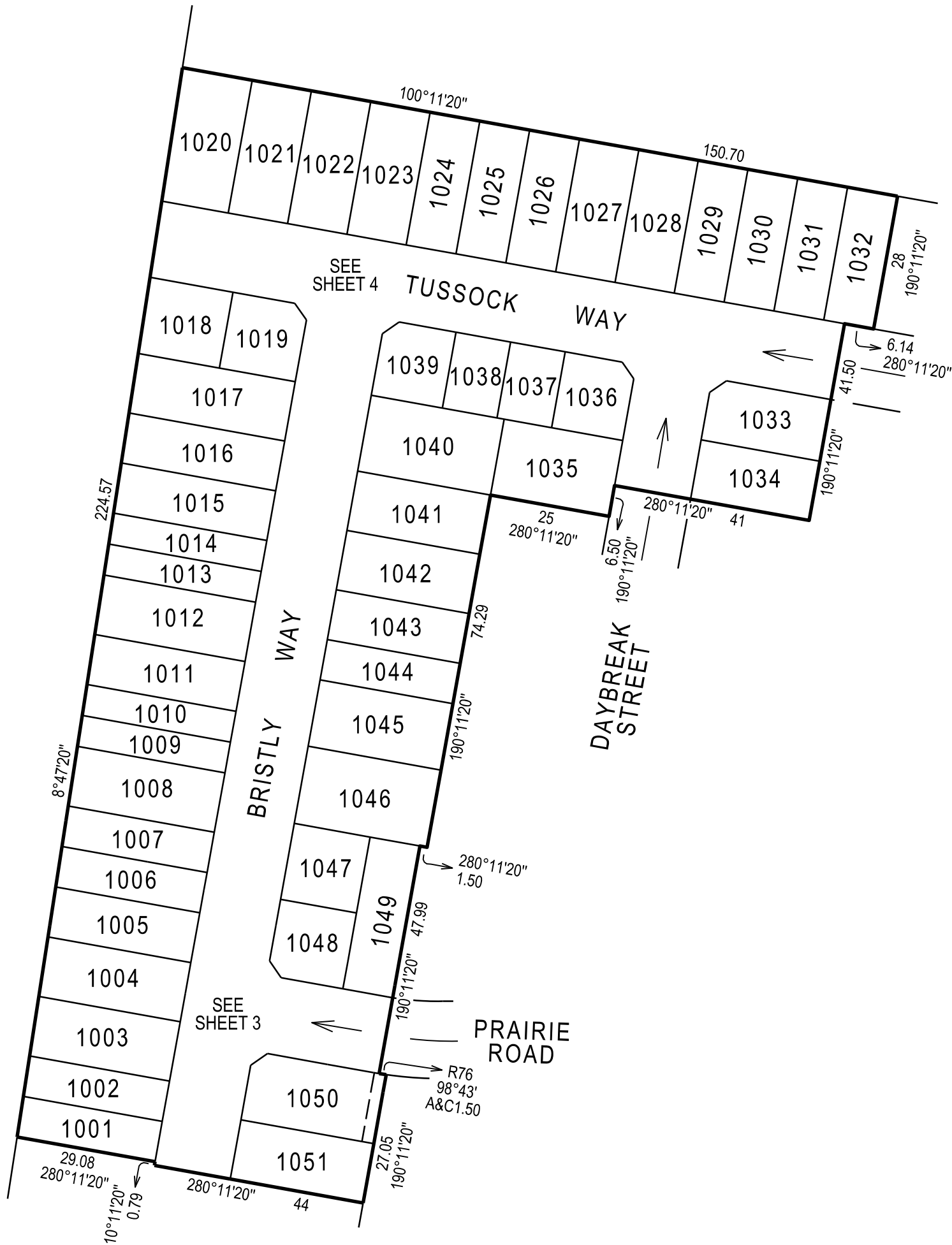
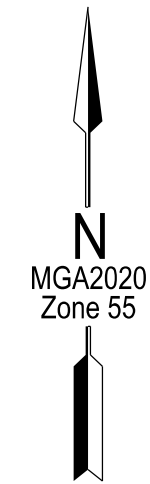


PLAN OF SUBDIVISION				LV USE ONLY EDITION 1		PS 922804R	
LOCATION OF LAND PARISH: Pakenham TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 11 (Part) CROWN PORTION: - TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot U PS 933259D POSTAL ADDRESS: 70 Lecky Road Officer 3809 MGA2020 Co-ordinates (of approx centre of land in plan) E 361 400 ZONE: 55 N 5 784 050				Council Name: Cardinia Shire Council Council Reference Number: S25-012 Planning Permit Reference: T200562 SPEAR Reference Number: S245144B 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 26/11/2025			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		Lots 1 to 1000 (both inclusive) have been omitted from this plan. See Sheet 5 for Creation of Restrictions. Estate: Banyan Place Development No.: 10 No. of Lots: 51 Area: 2.191 ha Melways: 215 A9			
Road R-1		Cardinia Shire Council					
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							
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			
 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		SURVEYORS FILE REF: 1470/Stg 10 VERSION: 2		ORIGINAL SHEET SIZE: A3		SHEET 1 of 5	
		Digitally signed by: Michael Neylan Degg, Licensed Surveyor, Surveyor's Plan Version (2), 05/09/2025, SPEAR Ref: S245144B					

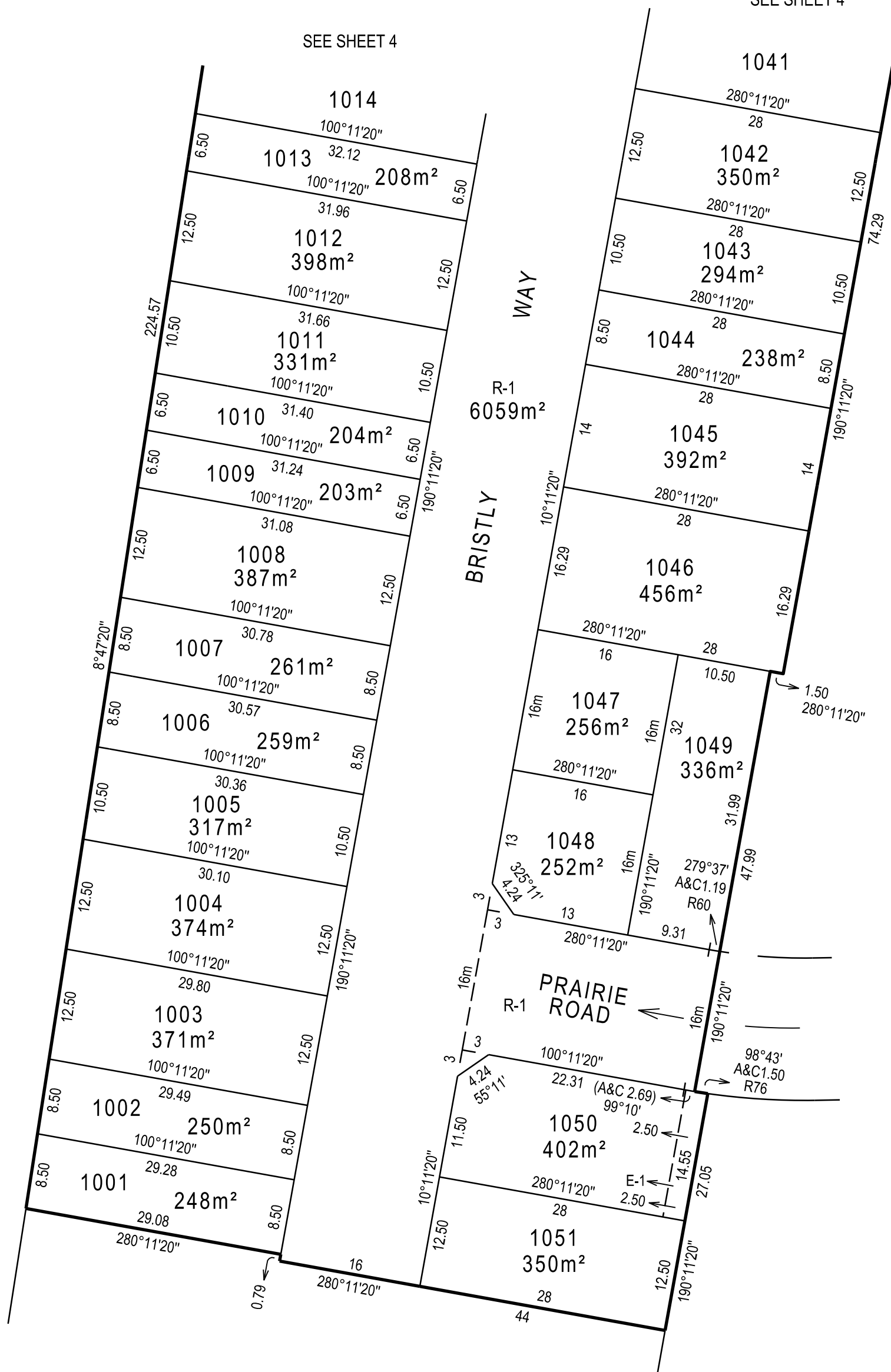
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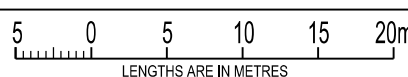
PS 922804R

SEE SHEET 4



SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
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SCALE
1:500



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SHEET 3

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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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SHEET 5

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