

PLAN OF SUBDIVISION

EDITION

PS 818606C

<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 QQ ON PS818648K</p> <p>POSTAL ADDRESS: (at time of subdivision) PETWORTH RISE OFFICER 3809</p> <p>MGA 94 CO-ORDINATES: (approx. centre of land in plan) E 359 650 N 5 787 450 ZONE: 55</p>	<p>Council Name: Cardinia Shire Council</p> <p>SPEAR Reference Number: S119907C</p>
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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. T160573
		DEPTH LIMITATION DOES NOT APPLY
		LOTS 1 TO 1200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
		EASEMENTS E-1 TO E-6 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
		└ AREA OF LAND SUBDIVIDED - 1.964ha

OTHER PURPOSE OF PLAN

TO REMOVE THAT PART OF EASEMENT E-8 ON PS818648K AFFECTING LOT 1203 ON THIS PLAN.

TO REMOVE THE WHOLE OF EASEMENT E-9 ON PS818648K (NOW CONTAINED IN PETWORTH RISE & EARNLEY WAY ON THIS PLAN).

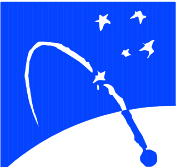

TO REMOVE THE WHOLE OF EASEMENT E-10 ON PS818648K (NOW CONTAINED IN PETWORTH RISE ON THIS PLAN).

GROUNDS FOR REMOVAL OF EASEMENTS

AGREEMENT BY ALL INTERESTED PARTIES

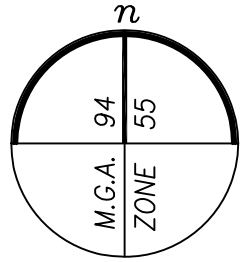
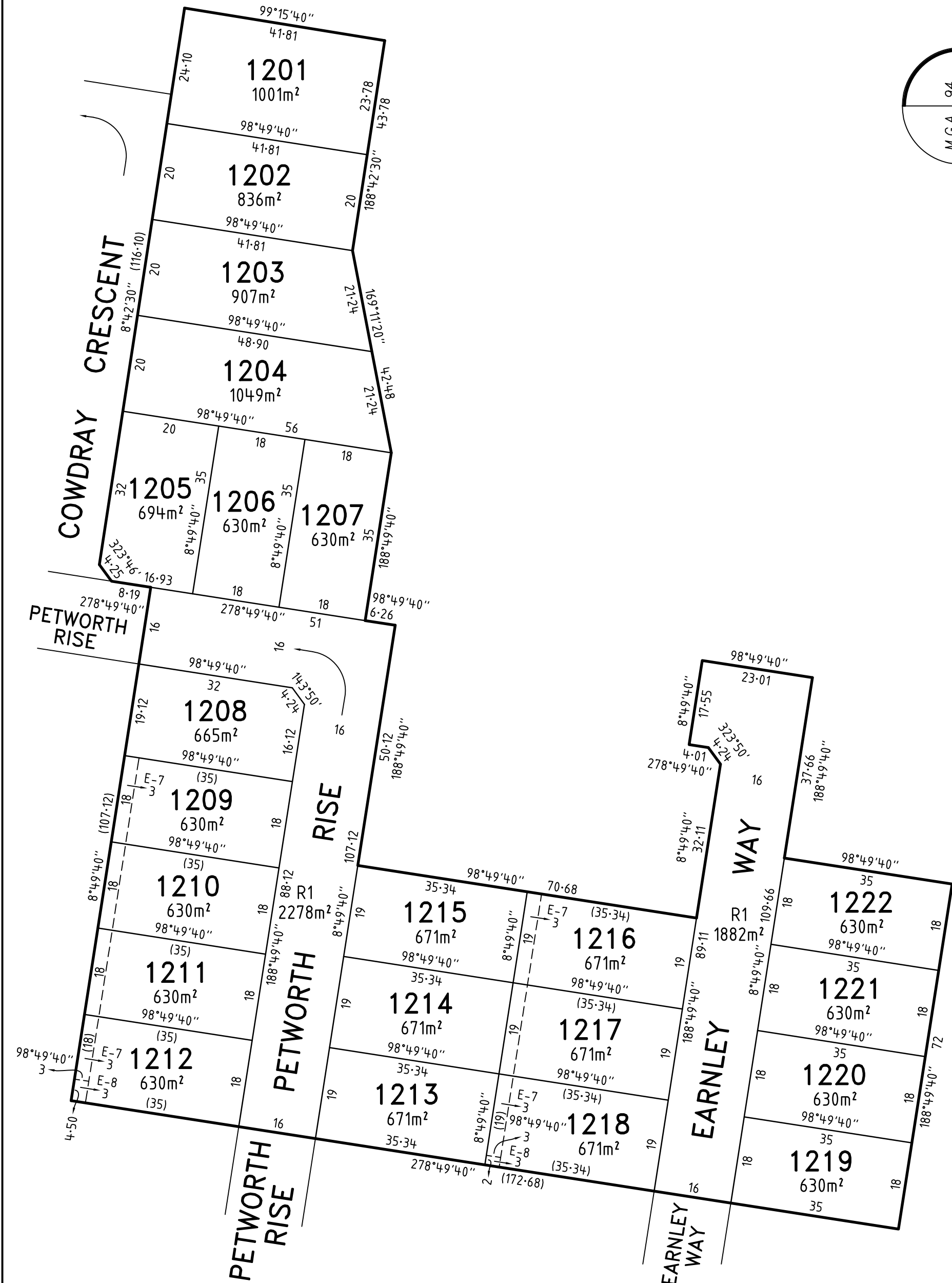
EASEMENT INFORMATION

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-7 E-7	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	CARDINIA SHIRE COUNCIL SOUTH EAST WATER CORPORATION
E-8 E-8	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS746064M PS746064M	CARDINIA SHIRE COUNCIL SOUTH EAST WATER CORPORATION

<p>TIMBERTOP – 12</p> <p>22 LOTS</p>	<p>LICENSED SURVEYOR GREGORY STUART WILLIAMS</p> <p>DATE 06/03/18 REFERENCE 29759123</p> <p>VERSION B DRAWING 2975912AB</p> <p>Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd), Surveyor's Plan Version (B), 29/03/2018, SPEAR Ref: S119907C</p>
<p>Bosco Jonson Pty Ltd A Veris Company</p> <p>16 Eastern Road South Melbourne Vic 3205, Australia 03) 9699 1400</p> <p> </p> <p>www.bosjon.com.au www.veris.com.au</p>	
<p>ORIGINAL SHEET SIZE A3</p> <p>SHEET 1 OF 5 SHEETS</p>	

PLAN OF SUBDIVISION

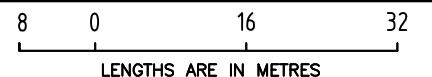
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TIMBERTOP - 12

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE 1:800



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DATE 06/03/18
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ORIGINAL SHEET SIZE A3

SHEET 2

PLAN OF SUBDIVISION

PS 818606C

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
1201	1202
1202	1201, 1203
1203	1202, 1204
1204	1203, 1205, 1206, 1207
1205	1204, 1206
1206	1204, 1205, 1207
1207	1204, 1206
1208	1209
1209	1208, 1210
1210	1209, 1211
1211	1210, 1212
1212	1211
1213	1214, 1218
1214	1213, 1215, 1217
1215	1214, 1216
1216	1215, 1217
1217	1214, 1216, 1218
1218	1213, 1217
1219	1220
1220	1219, 1221
1221	1220, 1222
1222	1221

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 BUILDING DESIGN GUIDELINES (UNDER PLANNING PERMIT No.T160573) 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.

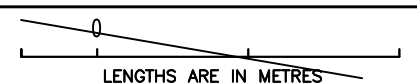
RESTRICTION CLAUSES 1 TO 6 (INCLUSIVE) WILL CEASE TO HAVE EFFECT ON 31 DECEMBER 2033.

CONTINUED ON SHEET 4

TIMBERTOP – 12

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



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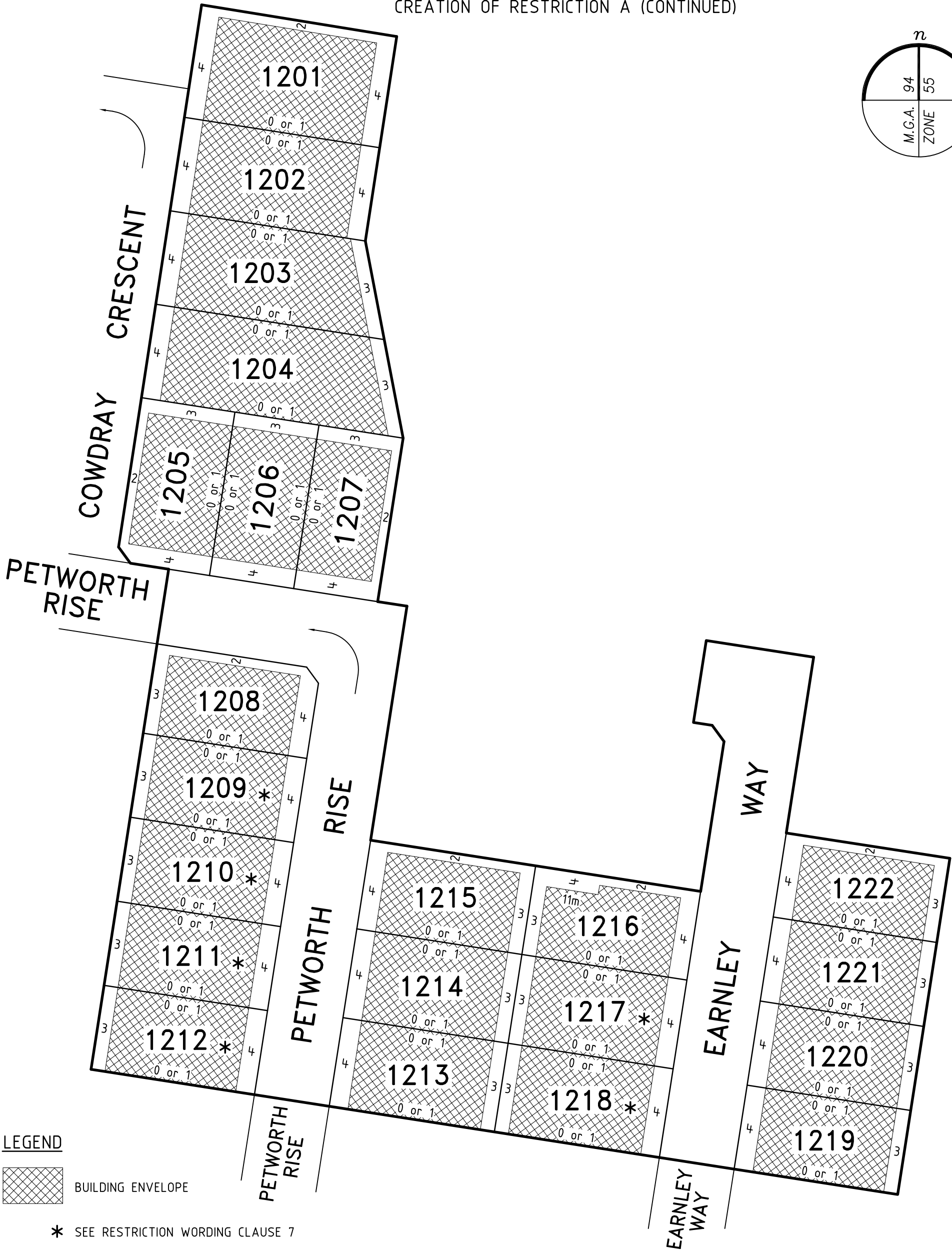
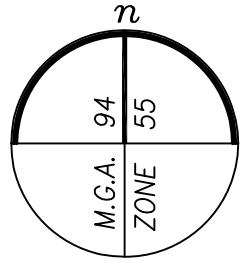
REFERENCE 29759123
DRAWING 2975912AB

ORIGINAL SHEET SIZE A3

SHEET 3

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CREATION OF RESTRICTION A (CONTINUED)



LEGEND

BUILDING ENVELOPE

* SEE RESTRICTION WORDING CLAUSE 7

TIMBERTOP - 12

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE 1:800

8 0 16 32
LENGTHS ARE IN METRES

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SHEET 4

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1218	1213, 1217
1219	1220
1220	1219, 1221
1221	1220, 1222
1222	1221

DESCRIPTION OF RESTRICTION

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

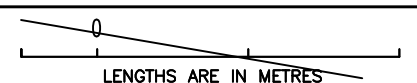
CONSTRUCT OR CAUSE OR PERMIT TO BE CONSTRUCTED ON ANY LOT ON THIS PLAN:-

A DWELLING THAT DOES NOT COMPLY WITH THE APPROPRIATE BUSHFIRE ATTACK LEVEL (BAL) TO THE SATISFACTION OF THE RELEVANT BUILDING SURVEYOR AND AS DEFINED BY AUSTRALIAN STANDARD AS3959.

TIMBERTOP – 12

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



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SHEET 5

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