
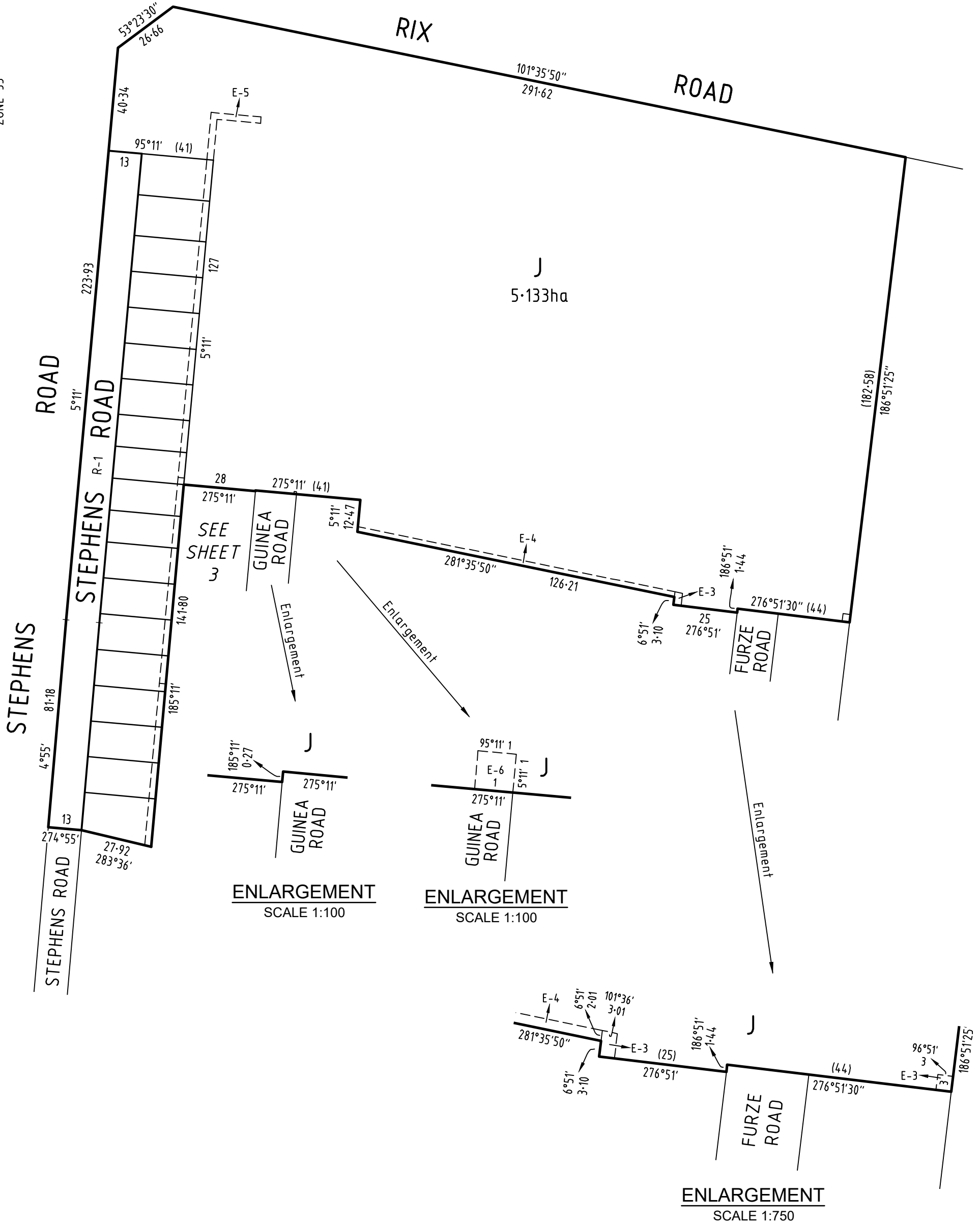


PLAN OF SUBDIVISION		EDITION 1		PS915745V	
LOCATION OF LAND PARISH: PAKENHAM TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 23 (PART) TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT H on PS915744X POSTAL ADDRESS: RIX ROAD, (at time of subdivision) OFFICER, VIC 3809 MGA2020 CO-ORDINATES: E: 359 120 ZONE: 55 (of approx centre of land in plan) N: 5 785 370		Council Name: Cardinia Shire Council Council Reference Number: S23-055 Planning Permit Reference: T220246 SPEAR Reference Number: S208895T Certification This plan is certified under section 6 of the Subdivision Act 1988 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: Fiona Shadforth for Cardinia Shire Council on 16/04/2024			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER		COUNCIL / BODY / PERSON			
ROAD R-1		CARDINIA SHIRE COUNCIL			
NOTATIONS			Land being subdivided is enclosed within thick continuous lines Lots 1 to 900, and A to I (all inclusive) have been omitted from this plan.		
DEPTH LIMITATION : DOES NOT APPLY SURVEY : This plan is based on survey BP38853C STAGING : This is not a staged subdivision Planning Permit No. T220246 This survey has been connected to permanent mark No. 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	SEWERAGE	2.50	PS912518Y	SOUTH EAST WATER CORPORATION	
E-2	SEWERAGE	2.50	PS915744X	SOUTH EAST WATER CORPORATION	
E-3	DRAINAGE	3	PS915744X	CARDINIA SHIRE COUNCIL	
E-3	SEWERAGE	3	PS915744X	SOUTH EAST WATER CORPORATION	
E-4	DRAINAGE	2	PS915744X	CARDINIA SHIRE COUNCIL	
E-5	SEWERAGE	2.50	THIS PLAN	SOUTH EAST WATER CORPORATION	
E-6	ELECTRICAL SUPPLY	SEE DIAGRAM	PS915744X	AUSNET ELECTRICITY SERVICES PTY LTD	
RIX ROAD OFFICER STAGE 9 (19 LOTS)				AREA OF STAGE - 1.089ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 310308SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4
		Digitally signed by: Wayne John van den Tol, Licensed Surveyor, Surveyor's Plan Version (4), 03/04/2024, SPEAR Ref: S208895T			

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SURVEYOR'S FILE REF: 310308SV00

SCALE 1: 1500

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 2

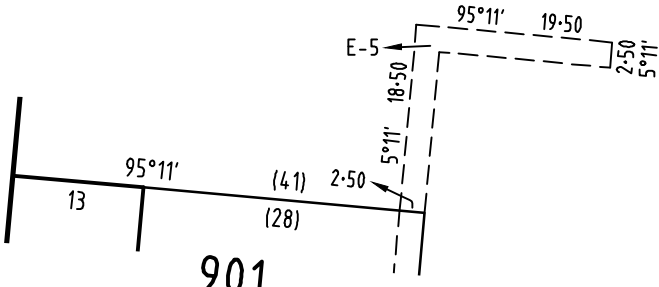


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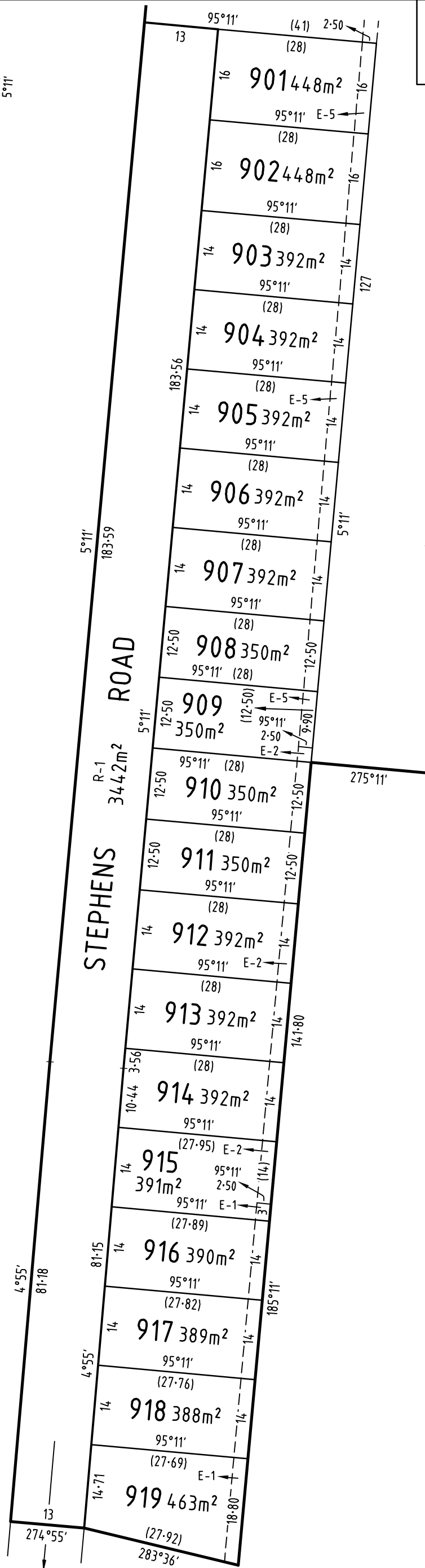
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Cardinia Shire Council,
16/04/2024,
SPEAR Ref: S208895T

PS915745V

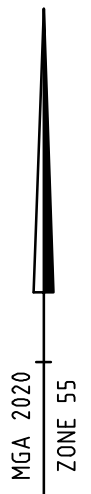


901

SEE CONTINUATION RIGHT



SEE SHEET 2



SURVEYOR'S FILE REF: 310308SV00

SCALE 1: 750

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 3



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CREATION OF RESTRICTION No. 1

The following restriction is to be created upon registration of Plan of Subdivision No. PS915745V (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 901 to 919 (both inclusive) on this plan
 Land to be Burdened: Lots 901 to 919 (both 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 AA9911
- (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.

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 2039.

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SURVEYOR'S FILE REF: 310308SV00		ORIGINAL SHEET SIZE: A3	SHEET 4
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