

PLAN OF SUBDIVISION

EDITION

PS 742803V

LOCATION OF LAND	
PARISH:	PAKENHAM
TOWNSHIP:	—
SECTION:	—
CROWN ALLOTMENT:	36 (PART)
CROWN PORTION:	—
TITLE REFERENCE:	VOL FOL
LAST PLAN REFERENCE:	LOT C ON PS742772E
POSTAL ADDRESS: (at time of subdivision)	GOLDSBOROUGH DRIVE OFFICER 3809
MGA 94 CO-ORDINATES: (approx. centre of land in plan)	E 359 200 N 5 787 450 Zone: 55

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	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 2200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN
EASEMENTS E-2 TO E-4 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN
AREA OF LAND SUBDIVIDED - 3.308ha

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	THIS PLAN THIS PLAN	CARDINIA SHIRE COUNCIL SOUTH EAST WATER CORPORATION
E-5 E-5	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS742772E PS742772E	CARDINIA SHIRE COUNCIL SOUTH EAST WATER CORPORATION

TIMBERTOP WEST – 2B

26 LOTS

LICENSED SURVEYOR ANDREW J. REAY

DATE 01/08/16

REFERENCE 30893023

ORIGINAL SHEET SIZE A3

VERSION D

DRAWING 3089302AD

SHEET 1 OF 7 SHEETS

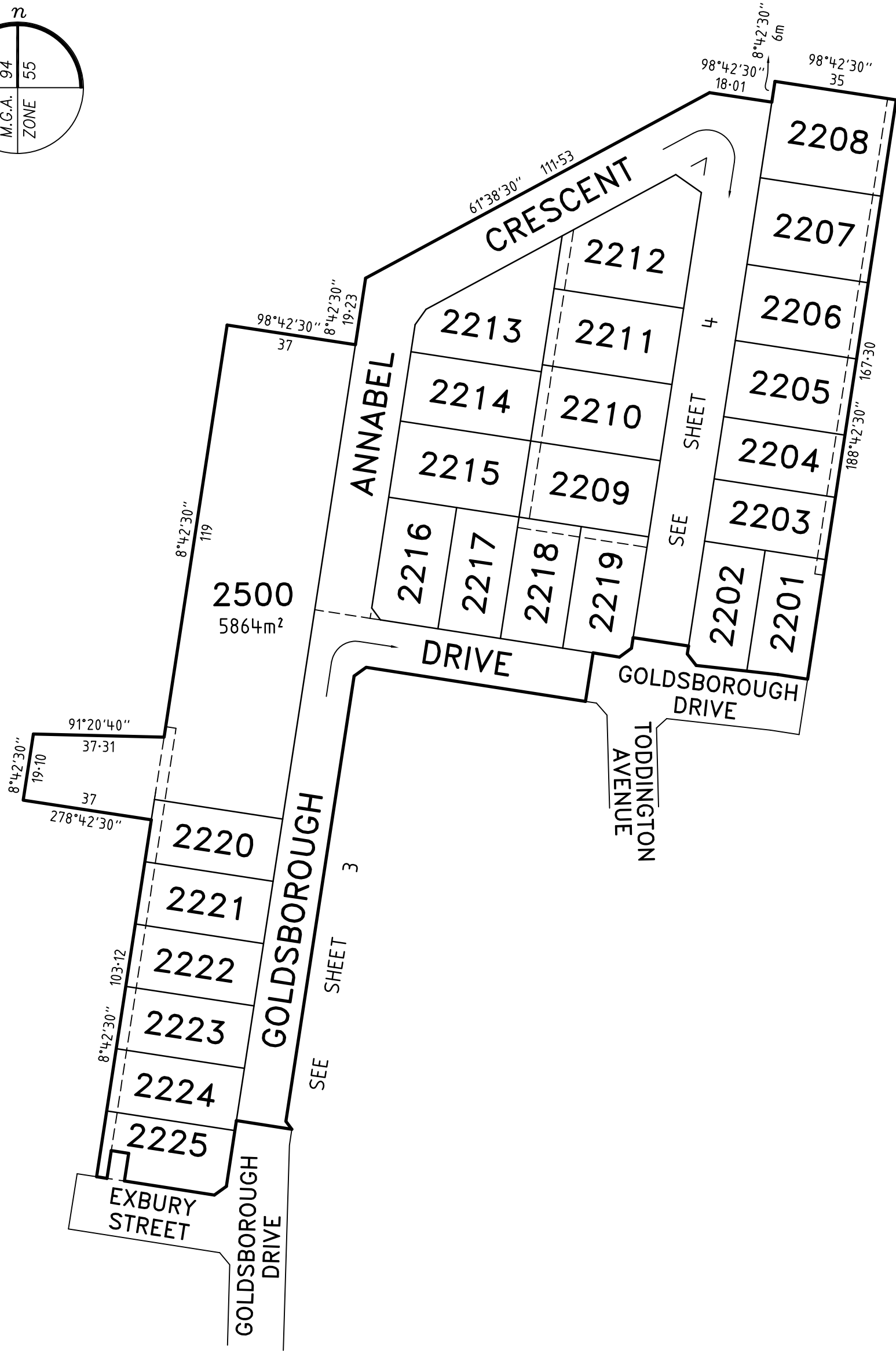
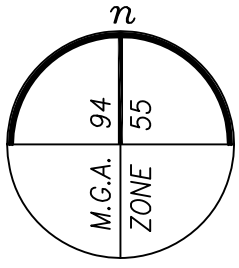
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PLAN OF SUBDIVISION

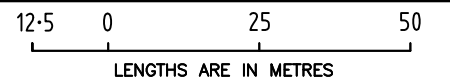
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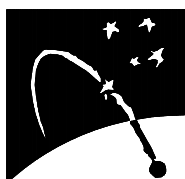
TIMBERTOP WEST - 2B

LICENSED SURVEYOR ANDREW J. REAY

SCALE
1:1250



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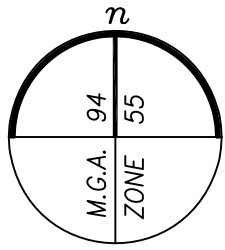
DATE 01/08/16
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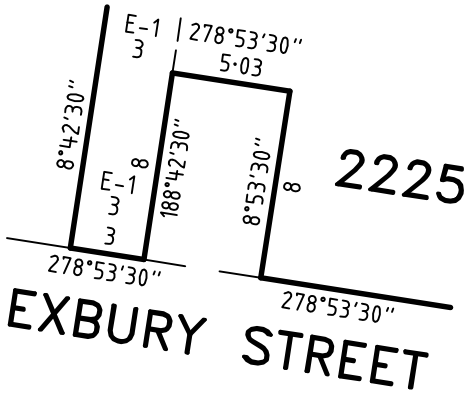
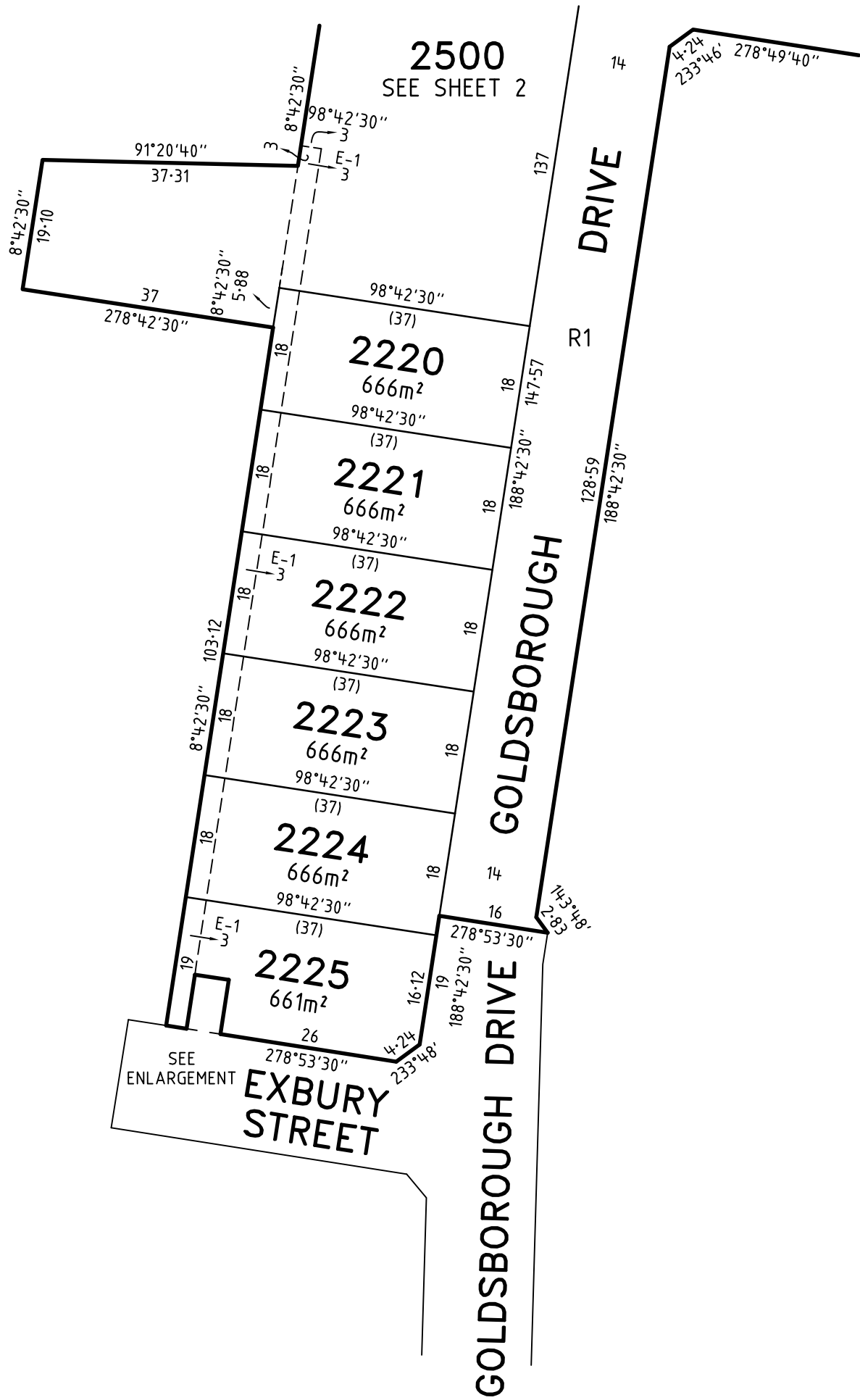
ORIGINAL SHEET SIZE A3
 SHEET 2

PLAN OF SUBDIVISION

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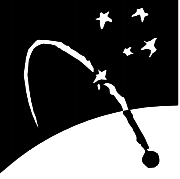
SEE SHEET 4



ENLARGEMENT NOT TO SCALE

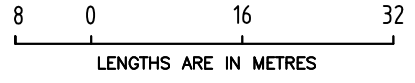
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LICENSED SURVEYOR ANDREW J. REAY

SCALE 1:800



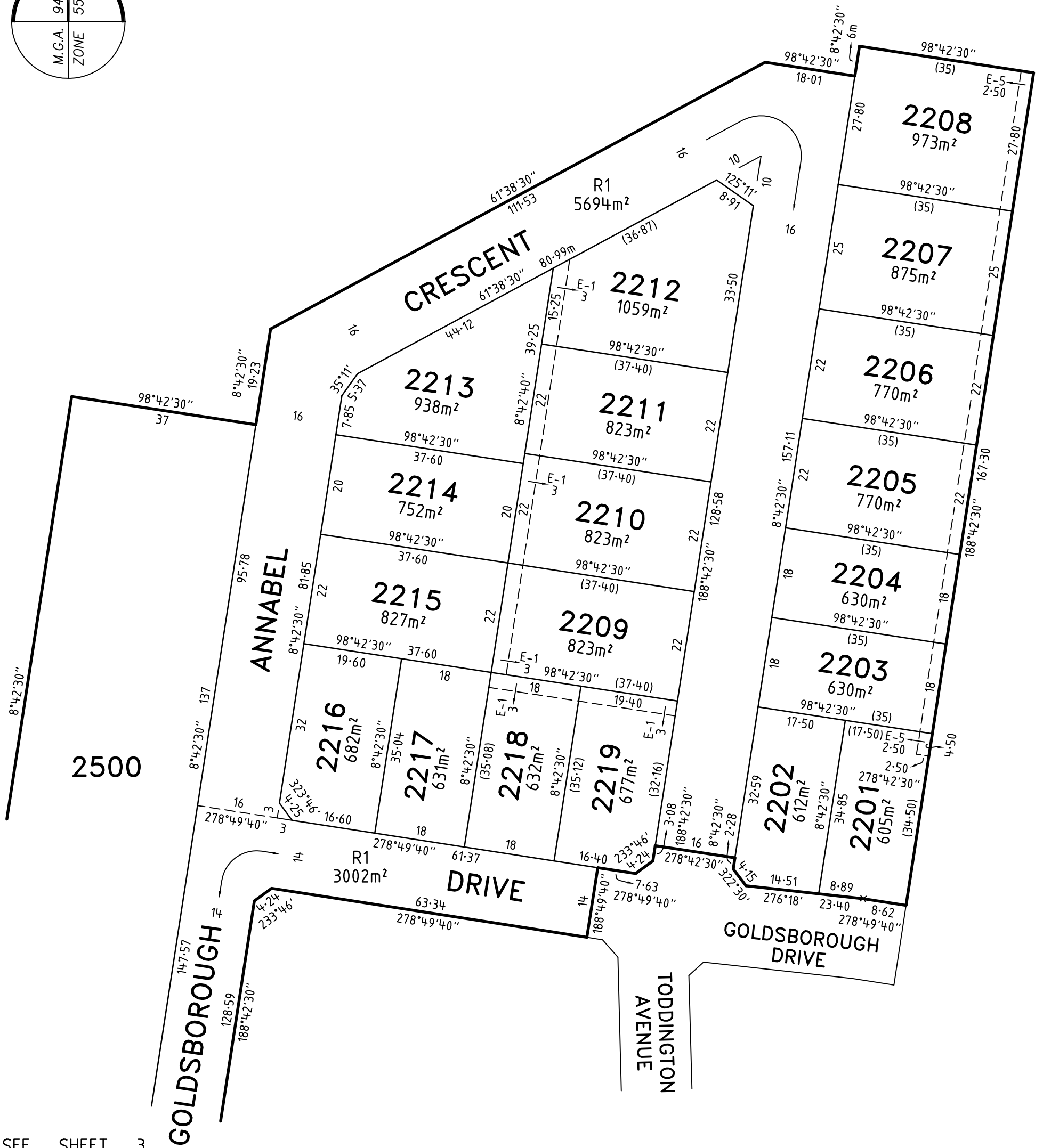
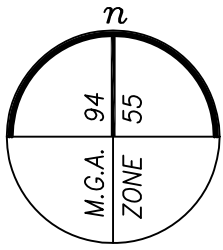
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ORIGINAL SHEET SIZE A3
 SHEET 3

PLAN OF SUBDIVISION

PS 742803V

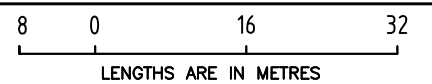


SEE SHEET 3

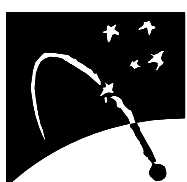
TIMBERTOP WEST - 2B

LICENSED SURVEYOR ANDREW J. REAY

SCALE
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SHEET 4

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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
2201	2202, 2203
2202	2201, 2203
2203	2201, 2202, 2204
2204	2203, 2205
2205	2204, 2206
2206	2205, 2207
2207	2206, 2208
2208	2207
2209	2210, 2215, 2218, 2219
2210	2209, 2211, 2213, 2214
2211	2210, 2212, 2213
2212	2211, 2213
2213	2210, 2211, 2212, 2214

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2214	2210, 2213, 2215
2215	2209, 2214, 2216, 2217
2216	2215, 2217
2217	2215, 2216, 2218
2218	2209, 2217, 2219
2219	2209, 2218
2220	2221, 2500
2221	2220, 2222
2222	2221, 2223
2223	2222, 2224
2224	2223, 2225
2225	2224
2500	2220

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.

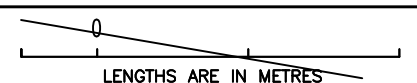
THIS RESTRICTION WILL CEASE TO HAVE EFFECT ON 31 DECEMBER 2026.

CONTINUED ON SHEET 6

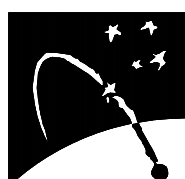
TIMBERTOP WEST – 2B

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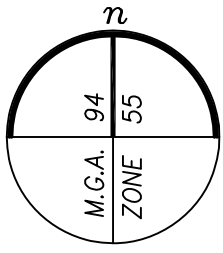
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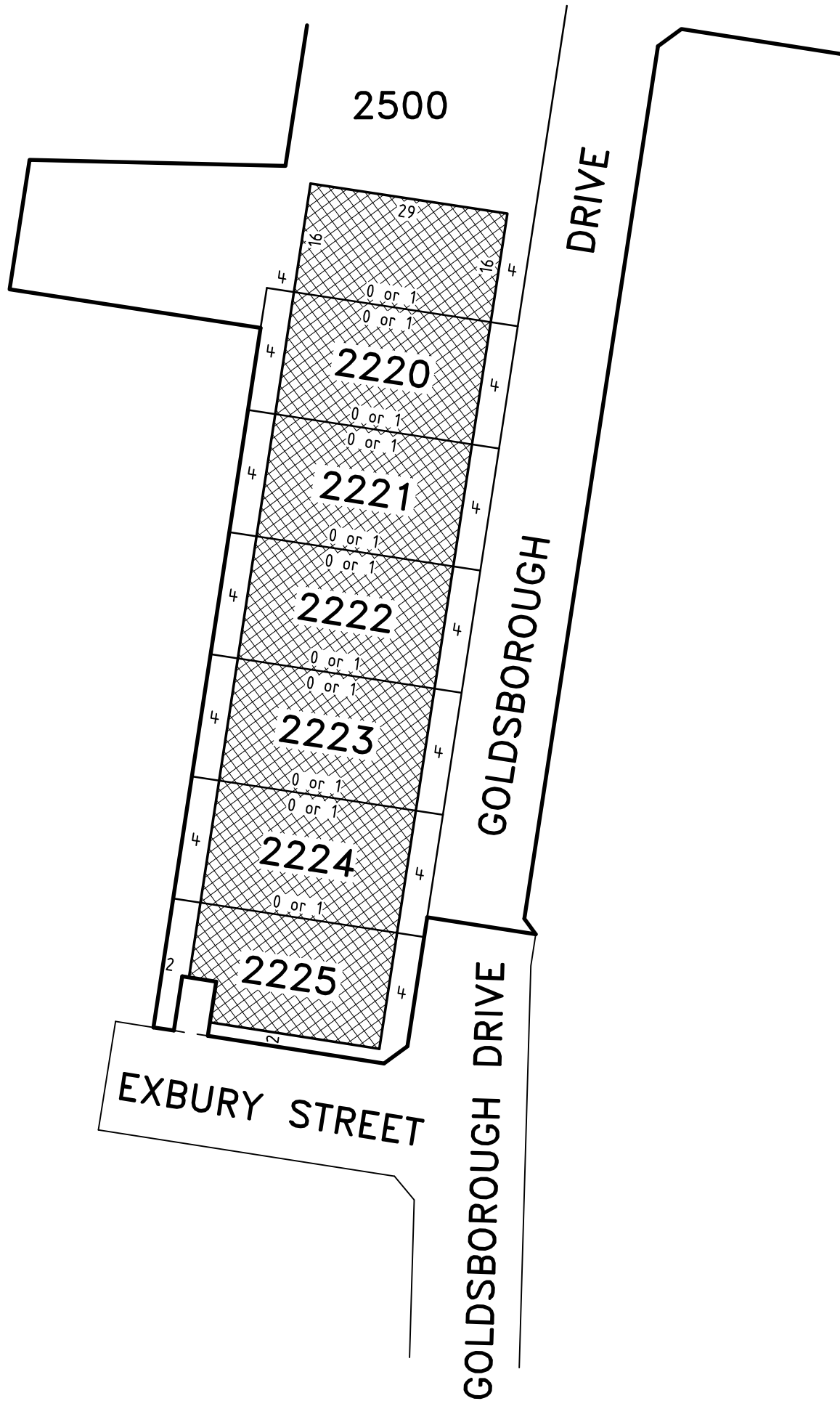
ORIGINAL SHEET SIZE A3
 SHEET 5

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SEE SHEET 7

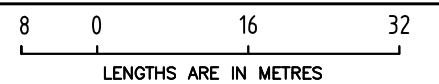


 BUILDING ENVELOPE

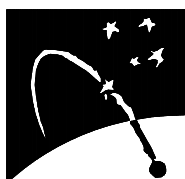
TIMBERTOP WEST – 2B

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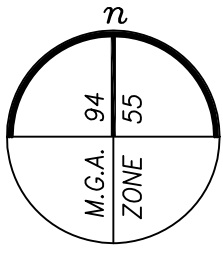
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SHEET 6

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SEE SHEET 6

 BUILDING ENVELOPE

NOTE
THE BUILDING ENVELOPE OF LOT 2047 IS PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 4

TIMBERTOP WEST – 2B 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	LICENSED SURVEYOR ANDREW J. REAY	SCALE 1:800	8 0 16 32 LENGTHS ARE IN METRES
	DATE 01/08/16 VERSION D	REFERENCE 30893023 DRAWING 3089302AD	ORIGINAL SHEET SIZE A3 SHEET 7

