

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PS 839075P

LOCATION OF LAND

PARISH: Pakenham
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: 11 (Part)
CROWN PORTION: -
TITLE REFERENCE: Vol. Fol.
LAST PLAN REFERENCE: Lot A PS 839074R

COUNCIL NAME: CARDINIA SHIRE COUNCIL

POSTAL ADDRESS: 70 Lecky Road
 Officer 3809

MGA2020 Co-ordinates
 (of approx centre of land in plan) E 361 900 ZONE: 55
 N 5 783 900

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

Lot A and Lots 1 to 200 (both inclusive) have been omitted from this plan
See Sheet 6 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: Lecky Road
Development No.: 2
No. of Lots: 43
Area: 2.104 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
E-4	Drainage	See Diag.	PS 839074R	Cardinia Shire Council
E-4 & E-5	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

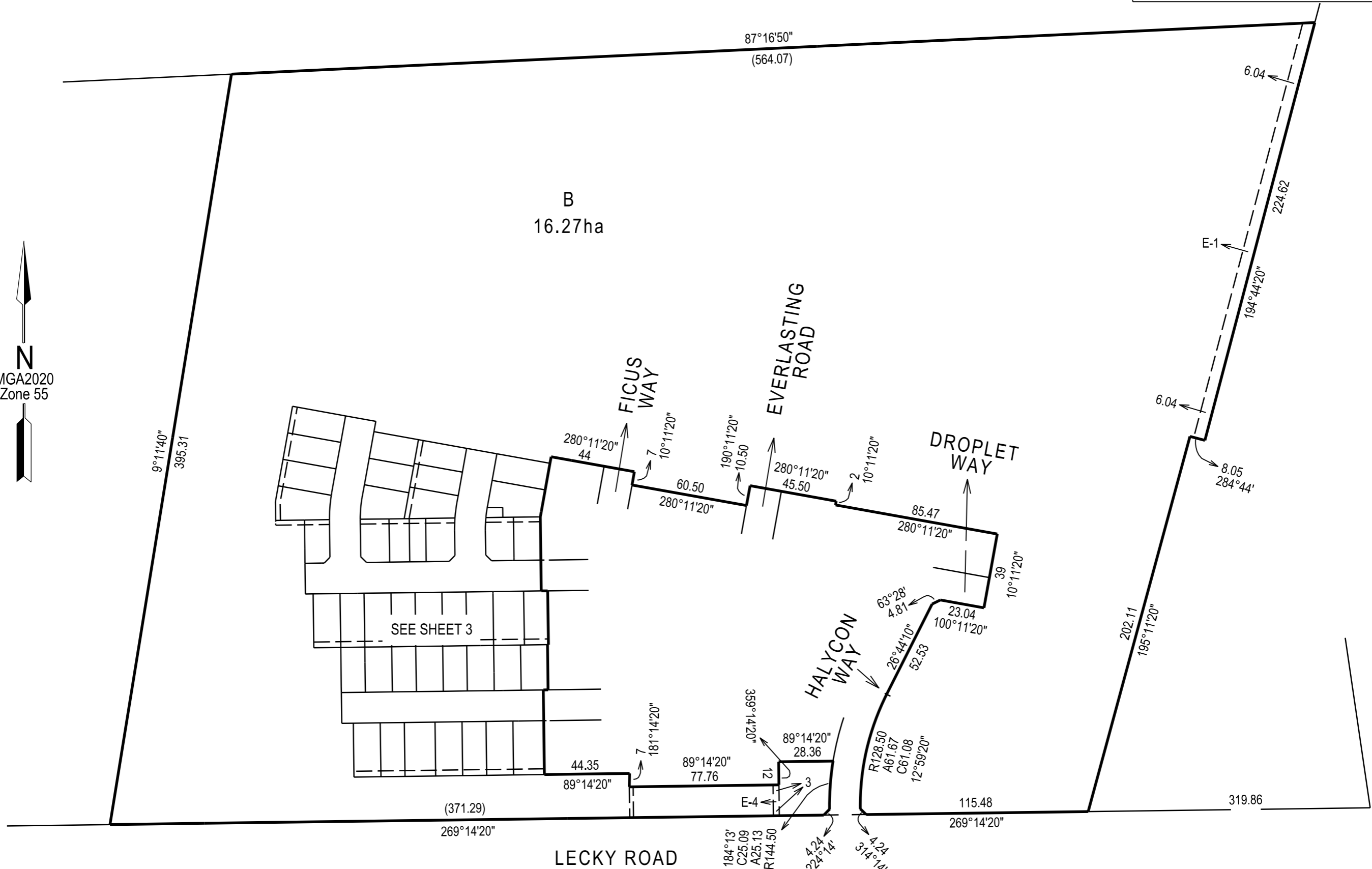
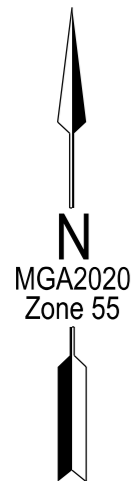
SURVEYORS FILE REF: 1470/Stg 2 VERSION: 2

ORIGINAL SHEET
SIZE: A3

SHEET 1 of 6

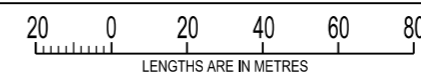
MICHAEL NEYLAN DEGG

B
16.27ha



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



ORIGINAL SHEET
SIZE: A3

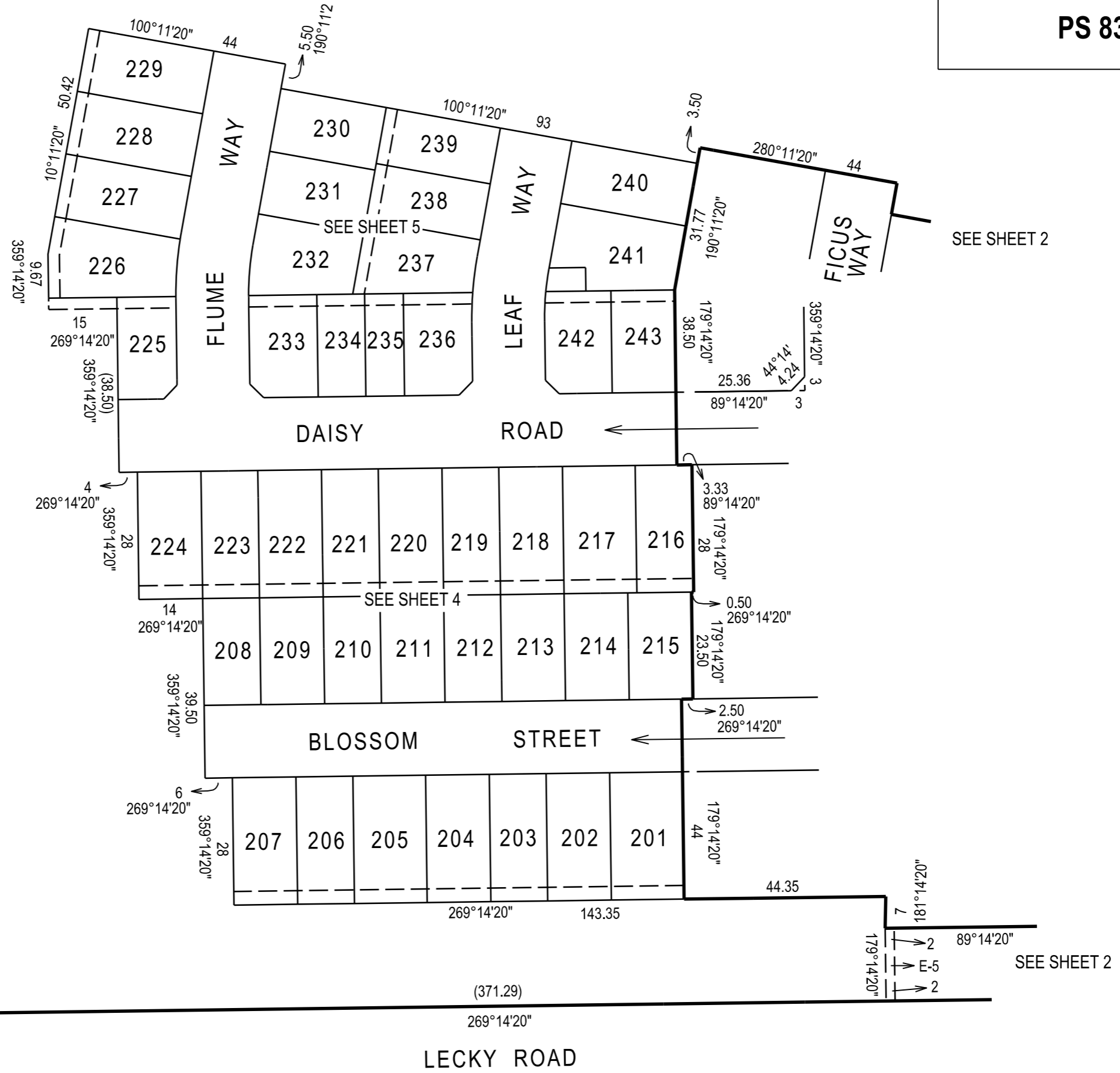
SHEET 2

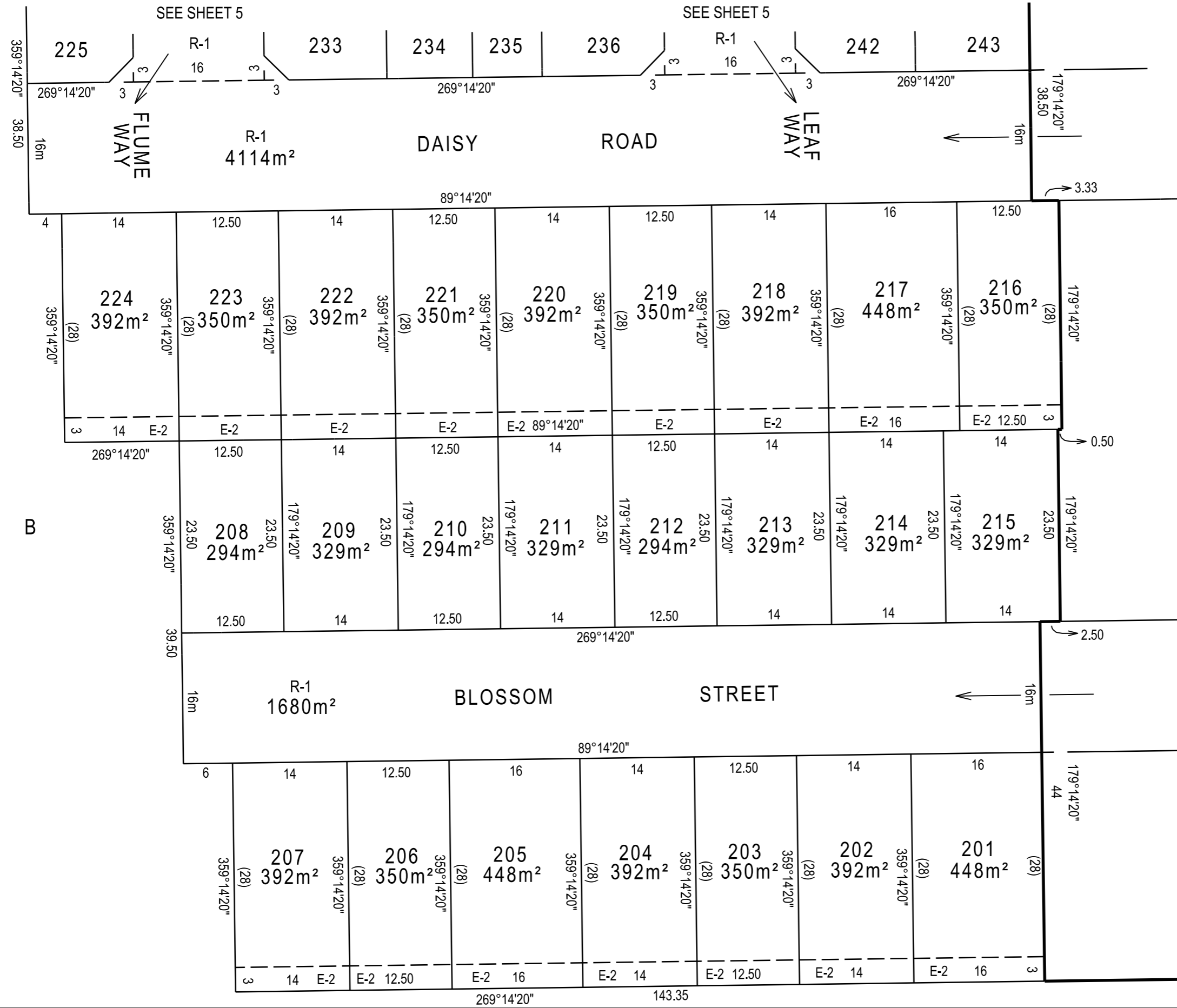
MICHAEL NEYLAN DEGG

REF 1470/Stg 2

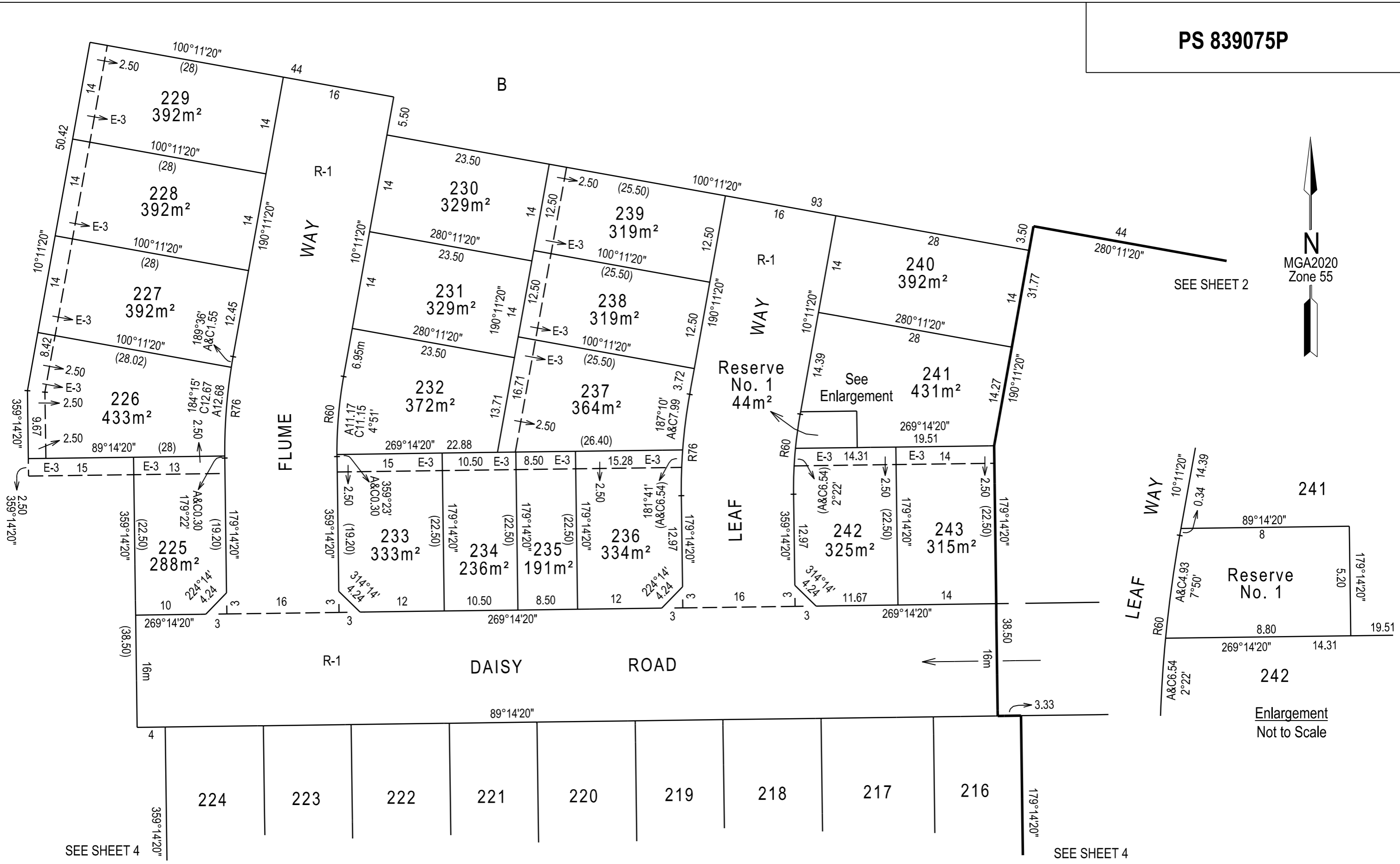
VERSION: 2

SEE SHEET 2





SEE SHEET 2



SEE SHEET 2

SEE SHEET 4

SEE SHEET 4

Enlargement
Not to Scale

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
208	209, 223	215	214, 216, 217	236	235, 237
209	208, 210, 222	225	226	238	230, 231, 237, 239
210	209, 211, 221	230	231, 238, 239	239	230, 238
211	210, 212, 220	231	230, 232, 237, 238	242	241, 243
212	211, 213, 219	233	232, 234	243	241, 242
213	212, 214, 218	234	232, 233, 235, 237		
214	213, 215, 217	235	234, 236, 237		

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	Burdened Lot No.	Benefiting Lots on this Plan	Burdened Lot No.	Benefiting Lots on this Plan
201	202	217	214, 215, 216, 218	226	225, 227
202	201, 203	218	213, 217, 219	227	226, 228
203	202, 204	219	212, 218, 220	228	227, 229
204	203, 205	220	211, 219, 221	229	228
205	204, 206	221	210, 220, 222	232	231, 233, 234, 237
206	205, 207	222	209, 221, 223	237	231, 232, 234, 235, 236, 238
207	206	223	208, 222, 224	240	241
216	215, 217	224	223	241	240, 242, 243

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.