

# PLAN OF SUBDIVISION

LV USE ONLY  
EDITION

PS 839074R

## LOCATION OF LAND

**PARISH:** Pakenham  
**TOWNSHIP:** -  
**SECTION:** -  
**CROWN ALLOTMENT:** 11 (Part)  
**CROWN PORTION:** -  
**TITLE REFERENCE:** Vol. 9723 Fol. 056  
 Vol. 5879 Fol. 798  
**LAST PLAN REFERENCE:** Lot 1 TP135373S  
 Lot 6 LP 13491

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

**MGA2020 Co-ordinates**  
 (of approx centre of land in plan) E 362 000 ZONE: 55  
 N 5 783 900

Council Name: Cardinia Shire Council  
 Council Reference Number: S21-070  
 Planning Permit Reference: T200562  
 SPEAR Reference Number: S175684C

**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: Sonia Higgins for Cardinia Shire Council on 01/12/2022

**Statement of Compliance** issued: 20/09/2023  
 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 for: Banyan Place Stage 1 at Statement of Compliance

## 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 1 to 100 (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 .....  
 This survey has been connected to permanent marks no(s)  
 .....  
 In Proclaimed Survey Area No. 71

**Staging:** This ~~is~~ is not a staged subdivision.  
 Planning Permit No. T200562

**Estate:** Banyan Place  
**Development No.:** 1  
**No. of Lots:** 49  
**Area:** 2.953 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-4	Drainage	See Diag.	This Plan	Cardinia Shire Council
E-2 & E-3	Sewerage	See Diag.	This Plan	South East Water Corporation



SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930  
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SURVEYORS FILE REF: 1470/Stg 1 VERSION: 5

ORIGINAL SHEET  
 SIZE: A3

SHEET 1 of 7

Digitally signed by: Michael Neylan Degg, Licensed Surveyor,  
 Surveyor's Plan Version (5),  
 25/07/2022, SPEAR Ref: S175684C

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PS 839074R

87°16'50"  
(564.07)

6.04

224.62

E-1

194°44'20"

6.04

8.05  
284°44'

202.11  
195°11'20"

CARDINIA  
ROAD

A  
18.38ha

SEE SHEET 3

(371.29)

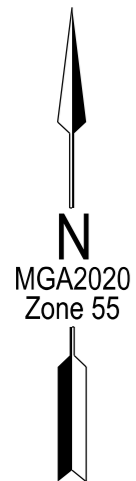
269°14'20"

508.77

115.48

319.86

LECKY ROAD



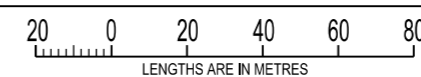
MGA2020  
Zone 55

9°11'40"  
395.31



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SCALE  
1:2000



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SIZE: A3

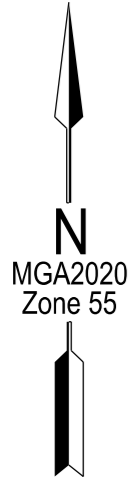
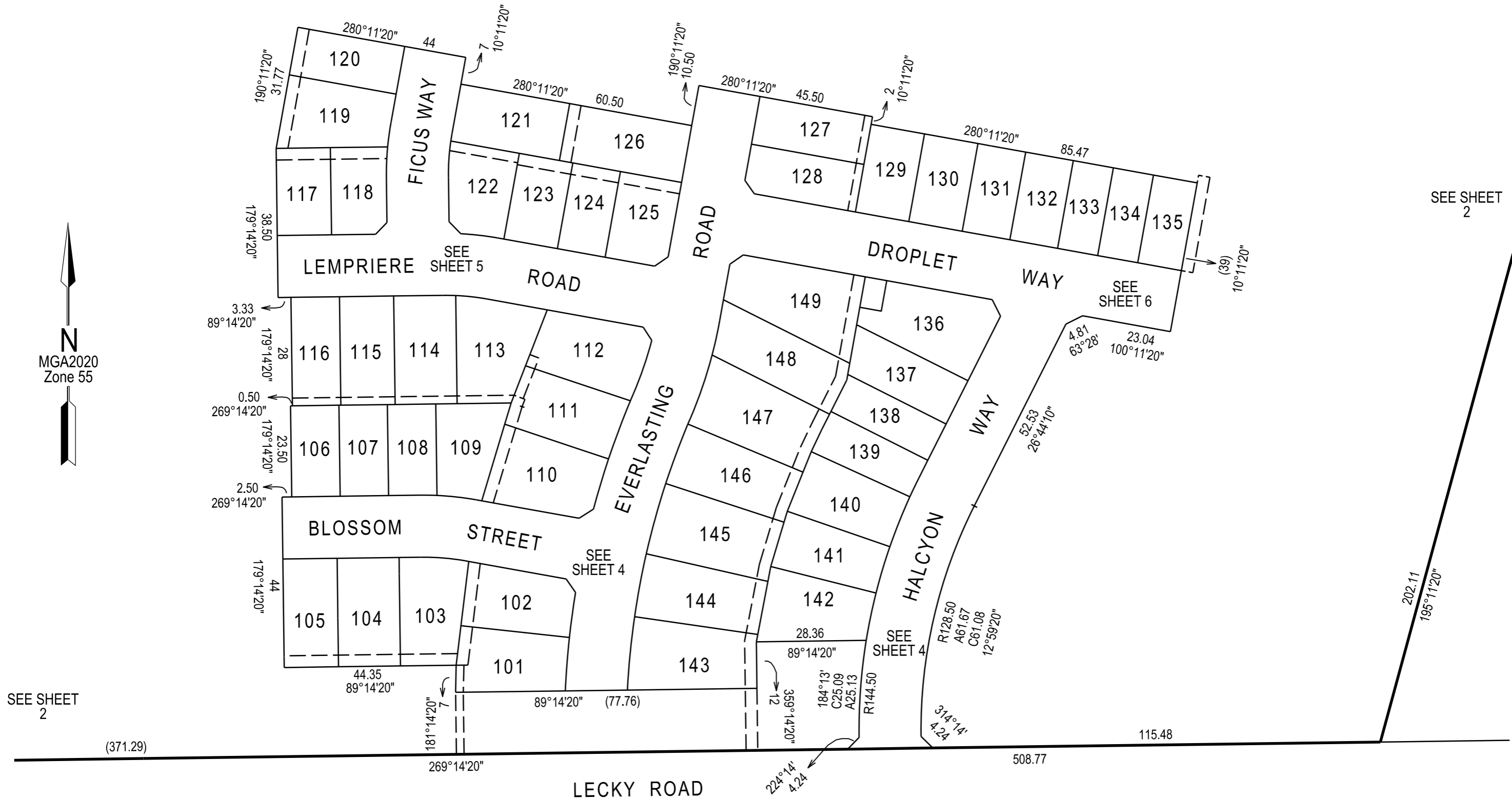
SHEET 2

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Surveyor,  
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A



SEE SHEET 2

SEE SHEET 2

(371.29)

269°14'20"

LECKY ROAD

89°14'20" (77.76)

224°14' 4.24

508.77

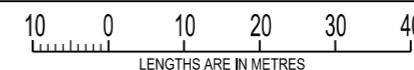
115.48

202.11  
195°11'20"



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SCALE 1:1000

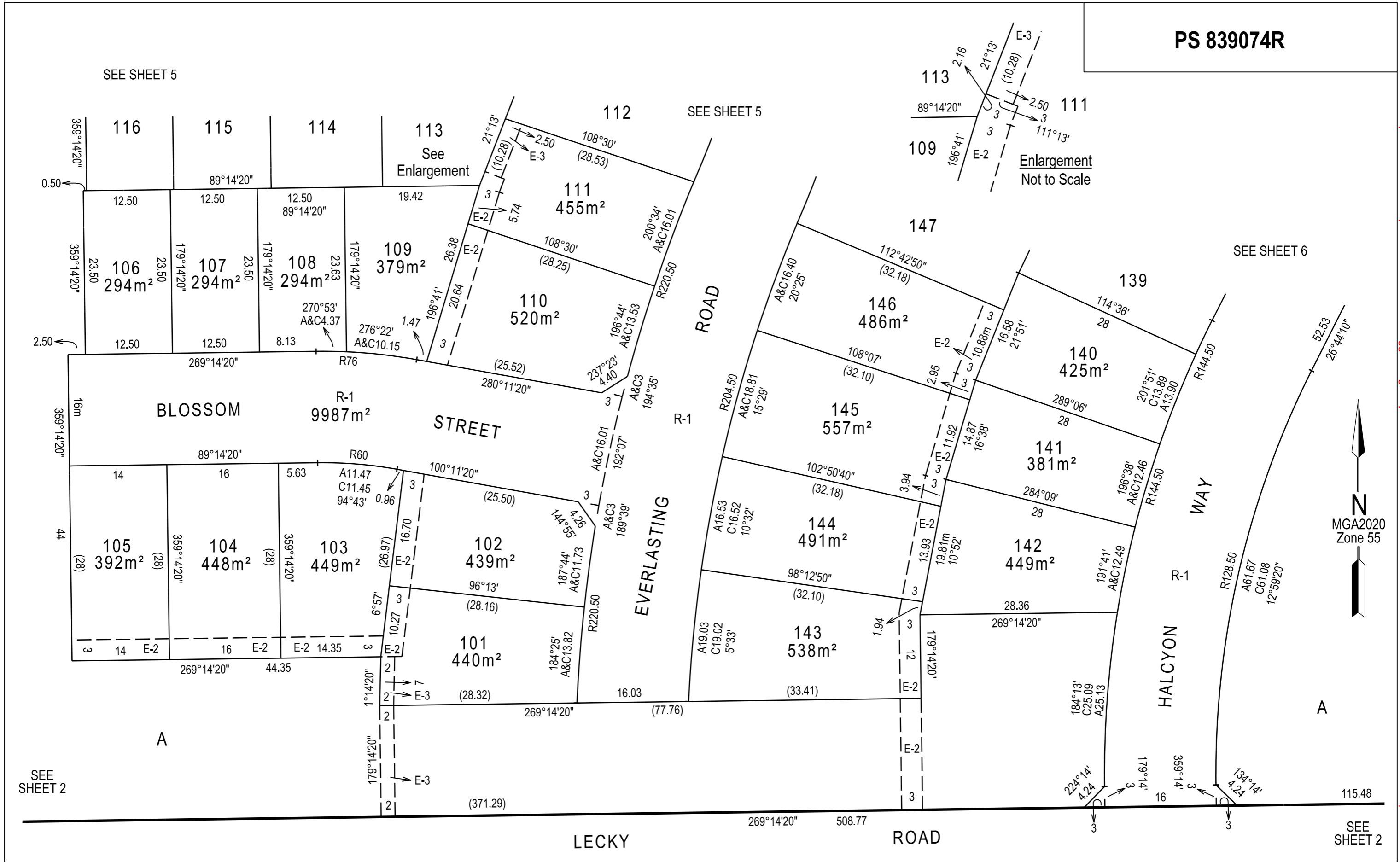


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SHEET 3

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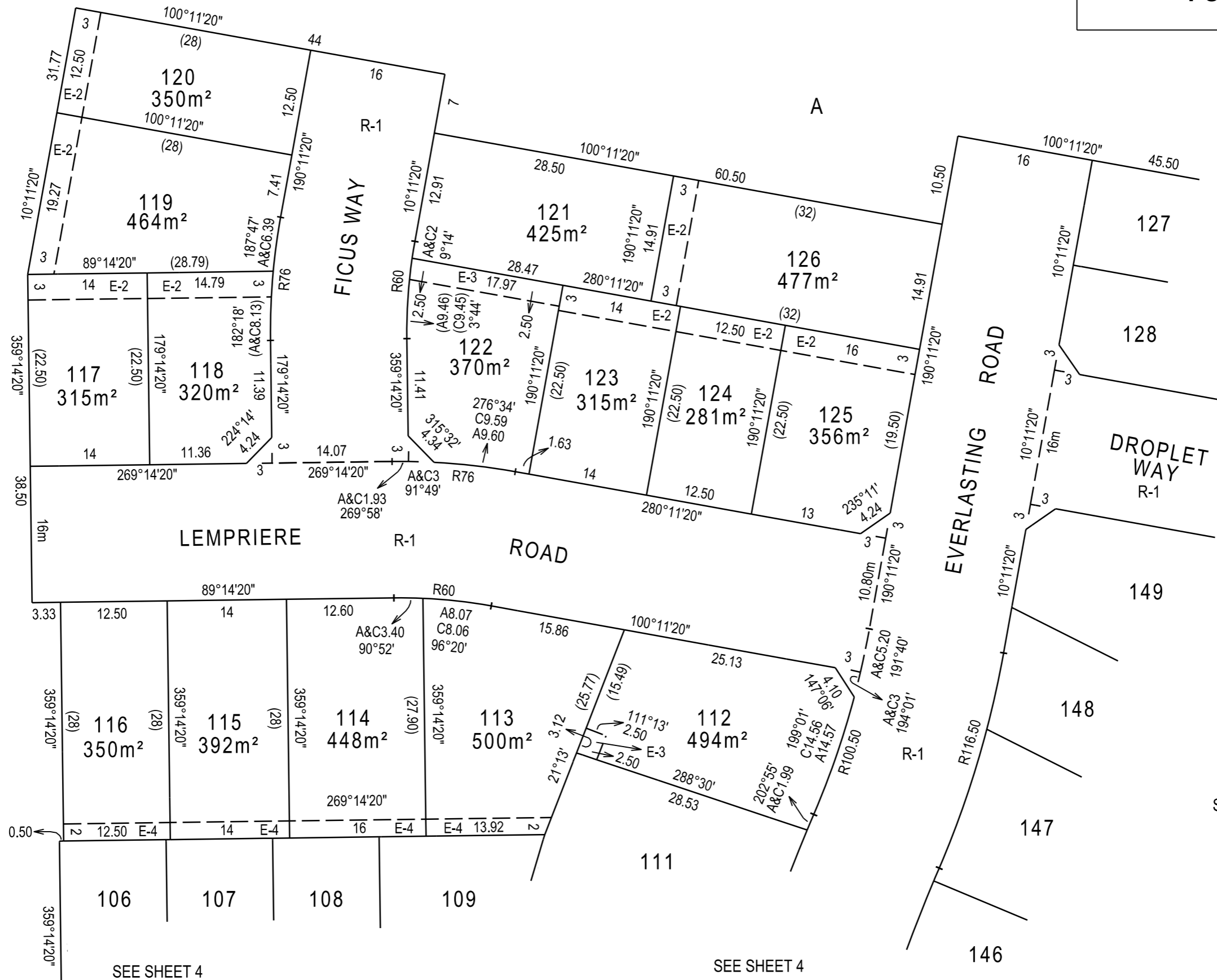


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SCALE 1:500  
 5 0 5 10 15 20  
 LENGTHS ARE IN METRES  
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 SHEET 4  
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SEE SHEET 6

SEE SHEET 6

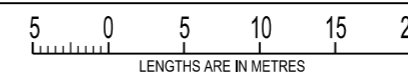
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SCALE  
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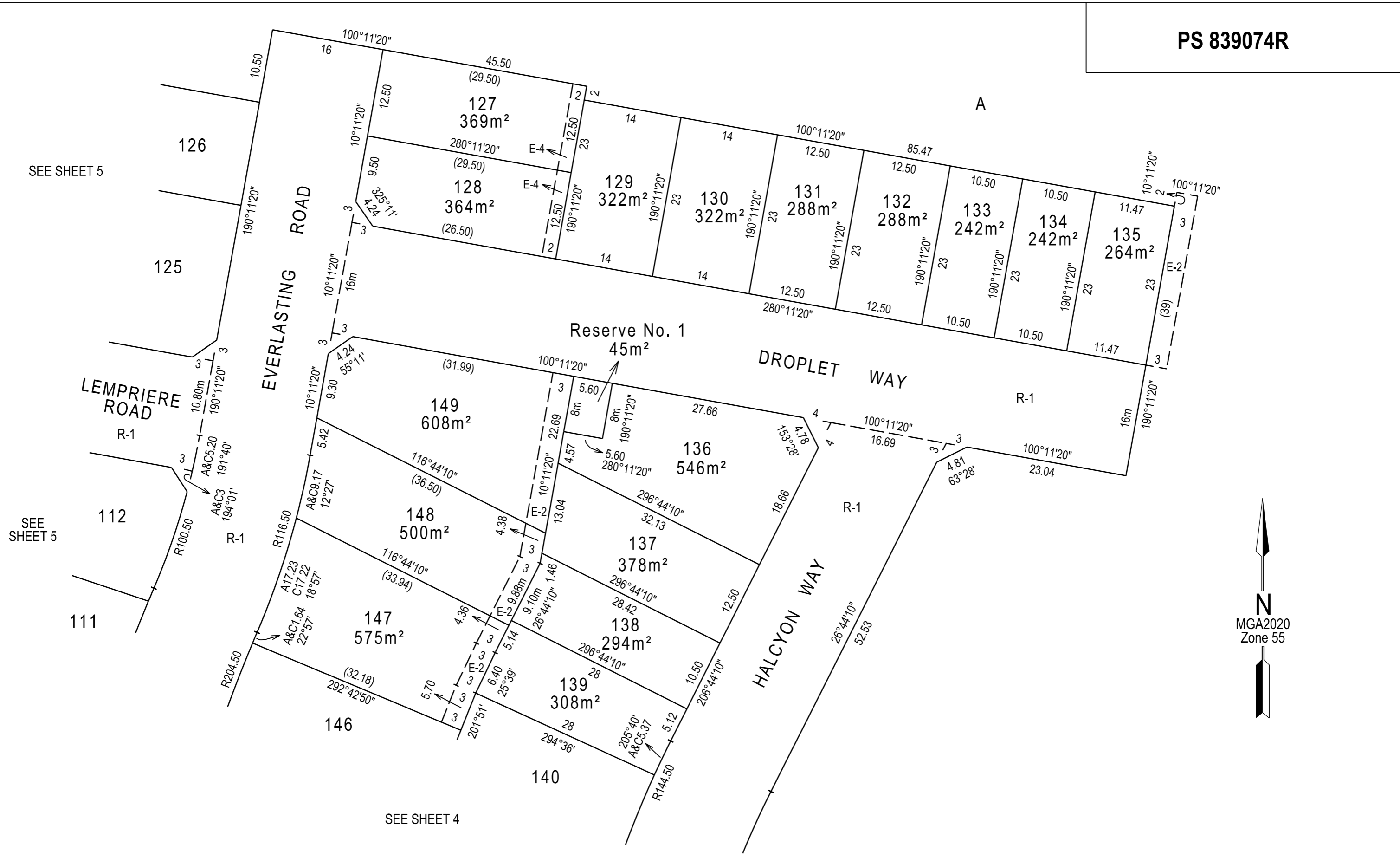


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SHEET 5

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SCALE 1:500

5 0 5 10 15 20  
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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
129	127, 128, 130
130	129, 131
138	137, 139, 148
139	138, 140, 147, 148

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 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	Burdened Lot No.	Benefiting Lots on this Plan
106	107, 116	118	117, 119	132	131, 133
107	106, 108, 115, 116	123	121, 122, 124, 126	133	132, 134
108	107, 109, 114, 115	124	123, 125, 126	134	133, 135
117	118, 119	131	130, 132	135	134

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 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	Burdened Lot No.	Benefiting Lots on this Plan
101	102, 103	113	109, 111, 112, 114	125	124, 126	142	141, 143, 144, 145
102	101, 103	114	108, 109, 113, 115	126	121, 123, 124, 125	143	142, 144
103	101, 102, 104	115	107, 108, 114, 116	127	128, 129	144	142, 143, 145
104	103, 105	116	106, 107, 115	128	127, 129	145	141, 142, 144, 146
105	104	119	117, 118, 120	136	137, 149	146	140, 141, 145, 147
109	108, 110, 111, 113, 114	120	119	137	136, 138, 148, 149	147	139, 140, 146, 148
110	109, 111	121	122, 123, 126	140	139, 141, 146, 147	148	137, 138, 139, 147, 149
111	109, 110, 112, 113	122	121, 123	141	140, 142, 145, 146	149	136, 137, 148
112	111, 113						

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 2037.



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