# PLAN OF SUBDIVISION

# LV USE ONLY **EDITION**

# **PS 906184M**

### **LOCATION OF LAND**

Pakenham PARISH:

TOWNSHIP: SECTION:

CROWN ALLOTMENT: 11 (Part)

**CROWN PORTION:** 

TITLE REFERENCE: Vol. Fol.

LAST PLAN REFERENCE: Lot H PS 906182R

**POSTAL ADDRESS:** 70 Lecky Road Officer 3809

MGA2020 Co-ordinates

(of approx centre of land in plan) **E** 361 900 **ZONE:** 55

**N** 5 784 050

SPEAR Reference Number: S200468C

Council Name: Cardinia Shire Council

#### **VESTING OF ROADS AND/OR RESERVES** NOTATIONS

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

Lots A to K (both inclusive) and Lots 1 to 800 (both inclusive) have been omitted from this plan.

See Sheet 8 for Creation of Restrictions.

Other Purpose of the Plan:

Part of the easement for 'Sewerage' purposes over Tulk Street created in PS 847345Q in favour of South East Water Corporation 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/io-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

Banyan Place Estate:

Development No.: 8 No. of Lots: 41 Area: 2.670 ha 215 A9 Melways:

Staging: This is not a staged subdivision.

Planning Permit No. T200562

#### **EASEMENT INFORMATION**

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

| Easement<br>Reference  | Purpose              | Width<br>(Metres)      | Origin                          |                 | Land Benefited/                  | In Favour Of  |
|------------------------|----------------------|------------------------|---------------------------------|-----------------|----------------------------------|---------------|
| E-1<br>E-1 & E-2       | Drainage<br>Sewerage | See Diag.<br>See Diag. | This Plan<br>This Plan          |                 | Cardinia Shir<br>South East Wate |               |
| E-3 & E-4<br>E-4       | Sewerage<br>Drainage | See Diag.              | PS 901989T<br>PS 901989T        |                 | South East Wate  Cardinia Shir   | r Corporation |
| E-5 & E-8<br>E-6 & E-9 | Sewerage             | See Diag.              | PS 847345Q<br>PS 901971P        |                 | South East Wate<br>Cardinia Shir | r Corporation |
| E-7 & E-9              | Drainage<br>Sewerage | See Diag.<br>See Diag. | PS 901971P                      |                 | South East Wate                  | r Corporation |
| E-8<br>E-10            | Drainage<br>Drainage | See Diag.<br>See Diag. | PS 847345Q<br>PS 839075P        |                 | Cardinia Shir<br>Cardinia Shir   |               |
|                        |                      |                        |                                 |                 |                                  |               |
| CHARITONIDEGG          |                      | SURVEY                 | I<br>DRS FILE REF: 1470/Stg 8 \ | L<br>/ERSION: 5 | ORIGINAL SHEET<br>SIZE: A3       | SHEET 1 of 8  |

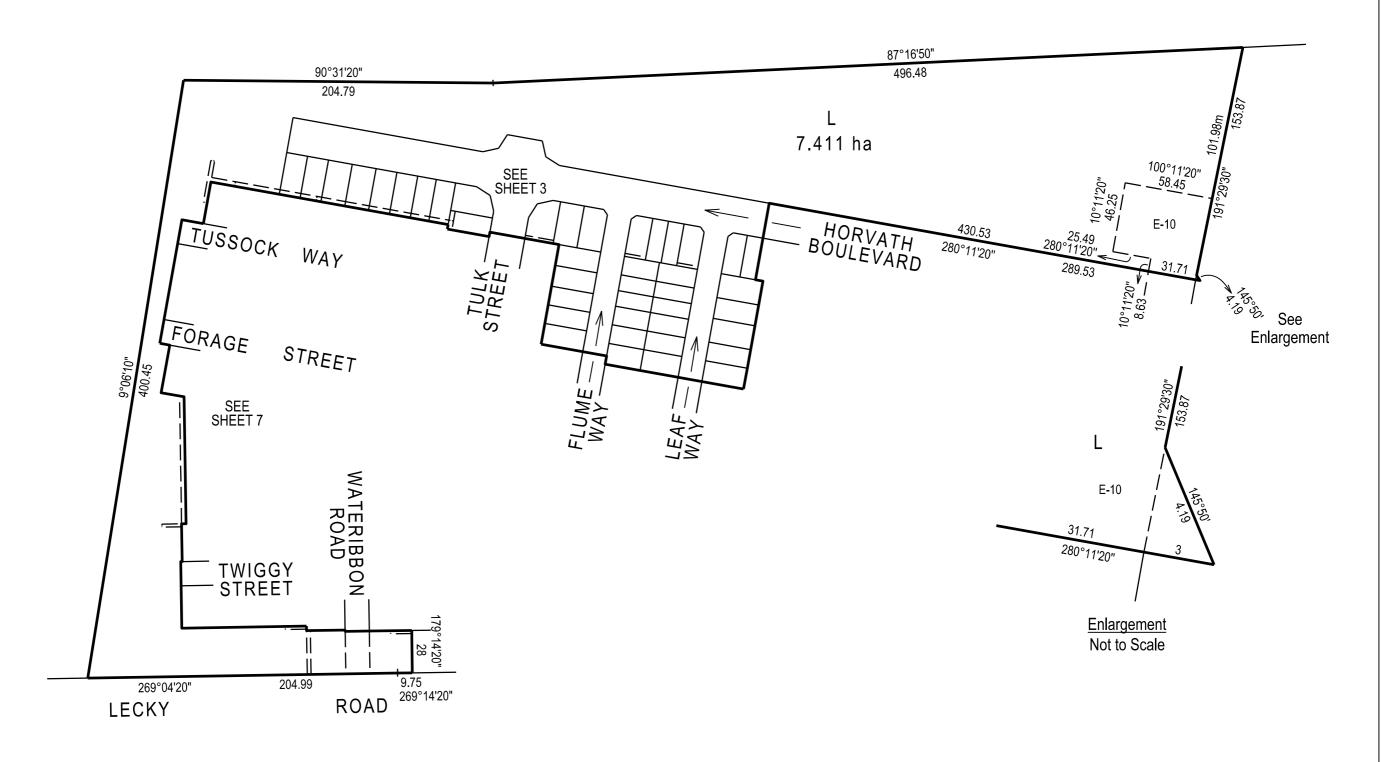


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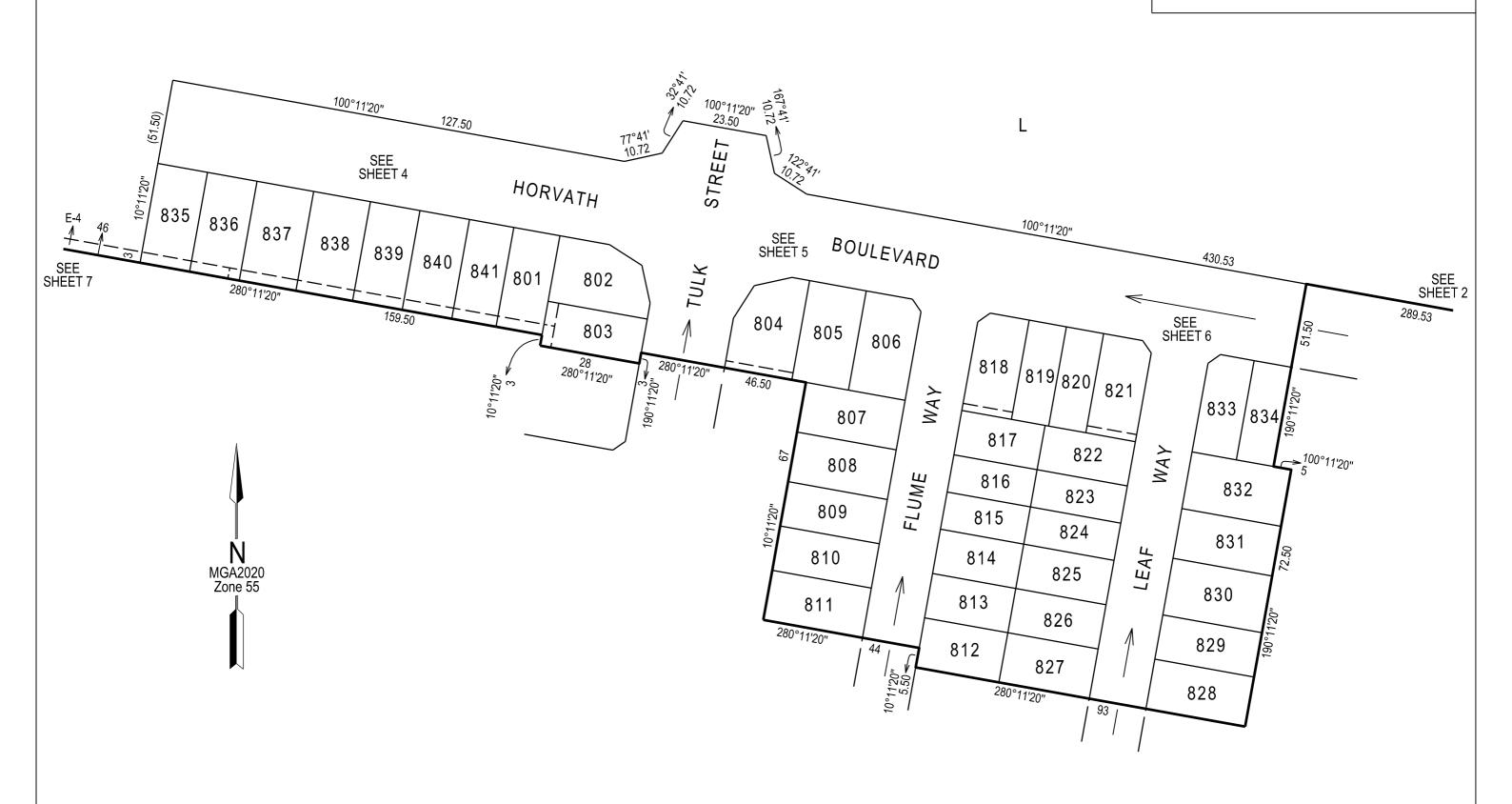
25

LENGTHS ARE IN METRES

SCALE

1:2500

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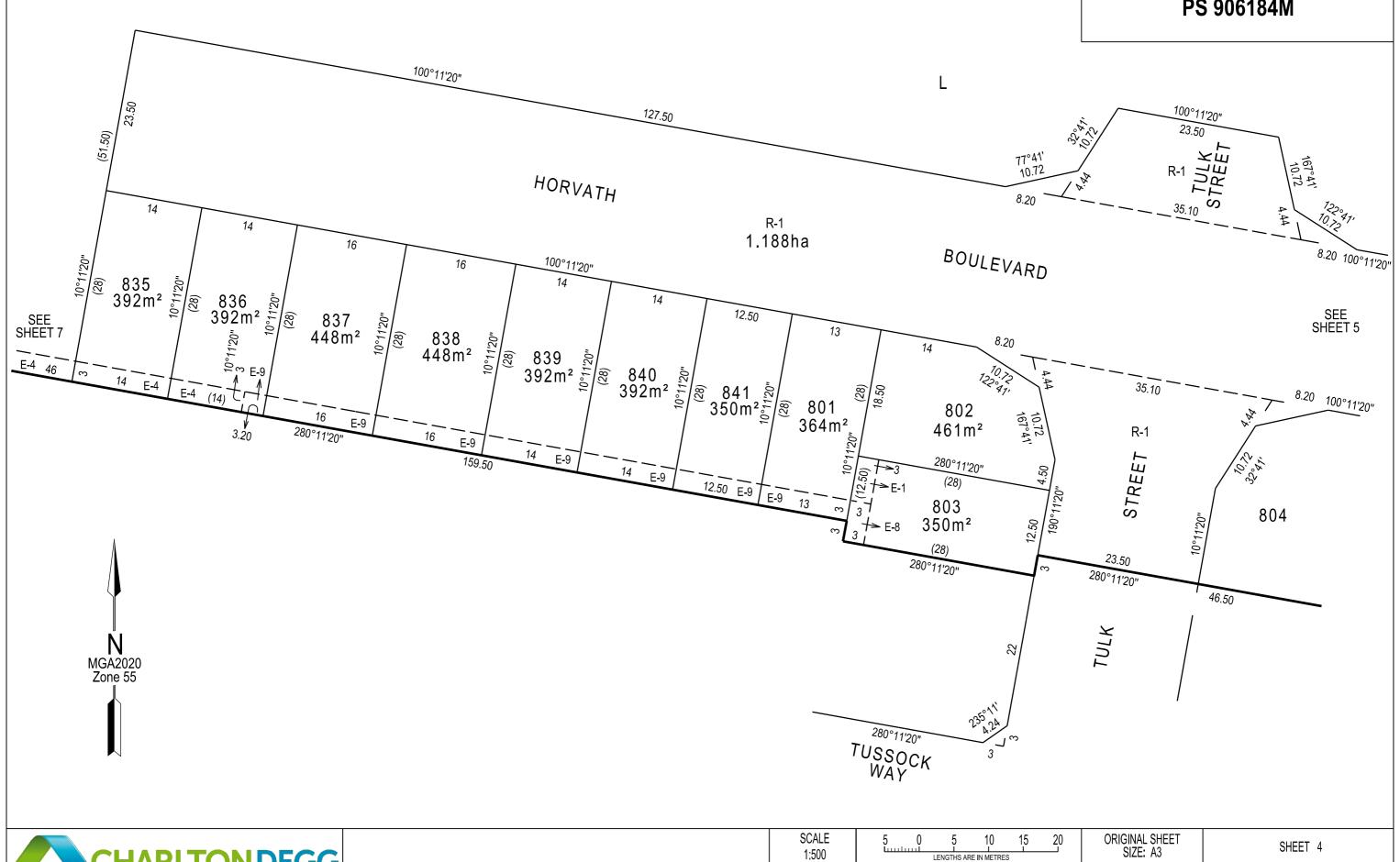
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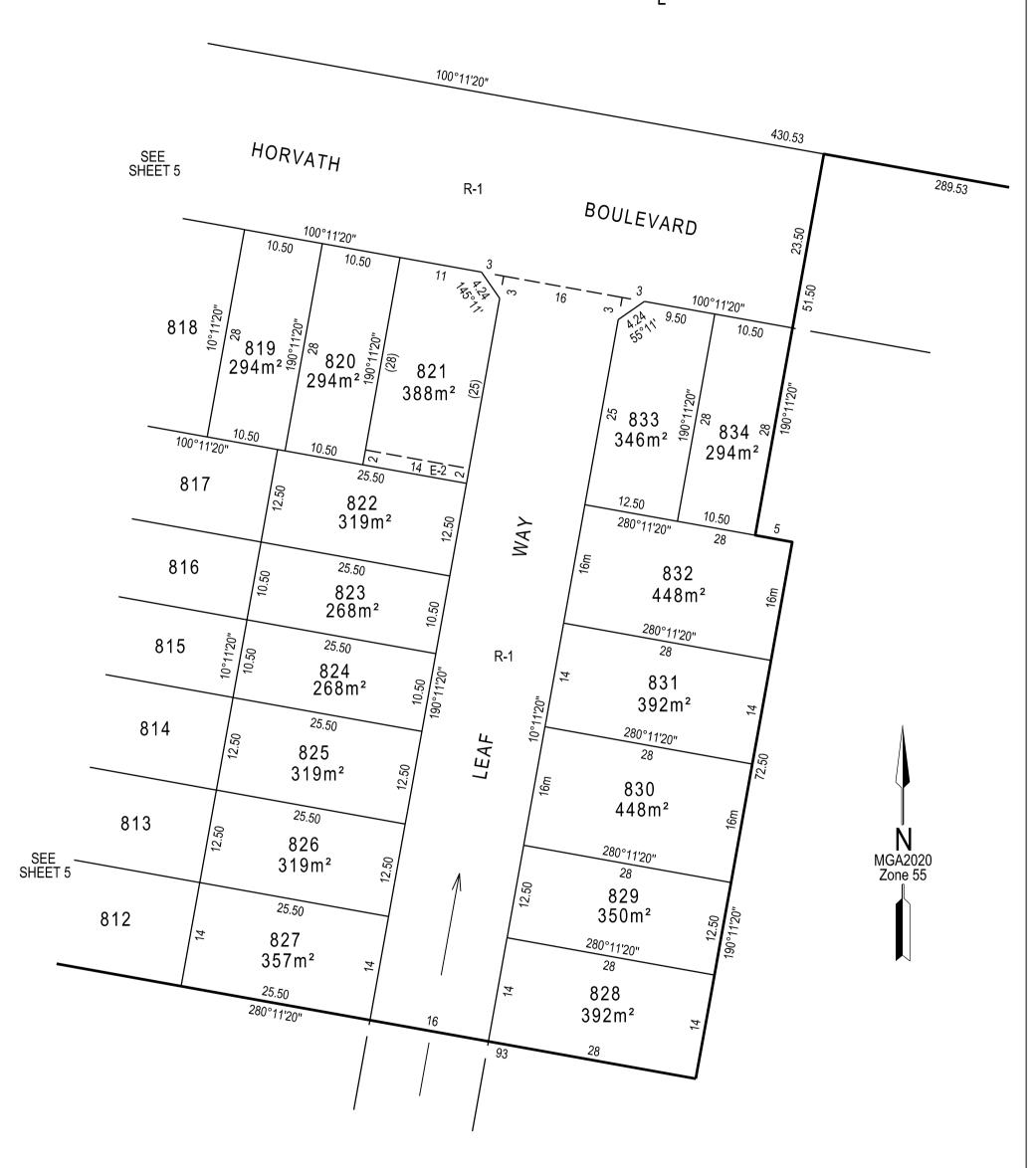
13/06/2024, SPEAR Ref: S200468C

#### **PS 906184M** 100°11'20" 23.50 R-1 TREET 100°11'20" 127.50 77°41′ 10.72 167°41′ 10.72 8.20 122°41' S 35.10 SEE SHEET 4 8.20 100°11'20" 430.53 HORVATH 100°11′20″ 8.20 R-1 BOULEVARD 35.10 8.20 100°11'20" 10.72 167°41' SEE SHEET 6 802 10.72 77°41' R-1 16 STREET 13 包克 16 100°11'20" 190°11'20" 4241 11 804 805 448m² 803 475m<sup>2</sup> 806 444m² 23.50 28 280°11'20" 280°11'20" 818 19 \_\_\_\_\_E-5 ~ 819 46.50 388m² 280°11'20" 16 $WA\gamma$ <u>14 E-2 ∼</u> 807 100°11'20" 820 392m<sup>2</sup> 14 23.50 280°11'20" 817 294m<sup>2</sup> 28 822 100°11'20" 808 190°11'20" 23.50 R-1 10.50 392m<sup>2</sup> 816 29 280°11'20" 247m<sup>2</sup> 823 100°11'20" 23.50 10.50 809 815 12.50 350m<sup>2</sup>247m<sup>2</sup> 824 280°11'20" 100°11'20" 23.50 12.50 810 814 350m<sup>2</sup> 12.50 294m<sup>2</sup> MGA2020 Zone 55 825 280°11'20" 100°11'20" 28 23.50 12.50 811 813 392m<sup>2</sup> 12.50 294m<sup>2</sup> 14 826 100°11'20" 23.50 14 812 329m² 827 93 SCALE ORIGINAL SHEET SIZE: A3 20 15 SHEET 5 1:500 LENGTHS ARE IN METRES



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| LAND | DEVEL | OPMENT | CONSU | LTANTS |

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**SCALE** 

1:500

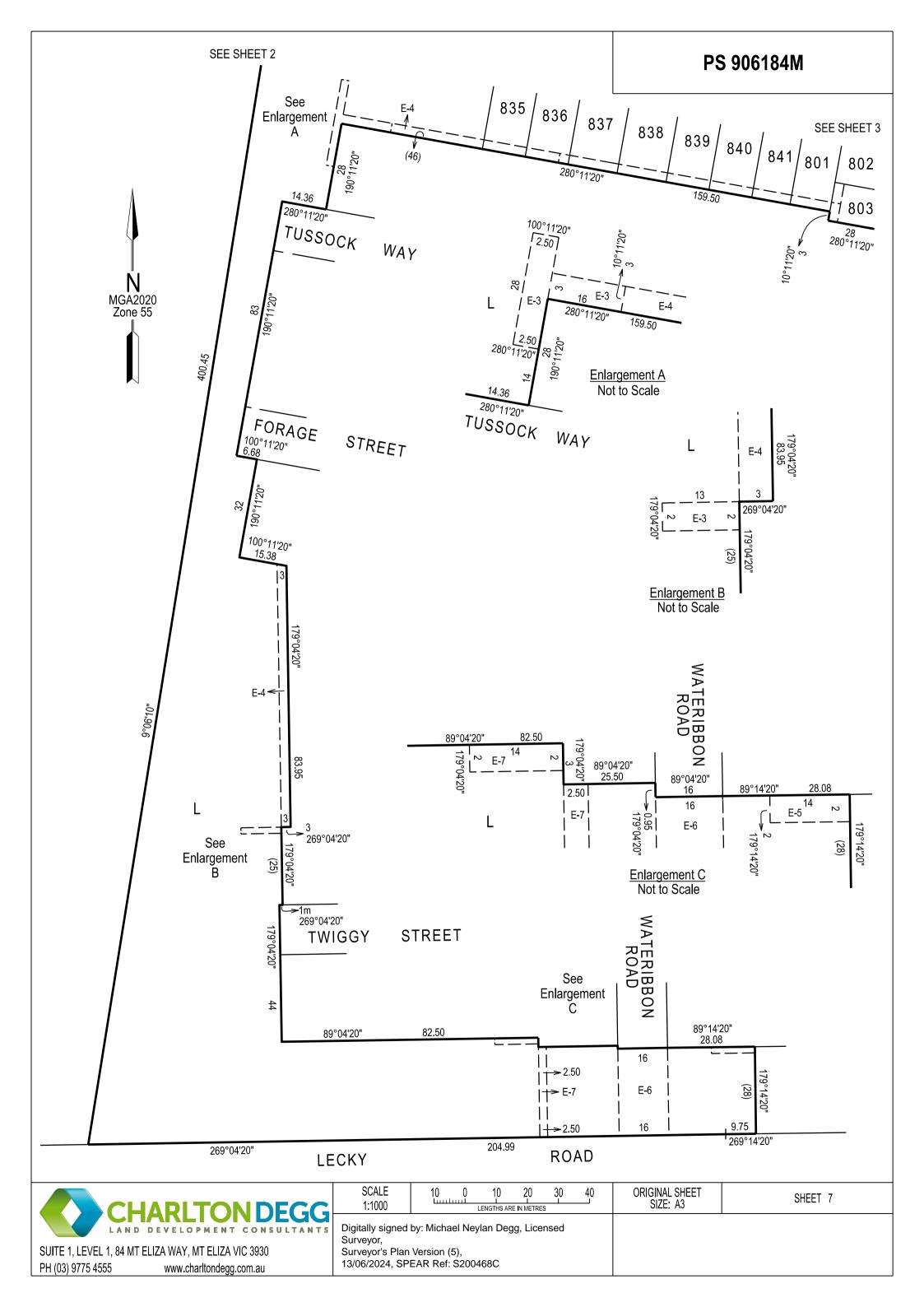
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20

15

LENGTHS ARE IN METRES



## **CREATION OF RESTRICTION A**

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

LAND TO BENEFIT: Lots 813 and 827

LAND TO BURDEN: Lot 812

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).

### **Expiry:**

This restriction will cease to affect any of the burdened lots after the 31st December 2039.

### CREATION OF RESTRICTION B

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

#### Table of Land burdened and Land benefited

| Burdened | Benefiting Lots    |
|----------|--------------------|
| Lot No.  | on this Plan       |
| 813      | 812, 814, 826      |
| 814      | 813, 815, 825      |
| 815      | 814, 816, 824      |
| 816      | 815, 817, 823      |
| 817      | 816, 818, 819, 822 |

| Burdened<br>Lot No. | Benefiting Lots<br>on this Plan |  |  |  |  |  |
|---------------------|---------------------------------|--|--|--|--|--|
| 819                 | 817, 818, 820, 822              |  |  |  |  |  |
| 820                 | 819, 821, 822                   |  |  |  |  |  |
| 822                 | 817, 819, 820, 821, 823         |  |  |  |  |  |
| 823                 | 816, 822, 824                   |  |  |  |  |  |
| 824                 | 815, 823, 825                   |  |  |  |  |  |

| Burdened<br>Lot No. | Benefiting Lots<br>on this Plan |
|---------------------|---------------------------------|
| 825                 | 814, 824, 826                   |
| 826                 | 813, 825, 827                   |
| 833                 | 832, 834                        |
| 834                 | 832, 833                        |
|                     |                                 |

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).

### **Expiry:**

This restriction will cease to affect any of the burdened lots after the 31st December 2039.

## CREATION OF RESTRICTION C

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

### Table of Land burdened and Land benefited

| Burdened | Benefiting Lots<br>on this Plan |
|----------|---------------------------------|
| Lot No.  | on this Plan                    |
| 801      | 802, 803, 841                   |
| 802      | 801, 803                        |
| 803      | 801, 802                        |
| 804      | 805                             |
| 805      | 804, 806, 807                   |
| 806      | 805, 807                        |
| 807      | 805, 806, 808                   |
| 808      | 807, 809                        |
| 809      | 808, 810                        |

| Benefiting Lots<br>on this Plan |
|---------------------------------|
| 809, 811                        |
| 810                             |
| 817, 819                        |
| 820, 822                        |
| 812, 826                        |
| 829                             |
| 828, 830                        |
| 829, 831                        |
| 830, 832                        |
| 9                               |

| Burdened | Benefiting Lots on this Plan |
|----------|------------------------------|
| Lot No.  | on this Plan                 |
| 832      | 831, 833, 834                |
| 835      | 836                          |
| 836      | 835, 837                     |
| 837      | 836, 838                     |
| 838      | 837, 839                     |
| 839      | 838, 840                     |
| 840      | 839, 841                     |
| 841      | 801, 840                     |

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 Setbacks as 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.

### Expiry:

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This restriction will cease to affect any of the burdened lots after the 31st December 2039.



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| ORIGINAL SHEET<br>SIZE: A3 | SHEET 8 |
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