PLAN OF SUBDIVISION

SECTION 22 SUBDIVISION ACT 1988

LV USE ONLY

EDITION

Plan Number

PS 913880A

Location of Land

Parish: PAKENHAM

Township: -

Section: -

Crown Allotment: -

Crown Portion: 31 (PART)

Title References:

c/t Vol. 10372 - Fol. 200 PS413102Q (LOT 2)
c/t Vol. 10976 - Fol. 415 & 416 PS508060B (LOTS 1 & 2)

Last Plan Reference: -

Postal Address: (At time of subdivision) 228-236 RIX ROAD
BEACONSFIELD, VIC 3807

MGA2020 Co-ordinates: (Of approx. centre of plan) E 358 100
N 5785 800
Zone: 55 (GDA 2020)

Council Name: Cardinia Shire Council

Council Reference Number: S24-070
Planning Permit Reference: T230320 (Corrrection 1 & 2)
SPEAR Reference Number: S231319P

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 16/07/2025

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Roads R-1	CARDINIA SHIRE COUNCIL
Reserve No 1	AUSNET ELECTRICITY SERVICES PTY LTD

NOTATIONS

DEPTH LIMITATION - DOES NOT APPLY

Survey: This plan is/is not based on survey

To be completed where applicable.

This survey has been connected to permanent marks no(s).
"name" "no" "(GPSnet)"
In Proclaimed Survey Area no. ?

Staging: This is not a staged subdivision.
Planning Permit No T230320

NOTATIONS

THE OTHER PURPOSES OF THIS PLAN ARE:

1. TO REMOVE EASEMENTS E-1, E-2 & E3 CREATED IN PS413102Q AS DIRECTED IN PLANNING PERMIT T230320
2. TO CREATE THE RESTRICTIONS SHOWN ON SHEET 5 OF THIS PLAN.

EASEMENT INFORMATION

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of

Bortoli Wellington Pty Ltd
ABN 46 069 841 498
Licensed Land Surveyors, Property Development Consultants
Unit 14, 104 Ferntree Gully Road, OAKLEIGH EAST, VIC, 3166
PO Box 776 MOUNT WAVERLEY VIC 3149
E: survey@bortoliwellington.com.au T: (03) 9543 5855

2025-01-31 2539a - 1 2025-02-04

REF 2539A

VERSION 1.4

ORIGINAL SHEET SIZE A3

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Surveyor's Plan Version (1.4),
09/07/2025, SPEAR Ref: S231319P

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Plan Number

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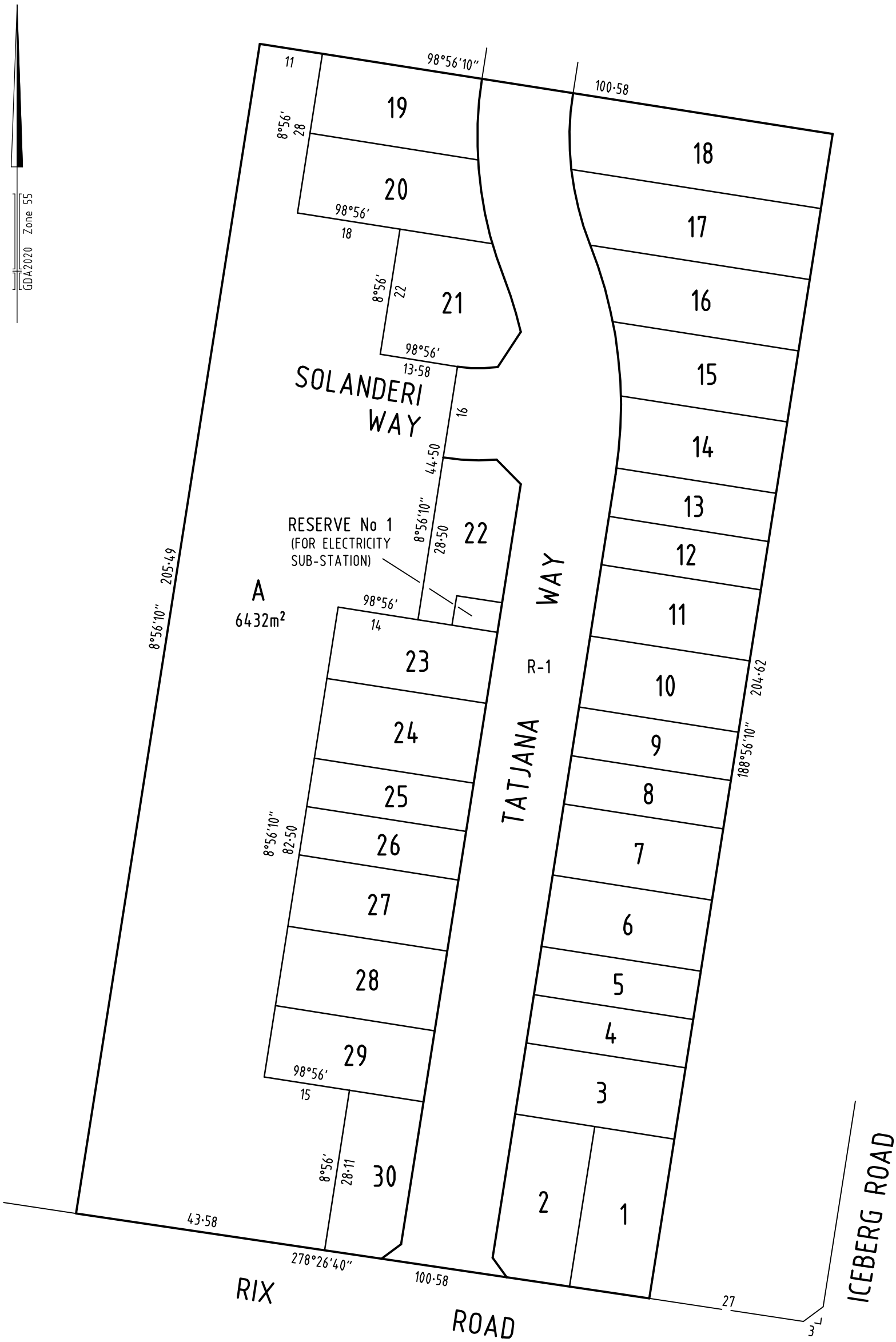

SEE SHEETS 3 & 4 FOR ENLARGEMENTS

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2025-02-05 2539A- 2 7/4/25

REF N° 2539A
VERSION 1.4

SCALE
7.5 0 7.5 15 22.5 30 37.5
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:750 | SHEET SIZE A3

Sheet 2

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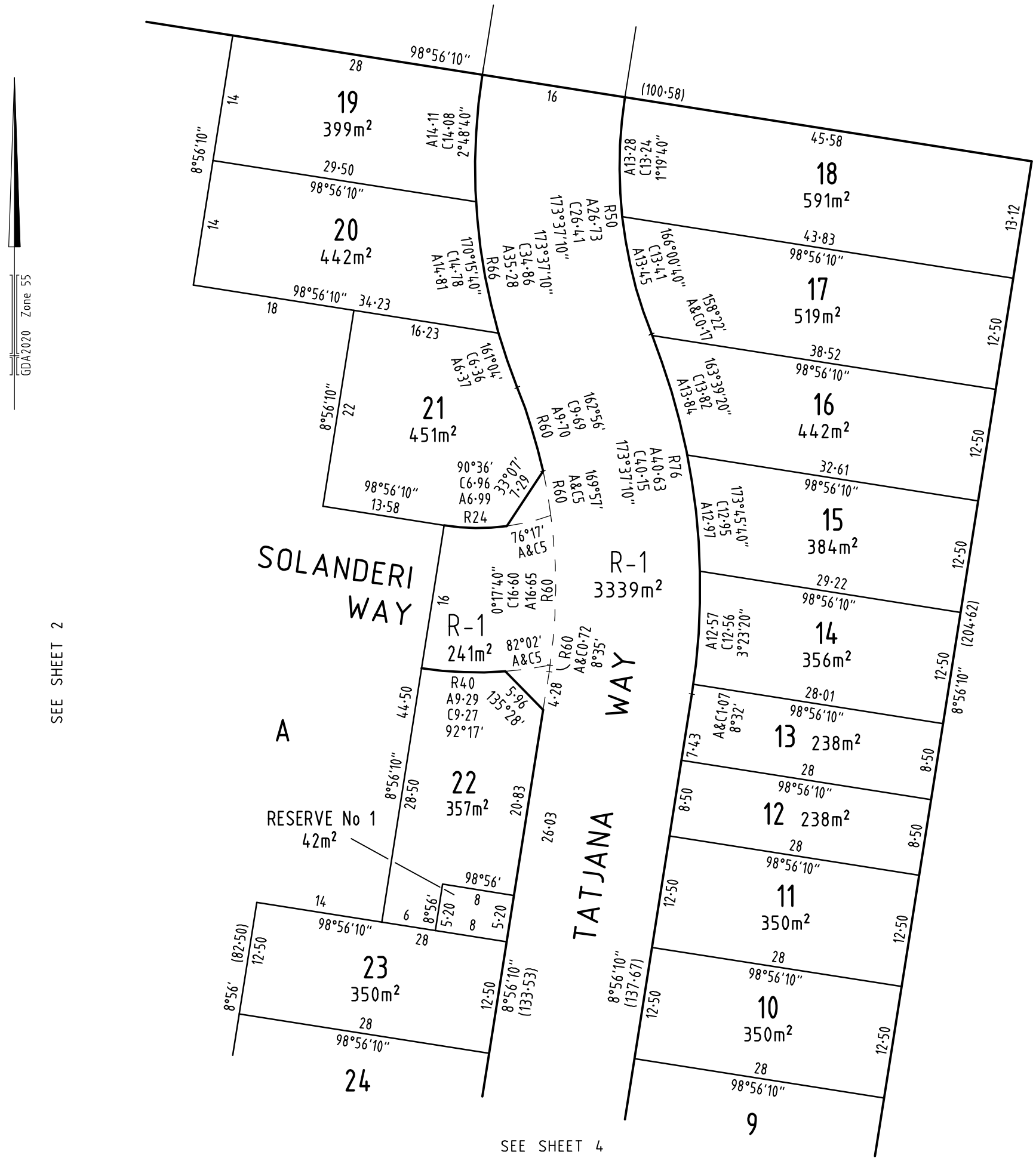

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2025-02-05 2539A- 3 7/4/25

REF N°	SCALE	ORIGINAL SCALE	ORIGINAL SHEET SIZE	
2539A	5 0 5 10 15 20 25 LENGTHS ARE IN METRES	1:500	A3	Sheet 3
VERSION 1.4				

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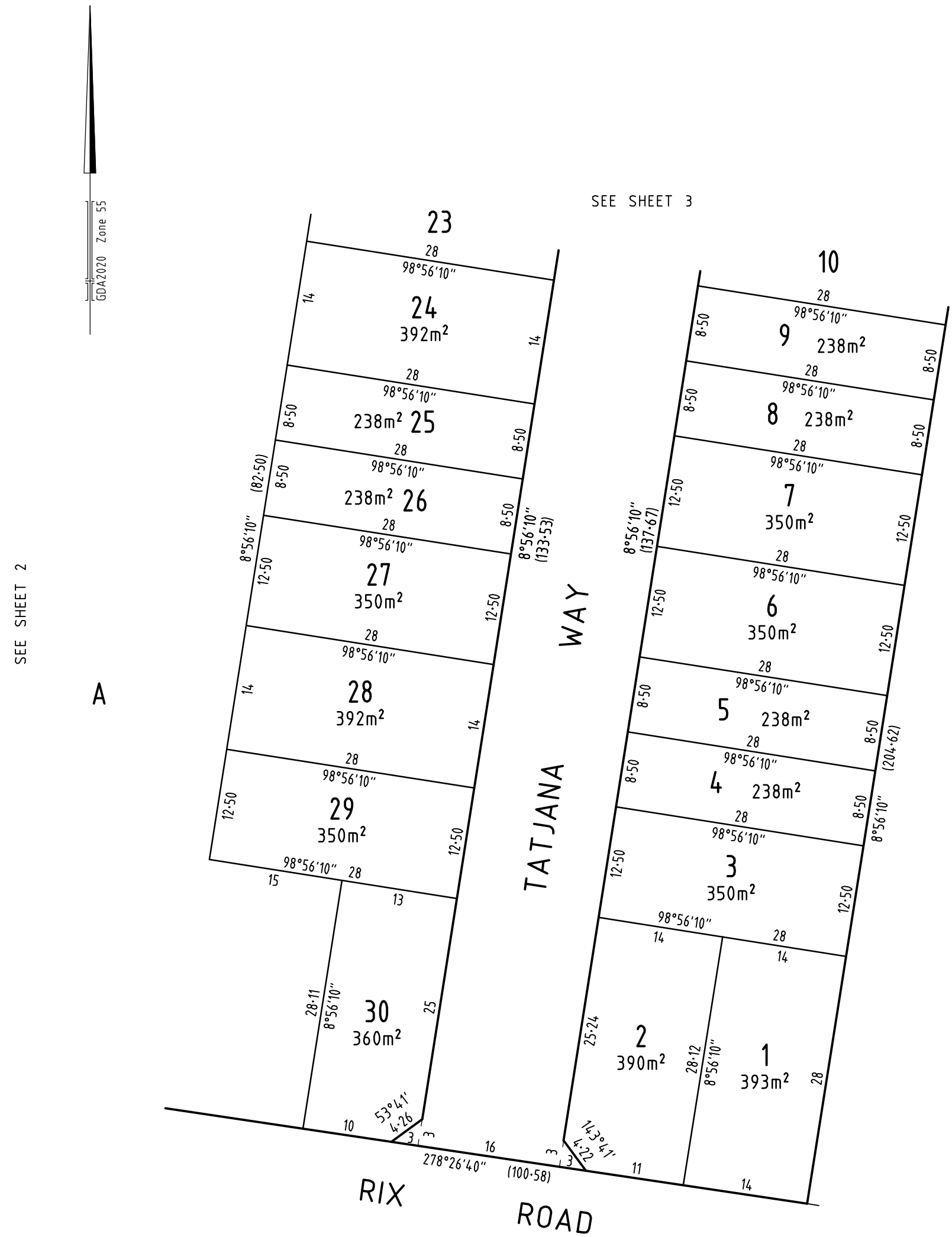

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2024-12-06 2539A- 4 2/4/25

REF N° 2539A
VERSION 1.4

SCALE
5 0 5 10 15 20 25
LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:500
SHEET SIZE A3

Sheet 4

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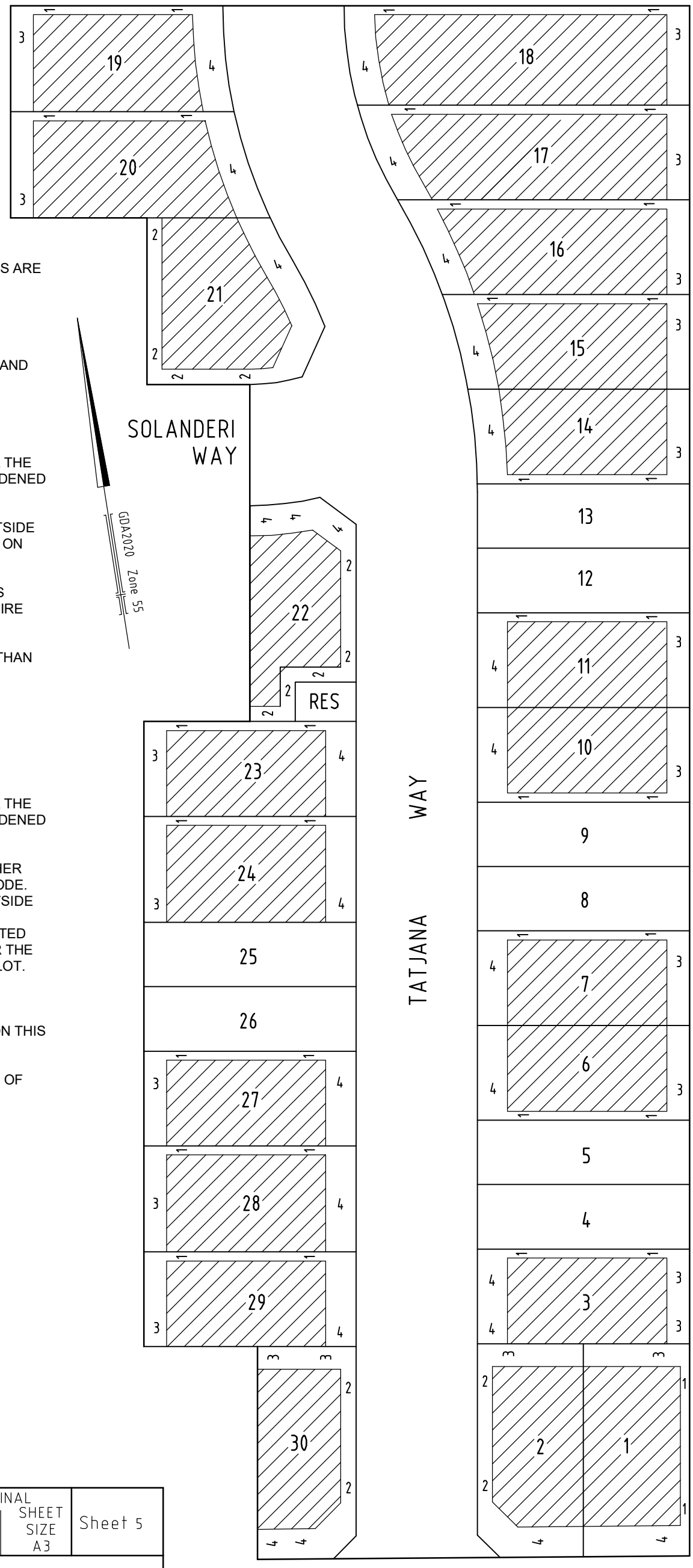

CREATION OF RESTRICTIONS

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTIONS ARE TO BE CREATED

LAND TO BENEFIT: LOTS ON THIS PLAN

1. LAND TO BE BURDENED: LOTS 1, 2, 3, 6, 7, 10, 11, 14 TO 24 (BI) AND LOTS 27 TO 30 (BI)

   DESCRIPTION OF RESTRICTION:

EXCEPT WITH THE WRITTEN CONSENT FROM THE RESPONSIBLE AUTHORITY THE REGISTERED PROPRIETOR OF PROPRIETORS FOR THE TIME BEING OF ANY LOTS FORMING PART OF THE LAND TO BE BURDENED SHALL NOT:

(i) BUILD OR ALLOW TO BE BUILT ON THE LAND, ANY DWELLING OUTSIDE THE BUILDING ENVELOPE AS SHOWN IN THE ADJACENT SCHEDULE ON THIS SHEET 5.
(ii) BUILD OR ALLOW TO BE BUILT ANY DWELLING OTHER THAN IN ACCORDANCE WITH THE ENDORSED BUILDING DESIGN GUIDELINES ATTACHED TO PLANNING PERMIT T230320, ISSUED BY CARDINIA SHIRE COUNCIL, OR AS AUTHORISED BY A FURTHER PERMIT.
(iii) SHALL NOT SUBDIVIDE OR ALLOW ANY LOT TO BE SUBDIVIDED
(iv) SHALL NOT BUILD OR ALLOW TO BE BUILT ON EACH LOT MORE THAN ONE (1) DWELLING TOGETHER WITH USUAL OUTBUILDINGS.

2. LAND TO BE BURDENED : LOTS 4, 5, 8, 9, 12, 13, 25 & 26

   DESCRPTION OF RESTRICTION:

EXCEPT WITH THE WRITTEN CONSENT FROM THE RESPONSIBLE AUTHORITY THE REGISTERED PROPRIETOR OF PROPRIETORS FOR THE TIME BEING OF ANY LOTS FORMING PART OF THE LAND TO BE BURDENED SHALL NOT:

(i) BUILD OR ALLOW TO BE BUILT ON THE LAND, ANY DWELLING OTHER THAN IN ACCORDANCE WITH THE OFFICER SMALL LOT HOUSING CODE.
ii) BUILD OR ALLOW TO BE BUILT ON THE LAND, ANY DWELLING OUTSIDE THE BUILDING ENVELOPE AS DEFINED BY THE OFFICER SMALL LOT HOUSING CODE. THIS CLAUSE WILL CEASE TO BURDEN ANY AFFECTED LOT AFTER THE THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING AND ANY GARAGE OR CARPORT ON THAT LOT.

RESTRICTION No 1 WILL CEASE TO BURDEN ANY AFFECTED LOTS ON THIS PLAN OF SUBDIVISION ON THE 31 DECEMBER 2040.

RESTRICTION No 2 WILL CEASE TO BURDEN ANY LOT ON THIS PLAN OF SUBDIVISION ON THE 31 DECEMBER 2040.

SEE OPPOSITE FOR SCHEDULE

DENOTES BUILDING ENVELOPE

SCALE
6 0 6 12 18 24 30
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:600 | SHEET SIZE A3

Sheet 5

REF N° REF 2539A

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