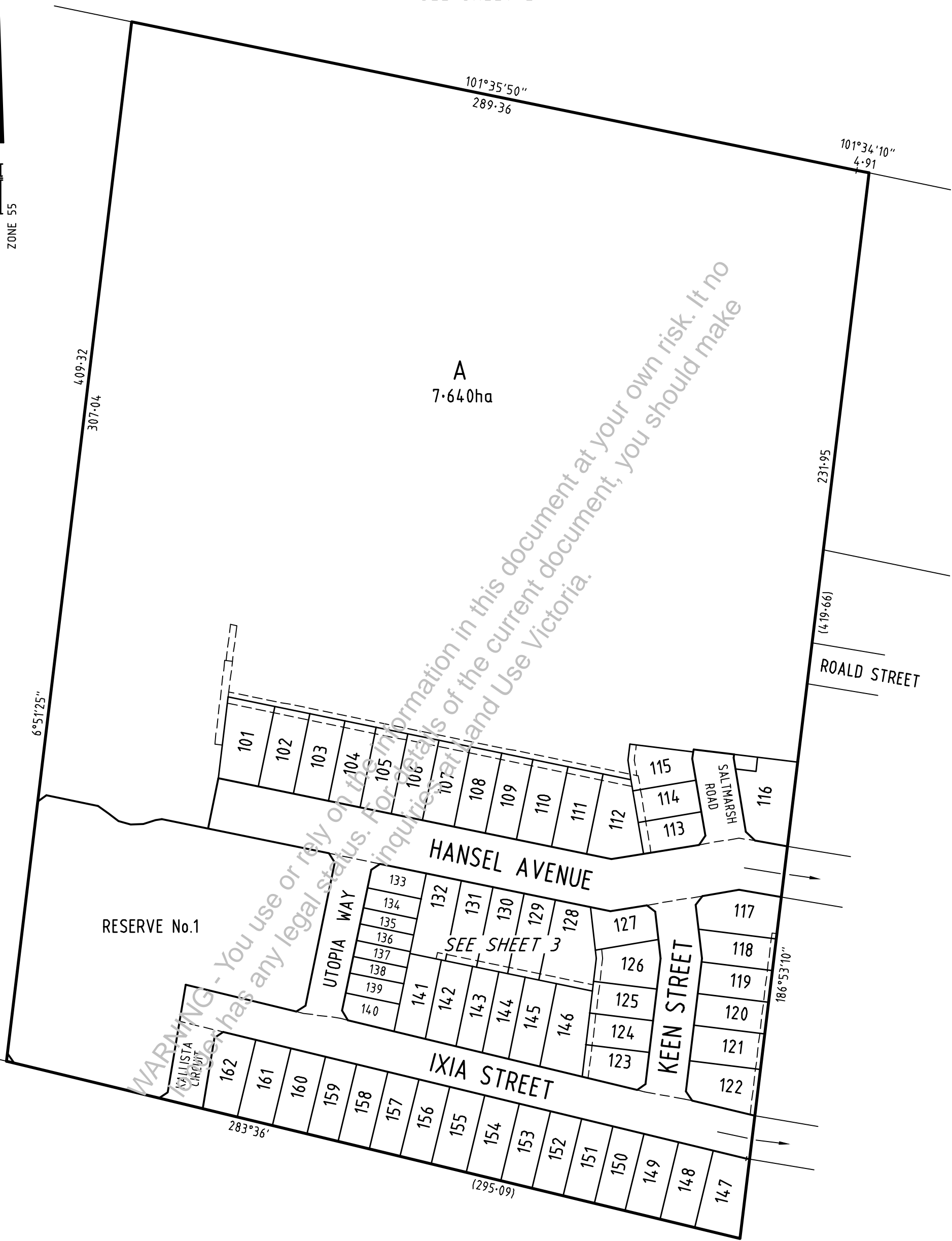
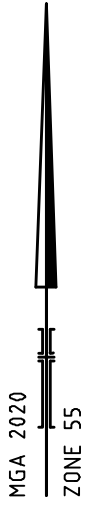


<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS 842471M</b>	
<b>LOCATION OF LAND</b> PARISH: PAKENHAM TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 23 (PART) TITLE REFERENCE: C/T VOL 9529 FOL 342  LAST PLAN REFERENCE: LOT 2 on LP143617  POSTAL ADDRESS: RIX ROAD, OFFICER, VIC 3809 (at time of subdivision)  MGA2020 CO-ORDINATES: E: 359 560      ZONE: 55 (of approx centre of land in plan)      N: 5 785 130		Council Name: Cardinia Shire Council  Council Reference Number: S20-152 Planning Permit Reference: T200411 SPEAR Reference Number: S168782H  <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: 10/11/2021  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: Sonia Higgins for Cardinia Shire Council on 26/07/2022  <b>Statement of Compliance</b> issued: 30/08/2022  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 100 (all inclusive) have been omitted from this plan.  This is a SPEAR plan.		
ROAD R-1	CARDINIA SHIRE COUNCIL			
RESERVE No. 1	CARDINIA SHIRE COUNCIL			
RESERVE No. 2	AUSNET ELECTRICITY SERVICES PTY LTD			
<b>NOTATIONS</b>				
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				
<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	THIS PLAN	SOUTH EAST WATER CORPORATION
E-2	DRAINAGE	3	THIS PLAN	CARDINIA SHIRE COUNCIL
E-2	SEWERAGE	3	THIS PLAN	SOUTH EAST WATER CORPORATION
E-3	DRAINAGE	2	THIS PLAN	CARDINIA SHIRE COUNCIL
RIX ROAD OFFICER STAGE 1 (62 LOTS)			AREA OF STAGE - 4.511ha	
414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 308201SV00		ORIGINAL SHEET SIZE: A3
		Digitally signed by: Stephen Anthony Motta, Licensed Surveyor, Surveyor's Plan Version (11), 07/07/2022, SPEAR Ref: S168782H		Land Use Victoria Plan Registered 02:24 PM 01/09/2022 Assistant Registrar of Titles

SEE SHEET 2



RESERVE No.1

A  
7.640ha

HANSEL AVENUE

IXIA STREET

KEEN STREET

UTOPIA WAY

SALTMARSH ROAD

ROALD STREET

SEE SHEET 3

WARNING - You use or rely on the information in this document at your own risk. It no longer has any legal status. For details of the current document, you should make inquiries at Land Use Victoria.

SURVEYOR'S FILE REF: 308201SV00

SCALE 1:1500  
15 0 15 30 45 60  
LENGTHS ARE IN METRES

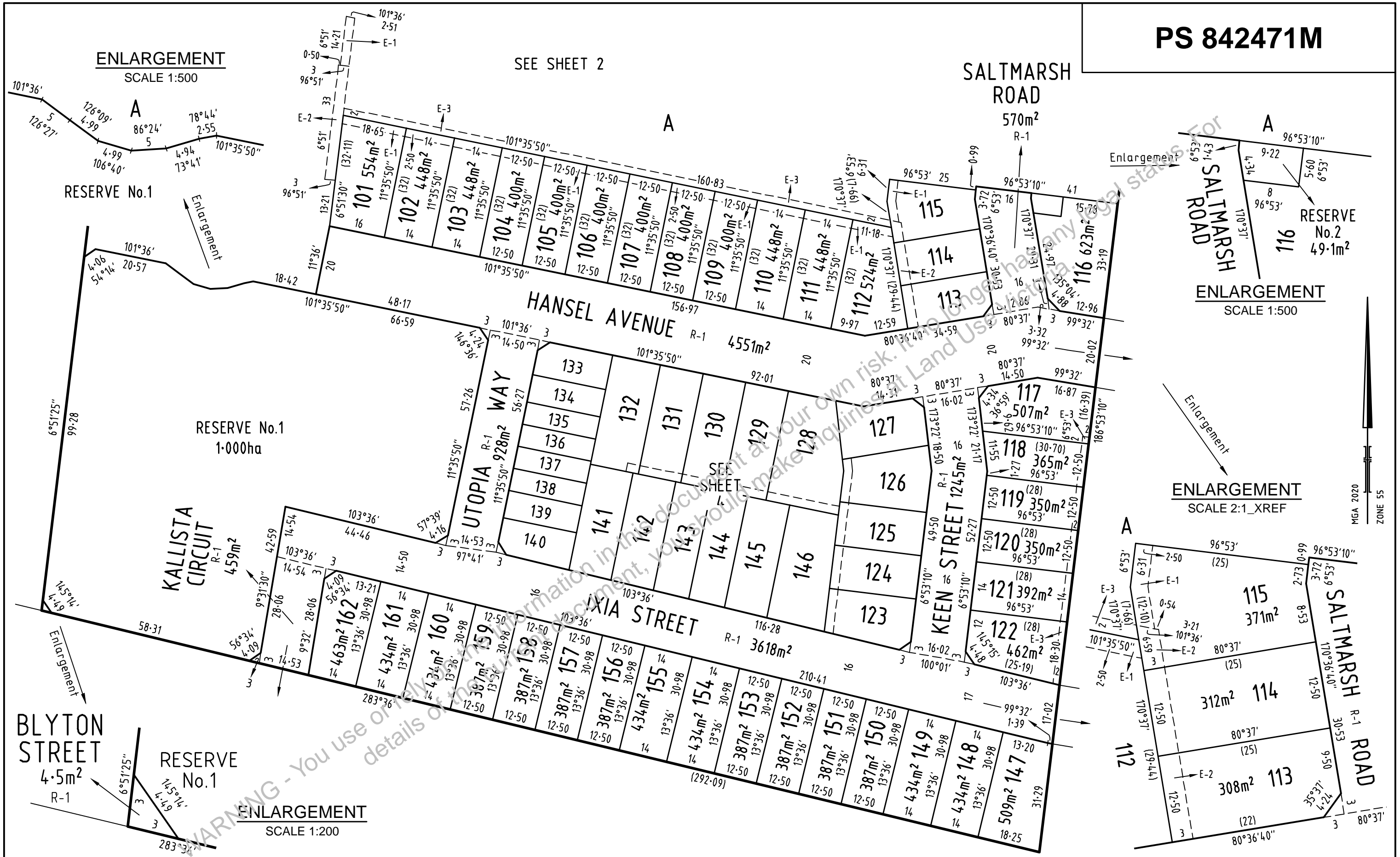
ORIGINAL SHEET SIZE: A3

SHEET 2

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

Digitally signed by: Stephen Anthony Motta, Licensed Surveyor,  
Surveyor's Plan Version (11),  
07/07/2022, SPEAR Ref: S168782H

Digitally signed by:  
Cardinia Shire Council,  
26/07/2022,  
SPEAR Ref: S168782H



SEE SHEET 2

ENLARGEMENT  
SCALE 1:500

ENLARGEMENT  
SCALE 1:500

ENLARGEMENT  
SCALE 2:1\_XREF

SURVEYOR'S FILE REF: 308201SV00

SCALE 1: 1000  
10 0 10 20 30 40  
LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

SHEET 3



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

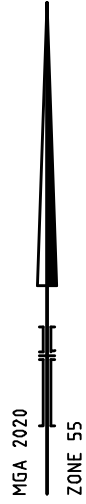
Digitally signed by: Stephen Anthony Motta, Licensed Surveyor,  
Surveyor's Plan Version (11),  
07/07/2022, SPEAR Ref: S168782H

Digitally signed by:  
Cardinia Shire Council,  
26/07/2022,  
SPEAR Ref: S168782H

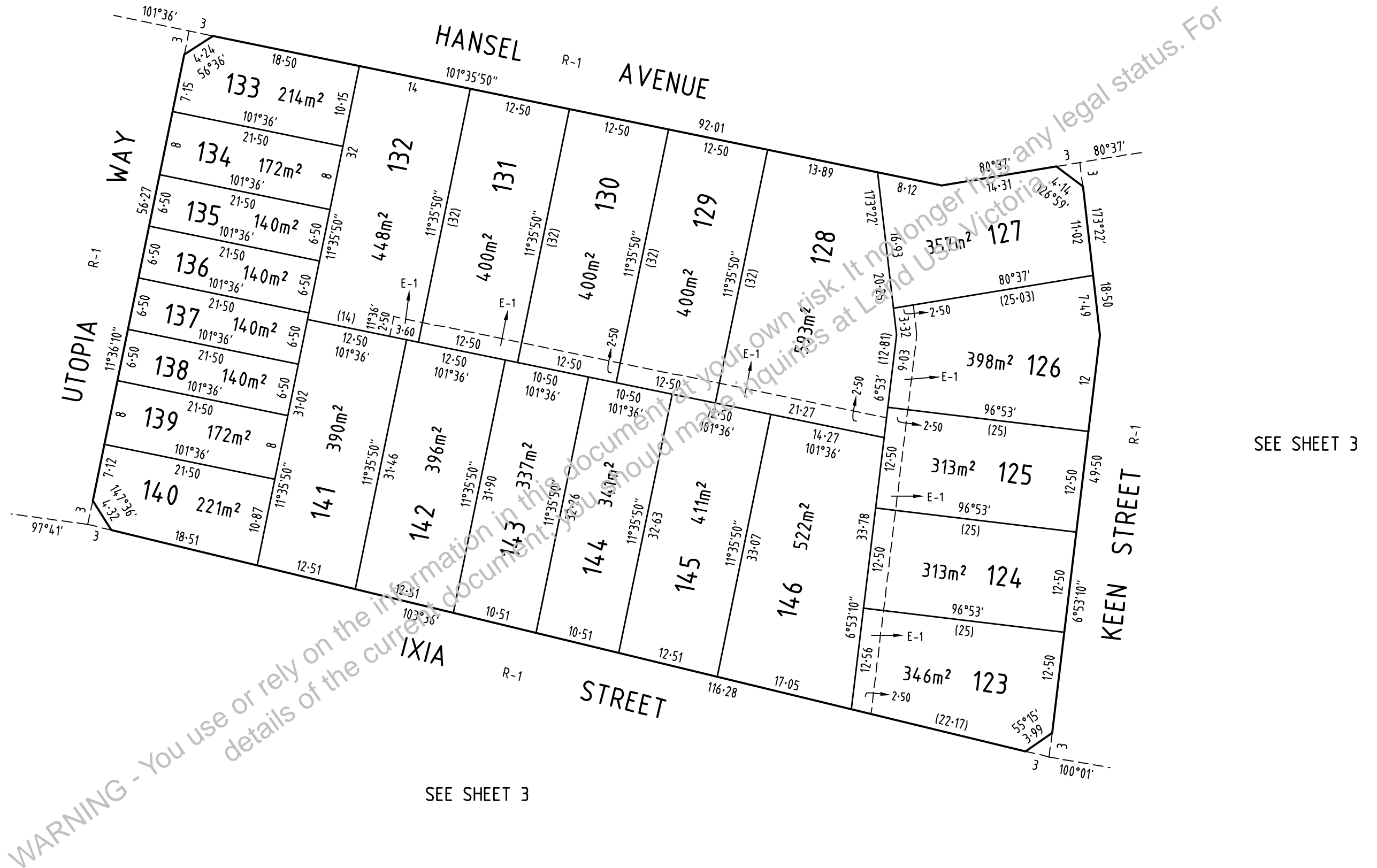
WARNING - You use of this information in this document at your own risk. You should make inquiries for details of the use of this information.

MGA 2020  
ZONE 55

SEE SHEET 3



SEE SHEET 3



SEE SHEET 3

SURVEYOR'S FILE REF: 308201SV00



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

SCALE 1: 500

LENGTHS ARE IN METRES

Digitally signed by: Stephen Anthony Motta, Licensed Surveyor,  
Surveyor's Plan Version (11),  
07/07/2022, SPEAR Ref: S168782H

ORIGINAL SHEET SIZE: A3

SHEET 4

Digitally signed by:  
Cardinia Shire Council,  
26/07/2022,  
SPEAR Ref: S168782H

CREATION OF RESTRICTION No. 1

The following restriction is to be created upon registration of Plan of Subdivision No. PS842471M (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 101 to 162 (all inclusive) on this plan

Land to be Burdened: Lots 101 to 162 (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 the MCP, registered dealing number AA8431.
- 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 (f) shall cease to burden any Lot on the Plan of Subdivision on the 31st December 2036.

CREATION OF RESTRICTION No. 2

The following restriction is to be created upon registration of Plan of Subdivision No. PS842471M (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 133 to 140 (all inclusive) on this plan

Land to be Burdened: Lots 133 to 140 (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. The restrictions specified in paragraph (c) shall cease to burden any Lot on the Plan of Subdivision on the 31st December 2036.

CREATION OF RESTRICTION No. 3

The following restriction is to be created upon registration of Plan of Subdivision No. PS842471M (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to Benefit: Lots 133 to 140 (all inclusive) and 159 to 162 (all inclusive) on this plan

Land to be Burdened: Lots 133 to 140 (all inclusive) and 159 to 162 (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: 308201SV00

ORIGINAL SHEET  
SIZE: A3

SHEET 5



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

Digitally signed by: Stephen Anthony Motta, Licensed  
Surveyor,  
Surveyor's Plan Version (11),  
07/07/2022, SPEAR Ref: S168782H

Digitally signed by:  
Cardinia Shire Council,  
26/07/2022,  
SPEAR Ref: S168782H