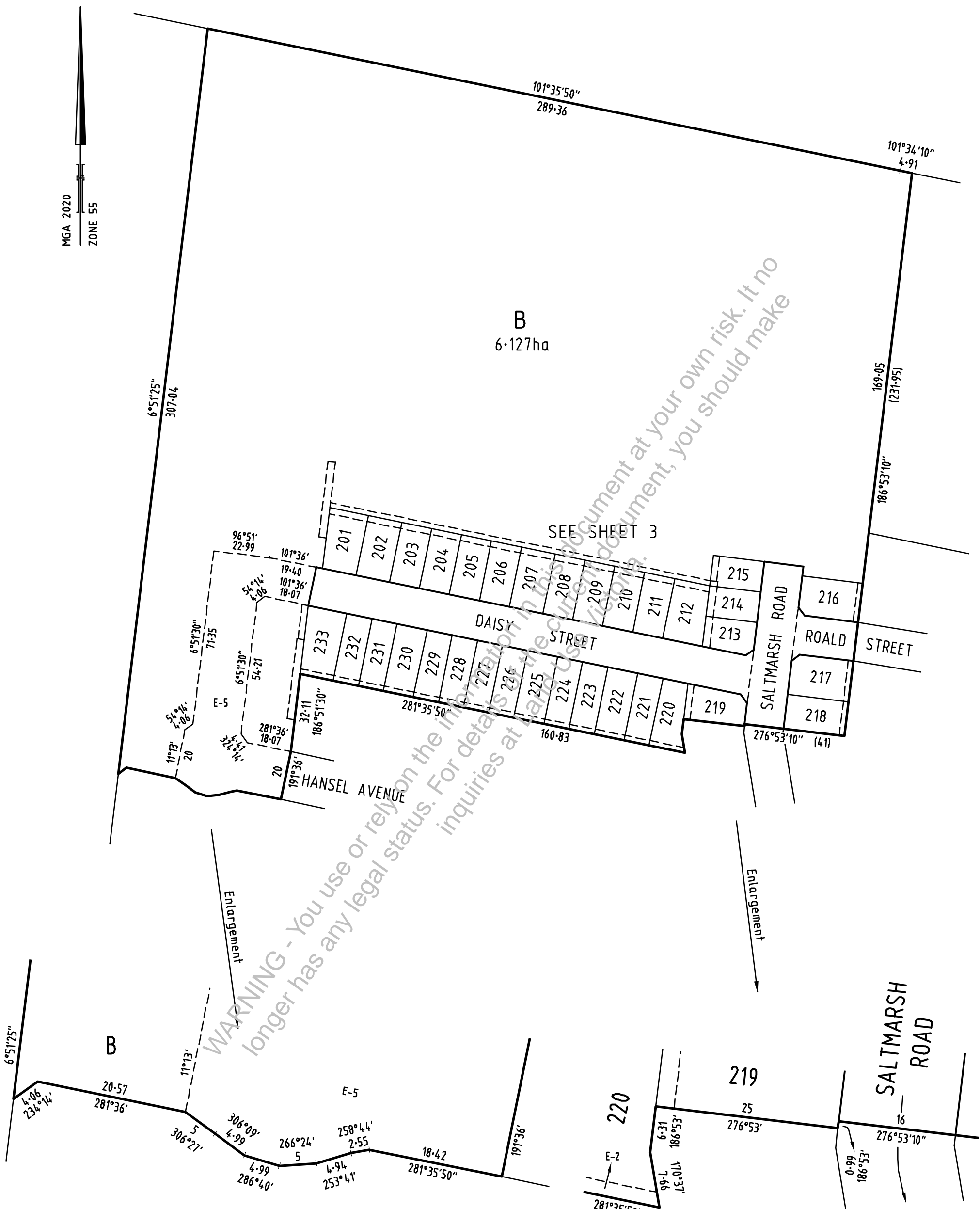


PLAN OF SUBDIVISION		EDITION 1	PS 846561P	
LOCATION OF LAND PARISH: PAKENHAM TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 23 (PART) TITLE REFERENCE: C/T VOL 12399 FOL 082 LAST PLAN REFERENCE: LOT A on PS 842471M POSTAL ADDRESS: RIX ROAD, OFFICER, VIC 3809 (at time of subdivision) MGA2020 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: S21-022 Planning Permit Reference: T200411 SPEAR Reference Number: S170759A 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: 09/12/2021 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 been satisfied Digitally signed by: Sonia Higgins for Cardinia Shire Council on 21/10/2022 Statement of Compliance issued: 25/10/2022		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Land being subdivided is enclosed within thick continuous lines Lots 1 to 200, and A (all inclusive) have been omitted from this plan. This is a SPEAR plan.		
ROAD R-1	CARDINIA SHIRE COUNCIL			
NOTATIONS				
DEPTH LIMITATION : DOES NOT APPLY		EASEMENT INFORMATION LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)		
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				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-1	DRAINAGE	3	PS 842471M	CARDINIA SHIRE COUNCIL
E-1	SEWERAGE	3	PS 842471M	SOUTH EAST WATER CORPORATION
E-2	DRAINAGE	2	PS 842471M	CARDINIA SHIRE COUNCIL
E-3	SEWERAGE	2.5	PS 842471M	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	SEE DIAG.	THIS PLAN	CARDINIA SHIRE COUNCIL
E-6	SEWERAGE	2.5	THIS PLAN	SOUTH EAST WATER CORPORATION
RIX ROAD OFFICER STAGE 2 (33 LOTS)		AREA OF STAGE - 1.514ha		
414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 308202SV00		ORIGINAL SHEET SIZE: A3
		Digitally signed by: Stephen Anthony Motta, Licensed Surveyor, Surveyor's Plan Version (8), 12/10/2022, SPEAR Ref: S170759A		SHEET 1 OF 4 Land Use Victoria Plan Registered 12:58 PM 31/10/2022 Assistant Registrar of Titles



B
6.127ha



ENLARGEMENT
SCALE 1:500

ENLARGEMENT
SCALE 1:500

SURVEYOR'S FILE REF: 308202SV00

SCALE 1:1500

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 2



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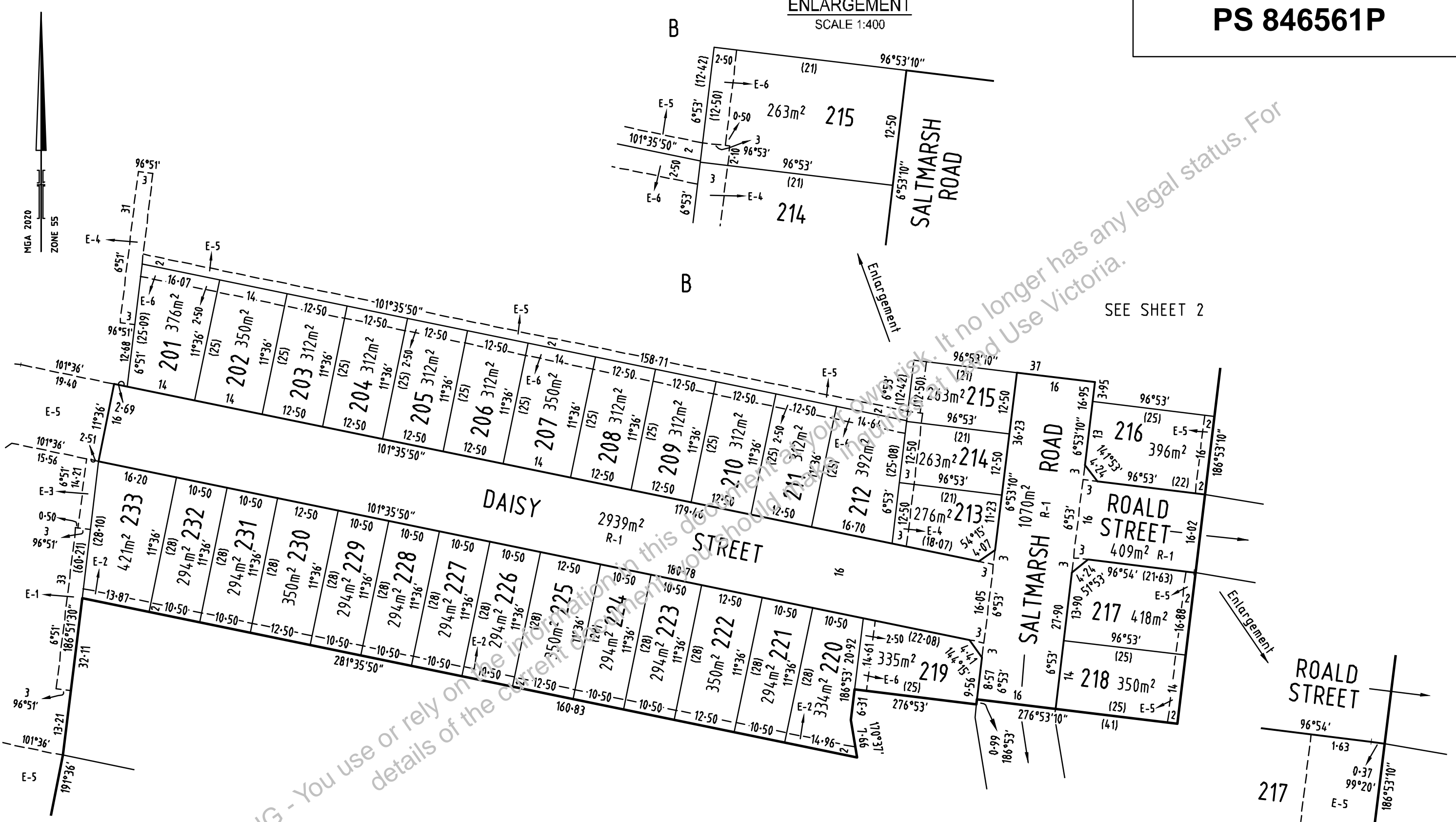
Digitally signed by: Stephen Anthony Motta, Licensed Surveyor,
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21/10/2022,
SPEAR Ref: S170759A

ENLARGEMENT

SCALE 1:400

B



SEE SHEET 2

SEE SHEET 2

ROALD STREET

217

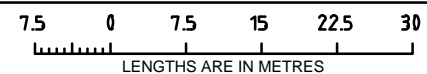
ENLARGEMENT

SCALE 1:100

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 information you should refer to the Victorian Land Use Victoria.

SURVEYOR'S FILE REF: 308202SV00

SCALE 1: 750



ORIGINAL SHEET SIZE: A3

SHEET 3



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21/10/2022,
SPEAR Ref: S170759A

CREATION OF RESTRICTION No. 1

The following restriction is to be created upon registration of Plan of Subdivision No. PS 846561P (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 201 to 233 (all inclusive) on this plan
 Land to be Burdened: Lots 201 to 233 (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 AA8433.
- 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 (e) 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. PS 846561P (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 213 to 215, 221, 223, 224, 226 to 229, 231 and 232 (all inclusive) on this plan
 Land to be Burdened: Lots 213 to 215, 221, 223, 224, 226 to 229, 231 and 232 (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.

SURVEYOR'S FILE REF: 308202SV00

ORIGINAL SHEET
 SIZE: A3

SHEET 4



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 Cardinia Shire Council,
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