

PLAN OF SUBDIVISION

Stage No.
12

LR use only
EDITION

PS 641855N

Location of Land

Parish: DROUIN WEST
 Township: _____
 Section: _____
 Crown Allotment: 46 (PART)
 Crown Portion: _____
 Title References: C/T VOL 11309 FOL 718
 Last Plan Reference: PS 641855N (LOT S12)
 Postal Address: HARRODS CLOSE
 DROUIN, 3818
 MGA 94 Co-ordinates: E 399490 Zone 55
 (Of approx. centre of plan) N 5780150

Council Certification and Endorsement.

Council Name: BAW BAW SHIRE COUNCIL Ref: psb 0052/08.12

- This plan is certified under section 6 of the Subdivision Act 1988.
- This plan is certified under section 11(7) of the Subdivision Act 1988.
Date of original certification under section 6. / /
- This is a statement of compliance issued under section 21 of the Subdivision Act 1988.

Open Space

(i) A requirement for public open space under section 18 of the Subdivision Act 1988 has / has not been made.

(ii) The requirement has been satisfied.

(iii) The requirement is to be satisfied in Stage

Council Delegate
 Council seal
 Date / /

Re-certified under section 11(7) of the Subdivision Act 1988

Council Delegate
 Council seal
 Date / /

Vesting of Roads or Reserves

Identifier	Council/Body/Person
ROAD R20	BAW BAW SHIRE COUNCIL

Notations

Depth Limitation: Does not apply	Staging This is a staged subdivision. Planning Permit No. PSB 0052/08
THE LAND BEING SUBDIVIDED IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES. LOTS 1 TO 1200 ARE OMITTED FROM THIS PLAN Other purpose of plan: CREATION OF RESTRICTION SEE SHEET 3	LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS Survey:- This plan is based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s). _____ In proclaimed Survey Area no. _____

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)

Easements and rights implied by section 12(2) of the Subdivision Act 1988 do not apply to the land in this plan.

Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-8	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION

LR use only

Statement of Compliance / Exemption Statement

Received

Date / /

LR use only

PLAN REGISTERED

TIME

DATE / /

Assistant Registrar of Titles

SHEET 1 OF 4 SHEETS

ROSS & WORTH PTY. LTD.
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LICENSED SURVEYOR GEOFFREY STUART FEDDERSEN

SIGNATURE DATE / /

REF 11364 DRG No. 11364psSTAGE12.lcd VERSION 02

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DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size **A3**

JACKSON'S VIEW ESTATE

CREATION OF RESTRICTION

PLAN OF SUBDIVISION

Stage No.

12

Plan Number

PS 641855N

Description of Restriction No 21 :

Land to benefit: LOTS 1201 TO 1210 ON THIS PLAN

Land to be burdened: LOTS 1201 TO 1210 ON THIS PLAN

In this restriction, the following terms have the meanings specified below:

Carport means any structure which is primarily designed for the parking of vehicles and has a roof and is not completely enclosed with walls and doors.

Front Boundary means the boundary which abuts the street, and if there are two street boundaries, the shorter of the two ignoring any corner boundary created by a splayed corner.

Garage means an enclosed structure (having a roof, walls and door(s)) which is able to be used for the parking of vehicles.

Shed means an enclosed structure (having a roof, walls and doors(s)) which is not a dwelling or a Garage.

Minimum Front Boundary Setback Line means the line which runs parallel to the Front Boundary and is 5 metres inside the Front Boundary.

Building means any structure excluding a fence or retaining wall.

The registered proprietor for the time being of a burdened lot shall not, except with the written approval of Cartagen Properties Pty Ltd ACN 081 086 482:

1 At any time build, construct, erect or cause or allow to be built, constructed or erected or to remain on the burdened lot:

(a) more than one dwelling;

(b) more than one Shed;

(c) Any Building:

(i) which exceeds 2 storeys in height; or

(ii) with a roof made of any material other than masonry, terracotta roof tiles or colour coated steel or other non-reflective material; or

(iii) between the Front Boundary of the lot and the Minimum Front Boundary Setback Line, except porticos, patios, bay windows, pergolas, balconies and verandahs which may encroach by up to 500mm between the Front Boundary and the Minimum Front Boundary Setback Line.

(d) Any Building (other than a single storey Garage of which no less than 50% of the external walls (excluding windows) is constructed of brick, brick veneer, stone, rendered concrete, masonry or masonry veneer):

(i) If such Building is up to 3.6 metres in height:

(A) Within 2 metres of any side boundary abutting or adjacent to a street; or

(B) Within 1.2 metres of any side boundary which does not abut a street; and

(ii) If such Building is over 3.6 metres in height:

(A) which is closer to any side boundary abutting or adjacent to a street than 2 metres plus 100mm for every 300mm by which the height of the wall exceeds 3.6m; or

(B) which is closer to any side boundary not abutting a street than 1.2 metres plus 100mm for every 300mm by which the height of the wall exceeds 3.6m.

(e) Any Building (except any Shed which is no higher than 2 metres) within 3 metres from the rear boundary;

(f) Any dwelling:

(i) with a floor area (excluding any Garage, terrace, pergola or verandah) of less than:

(A) 140 square metres if the lot is 600 square metres or less in area; and

(B) 160 square metres if the lot is more than 600 square metres in area.

(ii) (including any Garage which is constructed under the same roof as the dwelling) of which less than 50% of the external walls (excluding windows) is constructed of brick, brick veneer, stone, rendered concrete, masonry or masonry veneer;

(iii) with a façade identical or similar to any dwelling within 5 lots in all directions of the lot.

(g) Any Garage that is constructed under the same roof as the dwelling that is not setback at least 0.5 metres behind:

(i) the Minimum Front Boundary Setback Line; and

(ii) if it faces the Front Boundary, the balance of the façade of the dwelling.

(h) Any Shed or free standing Garage which is not behind the dwelling.

(i) Any Shed, or Garage that is not constructed under the same roof as the dwelling:

(i) which is not wholly constructed of colour coated steel in muted tones, or of which less than 50% of the external walls (excluding windows) is constructed of brick, brick veneer, stone, rendered concrete, masonry or masonry veneer; or

(ii) which has a floor area greater than 20 square metres; or

(iii) which is of a height greater than 3.6 metres.

(j) Any Carport which is visible from the front boundary of the lot, or has a floor area greater than 20 square metres.

(k) Any structure which has external plumbing (except stormwater, downpipes and guttering and one garden tap and associated pipes on each side of the dwelling) visible from any adjacent or abutting street, lot or parkland;

(l) Any fence:

(i) on the Front Boundary, or parallel to the Front Boundary between the Front Boundary and the front façade of a dwelling; or

(ii) on any side boundary between the front façade of the dwelling and the Front Boundary; or

(iii) on any side or rear boundary which is less than 1.8 metres high, or if there is a Shed on the lot which is 2 metres or higher, any fence on any side or rear boundary which is less than 2 metres high (unless such heights breach any planning requirement, in which case, any fence of any height less than the maximum allowable height); or

(iv) other than a timber paling fence with exposed posts with a timber cap across the top of the palings.

(m) Any wall mounted air conditioning unit that is not located beneath the eaves of the Building on which it is mounted, screened from view from outside the burdened lot and baffled to reduce noise;

(n) Any satellite dish that is not below the roof line and screened from view from outside the burdened lot.

2 At any time erect or allow to remain on the lot any signage including for sale signage until after the construction of a dwelling on the lot, or 5 years after the date of registration of this plan, whichever is the earlier.

3 At any time:

(a) place a relocatable dwelling or other relocatable or temporary Building on a burdened lot; or

(b) reside in a caravan, tent or other temporary dwelling on a burdened lot or allow any other person to do so; or

(c) leave or store any caravan, boat, trailer or other vehicle with a carrying capacity of one tonne or more or any machine on a burdened lot if it is visible from any abutting or adjoining street or park overnight or for any longer period.

This restriction shall not have any affect after 01/01/2025.

NOTE: Responsibility for the enforcement of this restriction lies with the benefited land and not the Baw Baw Shire Council

SHEET 3

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LICENSED SURVEYOR GEOFFREY STUART FEDDERSEN

SIGNATURE DATE / /

REF 11364 DRG No. 11364psstage12.lcd VERSION 02

DATE / /

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OWNERS CORPORATION SCHEDULE

Stage No.
12

Plan Number
PS 641855N

Owners Corporation 1 Plan No. PS 641855N

Land affected by Owners Corporation:

Lots 101-140, 301-323, 1608-1614, 1812- 1825, 501-532, 535-560, 601-606, 201-213, 701-724, 901-940, 1101-1125, 401-412, 1001-1014, 801-821, 1201-1210, 1301-1335, S14, S15, S17, S20, S21, COMMON PROPERTY No 1 & No 2

Limitations on Owners Corporation: Limited to Common Property

Notations

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
			101-140 (Stage1)	400	400			
1201	10	10	301-323 (Stage3)	230	230			
1202	10	10						
1203	10	10						
1204	10	10	1608-1614	340	71			
1205	10	10	S20			S14	340	1
1206	10	10	(Stage16)			S15	430	1
1207	10	10				S17	330	1
1208	10	10						
1209	10	10	1812-1825	310	141			
1210	10	10	S21					
			(Stage18)			Total	4960	3425
			501-532	580	580			
			535-560					
			(Stage 5)					
			601-606	60	60			
			(Stage 6)					
			201-213	130	130			
			(Stage 2)					
			701-724	240	240			
			(Stage 7)					
			901-940	400	400			
			(Stage 9)					
			1101-1125	250	250			
			(Stage 11)					
			1001-1014	140	140			
			(Stage 11)					
			801-821	210	210			
			(Stage 8)					
			401-412	120	120			
			(Stage 4)					
			1301-1335	350	350			
			(Stage 13)					

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