

# PLAN OF SUBDIVISION

EDITION 1

Plan Number  
**PS641855N/S20**

## LOCATION OF LAND

**PARISH:** DROUIN WEST

**TOWNSHIP:** \_\_\_\_\_

**SECTION:** \_\_\_\_\_

**CROWN ALLOTMENT:** 46 (PART)

**CROWN PORTION:** \_\_\_\_\_

**TITLE REFERENCE:** C/T VOL 11327 FOL 363

**LAST PLAN REFERENCE:** PS 641855N (LOT S20)

**POSTAL ADDRESS:** MCNEILLY ROAD  
DROUIN, 3818

**MGA CO-ORDINATES:** E: 400130                      ZONE: 55  
(of approx centre of land                      N: 5780010                      GDA 94  
in plan)

**COUNCIL NAME:** BAW BAW SHIRE

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R21	BAW BAW SHIRE COUNCIL

### OTHER PURPOSE OF PLAN:

CREATION OF RESTRICTION SEE SHEET 6

## NOTATIONS

**DEPTH LIMITATION:** Does not apply

### 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. \_\_\_\_\_

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

LOTS 1 TO 2000 ARE OMITTED FROM THIS PLAN

## 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 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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**LAND & ENGINEERING SURVEYORS**

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

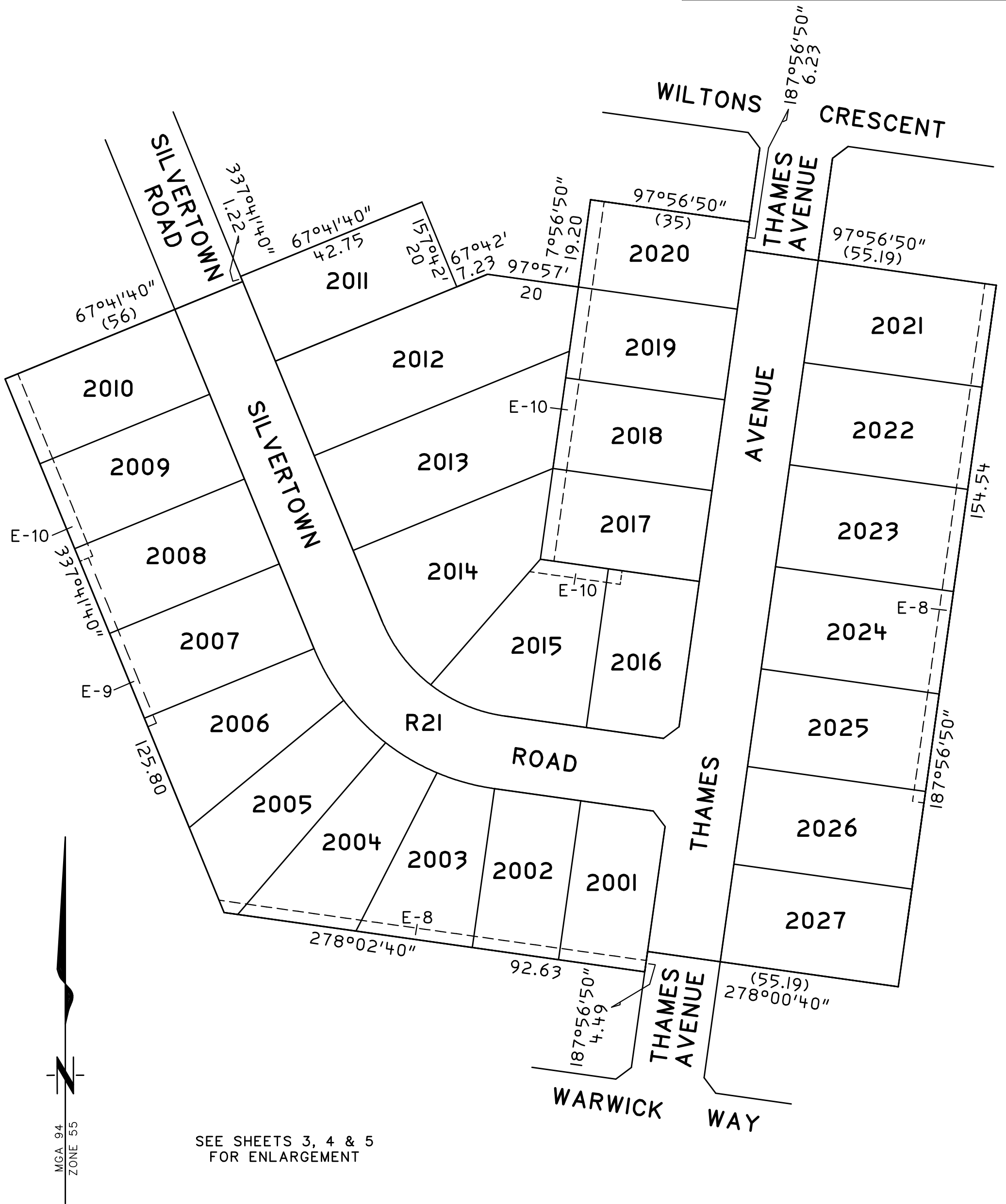
REF 11364

DRG No. 11364psSTAGE20.lcd

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 6 SHEETS

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SEE SHEETS 3, 4 & 5  
FOR ENLARGEMENT

REF 11364 DRG No. 11364psSTAGE20.lcd

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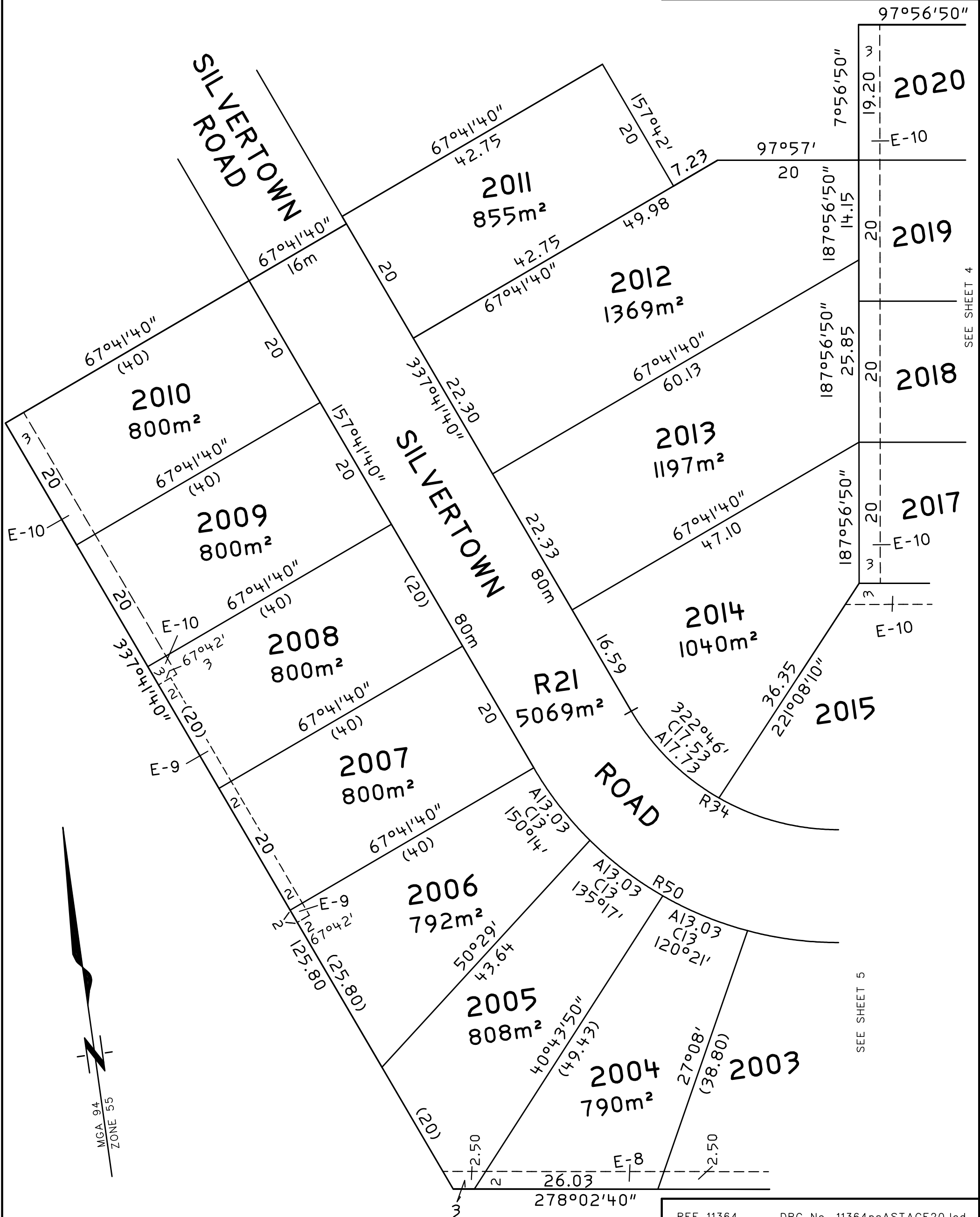
\* 5/61 SMITH STREET WARRAGUL 56232257  
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SCALE 1:800

LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3 SHEET 2



SEE SHEET 4

SEE SHEET 5

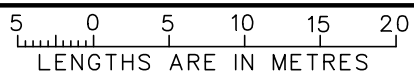
MGA 94  
ZONE 55

REF 11364 DRG No. 11364psASTAGE20.lcd

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SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

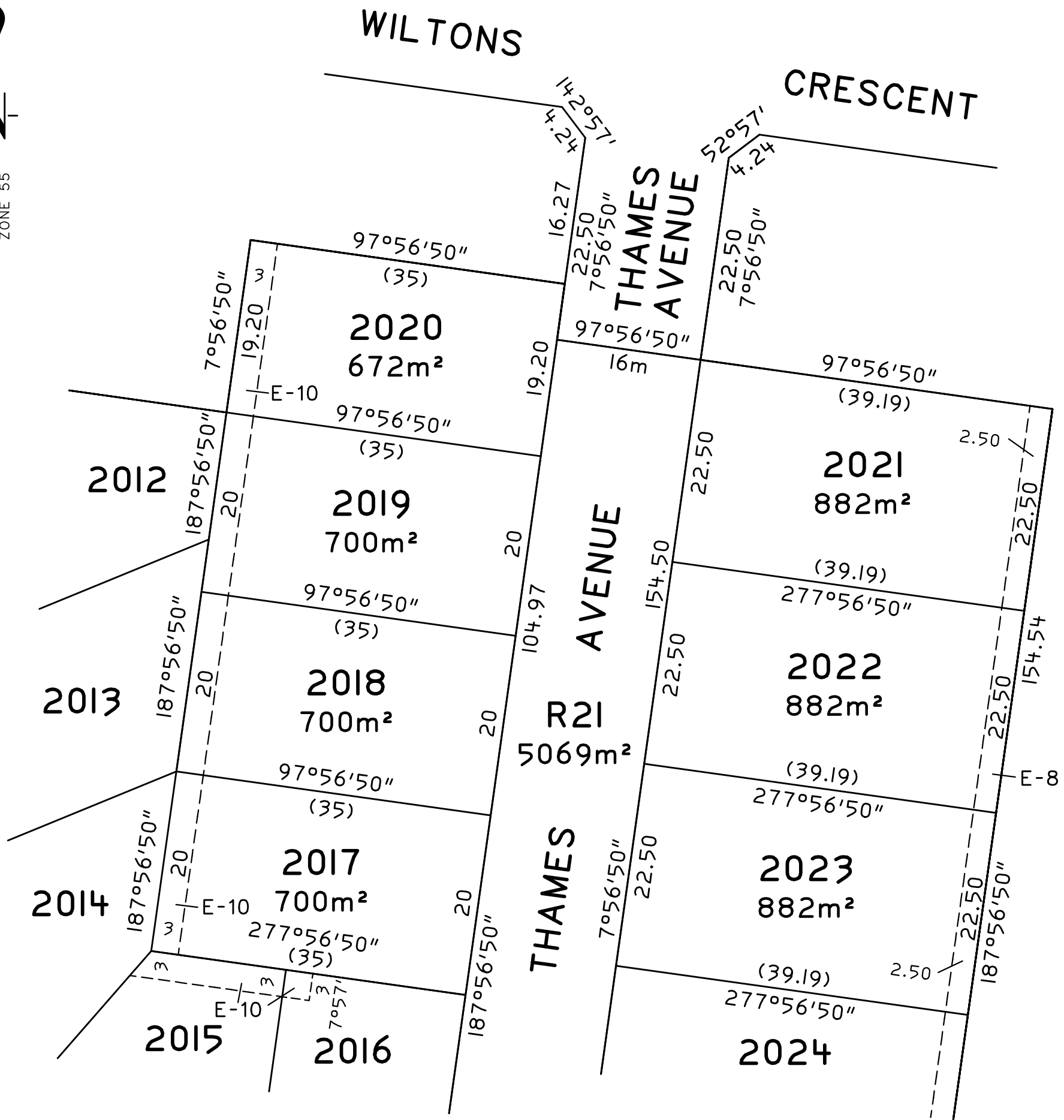
SHEET 3

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MGA 94  
ZONE 55

SEE SHEET 3

SEE SHEET 5



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SCALE  
1:500

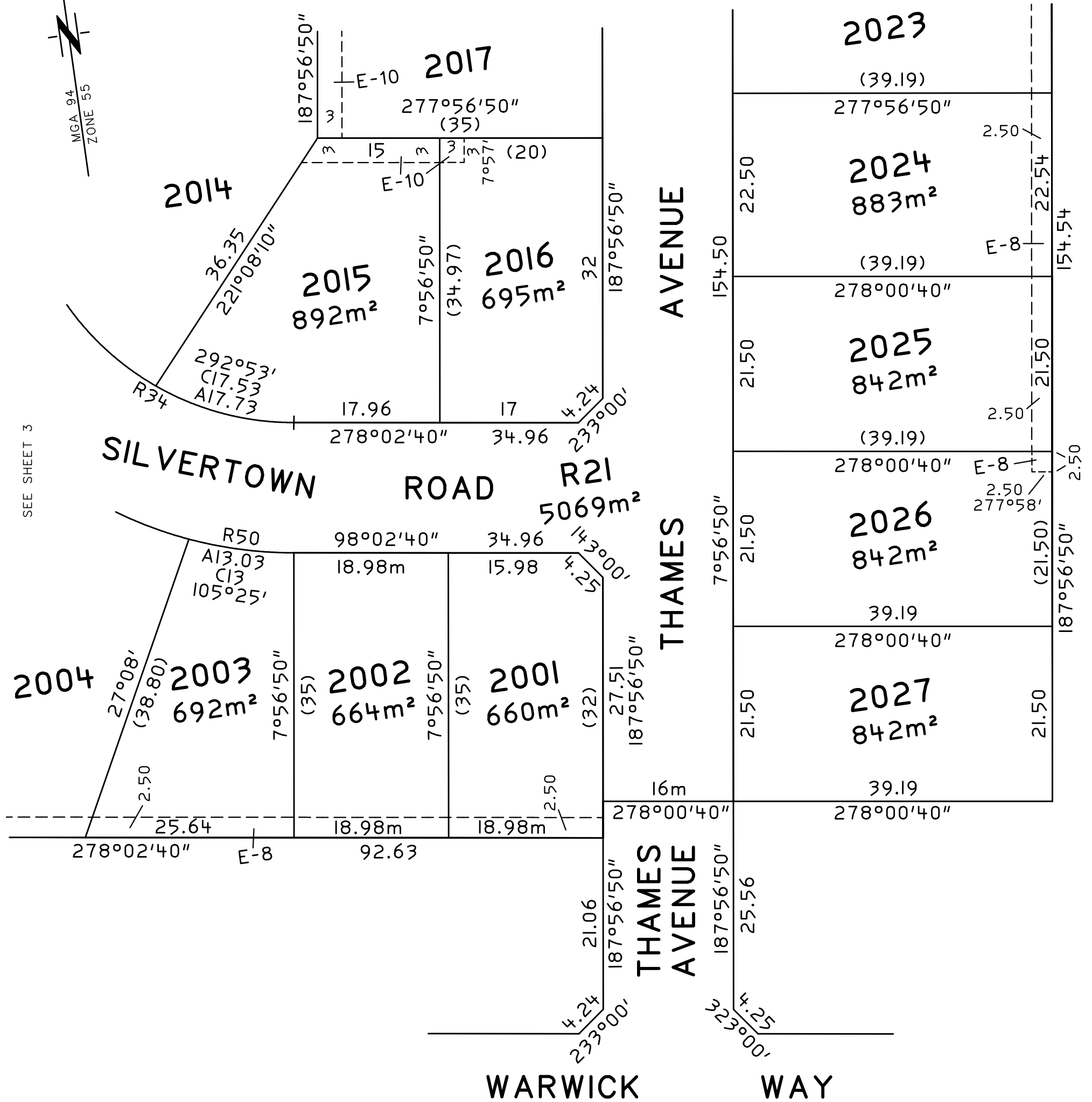


ORIGINAL SHEET  
SIZE: A3

SHEET 4

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SEE SHEET 4



SEE SHEET 3

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SCALE  
1:500



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ORIGINAL SHEET  
SIZE: A3

SHEET 5

# 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 22:

Land to benefit: LOTS 2001 - 2027, S17 & S21 ON THIS PLAN

Land to be burdened: LOTS 2001 - 2027 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 01/01/2028.

REF 11364 DRG No. 11364psASTAGE20.lcd

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213B PRINCES HIGHWAY MORWELL 51341368

SCALE  
1:500

5 0 5 10 15 20  
LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

SHEET 6

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VERSION 02

# OWNERS CORPORATION SCHEDULE

Plan Number  
**PS641855N**

Owners Corporation No. 1 Plan No. PS641855N

**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, 1401-1437, 1608-1614, 1812-1825, 2401-2444, 2001-2027, S17 & S21

**Limitations on Owners Corporation:** Limited to Common Property

## Notations

### Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
2001	10	10	101-140	400	400	S17	330	1
2002	10	10	(Stage1)					
2003	10	10	301-323	230	230	S21	170	1
2004	10	10	(Stage3)					
2005	10	10	1608-1614	70	70			
2006	10	10	(Stage16)					
2007	10	10	1812-1825	140	140			
2008	10	10	(Stage18)					
2009	10	10	501-532	580	580			
2010	10	10	535-560					
2011	10	10	(Stage 5)					
2012	10	10	601-606	60	60			
2013	10	10	(Stage 6)					
2014	10	10	201-213	130	130			
2015	10	10	(Stage 2)					
2016	10	10	701-724	240	240			
2017	10	10	(Stage 7)					
2018	10	10	901-940	400	400			
2019	10	10	(Stage 9)					
2020	10	10	1001-1014	140	140			
2021	10	10	(Stage 10)					
2022	10	10	401-412	120	120			
2023	10	10	(Stage 4)					
2024	10	10	801-821	210	210			
2025	10	10	(Stage 8)					
2026	10	10	1101-1125	250	250			
2027	10	10	(Stage 11)					
			1201-1210	100	100			
			(Stage 12)					
			1301-1335	350	350			
			(Stage 13)					
			1401-1437	370	370			
			(Stage 14)					
			2401-2444	440	440			
			(STAGE 24)					
						Total	5000	4502

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SHEET 1 OF 1 SHEET