

<b>PLAN OF SUBDIVISION</b>	EDITION 1	<b>PS901683U</b>
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<p><b>LOCATION OF LAND</b>          PARISH: PAKENHAM          TOWNSHIP: -          SECTION: -          CROWN ALLOTMENT: -          CROWN PORTION: 23 (PART)          TITLE REFERENCE: C/T VOL 12435 FOL 938</p> <p>LAST PLAN REFERENCE: LOT C on PS846551S</p> <p>POSTAL ADDRESS: RIX ROAD          (at time of subdivision) OFFICER, VIC 3809</p> <p>MGA2020 CO-ORDINATES: E: 359 650      ZONE: 55          (of approx centre of land in plan)      N: 5 785 410</p>	
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<b>VESTING OF ROADS AND/OR RESERVES</b>	<b>NOTATIONS</b>
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IDENTIFIER	COUNCIL / BODY / PERSON	Land being subdivided is enclosed within thick continuous lines.  Lots 1 to 336 and A to C (all inclusive) have been omitted from this plan.  This is a SPEAR plan.
ROAD R-1 RESERVE No.1	CARDINIA SHIRE COUNCIL CARDINIA SHIRE COUNCIL	

<b>NOTATIONS</b>	
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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>
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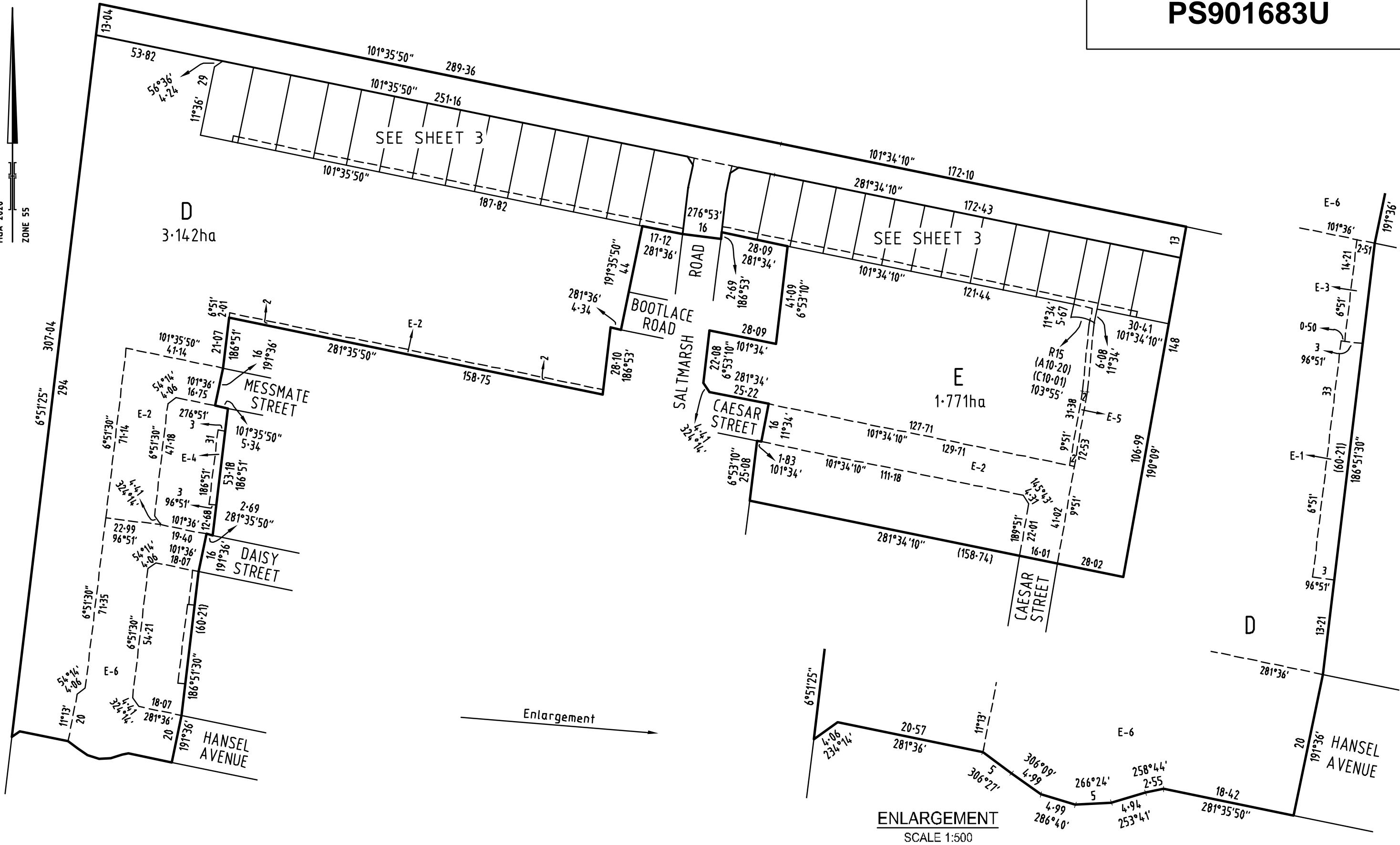
LEGEND: A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-1	DRAINAGE	3	PS842471M	CARDINIA SHIRE COUNCIL
E-1	SEWERAGE	3	PS842471M	SOUTH EAST WATER CORPORATION
E-2	DRAINAGE	SEE DIAGRAM	PS846551S	CARDINIA SHIRE COUNCIL
E-3	SEWERAGE	2.50	PS842471M	SOUTH EAST WATER CORPORATION
E-4	DRAINAGE	3	PS846561P	CARDINIA SHIRE COUNCIL
E-4	SEWERAGE	3	PS846561P	SOUTH EAST WATER CORPORATION
E-5	SEWERAGE	SEE DIAGRAM	THIS PLAN	SOUTH EAST WATER CORPORATION
E-6	DRAINAGE	SEE DIAGRAM	PS846561P	CARDINIA SHIRE COUNCIL

<b>RIX ROAD OFFICER STAGE 3A (27 LOTS)</b>	<b>AREA OF STAGE - 1.840ha</b>
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<p>414 La Trobe Street          PO Box 16084          Melbourne Vic 8007          T 61 3 9993 7888          spiire.com.au</p>	SURVEYORS FILE REF: 309091SV00	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4
	Licensed Surveyor: Stephen Anthony Motta Version: 3		

MGA 2020  
ZONE 55

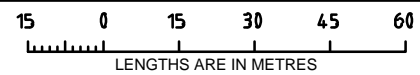


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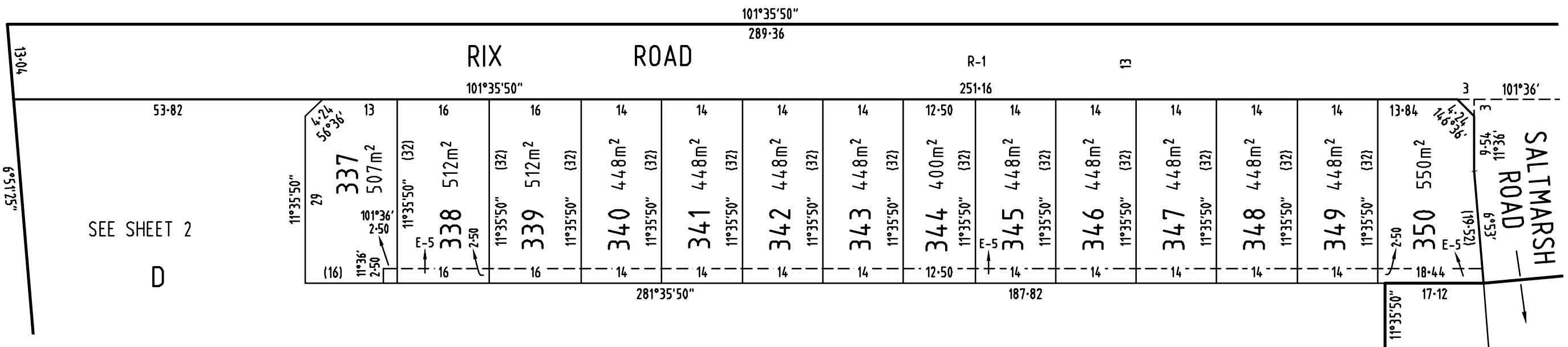
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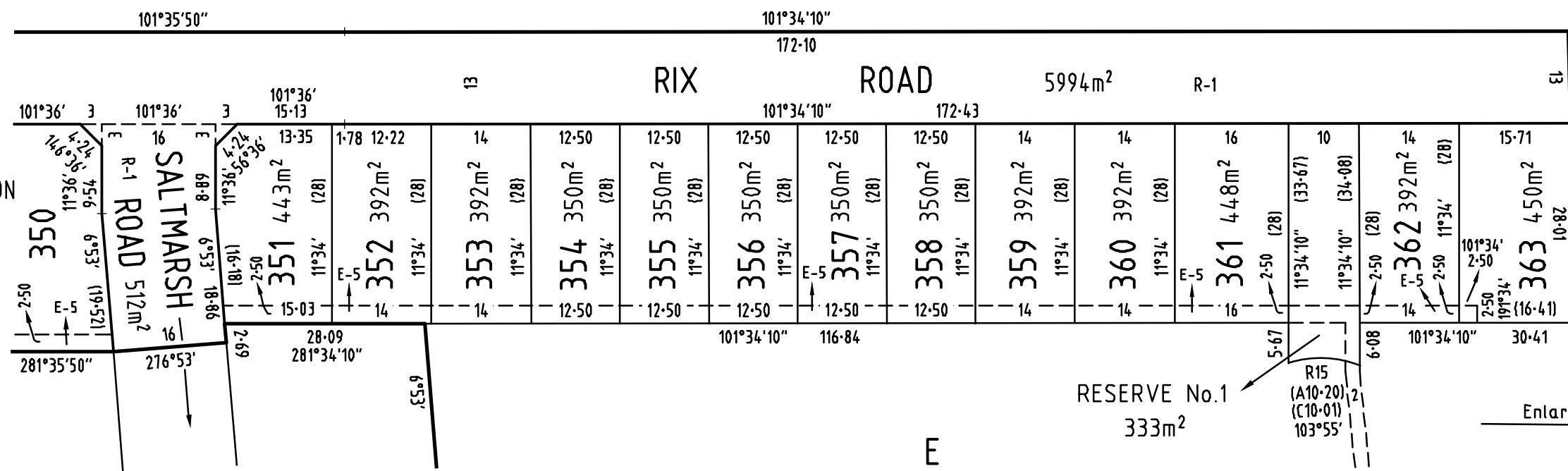
ORIGINAL SHEET SIZE: A3

SHEET 2

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Version: 3

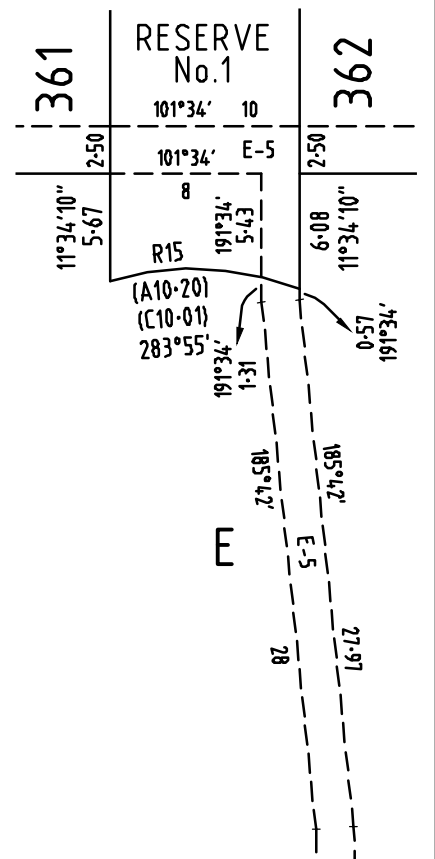


SEE CONTINUATION BELOW



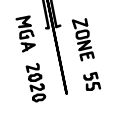
**ENLARGEMENT**

SCALE 1:400



SEE CONTINUATION ABOVE

SEE SHEET 2



**CREATION OF RESTRICTION No. 1**

The following restriction is to be created upon registration of Plan of Subdivision No. PS901683U (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 337 to 363 (all inclusive) on this plan

Land to be Burdened: Lots 337 to 363 (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 MCP AA9045.
- 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 2037.

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ORIGINAL SHEET  
SIZE: A3

SHEET 4



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