

PLAN OF SUBDIVISION

LV use only
EDITION

Plan Number
PS 738828C

Location of Land
Parish: PAKENHAM
Township: -
Section: -
Crown Allotment: 36 (PART)
Crown Portion: -
Title Reference: VOL FOL
Last Plan Reference: LOT A ON PS742720A
Postal Address: CLIVEDEN DRIVE
(at time of subdivision) OFFICER 3809
MGA 94 Co-ordinates E 359 190
(of approx. centre of land in plan) N 5 787 240 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 AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)	This is is not a staged subdivision Planning Permit No. T140627	
		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. - Depth Limitation DOES NOT APPLY	
		LOTS 1 TO 2000 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN AREA OF LAND SUBDIVIDED - 2.694ha	

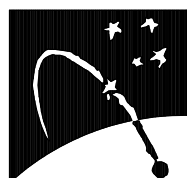
Easement Information

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

TIMBERTOP WEST - 1
38 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 30229013 20/08/15 VERSION D
DWG 3022901AD

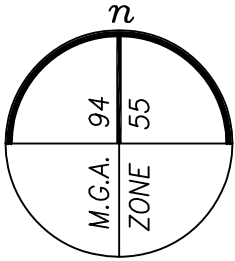
Sheet 1 of 5 sheets

Original sheet size A3

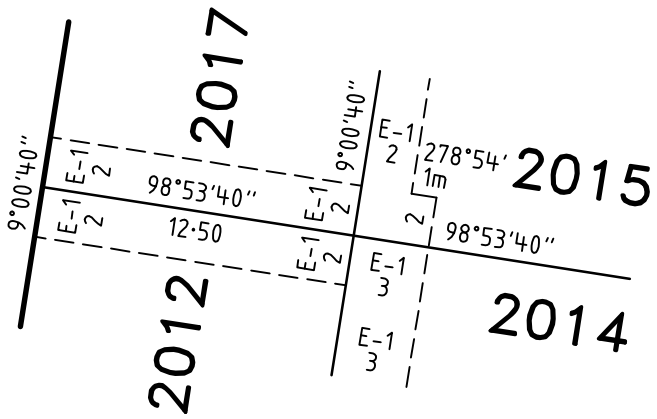
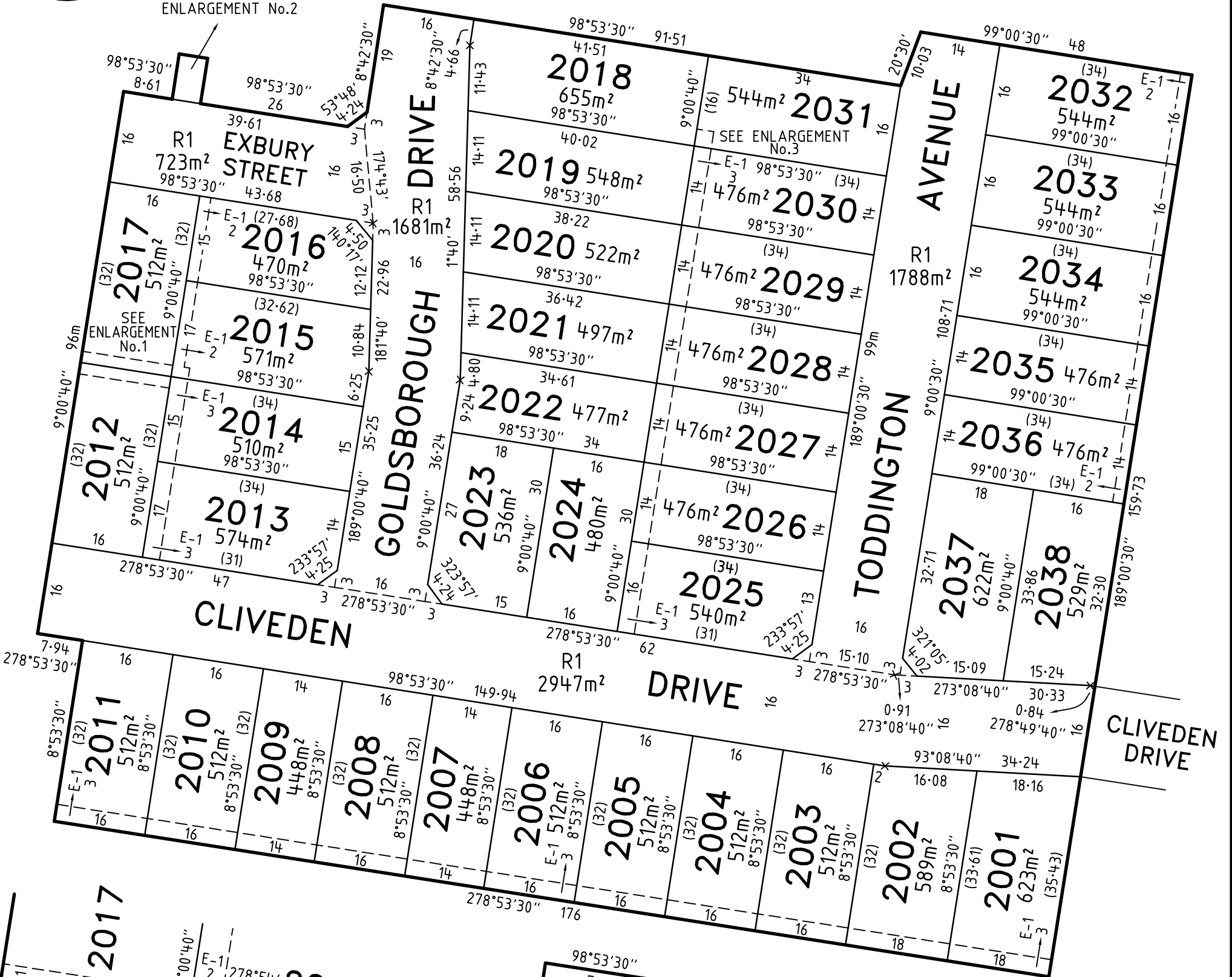
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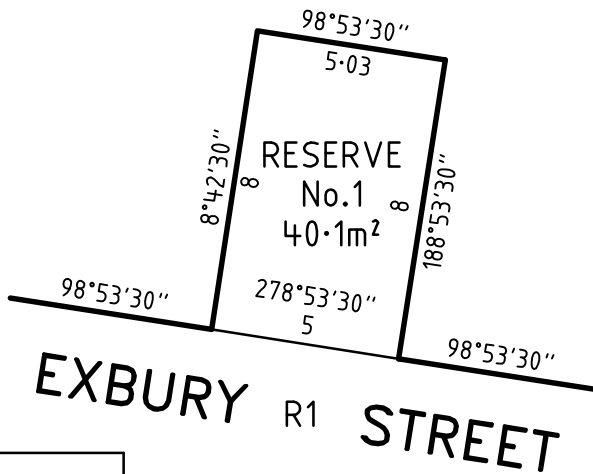
PS 738828C



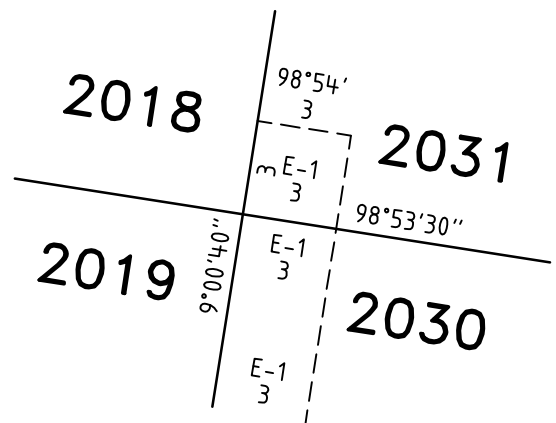
RESERVE No.1
SEE
ENLARGEMENT No.2



ENLARGEMENT No.1
NOT TO SCALE



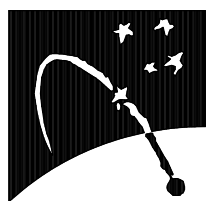
ENLARGEMENT No.2
NOT TO SCALE



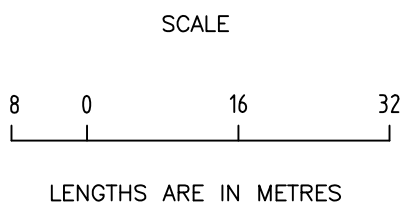
ENLARGEMENT No.3
NOT TO SCALE

TIMBERTOP WEST - 1

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ORIGINAL
SCALE
1:800
SHEET SIZE
A3



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Sheet 2

PLAN OF SUBDIVISION

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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
2001	2002
2002	2001, 2003
2003	2002, 2004
2004	2003, 2005
2005	2004, 2006
2006	2005, 2007
2007	2006, 2008
2008	2007, 2009
2009	2008, 2010
2010	2009, 2011
2011	2010
2012	2013, 2014, 2017
2013	2012, 2014
2014	2012, 2013, 2015, 2017
2015	2014, 2016, 2017
2016	2015, 2017
2017	2012, 2014, 2015, 2016
2018	2019, 2031
2019	2018, 2020, 2030

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2020	2019, 2021, 2029
2021	2020, 2022, 2028
2022	2021, 2023, 2024, 2027
2023	2022, 2024
2024	2022, 2023, 2025, 2026
2025	2024, 2026
2026	2024, 2025, 2027
2027	2022, 2026, 2028
2028	2021, 2027, 2029
2029	2020, 2028, 2030
2030	2019, 2029, 2031
2031	2018, 2030
2032	2033
2033	2032, 2034
2034	2033, 2035
2035	2034, 2036
2036	2035, 2037, 2038
2037	2036, 2038
2038	2036, 2037

DESCRIPTION OF RESTRICTION

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

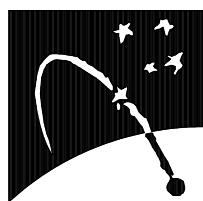
- CONSTRUCT OR CAUSE OR PERMIT TO BE CONSTRUCTED ON ANY LOT ON THIS PLAN:-
 - A DWELLING WITH ANY MATERIAL OTHER THAN CLAY OR MASONRY BRICK, PAINTED WEATHER BOARD, RENDERED MASONRY BLOCK, RENDERED BRICK, OR RENDERED CEMENT SHEETING OR OTHER MATERIAL AS AGREED BY PARKLEA PTY LTD;
 - A ROOF WITH MATERIALS 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.

TIMBERTOP WEST – 1

CONTINUED ON SHEET 4

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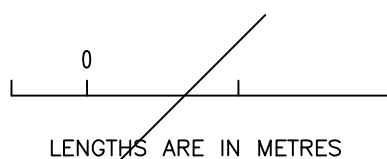
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ORIGINAL

SCALE

SCALE SHEET SIZE
 A3



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Sheet 3

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CREATION OF RESTRICTION (CONTINUED)

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.
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:

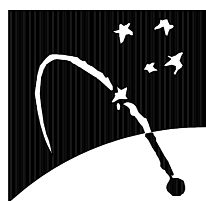
- (a) THREE YEARS FROM THE DATE OF ISSUE OF A STATEMENT OF COMPLIANCE FOR THE FINAL STAGE OF DEVELOPMENT AS INDICATED ON THE ENDORSED PLAN UNDER PLANNING PERMIT T140627.
- (b) FIFTEEN YEARS AFTER THE DATE OF THE REGISTRATION OF THIS PLAN OF SUBDIVISION.

CONTINUED ON SHEET 5

TIMBERTOP WEST – 1

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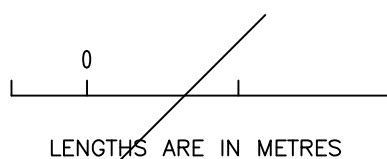
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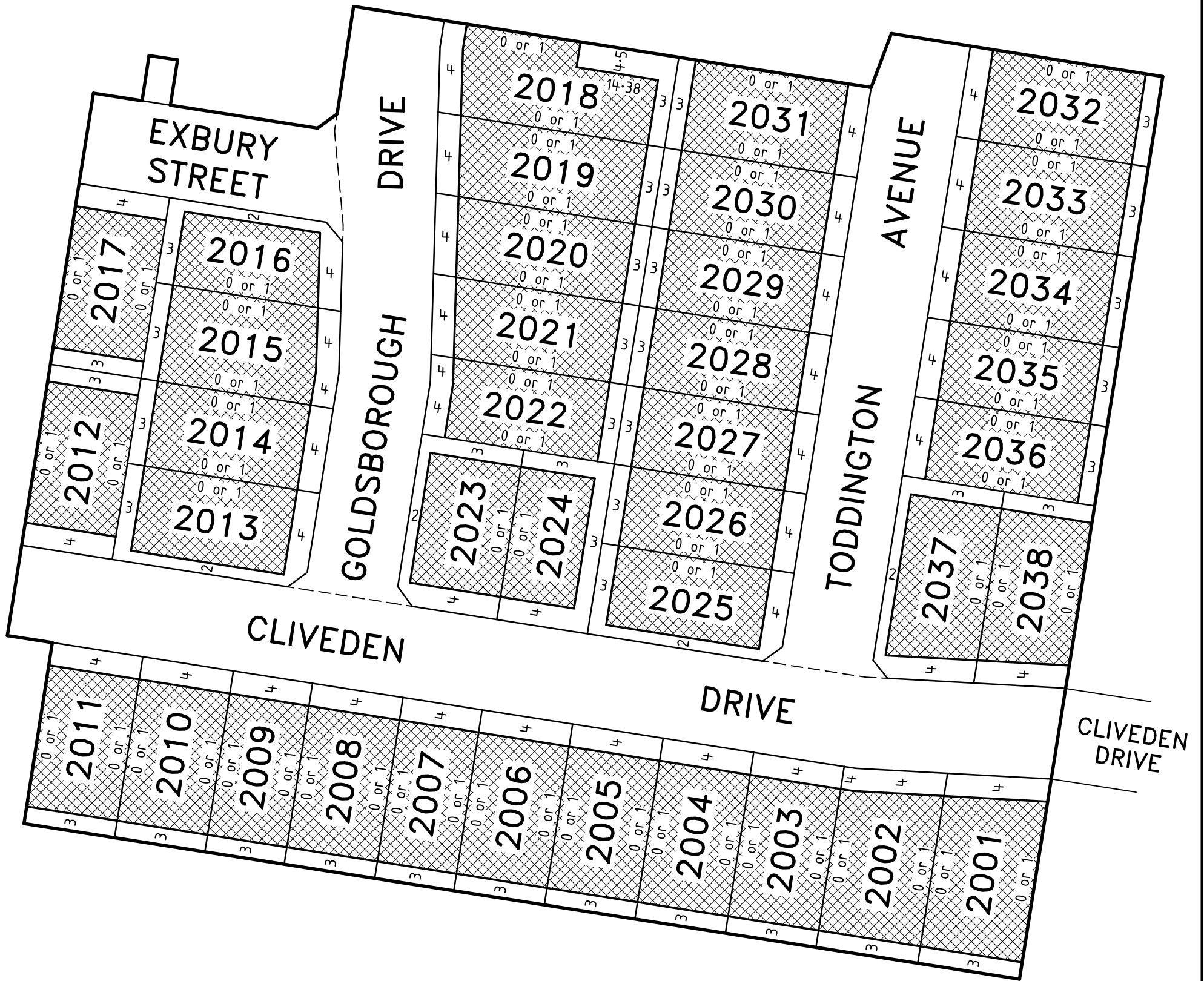
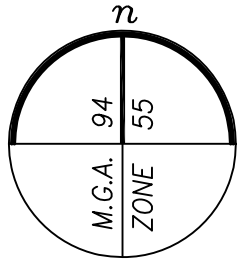
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CREATION OF RESTRICTION (CONTINUED)



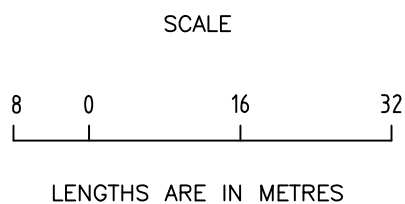
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Sheet 5