

# PLAN OF SUBDIVISION

EDITION 1

PS915745V

## LOCATION OF LAND

PARISH: PAKENHAM

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 23 (PART)

TITLE REFERENCE: C/T VOL 12569 FOL 458

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 11 (7) of the Subdivision Act 1988  
Date of original certification under section 6 of the Subdivision Act 1988: 16/04/2024

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 10/10/2024

**Statement of Compliance** issued: 21/02/2025

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 at Statement of Compliance

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER COUNCIL / BODY / PERSON

ROAD R-1 CARDINIA SHIRE COUNCIL

## NOTATIONS

DEPTH LIMITATION : DOES NOT APPLY

SURVEY : This plan is based on survey BP3885C

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

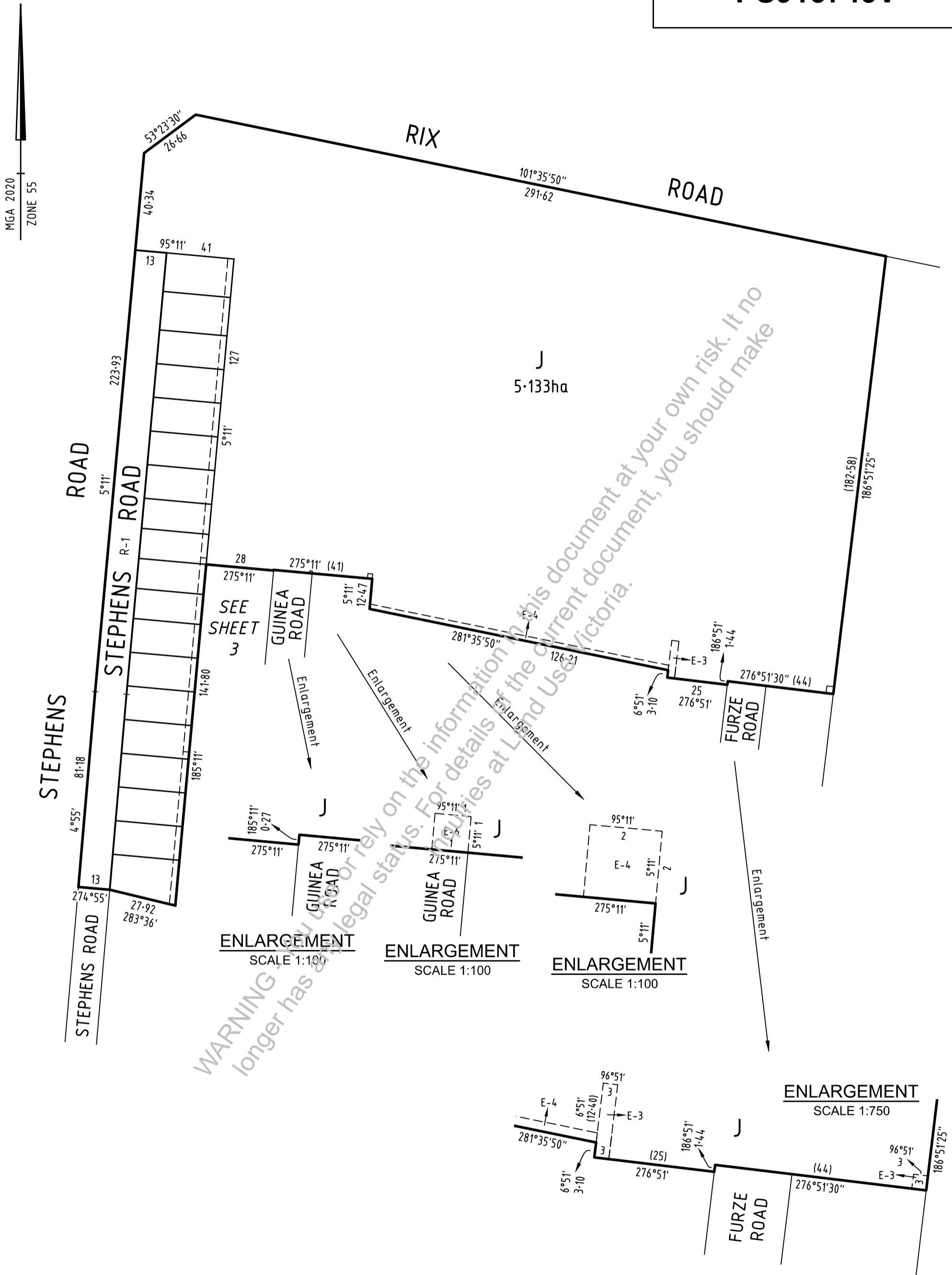
SURVEYORS FILE REF: 310308SV00

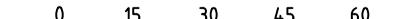
ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 4

Digitally signed by: Wayne John van den Tol, Licensed  
Surveyor,  
Surveyor's Plan Version (6),  
23/09/2024, SPEAR Ref: S208895T

Land Use Victoria Plan Registered  
12:18 PM  
28/02/2025  
Assistant Registrar of Titles



SURVEYOR'S FILE REF: 310308SV00	SCALE 1: 1500 	ORIGINAL SHEET SIZE: A3	SHEET 2
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spaire.com.au	Digitally signed by: Wayne John van den Tol, Licensed Surveyor, Surveyor's Plan Version (6), 23/09/2024, SPEAR Ref: S208895T	Digitally signed by: Cardinia Shire Council, 10/10/2024, SPEAR Ref: S208895T	

**PS915745V**

MGA 2020      ZONE 55

SURVEYOR'S FILE REF: 310308SV00

SCALE 1: 750 LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

---

SHEET 3

spiire

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

Digitally signed by: Wayne John van den Tol, Licensed Surveyor,  
Surveyor's Plan Version (6),  
23/09/2024, SPEAR Ref: S209895T

Digitally signed by:  
Cardinia Shire Council,  
10/10/2024,  
SPEAR Ref: S208895T

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.

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 document, you should make inquiries at Land Use Victoria.

SURVEYOR'S FILE REF: 310308SV00

ORIGINAL SHEET  
SIZE: A3

SHEET 4



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

Digitally signed by: Wayne John van den Tol, Licensed Surveyor,  
Surveyor's Plan Version (6),  
23/09/2024, SPEAR Ref: S208895T

Digitally signed by:  
Cardinia Shire Council,  
10/10/2024,  
SPEAR Ref: S208895T