
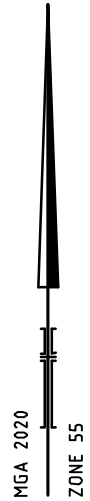
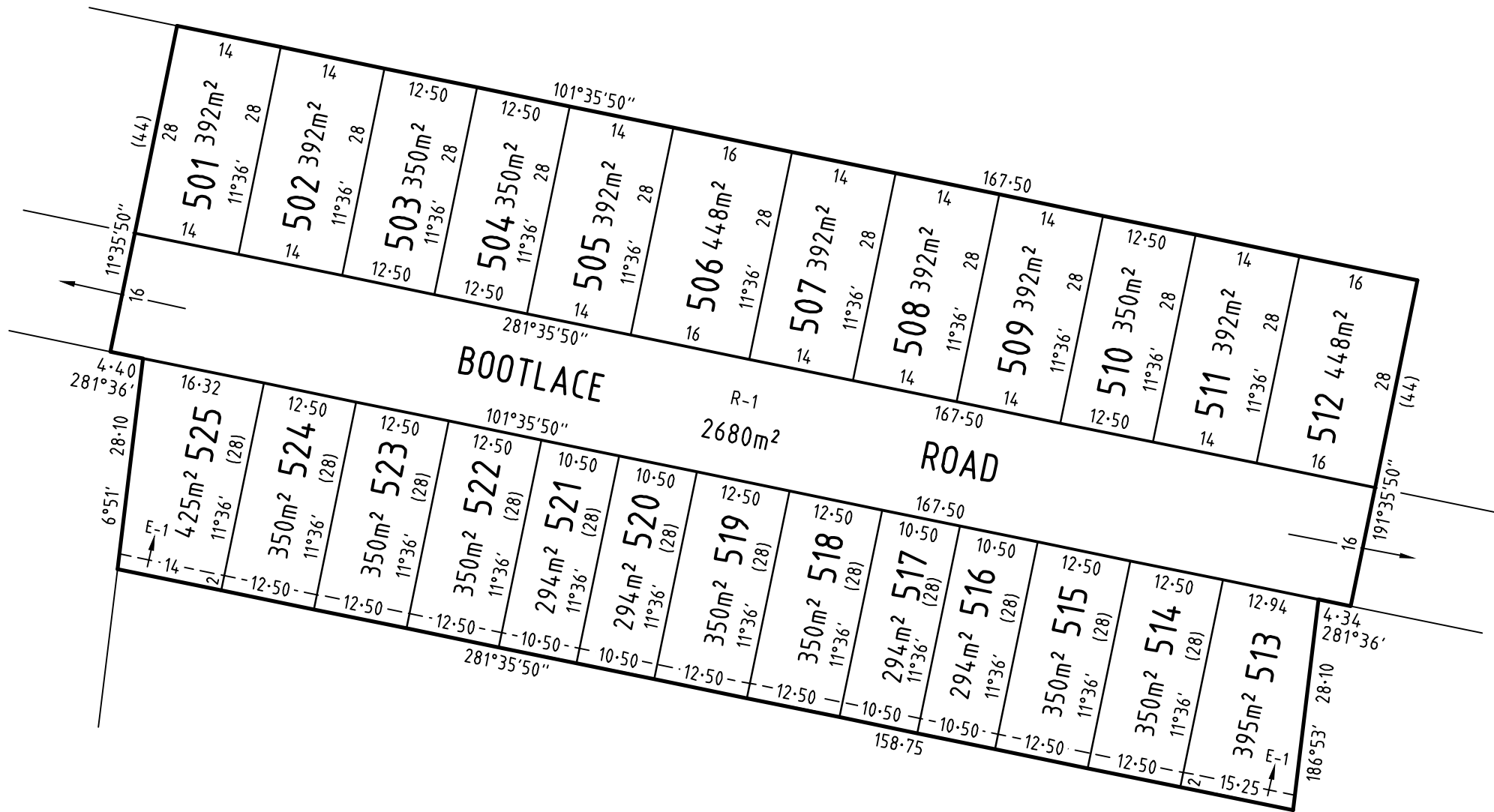


<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS901680B</b>	
<b>LOCATION OF LAND</b> PARISH: PAKENHAM TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 23 (PART) TITLE REFERENCE: C/T VOL FOL  LAST PLAN REFERENCE: LOT F on PS901644F  POSTAL ADDRESS: RIX ROAD (at time of subdivision) OFFICER, VIC 3809 MGA2020 CO-ORDINATES: E: 359 440 ZONE: 55 (of approx centre of land in plan) N: 5 785 300				
<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 500 (all inclusive) have been omitted from this plan.  This is a SPEAR plan.		
ROAD R-1	CARDINIA SHIRE COUNCIL			
<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	DRAINAGE	2	PS846551S	CARDINIA SHIRE COUNCIL
<b>RIX ROAD OFFICER STAGE 5 (25 LOTS)</b>			<b>AREA OF STAGE - 1.182ha</b>	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 308205SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Stephen Anthony Motta Version: 2		SHEET 1 OF 3



SURVEYOR'S FILE REF: 308205SV00



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SCALE 1: 750

LENGTHS ARE IN METRES

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ORIGINAL SHEET  
 SIZE: A3

SHEET 2

**CREATION OF RESTRICTION No. 1**

The following restriction is to be created upon registration of Plan of Subdivision No. PS901680B (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 501 to 525 (all inclusive) on this plan  
Land to be Burdened: Lots 501 to 525 (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 .....
- 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. PS901680B (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 516 to 517 and 520 to 521 (all inclusive) on this plan  
Land to be Burdened: Lots 516 to 517 and 520 to 521 (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.

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.

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