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**CHARLTON DEGG**  
LAND DEVELOPMENT CONSULTANTS

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

SCALE 1:1500

15 0 15 30 45 60  
LENGTHS ARE IN METRES

Digitally signed by: Michael Neylan Degg, Licensed Surveyor,  
Surveyor's Plan Version (7),  
05/03/2024, SPEAR Ref: S184796B

ORIGINAL SHEET SIZE: A3

SHEET 3

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Cardinia Shire Council,  
08/03/2024,  
SPEAR Ref: S184796B

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SCALE 1:1000

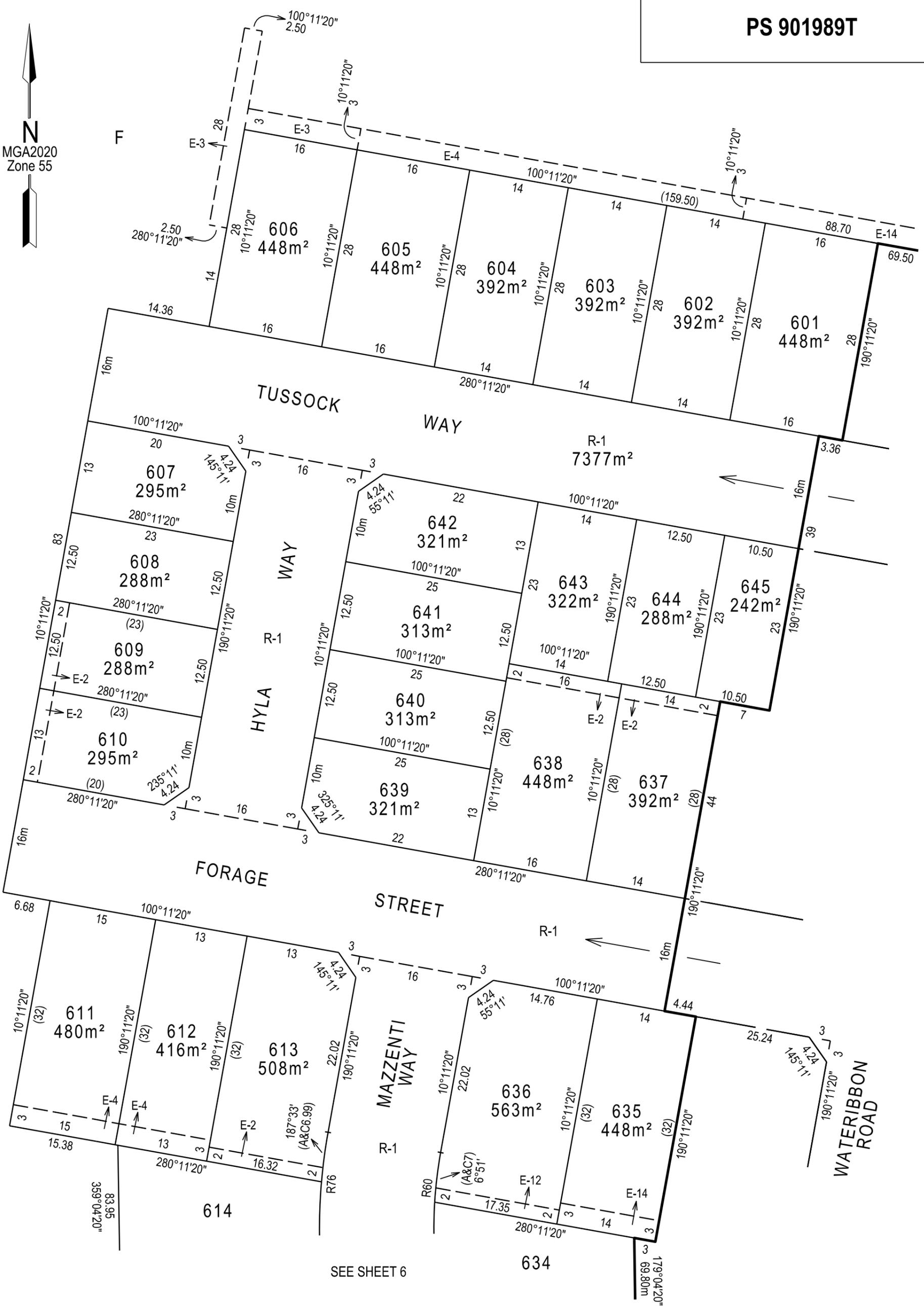
10 0 10 20 30 40  
LENGTHS ARE IN METRES

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SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930  
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SCALE 1:500

LENGTHS ARE IN METRES

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**CREATION OF RESTRICTION A**

**UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.**

**LAND TO BENEFIT:** Lots 638, 641, 642 and 644.

**LAND TO BURDEN:** Lot 643.

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](http://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
607	608	640	638, 639, 641
608	607, 609	641	638, 640, 642, 643
609	608, 610	642	641, 643
610	609	644	637, 638, 643, 645
639	638, 640	645	637, 644

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](http://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
601	602	617	616, 618	628	629, 630
602	601, 603	618	617, 619	629	628, 630
603	602, 604	619	618, 620, 621	630	628, 629, 631
604	603, 605	620	619, 621	631	630, 632
605	604, 606	621	619, 620	632	631, 633
606	605	622	623	633	632, 634
611	612	623	622, 624	634	633, 635, 636
612	611, 613, 614	624	623, 625	635	634, 636
613	612, 614	625	624, 626	636	634, 635
614	612, 613, 615	626	625, 627	637	638, 644, 645
615	614, 616	627	626	638	637, 639, 640, 641, 643, 644
616	615, 617				

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](http://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](http://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.



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