



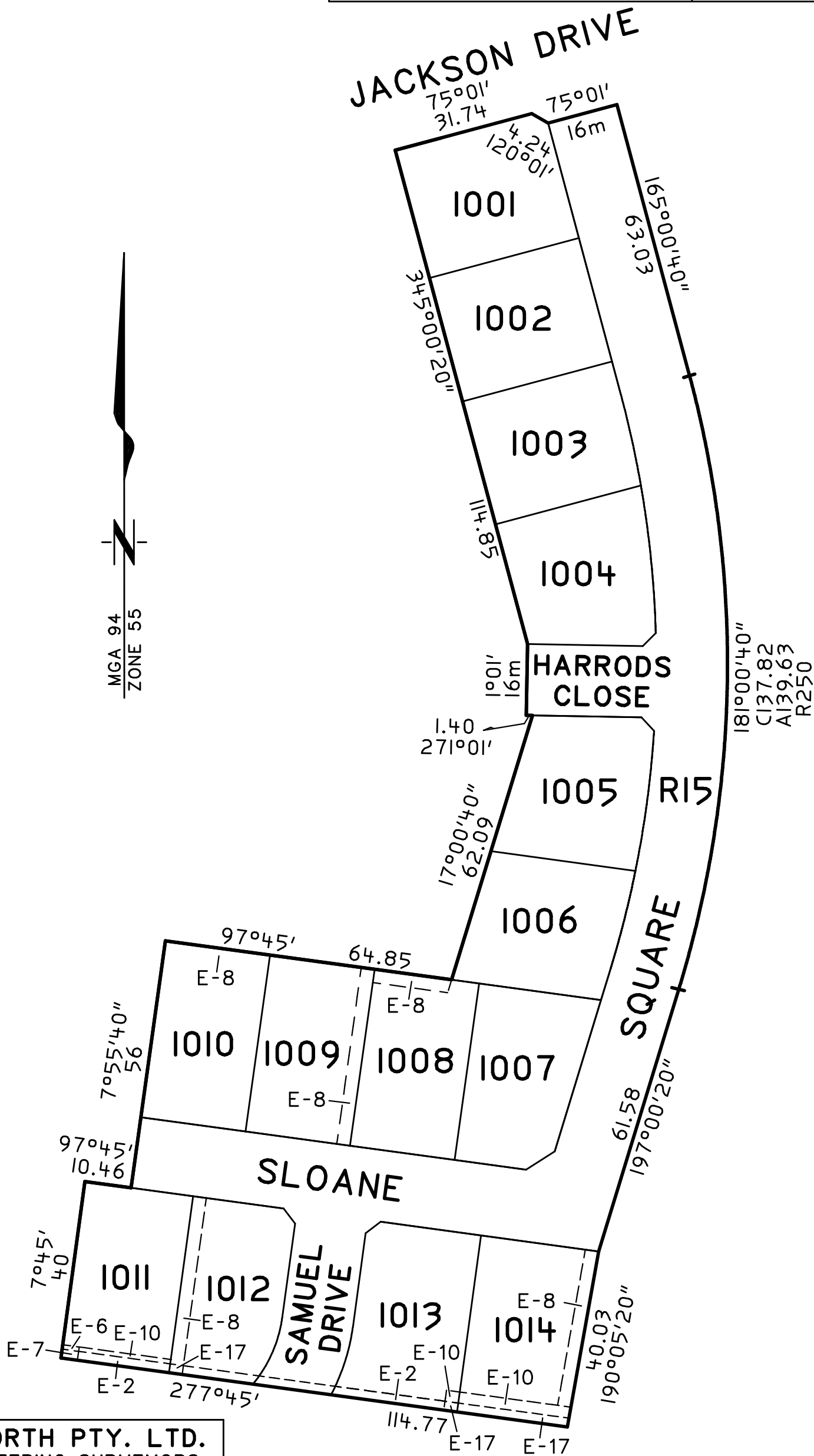
PLAN OF SUBDIVISION

Stage No.

10

Plan Number

PS 641855N



**ROSS & WORTH PTY. LTD.**  
**LAND & ENGINEERING SURVEYORS**  
 \*5/61 SMITH STREET WARRAGUL 56232257  
 26 CONTINGENT ST TRAFALGAR 56331577  
 213B PRINCES HIGHWAY MORWELL 51341368

ORIGINAL SHEET SCALE SIZE A3 1:1000  
 SCALE 10 0 10 20 30 40  
 LENGTHS ARE IN METRES

LICENSED SURVEYOR GEOFFREY STUART FEDDERSEN  
 SIGNATURE ..... DATE / /  
 REF 11364 DRG No. 11364psSTAGE10.lcd VERSION 04

SHEET 2

.....  
 DATE / /  
 COUNCIL DELEGATE SIGNATURE

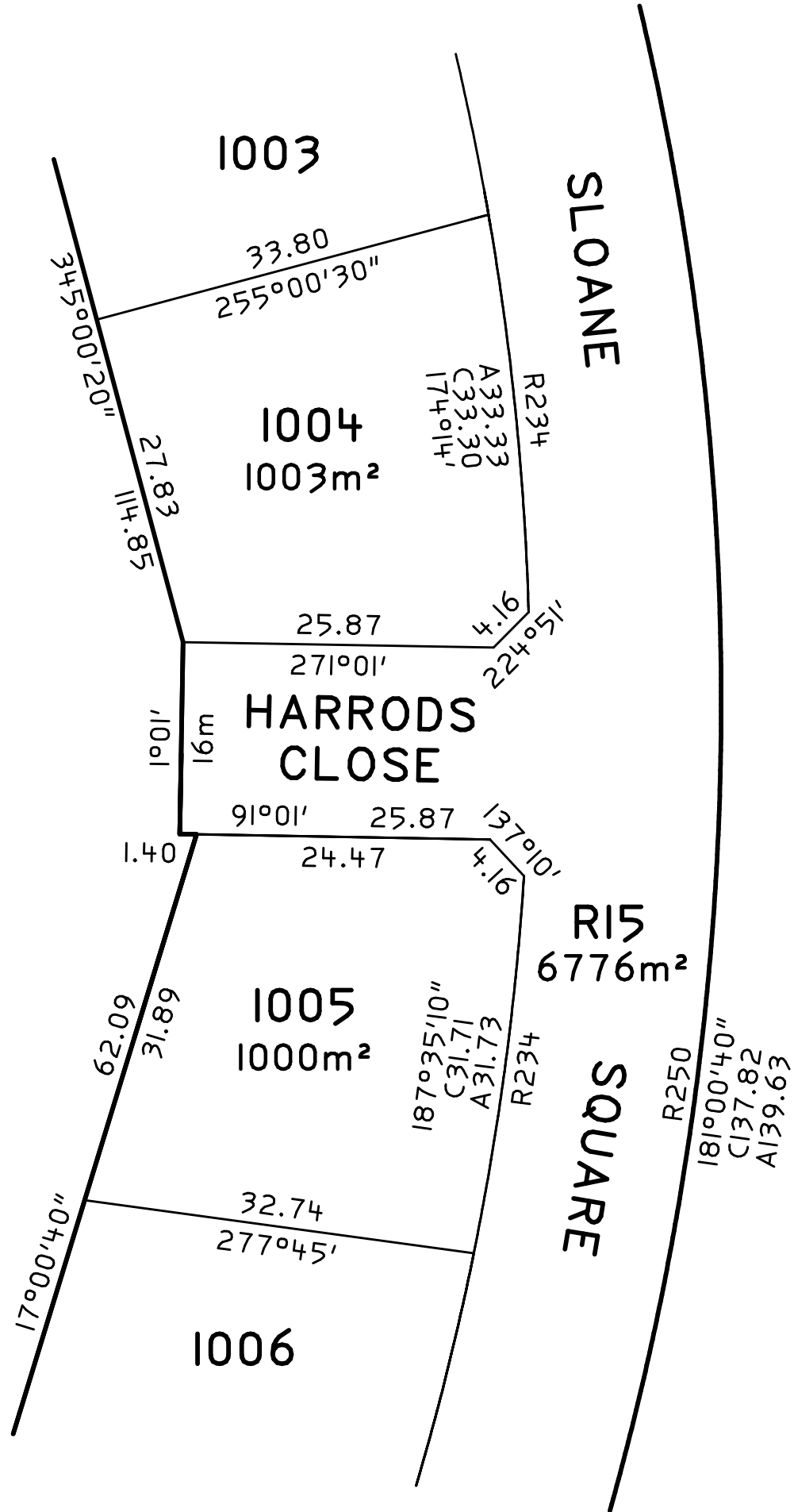


PLAN OF SUBDIVISION

Stage No.  
10

Plan Number  
PS 641855N

SEE SHEET 3



SEE SHEET 5

**ROSS & WORTH PTY. LTD.**  
**LAND & ENGINEERING SURVEYORS**  
 \*5/61 SMITH STREET WARRAGUL 56232257  
 26 CONTINGENT ST TRAFALGAR 56331577  
 213B PRINCES HIGHWAY MORWELL 51341368

ORIGINAL SHEET SIZE	A3
SCALE	1:500
SCALE 5 0 5 10 15 20 LENGTHS ARE IN METRES	

LICENSED SURVEYOR GEOFFREY STUART FEDDERSEN  
 SIGNATURE ..... DATE / /  
 REF 11364 DRG No. 11364psAstage10.lcd VERSION 04

SHEET 4

.....  
 DATE / /  
 COUNCIL DELEGATE SIGNATURE



# JACKSON'S VIEW ESTATE

## PLAN OF SUBDIVISION

Stage No.  
**10**

Plan Number  
**PS 641855N**

### CREATION OF RESTRICTION

Upon registration of this plan the following restrictions are to be created.

Description of Restriction No 16 :

Land to benefit: LOTS 601, S4 & S12 ON THIS PLAN

Land to be burdened: LOTS 1001 - 1014 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 01/01/2024.

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

SHEET 6

**ROSS & WORTH PTY. LTD.**  
**LAND & ENGINEERING SURVEYORS**

\* 5/61 SMITH STREET WARRAGUL 56232257  
26 CONTINGENT ST. TRAFALGAR 56331577  
213B PRINCES HIGHWAY MORWELL 51341368

LICENSED SURVEYOR GEOFFREY STUART FEDDERSEN

SIGNATURE ..... DATE / /

REF 11364 DRG No. 11364psAstage10.lcd VERSION 04

.....  
DATE / /

COUNCIL DELEGATE SIGNATURE

# OWNERS CORPORATION SCHEDULE

Stage No.  
**10**

Plan Number  
**PS 641855N**

Owners Corporation 1      Plan No. PS 641855N

Land affected by Owners Corporation:  
Lots 101-140, 201-213, 301-323, 1608-1614, 1812- 1825, 501-532, 535-560, 601-606, 701-724, 901-940, 1001-1014, 1101-1125, S4, S8, S12-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
1001	10	10	1101-1125 (Stage 11)	250	250			
1002	10	10						
1003	10	10						
1004	10	10						
1005	10	10						
1006	10	10						
1007	10	10						
1008	10	10						
1009	10	10						
1010	10	10						
1011	10	10						
1012	10	10						
1013	10	10						
1014	10	10						
101-140 (Stage1)	400	400	Total		4960			
301-323 (Stage3)	230	230						
1608-1614 S20 (Stage16)	340	71						
1812-1825 S21 (Stage18)	310	141						
501-532 535-560 (Stage 5)	580	580						
601-606 (Stage 6)	60	60						
201-213 (Stage 2)	130	130						
701-724 (Stage 7)	240	240						
901-940 (Stage 9)	400	400						

**ROSS & WORTH PTY. LTD.**  
LAND & ENGINEERING SURVEYORS  
\*5/61 SMITH STREET WARRAGUL 56232257  
26 CONTINGENT ST TRAFALGAR 56331577  
213B PRINCES HIGHWAY MORWELL 51341368

LICENSED SURVEYOR    GEOFFREY STUART FEDDERSEN

SIGNATURE .....      DATE    /    /

REF 11364      DRG No. 11364psAstage10.lcd      VERSION 04

SHEET 7

DATE    /    /  
COUNCIL DELEGATE SIGNATURE