

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

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	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
PH (03) 9775 4555 www.charltondegg.com.au

SURVEYORS FILE REF: 1470/Stg 1 VERSION: 3

ORIGINAL SHEET
SIZE: A3

SHEET 1 of 7

MICHAEL NEYLAN DEGG

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)

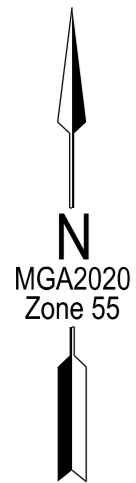
269°14'20"

508.77

115.48

319.86

LECKY ROAD



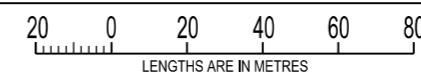
MGA2020
Zone 55

9°11'40"
395.31



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SCALE
1:2000



ORIGINAL SHEET
SIZE: A3

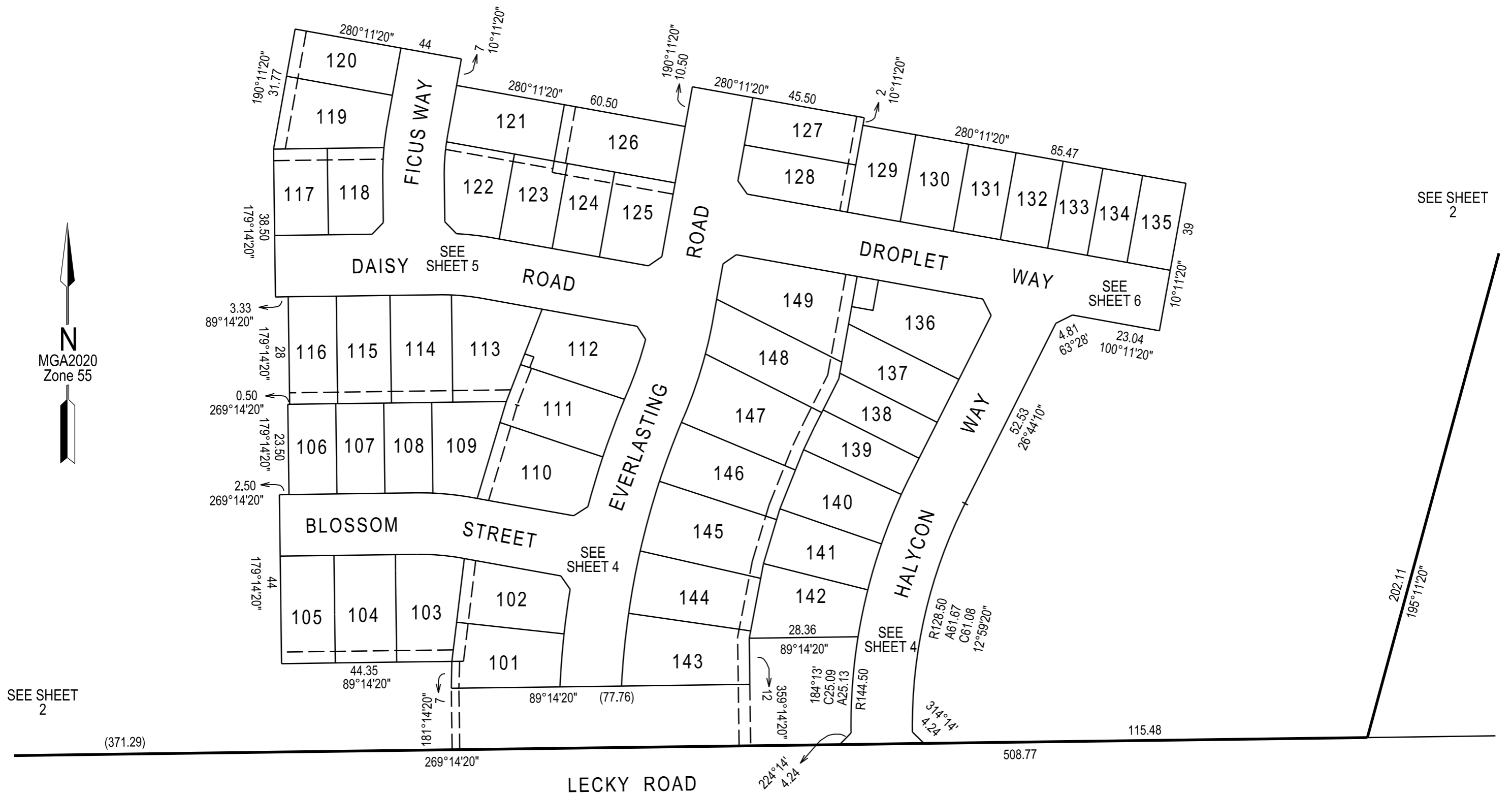
SHEET 2

MICHAEL NEYLAN DEGG

REF 1470/Stg 1

VERSION: 3

A



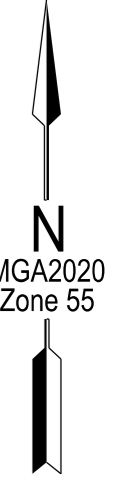
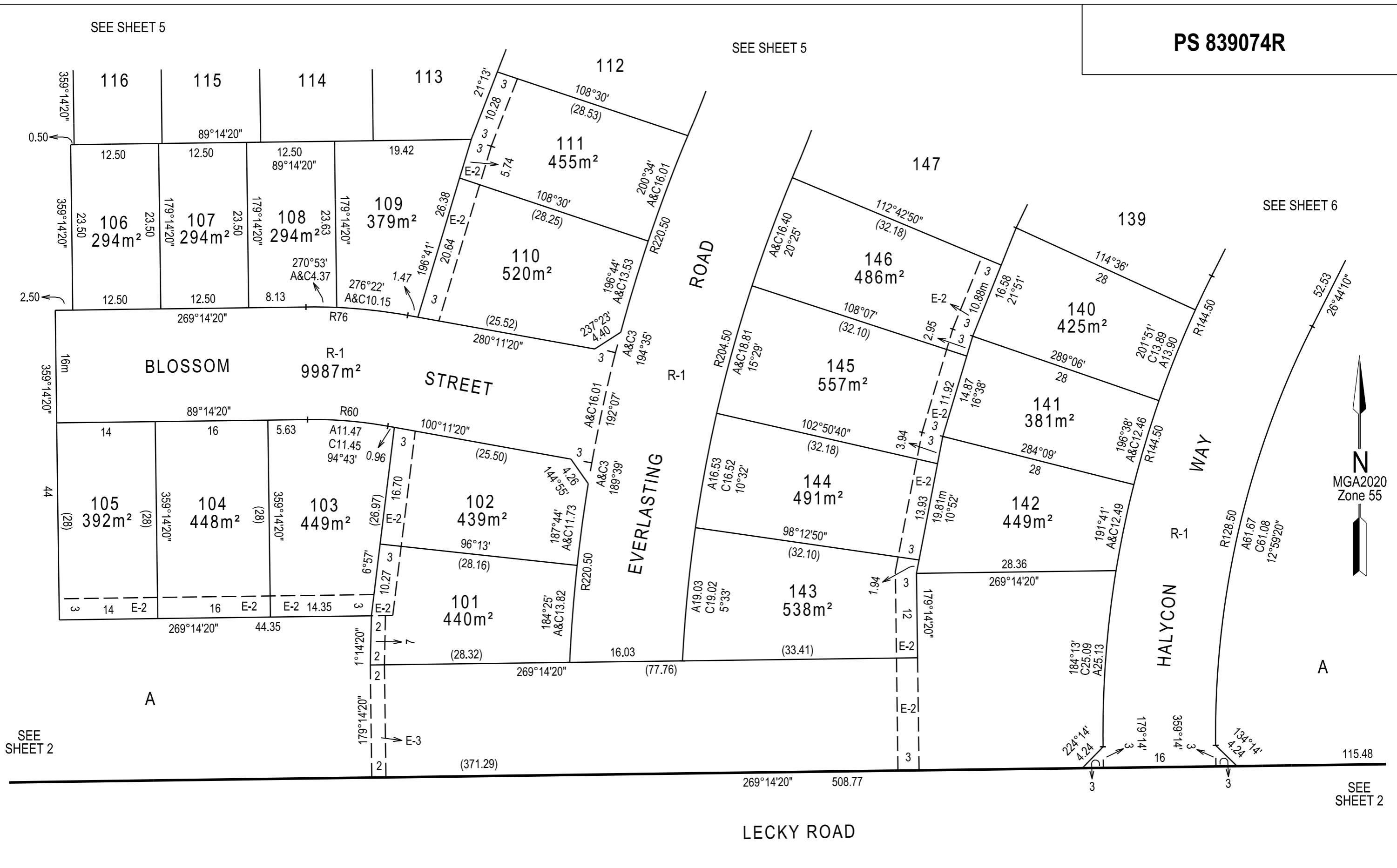
SEE SHEET 2

SEE SHEET 2

SEE SHEET 5

SEE SHEET 5

SEE SHEET 6



SEE SHEET 2

SEE SHEET 2

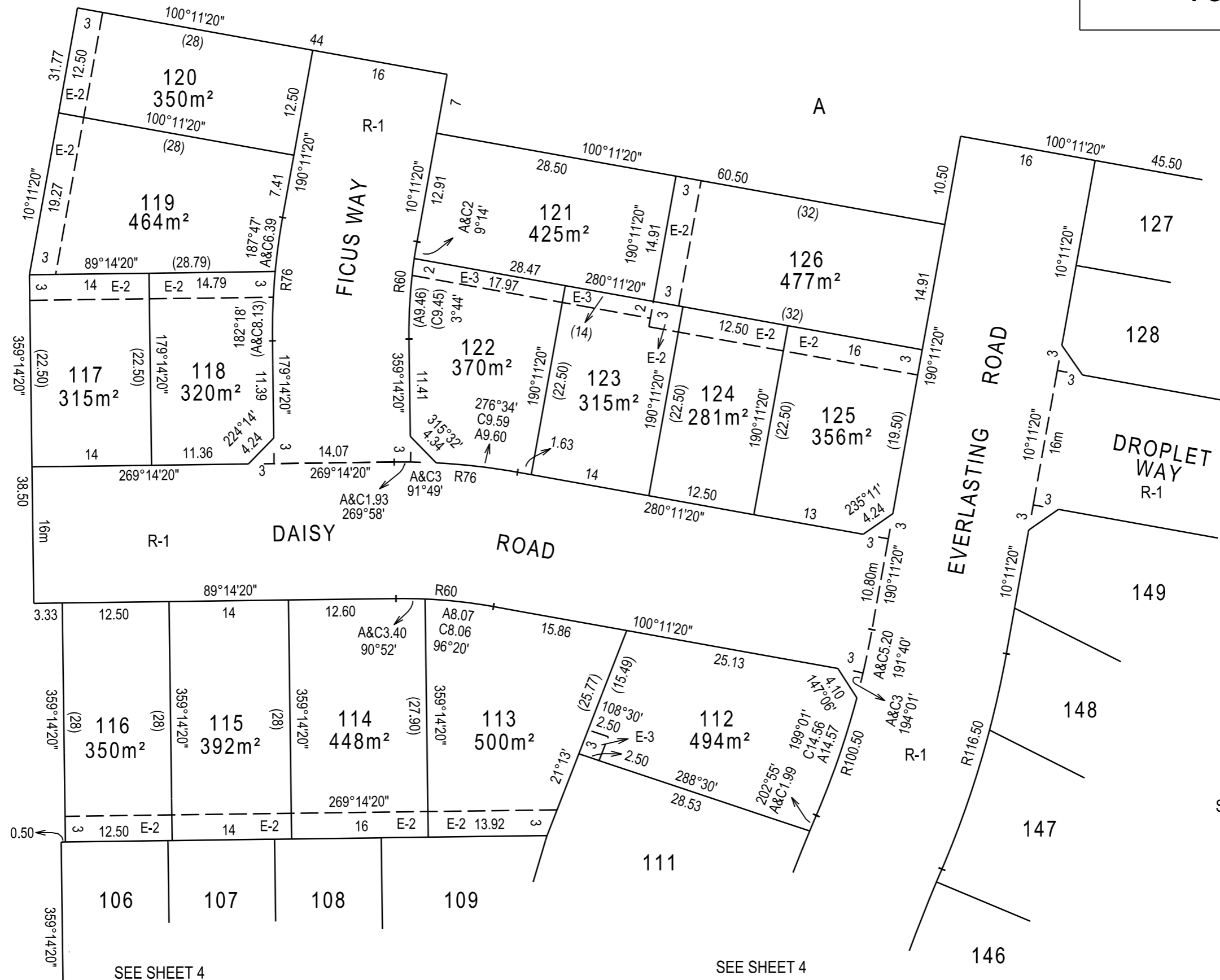
CHARLTON DEGG
LAND DEVELOPMENT CONSULTANTS

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

SCALE 1:500	<p>LENGTHS ARE IN METRES</p>
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ORIGINAL SHEET SIZE: A3	SHEET 4
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MICHAEL NEYLAN DEGG
REF 1470/Stg 1 VERSION: 3

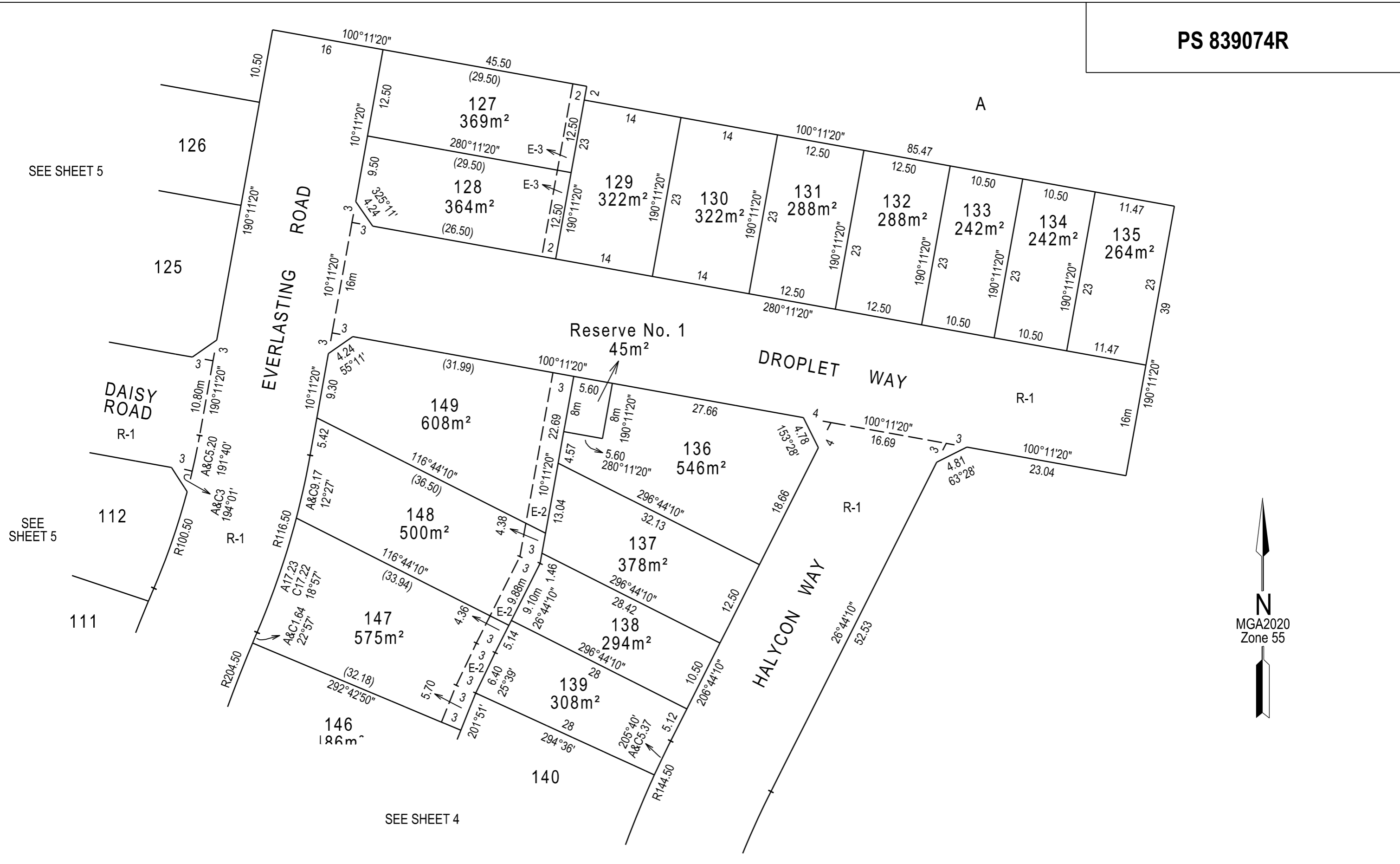


SEE SHEET 6

SEE SHEET 6

SEE SHEET 4

SEE SHEET 4



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	Burdened Lot No.	Benefiting Lots on this Plan	Burdened Lot No.	Benefiting Lots on this Plan
106	107, 116	124	123, 125, 126	134	133, 135
107	106, 108, 115, 116	129	127, 128, 130	135	134
108	107, 109, 114, 115	130	129, 131	138	137, 139, 148
117	118, 119	131	130, 132	139	138, 140, 147, 148
118	117, 119	132	131, 133		
123	121, 122, 124, 126	133	132, 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:

- In accordance with the Victorian Small Lot Housing Code as specified for Type A lots, unless with the written consent of the Responsible Authority,
- 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,
- 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	Burdened Lot No.	Benefiting Lots on this Plan	Burdened Lot No.	Benefiting Lots on this Plan
101	102, 103	115	107, 108, 114, 116	137	136, 138, 148, 149
102	101, 103	116	106, 107, 115	140	139, 141, 146, 147
103	101, 102, 104	119	117, 118, 120	141	140, 142, 145, 146
104	103, 105	120	119	142	141, 143, 144, 145
105	104	121	122, 123, 126	143	142, 144
109	108, 110, 111, 113, 114	122	121, 123	144	142, 143, 145
110	109, 111	125	124, 126	145	141, 142, 144, 146
111	109, 110, 112, 113	126	121, 123, 124, 125	146	140, 141, 145, 147
112	111, 113	127	128, 129	147	139, 140, 146, 148
113	109, 111, 112, 114	128	127, 129	148	137, 138, 139, 147, 149
114	108, 109, 113, 115	136	137, 149	149	136, 137, 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 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.