

# 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

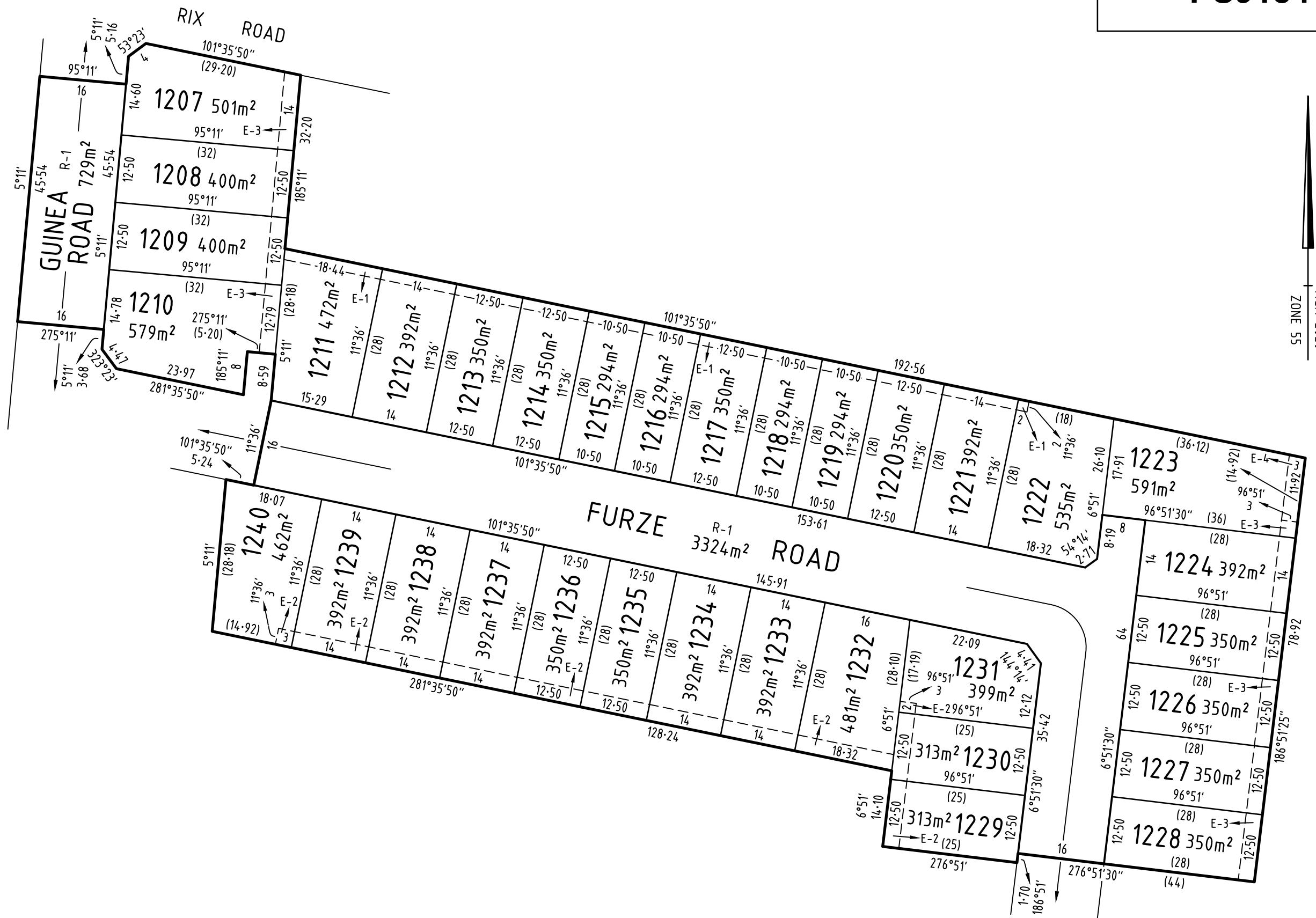
IDENTIFIER	COUNCIL / BODY / PERSON	NOTATIONS
ROAD R-1	CARDINIA SHIRE COUNCIL	<p>Land being subdivided is enclosed within thick continuous lines</p> <p>Lots 1 to 1206 (both inclusive) have been omitted from this plan.</p> <p><u>Other purpose of this plan</u></p>
<b>NOTATIONS</b>		
<p>DEPTH LIMITATION : DOES NOT APPLY</p> <p>SURVEY : This plan is based on survey BP3885C</p> <p>STAGING : This is not a staged subdivision</p> <p>Planning Permit No. T220246</p> <p>This survey has been connected to permanent marks No. 104</p> <p>In Proclaimed Survey Area No. 71</p>		
<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	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



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.

SURVEYOR'S FILE REF: 310311SV00		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		