

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PS 901989T

LOCATION OF LAND

PARISH: Pakenham
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: 11 (Part)
CROWN PORTION: -
TITLE REFERENCE: Vol. Fol.
LAST PLAN REFERENCE: Lot E PS 901971P

COUNCIL NAME: CARDINIA SHIRE COUNCIL

POSTAL ADDRESS: 70 Lecky Road
 Officer 3809

MGA2020 Co-ordinates
 (of approx centre of land in plan) E 361 650 ZONE: 55
 N 5 783 960

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

Lots A to E (both inclusive) and Lots 1 to 600 (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.: 6
No. of Lots: 45
Area: 2.459 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	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-5	Drainage	See Diag.	PS 839074R	Cardinia Shire Council
E-5 & E-6	Sewerage	See Diag.	PS 839074R	South East Water Corporation
E-7 & E-10	Sewerage	See Diag.	PS 847345Q	South East Water Corporation
E-8	Drainage	See Diag.	PS 847341Y	Cardinia Shire Council
E-8 & E-9	Sewerage	See Diag.	PS 847341Y	South East Water Corporation
E-10	Drainage	See Diag.	PS 847345Q	Cardinia Shire Council
E-11	Drainage	See Diag.	PS 901971P	Cardinia Shire Council
E-11 & E-12	Sewerage	See Diag.	PS 901971P	South East Water Corporation



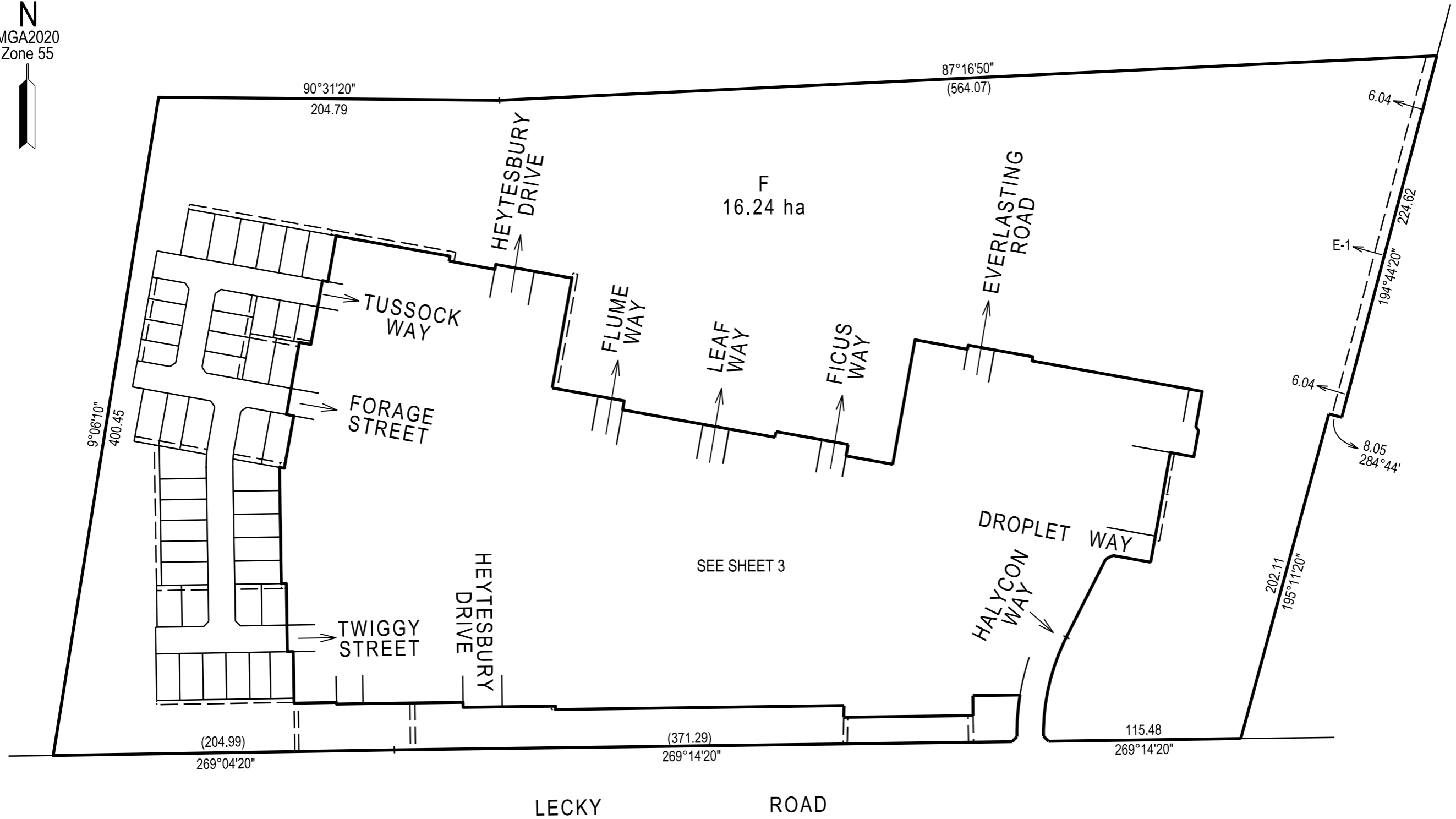
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
 PH (03) 9775 4555 www.charltondegg.com.au

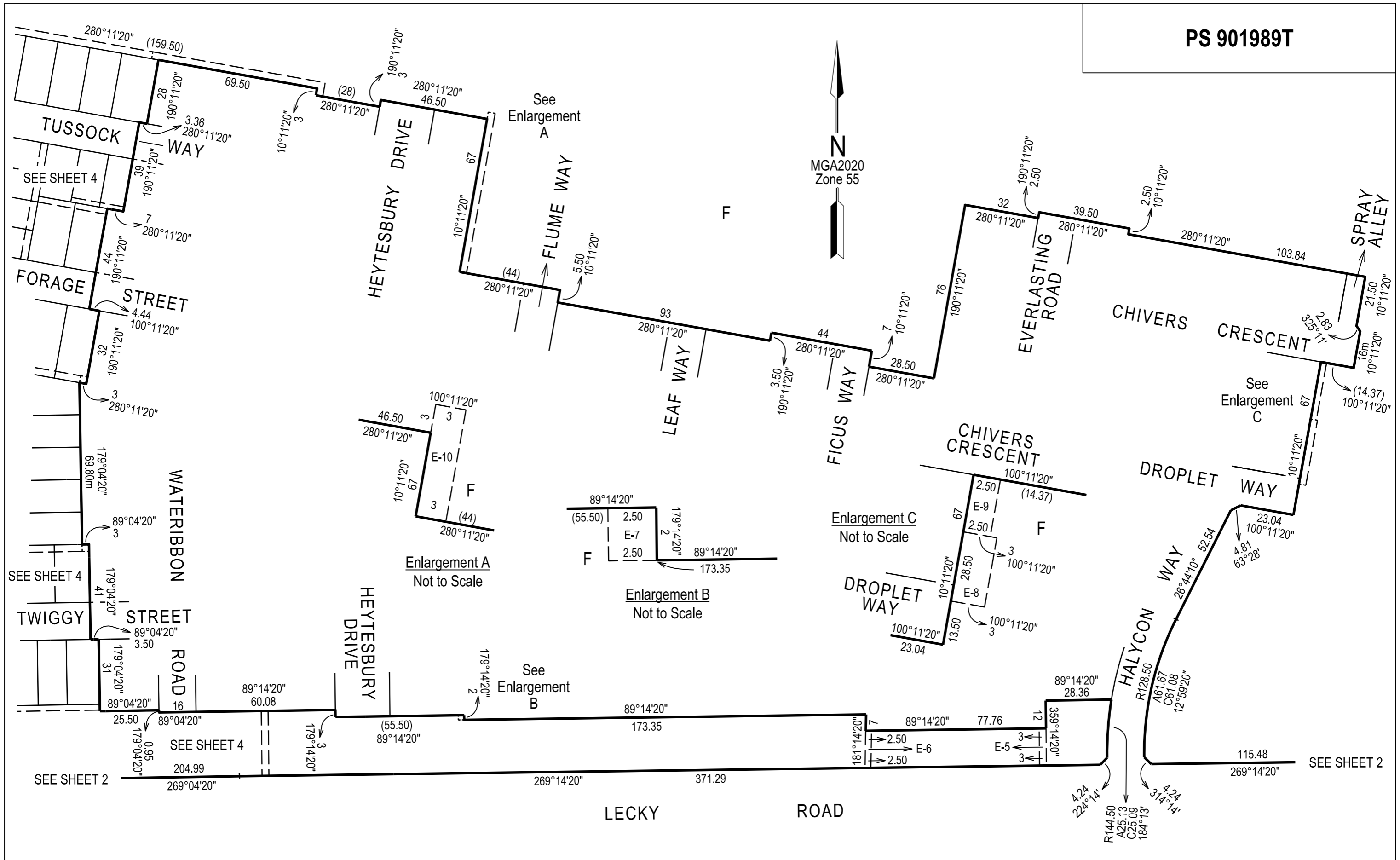
SURVEYORS FILE REF: 1470/Stg 6 VERSION: 1

ORIGINAL SHEET
SIZE: A3

SHEET 1 of 7

MICHAEL NEYLAN DEGG



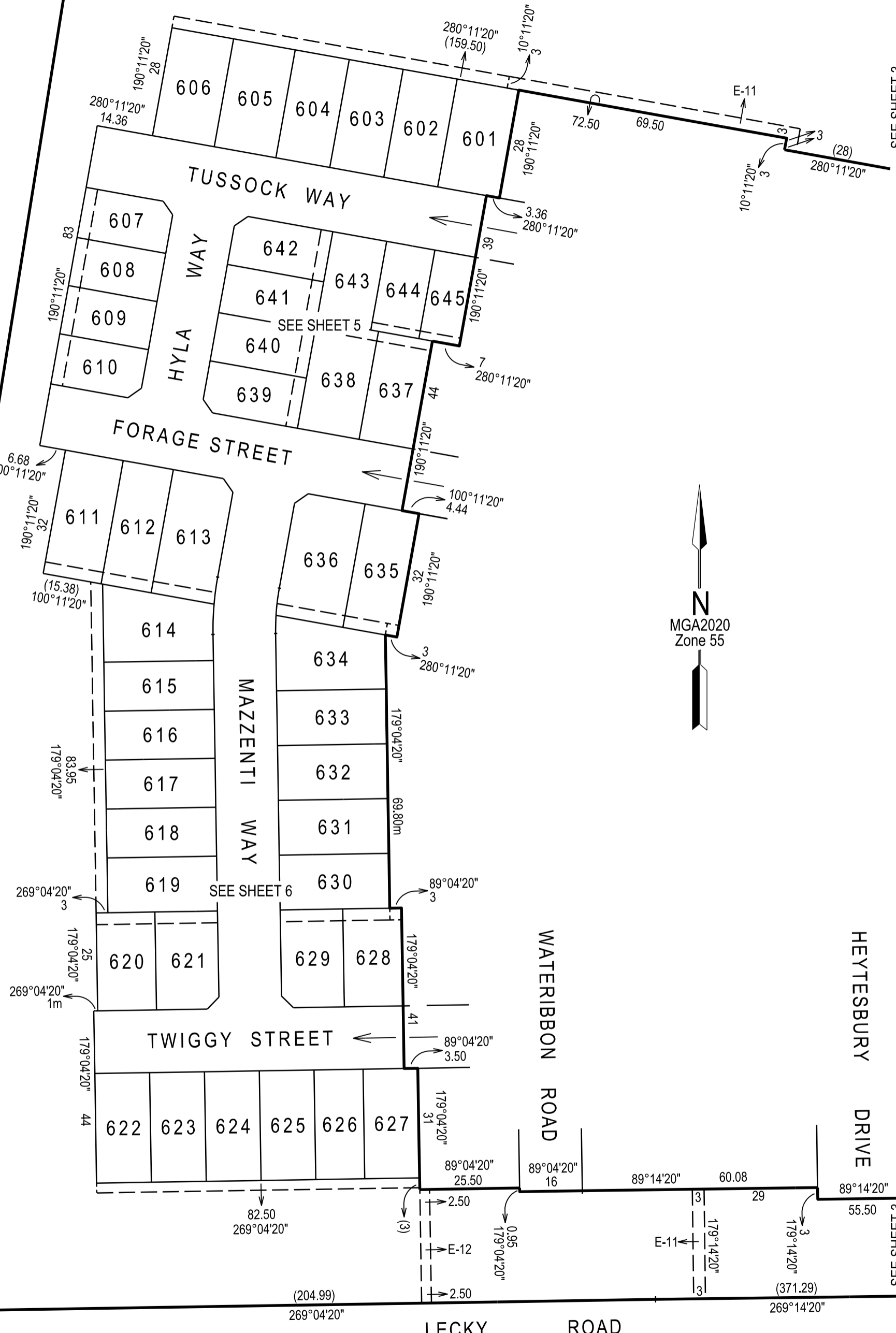
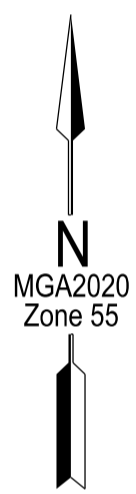


SEE SHEET 2

F

SEE SHEET 3

9°06'10"
400.45

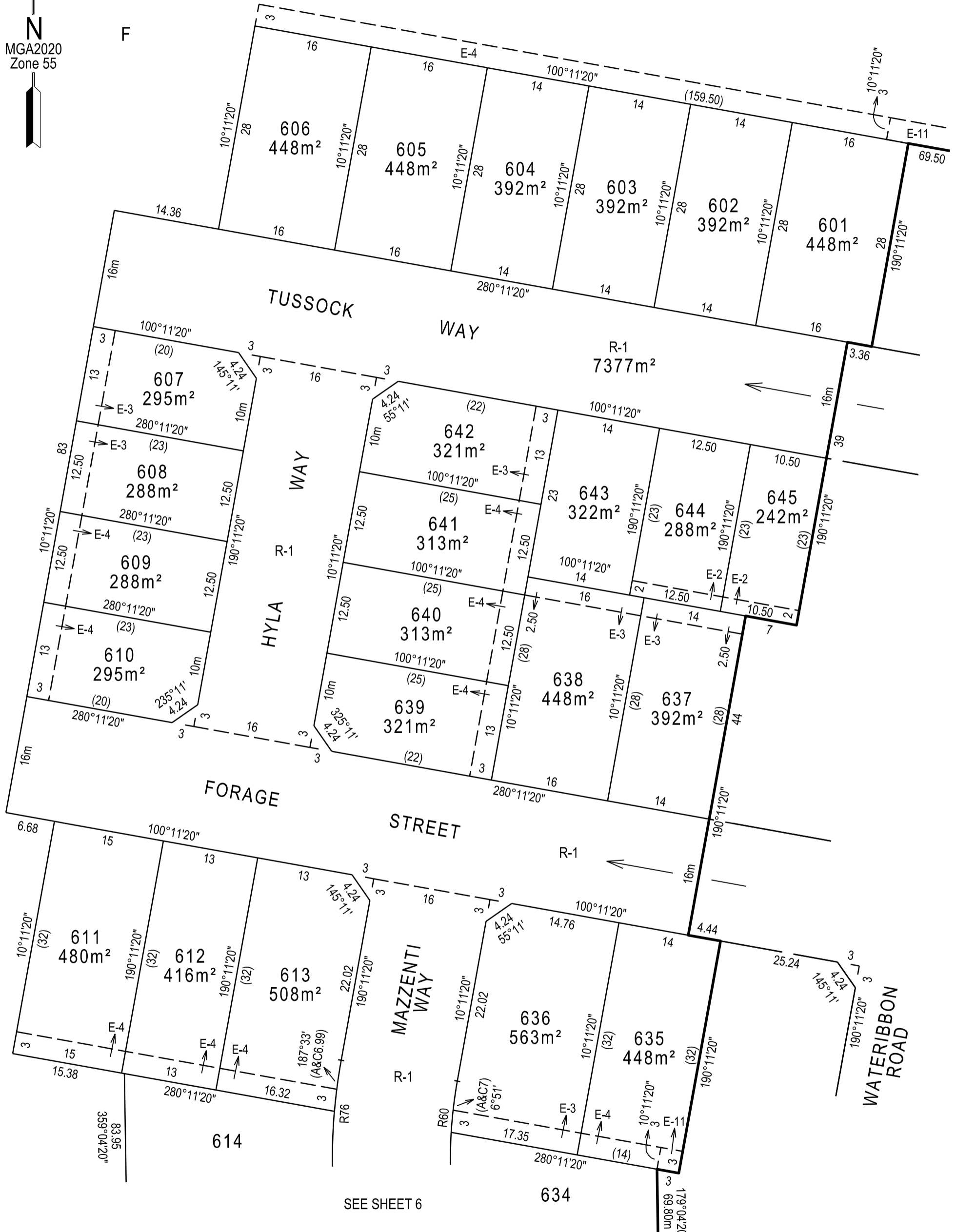


F

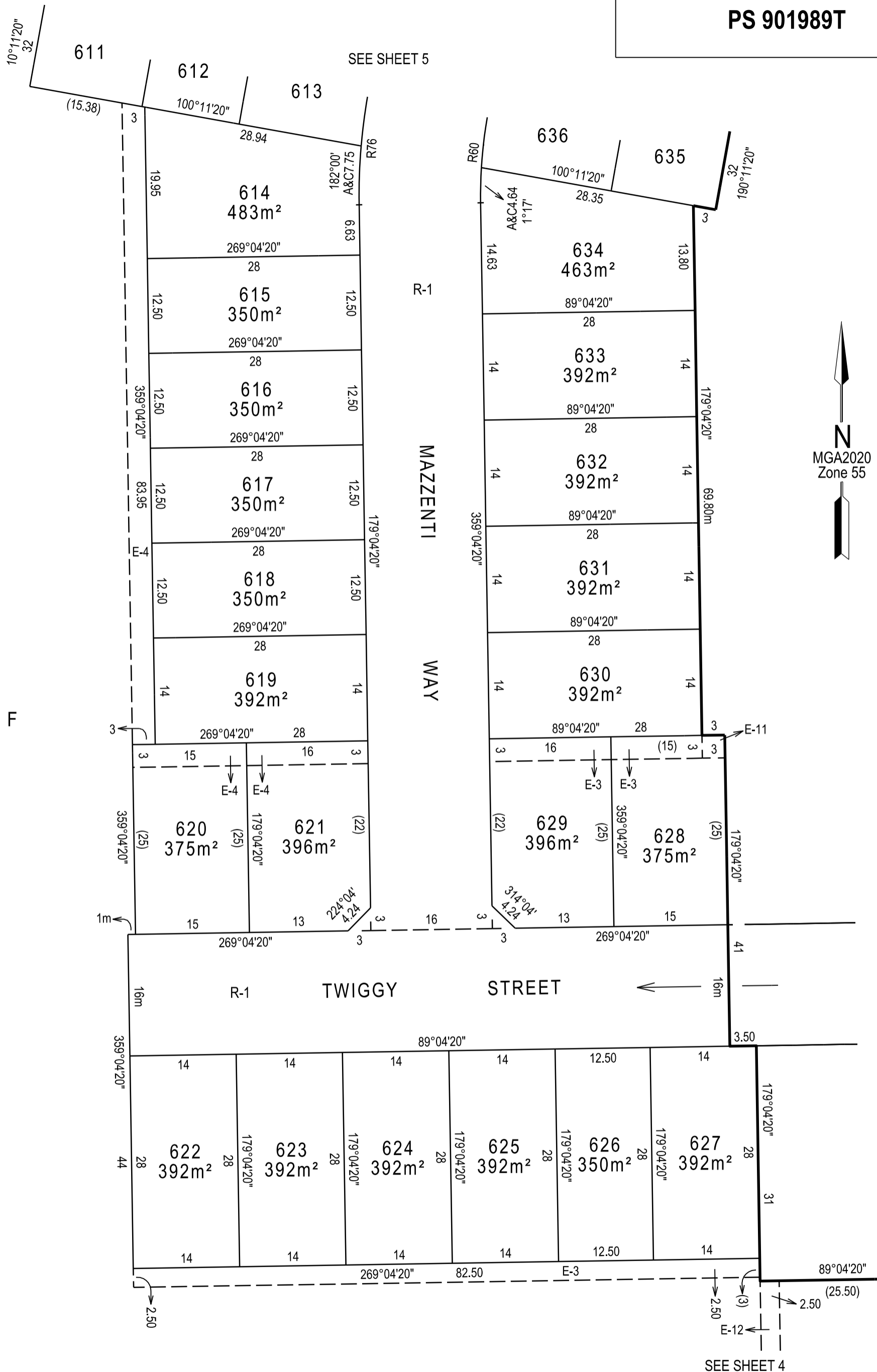
SEE SHEET 3



SEE SHEET 4



SEE SHEET 6



SEE SHEET 4

SEE SHEET 5

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
607	608
608	607, 609
609	608, 610
610	609
639	638, 640

Burdened Lot No.	Benefiting Lots on this Plan
640	638, 639, 641
641	638, 640, 642, 643
642	641, 643
643	638, 641, 642, 644
644	637, 638, 643, 645
645	637, 644

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:

- In accordance with the Victorian Small Lot Housing Code, unless with the written consent of the Responsible Authority. The Building Envelope Plan as endorsed under Planning Permit No. T200562 notes whether Type A or Type B of the Victorian Small Lot Housing Code applies.
- In accordance with the building envelope as defined by Victorian Small Lot Housing Code as specified for Type A lots or Type B lots, unless with the written consent of the Responsible Authority,
- 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 2036.

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
601	602
602	601, 603
603	602, 604
604	603, 605
605	604, 606
606	605
611	612
612	611, 613, 614
613	612, 614
614	612, 613, 615
615	614, 616

Burdened Lot No.	Benefiting Lots on this Plan
616	615, 617
617	616, 618
618	617, 619
619	618, 620, 621
620	619, 621
621	619, 620
622	623
623	622, 624
624	623, 625
625	624, 626
626	625, 627

Burdened Lot No.	Benefiting Lots on this Plan
627	626
628	629, 630
629	628, 630
630	628, 629, 631
631	630, 632
632	631, 633
633	632, 634
634	633, 635, 636
635	634, 636
636	634, 635
637	638, 644, 645
638	637, 639, 640, 641, 643, 644

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 in accordance with the prescribed building envelopes, unless with the written consent of the Responsible Authority,
- Other than in accordance with the approved Banyan Place Design Guidelines, (www.banyanplaceofficer.com.au), unless with the written consent of the Responsible Authority,
- Without the approval of Banyan Place Design Panel,
- 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 2036.