
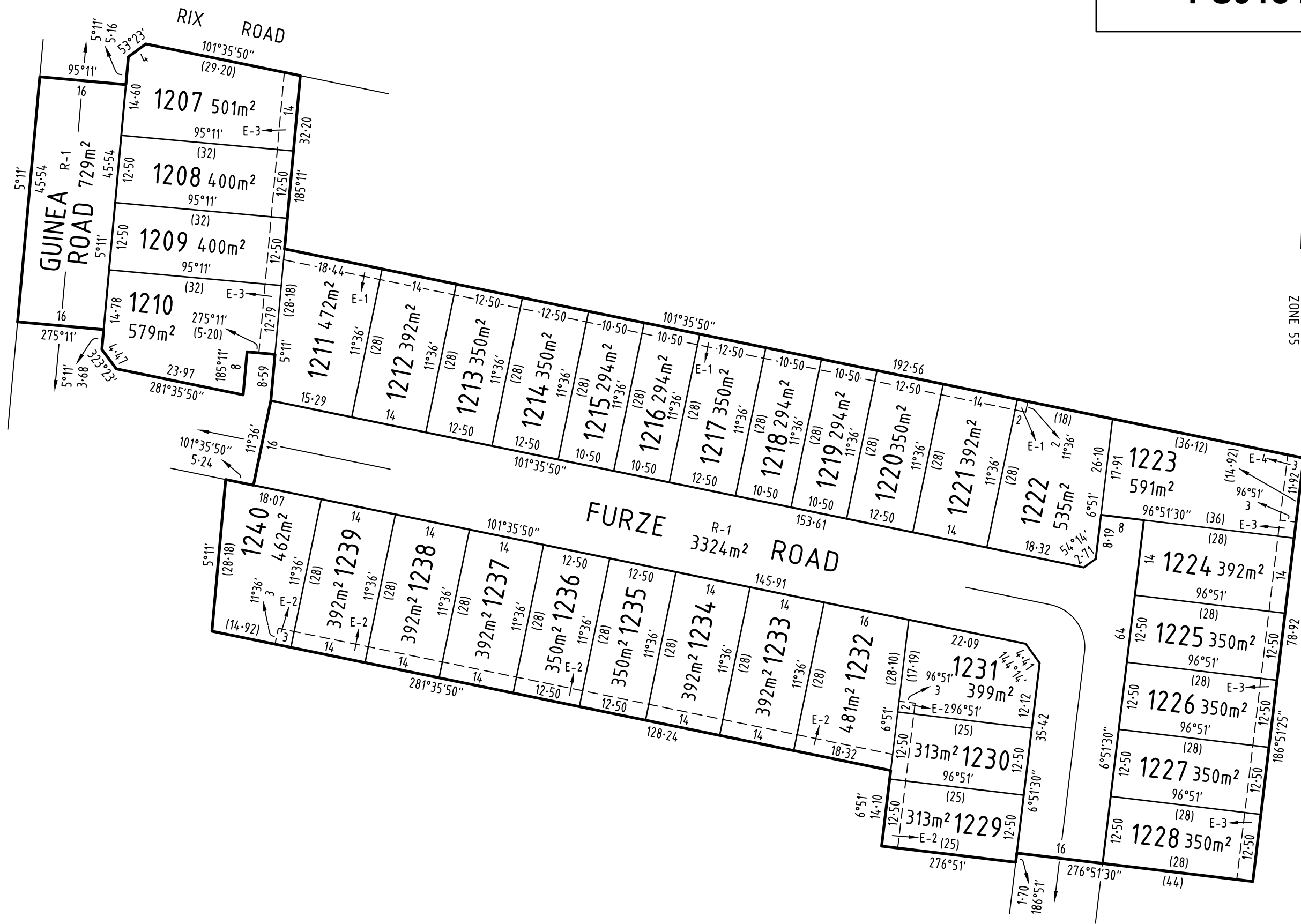


PLAN OF SUBDIVISION			EDITION 1	PS918445S		
LOCATION OF LAND PARISH: PAKENHAM TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 23 (PART) TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT M on PS918444U POSTAL ADDRESS: RIX ROAD, (at time of subdivision) OFFICER, VIC 3809 MGA2020 CO-ORDINATES: E: 359 290 ZONE: 55 (of approx centre of land in plan) N: 5 785 440						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines Lots 1 to 1206 (both inclusive) have been omitted from this plan. <u>Other purpose of this plan</u> To remove by agreement Easement E-9 created in PS918444U that lies within Furze Road on this plan via section 6 (1) (k) of the Subdivision Act 1988.			
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	2	PS915746T	CARDINIA SHIRE COUNCIL		
E-2	SEWERAGE	3	PS918444U	SOUTH EAST WATER CORPORATION		
E-2	DRAINAGE	3	PS918444U	CARDINIA SHIRE COUNCIL		
E-3	SEWERAGE	3	PS915746T	SOUTH EAST WATER CORPORATION		
E-3	DRAINAGE	3	PS915746T	CARDINIA SHIRE COUNCIL		
E-4	SEWERAGE	SEE DIAGRAM	PS915746T	SOUTH EAST WATER CORPORATION		
RIX ROAD OFFICER STAGE 12 (34 LOTS)			AREA OF STAGE - 1.731ha			
 <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>		SURVEYORS FILE REF: 310311SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3	
		Licensed Surveyor: Wayne John van den Tol Version: 9				



SURVEYOR'S FILE REF: 310311SV00



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SCALE 1: 750
7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

Licensed Surveyor: Wayne John van den Tol
Version: 9

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. PS918445S (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 1207 to 1240 (both inclusive) on this plan
Land to be Burdened: Lots 1207 to 1240 (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 AA010582.
- (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.

CREATION OF RESTRICTION No. 2

The following restriction is to be created upon registration of Plan of Subdivision No. PS918445S (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 1215, 1216, 1218, and 1219 on this plan
Land to be Burdened: Lots 1215, 1216, 1218, and 1219 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.