

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PS 906180V

LOCATION OF LAND

PARISH: Pakenham
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: 11 (Part)
CROWN PORTION: -
TITLE REFERENCE: Vol. Fol.
LAST PLAN REFERENCE: Lot F PS 901989T

COUNCIL NAME: CARDINIA SHIRE COUNCIL

POSTAL ADDRESS: 70 Lecky Road
 Officer 3809

MGA2020 Co-ordinates
 (of approx centre of land in plan) E 361 905 ZONE: 55
 N 5 783 800

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

Lots A to F (both inclusive) and Lots 1 to 645 (both inclusive) have been omitted from this plan.
 See Sheet 8 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.: 6A
No. of Lots: 21
Area: 8261m²
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-4	Drainage	See Diag.	PS 901989T	Cardinia Shire Council
E-3 & E-4	Sewerage	See Diag.	PS 901989T	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-8	Drainage	See Diag.	PS 847341Y	Cardinia Shire Council
E-8 & E-9	Sewerage	See Diag.	PS 847341Y	South East Water Corporation
E-10	Sewerage	See Diag.	PS 847345Q	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



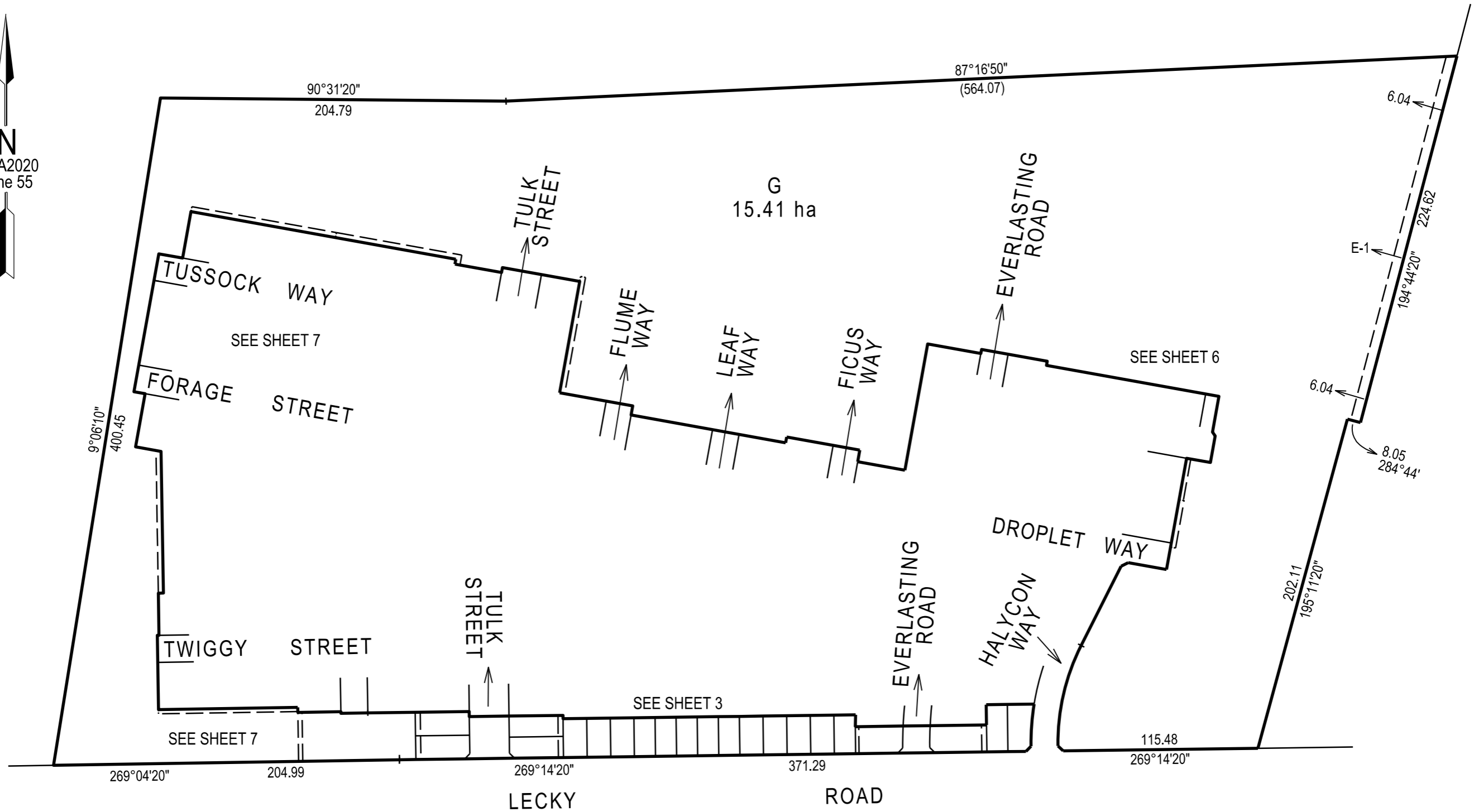
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
 PH (03) 9775 4555 www.charltondegg.com.au

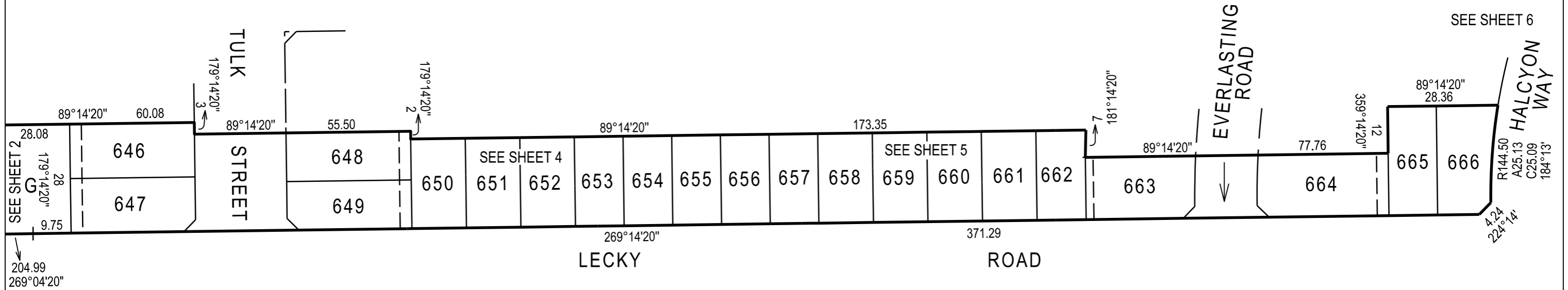
SURVEYORS FILE REF: 1470/Stg 6A VERSION: 1

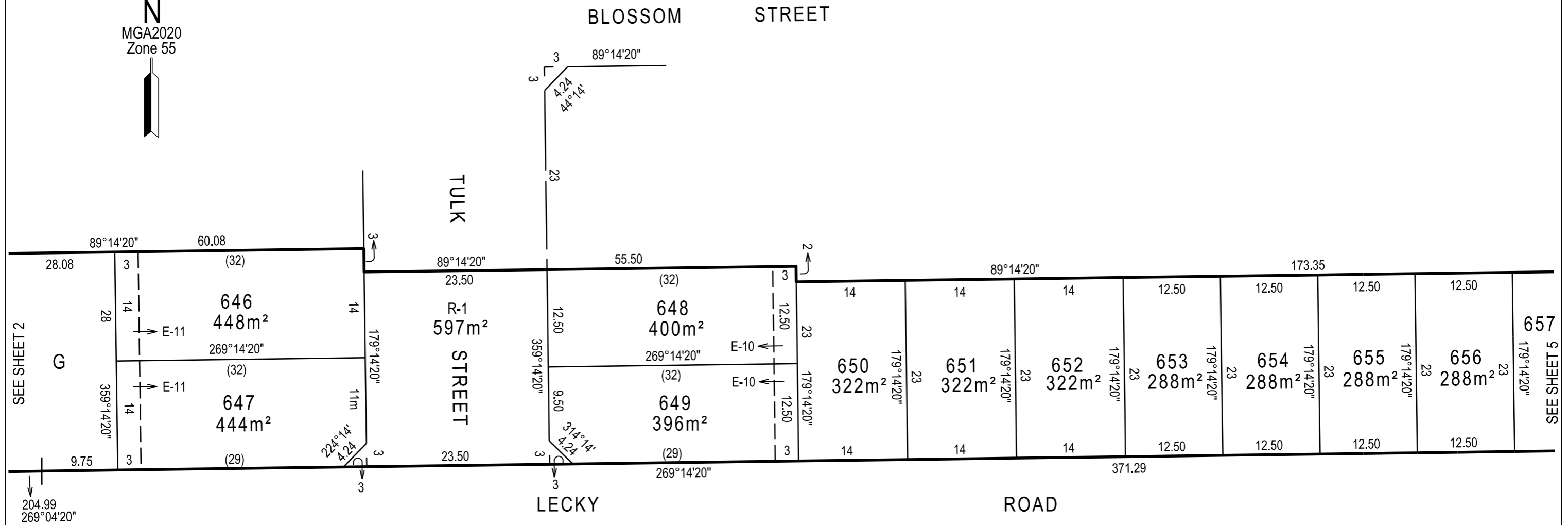
ORIGINAL SHEET
SIZE: A3

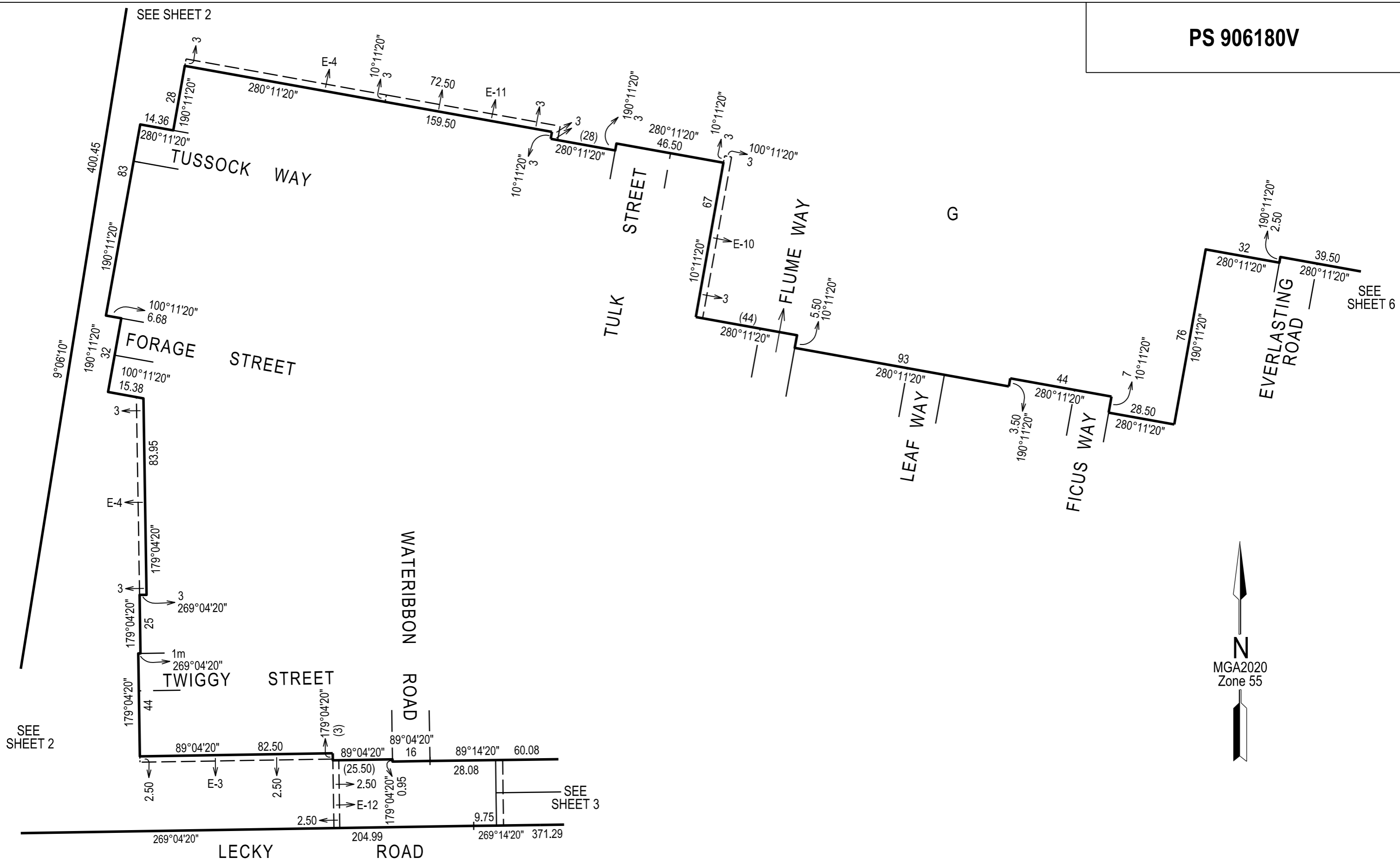
SHEET 1 of 8

MICHAEL NEYLAN DEGG









SEE SHEET 2

SEE SHEET 6

SEE SHEET 3



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 1:1500	<p>LENGTHS ARE IN METRES</p>	ORIGINAL SHEET SIZE: A3	SHEET 7
MICHAEL NEYLAN DEGG			
REF 1470/Stg 6A		VERSION: 1	

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
650	648, 649, 651
651	650, 652
652	651, 653
653	652, 654
654	653, 655
655	654, 656
656	655, 657

Burdened Lot No.	Benefiting Lots on this Plan
657	656, 658
658	657, 659
659	658, 660
660	659, 661
661	660, 662
662	661, 663

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
646	647
647	646
648	649, 650
649	648, 650

Burdened Lot No.	Benefiting Lots on this Plan
663	662
664	665
665	664, 666
666	665

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.