

# PLAN OF SUBDIVISION

EDITION 1

PS915746T

## LOCATION OF LAND

PARISH: PAKENHAM

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 23 (PART)

TITLE REFERENCE: C/T VOL .... FOL ...

LAST PLAN REFERENCE: LOT J on PS915745V

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

MGA2020 CO-ORDINATES: E: 359 330 ZONE: 55  
(of approx centre of land in plan) N: 5 785 480

## 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 marks 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	DRAINAGE	3	PS915744X	CARDINIA SHIRE COUNCIL
E-1	SEWERAGE	3	PS915744X	SOUTH EAST WATER CORPORATION
E-2	DRAINAGE	2	PS915744X	CARDINIA SHIRE COUNCIL
E-3	SEWERAGE	SEE DIAGRAM	THIS PLAN	SOUTH EAST WATER CORPORATION
E-4	DRAINAGE	3	THIS PLAN	CARDINIA SHIRE COUNCIL
E-4	SEWERAGE	3	THIS PLAN	SOUTH EAST WATER CORPORATION
E-5	ELECTRICAL SUPPLY	SEE DIAGRAM	PS915744X	AUSNET ELECTRICITY SERVICES PTY LTD
E-6	DRAINAGE	SEE DIAGRAM	THIS PLAN	CARDINIA SHIRE COUNCIL

RIX ROAD OFFICER STAGE 10 (14 LOTS with LOT L)

AREA OF STAGE - 1.362ha



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

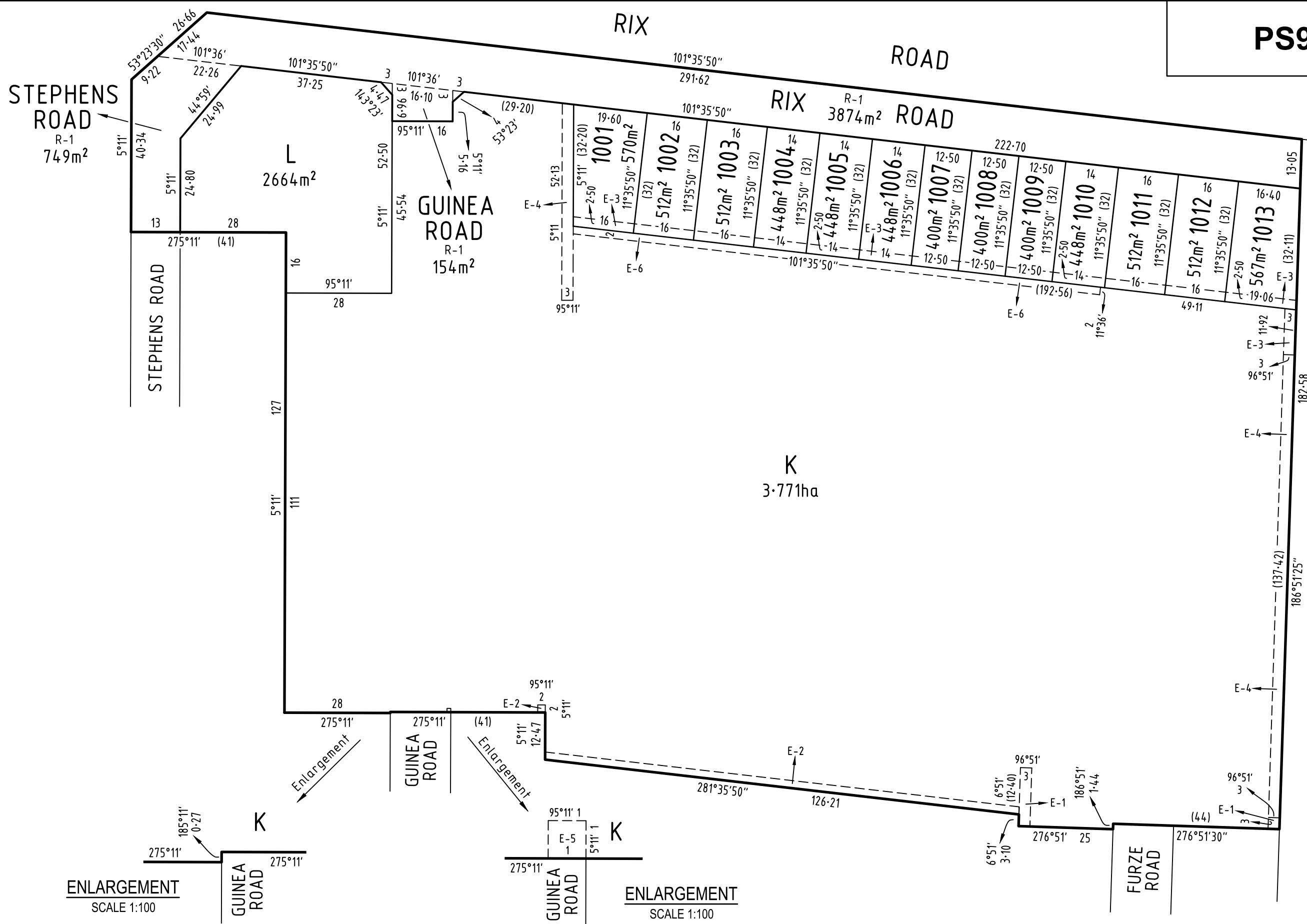
SURVEYORS FILE REF: 310309SV00

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 3

Licensed Surveyor: Wayne John van den Tol  
Version: 9

**PS915746T**



SURVEYOR'S FILE REF: 310309SV00

SCALE 10 0 10 20 30  
1: 1000 LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

SHEET 2

**spiire**

414 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
[spiire.com.au](http://spiire.com.au)

Licensed Surveyor: Wayne John van den Tol  
Version: 9

CREATION OF RESTRICTION No. 1

The following restriction is to be created upon registration of Plan of Subdivision No. PS915746T (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 1001 to 1013 (both inclusive) on this plan

Land to be Burdened: Lots 1001 to 1013 (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 AA010216.
- (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.

SURVEYOR'S FILE REF: 310309SV00		ORIGINAL SHEET SIZE: A3	SHEET 3
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 <a href="http://spiire.com.au">spiire.com.au</a>	Licensed Surveyor: Wayne John van den Tol Version: 9		