

# PLAN OF SUBDIVISION

LV use only  
**EDITION**

Plan Number  
**PS 738874U**

Location of Land  
Parish: PAKENHAM  
Township: -  
Section: -  
Crown Allotment: 37 (PART)  
Crown Portion: -  
Title Reference: VOL FOL  
Last Plan Reference: LOT T ON PS738911R  
Postal Address: TIMBERTOP BOULEVARD  
(at time of subdivision) OFFICER 3809  
MGA 94 Co-ordinates E 359 570  
(of approx. centre of land in plan) N 5 787 540 Zone: 55

Council Name: CARDINIA SHIRE COUNCIL  
Council Ref:

Vesting of Roads and/or Reserves		Notations	
Identifier	Council/Body/Person	Staging	
ROAD R1 RESERVE No.1	CARDINIA SHIRE COUNCIL CARDINIA SHIRE COUNCIL	This <del>is</del> is not a staged subdivision Planning Permit No. T130679	
		<b>Survey</b> This plan is/ <del>is not</del> based on survey This survey has been connected to permanent marks no(s) 20, 81 & 82 In Proclaimed Survey Area No. - <b>Depth Limitation DOES NOT APPLY</b> AREA OF LAND SUBDIVIDED - 3.065ha LOTS 1 TO 800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN EASEMENTS E-3 TO E-9 (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  
R - Encumbering Easement (Road)

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	SEWERAGE	SEE DIAG	THIS PLAN	SOUTH EAST WATER CORPORATION
E-10 E-10	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS721492E PS721492E	CARDINIA SHIRE COUNCIL SOUTH EAST WATER CORPORATION

**TIMBERTOP - 8**  
**11 LOTS**

**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 (PRINT) ANDREW J. REAY

SIGNATURE ..... DIGITALLY SIGNED ..... DATE / /

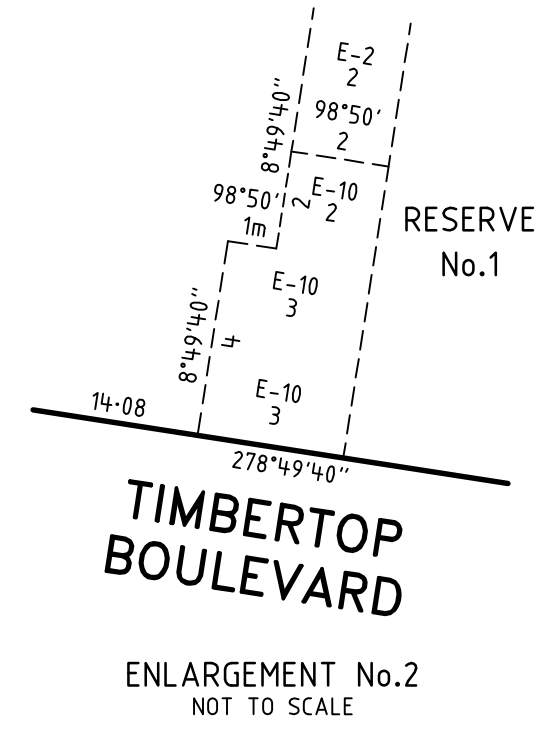
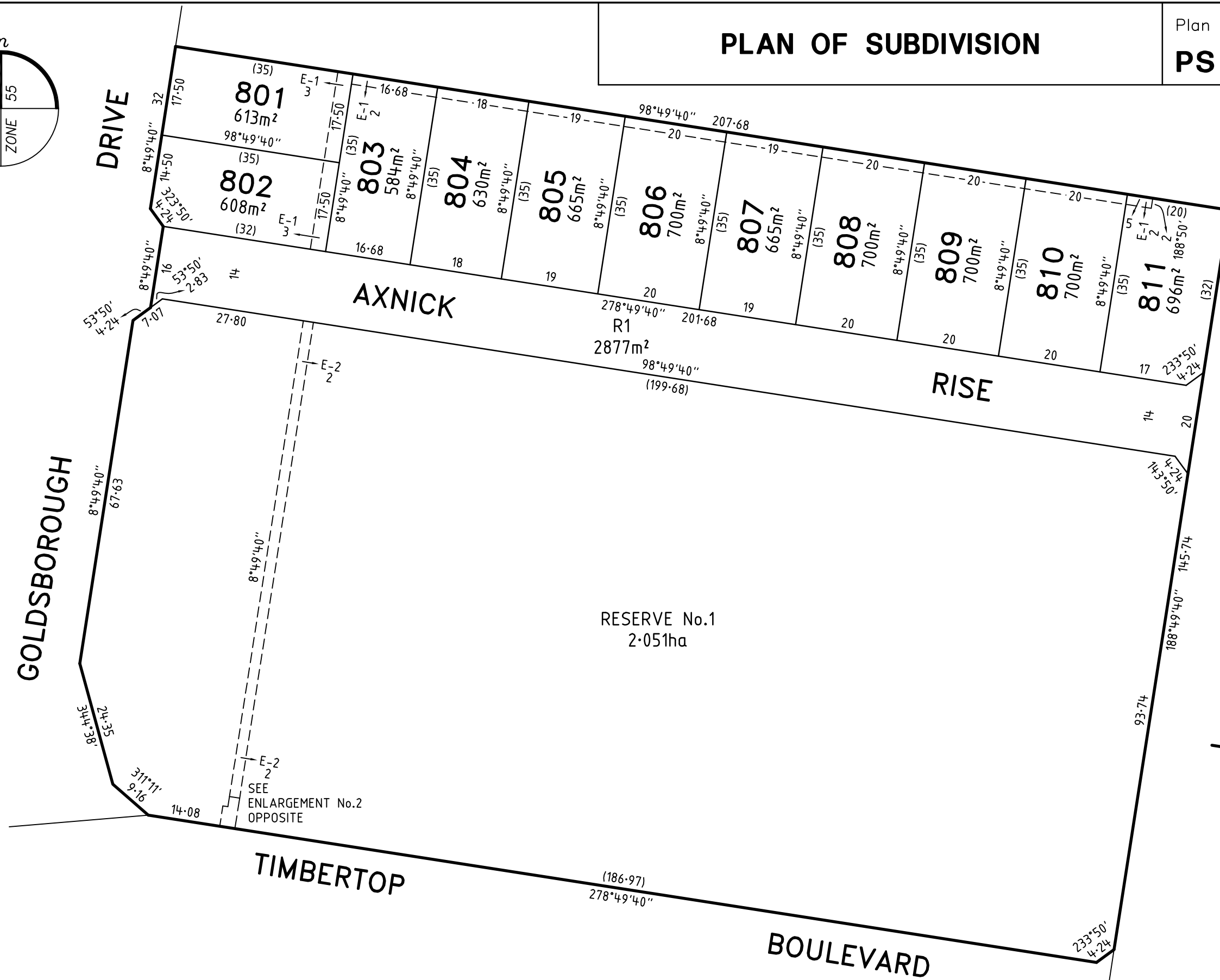
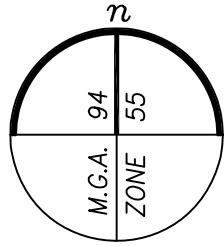
REF 26966083      12/06/15      VERSION A  
DWG 2696608AA

Sheet 1 of 5 sheets

Original sheet size A3

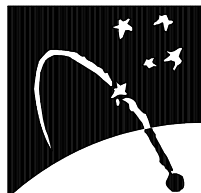
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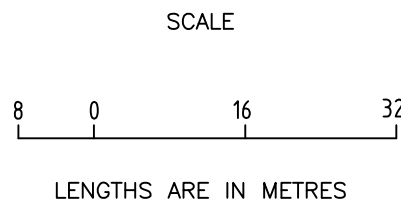


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ORIGINAL  
SCALE SHEET SIZE  
1:800 A3



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Sheet 2

# PLAN OF SUBDIVISION

Plan Number

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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
801	802, 803
802	801, 803
803	801, 802, 804
804	803, 805
805	804, 806
806	805, 807
807	806, 808
808	807, 809
809	808, 810
810	809, 811
811	810

## DESCRIPTION OF RESTRICTION

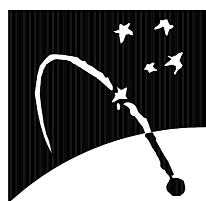
THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT MUST NOT:

- CONSTRUCT OR CAUSE OR PERMIT TO BE CONSTRUCTED ON ANY LOT ON THIS PLAN:-
  - A DWELLING 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;
  - A ROOF WITH MATERIALS OF HIGHLY REFLECTIVE PROPERTIES (i.e. GALVANISED IRON); OR
  - A CARPORT.
- 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.
- 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.
- 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.
- 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.
- AT ANY TIME CONSTRUCT, ERECT OR CAUSE TO BE CONSTRUCTED OR ERECTED ON THE LOT MORE THAN ONE DWELLING HOUSE.
- 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)
- ALLOW A GARAGE OPENING TO THE STREET FRONTAGE TO OCCUPY MORE THAN 40 PERCENT OF THE WIDTH OF THE LOT FRONTAGE.
- 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.
- CONSTRUCT A DRIVEWAY OUT OF ANY MATERIAL OTHER THAN MASONRY PAVING, COLOURED, EXPOSED AGGREGATE, STENCILED OR TEXTURED CONCRETE.
- 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.

## TIMBERTOP – 8

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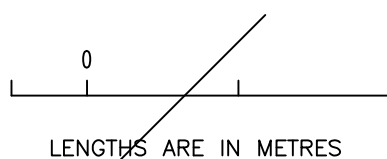


CONTINUED ON SHEET 4

ORIGINAL

SCALE

SCALE SHEET SIZE  
 A3



Sheet 3

LICENSED SURVEYOR (PRINT) ANDREW J. REAY

SIGNATURE . . . . . DIGITALLY SIGNED . . . . . DATE / /

REF 26966083 12/06/15 VERSION A  
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## 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:

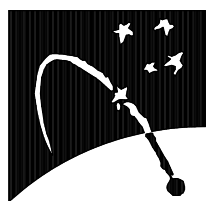
- (a) THREE YEARS FROM THE DATE OF ISSUE OF A STATEMENT OF COMPLIANCE FOR THE FINAL STAGE OF DEVELOPMENT AS INDICATED ON THE ENDORSED PLAN UNDER PLANNING PERMIT T130679.
- (b) FIFTEEN YEARS AFTER THE DATE OF THE REGISTRATION OF THIS PLAN OF SUBDIVISION.

CONTINUED ON SHEET 5

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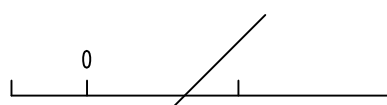
ORIGINAL

SCALE

SCALE

SHEET  
SIZE

A3



LENGTHS ARE IN METRES

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SIGNATURE . . . . . DIGITALLY SIGNED . . . . . DATE / /

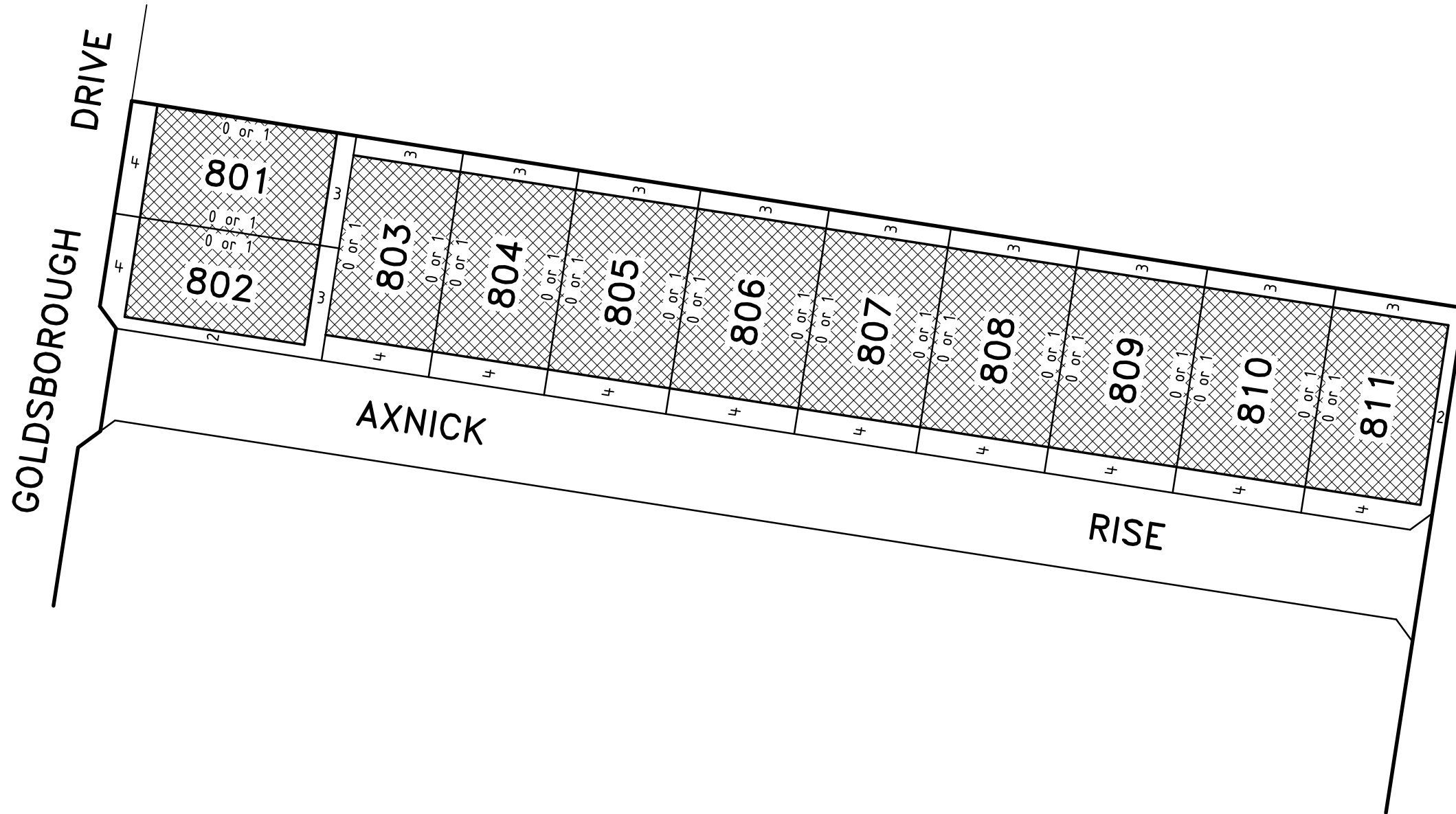
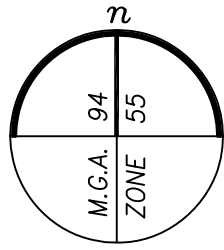
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CREATION OF RESTRICTION (CONTINUED)



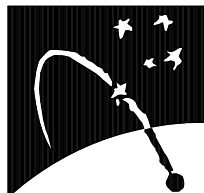
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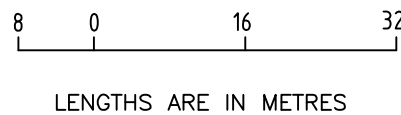
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