

PLAN OF SUBDIVISION

EDITION

PS 807645D

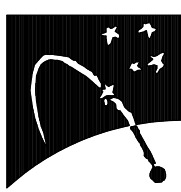
LOCATION OF LAND PARISH: PAKENHAM TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 36 (PART) CROWN PORTION: — TITLE REFERENCE: VOL FOL LAST PLAN REFERENCE: LOT 2500 ON PS742803V POSTAL ADDRESS: GOLDSBOROUGH DRIVE OFFICER 3809 (at time of subdivision) MGA 94 CO-ORDINATES: E 359 140 N 5 787 470 Zone: 55 (approx. centre of land in plan)		Council Name: Cardinia Shire Council SPEAR Reference Number: S100932V
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VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	
NIL	NIL	STAGING This is /is not a staged subdivision Planning Permit No. T160162 DEPTH LIMITATION DOES NOT APPLY LOTS 1 TO 2500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN AREA OF LAND SUBDIVIDED - 5864m ²

EASEMENT INFORMATION

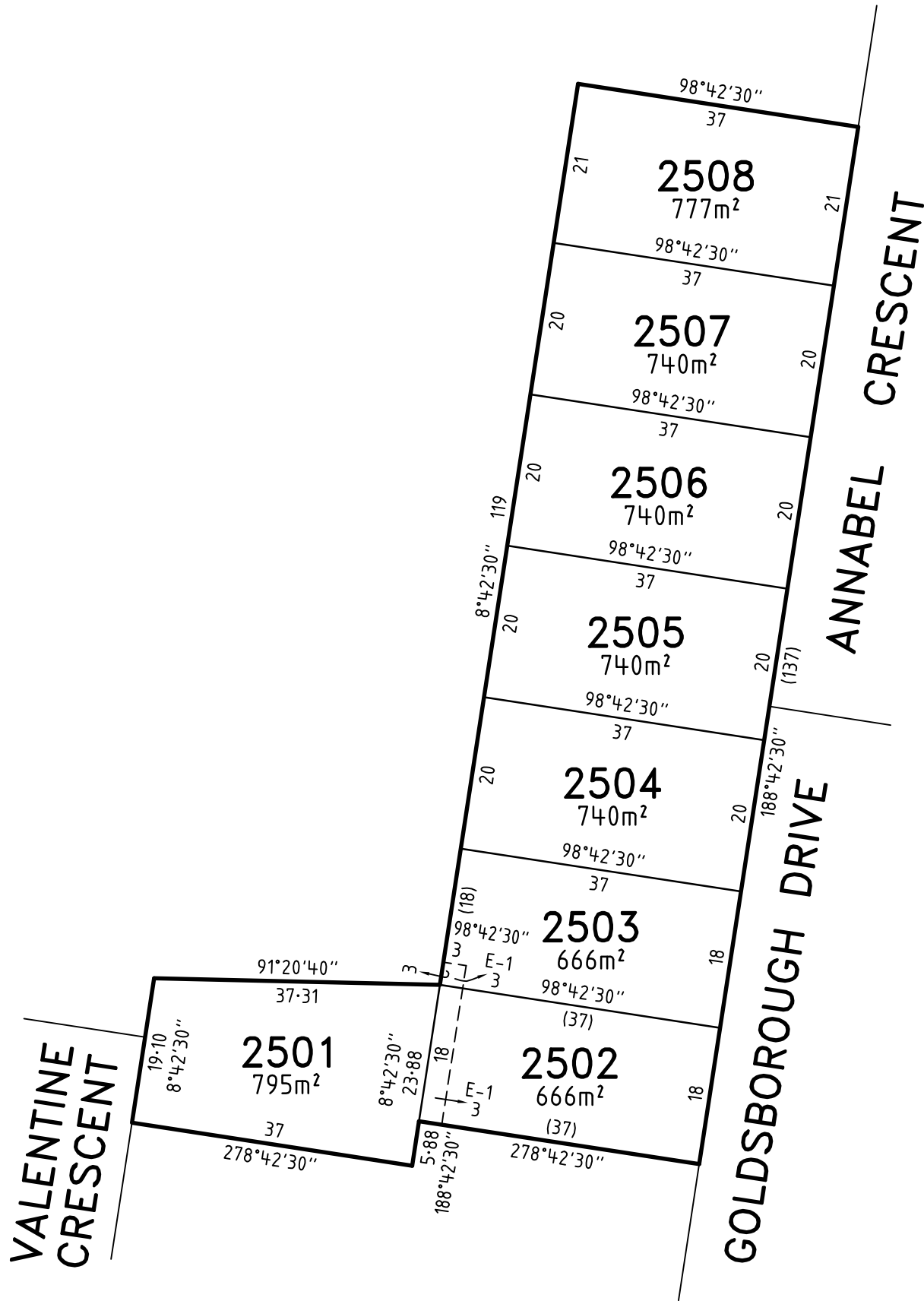
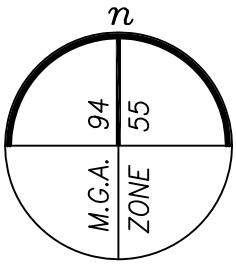
LEGEND: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement

SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1 E-1	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS742803V PS742803V	CARDINIA SHIRE COUNCIL SOUTH EAST WATER CORPORATION

TIMBERTOP WEST – 5 8 LOTS		LICENSED SURVEYOR GREGORY STUART WILLIAMS	
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 15/03/17 VERSION B	REFERENCE 30229053 DRAWING 3022905AB
		Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd), Surveyor's Plan Version (B), 20/03/2017	
		ORIGINAL SHEET SIZE A3 SHEET 1 OF 4 SHEETS	

PLAN OF SUBDIVISION

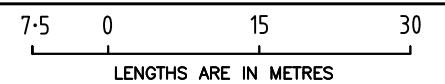
PS 807645D



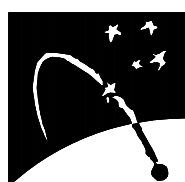
TIMBERTOP WEST - 5

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE
1:750



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Vic 3205 Australia
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DATE 15/03/17
VERSION B

REFERENCE 30229053
DRAWING 3022905AB

ORIGINAL SHEET SIZE A3

SHEET 2

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Surveyor's Plan Version (B),
20/03/2017

PLAN OF SUBDIVISION

PS 807645D

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
2501	2502
2502	2501, 2503
2503	2502, 2504
2504	2503, 2505
2505	2504, 2506
2506	2505, 2507
2507	2506, 2508
2508	2507

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 STAGE 5 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 WEST – 5

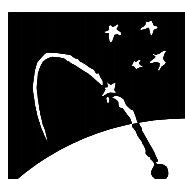
LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



LENGTHS ARE IN METRES

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DATE 15/03/17
VERSION B

REFERENCE 30229053
DRAWING 3022905AB

ORIGINAL SHEET SIZE A3

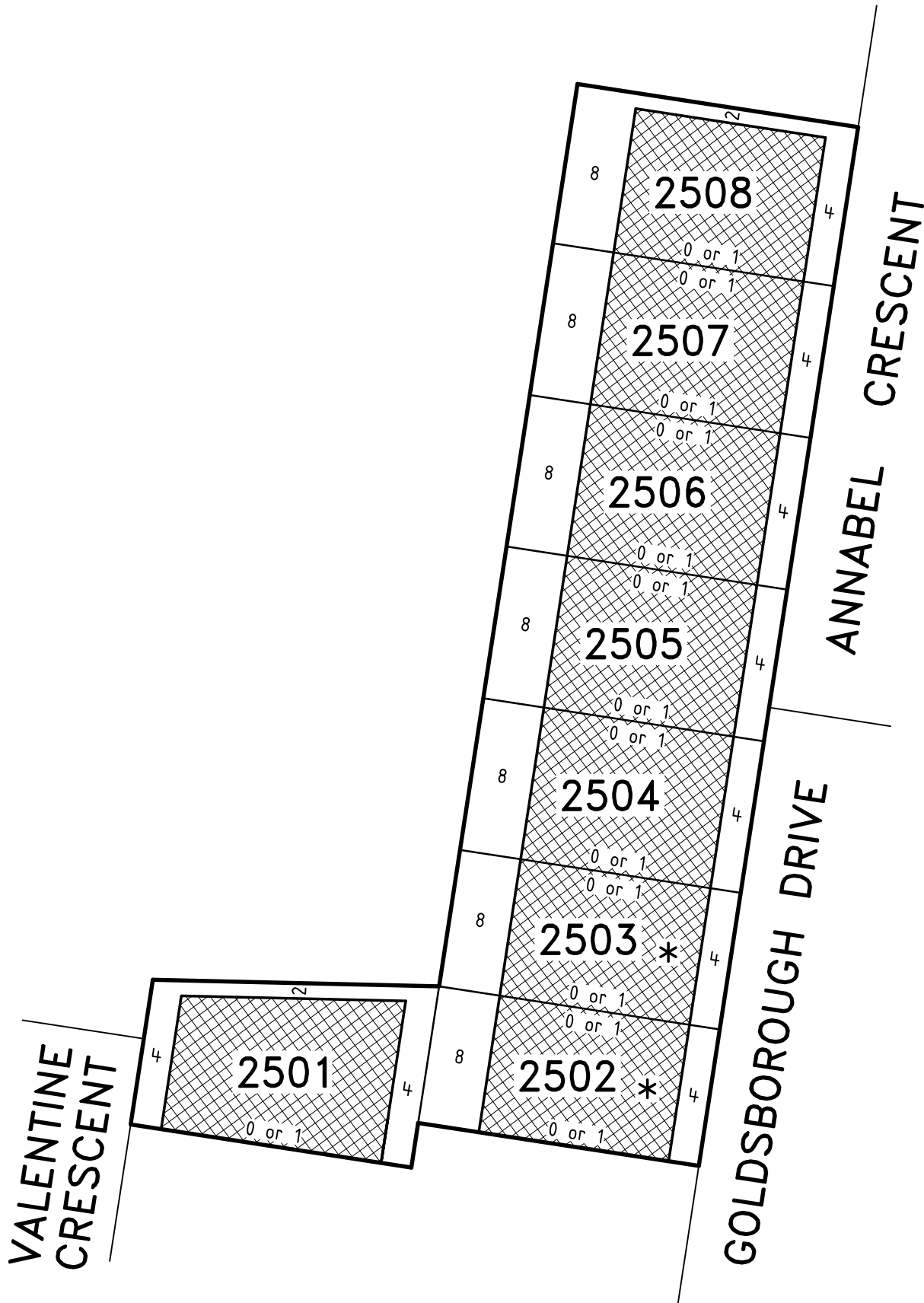
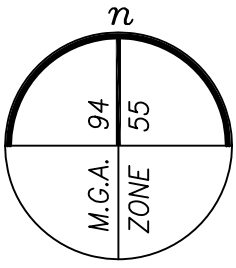
SHEET 3

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20/03/2017

PLAN OF SUBDIVISION

PS 807645D

CREATION OF RESTRICTION (CONTINUED)



LEGEND



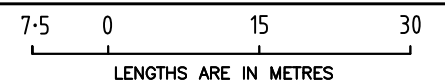
BUILDING ENVELOPE

* SEE RESTRICTION WORDING CLAUSE 7

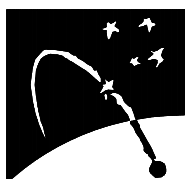
TIMBERTOP WEST - 5

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE
1:750



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ORIGINAL SHEET SIZE A3

SHEET 4

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Surveyor's Plan Version (B),
20/03/2017

PLAN OF SUBDIVISION	EDITION	PS 801147D
<p style="text-align: center;">LOCATION OF LAND</p> <p>PARISH: PAKENHAM</p> <p>TOWNSHIP: –</p> <p>SECTION: –</p> <p>CROWN ALLOTMENT: 36 (PART)</p> <p>CROWN PORTION: –</p> <p>TITLE REFERENCE: VOL FOL</p> <p>LAST PLAN REFERENCE: LOT E ON PS742772E</p> <p>POSTAL ADDRESS: 70 WHITESIDE ROAD (at time of subdivision) OFFICER 3809</p> <p>MGA 94 CO-ORDINATES: E 359 000 ZONE: 55 (approx. centre of land in plan) N 5 787 350</p>	<p>Council Name: Cardinia Shire Council</p> <p>Council Reference Number: s16/260 Planning Permit Reference: T140627 SPEAR Reference Number: S096174H</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied</p> <p>Digitally signed by: Simone Norbury for Cardinia Shire Council on 31/07/2017</p>	

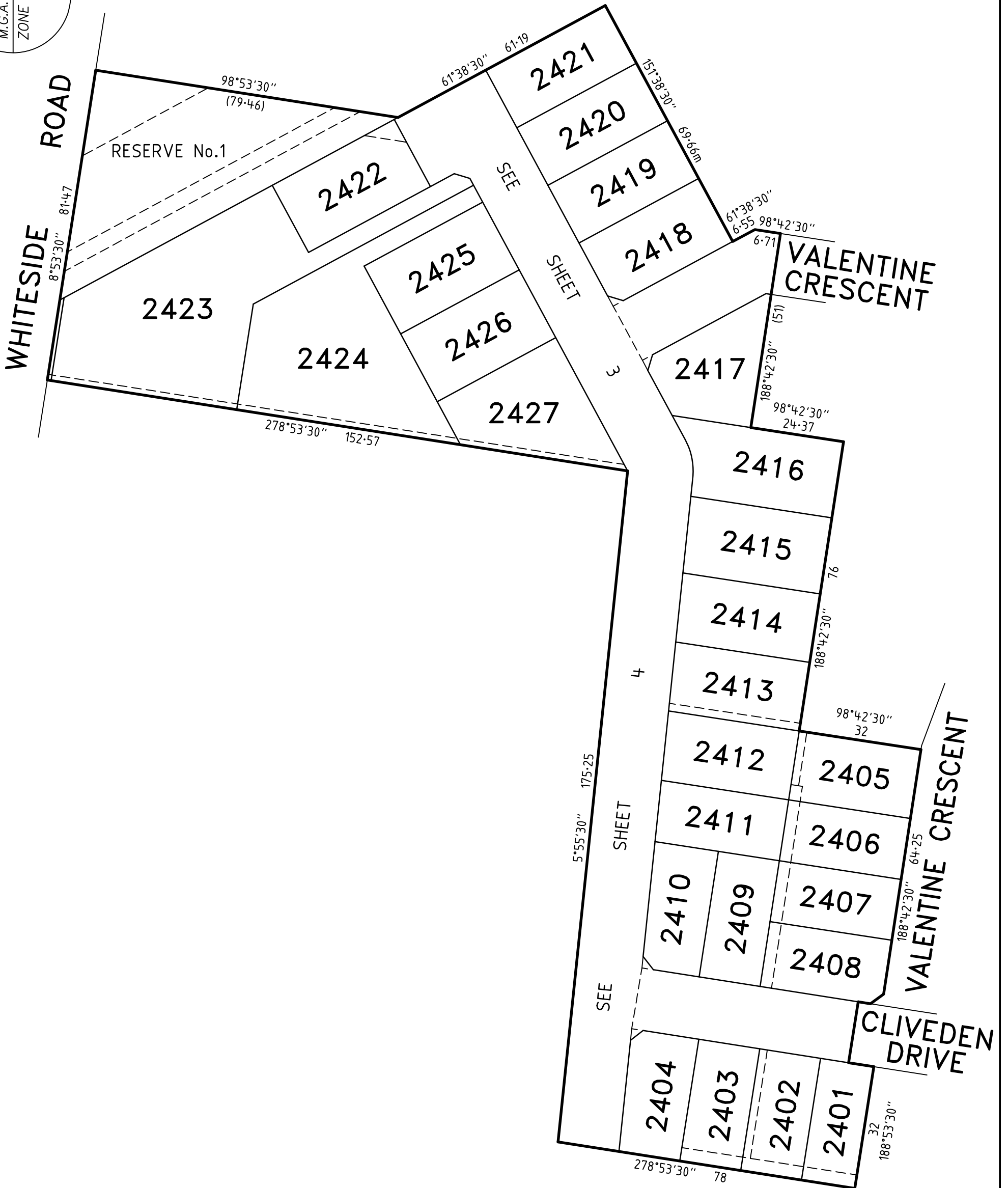
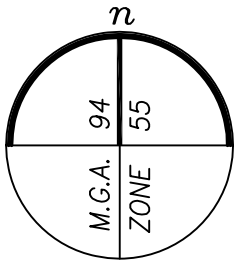
VESTING OF ROADS AND/OR RESERVES	NOTATIONS				
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width: 25%;">IDENTIFIER</th> <th style="width: 75%;">COUNCIL/BODY/PERSON</th> </tr> <tr> <td>ROAD R1 RESERVE No.1 RESERVE No.2</td> <td>CARDINIA SHIRE COUNCIL MELBOURNE WATER CORPORATION CARDINIA SHIRE COUNCIL</td> </tr> </table>	IDENTIFIER	COUNCIL/BODY/PERSON	ROAD R1 RESERVE No.1 RESERVE No.2	CARDINIA SHIRE COUNCIL MELBOURNE WATER CORPORATION CARDINIA SHIRE COUNCIL	<p>STAGING This is/is not a staged subdivision Planning Permit No. T140627</p> <p>DEPTH LIMITATION DOES NOT APPLY</p> <p>LOTS 1 TO 2400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. EASEMENTS E-7 AND E-8 HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>└ AREA OF LAND SUBDIVIDED - 2.870ha</p> <p>TANGENT POINTS ARE SHOWN THUS: ┐</p>
IDENTIFIER	COUNCIL/BODY/PERSON				
ROAD R1 RESERVE No.1 RESERVE No.2	CARDINIA SHIRE COUNCIL MELBOURNE WATER CORPORATION CARDINIA SHIRE COUNCIL				
<p>OTHER PURPOSE OF PLAN TO REMOVE DRAINAGE EASEMENTS E-6 AND E-7 IN LOT 8 ON PS401650Y.</p> <p>GROUND'S FOR REMOVAL OF EASEMENTS CARDINIA SHIRE COUNCIL PLANNING PERMIT No. T160388.</p> <p>OTHER PURPOSE OF PLAN TO REMOVE THAT PART OF SUPPLY OF WATER EASEMENT E-9 ON PS742772E NOW CONTAINED IN OAKRIND RISE, VALENTINE CRESCENT & CLIVEDEN DRIVE ON THIS PLAN.</p> <p>GROUND'S FOR REMOVAL OF EASEMENT AGREEMENT BY ALL INTERESTED PARTIES.</p>					

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	WATER PIPELINE	SEE DIAG	INST No. 891182	S.R. & W.S.C.
E-2	WATER PIPELINE	SEE DIAG	B468268	S.R. & W.S.C.
E-3	SEWERAGE	SEE DIAG	THIS PLAN	SOUTH EAST WATER CORPORATION
E-4 E-4	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	CARDINIA SHIRE COUNCIL SOUTH EAST WATER CORPORATION
E-5	DRAINAGE	SEE DIAG	THIS PLAN	CARDINIA SHIRE COUNCIL
E-6	POWERLINE	SEE DIAG	THIS PLAN - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)
E-9	SUPPLY OF WATER THROUGH UNDERGROUND PIPES	SEE DIAG	PS742772E	SOUTH EAST WATER CORPORATION
E-10 E-10	SUPPLY OF WATER THROUGH UNDERGROUND PIPES WATER PIPELINE	SEE DIAG SEE DIAG	PS742772E B468268	SOUTH EAST WATER CORPORATION S.R. & W.S.C.

TIMBERTOP WEST – 4	LICENSED SURVEYOR GREGORY STUART WILLIAMS		
27 LOTS	DATE 09/02/17	REFERENCE 30229043	ORIGINAL SHEET SIZE A3
<p>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</p>	VERSION D	DRAWING 3022904AD	SHEET 1 OF 7 SHEETS
	Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd), Surveyor's Plan Version (D), 20/02/2017, SPEAR Ref: S096174H		

PLAN OF SUBDIVISION

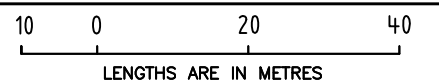
PS 801147D



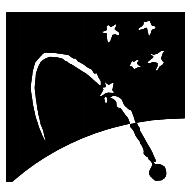
TIMBERTOP WEST - 4

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE 1:1000



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DATE 09/02/17
 VERSION D

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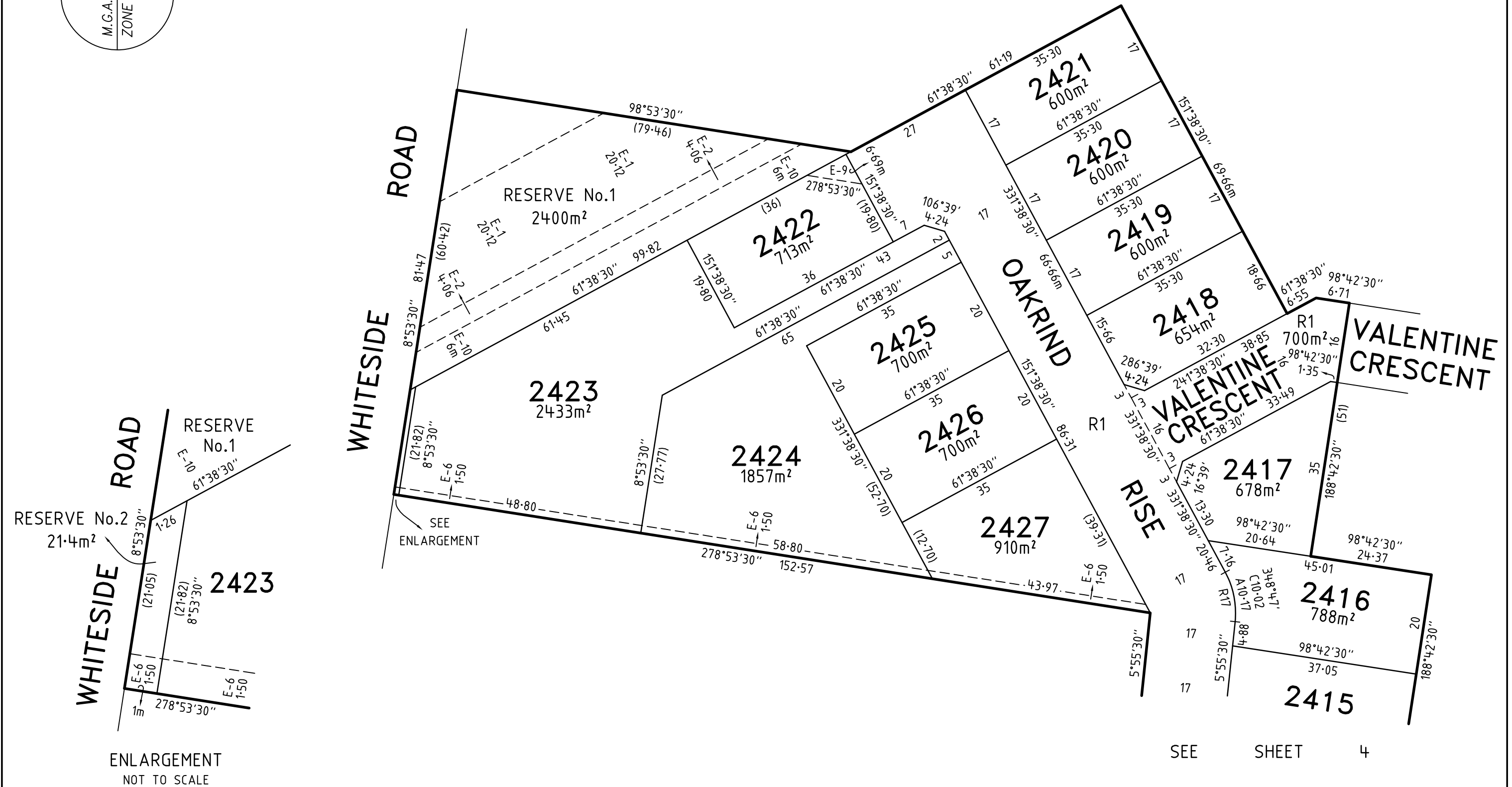
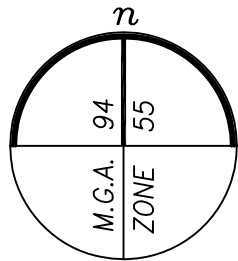
ORIGINAL SHEET SIZE A3
 SHEET 2

Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd),
 Surveyor's Plan Version (D),
 20/02/2017, SPEAR Ref: S096174H

Digitally signed by:
 Cardinia Shire Council,
 31/07/2017,
 SPEAR Ref: S096174H

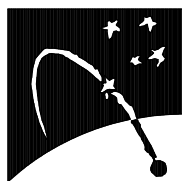
PLAN OF SUBDIVISION

PS 801147D



SEE SHEET 4

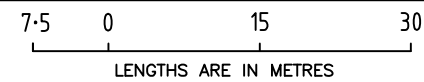
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TIMBERTOP WEST - 4

LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 09/02/17 REFERENCE 30229043
 VERSION D DRAWING 3022904AD



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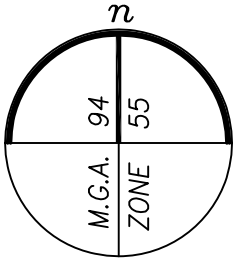
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ORIGINAL SHEET SIZE A3
 SHEET 3

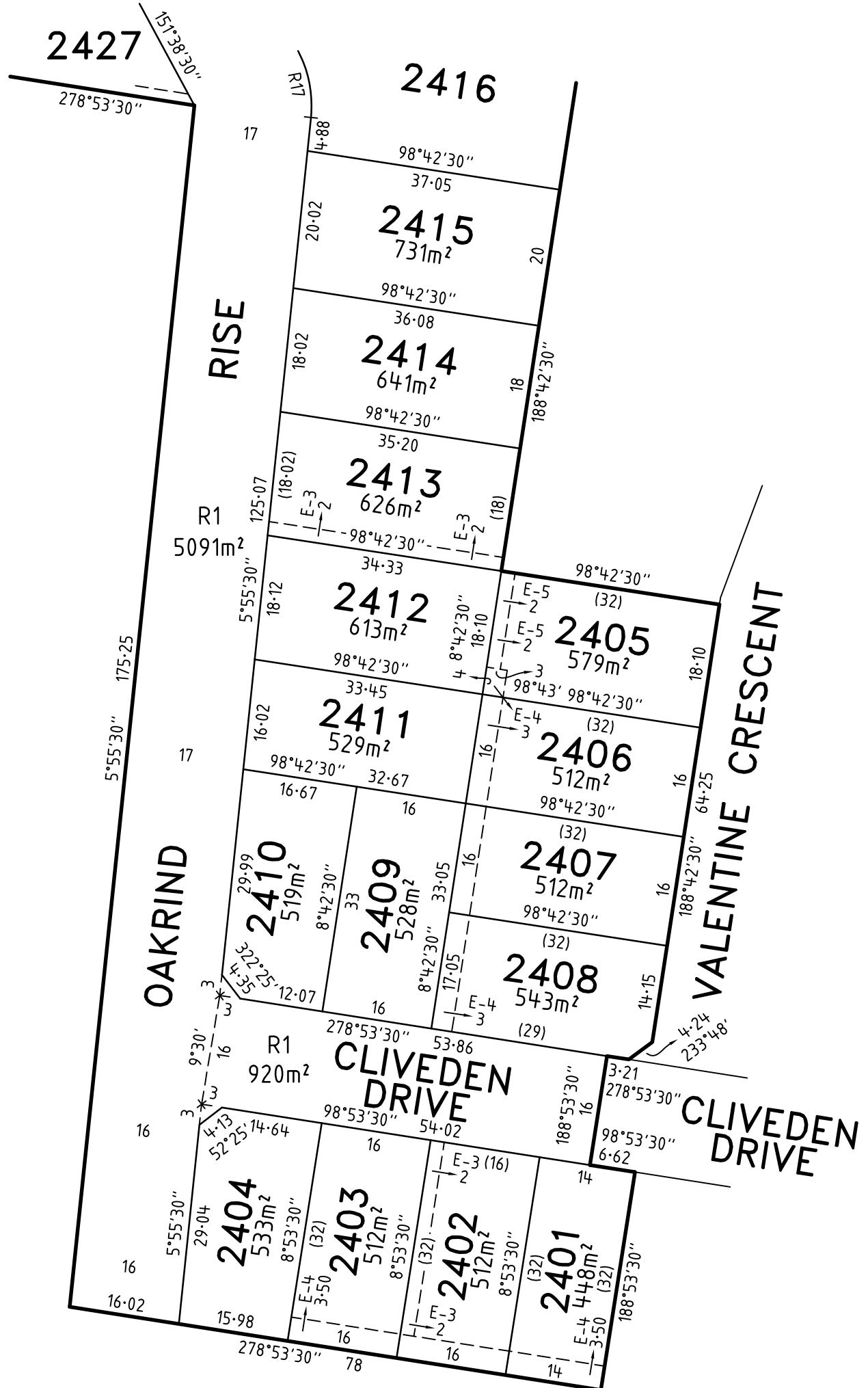
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PLAN OF SUBDIVISION

PS 801147D



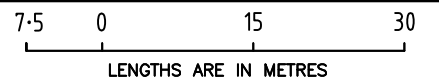
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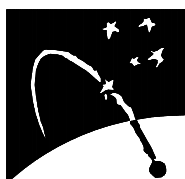
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SCALE 1:750



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 DRAWING 3022904AD

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 31/07/2017,
 SPEAR Ref: S096174H

PLAN OF SUBDIVISION

PS 801147D

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
2401	2402
2402	2401, 2403
2403	2402, 2404
2404	2403
2405	2406, 2412
2406	2405, 2407, 2411
2407	2406, 2408, 2409
2408	2407, 2409
2409	2407, 2408, 2410, 2411
2410	2409, 2411
2411	2406, 2409, 2410, 2412
2412	2405, 2411, 2413
2413	2412, 2414
2414	2413, 2415

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2415	2414, 2416
2416	2415, 2417
2417	2416
2418	2419
2419	2418, 2420
2420	2419, 2421
2421	2420
2422	2423
2423	2422, 2424
2424	2423, 2425, 2426, 2427
2425	2424, 2426
2426	2424, 2425, 2427
2427	2424, 2426

DESCRIPTION OF RESTRICTION

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

- 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.
- 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.
- 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.
- AT ANY TIME CONSTRUCT, ERECT OR CAUSE TO BE CONSTRUCTED OR ERECTED ON THE LOT MORE THAN ONE DWELLING HOUSE.
- 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.
- 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.
- 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.

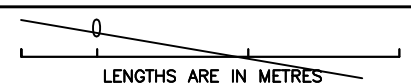
RESTRICTION CLAUSES 1 TO 6 (INCLUSIVE) WILL CEASE TO HAVE EFFECT ON 31 DECEMBER 2031.

CONTINUED ON SHEET 6

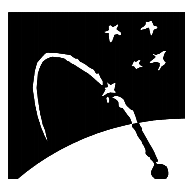
TIMBERTOP WEST – 4

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



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DATE 09/02/17
 VERSION D

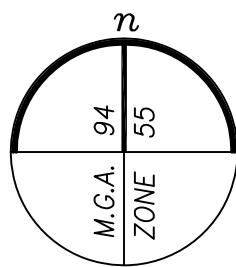
REFERENCE 30229043
 DRAWING 3022904AD

ORIGINAL SHEET SIZE A3

SHEET 5

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 Surveyor's Plan Version (D),
 20/02/2017, SPEAR Ref: S096174H

Digitally signed by:
 Cardinia Shire Council,
 31/07/2017,
 SPEAR Ref: S096174H



LEGEND



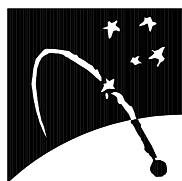
BUILDING ENVELOPE

* SEE RESTRICTION WORDING CLAUSE 7

NOTE

THE BUILDING ENVELOPE OF LOT 2422 IS PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 3

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TIMBERTOP WEST - 4

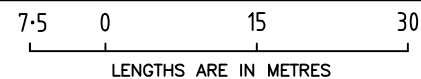
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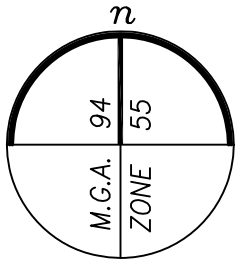
SCALE
1:750

ORIGINAL SHEET SIZE A3
SHEET 6

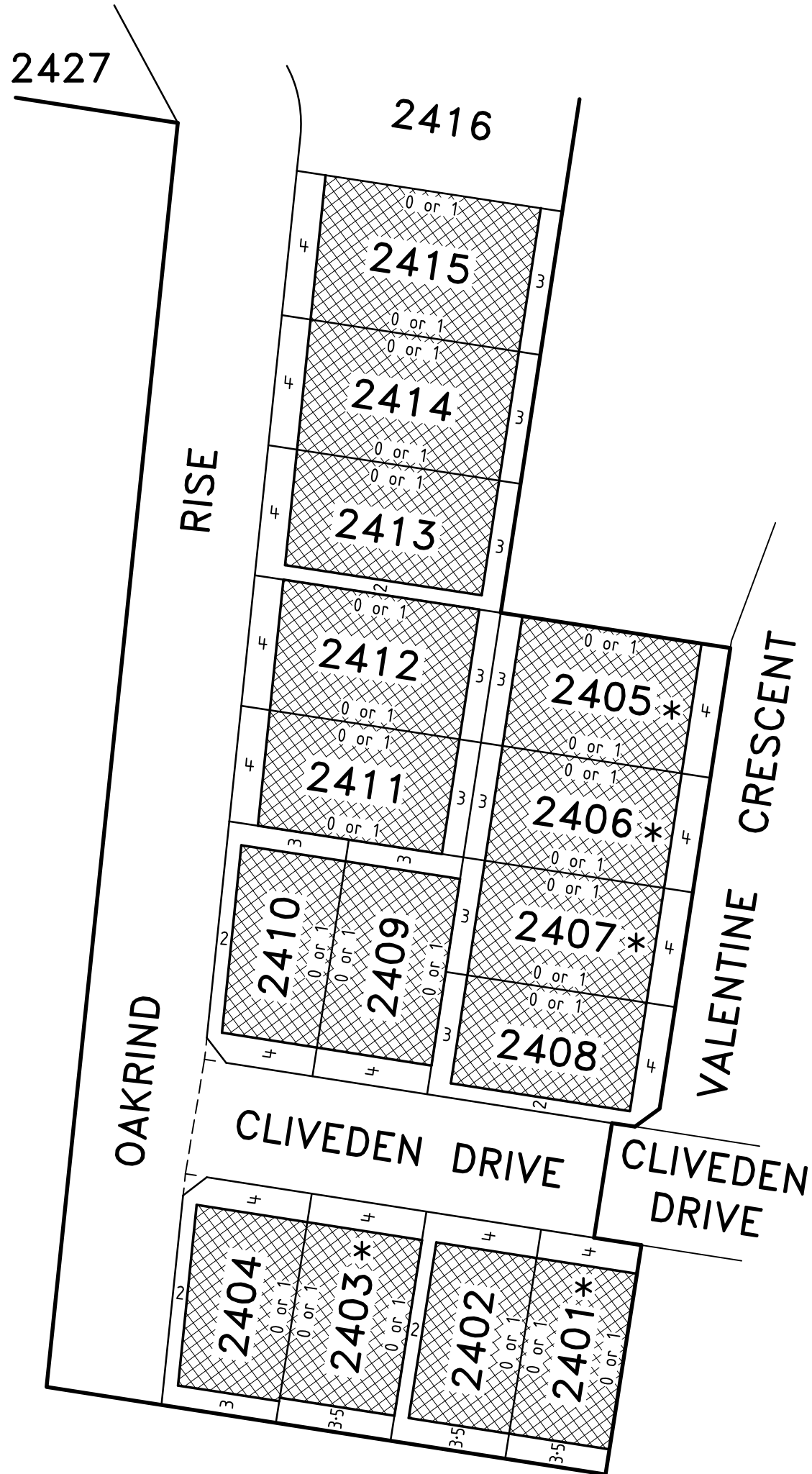
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 31/07/2017,
 SPEAR Ref: S096174H

CREATION OF RESTRICTION (CONTINUED)



SEE SHEET 6



LEGEND

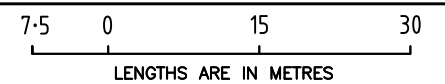
 BUILDING ENVELOPE

* SEE RESTRICTION WORDING CLAUSE 7

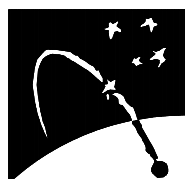
TIMBERTOP WEST - 4

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE 1:750



Bosco Jonson Pty Ltd
 A.B.N 15 169 138 827
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 Vic 3205 Australia
 Tel 03) 9699 1400 Fax 03) 9699 5992



DATE 09/02/17
 VERSION D

REFERENCE 30229043
 DRAWING 3022904AD

ORIGINAL SHEET SIZE A3
 SHEET 7

Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd),
 Surveyor's Plan Version (D),
 20/02/2017, SPEAR Ref: S096174H

Digitally signed by:
 Cardinia Shire Council,
 31/07/2017,
 SPEAR Ref: S096174H