### LV USE ONLY PLAN OF SUBDIVISION **PS 901989T EDITION** LOCATION OF LAND Council Name: Cardinia Shire Council Council Reference Number: S21-166 PARISH: Pakenham Planning Permit Reference: T200562 TOWNSHIP: SPEAR Reference Number: S184796B SECTION: Certification **CROWN ALLOTMENT:** 11 (Part) This plan is certified under section 11 (7) of the Subdivision Act 1988 **CROWN PORTION:** Date of original certification under section 6 of the Subdivision Act 1988: 23/05/2023 TITLE REFERENCE: Vol. 12531 Fol. 931 **Statement of Compliance** LAST PLAN REFERENCE: Lot E PS 901971P 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 **POSTAL ADDRESS:** 70 Lecky Road Digitally signed by: Fiona Shadforth for Cardinia Shire Council on 08/03/2024 Officer 3809 MGA2020 Co-ordinates (of approx centre of land in plan) **ZONE**: 55 **E** 361 650 5 783 960 **VESTING OF ROADS AND/OR RESERVES** NOTATIONS **IDENTIFIER** COUNCIL/BODY/PERSON Lots A to E (both inclusive) and Lots 1 to 600 (both inclusive) have been omitted from this plan. Road R-1 Cardinia Shire Council See Sheet 7 for Creation of Restrictions. Other Purpose of the Plan: Part of easement E-2 for 'Drainage' purposes over Mazzenti Way and Twiggy Street created in PS 901971P in favour of Cardinia Shire Council is removed by all interested parties upon registration of this plan pursuant to Section 6(1)(k) of the Subdivision Act 1988. **NOTATIONS** Depth Limitation: Does not apply. Survey: This plan is/ie-net 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 Estate: Banyan Place Development No.: 6 No. of Lots: 45 Staging: This $+ \bullet$ /is not a staged subdivision. Area: 2.459 ha Planning Permit No. T200562 Melways: 215 A9 EASEMENT INFORMATION Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road) Easement Width Land Benefited/In Favour Of Purpose Origin Reference (Metres) LP13491 All lots on LP13491 E-1 Drainage See Diag. E-1 Any Easements See Diag. Vol. 9723 Fol. 056 Unspecified This Plan Cardinia Shire Council E-2 & E-4 Drainage See Diag. E-3 & E-4 See Diag. Sewerage This Plan South East Water Corporation Cardinia Shire Council E-5 Drainage See Diag. PS 839074R PS 839074R E-5 & E-6 See Diag. South East Water Corporation Sewerage E-7 Drainage See Diag. PS 847341Y Cardinia Shire Council E-8 See Diag. PS 847341Y South East Water Corporation Sewerage E-8 & E-15 See Diag. Cardinia Shire Council Drainage PS 839075P Cardinia Shire Council E-9 & E-10 Drainage See Diag. PS 847345Q South East Water Corporation E-9 & E-11 Sewerage See Diag. PS 847345Q E-12 & E-14 See Diag. Cardinia Shire Council Drainage PS 901971P E-13 & E-14 South East Water Corporation Sewerage See Diag. PS 901971P ORIGINAL SHEET SIZE: A3 VERSION: 7 SHEET 1 of 7 SURVEYORS FILE REF: 1470/Stg 6

Digitally signed by: Michael Neylan Degg, Licensed

Surveyor,

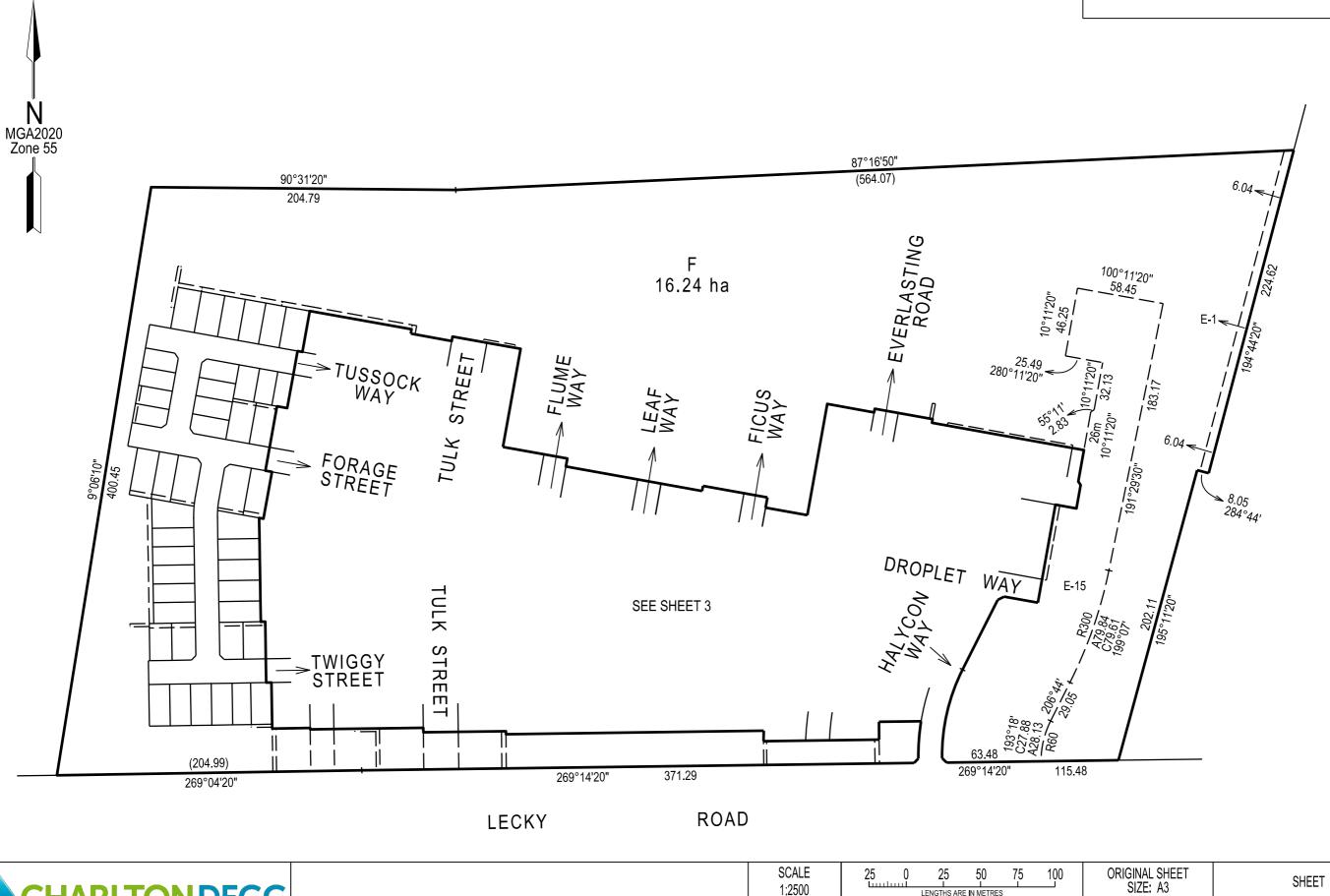
Surveyor's Plan Version (7), 05/03/2024, SPEAR Ref: S184796B

**HARLTON DEGG** 

www.charltondegg.com.au

SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930

PH (03) 9775 4555





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LENGTHS ARE IN METRES

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1:2500

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SHEET 2

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# WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please SPEAR / this document. SPEAR Ref: S184796B 08/03/2024 11:07 am ntact the person from Charlton Degg who gave you access to

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

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

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.
- In accordance with the building envelope as defined by Victorian Small Lot Housing Code as specified for Type A lots, unless with the written 2. consent of the Responsible Authority,
- 3. A single dwelling and must not subdivide to create an additional lot.
- Other than in accordance with the approved Banyan Place Design Guidelines (www.banyanplaceofficer.com.au), unless with the written consent 4. of the Responsible Authority.
- 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
607	608
608	607, 609
609	608, 610
610	609
639	638, 640

Burdened Lot No.	Benefiting Lots on this Plan
640	638, 639, 641
641	638, 640, 642, 643
642	641, 643
644	637, 638, 643, 645
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.
- In accordance with the building envelope as defined by Victorian Small Lot Housing Code as specified for Type B lots, unless with the written 2. consent of the Responsible Authority,
- A single dwelling and must not subdivide to create an additional lot. 3.
- Other than in accordance with the approved Banyan Place Design Guidelines (www.banyanplaceofficer.com.au), unless with the written consent 4. of the Responsible Authority,
- 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	Benefiting Lots on this Plan
Lot No.	on this Plan
601	602
602	601, 603
603	602, 604
604	603, 605
605	604, 606
606	605
611	612
612	611, 613, 614
613	612, 614
614	612, 613, 615
615	614, 616
616	615, 617

Burdened	Benefiting Lots
Lot No.	Benefiting Lots on this Plan
617	616, 618
618	617, 619
619	618, 620, 621
620	619, 621
621	619, 620
622	623
623	622, 624
624	623, 625
625	624, 626
626	625, 627
627	626

Danafitina Lata

Burdened	Benefiting Lots
Lot No.	on this Plan
628	629, 630
629	628, 630
630	628, 629, 631
631	630, 632
632	631, 633
633	632, 634
634	633, 635, 636
635	634, 636
636	634, 635
637	638, 644, 645
638	637, 639, 640, 641, 643, 644
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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 in accordance with the prescribed building envelopes defined by the Banyan Place Design Guidelines (www.banyanplaceofficer.com.au), 1. unless with the written consent of the Responsible Authority.
- Other than in accordance with the approved Banyan Place Design Guidelines (www.banyanplaceofficer.com.au), unless with the written consent 2. of the Responsible Authority,
- Without the approval of Banyan Place Design Review Committee (DRC). 3.
- Other than a single dwelling and must not subdivide to create an additional lot. 4.

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



Digitally signed by: Michael Neylan Degg, Licensed Surveyor, Surveyor's Plan Version (7),

05/03/2024, SPEAR Ref: S184796B

Digitally signed by: 08/03/2024.

ORIGINAL SHEET

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

SIZE: A3 Cardinia Shire Council, SPEAR Ref: S184796B

SHEET 7