
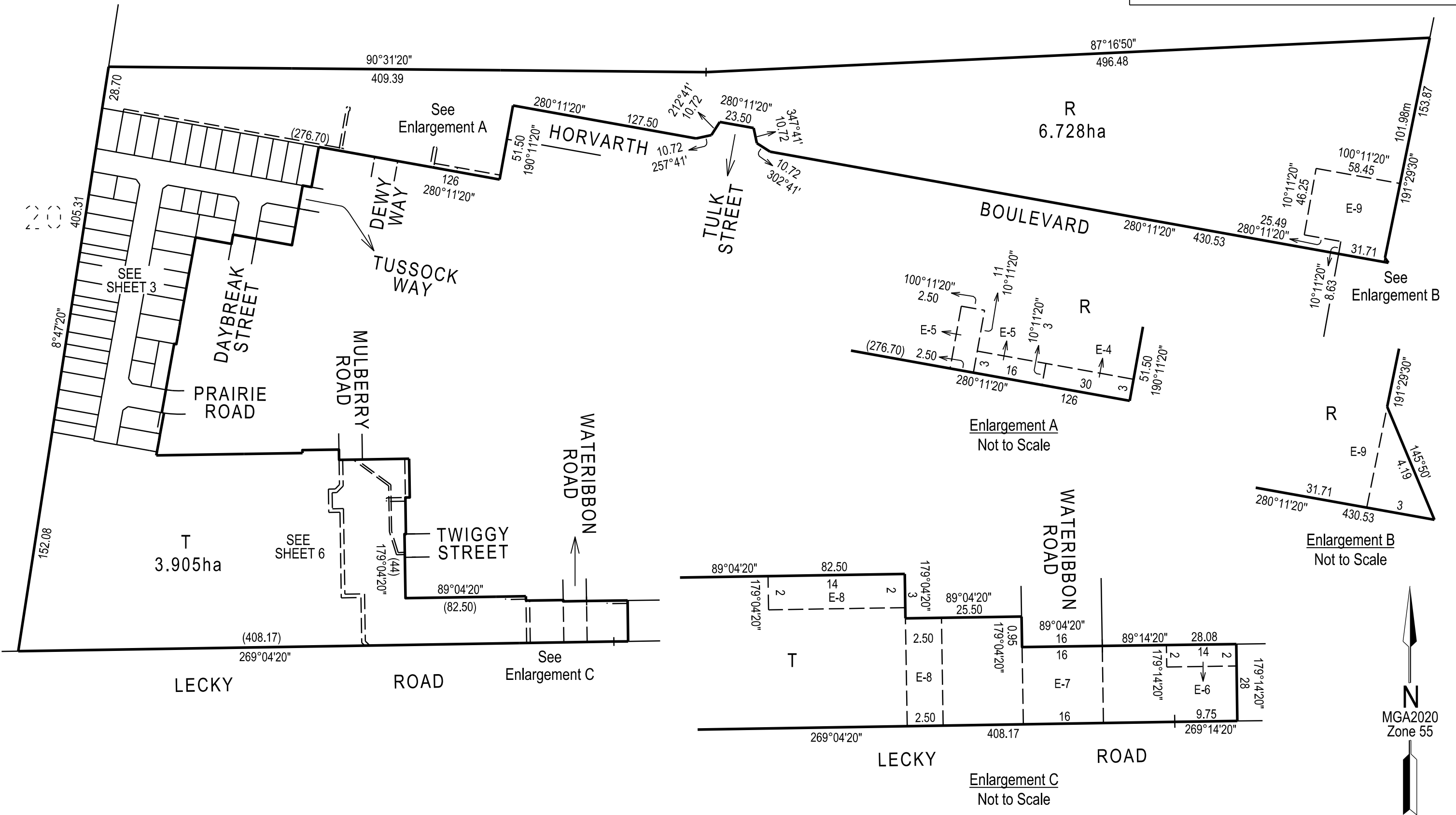


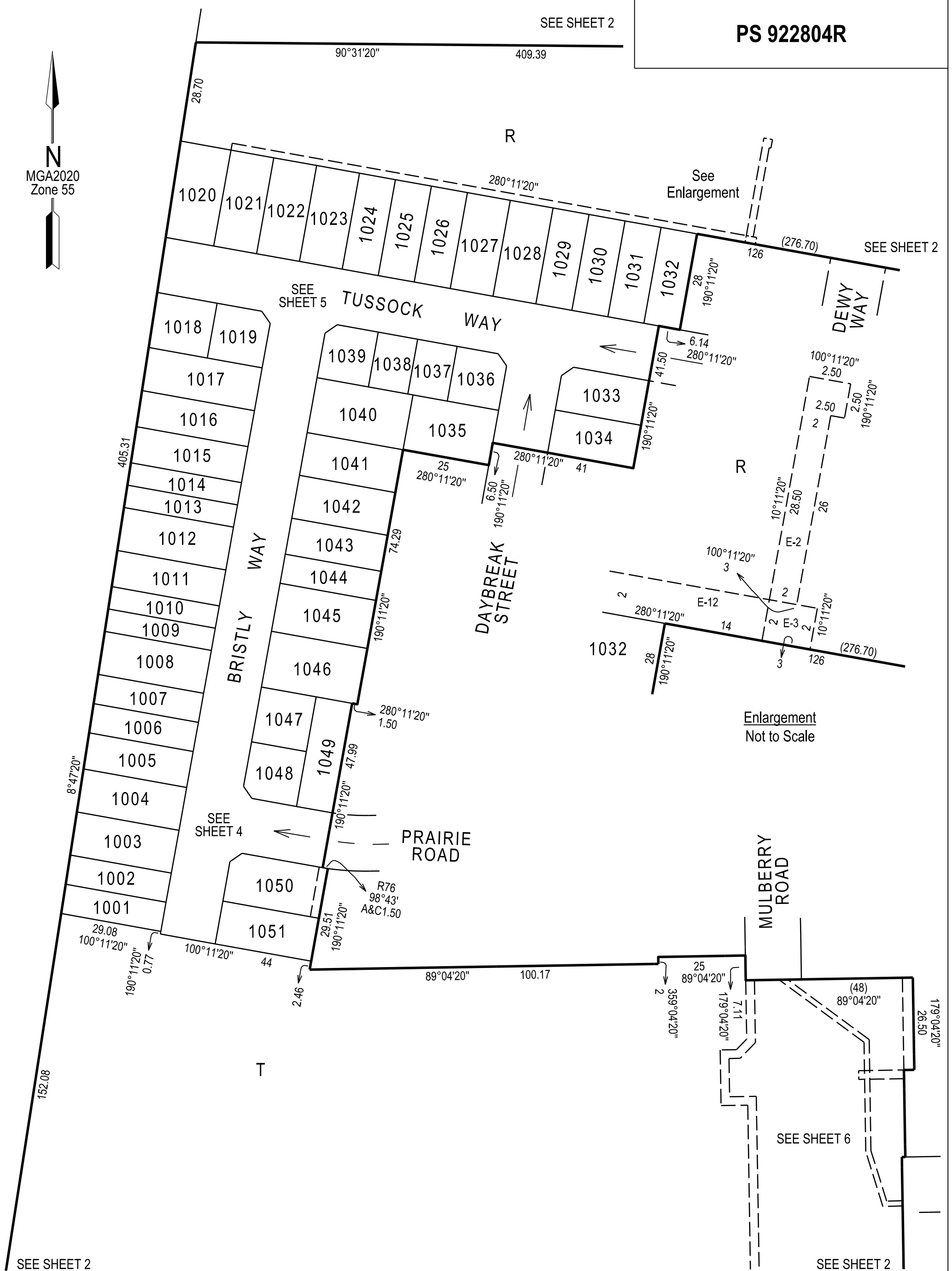
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|---|-----------|---|--|--|--|--------------|--|
| PLAN OF SUBDIVISION | | | | LV USE ONLY EDITION | | PS 922804R | |
| LOCATION OF LAND PARISH: Pakenham TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 11 (Part) CROWN PORTION: - TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot Q PS 906185K POSTAL ADDRESS: 70 Lecky Road Officer 3809 MGA2020 Co-ordinates (of approx centre of land in plan) E 361 400 ZONE: 55 N 5 784 050 | | | | Council Name: Cardinia Shire Council SPEAR Reference Number: S245144B | | | |
| | | | | | | | |
| VESTING OF ROADS AND/OR RESERVES | | | | NOTATIONS | | | |
| IDENTIFIER | | COUNCIL/BODY/PERSON | | Lots A to Q (both inclusive), S and Lots 1 to 1000 (both inclusive) have been omitted from this plan. See Sheet 7 for Creation of Restrictions. | | | |
| Road R-1 | | Cardinia Shire Council | | | | | |
| | | | | | | | |
| NOTATIONS | | | | Estate: Banyan Place Development No.: 10 No. of Lots: 51 Area: 2.191 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 | | | |
| E-1 | Sewerage | See Diag. | This Plan | South East Water Corporation | | | |
| E-2 & E-3 | Sewerage | See Diag. | PS 906185K | South East Water Corporation | | | |
| E-3 | Drainage | See Diag. | PS 906185K | Cardinia Shire Council | | | |
| E-4 & E-5 & E-11 | Sewerage | See Diag. | PS 901989T | South East Water Corporation | | | |
| E-4 | Drainage | See Diag. | PS 901989T | Cardinia Shire Council | | | |
| E-6 | Sewerage | See Diag. | PS 847345Q | South East Water Corporation | | | |
| E-7 | Drainage | See Diag. | PS 901971P | Cardinia Shire Council | | | |
| E-8 | Sewerage | See Diag. | PS 901971P | South East Water Corporation | | | |
| E-9 | Drainage | See Diag. | PS 839075P | Cardinia Shire Council | | | |
| E-10 & E-11 | Powerline | See Diag. | This Plan Section 88 Electricity Industry Act 1988 | Ausnet Electricity Services Pty Ltd ABN 91 064 651 118 | | | |
| E-12 | Drainage | See Diag. | This Plan | Cardinia Shire Council | | | |
|  SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930 PH (03) 9775 4555 www.charltondegg.com.au | | SURVEYORS FILE REF: 1470/Stg 10 VERSION: 1 | | ORIGINAL SHEET SIZE: A3 | | SHEET 1 of 7 | |
| | | Digitally signed by: Michael Neylan Degg, Licensed Surveyor, Surveyor's Plan Version (1), 03/03/2025, SPEAR Ref: S245144B | | | | | |





SEE SHEET 2

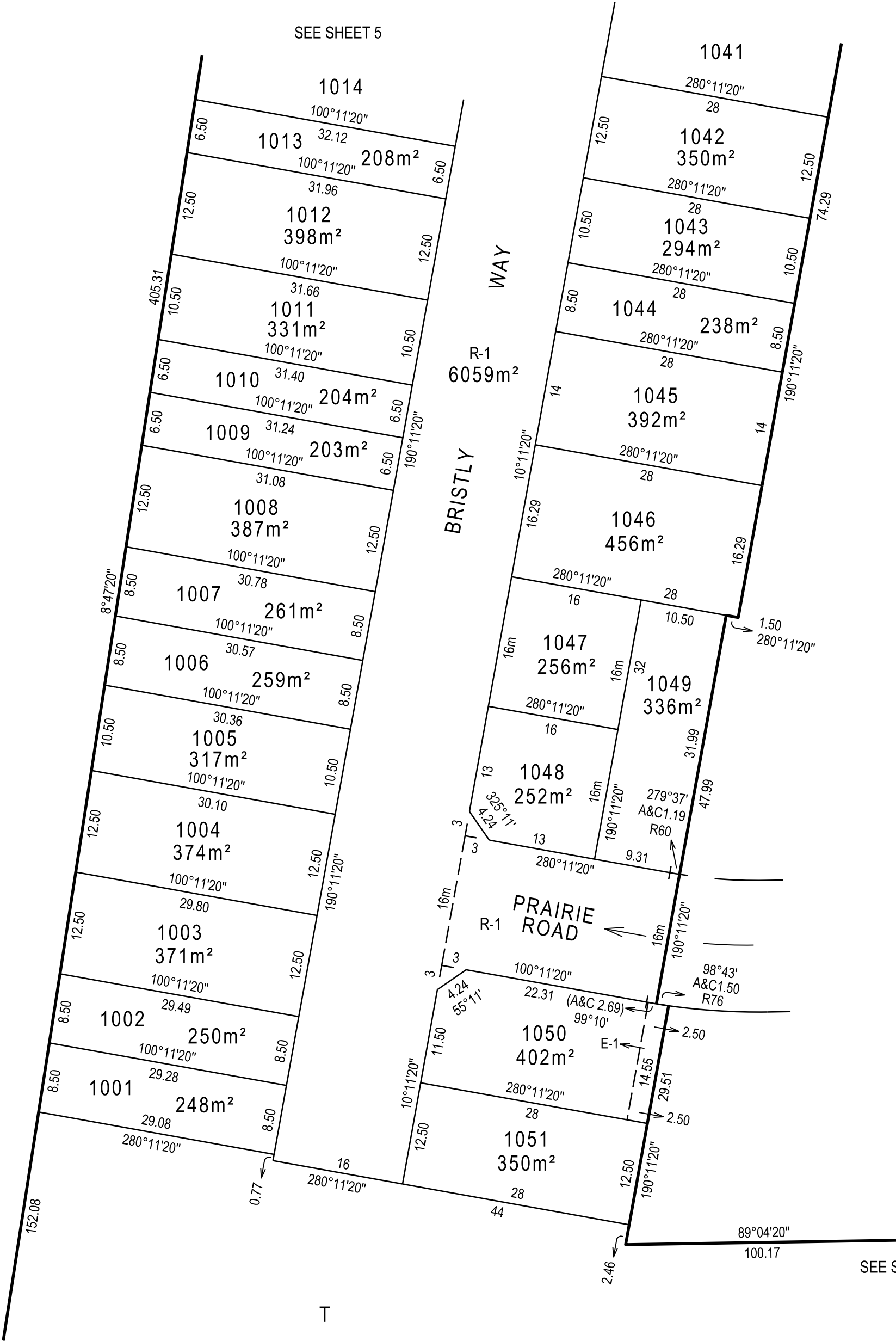
PS 922804R





SEE SHEET 5

SEE SHEET 5

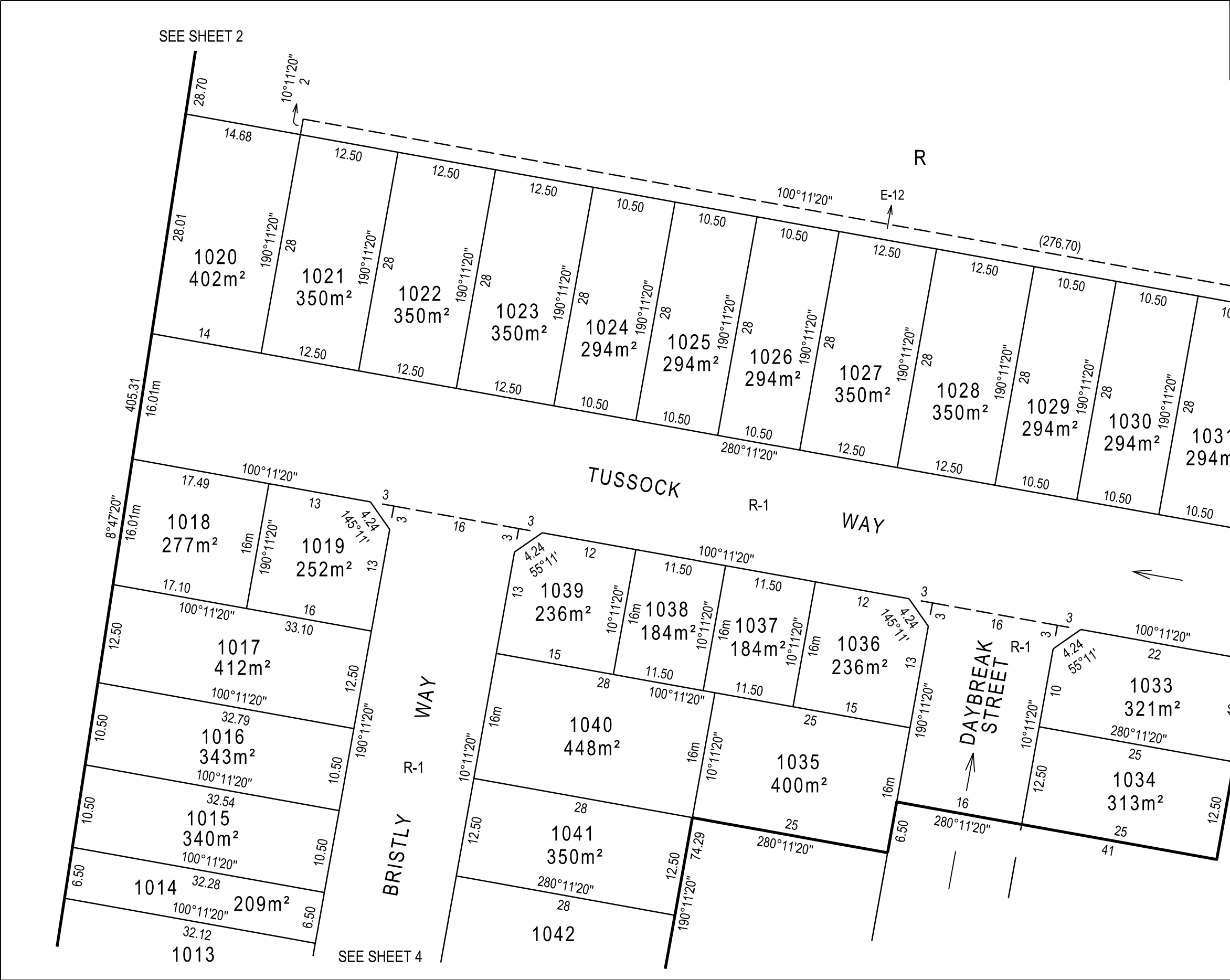


SEE SHEET 2

SEE SHEET 2


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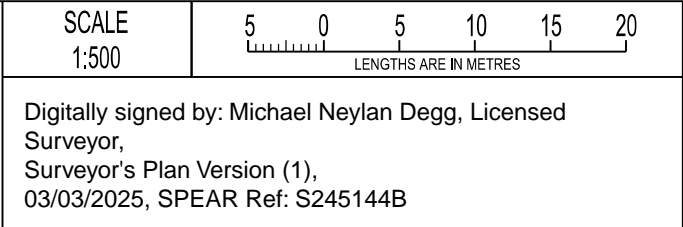
PS 922804R



CHARLTON DEGG
LAND DEVELOPMENT CONSULTANTS

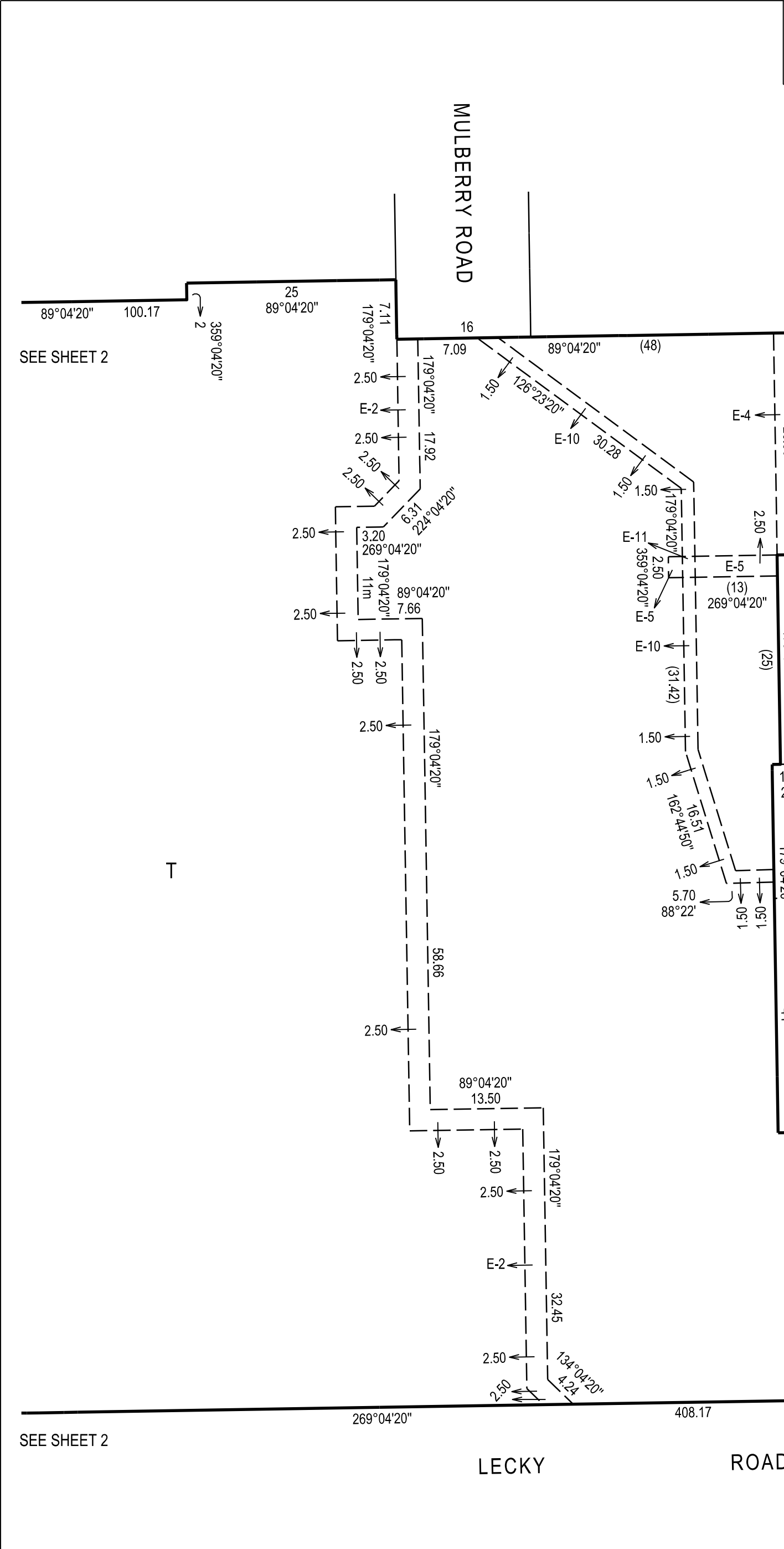
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
PH (03) 9775 4555 www.charltondegg.com.au

| | |
|---|--|
| SCALE 1:500 |  <p>5 0 5 10 15 20</p> <p>LENGTHS ARE IN METRES</p> |
| Digitally signed by: Michael Neylan Degg, Licensed Surveyor, Surveyor's Plan Version (1), 03/03/2025, SPEAR Ref: S245144B | |



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| ORIGINAL SHEET SIZE: A3 | SHEET 5 |
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| | |



CREATION OF RESTRICTION

PS 922804R

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.

RESTRICTION A

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 |
|------------------|------------------------------|------------------|------------------------------|------------------|------------------------------|
| 1001 | 1002 | 1011 | 1010, 1012 | 1026 | 1025, 1027 |
| 1002 | 1001, 1003 | 1013 | 1012, 1014 | 1029 | 1028, 1030 |
| 1005 | 1004, 1006 | 1014 | 1013, 1015 | 1030 | 1029, 1031 |
| 1006 | 1005, 1007 | 1015 | 1014, 1016 | 1031 | 1030, 1032 |
| 1007 | 1006, 1008 | 1016 | 1015, 1017 | 1032 | 1031 |
| 1009 | 1008, 1010 | 1024 | 1023, 1025 | 1043 | 1042, 1044 |
| 1010 | 1009, 1011 | 1025 | 1024, 1026 | 1044 | 1043, 1045 |

Restriction:

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 2040.

RESTRICTION B

Table of Land burdened and Land benefited

| Burdened Lot No. | Benefiting Lots on this Plan | Burdened Lot No. | Benefiting Lots on this Plan |
|------------------|------------------------------|------------------|------------------------------|
| 1018 | 1017, 1019 | 1037 | 1035, 1036, 1038, 1040 |
| 1019 | 1017, 1018 | 1038 | 1037, 1039, 1040 |
| 1033 | 1034 | 1039 | 1038, 1040 |
| 1034 | 1033 | 1047 | 1046, 1048, 1049 |
| 1036 | 1035, 1037 | 1048 | 1047, 1049 |

Restriction:

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 2040.

RESTRICTION C

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 | Burdened Lot No. | Benefiting Lots on this Plan |
|------------------|------------------------------|------------------|------------------------------|------------------|------------------------------|------------------|------------------------------|
| 1003 | 1002, 1004 | 1020 | 1021 | 1028 | 1027, 1029 | 1045 | 1044, 1046 |
| 1004 | 1003, 1005 | 1021 | 1020, 1022 | 1035 | 1036, 1037, 1040 | 1046 | 1045, 1047, 1049 |
| 1008 | 1007, 1009 | 1022 | 1021, 1023 | 1040 | 1035, 1037, 1038, 1039, 1041 | 1049 | 1046, 1047, 1048 |
| 1012 | 1011, 1013 | 1023 | 1022, 1024 | 1041 | 1040, 1042 | 1050 | 1051 |
| 1017 | 1016, 1018, 1019 | 1027 | 1026, 1028 | 1042 | 1041, 1043 | 1051 | 1050 |

Restriction:

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 2040.



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Surveyor's Plan Version (1),
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ORIGINAL SHEET
SIZE: A3

SHEET 7