

# PLAN OF SUBDIVISION

EDITION

PS 742775X

LOCATION OF LAND	
PARISH:	PAKENHAM
TOWNSHIP:	—
SECTION:	—
CROWN ALLOTMENT:	36 (PART)
CROWN PORTION:	—
TITLE REFERENCE:	VOL FOL
LAST PLAN REFERENCE:	LOT B ON PS742772E
POSTAL ADDRESS: (at time of subdivision)	TODDINGTON AVENUE OFFICER 3809
MGA 94 CO-ORDINATES: (approx. centre of land in plan)	E 359 230 N 5 787 380 Zone: 55

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	CARDINIA SHIRE COUNCIL CARDINIA SHIRE COUNCIL

**STAGING** This ~~is~~/is not a staged subdivision  
Planning Permit No. T140627

**DEPTH LIMITATION** DOES NOT APPLY

**SURVEY** This plan is/~~is not~~ based on survey  
This survey has been connected to permanent marks no(s) 20 & 82  
In Proclaimed Survey Area No. —

┌ LOTS 1 TO 2100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  
AREA OF LAND SUBDIVIDED - 1.762ha

**OTHER PURPOSE OF PLAN**  
TO REMOVE THAT PART OF EASEMENT E-3 ON PS742772E  
NOW CONTAINED IN GOLDSBOROUGH DRIVE ON THIS PLAN

**GROUND FOR REMOVAL OF EASEMENT**  
AGREEMENT BY ALL INTERESTED PARTIES

## EASEMENT INFORMATION

LEGEND: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement

SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1 E-1	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS742720A PS742720A	CARDINIA SHIRE COUNCIL SOUTH EAST WATER CORPORATION

TIMBERTOP WEST – 2A

8 LOTS

LICENSED SURVEYOR ANDREW J. REAY

DATE 01/08/16

REFERENCE 30229023

ORIGINAL SHEET SIZE A3

VERSION B

DRAWING 3022902AB

SHEET 1 OF 4 SHEETS

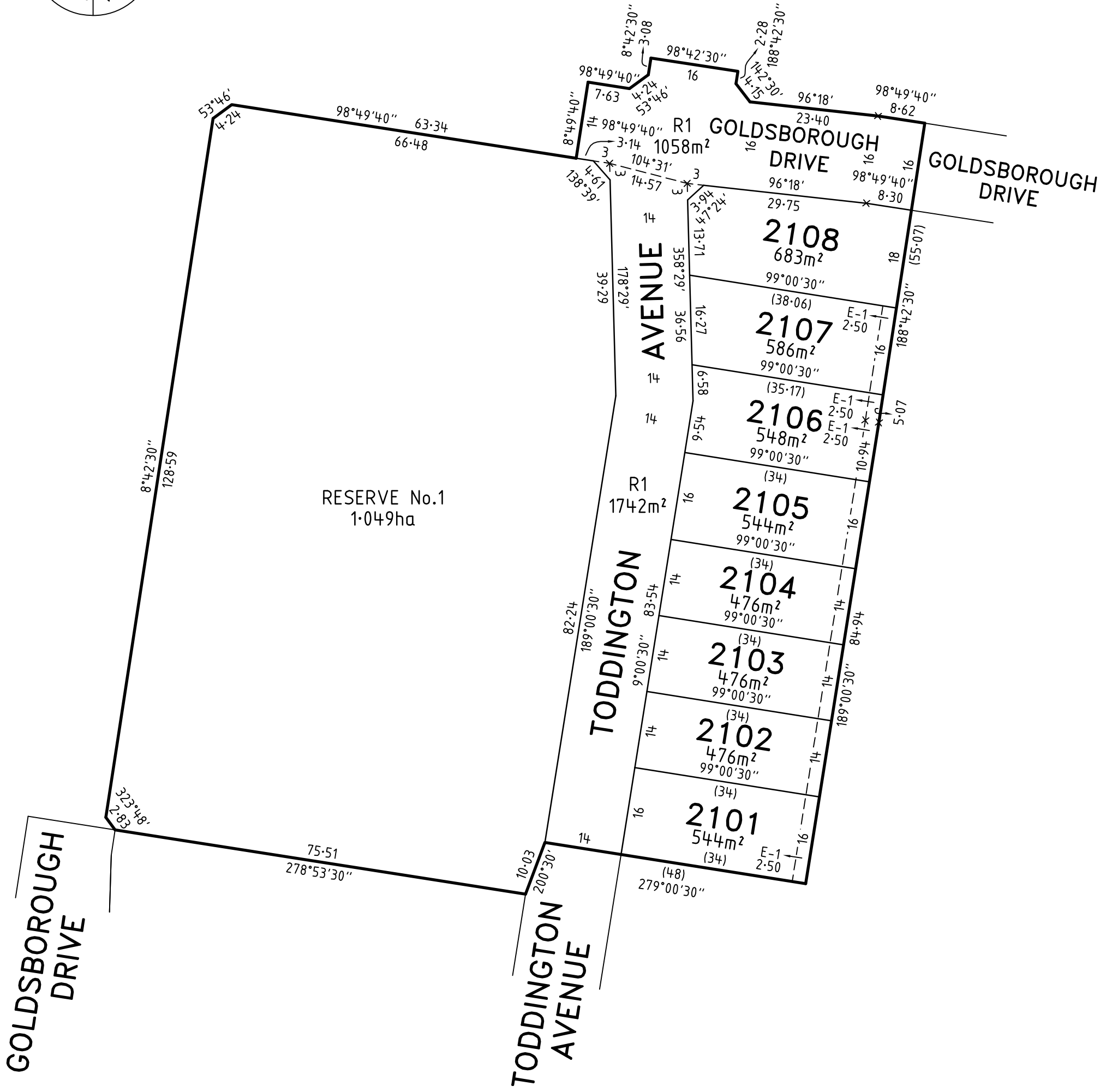
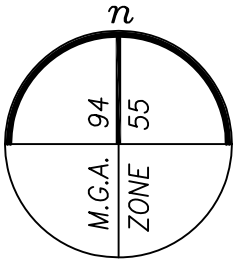
**Bosco Jonson Pty Ltd**

A.B.N 15 169 138 827  
P.O. Box 5075, South Melbourne, Vic 3205  
16 Eastern Road South Melbourne  
Vic 3205 Australia  
Tel 03) 9699 1400 Fax 03) 9699 5992



PLAN OF SUBDIVISION

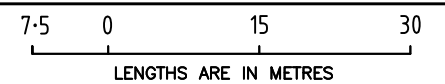
PS 742775X



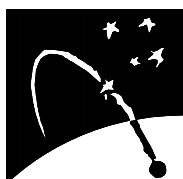
TIMBERTOP WEST - 2A

LICENSED SURVEYOR ANDREW J. REAY

SCALE  
1:750



**Bosco Jonson Pty Ltd**  
 A.B.N 15 169 138 827  
 P.O. Box 5075, South Melbourne, Vic 3205  
 16 Eastern Road South Melbourne  
 Vic 3205 Australia  
 Tel 03) 9699 1400 Fax 03) 9699 5992



DATE 01/08/16  
 VERSION B

REFERENCE 30229023  
 DRAWING 3022902AB

ORIGINAL SHEET SIZE A3

SHEET 2

# PLAN OF SUBDIVISION

# PS 742775X

## CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

### TABLE OF LAND BURDENED AND LAND BENEFITED

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2101	2102
2102	2101, 2103
2103	2102, 2104
2104	2103, 2105
2105	2104, 2106
2106	2105, 2107
2107	2106, 2108
2108	2107

## DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT MUST NOT:

1. CONSTRUCT A BUILDING OUTSIDE OF THE BUILDING ENVELOPE AS SHOWN ON THE ATTACHED DIAGRAM OR ALLOW A BUILDING TO BE CONSTRUCTED THAT DOES NOT COMPLY WITH THE OBJECTIVES (INCLUDING DRIVEWAY, LANDSCAPING AND FENCING REQUIREMENTS) OF THE ENDORSED TIMBERTOP WEST BUILDING DESIGN GUIDELINES AS APPROVED BY CARDINIA SHIRE COUNCIL.
2. DELAY CONSTRUCTION OF THE DWELLING ON THE LOT BY MORE THAN 2 YEARS FROM THE DATE OF REGISTRATION OF THIS PLAN OR DELAY COMPLETION OF CONSTRUCTION OF THE DWELLING BY MORE THAN 3 YEARS FROM THE DATE OF REGISTRATION OF THIS PLAN.
3. LEAVE THE LOT IN A STATE OF DISREPAIR, INCLUDING THE PRESENCE OF EXCESSIVE WEEDS OR RUBBISH, NOR STORE OR ALLOW TO BE STORED ANY UNNECESSARY RUBBISH OR WASTE MATERIAL ON THE LOT.
4. AT ANY TIME CONSTRUCT, ERECT OR CAUSE TO BE CONSTRUCTED OR ERECTED ON THE LOT MORE THAN ONE DWELLING HOUSE.
5. WITHOUT PRIOR WRITTEN CONSENT OF PARKLEA PTY LTD USE THE LAND HEREBY TRANSFERRED FOR THE PURPOSE ASSOCIATED WITH THE SALES AND MARKETING OF HOUSES OR AS A DISPLAY HOME.
6. CARRY OUT OR CAUSE TO BE CARRIED OUT MAJOR DISMANTLING, ASSEMBLING, REPAIRS OR RESTORATIONS OF ANY VEHICLES ON THE LAND HEREBY TRANSFERRED UNLESS CARRIED OUT AT THE REAR OF A DWELLING HOUSE ON THE LAND HEREBY TRANSFERRED IN A LOCATION WHICH IS SCREENED FROM PUBLIC VIEW.

THIS RESTRICTION WILL CEASE TO HAVE EFFECT ON 31 DECEMBER 2026.

CONTINUED ON SHEET 4

**TIMBERTOP WEST – 2A**

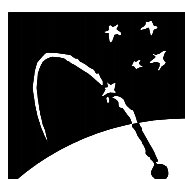
LICENSED SURVEYOR ANDREW J. REAY

SCALE



**Bosco Jonson Pty Ltd**

A.B.N 15 169 138 827  
P.O. Box 5075, South Melbourne, Vic 3205  
16 Eastern Road South Melbourne  
Vic 3205 Australia  
Tel 03) 9699 1400 Fax 03) 9699 5992



DATE 01/08/16

REFERENCE 30229023

VERSION B

DRAWING 3022902AB

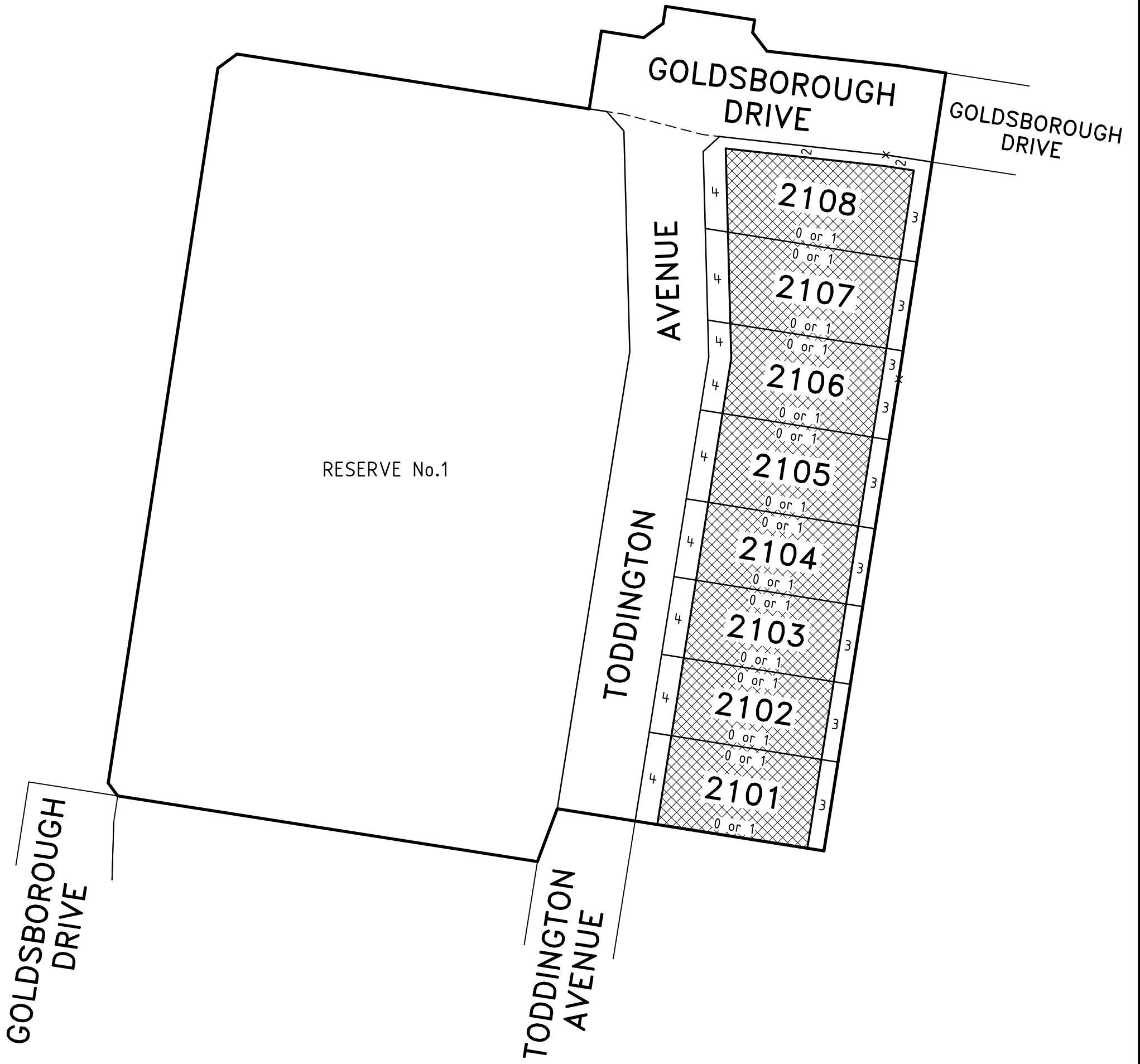
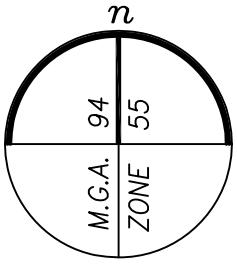
ORIGINAL SHEET SIZE A3

SHEET 3

PLAN OF SUBDIVISION

PS 742775X

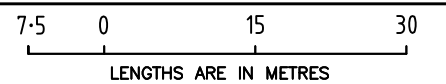
CREATION OF RESTRICTION (CONTINUED)



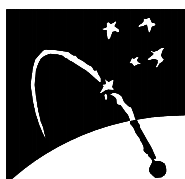
TIMBERTOP WEST - 2A

LICENSED SURVEYOR ANDREW J. REAY

SCALE  
1:750



**Bosco Jonson Pty Ltd**  
 A.B.N 15 169 138 827  
 P.O. Box 5075, South Melbourne, Vic 3205  
 16 Eastern Road South Melbourne  
 Vic 3205 Australia  
 Tel 03) 9699 1400 Fax 03) 9699 5992



DATE 01/08/16  
 VERSION B

REFERENCE 30229023  
 DRAWING 3022902AB

ORIGINAL SHEET SIZE A3  
 SHEET 4