

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PS 847341Y

LOCATION OF LAND

PARISH: Pakenham
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: 11 (Part)
CROWN PORTION: -
TITLE REFERENCE: Vol. Fol.
LAST PLAN REFERENCE: Lot B PS 839075P

POSTAL ADDRESS: 70 Lecky Road
Officer 3809

MGA2020 Co-ordinates
 (of approx centre of land in plan) E 362 100 ZONE: 55
 N 5 784 000

Council Name: Cardinia Shire Council
 Council Reference Number: S21-078
 Planning Permit Reference: T200562
 SPEAR Reference Number: S174588E

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

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: Fiona Shadforth for Cardinia Shire Council on 27/09/2023

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

Lots A, B and Lots 1 to 300 (both inclusive) have been omitted from this plan.
 See Sheet 5 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.: 3
No. of Lots: 24
Area: 1.180 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-3 & E-4	Sewerage	See Diag.	This Plan	South East Water Corporation
E-3 & E-7	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



SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
 PH (03) 9775 4555 www.charltondegg.com.au

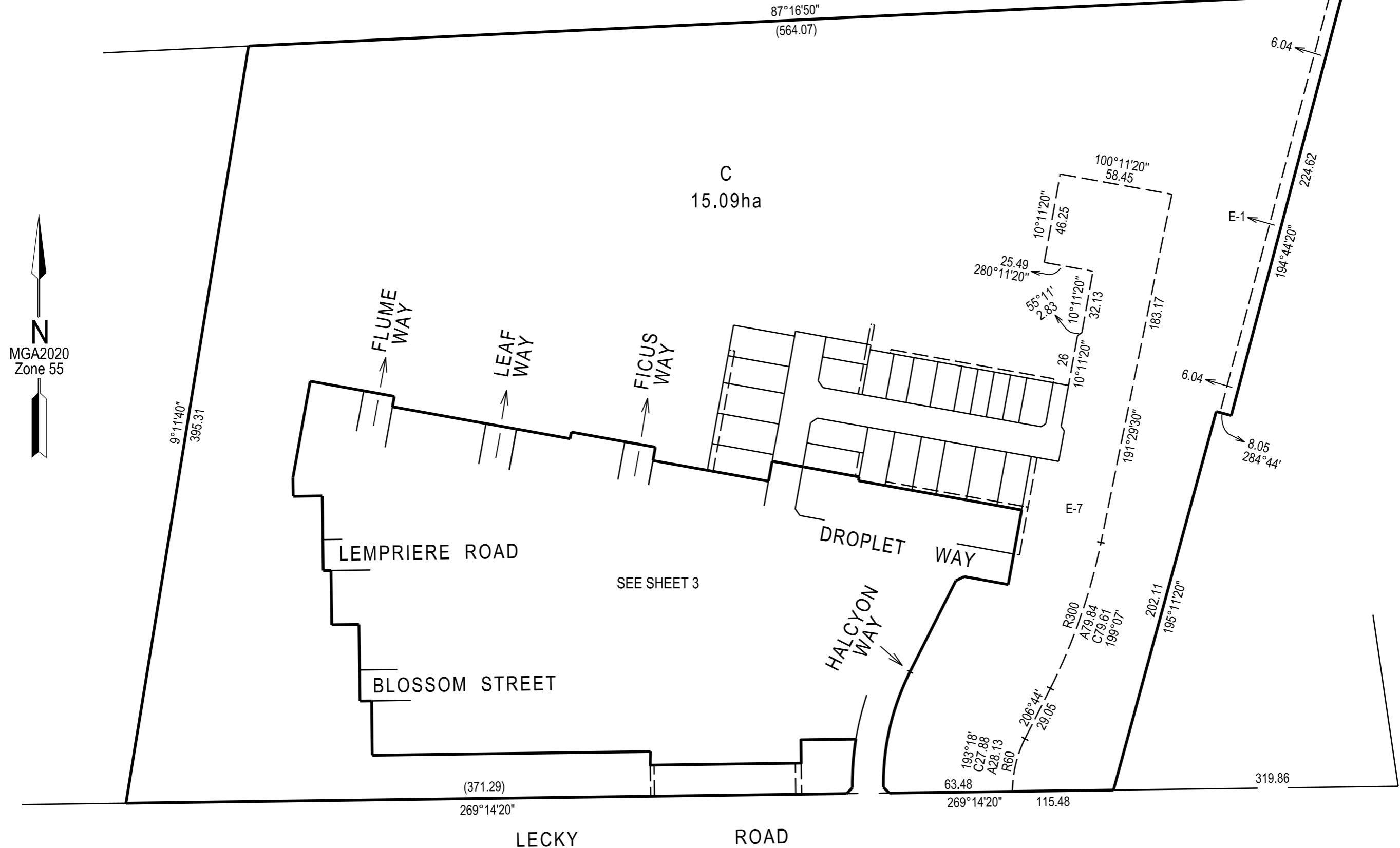
SURVEYORS FILE REF: 1470/Stg 3 VERSION: 6

ORIGINAL SHEET
SIZE: A3

SHEET 1 of 5

Digitally signed by: Michael Neylan Degg, Licensed Surveyor,
 Surveyor's Plan Version (6),
 05/09/2023, SPEAR Ref: S174588E

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MGA2020
Zone 55

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SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
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SCALE
1:2000

20 0 20 40 60 80
LENGTHS ARE IN METRES

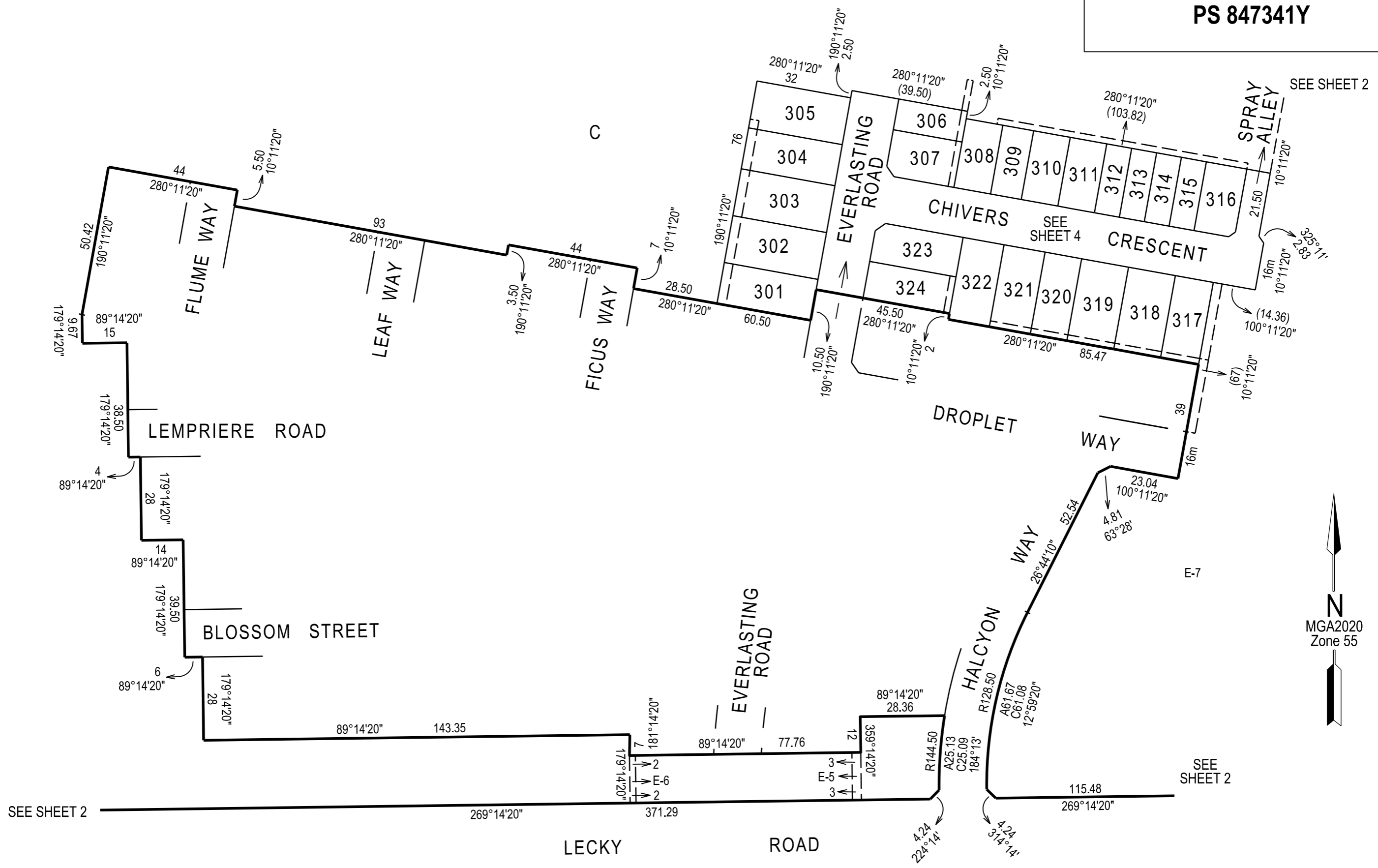
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ORIGINAL SHEET
SIZE: A3

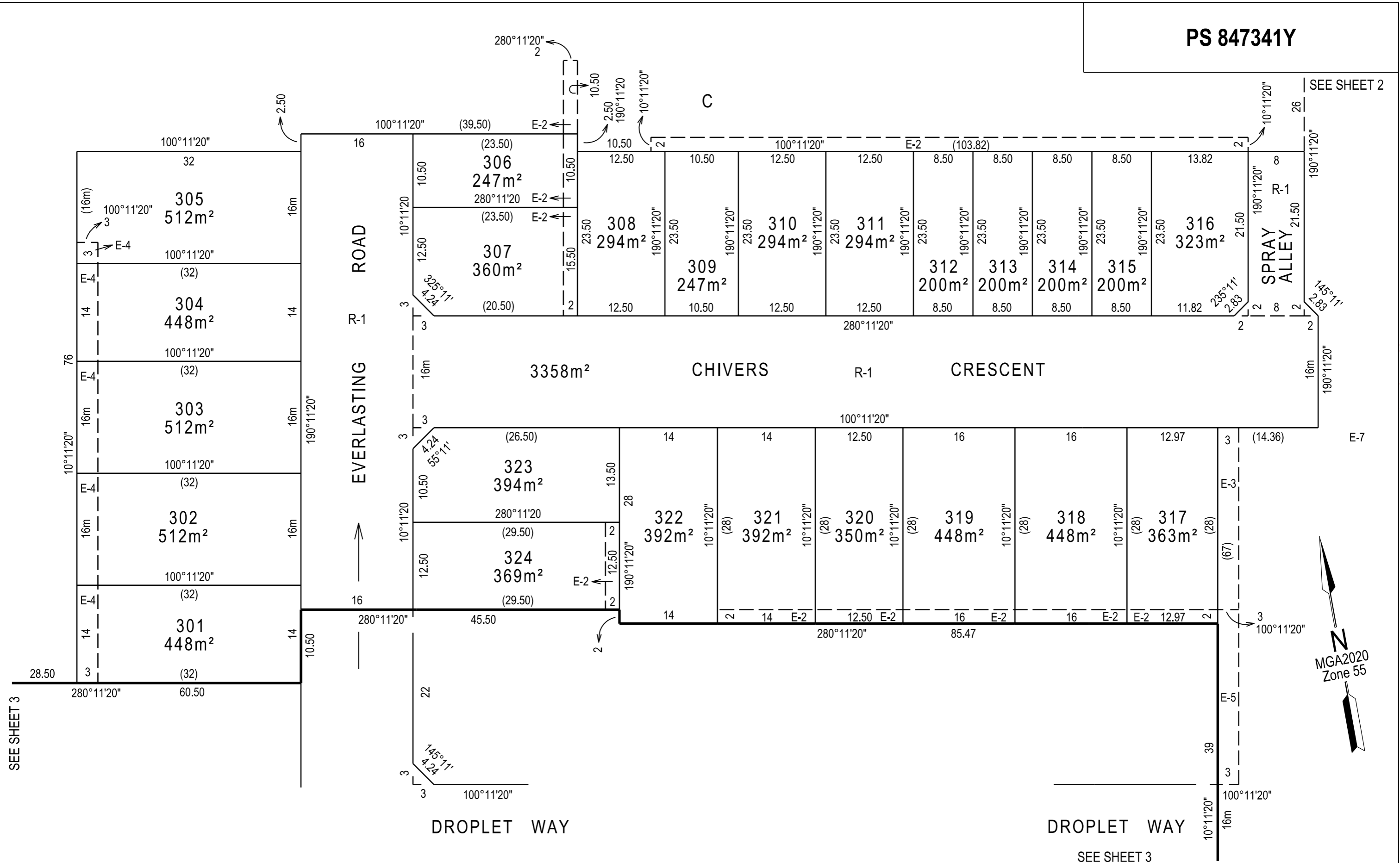
SHEET 2

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SEE SHEET 3

SEE SHEET 3

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

LENGTHS ARE IN METRES

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Surveyor's Plan Version (6),
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ORIGINAL SHEET SIZE: A3

SHEET 4

Digitally signed by:
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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
306	307, 308
308	306, 307, 309
309	308, 310

Burdened Lot No.	Benefiting Lots on this Plan
310	309, 311
311	310, 312
316	315

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
312	311, 313
313	312, 314
314	313, 315
315	314, 316

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
301	302
302	301, 303
303	302, 304
304	303, 305
305	304
307	306, 308
317	318

Burdened Lot No.	Benefiting Lots on this Plan
318	317, 319
319	318, 320
320	319, 321
321	320, 322
322	321, 323, 324
323	322, 324
324	322, 323

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.