
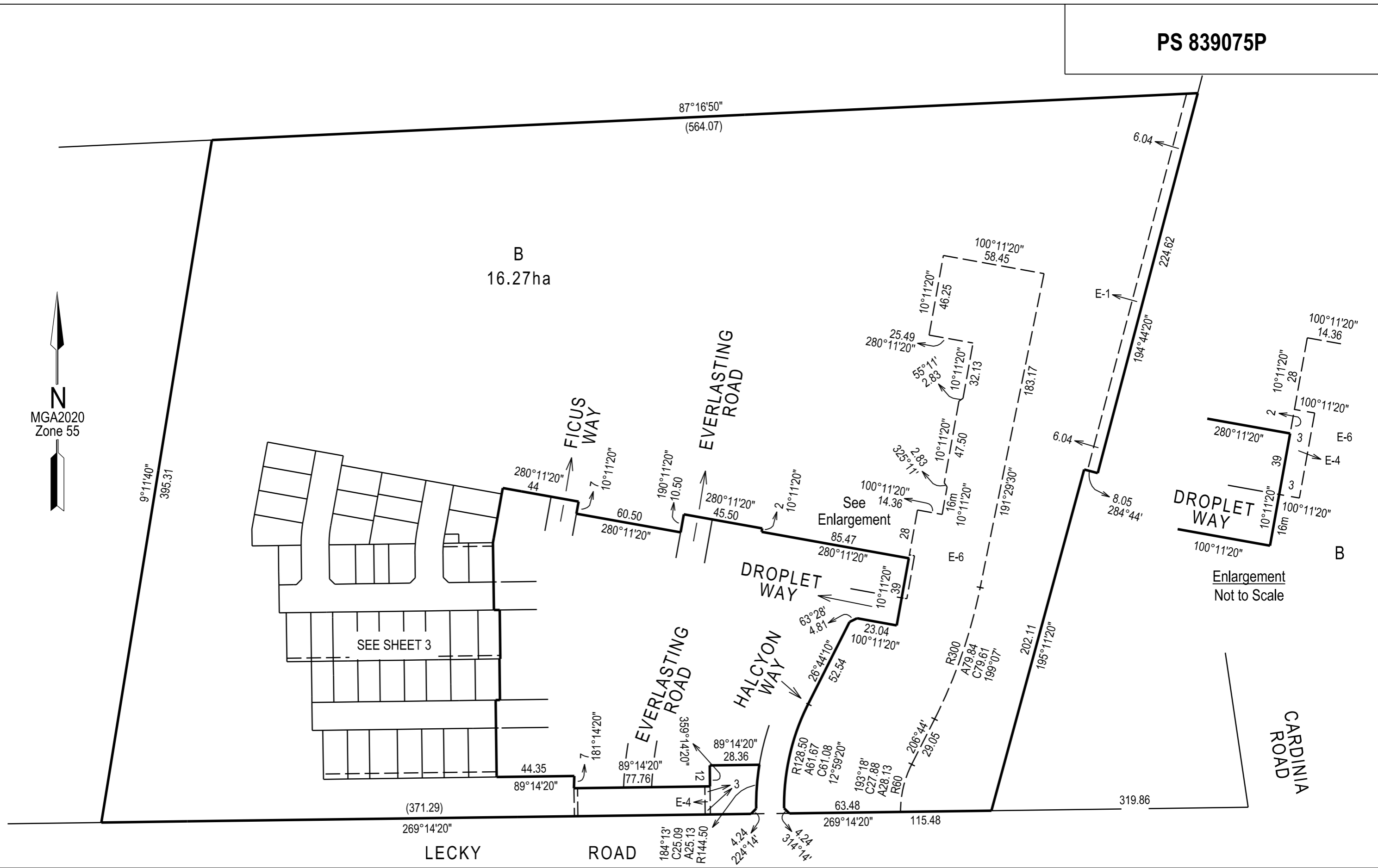
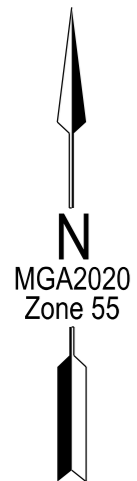


<h1>PLAN OF SUBDIVISION</h1>		LV USE ONLY EDITION	PS 839075P	
LOCATION OF LAND		Council Name: Cardinia Shire Council Council Reference Number: S21-077 Planning Permit Reference: T200562 SPEAR Reference Number: S175875M		
PARISH: Pakenham TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 11 (Part) CROWN PORTION: - TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot A PS 839074R	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: 02/12/2022 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: Simone Norbury for Cardinia Shire Council on 20/09/2023 Statement of Compliance issued: 21/09/2023 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 been satisfied at Statement of Compliance			
POSTAL ADDRESS: 70 Lecky Road Officer 3809 MGA2020 Co-ordinates (of approx centre of land in plan) E 361 900 ZONE: 55 N 5 783 900				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	Lot A and Lots 1 to 200 (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.: 2 No. of Lots: 43 Area: 2.104 ha Melways: 215 B9		
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	Land in LP13491
E-2 & E-6	Drainage	See Diag.	This Plan	Cardinia Shire Council
E-2 & E-3	Sewerage	See Diag.	This Plan	South East Water Corporation
E-4	Drainage	See Diag.	PS 839074R	Cardinia Shire Council
E-4 & E-5	Sewerage	See Diag.	PS 839074R	South East Water Corporation
 CHARLTON DEGG LAND DEVELOPMENT CONSULTANTS		SURVEYORS FILE REF: 1470/Stg 2 VERSION: 6 Digitally signed by: Michael Neylan Degg, Licensed Surveyor, Surveyor's Plan Version (6), 21/08/2023, SPEAR Ref: S175875M		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				

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B
16.27ha



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SCALE 1:2000
20 0 20 40 60 80
LENGTHS ARE IN METRES

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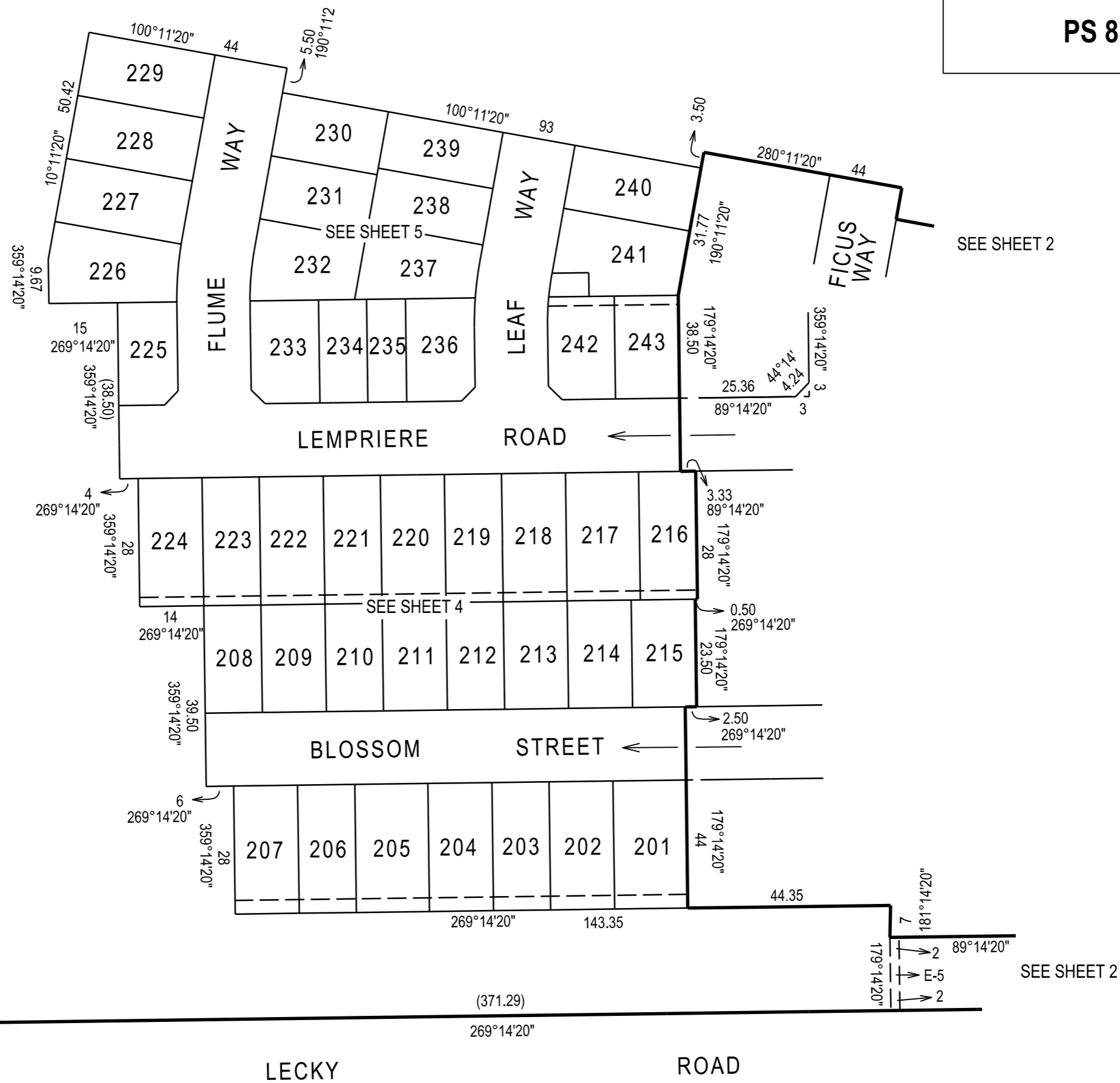
SHEET 2

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PS 839075P

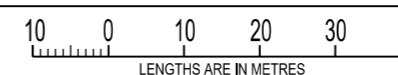
SEE SHEET 2

SEE SHEET 2



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SCALE
1:1000



ORIGINAL SHEET
SIZE: A3

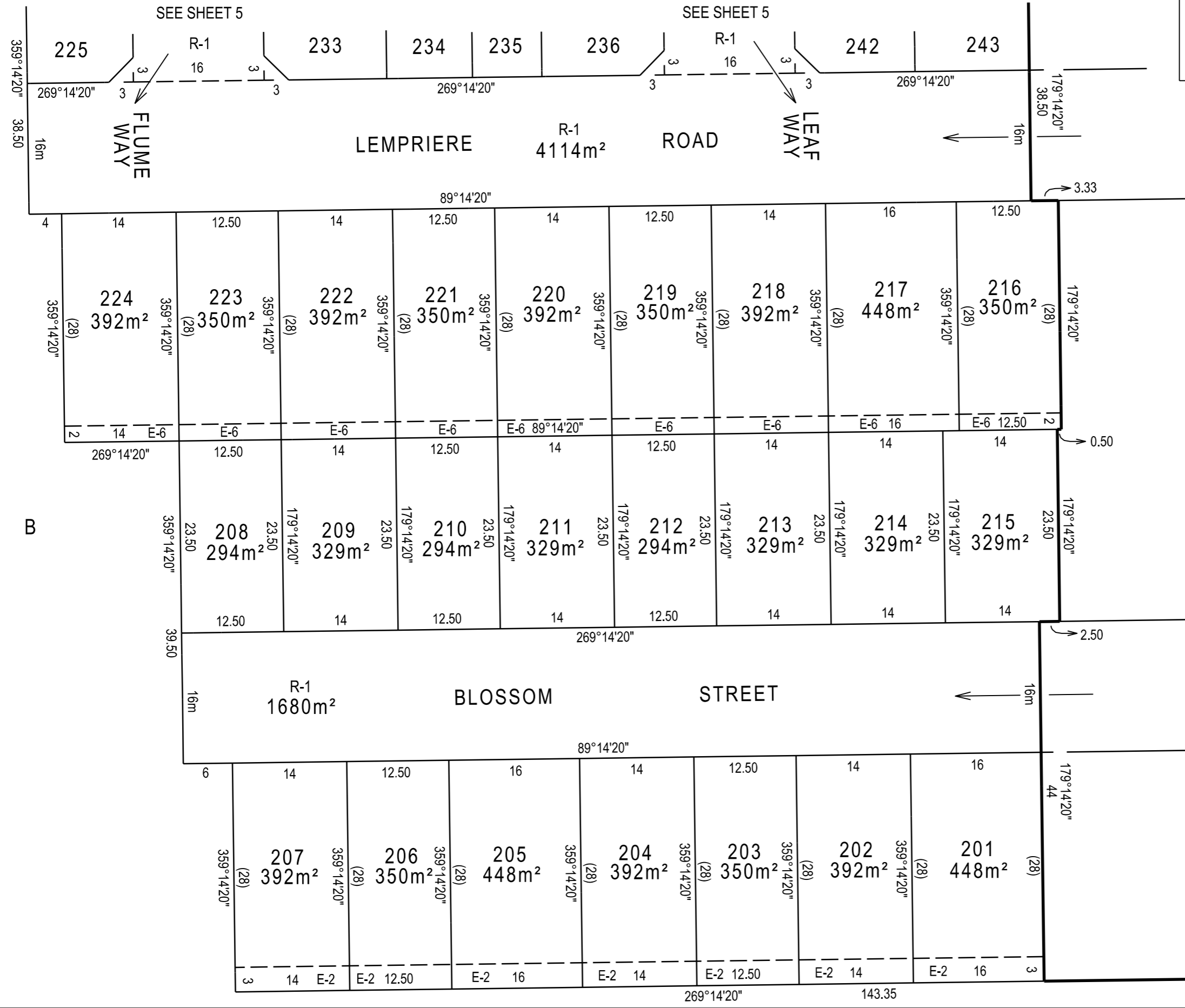
SHEET 3

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SCALE 1:500

5 0 5 10 15 20
LENGTHS ARE IN METRES

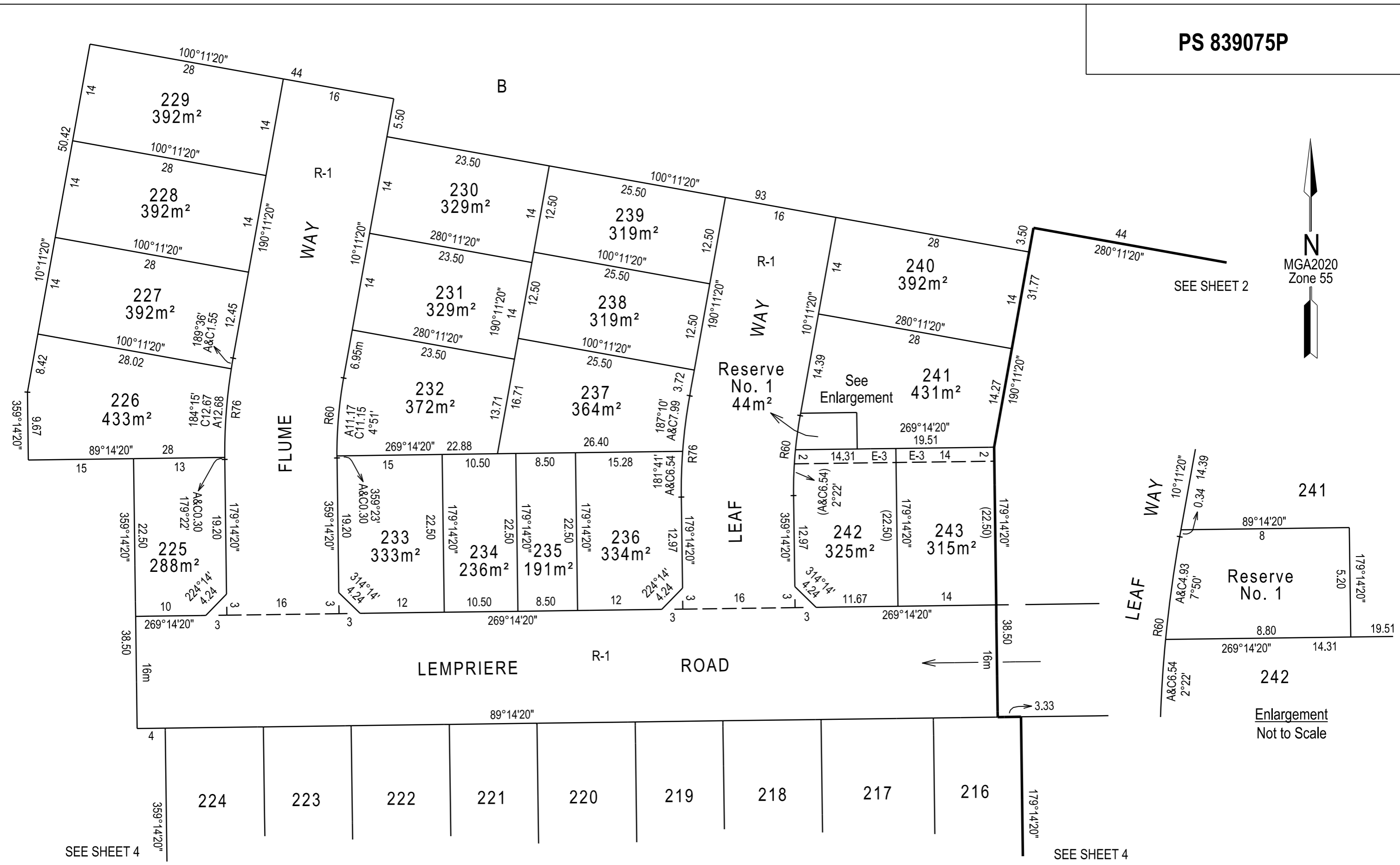
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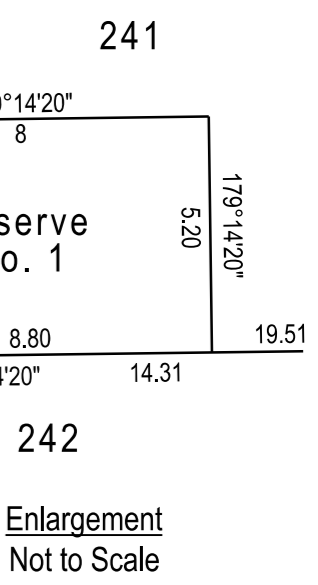
SHEET 4

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SEE SHEET 2



SEE SHEET 4

SEE SHEET 4

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SCALE 1:500

5 0 5 10 15 20
LENGTHS ARE IN METRES

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SHEET 5

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CREATION OF RESTRICTION A

PS 839075P

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
208	209, 223	212	211, 213, 219	230	231, 238, 239
209	208, 210, 222	213	212, 214, 218	231	230, 232, 237, 238
210	209, 211, 221	214	213, 215, 217	238	230, 231, 237, 239
211	210, 212, 220	215	214, 216, 217	239	230, 238

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 2037.

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	Burdened Lot No.	Benefiting Lots on this Plan
225	226	236	235, 237
233	232, 234	242	241, 243
234	232, 233, 235, 237	243	241, 242
235	234, 236, 237		

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 2037.

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
201	202	217	214, 215, 216, 218	226	225, 227
202	201, 203	218	213, 217, 219	227	226, 228
203	202, 204	219	212, 218, 220	228	227, 229
204	203, 205	220	211, 219, 221	229	228
205	204, 206	221	210, 220, 222	232	231, 233, 234, 237
206	205, 207	222	209, 221, 223	237	231, 232, 234, 235, 236, 238
207	206	223	208, 222, 224	240	241
216	215, 217	224	223	241	240, 242, 243

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 2037.



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SHEET 6

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