

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PS 901971P

LOCATION OF LAND

PARISH: Pakenham
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: 11 (Part)
CROWN PORTION: -
TITLE REFERENCE: Vol. Fol.
LAST PLAN REFERENCE: Lot D PS 847345Q

COUNCIL NAME: CARDINIA SHIRE COUNCIL

POSTAL ADDRESS: 70 Lecky Road
Officer 3809

MGA2020 Co-ordinates
 (of approx centre of land in plan) E 361 720 ZONE: 55
 N 5 783 980

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 A to D (both inclusive) and Lots 1 to 500 (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

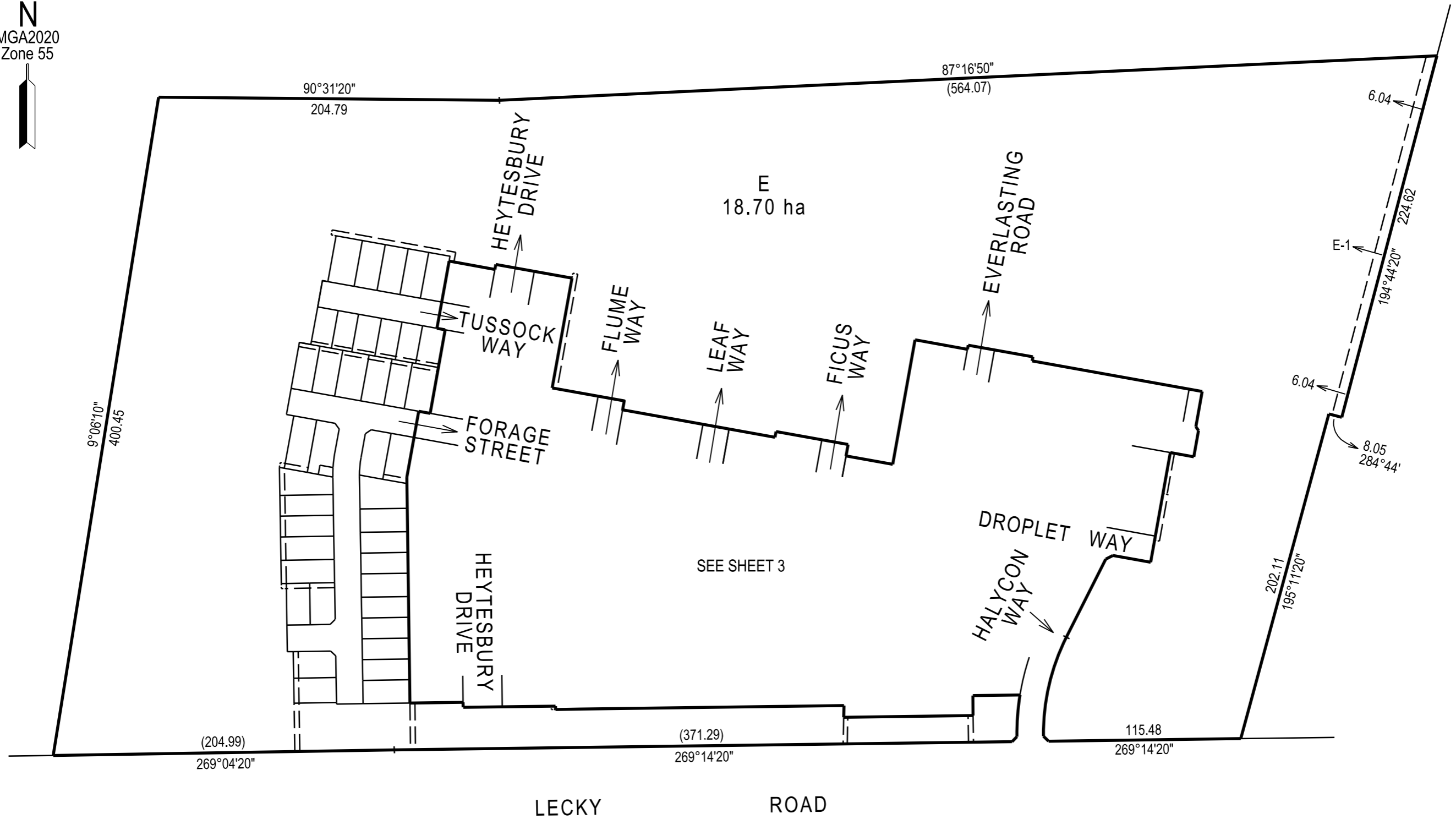
Staging: This ~~is~~ is not a staged subdivision.
 Planning Permit No. T200562

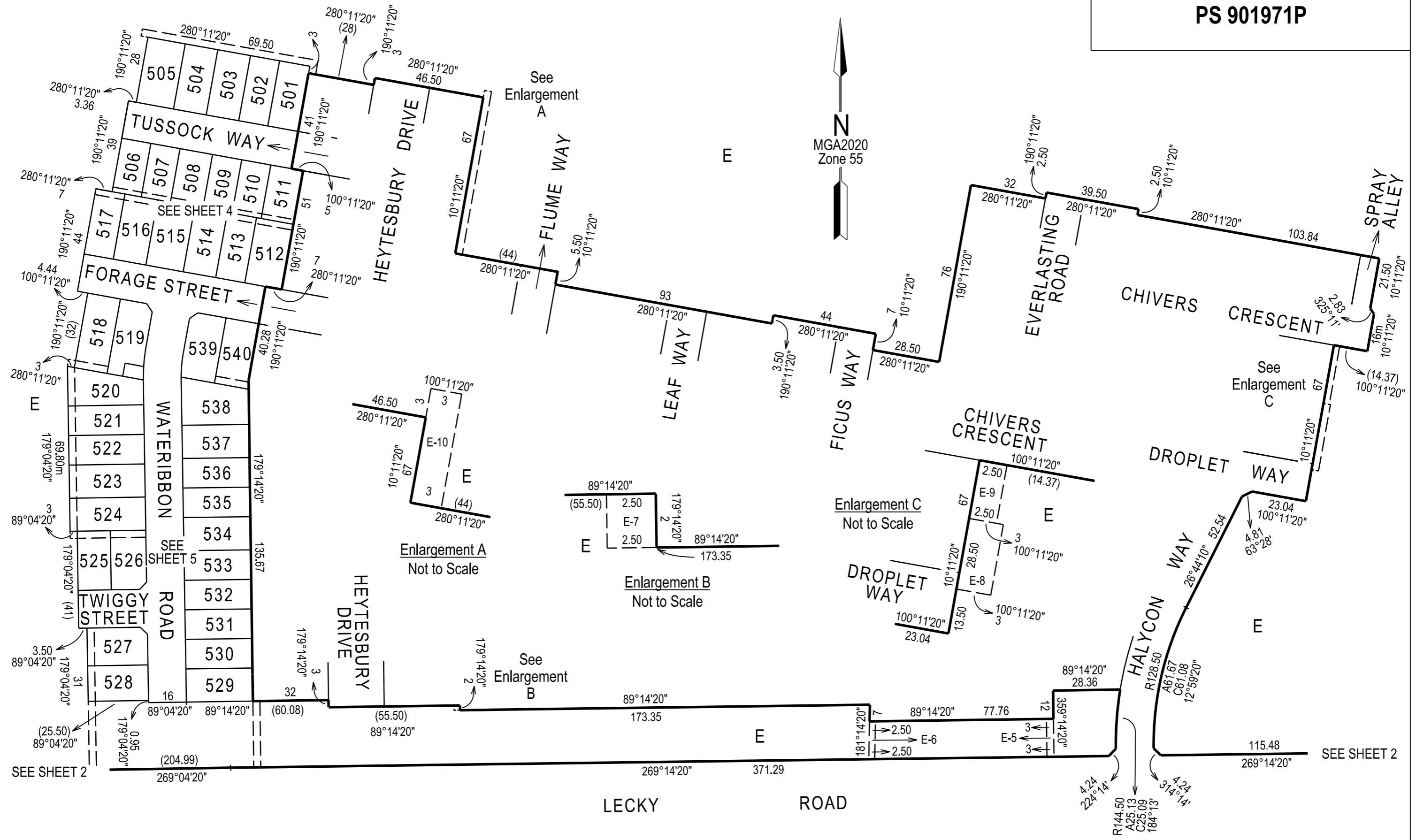
Estate: Banyan Place
Development No.: 5
No. of Lots: 40
Area: 2.084 ha
Melways: 215 A9

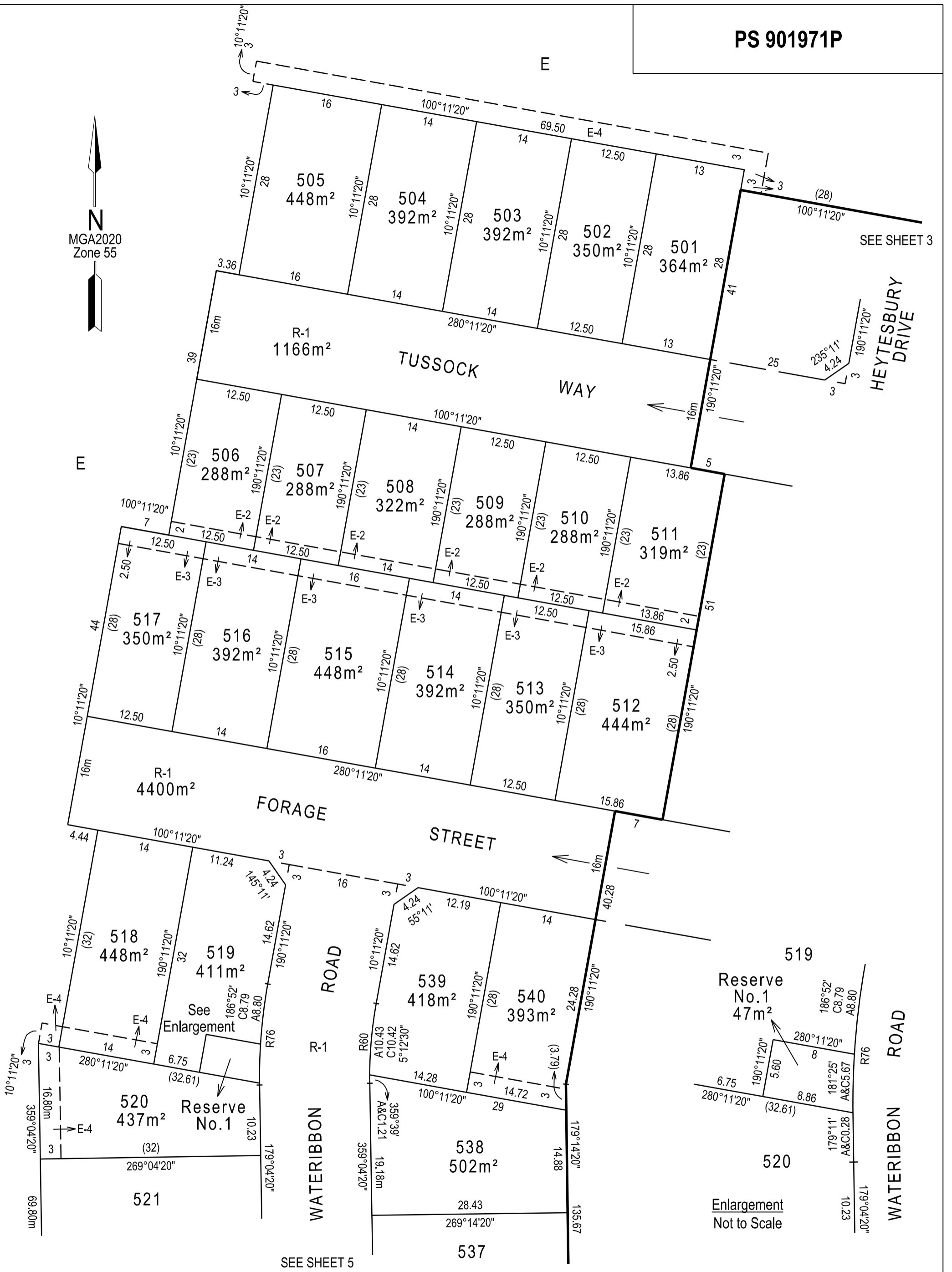
EASEMENT INFORMATION

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







SEE SHEET 5

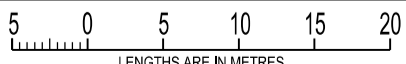
SEE SHEET 3

Enlargement
Not to Scale



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

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

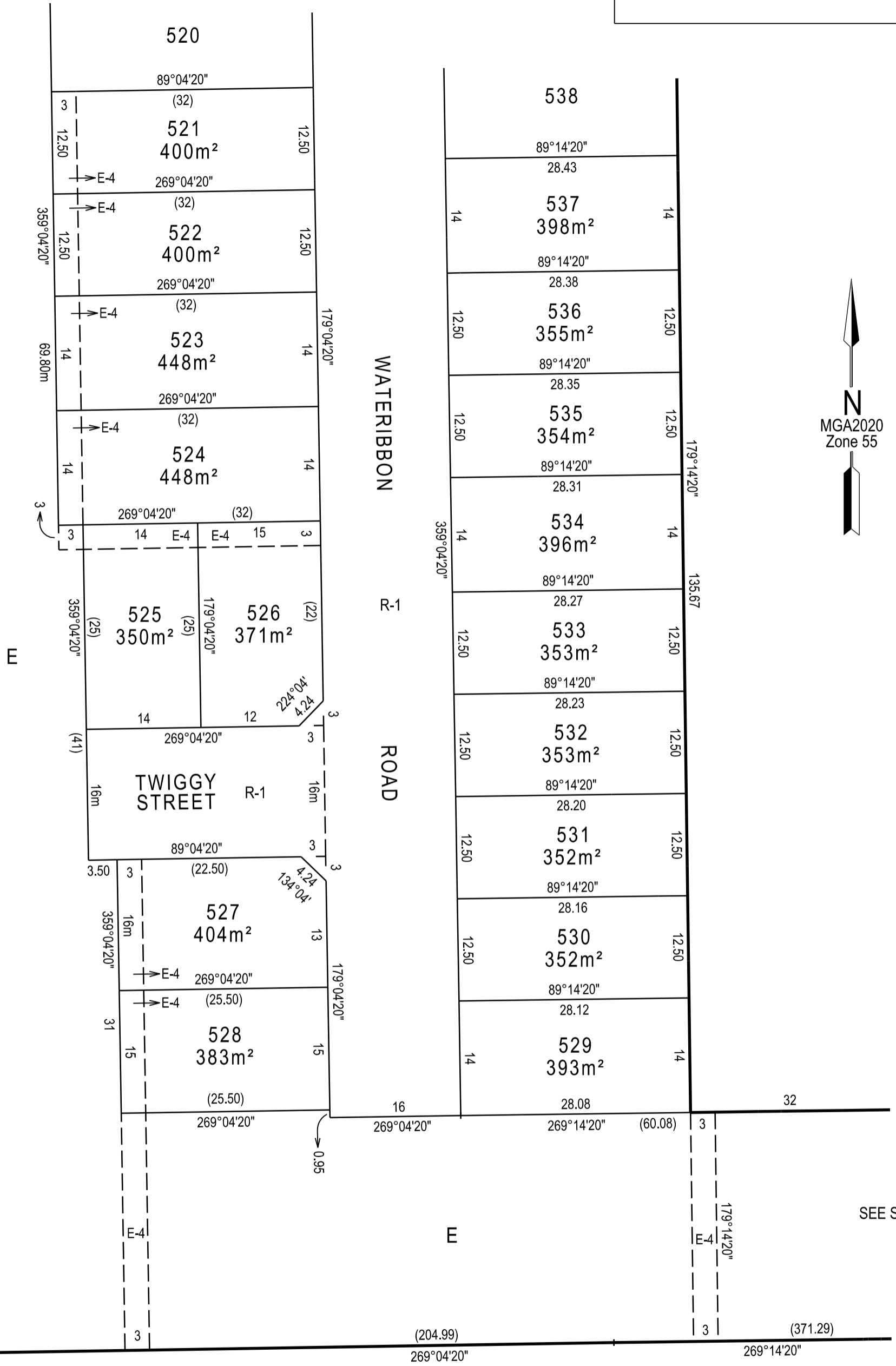
SHEET 4

MICHAEL NEYLAN DEGG

REF 1470/Stg 5

VERSION: 2

SEE SHEET 4



SEE SHEET 3

SEE SHEET 2

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
506	507, 516, 517
507	506, 508, 515, 516
508	507, 509, 514, 515
509	508, 510, 513, 514
510	509, 511, 512, 513
511	510, 512

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. 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.
2. 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,
3. 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
501	502	518	519, 520	529	530
502	501, 503	519	518, 520	530	529, 531
503	502, 504	520	518, 519, 521	531	530, 532
504	503, 505	521	520, 522	532	531, 533
505	504	522	521, 523	533	532, 534
512	510, 511, 513	523	522, 524	534	533, 535
513	509, 510, 512, 514	524	523, 525, 526	535	534, 536
514	508, 509, 513, 515	525	524, 526	536	535, 537
515	507, 508, 514, 516	526	524, 525	537	536, 538
516	506, 507, 515, 517	527	528	538	537, 539, 540
517	506, 516	528	527	539	538, 540
				540	538, 539

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, 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 Panel,
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 2036.