

PLAN OF SUBDIVISION

EDITION 1

PS 846551S

LOCATION OF LAND

PARISH: PAKENHAM

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 23 (PART)

TITLE REFERENCE: C/T VOL 11348 FOL 413
VOL 11348 FOL 414
VOL FOL

LAST PLAN REFERENCE: LOT 1 and 2 on PS639907J
LOT B on PS846561P

POSTAL ADDRESS: RIX ROAD
(at time of subdivision) OFFICER, VIC 3809

MGA2020 CO-ORDINATES: E: 395 595 ZONE: 55
(of approx centre of land in plan) N: 5 785 340

Council Name: Cardinia Shire Council

Council Reference Number: S21-050
Planning Permit Reference: T200411
SPEAR Reference Number: S173984A

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: 13/12/2021

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 02/11/2022

Statement of Compliance issued: 03/11/2022

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL / BODY / PERSON
ROAD R-1 RESERVE No. 1	CARDINIA SHIRE COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD

Land being subdivided is enclosed within thick continuous lines
Lots 1 to 300 and A to B (all inclusive) have been omitted from this plan.
This is a SPEAR plan

NOTATIONS

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

EASEMENT INFORMATION

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 DIAG.	PS846561P	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	2.50	THIS PLAN	SOUTH EAST WATER CORPORATION
E-6	DRAINAGE	SEE DIAG.	THIS PLAN	CARDINIA SHIRE COUNCIL

RIX ROAD OFFICER STAGE 3 (36 LOTS)

AREA OF STAGE - 1.784ha



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

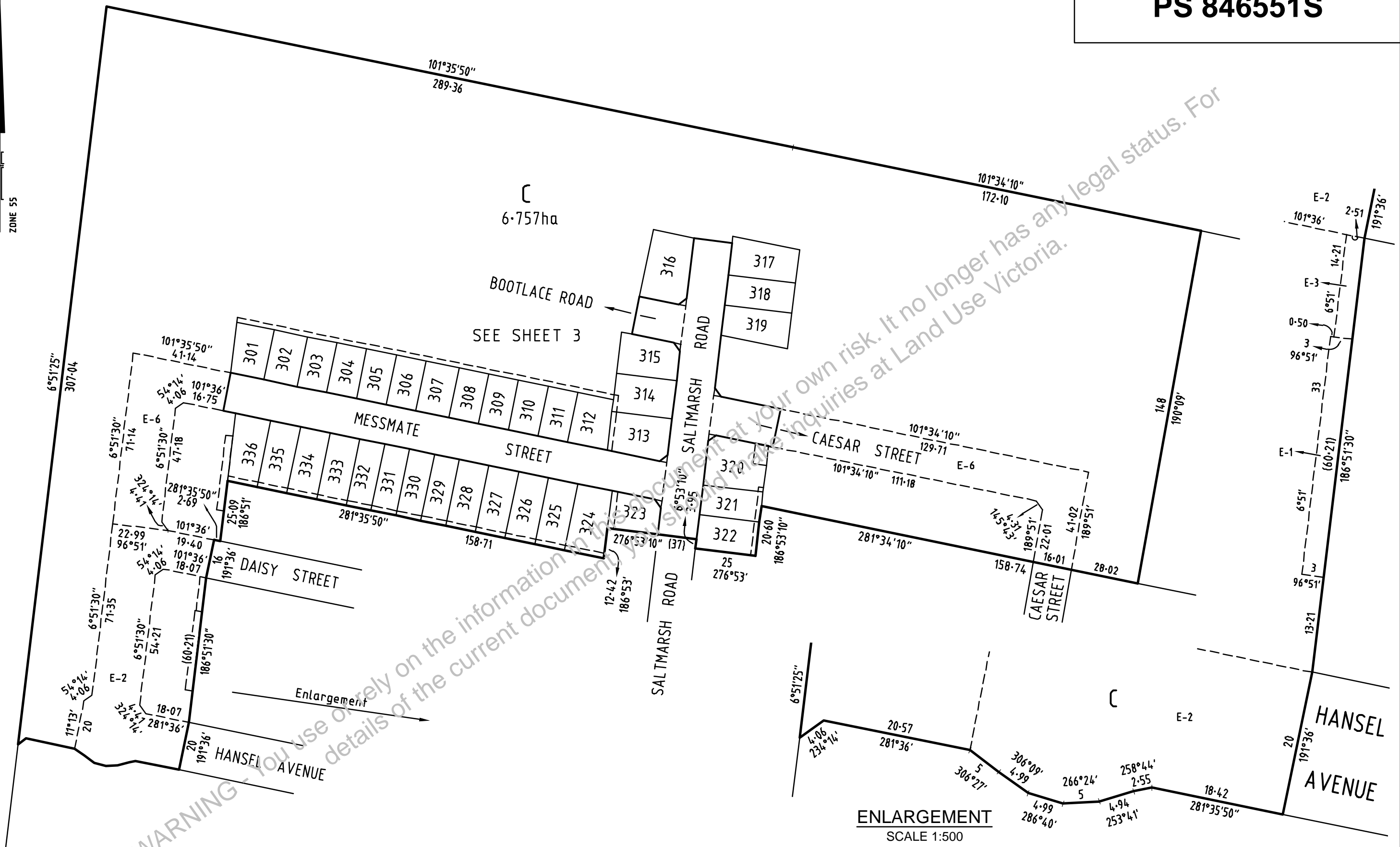
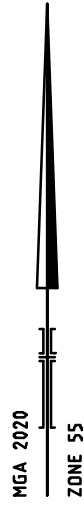
SURVEYORS FILE REF: 308203SV00

Digitally signed by: Stephen Anthony Motta, Licensed Surveyor,
Surveyor's Plan Version (7),
19/10/2022, SPEAR Ref: S173984A

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4

Land Use Victoria Plan Registered
06:00 PM
08/11/2022
Assistant Registrar of Titles



SURVEYOR'S FILE REF: 308203SV00



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SCALE 1: 1500

LENGTHS ARE IN METRES

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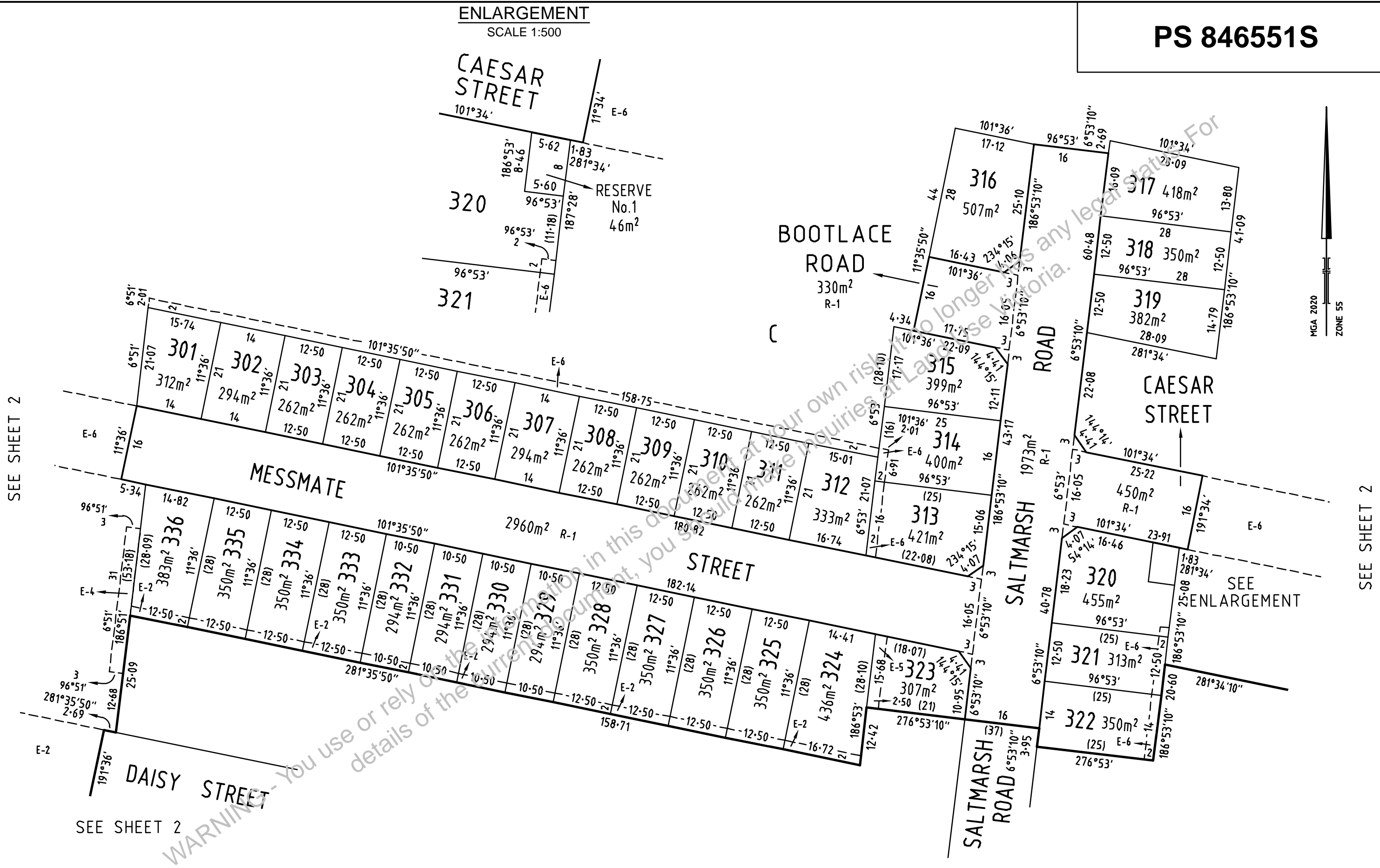
ORIGINAL SHEET SIZE: A3

SHEET 2

Digitally signed by:
Cardinia Shire Council,
02/11/2022,
SPEAR Ref: S173984A

ENLARGEMENT
SCALE 1:500

PS 846551S



SEE SHEET 2

SEE SHEET 2

SURVEYOR'S FILE REF: 308203SV00



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SCALE 1: 750

LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3

SHEET 3

Digitally signed by:
Cardinia Shire Council,
02/11/2022,
SPEAR Ref: S173984A

CREATION OF RESTRICTION No. 1

The following restriction is to be created upon registration of Plan of Subdivision No. PS 846551S (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 301 to 336 (all inclusive) on this plan
 Land to be Burdened: Lots 301 to 336 (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 No. AA8437
- 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 846551S (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 302 to 311 and 329 to 332 (all inclusive) on this plan
 Land to be Burdened: Lots 302 to 311 and 329 to 332 (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: 308203SV00		ORIGINAL SHEET SIZE: A3	SHEET 4
 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 (7), 19/10/2022, SPEAR Ref: S173984A	Digitally signed by: Cardinia Shire Council, 02/11/2022, SPEAR Ref: S173984A	