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<h1>PLAN OF SUBDIVISION</h1>		LV USE ONLY EDITION	PS 906182R	
LOCATION OF LAND		Council Name: Cardinia Shire Council		
PARISH:	Pakenham	Council Reference Number: S22-059		
TOWNSHIP:	-	Planning Permit Reference: T200562		
SECTION:	-	SPEAR Reference Number: S192730C		
CROWN ALLOTMENT:	11 (Part)	Certification		
CROWN PORTION:	-	This plan is certified under section 11 (7) of the Subdivision Act 1988		
TITLE REFERENCE:	Vol. 12537 Fol. 777	Date of original certification under section 6 of the Subdivision Act 1988: 25/01/2024		
LAST PLAN REFERENCE:	Lot G PS 906180V	Public Open Space		
POSTAL ADDRESS:	70 Lecky Road Officer 3809	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		
MGA2020 Co-ordinates (of approx centre of land in plan)	E 362 240 ZONE: 55 N 5 784 030	Digitally signed by: Fiona Shadforth for Cardinia Shire Council on 03/06/2024		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	Lots A to G (both inclusive), Lot I and Lots 1 to 700 (both inclusive) have been omitted from this plan. See Sheet 8 for Creation of Restrictions.		
Road R-1	Cardinia Shire Council			
NOTATIONS		Estate: Banyan Place Development No.: 7B No. of Lots: 28 Area: 1.817 ha Melways: 215 A9		
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				
EASEMENT INFORMATION				
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
	See Sheet 2 for Easement Information			
 CHARLTON DEGG LAND DEVELOPMENT CONSULTANTS		SURVEYORS FILE REF: 1470/Stg 7B VERSION: 7	ORIGINAL SHEET SIZE: A3	SHEET 1 of 8
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), 30/05/2024, SPEAR Ref: S192730C		

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PS 906182R

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	Drainage	See Diag.	This Plan	Cardinia Shire Council
E-2	Sewerage	See Diag.	This Plan	South East Water Corporation
E-3 & E-8	Drainage	See Diag.	PS 839075P	Cardinia Shire Council
E-5	Drainage	See Diag.	PS 839074R	Cardinia Shire Council
E-5	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-9	Drainage	See Diag.	PS 847345Q	Cardinia Shire Council
E-9 & E-11	Sewerage	See Diag.	PS 847345Q	South East Water Corporation
E-12 & E-14	Drainage	See Diag.	PS 901971P	Cardinia Shire Council
E-13 & E-14	Sewerage	See Diag.	PS 901971P	South East Water Corporation
E-15	Drainage	See Diag.	PS 901989T	Cardinia Shire Council
E-15 & E-16	Sewerage	See Diag.	PS 901989T	South East Water Corporation



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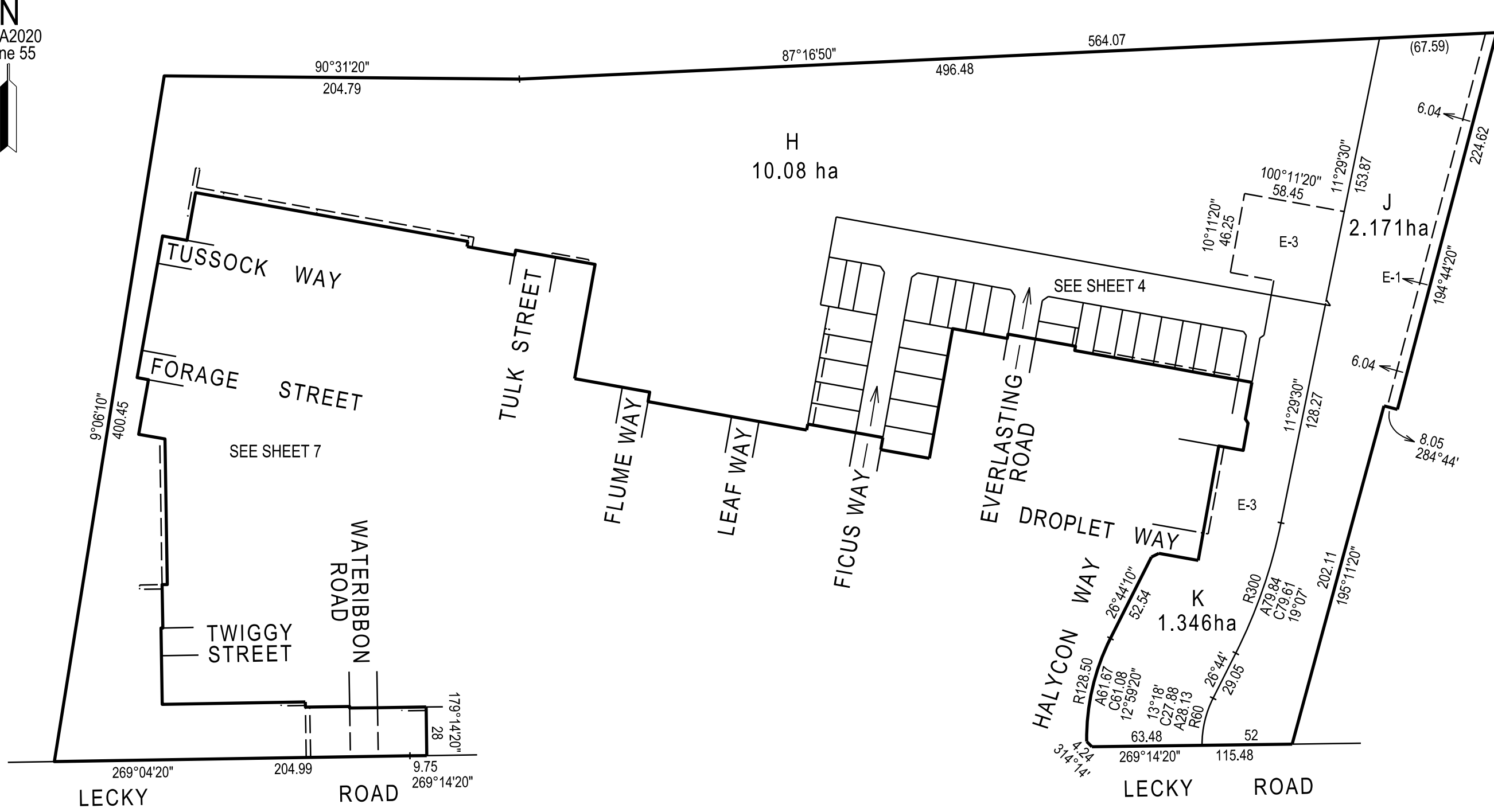
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ORIGINAL SHEET
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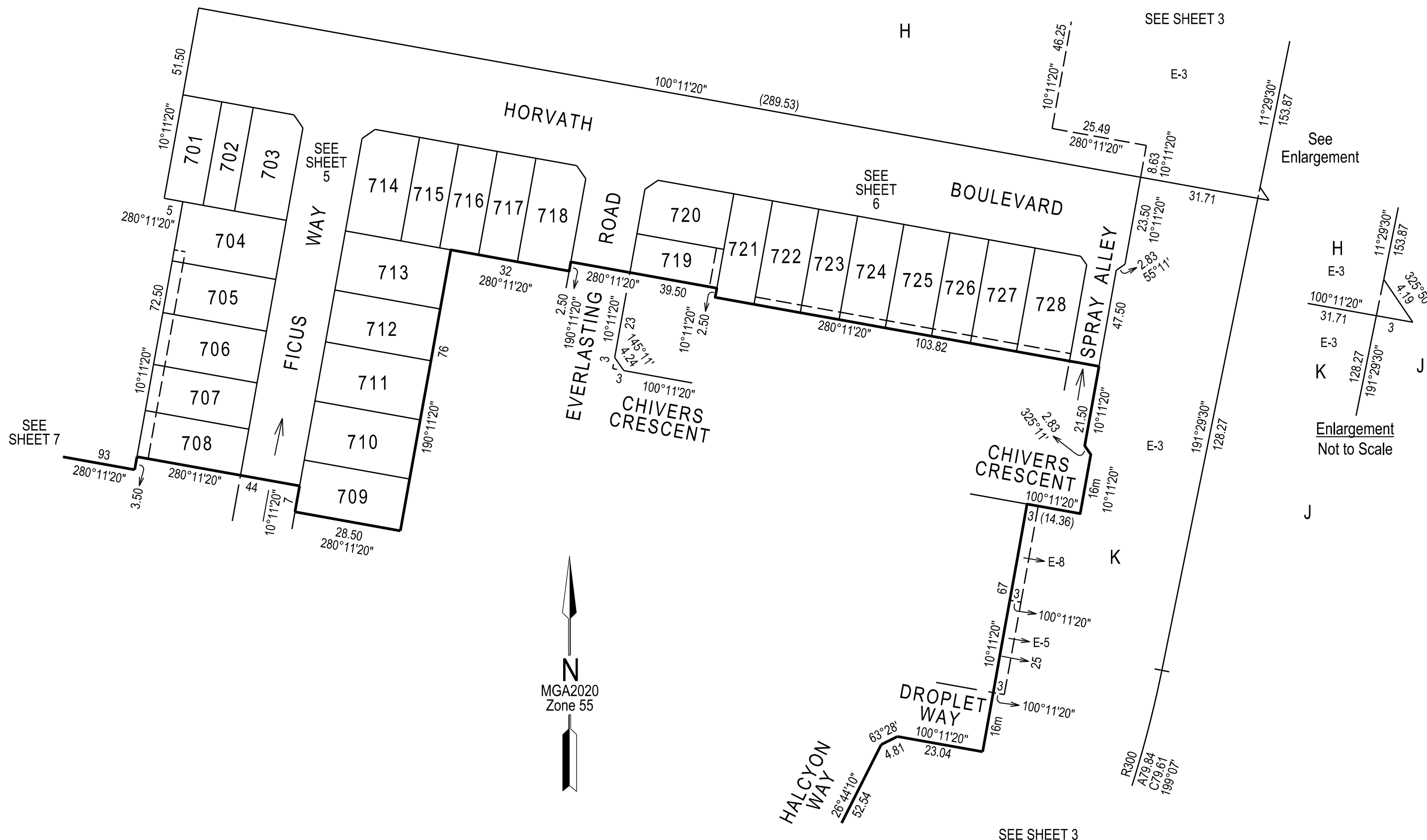
SHEET 2

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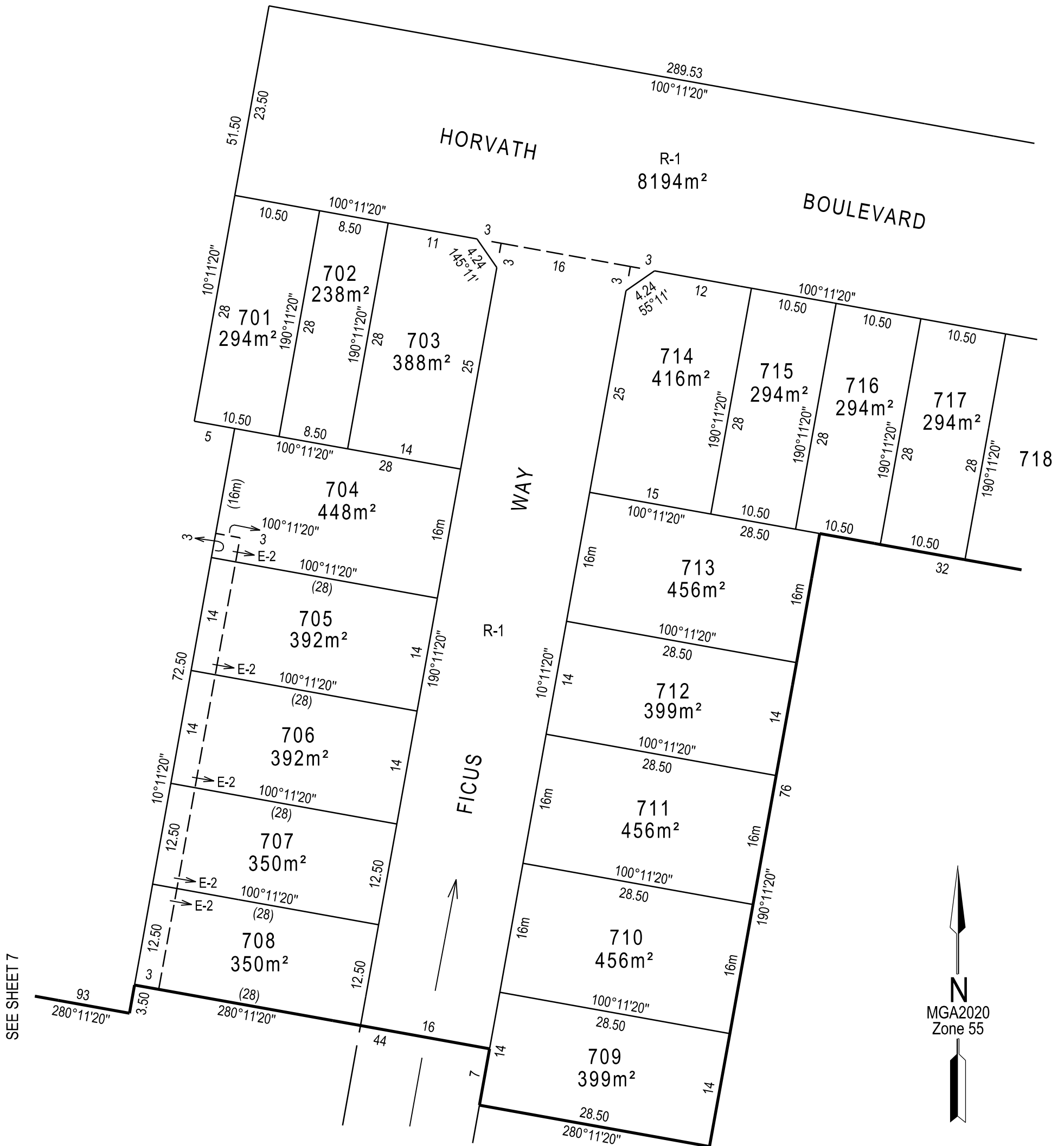
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SCALE 1:1000
 10 0 10 20 30 40
 LENGTHS ARE IN METRES
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 SHEET 4
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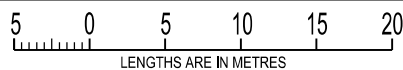
SEE SHEET 6

SEE SHEET 7



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SCALE
1:500



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SIZE: A3

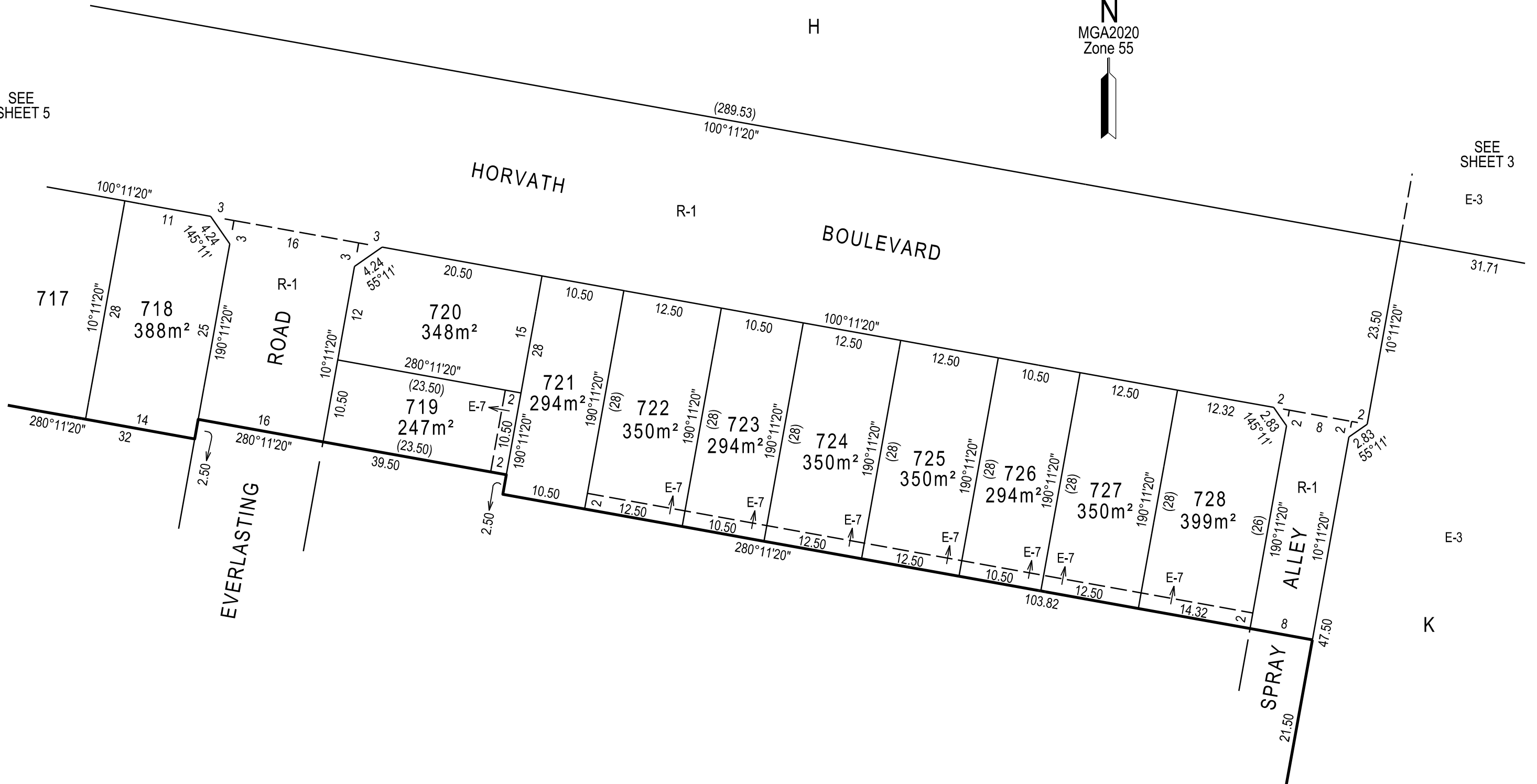
SHEET 5

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SEE SHEET 5

SEE SHEET 3

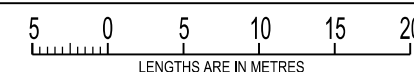


SEE SHEET 4



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SCALE
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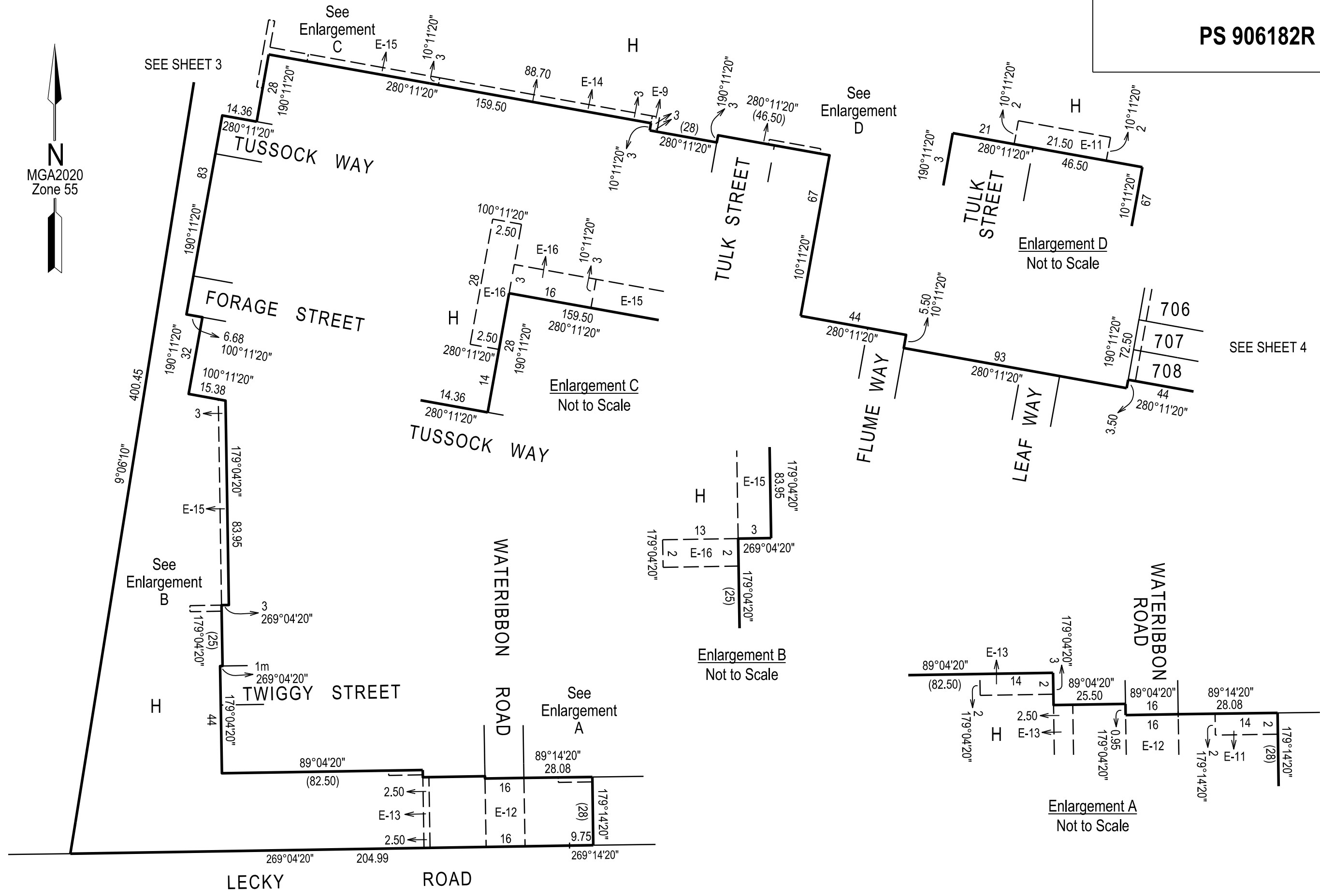


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SHEET 6

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SEE SHEET 4

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SCALE 1:1500

LENGTHS ARE IN METRES

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SHEET 7

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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.

Table of Land burdened and Land benefited

Burdened Lot No.	Benefiting Lots on this Plan	Burdened Lot No.	Benefiting Lots on this Plan
701	702, 704	719	720, 721
702	701, 703, 704	720	719, 721
715	713, 714, 716	721	719, 720, 722
716	713, 715, 717	723	722, 724
717	716, 718	726	725, 727

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 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 Lot No.	Benefiting Lots on this Plan	Burdened Lot No.	Benefiting Lots on this Plan	Burdened Lot No.	Benefiting Lots on this Plan
703	702, 704	709	710	718	717
704	701, 702, 703, 705	710	709, 711	722	721, 723
705	704, 706	711	710, 712	724	723, 725
706	705, 707	712	711, 713	725	724, 726
707	706, 708	713	712, 714, 715, 716	727	726, 728
708	707	714	713, 715	728	727

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:

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