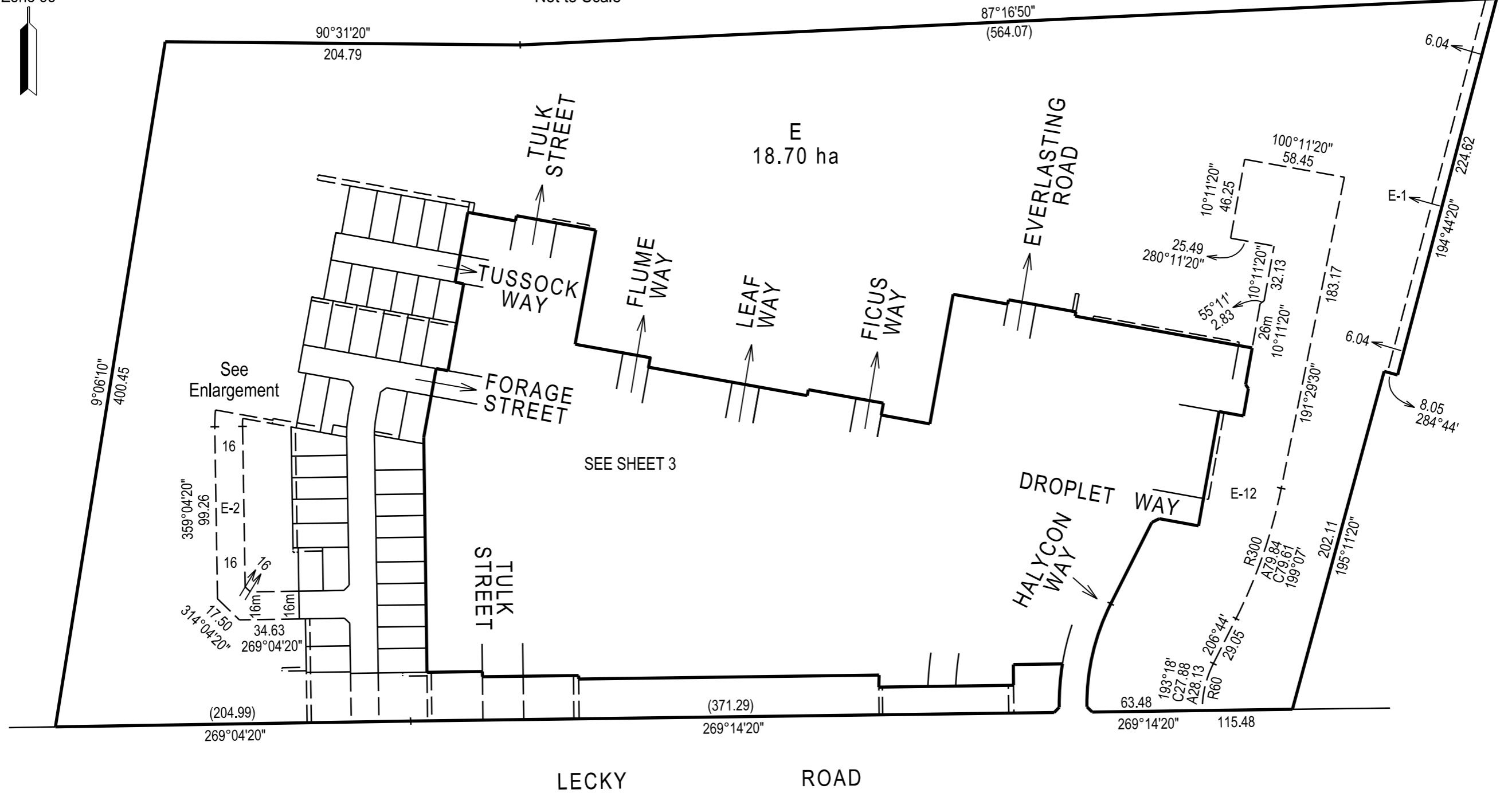
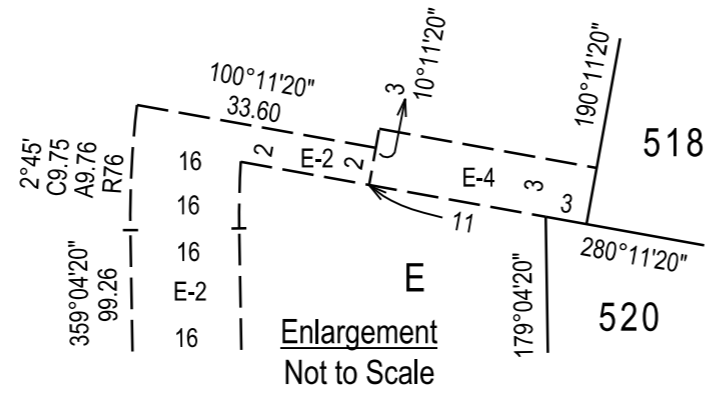
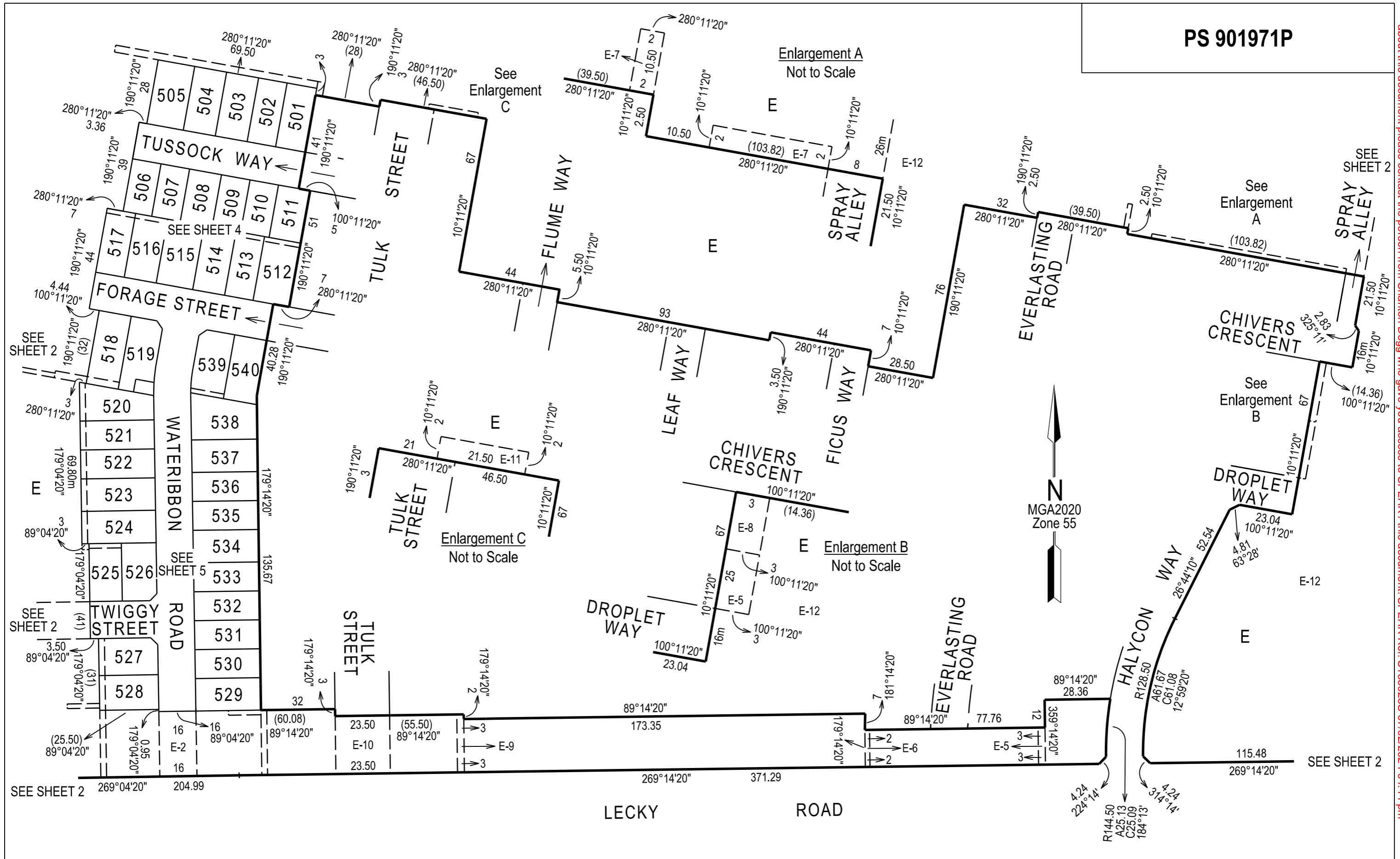


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PLAN OF SUBDIVISION				LV USE ONLY EDITION	PS 901971P
LOCATION OF LAND				Council Name: Cardinia Shire Council Council Reference Number: S21-169 Planning Permit Reference: T200562 SPEAR Reference Number: S185028S Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 27/04/2023 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 01/11/2023 Statement of Compliance issued: 07/02/2024 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 at Statement of Compliance	
PARISH:	Pakenham				
TOWNSHIP:	-				
SECTION:	-				
CROWN ALLOTMENT:	11 (Part)				
CROWN PORTION:	-				
TITLE REFERENCE:	Vol. Fol.				
LAST PLAN REFERENCE:	Lot D PS 847345Q				
POSTAL ADDRESS:	70 Lecky Road Officer 3809				
MGA2020 Co-ordinates (of approx centre of land in plan)	E 361 720	ZONE: 55	N 5 783 980		
VESTING OF ROADS AND/OR RESERVES				NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON			Lots A to D (both inclusive) and Lots 1 to 500 (both inclusive) have been omitted from this plan. See Sheet 6 for Creation of Restrictions.	
Road R-1 Reserve No.1	Cardinia Shire Council Ausnet Electricity Services Pty Ltd ABN 91 064 651 118				
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.: 5 No. of Lots: 40 Area: 2.084 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 Vol. 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-12	Drainage	See Diag.	PS 839075P	Cardinia Shire Council	
E-9 & E-10	Drainage	See Diag.	PS 847345Q	Cardinia Shire Council	
E-9 & E-11	Sewerage	See Diag.	PS 847345Q	South East Water Corporation	
CHARLTON DEGG <small>LAND DEVELOPMENT CONSULTANTS</small>		SURVEYORS FILE REF: 1470/Stg 5 VERSION: 7		ORIGINAL SHEET SIZE: A3	SHEET 1 of 6
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930 PH (03) 9775 4555 www.charltondegg.com.au		Digitally signed by: Michael Neylan Degg, Licensed Surveyor, Surveyor's Plan Version (7), 26/10/2023, SPEAR Ref: S185028S			

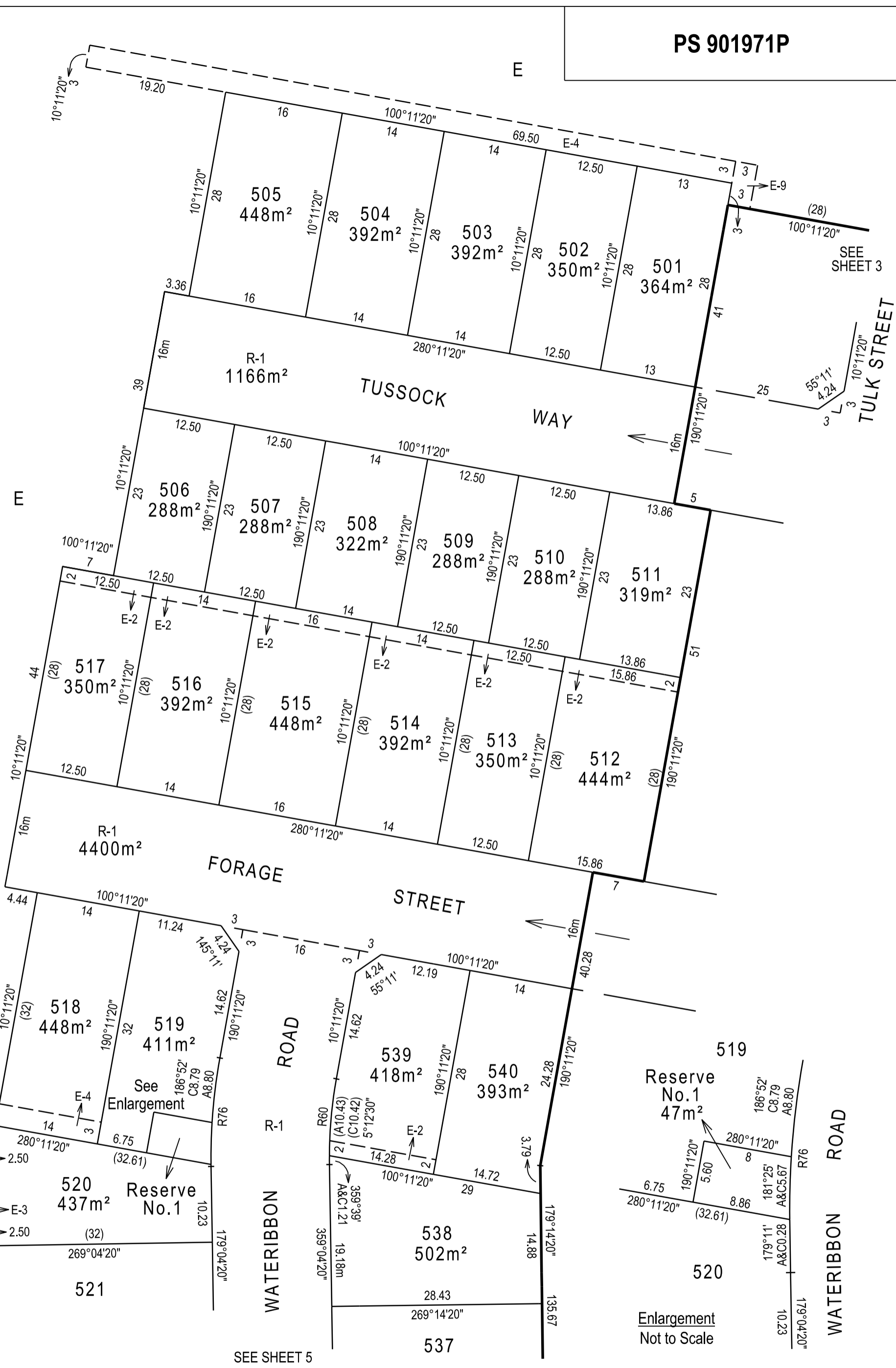




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PS 901971P



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SCALE 1:500

LENGTHS ARE IN METRES

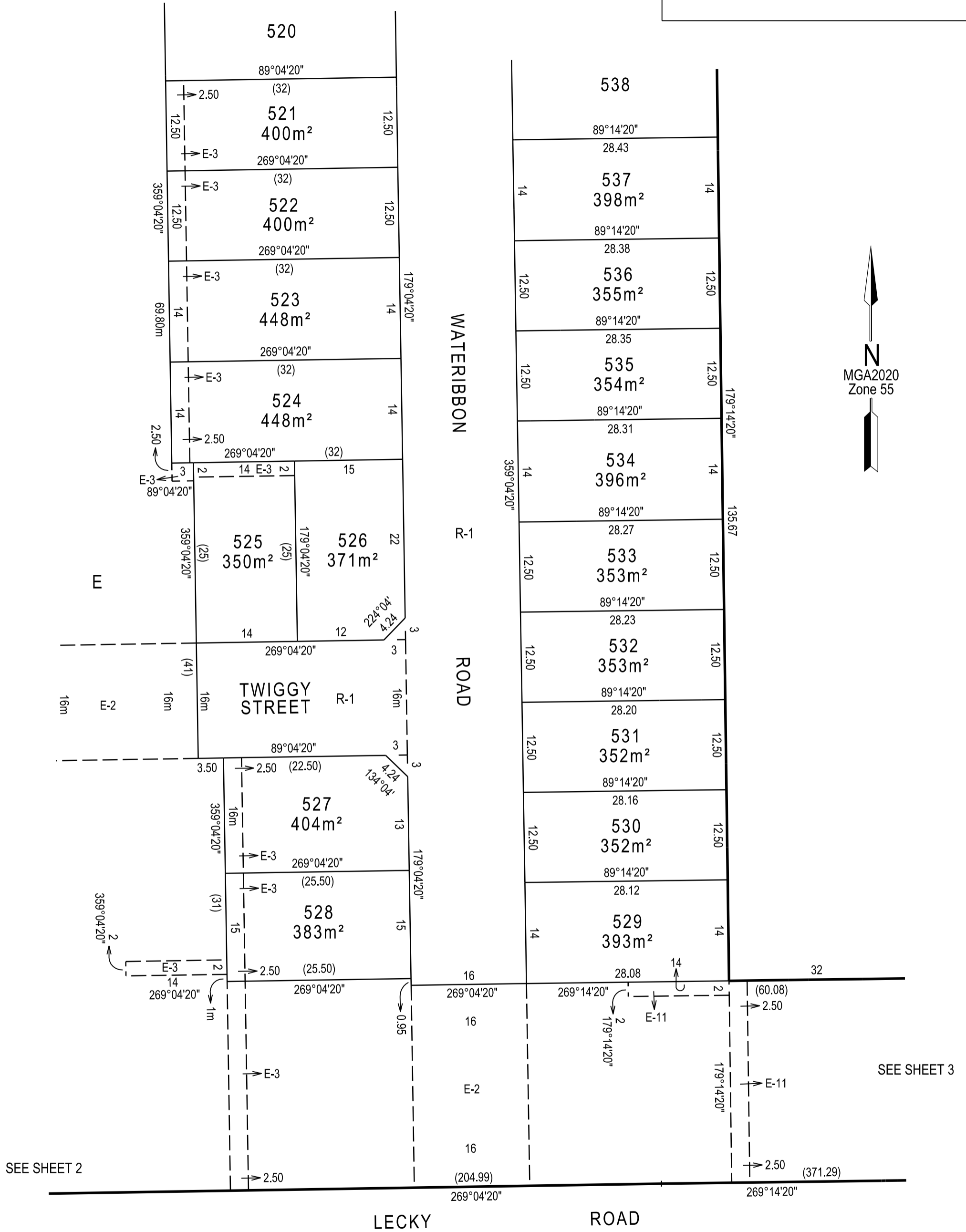
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ORIGINAL SHEET SIZE: A3 SHEET 4

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SEE 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
508	507, 509, 514, 515
511	510, 512

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
506	507, 516, 517
507	506, 508, 515, 516
509	508, 510, 513, 514
510	509, 511, 512, 513

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
501	502	519	518, 520	530	529, 531
502	501, 503	520	518, 519, 521	531	530, 532
503	502, 504	521	520, 522	532	531, 533
504	503, 505	522	521, 523	533	532, 534
505	504	523	522, 524	534	533, 535
512	510, 511, 513	524	523, 525, 526	535	534, 536
513	509, 510, 512, 514	525	524, 526	536	535, 537
514	508, 509, 513, 515	526	524, 525	537	536, 538
515	507, 508, 514, 516	527	528	538	537, 539, 540
516	506, 507, 515, 517	528	527	539	538, 540
517	506, 516	529	530	540	538, 539
518	519, 520				

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.



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Surveyor's Plan Version (7),
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ORIGINAL SHEET
SIZE: A3

SHEET 6

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