

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PS 847345Q

LOCATION OF LAND

PARISH: Pakenham
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: 11 (Part)
CROWN PORTION: -
TITLE REFERENCE: Vol. 12506 Fol. 169
 Vol. 4944 Fol. 615
LAST PLAN REFERENCE: Lot C PS 847341Y
 Lot 1 TP 381600H

POSTAL ADDRESS: 70 Lecky Road
Officer 3809

MGA2020 Co-ordinates
 (of approx centre of land in plan) E 361 800 ZONE: 55
 N 5 783 940

Council Name: Cardinia Shire Council
 Council Reference Number: S21-080
 Planning Permit Reference: T200562
 SPEAR Reference Number: S174593V

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: 14/04/2023

Statement of Compliance

This is a statement of compliance issued under section 21 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 been satisfied

Digitally signed by: Sonia Higgins for Cardinia Shire Council on 04/12/2023

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

| IDENTIFIER | COUNCIL/BODY/PERSON |
|------------|------------------------|
| Road R-1 | Cardinia Shire Council |

Lots A to C (both inclusive) and Lots 1 to 400 (both inclusive) have been omitted from this plan.
 See Sheet 6 for Creation of Restrictions.

NOTATIONS

Depth Limitation: Does not apply.

Survey: This plan is ~~is not~~ based on survey. Refer to BP 3986V.
 This survey has been connected to Pakenham permanent marks no. 3, 101 and 185.
 In Proclaimed Survey Area No. 71

Staging: This ~~is~~ is not a staged subdivision.
 Planning Permit No. T200562

Estate: Banyan Place
Development No.: 4
No. of Lots: 41
Area: 2.353 ha
Melways: 215 A9

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 | See Diag. | LP13491 | All Lots on LP13491 |
| E-1 | Any Easements | See Diag. | Vol. 9723 Fol. 056 | Unspecified |
| E-2 & E-4 | Drainage | See Diag. | This Plan | Cardinia Shire Council |
| E-3 & E-4 | Sewerage | See Diag. | This Plan | South East Water Corporation |
| E-5 | Drainage | See Diag. | PS 839074R | Cardinia Shire Council |
| E-5 & E-6 | Sewerage | See Diag. | PS 839074R | South East Water Corporation |
| E-7 | Drainage | See Diag. | PS 847341Y | Cardinia Shire Council |
| E-8 | Sewerage | See Diag. | PS 847341Y | South East Water Corporation |
| E-8 & E-9 | Drainage | See Diag. | PS 839075P | Cardinia Shire Council |



SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
 PH (03) 9775 4555 www.charltondegg.com.au

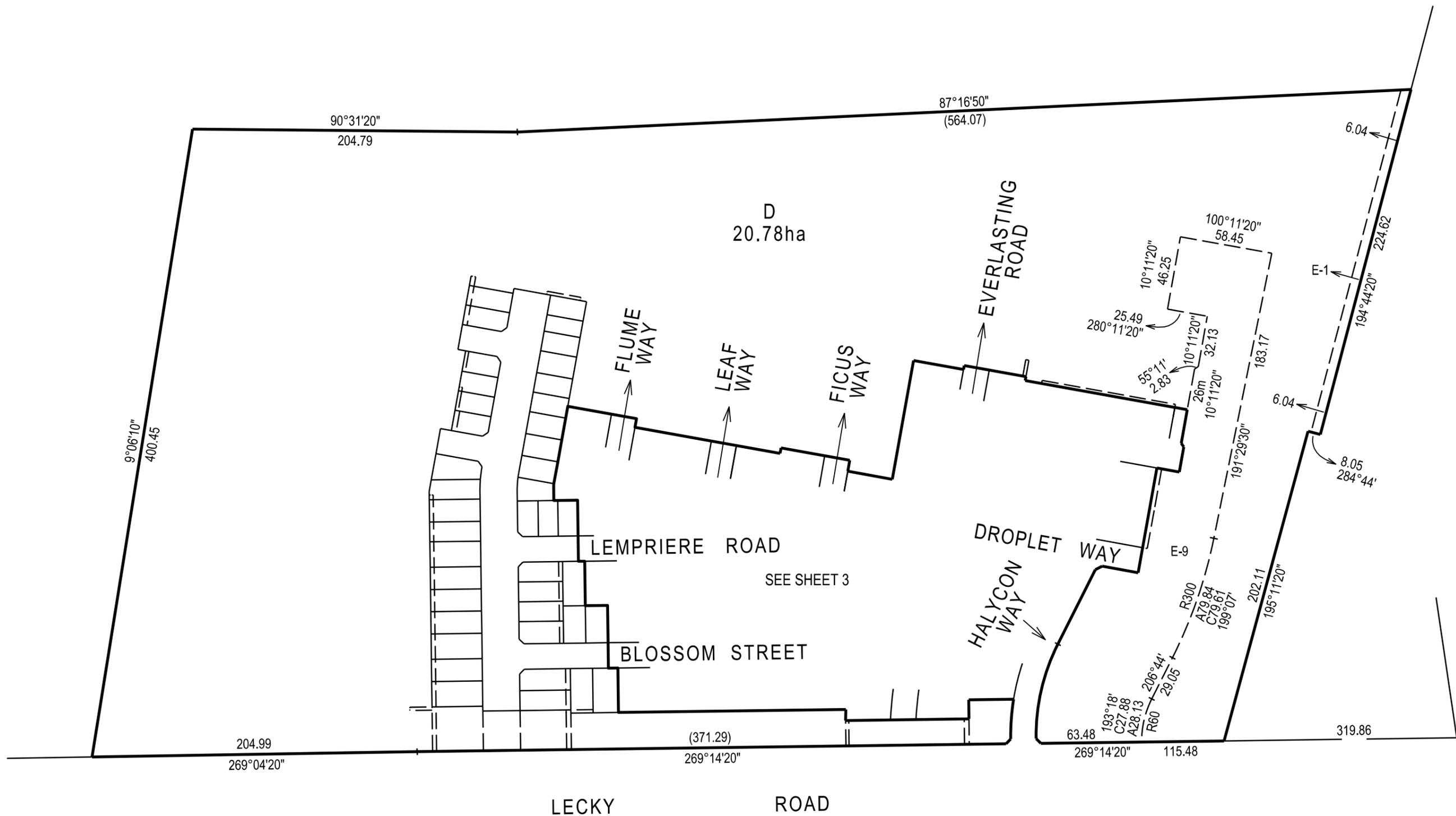
SURVEYORS FILE REF: 1470/Stg 4 VERSION: 5

ORIGINAL SHEET
SIZE: A3

SHEET 1 of 6

Digitally signed by: Michael Neylan Degg, Licensed Surveyor,
 Surveyor's Plan Version (5),
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CARDINIA
ROAD

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SCALE
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LENGTHS ARE IN METRES

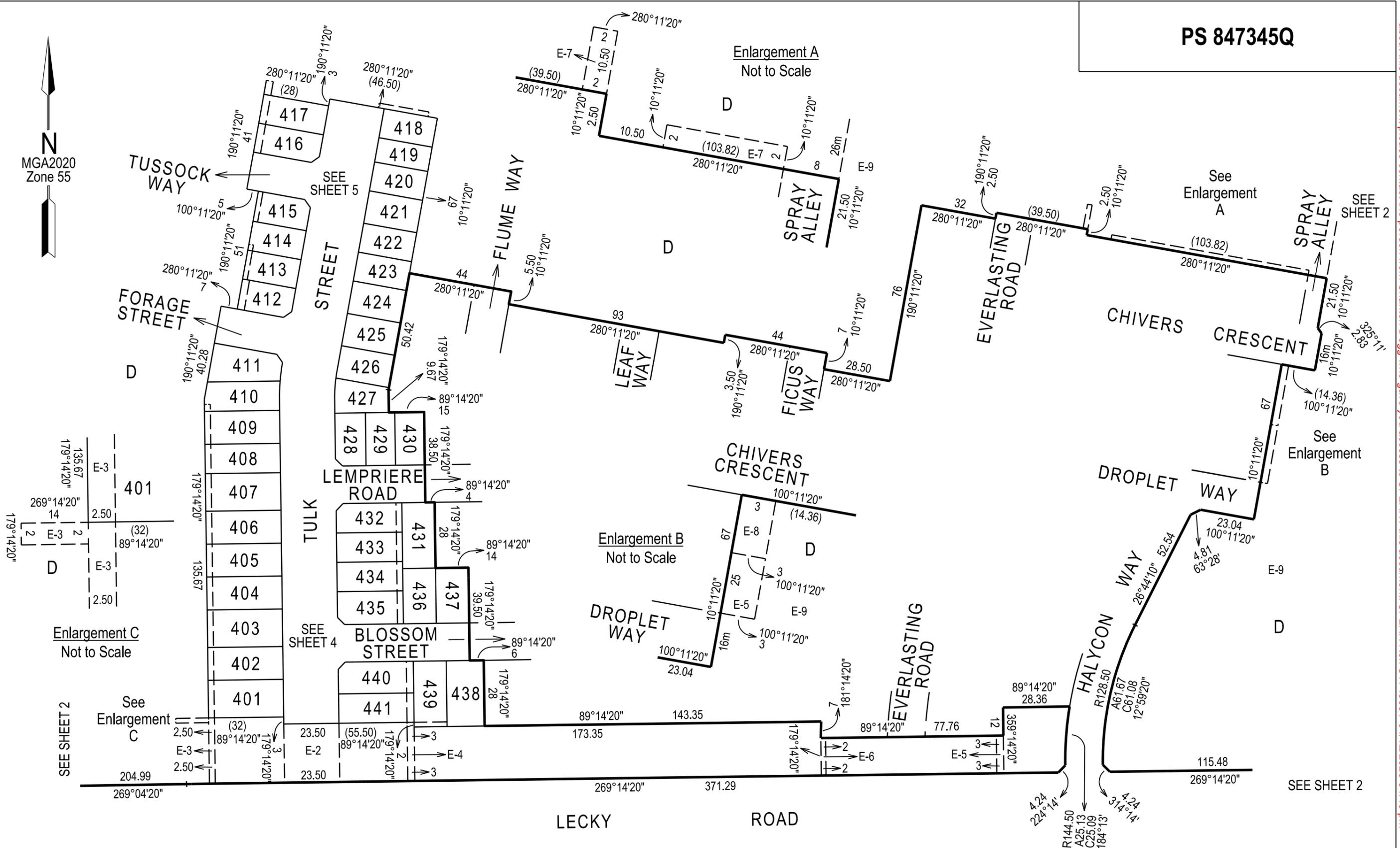
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ORIGINAL SHEET
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SHEET 2

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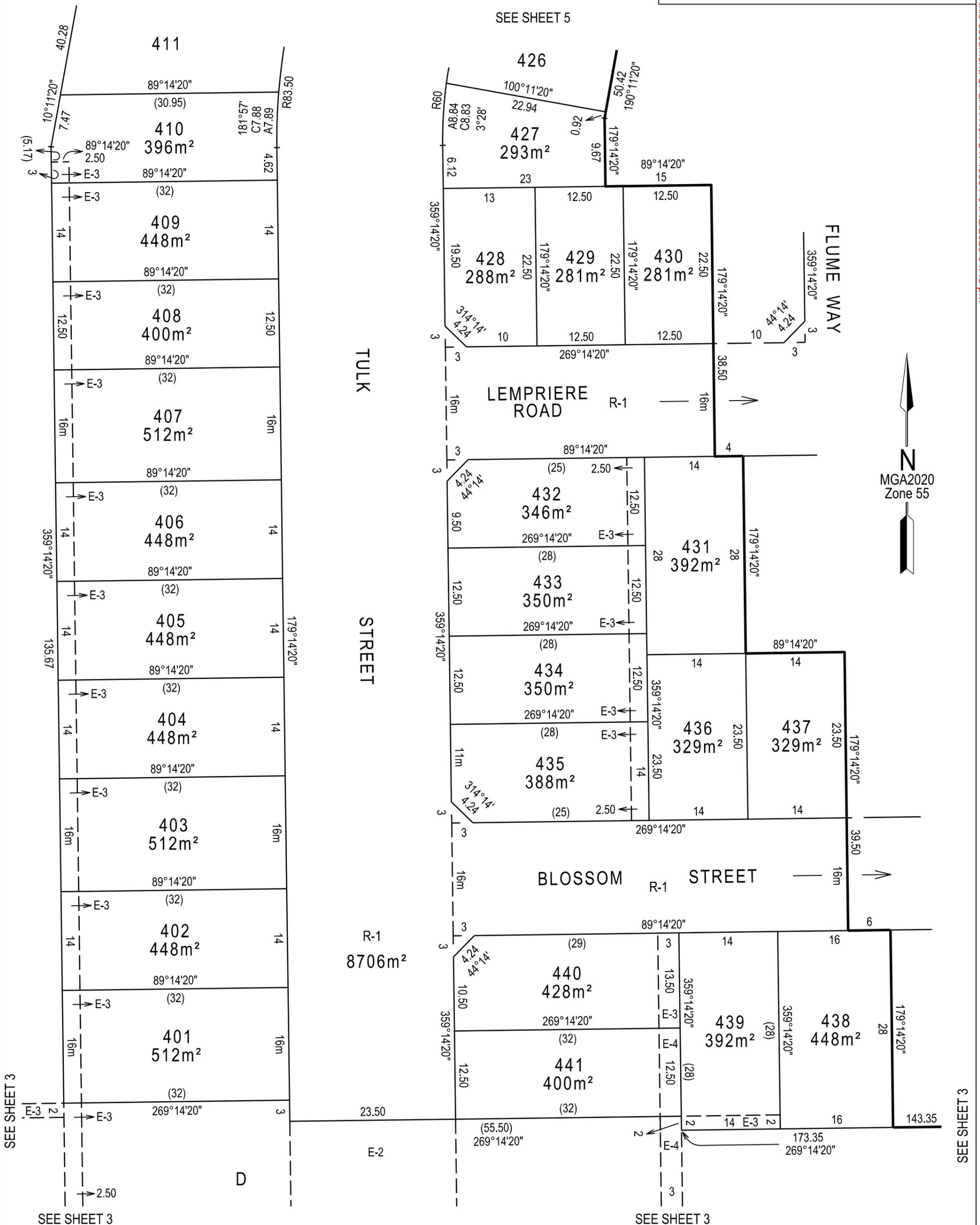
SCALE 1:1500

 LENGTHS ARE IN METRES
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ORIGINAL SHEET SIZE: A3
 SHEET 3
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SEE SHEET 5

SEE SHEET 5



SEE SHEETS 3

SEE SHEETS 3

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SCALE 1:500

LENGTHS ARE IN METRES

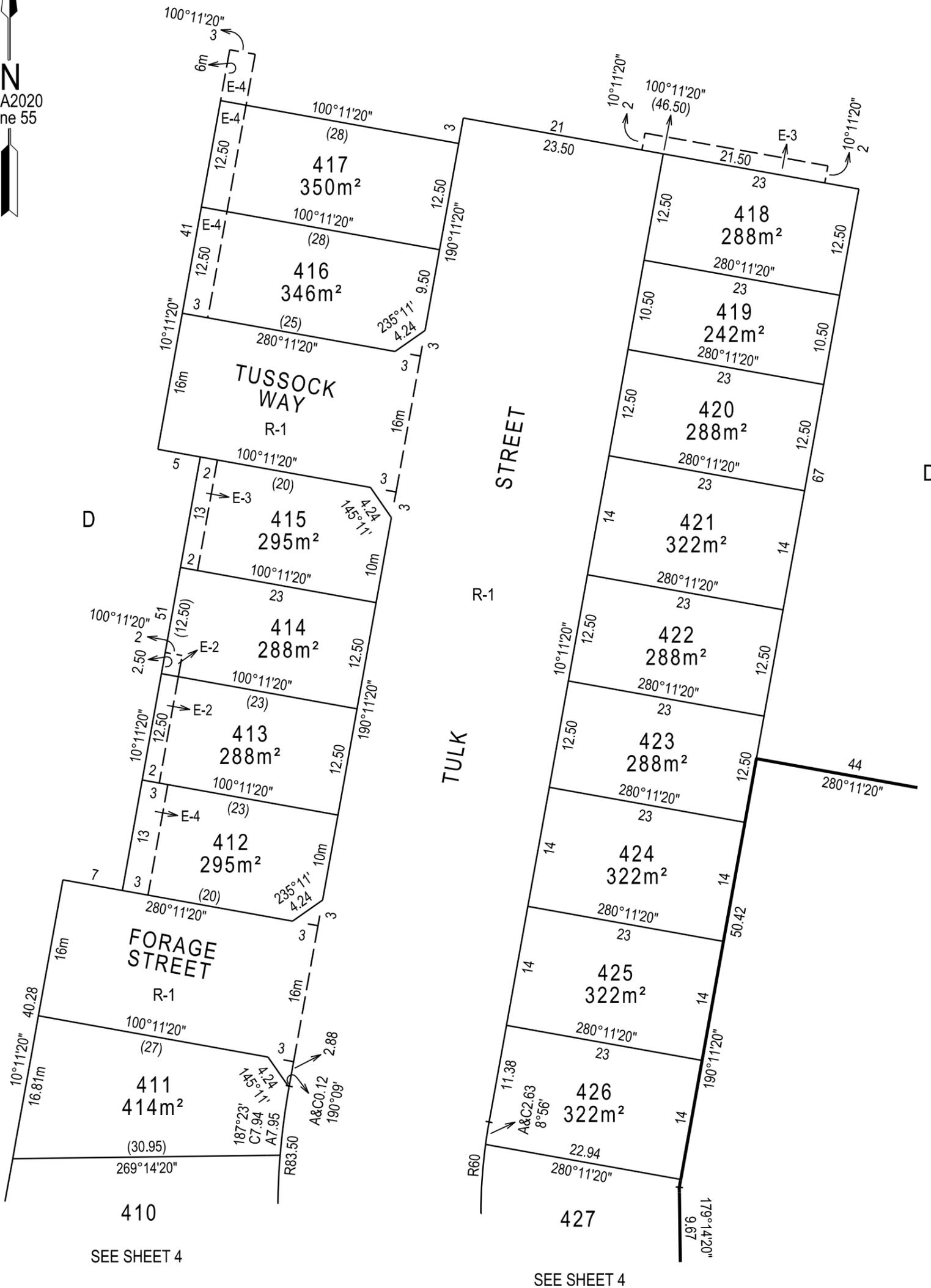
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SHEET 4

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CREATION OF RESTRICTION A**UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.****Table of Land burdened and Land benefited**

| Burdened Lot No. | Benefiting Lots on this Plan | Burdened Lot No. | Benefiting Lots on this Plan |
|------------------|------------------------------|------------------|------------------------------|
| 421 | 420, 422 | 426 | 425, 427 |
| 424 | 423, 425 | 436 | 431, 434, 435, 437 |
| 425 | 424, 426 | 437 | 436 |

The registered proprietor or proprietors for the time being of a burdened lot to which this restriction applies shall not construct or extend any dwelling or allow the construction or extension of any dwelling other than:

1. In accordance with the Victorian Small Lot Housing Code, unless with the written consent of the Responsible Authority.
2. In accordance with the building envelope as defined by Victorian Small Lot Housing Code as specified for Type A lots, unless with the written consent of the Responsible Authority,
3. A single dwelling and must not subdivide to create an additional lot.
4. Other than in accordance with the approved Banyan Place Design Guidelines (www.banyanplaceofficer.com.au), unless with the written consent of the Responsible Authority,
5. Without the approval of Banyan Place Design Review Committee (DRC).

This restriction will cease to affect any of the burdened lots after the 31st December 2038.

CREATION OF RESTRICTION B**UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.****Table of Land burdened and Land benefited**

| Burdened Lot No. | Benefiting Lots on this Plan | Burdened Lot No. | Benefiting Lots on this Plan | Burdened Lot No. | Benefiting Lots on this Plan |
|------------------|------------------------------|------------------|------------------------------|------------------|------------------------------|
| 412 | 413 | 418 | 419 | 427 | 426, 428, 429 |
| 413 | 412, 414 | 419 | 418, 420 | 428 | 427, 429 |
| 414 | 413, 415 | 420 | 419, 421 | 429 | 427, 428, 430 |
| 415 | 414 | 422 | 421, 423 | 430 | 429 |
| 416 | 417 | 423 | 422, 424 | 432 | 431, 433 |

The registered proprietor or proprietors for the time being of a burdened lot to which this restriction applies shall not construct or extend any dwelling or allow the construction or extension of any dwelling other than:

1. In accordance with the Victorian Small Lot Housing Code, unless with the written consent of the Responsible Authority.
2. In accordance with the building envelope as defined by Victorian Small Lot Housing Code as specified for Type B lots, unless with the written consent of the Responsible Authority,
3. A single dwelling and must not subdivide to create an additional lot.
4. Other than in accordance with the approved Banyan Place Design Guidelines (www.banyanplaceofficer.com.au), unless with the written consent of the Responsible Authority,
5. Without the approval of Banyan Place Design Review Committee (DRC).

This restriction will cease to affect any of the burdened lots after the 31st December 2038.

CREATION OF RESTRICTION C**UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.****Table of Land burdened and Land benefited**

| Burdened Lot No. | Benefiting Lots on this Plan | Burdened Lot No. | Benefiting Lots on this Plan | Burdened Lot No. | Benefiting Lots on this Plan |
|------------------|------------------------------|------------------|------------------------------|------------------|------------------------------|
| 401 | 402 | 408 | 407, 409 | 434 | 431, 433, 435, 436 |
| 402 | 401, 403 | 409 | 408, 410 | 435 | 434, 436 |
| 403 | 402, 404 | 410 | 409, 411 | 438 | 439 |
| 404 | 403, 405 | 411 | 410 | 439 | 438, 440, 441 |
| 405 | 404, 406 | 417 | 416 | 440 | 439, 441 |
| 406 | 405, 407 | 431 | 432, 433, 434, 436 | 441 | 439, 440 |
| 407 | 406, 408 | 433 | 431, 432, 434 | | |

The registered proprietor or proprietors for the time being of a burdened lot to which this restriction applies shall not construct or extend any dwelling or allow the construction or extension of any dwelling:

1. Other than in accordance with the prescribed building envelopes defined by the Banyan Place Design Guidelines (www.banyanplaceofficer.com.au), unless with the written consent of the Responsible Authority.
2. Other than in accordance with the approved Banyan Place Design Guidelines (www.banyanplaceofficer.com.au), unless with the written consent of the Responsible Authority,
3. Without the approval of Banyan Place Design Review Committee (DRC).
4. Other than a single dwelling and must not subdivide to create an additional lot.

This restriction will cease to affect any of the burdened lots after the 31st December 2038.

