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# PLAN OF SUBDIVISION

LV USE ONLY  
EDITION

PS 906180V

## LOCATION OF LAND

**PARISH:** Pakenham  
**TOWNSHIP:** -  
**SECTION:** -  
**CROWN ALLOTMENT:** 11 (Part)  
**CROWN PORTION:** -  
**TITLE REFERENCE:** Vol. Fol.  
**LAST PLAN REFERENCE:** Lot F PS 901989T

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

**MGA2020 Co-ordinates**  
(of approx centre of land in plan) E 361 905 ZONE: 55  
N 5 783 800

Council Name: Cardinia Shire Council  
Council Reference Number: S22-058  
Planning Permit Reference: T200562  
SPEAR Reference Number: S192734J

### 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: 26/07/2023

### Statement of Compliance

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

Digitally signed by: Sonia Higgins for Cardinia Shire Council on 14/03/2024

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

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

Lots A to F (both inclusive) and Lots 1 to 645 (both inclusive) have been omitted from this plan.  
See Sheet 8 for Creation of Restrictions.  
**Other Purpose of the Plan:**  
The easement for 'Drainage' purposes over Tulk Street created in PS 847345Q 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 ~~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.:** 6A  
**No. of Lots:** 21  
**Area:** 8261m<sup>2</sup>  
**Melways:** 215 A9

## 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 & E-8	Drainage	See Diag.	PS 839075P	Cardinia Shire Council
E-5	Drainage	See Diag.	PS 839074R	Cardinia Shire Council
E-5 & E-6	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



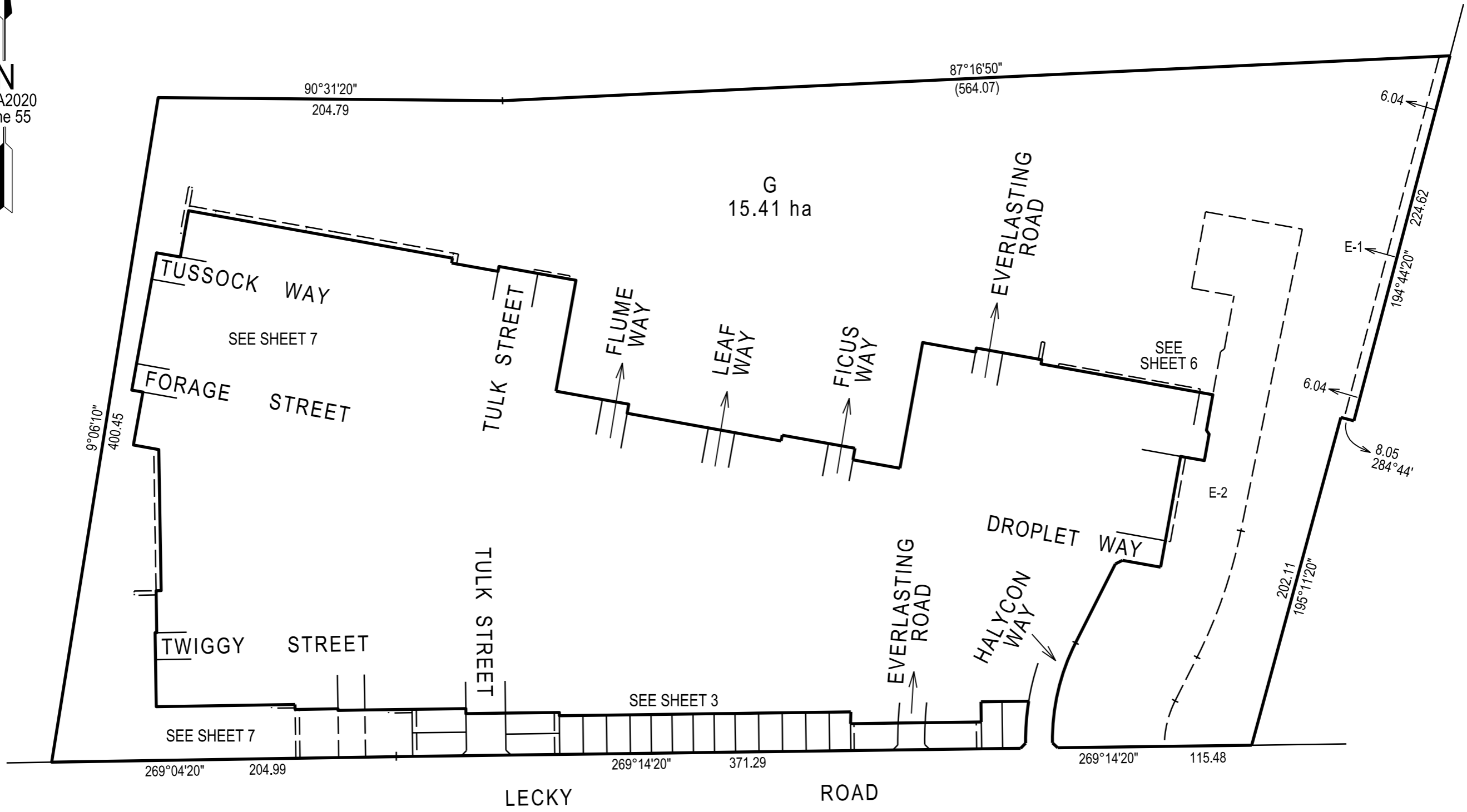
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PH (03) 9775 4555 www.charltondegg.com.au

SURVEYORS FILE REF: 1470/Stg 6A VERSION: 6

ORIGINAL SHEET  
SIZE: A3

SHEET 1 of 8

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SCALE  
1:2500

LENGTHS ARE IN METRES

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ORIGINAL SHEET  
SIZE: A3

SHEET 2

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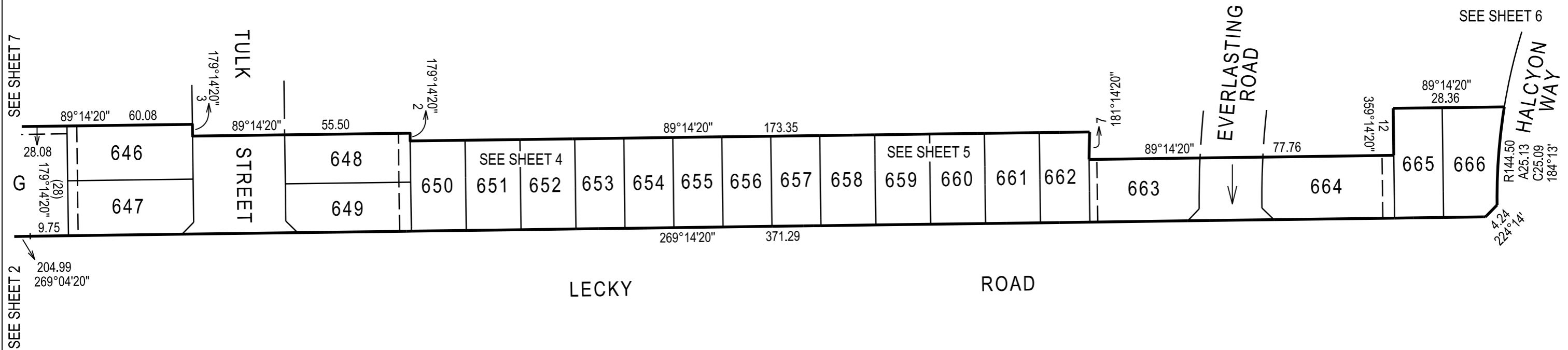
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SEE SHEET 7

G

SEE SHEET 2



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SCALE 1:1000

LENGTHS ARE IN METRES

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SHEET 3

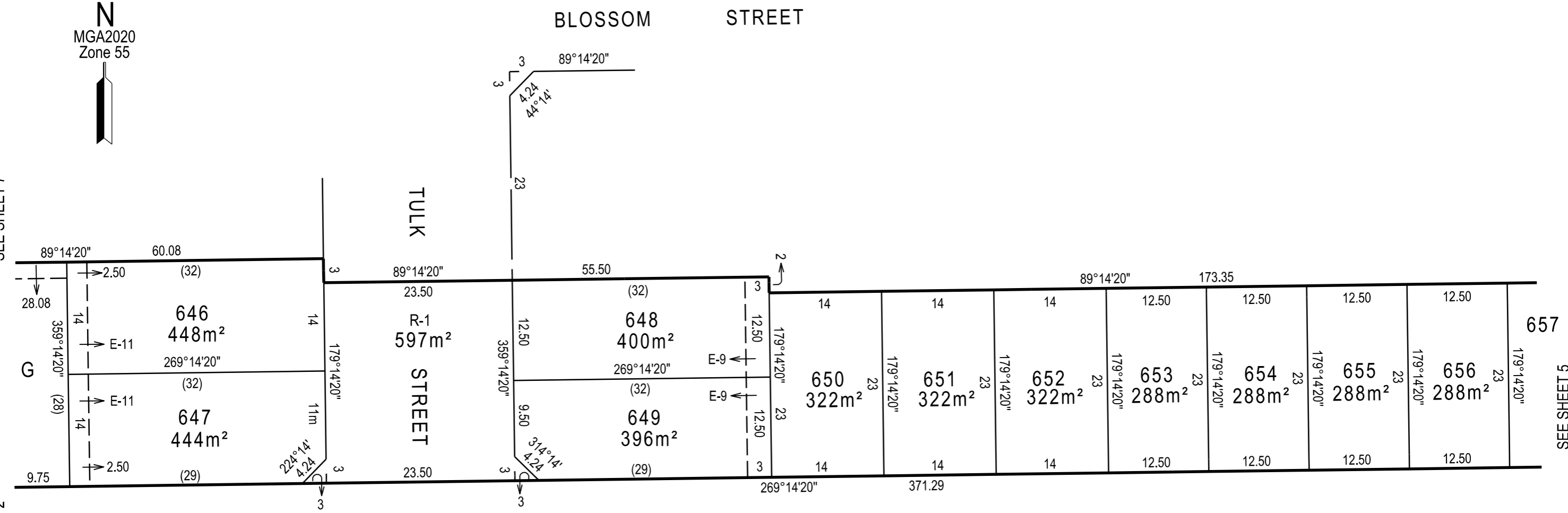
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SEE SHEET 7

SEE SHEET 2



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SCALE 1:500

LENGTHS ARE IN METRES

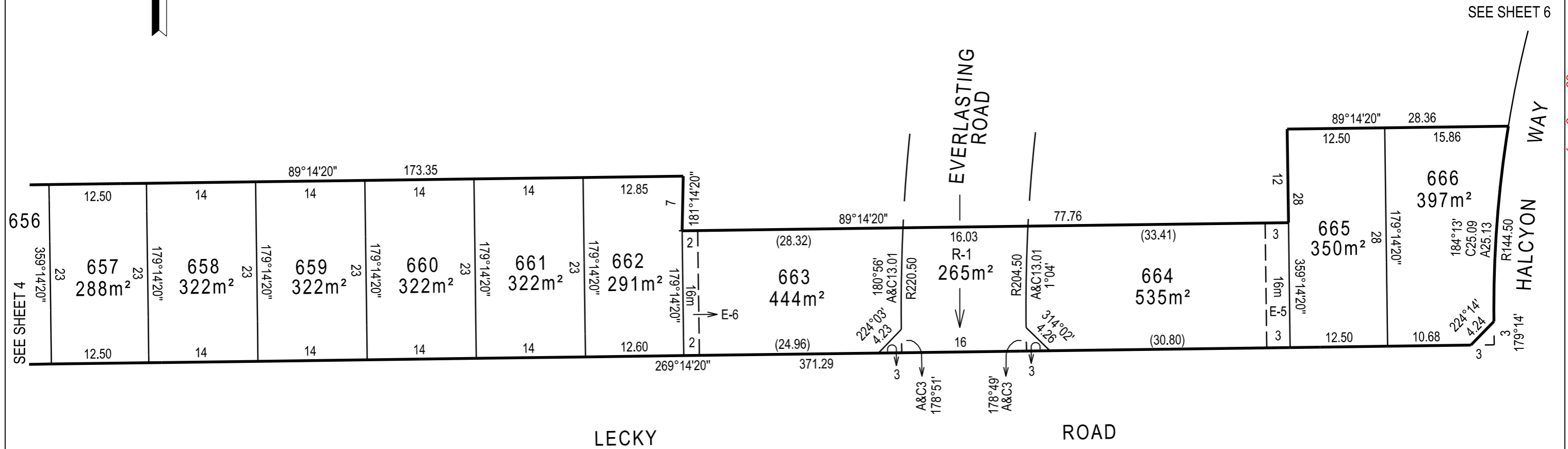
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SHEET 4

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SEE SHEET 6

SEE SHEET 4

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SCALE 1:500

LENGTHS ARE IN METRES

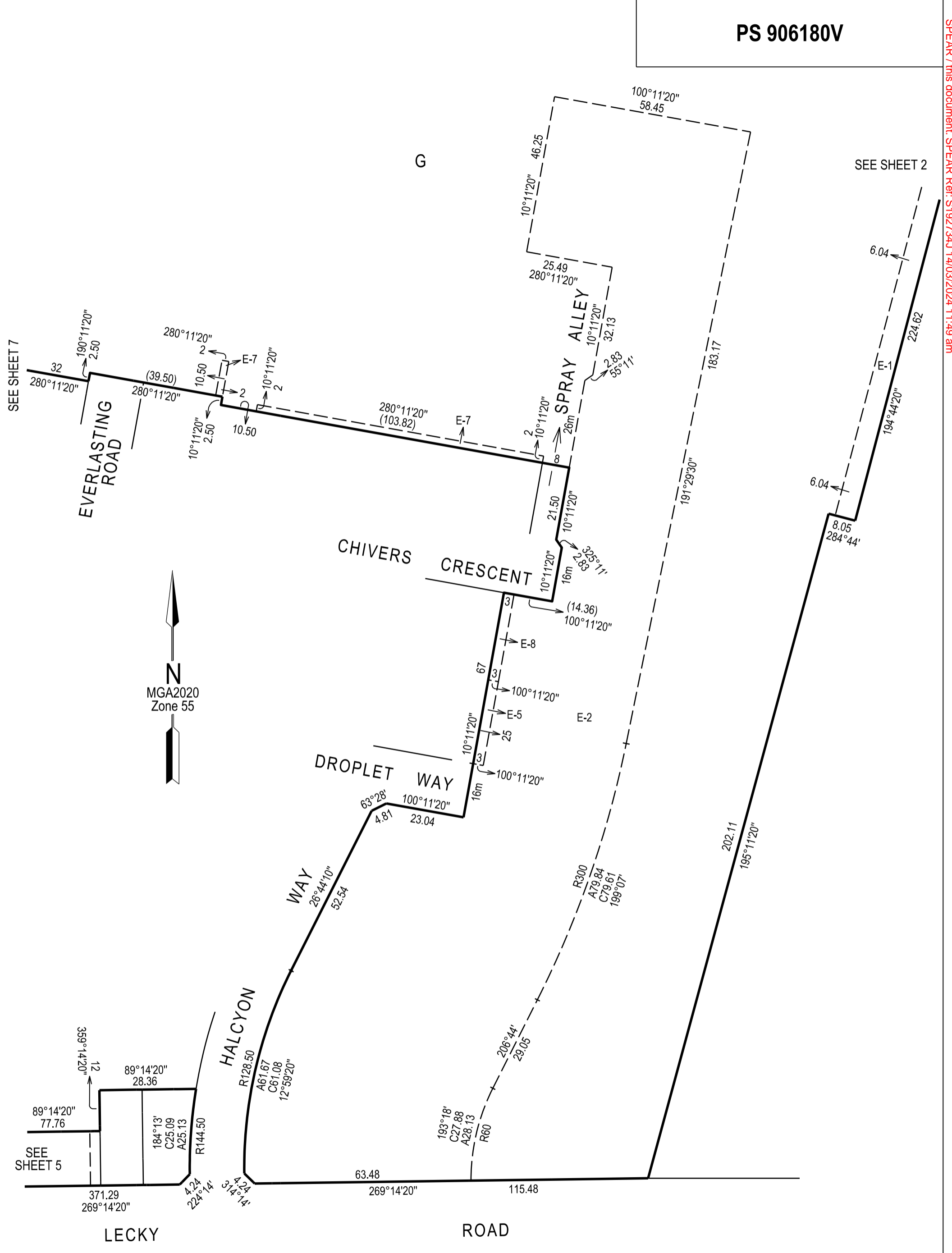
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ORIGINAL SHEET SIZE: A3


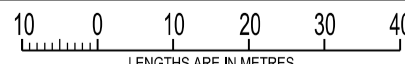
SHEET 5

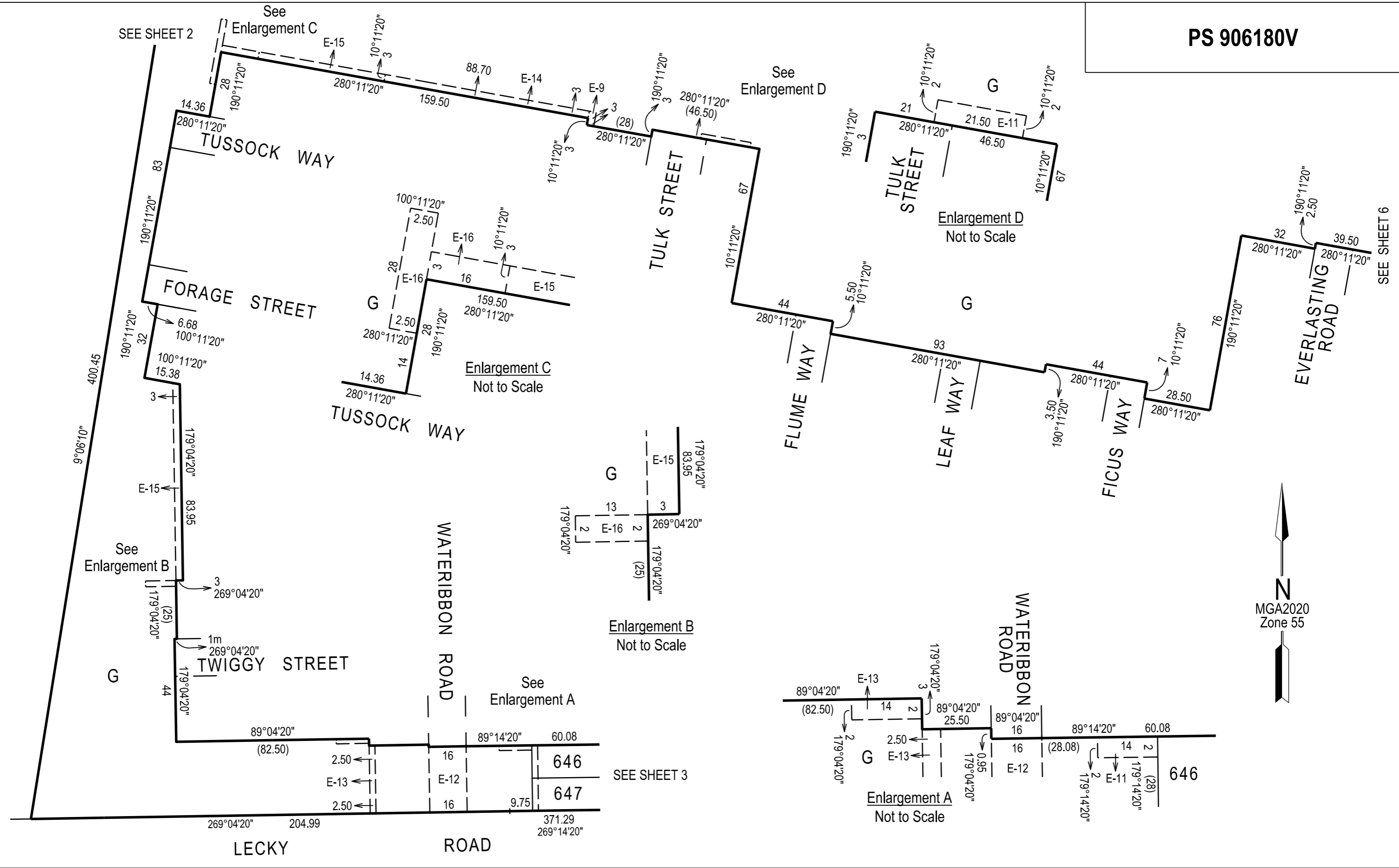
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 <b>CHARLTON DEGG</b> LAND DEVELOPMENT CONSULTANTS SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930 PH (03) 9775 4555    www.charltondegg.com.au	SCALE 1:1000	 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 6
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**CREATION OF RESTRICTION A**

**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
650	648, 649, 651	659	658, 660
651	650, 652	660	659, 661
652	651, 653	661	660, 662
658	657, 659		

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](http://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 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	Burdened Lot No.	Benefiting Lots on this Plan
653	652, 654	656	655, 657
654	653, 655	657	656, 658
655	654, 656	662	661, 663

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](http://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 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 Lot No.	Benefiting Lots on this Plan	Burdened Lot No.	Benefiting Lots on this Plan
646	647	663	662
647	646	664	665
648	649, 650	665	664, 666
649	648, 650	666	665

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](http://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](http://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 2038.