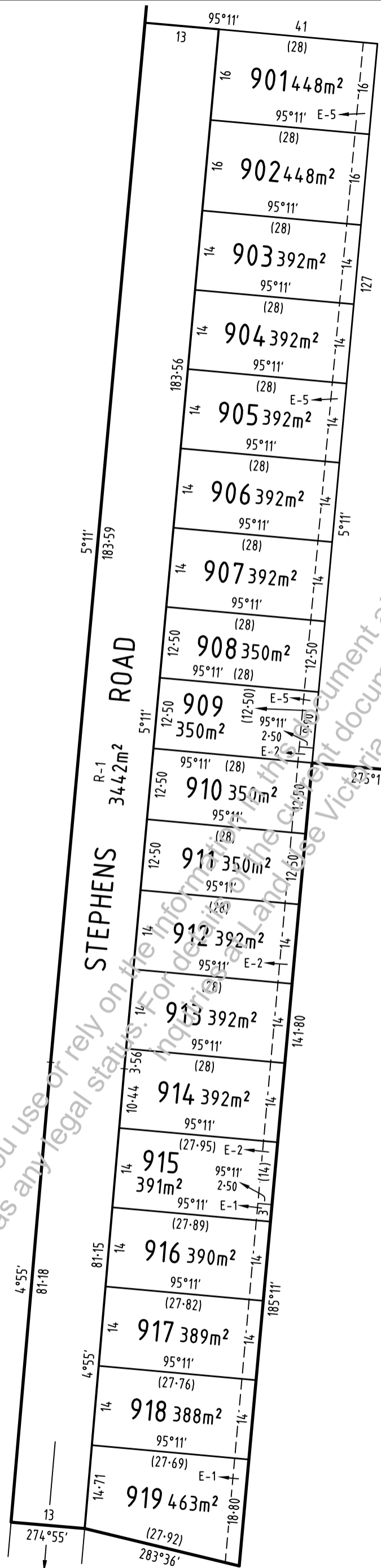
SHEET 2



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 (6),  
23/09/2024, SPEAR Ref: S208895T

Digitally signed by:  
Cardinia Shire Council,  
10/10/2024,  
SPEAR Ref: S208895T



SEE SHEET 2



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CREATION OF RESTRICTION No. 1

The following restriction is to be created upon registration of Plan of Subdivision No. PS915745V (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 901 to 919 (both inclusive) on this plan  
Land to be Burdened: Lots 901 to 919 (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 AA9911
- (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 2039.

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SURVEYOR'S FILE REF: 310308SV00		ORIGINAL SHEET SIZE: A3	SHEET 4
 <p>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</p>	Digitally signed by: Wayne John van den Tol, Licensed Surveyor, Surveyor's Plan Version (6), 23/09/2024, SPEAR Ref: S208895T	Digitally signed by: Cardinia Shire Council, 10/10/2024, SPEAR Ref: S208895T	