

# PLAN OF SUBDIVISION

EDITION

PS 734594X

LOCATION OF LAND	
PARISH:	PAKENHAM
TOWNSHIP:	—
SECTION:	—
CROWN ALLOTMENT:	37 (PART)
CROWN PORTION:	—
TITLE REFERENCE:	VOL FOL
LAST PLAN REFERENCE:	LOT U ON PS738911R
POSTAL ADDRESS: (at time of subdivision)	TIMBERTOP BOULEVARD OFFICER 3809
MGA 94 CO-ORDINATES: (approx. centre of land in plan)	E 359 680 N 5 787 320 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. T130679

**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, 81 & 82  
In Proclaimed Survey Area No. —

AREA OF LAND SUBDIVIDED - 1.780ha

LOTS 1 TO 900 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

EASEMENTS E-2 TO E-6 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

## 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-7 E-7	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS738911R PS738911R	CARDINIA SHIRE COUNCIL SOUTH EAST WATER CORPORATION

TIMBERTOP – 9  
21 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  
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Tel 03) 9699 1400 Fax 03) 9699 5992



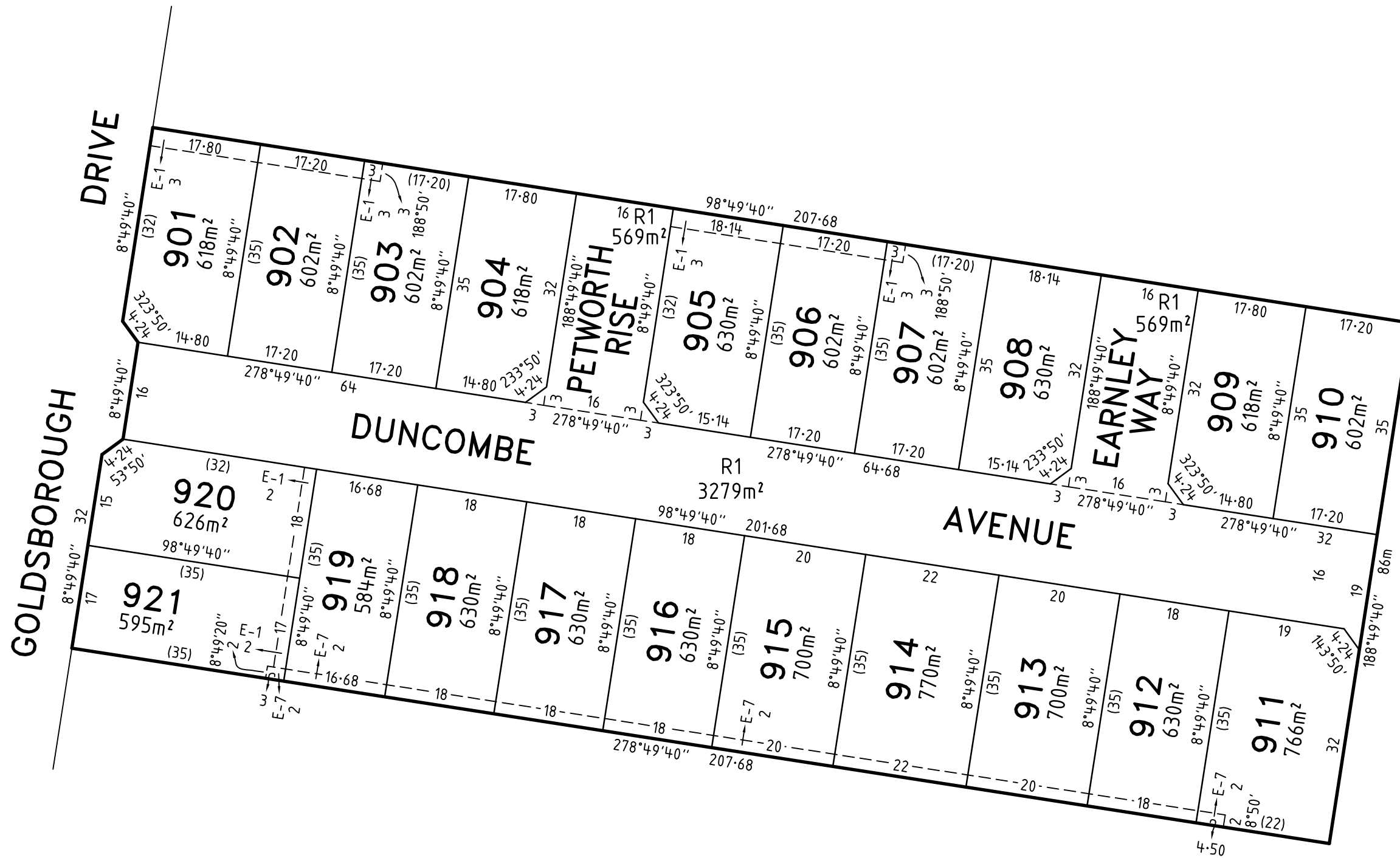
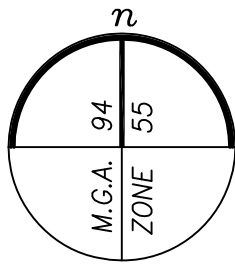
DATE 12/06/15  
VERSION C

REFERENCE 26966093  
DRAWING 2696609AC

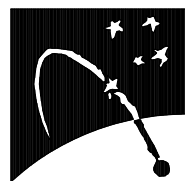
ORIGINAL SHEET SIZE A3  
SHEET 1 OF 5 SHEETS

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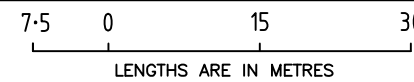
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**TIMBERTOP - 9**

LICENSED SURVEYOR ANDREW J. REAY

DATE 12/06/15 REFERENCE 26966093  
 VERSION C DRAWING 2696609AC



SCALE  
 1:750

ORIGINAL SHEET SIZE A3  
 SHEET 2

# PLAN OF SUBDIVISION

**PS 734594X**

## 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
901	902
902	901, 903
903	902, 904
904	903
905	906
906	905, 907
907	906, 908
908	907
909	910
910	909
911	912

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
912	911, 913
913	912, 914
914	913, 915
915	914, 916
916	915, 917
917	916, 918
918	917, 919
919	918, 920, 921
920	919, 921
921	919, 920

## DESCRIPTION OF RESTRICTION

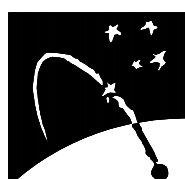
THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT MUST NOT:

1. CONSTRUCT OR CAUSE OR PERMIT TO BE CONSTRUCTED ON ANY LOT ON THIS PLAN:-
  - (i) A DWELLING WITH ANY MATERIAL OTHER THAN CLAY OR MASONRY BRICK, PAINTED WEATHER BOARD, RENDERED MASONRY BLOCK, RENDERED BRICK, OR RENDERED CEMENT SHEETING OR OTHER MATERIAL AS AGREED BY PARKLEA PTY LTD;
  - (ii) A ROOF WITH MATERIALS OF HIGHLY REFLECTIVE PROPERTIES (i.e. GALVANISED IRON); OR
  - (iii) A CARPORT.
2. 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.
3. 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.
4. 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.
5. CONSTRUCT ANY PERIMETER OR BOUNDARY FENCE ON THE LOT OTHER THAN TREATED PALING, WITH TIMBER CAPPING AND EXPOSED POSTS FOR DIVIDING FENCES AT A HEIGHT OF 1800mm (±50mm) IN ACCORDANCE WITH THE TIMBERTOP BUILDING DESIGN GUIDELINES AS ENDORSED BY CARDINIA SHIRE COUNCIL.
6. AT ANY TIME ERECT, CONSTRUCT, OR PERMIT THE CONSTRUCTION OF OR BUILD UPON ANY PART OF THE LOT ANY OUTBUILDING OR OTHER SIMILAR CONSTRUCTIONS UNLESS THEY ARE CONSTRUCTED OF NON-REFLECTIVE MATERIAL, BRICK OR STONE OF A SUBDUED COLOUR WITH A MAXIMUM HEIGHT OF 3 METRES AND ARE NO GREATER THAN 10 SQUARE METRES.
7. AT ANY TIME CONSTRUCT, ERECT OR CAUSE TO BE CONSTRUCTED OR ERECTED ON THE LOT MORE THAN ONE DWELLING HOUSE.
8. CONSTRUCT A DWELLING HOUSE WITH A BUILDING AREA OF LESS THAN 180 SQUARE METRES.  
(THE DWELLING HOUSE IS TO BE CALCULATED BY MEASURING WITHIN THE EXTERNAL FACE OF THE EXTERNAL WALLS EXCLUDING GARAGES, CARPORTS, VERANDAS, ALFRESCO AREAS, EAVES AND OUTBUILDINGS)
9. ALLOW A GARAGE OPENING TO THE STREET FRONTAGE TO OCCUPY MORE THAN 40 PERCENT OF THE WIDTH OF THE LOT FRONTAGE.
10. ALLOW A GARAGE TO BE LOCATED FORWARD OF THE DWELLING OR SET BACK LESS THAN 5.5 METRES FROM THE FRONTAGE OF THE LOT, WHICHEVER IS GREATER.
11. CONSTRUCT A DRIVEWAY OUT OF ANY MATERIAL OTHER THAN MASONRY PAVING, COLOURED, EXPOSED AGGREGATE, STENCILED OR TEXTURED CONCRETE.
12. DELAY CONSTRUCTION ON THE LOT OF ALL DRIVEWAYS, PATHS AND FENCES, SOWING OF LAWNS AND LANDSCAPING OF GARDENS (INCLUDING NATURE STRIPS), BY MORE THAN 3 MONTHS FROM THE DATE OF OBTAINING A CERTIFICATE OF OCCUPANCY.

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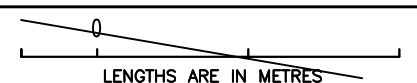
**TIMBERTOP – 9**

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LICENSED SURVEYOR ANDREW J. REAY

SCALE



DATE 12/06/15

REFERENCE 26966093

VERSION C

DRAWING 2696609AC

ORIGINAL SHEET SIZE A3

SHEET 3


**CREATION OF RESTRICTION (CONTINUED)**

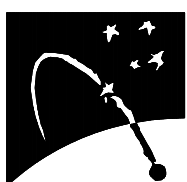
- 13. WITHOUT PRIOR WRITTEN CONSENT OF PARKLEA PTY LTD USE THE LAND HEREBY TRANSFERRED FOR THE PURPOSE ASSOCIATED WITH THE SALES AND MARKETING OF HOUSES OR AS A DISPLAY HOME.
- 14. PERMIT RECREATIONAL OR COMMERCIAL VEHICLES INCLUDING BUT NOT LIMITED TO BOATS, CARAVANS, DUNE BUGGIES AND MOTORCYCLES TO BE PARKED FORWARD OF THE DWELLING HOUSE.
- 15. ERECT OR PERMIT TO BE ERECTED OR REMAIN:
  - (i) ANY SIGN LARGER THAN 1500mm X 1000mm ON ANY LOT.
  - (ii) ANY EXTERNAL PIPING (INCLUDING BUT NOT LIMITED TO PLUMBING PIPING) ON THE SECOND STOREY OF ANY DWELLING HOUSE OUTBUILDING OR SIMILAR CONSTRUCTION.
- 16. PARK OR ALLOW TO BE PARKED ON THE LAND HEREBY TRANSFERRED ANY VEHICLES (INCLUDING BUT NOT LIMITED TO CARS, TRUCKS, UTILITIES, CARAVANS, TRAILERS, BOATS OR ANY MOBILE MACHINERY) UNLESS IT IS HOUSED OR CONTAINED WHOLLY WITHIN A CARPARK OR GARAGE ON THE LOT HEREBY TRANSFERRED OR PARKED IN THE DRIVEWAY OF THE LAND HEREBY TRANSFERRED AND SCREENED FROM PUBLIC VIEW.
- 17. CARRY OUT OR CAUSE TO BE CARRIED OUT ANY 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.
- 18. INSTALL RAINWATER TANKS SO AS TO BE VISIBLE FROM THE STREET, NOR PROTRUDE ABOVE THE ROOF LINE OF A DWELLING.

THIS RESTRICTION WILL CEASE TO HAVE EFFECT ON THE EARLIER OF:

- (a) THREE YEARS FROM THE DATE OF ISSUE OF A STATEMENT OF COMPLIANCE FOR THE FINAL STAGE OF DEVELOPMENT AS INDICATED ON THE ENDORSED PLAN UNDER PLANNING PERMIT T130679.
- (b) FIFTEEN YEARS AFTER THE DATE OF THE REGISTRATION OF THIS PLAN OF SUBDIVISION.

CONTINUED ON SHEET 5

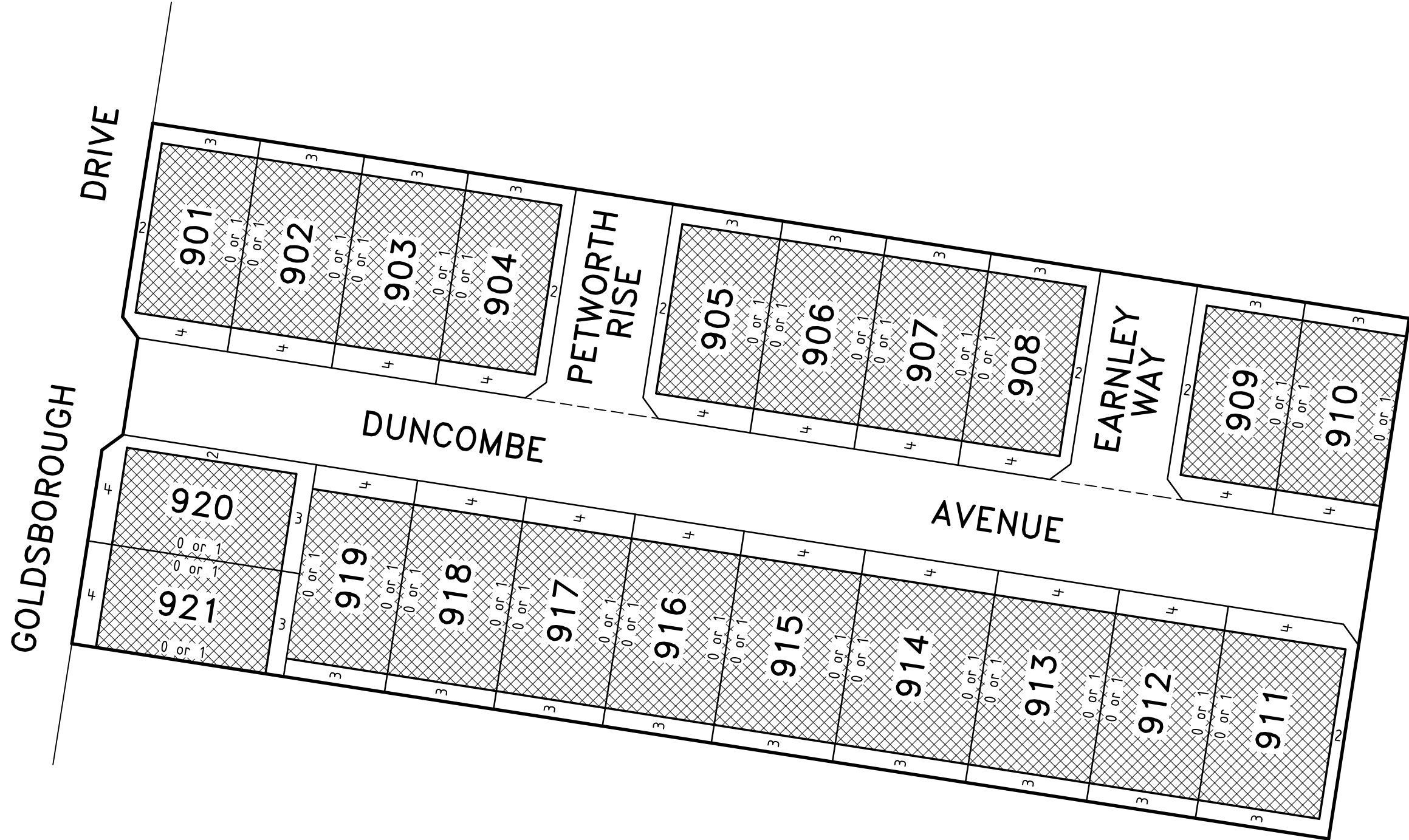
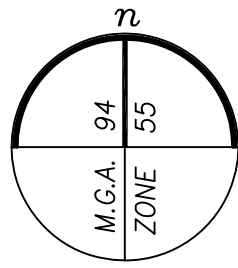
<b>TIMBERTOP – 9</b>  <b>Bosco Jonson Pty Ltd</b> A.B.N 15 169 138 827 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992	LICENSED SURVEYOR ANDREW J. REAY		SCALE 
	DATE 12/06/15 VERSION C	REFERENCE 26966093 DRAWING 2696609AC	ORIGINAL SHEET SIZE A3 SHEET 4



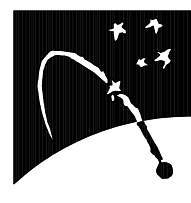
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CREATION OF RESTRICTION (CONTINUED)

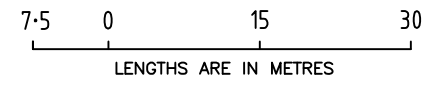


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