

# PLAN OF SUBDIVISION

LV USE ONLY  
EDITION

PS 906185K

## LOCATION OF LAND

**PARISH:** Pakenham  
**TOWNSHIP:** -  
**SECTION:** -  
**CROWN ALLOTMENT:** 11 (Part)  
**CROWN PORTION:** -  
**TITLE REFERENCE:** Vol. 4317 Fol. 220  
 Vol. Fol.  
**LAST PLAN REFERENCE:** Lot 1 TP 250457S  
 Lot L PS 906184M  
  
**POSTAL ADDRESS:** 70 Lecky Road  
 Officer 3809  
  
**MGA2020 Co-ordinates**  
 (of approx centre of land in plan) E 361 530 ZONE: 55  
 N 5 784 000

Council Name: Cardinia Shire Council  
 Council Reference Number: S23-128  
 Planning Permit Reference: T200562  
 SPEAR Reference Number: S222211M  
  
**Certification**  
 This plan is certified under section 6 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 not been satisfied at Certification  
 Digitally signed by: Simone Norbury for Cardinia Shire Council on 04/12/2024

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
Road R-1 Reserve No.1	Cardinia Shire Council Ausnet Electricity Services Pty Ltd ABN 91 064 651 118

Lots A to P (both inclusive) and Lots 1 to 900 (both inclusive) have been omitted from this plan.  
 See Sheet 7 for Creation of Restrictions.

## 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.:** 9  
**No. of Lots:** 54  
**Area:** 2.698 ha  
**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 & E-3	Drainage	See Diag.	This Plan	Cardinia Shire Council
E-2 & E-3	Sewerage	See Diag.	This Plan	South East Water Corporation
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



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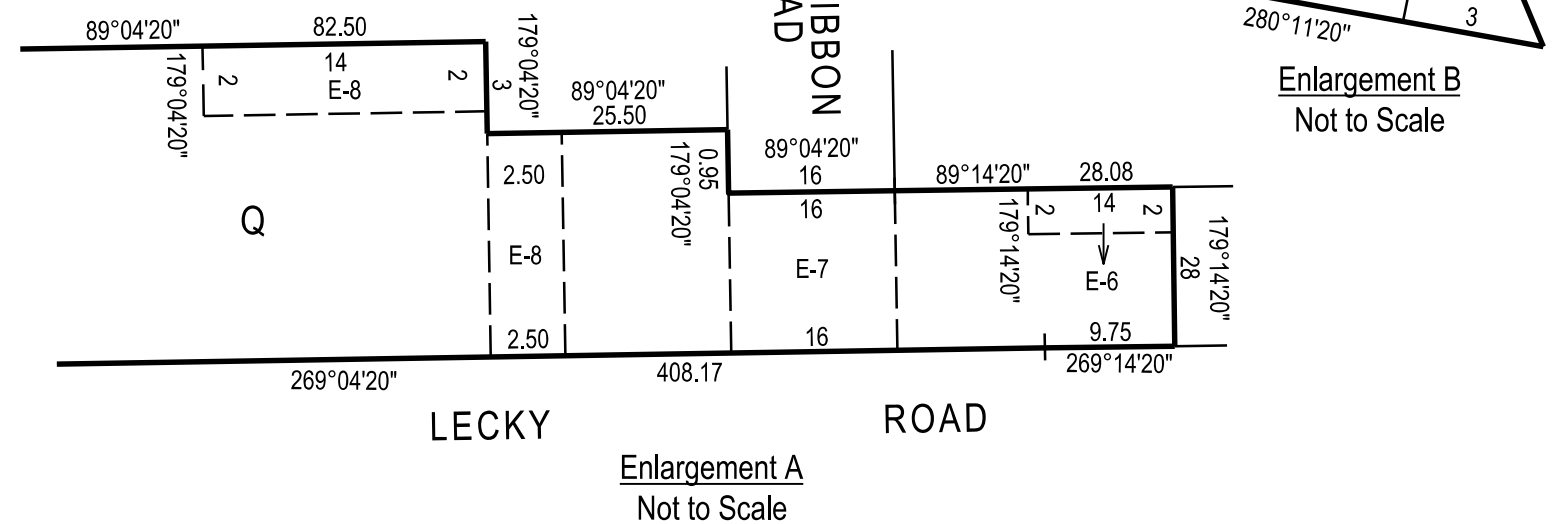
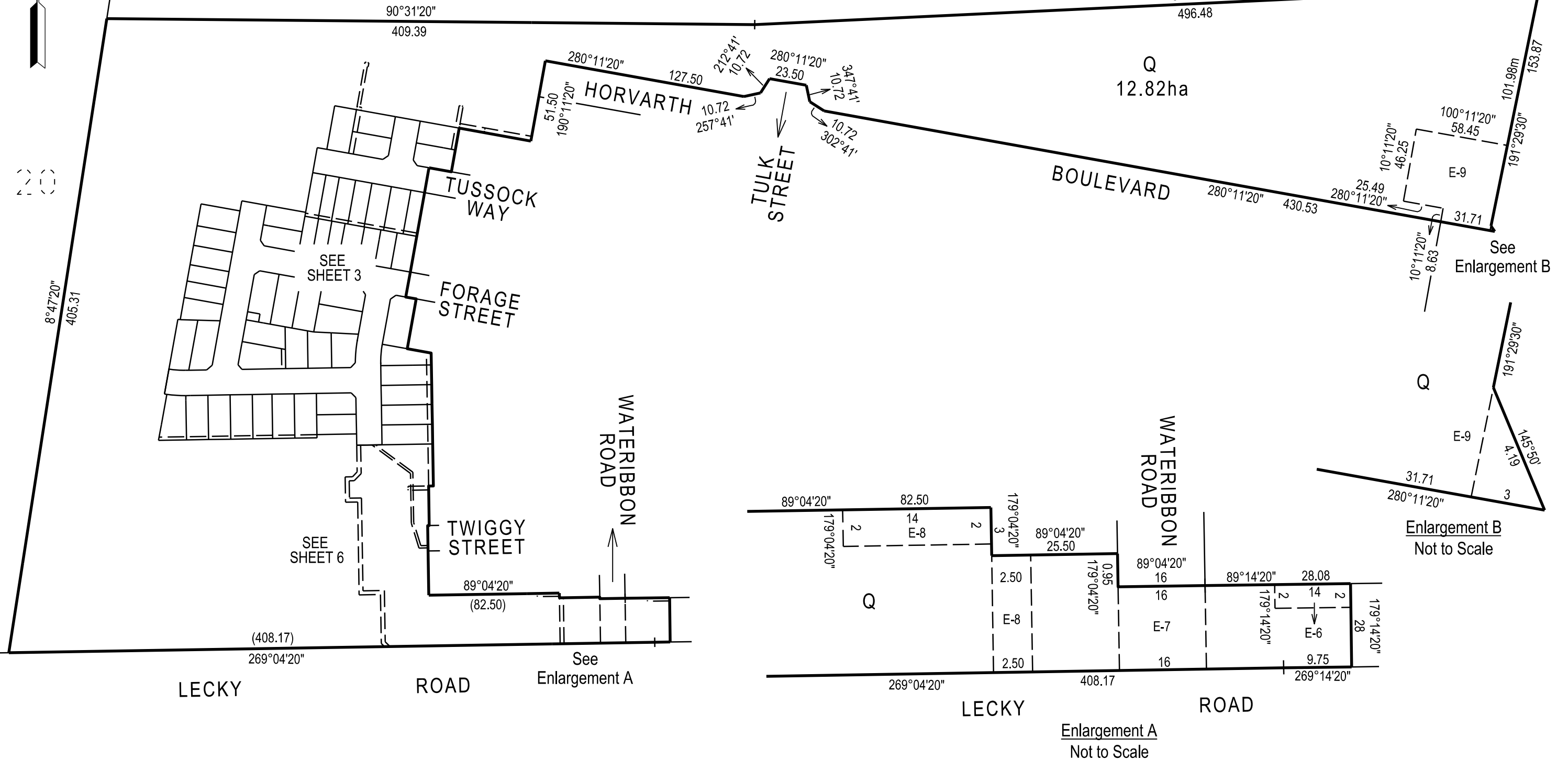
SURVEYORS FILE REF: 1470/Stg 9 VERSION: 8

ORIGINAL SHEET  
SIZE: A3

SHEET 1 of 7

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SCALE 1:2500

LENGTHS ARE IN METRES

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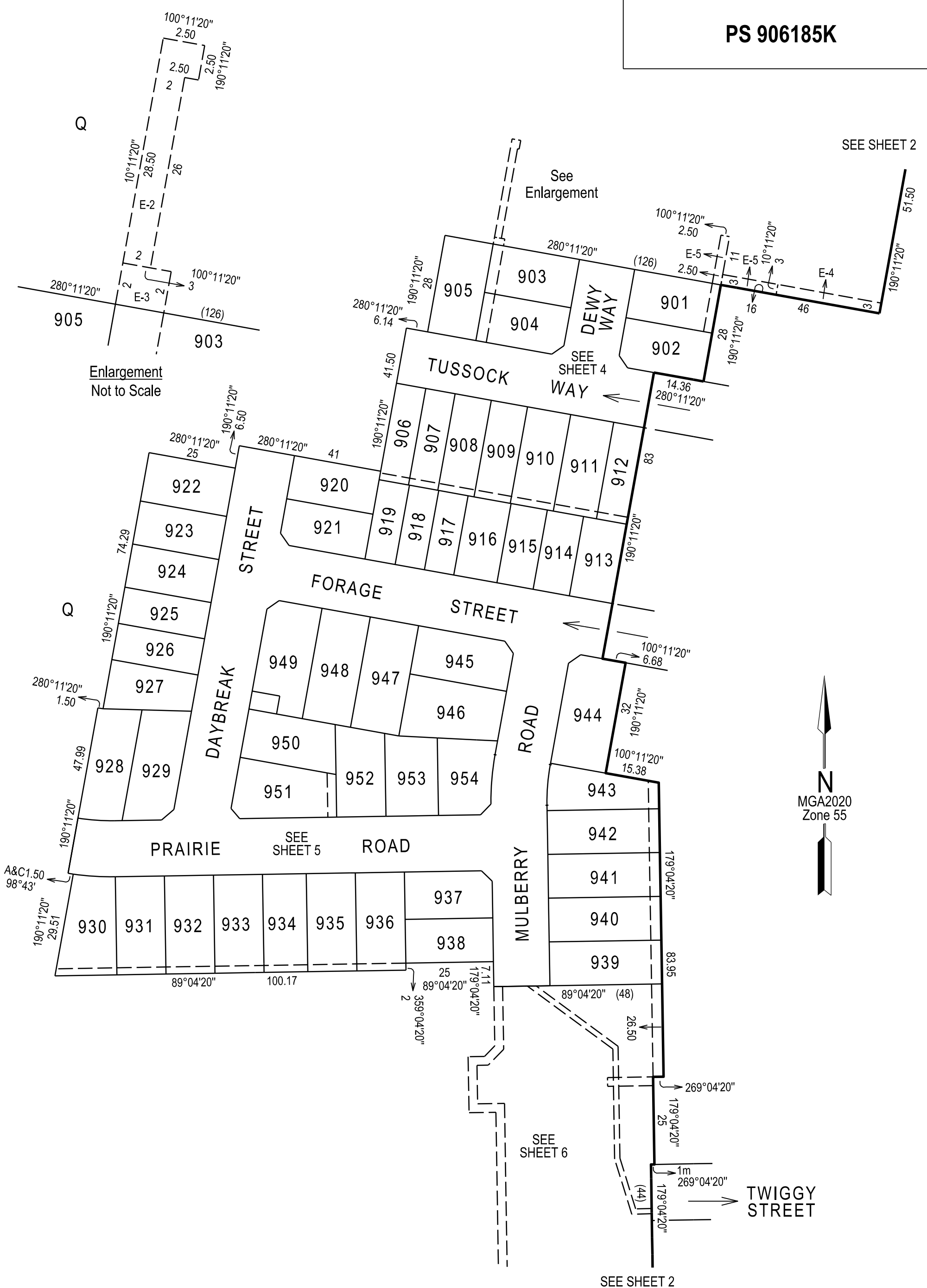
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SHEET 2

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SEE SHEET 2



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SCALE 1:1000  
10 0 10 20 30 40  
LENGTHS ARE IN METRES

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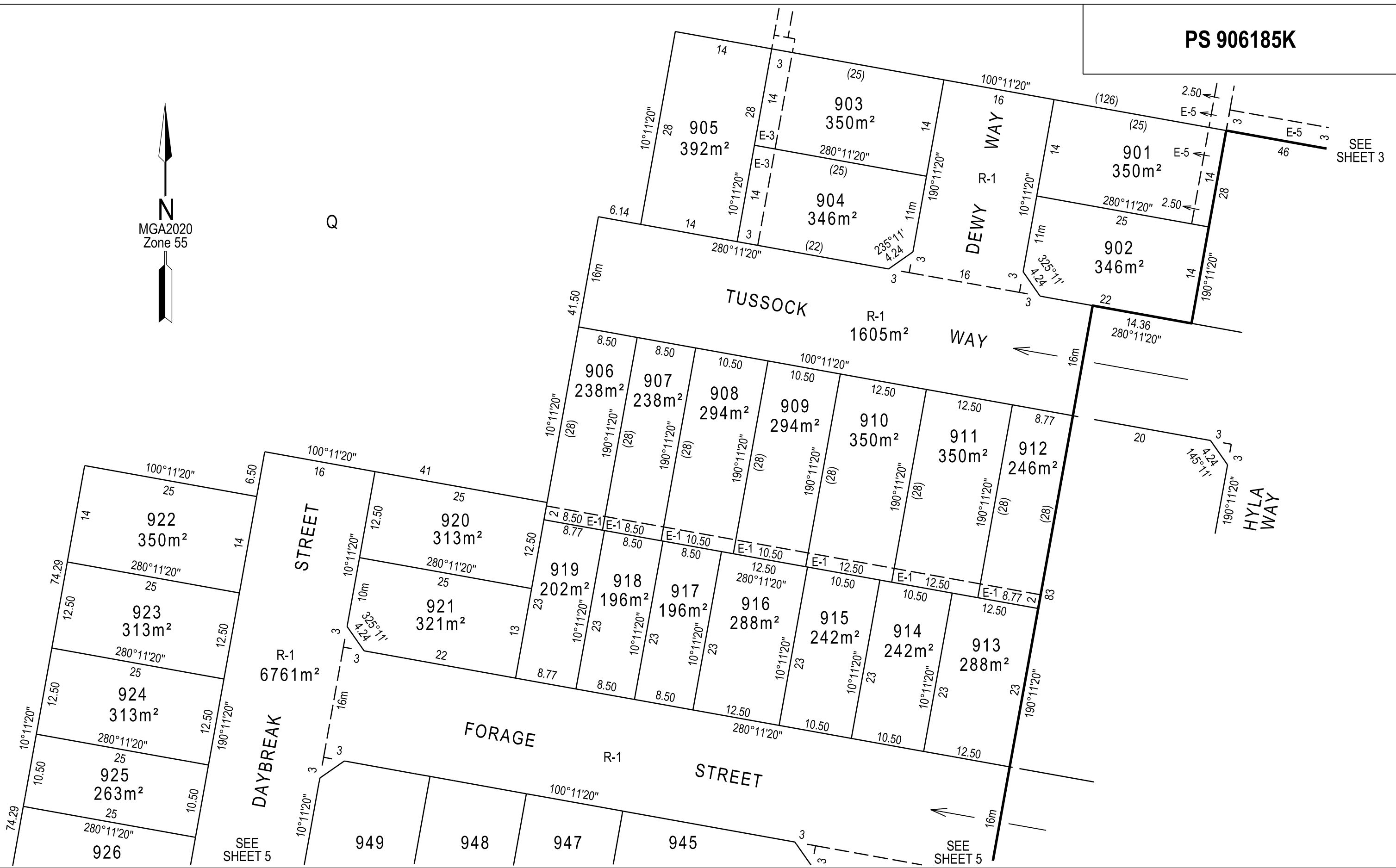
SHEET 3

PS 906185K



Q

SEE SHEET 3



SEE SHEET 5

SEE SHEET 5

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SCALE 1:500

5 0 5 10 15 20  
LENGTHS ARE IN METRES

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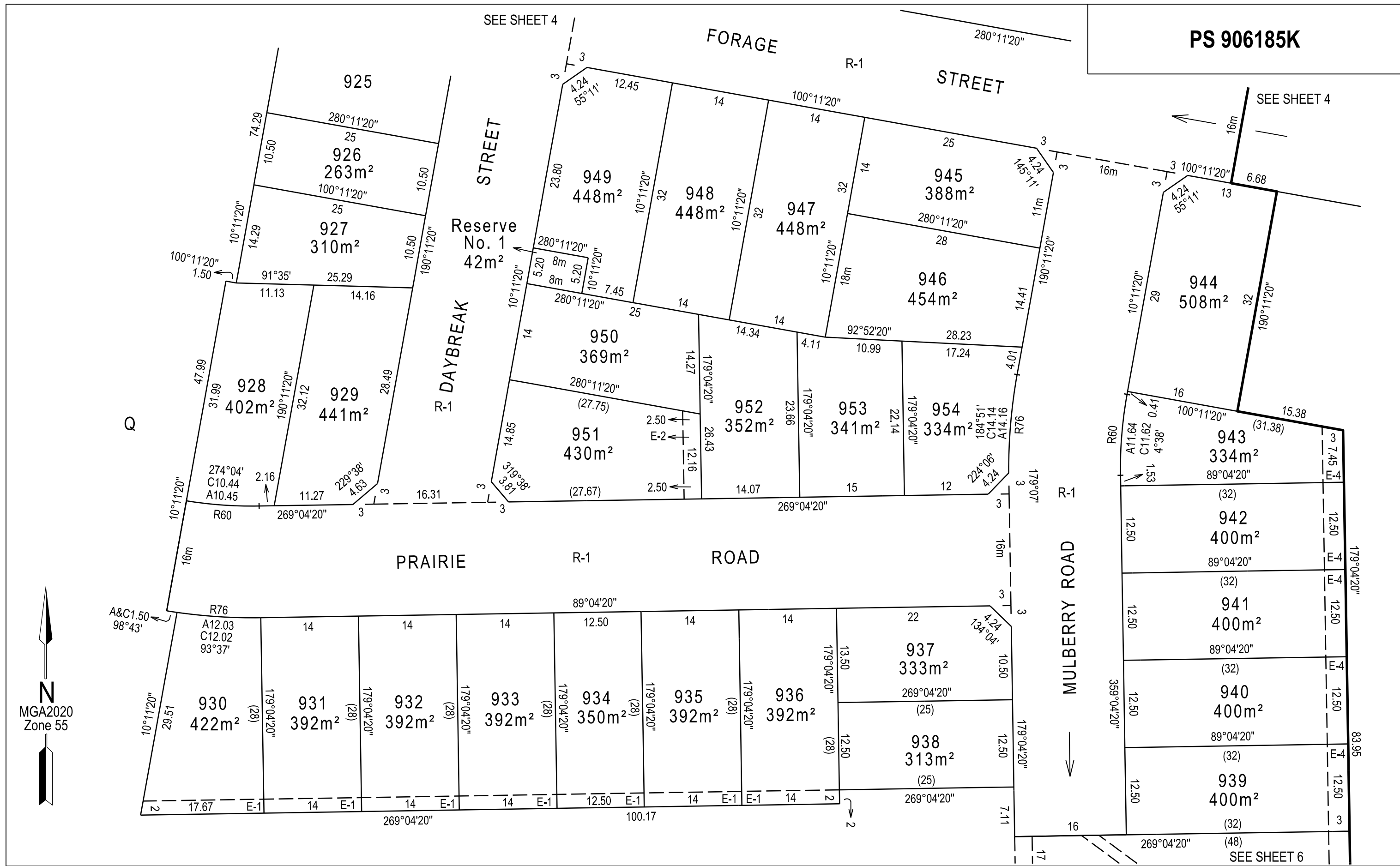
SHEET 4

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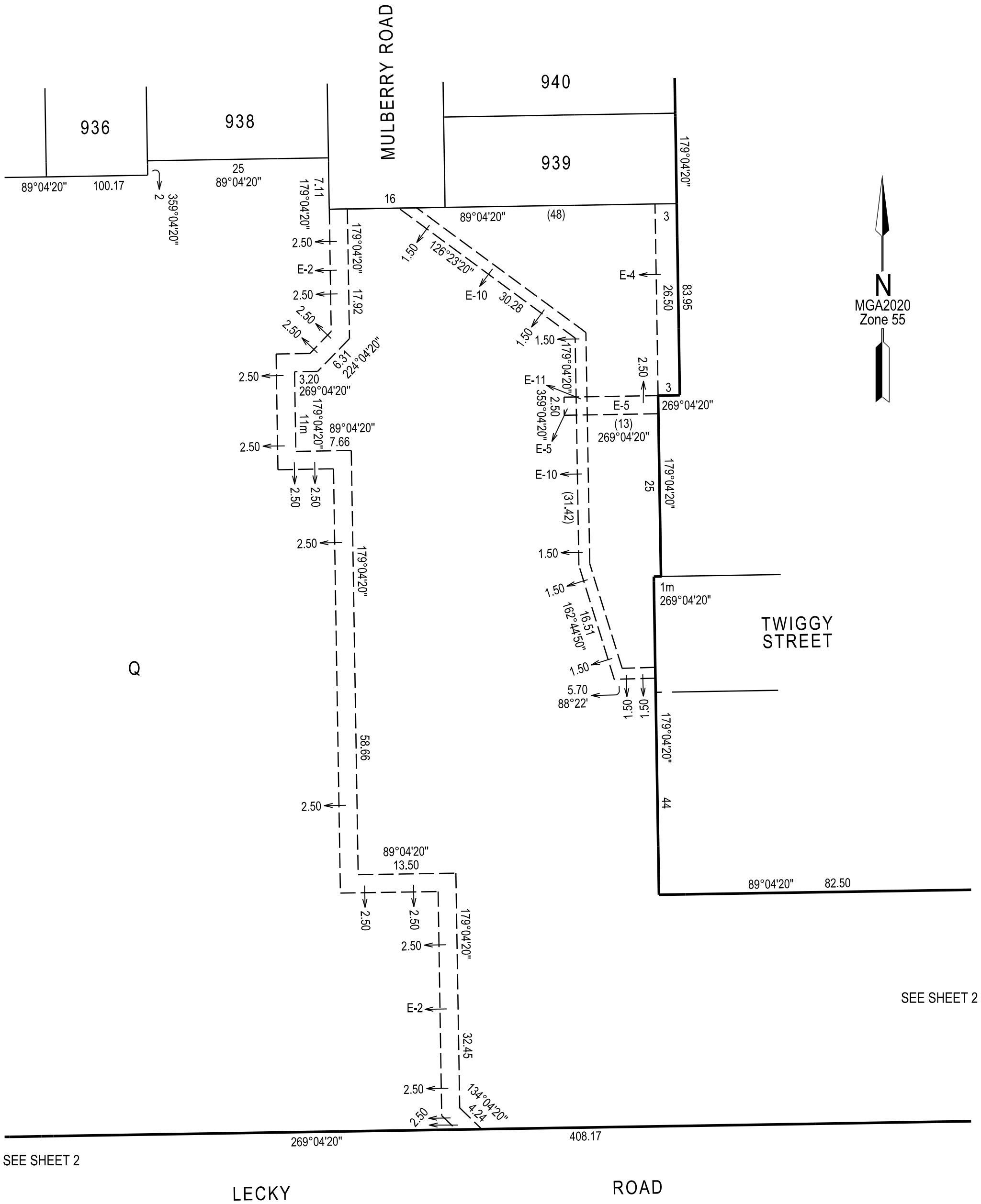


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SCALE 1:500  
 5 0 5 10 15 20  
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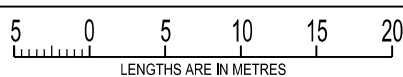
SEE SHEET 2

SEE SHEET 2



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SHEET 6

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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	Burdened Lot No.	Benefiting Lots on this Plan	Burdened Lot No.	Benefiting Lots on this Plan
906	907, 919, 920	909	908, 910, 916	923	922, 924	926	925, 927
907	906, 908, 918, 919	912	911, 913	924	923, 925	927	926, 928, 929
908	907, 909, 916, 917	920	906, 919, 921	925	924, 926	938	936, 937

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).

**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	Burdened Lot No.	Benefiting Lots on this Plan
902	901	915	910, 914, 916	919	906, 907, 918, 920, 921	953	946, 947, 952, 954
904	903, 905	916	908, 909, 910, 915, 917	921	919, 920	954	946, 953
913	911, 912, 914	917	908, 916, 918	937	936, 938		
914	910, 911, 913, 915	918	907, 908, 917, 919	943	942, 944		

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).

**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 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
901	902	930	931	940	939, 941	949	948, 950
903	904, 905	931	930, 932	941	940, 942	950	948, 949, 951, 952
905	903, 904	932	931, 933	942	941, 943	951	950, 952
910	909, 911, 914, 915, 916	933	932, 934	944	943	952	947, 948, 950, 951, 953
911	910, 912, 913, 914	934	933, 935	945	946, 947		
922	923	935	934, 936	946	945, 947, 953, 954		
928	927, 929	936	935, 937, 938	947	945, 946, 948, 952, 953		
929	927, 928	939	940	948	947, 949, 950, 952		

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](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.

**Expiry:**

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



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