

PLAN OF SUBDIVISION

EDITION 1

Plan Number
PS 641855N

LOCATION OF LAND

PARISH: DROUIN WEST

TOWNSHIP: _____

SECTION: _____

CROWN ALLOTMENT: 46 (PART)

CROWN PORTION: _____

TITLE REFERENCE: C/T VOL 11309 FOL 719

LAST PLAN REFERENCE: PS 641855N (S13)

POSTAL ADDRESS: BEXLEY BOULEVARD
DROUIN, 3818

MGA CO-ORDINATES: E: 399960 ZONE: 55
(of approx centre of land N: 5780270 GDA 94
in plan)

COUNCIL NAME: BAW BAW SHIRE

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R16	BAW BAW SHIRE COUNCIL

Other purpose of plan:
CREATION OF RESTRICTION: SEE SHEET 6

LOTS IN THIS PLAN MAY BE AFFECTED BY
ONE OR MORE OWNERS CORPORATIONS
see owners corporation report(s) for detail

NOTATIONS

DEPTH LIMITATION: Does not apply

LOTS 1 TO 1300 ARE OMITTED FROM THIS PLAN

SURVEY:

This plan is based on survey.

STAGING:

This is a staged subdivision.
Planning Permit No. PSB 0052/08

This survey has been connected to permanent
mark No(s). _____
In Proclaimed Survey Area No. _____

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering 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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-8 & E-10	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION
E-9 & E-10	DRAINAGE	SEE DIAG	THIS PLAN	BAW BAW SHIRE COUNCIL

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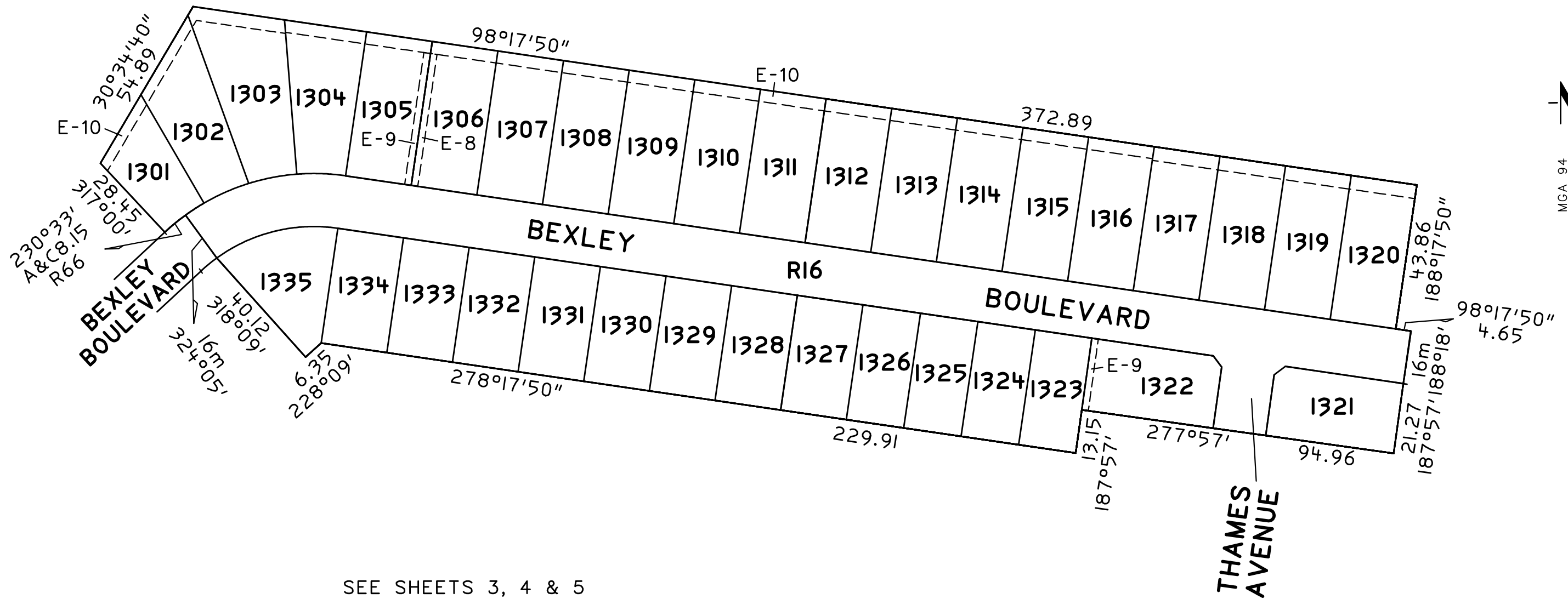
*5/61 SMITH STREET WARRAGUL 56232257
26 CONTINGENT ST. TRAFALGAR 56331577
213B PRINCES HIGHWAY MORWELL 51341368

REF 11364 DRG No. 11364psSTAGE13.lcd

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 6 SHEETS

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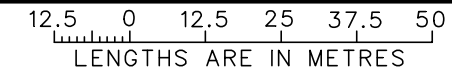


SEE SHEETS 3, 4 & 5
FOR ENLARGEMENT

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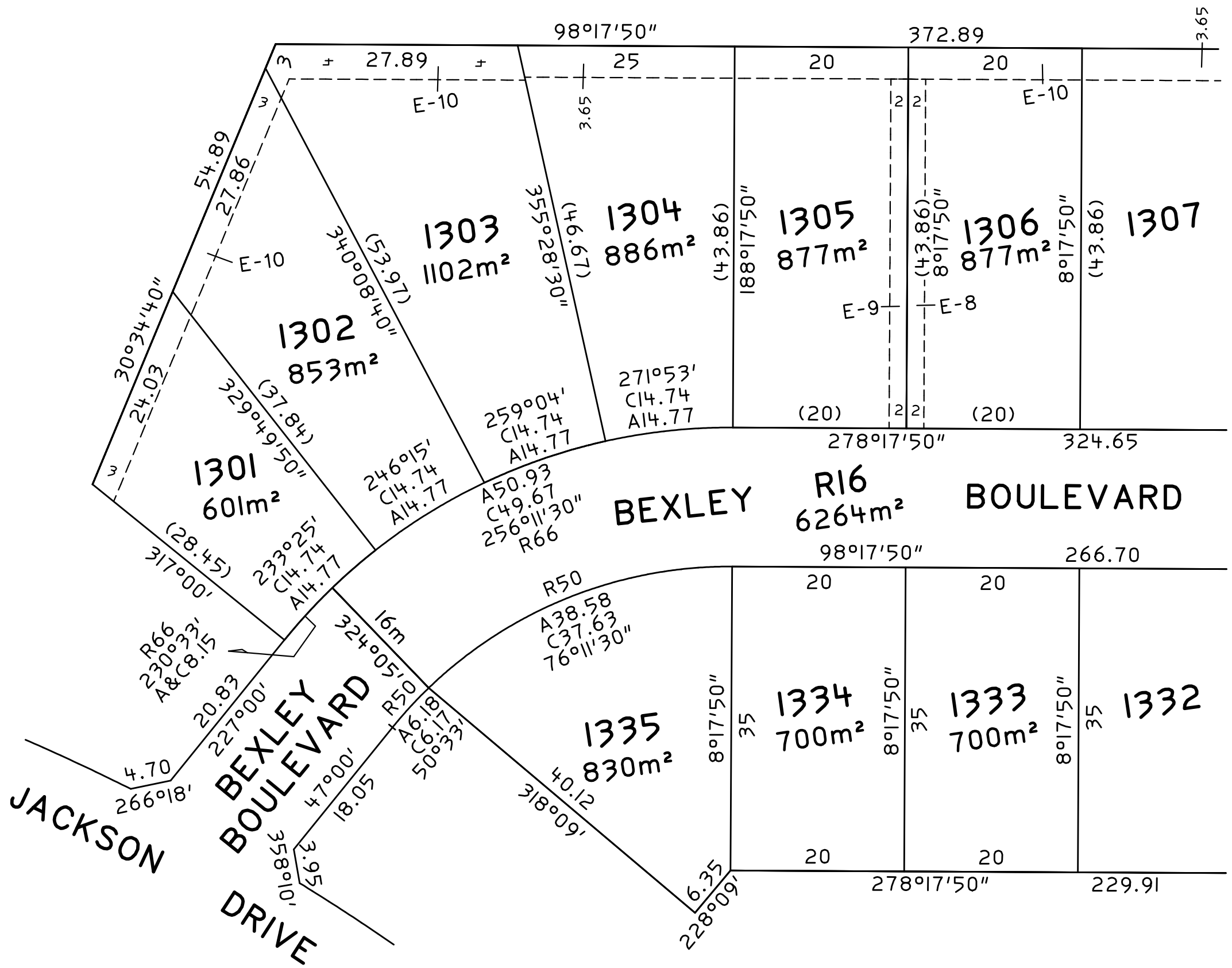
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ORIGINAL SHEET
SIZE: A3

SHEET 2

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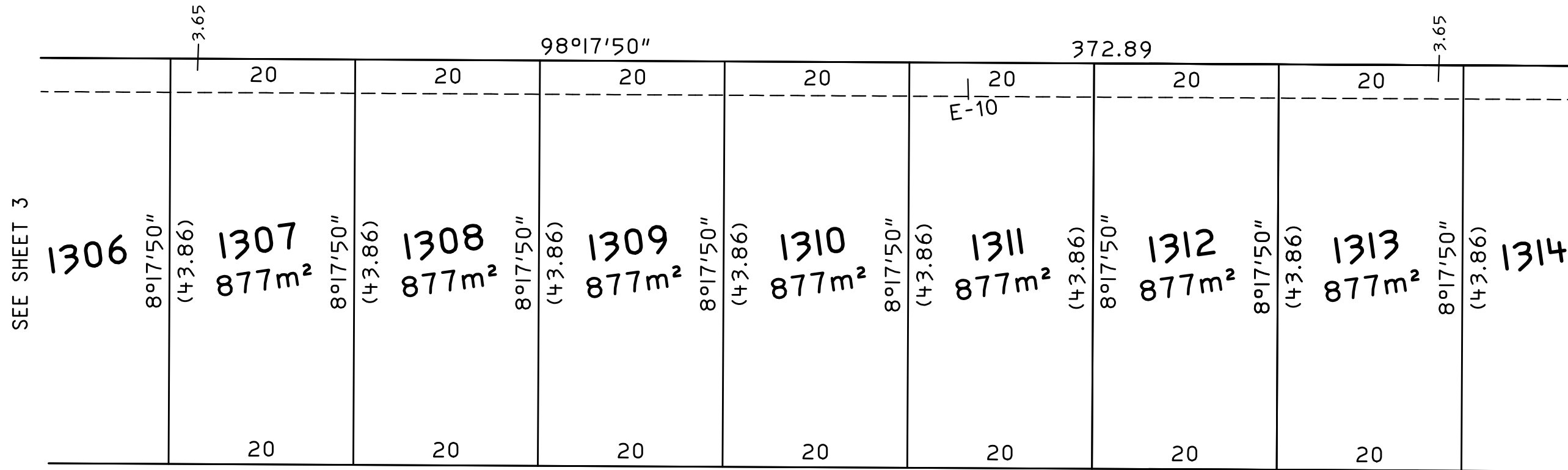
SEE SHEET 4

SEE SHEET 4



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SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
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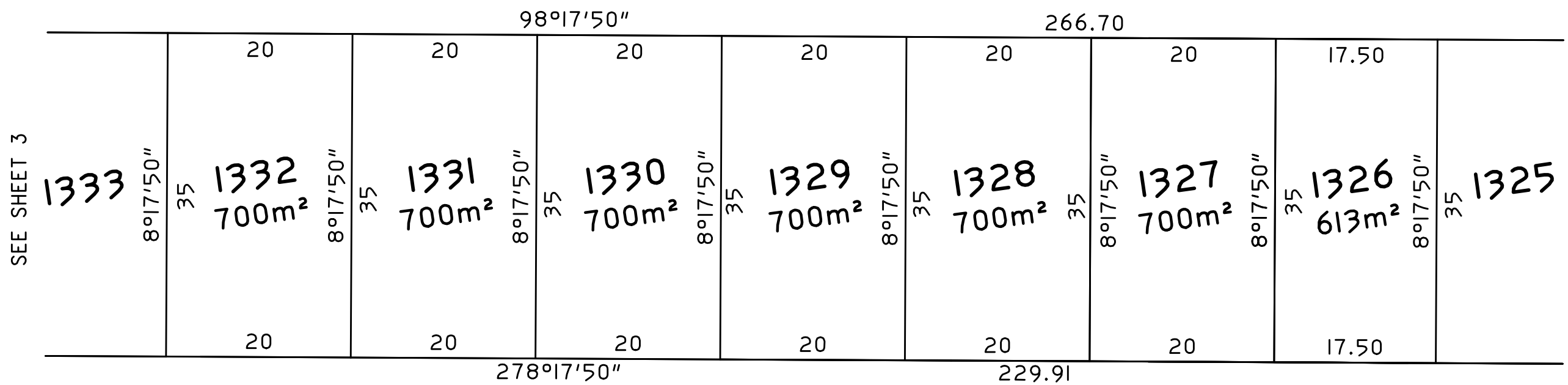
SEE SHEET 3

SEE SHEET 5

BEXLEY

R16
6264m²

BOULEVARD



SEE SHEET 3

SEE SHEET 5



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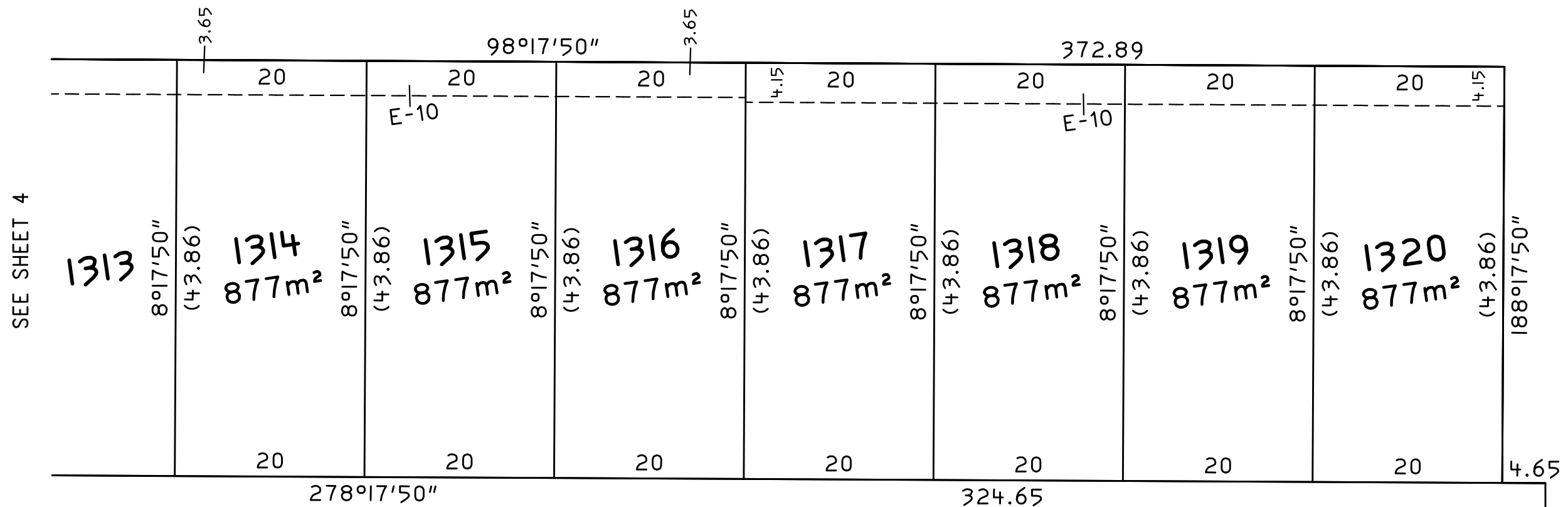
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LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 4

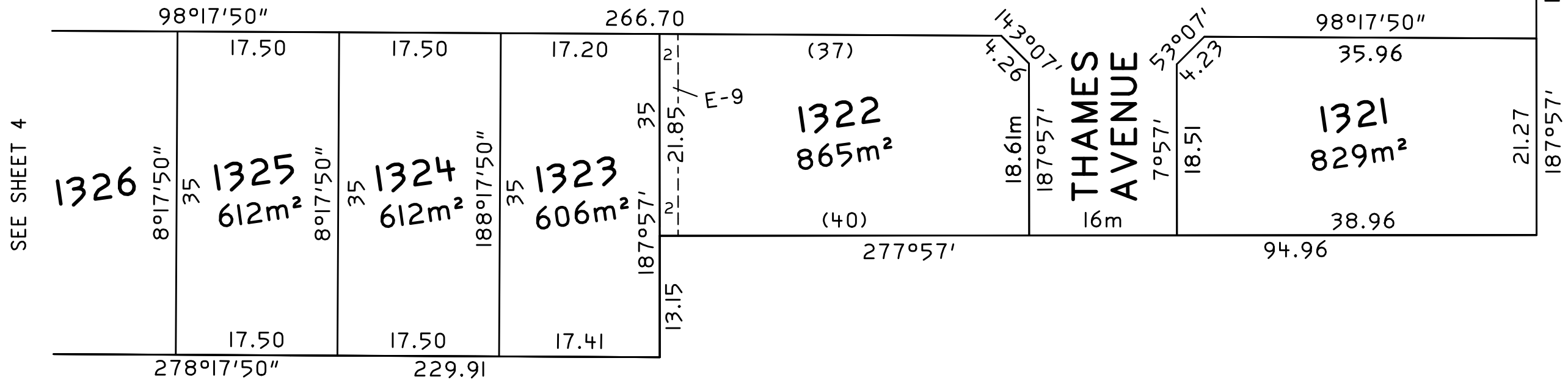
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BEXLEY

R16
6264m²

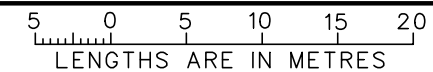
BOULEVARD



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1:500



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SHEET 5

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JACKSON'S VIEW ESTATE CREATION OF RESTRICTION

Under Regulation 15 Subdivision (Procedures) Regulations 2000.

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

Description of Restriction No 17 :

Land to benefit: LOTS 1301 - 1335, S14 & S15 ON THIS PLAN

Land to be burdened: LOTS 1301 - 1335 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 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 than 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 01/01/2026.

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SCALE
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5 0 5 10 15 20
LENGTHS ARE IN METRES

ORIGINAL SHEET
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SHEET 6

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OWNERS CORPORATION SCHEDULE

Plan Number
PS641855N

Owners Corporation No. 1 Plan No. PS 641855N

Land affected by Owners Corporation: Common Properties 1 & 2, Lots 101-140, 201-213, 301-323, 401-412, 501-532, 535-560, 601-606, 701-724, 801-821, 901-940, 1001-1014, 1101-1125, 1201-1210, 1301-1335, 1608-1614, 1812-1825, S12, S14, S15, S17, S20, S21

Limitations on Owners Corporation: Limited to Common Property

Notations

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1301	10	10	101-140	400	400	S12	100	1
1302	10	10	(Stage1)			S14	340	1
1303	10	10				S15	430	1
1304	10	10	301-323	230	230	S17	330	1
1305	10	10	(Stage3)					
1306	10	10						
1307	10	10	1608-1614	340	71			
1308	10	10	S20					
1309	10	10	(Stage16)			Total	4960	3326
1310	10	10						
1311	10	10	1812-1825	310	141			
1312	10	10	S21					
1313	10	10	(Stage18)					
1314	10	10						
1315	10	10	501-532	580	580			
1316	10	10	535-560					
1317	10	10	(Stage 5)					
1318	10	10						
1319	10	10	601-606	60	60			
1320	10	10	(Stage 6)					
1321	10	10						
1322	10	10	201-213	130	130			
1323	10	10	(Stage 2)					
1324	10	10						
1325	10	10	701-724	240	240			
1326	10	10	(Stage 7)					
1327	10	10						
1328	10	10	901-940	400	400			
1329	10	10	(Stage 9)					
1330	10	10						
1331	10	10	1001-1014	140	140			
1332	10	10	(Stage 10)					
1333	10	10	401-412	120	120			
1334	10	10	(Stage 4)					
1335	10	10	801-821	210	210			
			(Stage 8)					
			1101-1125	250	250			
			(Stage 11)					

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SHEET 1 OF 1 SHEET