

PLAN OF SUBDIVISION

EDITION

PS 801133Q

<p>LOCATION OF LAND</p> <p>PARISH: PAKENHAM</p> <p>TOWNSHIP: -</p> <p>SECTION: -</p> <p>CROWN ALLOTMENT: 37 (PART)</p> <p>CROWN PORTION: -</p> <p>TITLE REFERENCE: VOL FOL</p> <p>LAST PLAN REFERENCE: LOT X ON PS746064M</p> <p>POSTAL ADDRESS: COWDRAY CRESCENT OFFICER 3809 (at time of subdivision)</p> <p>MGA 94 CO-ORDINATES: E 359 550 N 5 787 570 (approx. centre of land in plan) ZONE: 55</p>	<p>Council Name: Cardinia Shire Council</p> <p>SPEAR Reference Number: S090145S</p>
---	---

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING
ROAD R1	CARDINIA SHIRE COUNCIL	This is /is not a staged subdivision Planning Permit No. T140675
		DEPTH LIMITATION DOES NOT APPLY

└ LOTS 1 TO 1100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

AREA OF LAND SUBDIVIDED - 1.295ha

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-2 E-2	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS738911R PS738911R	CARDINIA SHIRE COUNCIL SOUTH EAST WATER CORPORATION

TIMBERTOP - 11
16 LOTS

LICENSED SURVEYOR ANDREW J. REAY

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



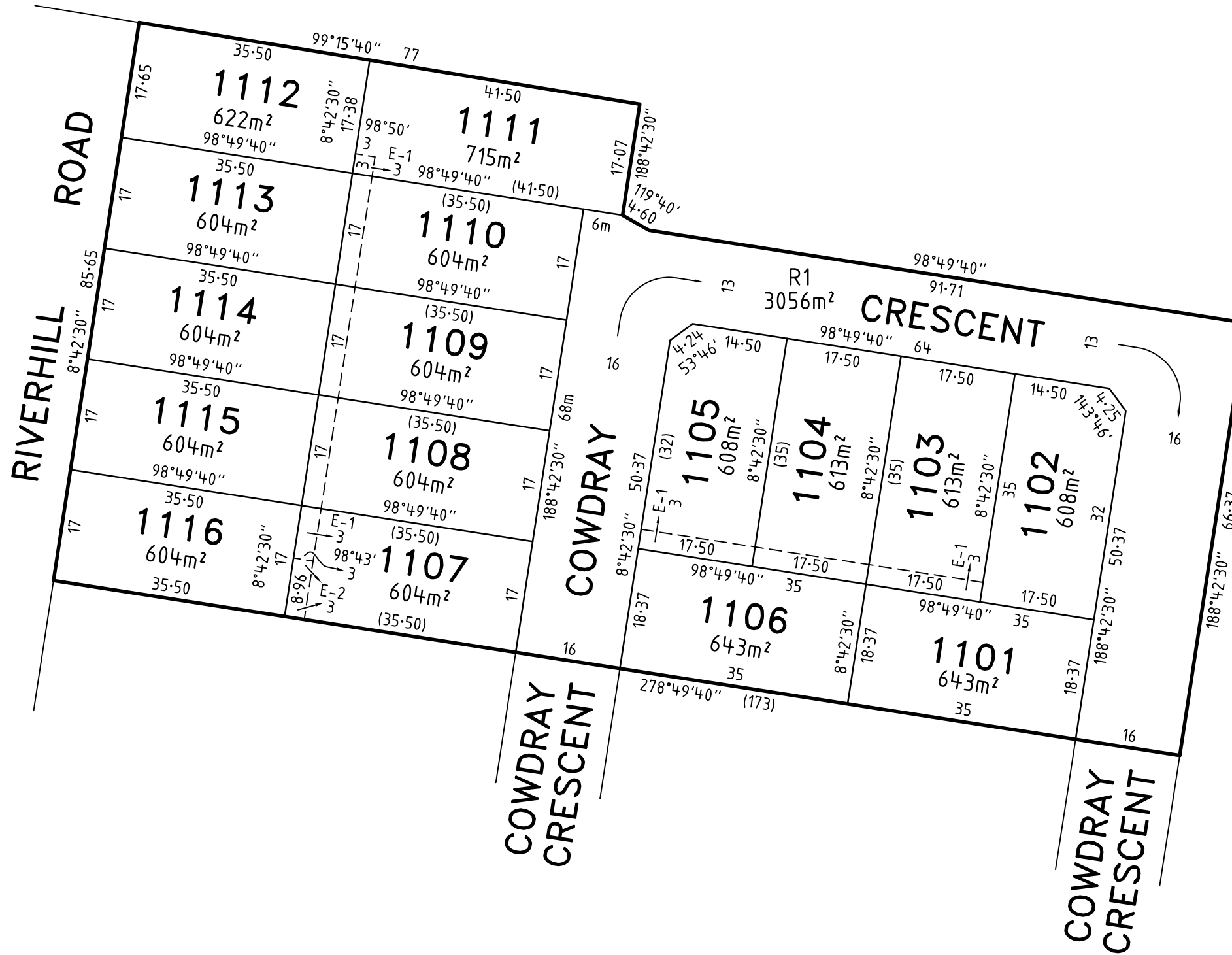
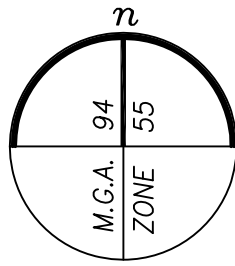
DATE 14/10/16 REFERENCE 29759113
VERSION D DRAWING 2975911AD

ORIGINAL SHEET SIZE A3
SHEET 1 OF 5 SHEETS

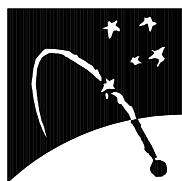
Digitally signed by: Andrew John Reay (Bosco Jonson Pty Ltd),
Surveyor's Plan Version (D),
14/10/2016

PLAN OF SUBDIVISION

PS 801133Q



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



TIMBERTOP – 11

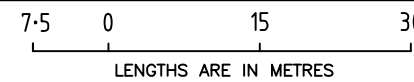
LICENSED SURVEYOR ANDREW J. REAY

DATE 14/10/16

VERSION D

REFERENCE 29759113

DRAWING 2975911AD



SCALE
1:750

ORIGINAL SHEET SIZE A3
SHEET 2

Digitally signed by: Andrew John Reay (Bosco Jonson Pty Ltd),
 Surveyor's Plan Version (D),
 14/10/2016

PLAN OF SUBDIVISION

PS 801133Q

CREATION OF RESTRICTION A

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
1101	1102, 1103, 1106
1102	1101, 1103
1103	1101, 1102, 1104
1104	1103, 1105, 1106
1105	1104, 1106
1106	1101, 1104, 1105
1107	1108, 1116
1108	1107, 1109, 1115
1109	1108, 1110, 1114
1110	1109, 1111, 1113
1111	1110, 1112
1112	1111, 1113
1113	1110, 1112, 1114
1114	1109, 1113, 1115
1115	1108, 1114, 1116
1116	1107, 1115

DESCRIPTION OF RESTRICTION

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

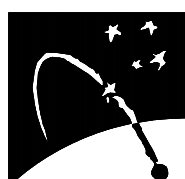
1. CONSTRUCT A BUILDING OUTSIDE OF THE BUILDING ENVELOPE AS SHOWN ON THE ATTACHED DIAGRAM OR ALLOW A BUILDING TO BE CONSTRUCTED THAT DOES NOT COMPLY WITH THE OBJECTIVES (INCLUDING DRIVEWAY, LANDSCAPING AND FENCING REQUIREMENTS) OF THE ENDORSED TIMBERTOP BUILDING DESIGN GUIDELINES AS APPROVED BY CARDINIA 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.
7. BUILD TO WITHIN 1 METRE OF ONE OF THE SIDE BOUNDARIES OF THE LOT WHERE THE LOT IS SHOWN WITH A * ON THE ATTACHED BUILDING ENVELOPE DIAGRAM.

RESTRICTION CLAUSES 1 TO 6 (INCLUSIVE) WILL CEASE TO HAVE EFFECT ON 31 DECEMBER 2031.

CONTINUED ON SHEET 4

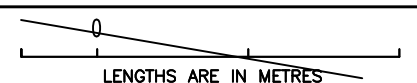
TIMBERTOP – 11

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



DATE 14/10/16

REFERENCE 29759113

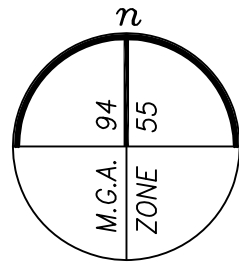
VERSION D

DRAWING 2975911AD

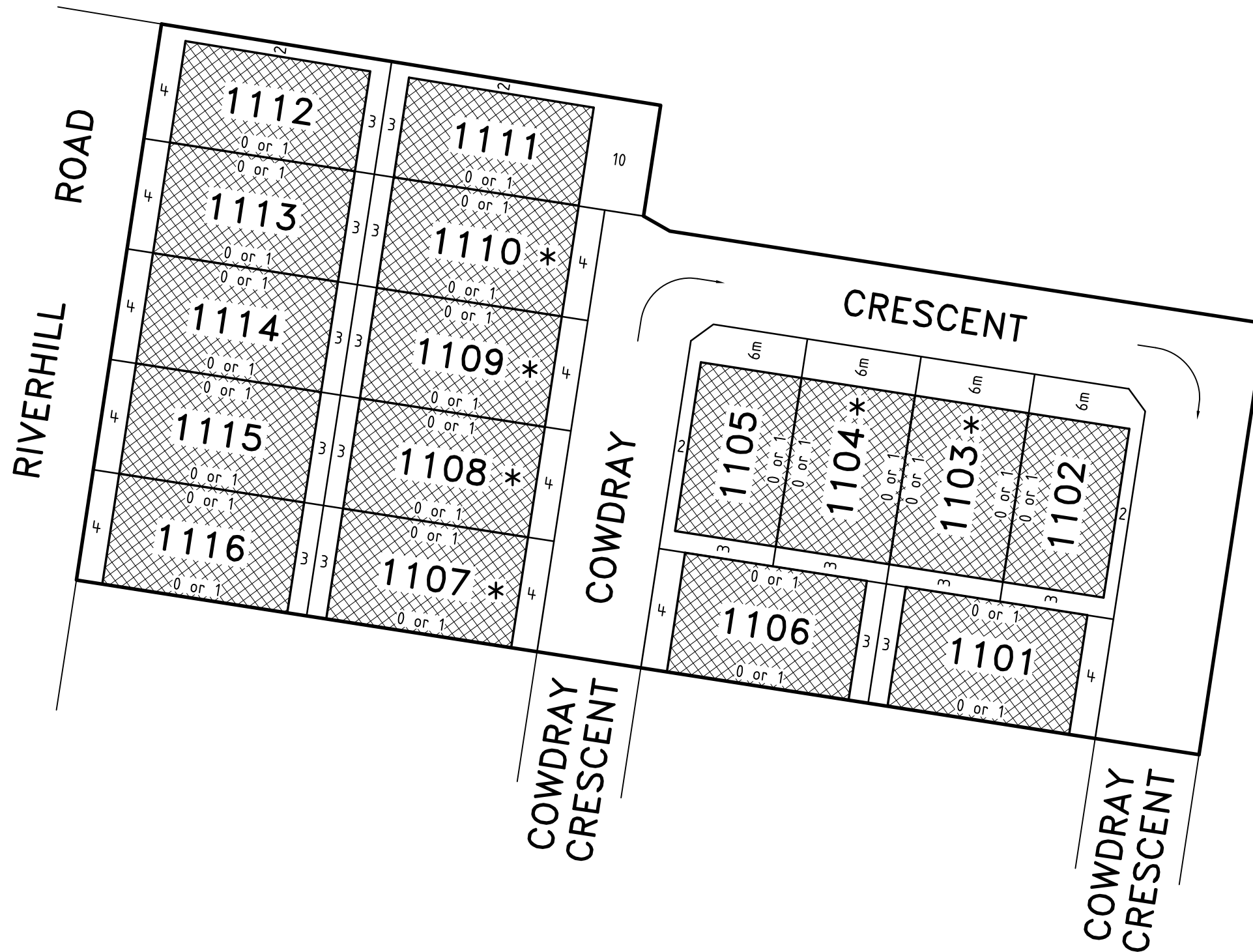
ORIGINAL SHEET SIZE A3

SHEET 3

Digitally signed by: Andrew John Reay (Bosco Jonson Pty Ltd),
Surveyor's Plan Version (D),
14/10/2016



CREATION OF RESTRICTION A (CONTINUED)

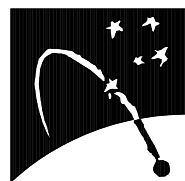


LEGEND

BUILDING ENVELOPE

* SEE RESTRICTION WORDING CLAUSE 7

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



TIMBERTOP – 11

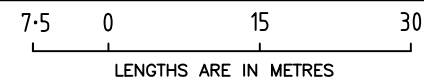
LICENSED SURVEYOR ANDREW J. REAY

DATE 14/10/16

VERSION D

REFERENCE 29759113

DRAWING 2975911AD



SCALE
1:750

ORIGINAL SHEET SIZE A3
SHEET 4

Digitally signed by: Andrew John Reay (Bosco Jonson Pty Ltd),
 Surveyor's Plan Version (D),
 14/10/2016

PLAN OF SUBDIVISION

PS 801133Q

CREATION OF RESTRICTION B

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	BAL
1101	1102, 1103, 1106	12.5
1102	1101, 1103	12.5
1103	1101, 1102, 1104	12.5
1104	1103, 1105, 1106	12.5
1105	1104, 1106	12.5
1106	1101, 1104, 1105	12.5
1107	1108, 1116	12.5
1108	1107, 1109, 1115	12.5
1109	1108, 1110, 1114	12.5
1110	1109, 1111, 1113	12.5
1111	1110, 1112	12.5
1112	1111, 1113	12.5
1113	1110, 1112, 1114	12.5
1114	1109, 1113, 1115	12.5
1115	1108, 1114, 1116	12.5
1116	1107, 1115	12.5

DESCRIPTION OF RESTRICTION

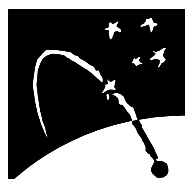
THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT MUST NOT:

CONSTRUCT OR CAUSE OR PERMIT TO BE CONSTRUCTED ON ANY LOT ON THIS PLAN:-

A DWELLING THAT DOES NOT COMPLY WITH THE CORRESPONDING BUSHFIRE ATTACK LEVEL (BAL) AS DEFINED BY AUSTRALIAN STANDARD AS 3959 AND AS NOTED IN THE ABOVE TABLE.

TIMBERTOP – 11

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



DATE 14/10/16

REFERENCE 29759113

VERSION D

DRAWING 2975911AD

ORIGINAL SHEET SIZE A3

SHEET 5

Digitally signed by: Andrew John Reay (Bosco Jonson Pty Ltd),
Surveyor's Plan Version (D),
14/10/2016