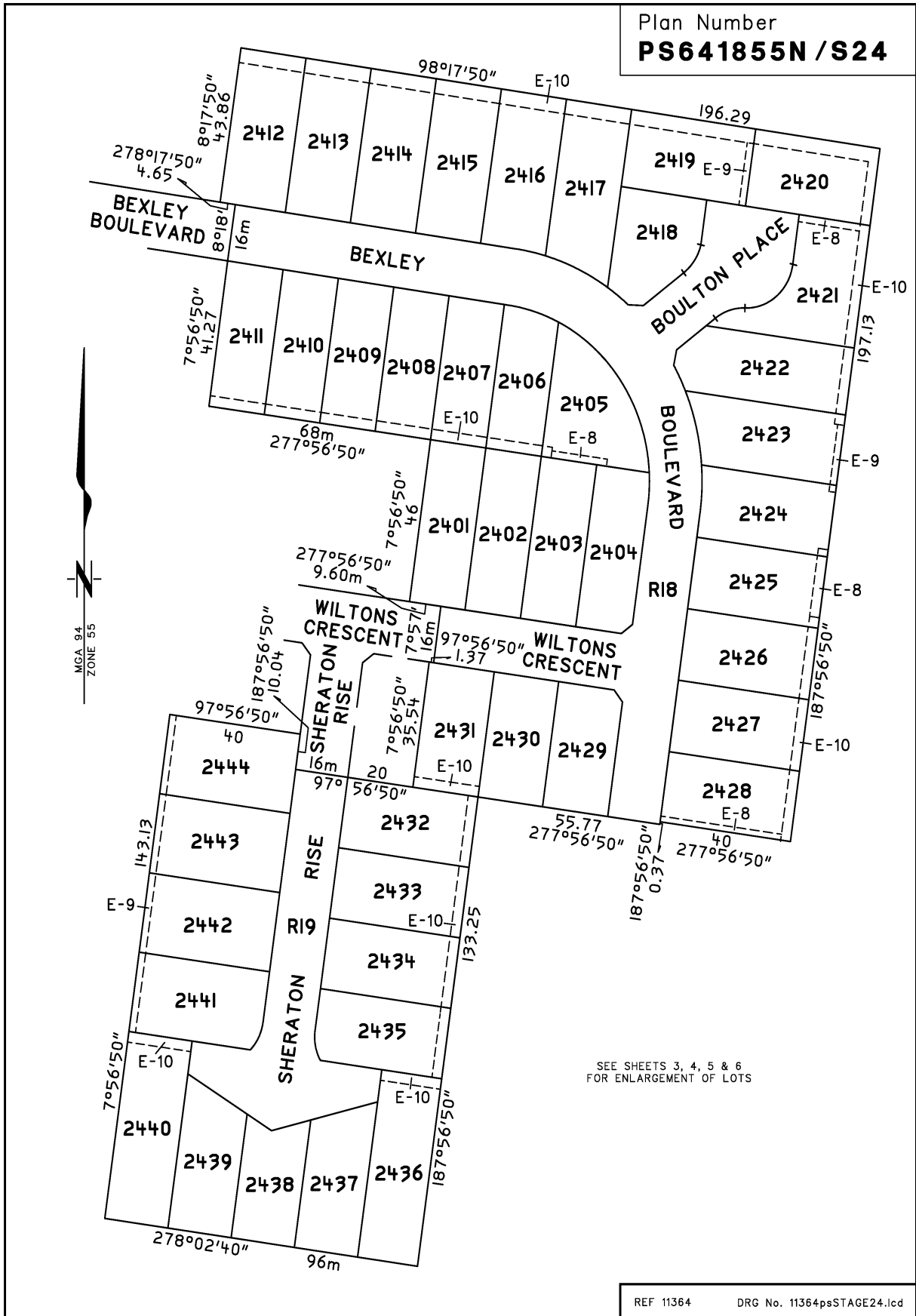


PLAN OF SUBDIVISION		EDITION 1	Plan Number PS641855N/S24	
LOCATION OF LAND PARISH: DROUIN WEST TOWNSHIP: _____ SECTION: _____ CROWN ALLOTMENT: 46 (PART) CROWN PORTION: _____ TITLE REFERENCE: C/T VOL 11967 FOL 192 LAST PLAN REFERENCE: PS641855N (S24) POSTAL ADDRESS: BEXLEY BOULEVARD DROUIN, 3818 MGA CO-ORDINATES: E: 400330 ZONE: 55 (of approx centre of land in plan) N: 5780100 GDA 94		Council Name: Baw Baw Shire Council Council Reference Number: PSB0052/08.24 Planning Permit Reference: PSB 0052/08 SPEAR Reference Number: S101429E Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Lyndal Farrar for Baw Baw Shire Council on 29/08/2018 Statement Of Compliance issued: 29/08/2018		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON			
ROAD R18 ROAD R19	BAW BAW SHIRE COUNCIL BAW BAW SHIRE COUNCIL			
NOTATIONS		LOTS 1 TO 2400 ARE OMITTED FROM THIS PLAN LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, ENTITLEMENT & LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES OTHER PURPOSE OF PLAN: CREATION OF RESTRICTION SEE SHEET 7		
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. _____				
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	DRAIANGE	SEE DIAG	THIS PLAN	BAW BAW SHIRE COUNCIL
ROSS & WORTH PTY. LTD. LAND & ENGINEERING SURVEYORS * 5/61 SMITH STREET WARRAGUL 56232257 26 CONTINGENT ST. TRAFALGAR 56331577 213B PRINCES HIGHWAY MORWELL 51341368		REF 11364 DRG No. 11364psSTAGE24.lcd Digitally signed by: Geoffrey Stuart Feddersen (Ross and Worth Pty Ltd - Warragul), Surveyor's Plan Version (03), 25/05/2017, SPEAR Ref: S101429E	ORIGINAL SHEET SIZE: A3 SHEET 1 OF 7 SHEETS PLAN REGISTERED TIME: 1.58 DATE: 11/09/2018 Ian R Mcleod Assistant Registrar of Titles	

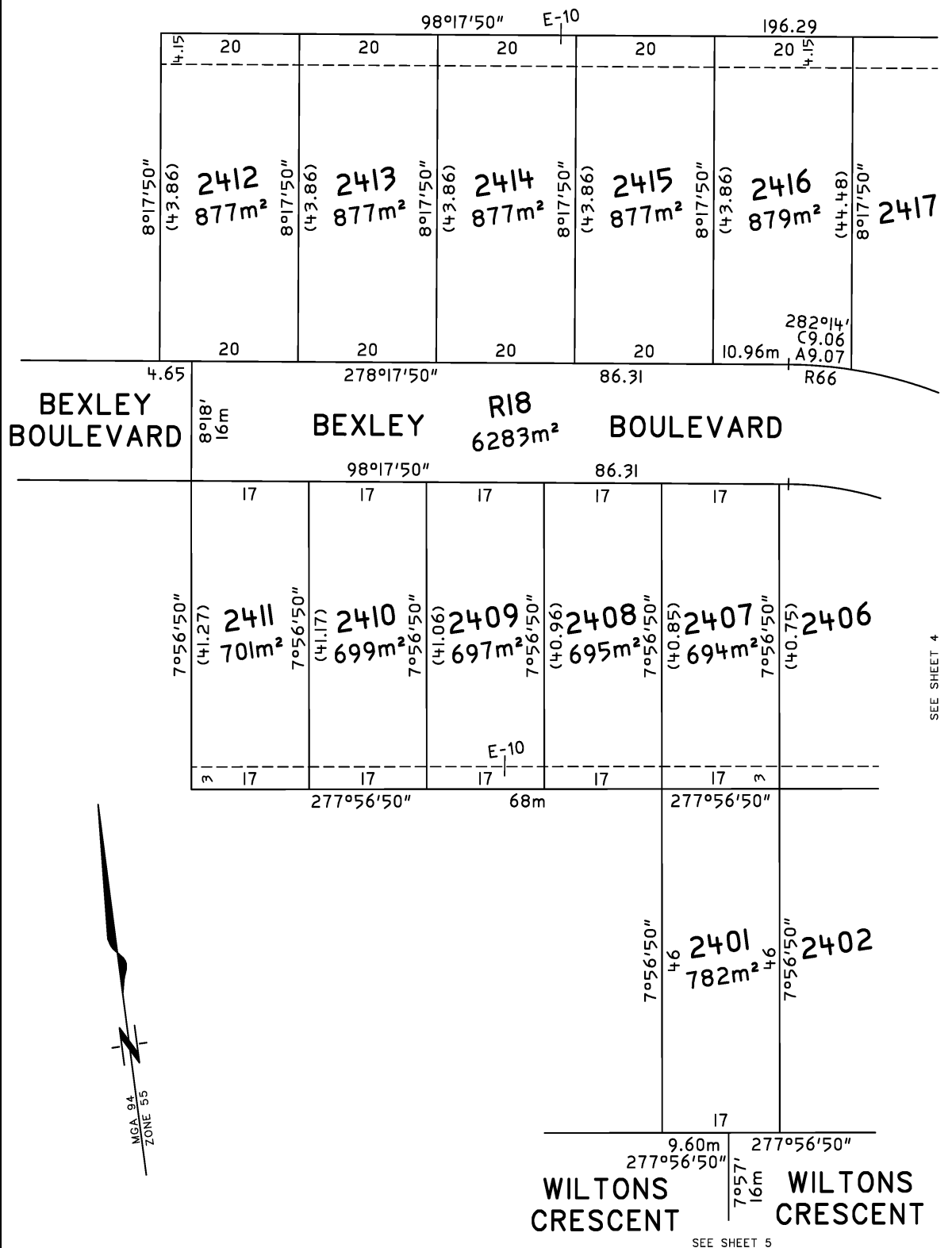
Plan Number
PS641855N / S24



SEE SHEETS 3, 4, 5 & 6
FOR ENLARGEMENT OF LOTS

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Plan Number
PS641855N /S24



SEE SHEET 4

SEE SHEET 5

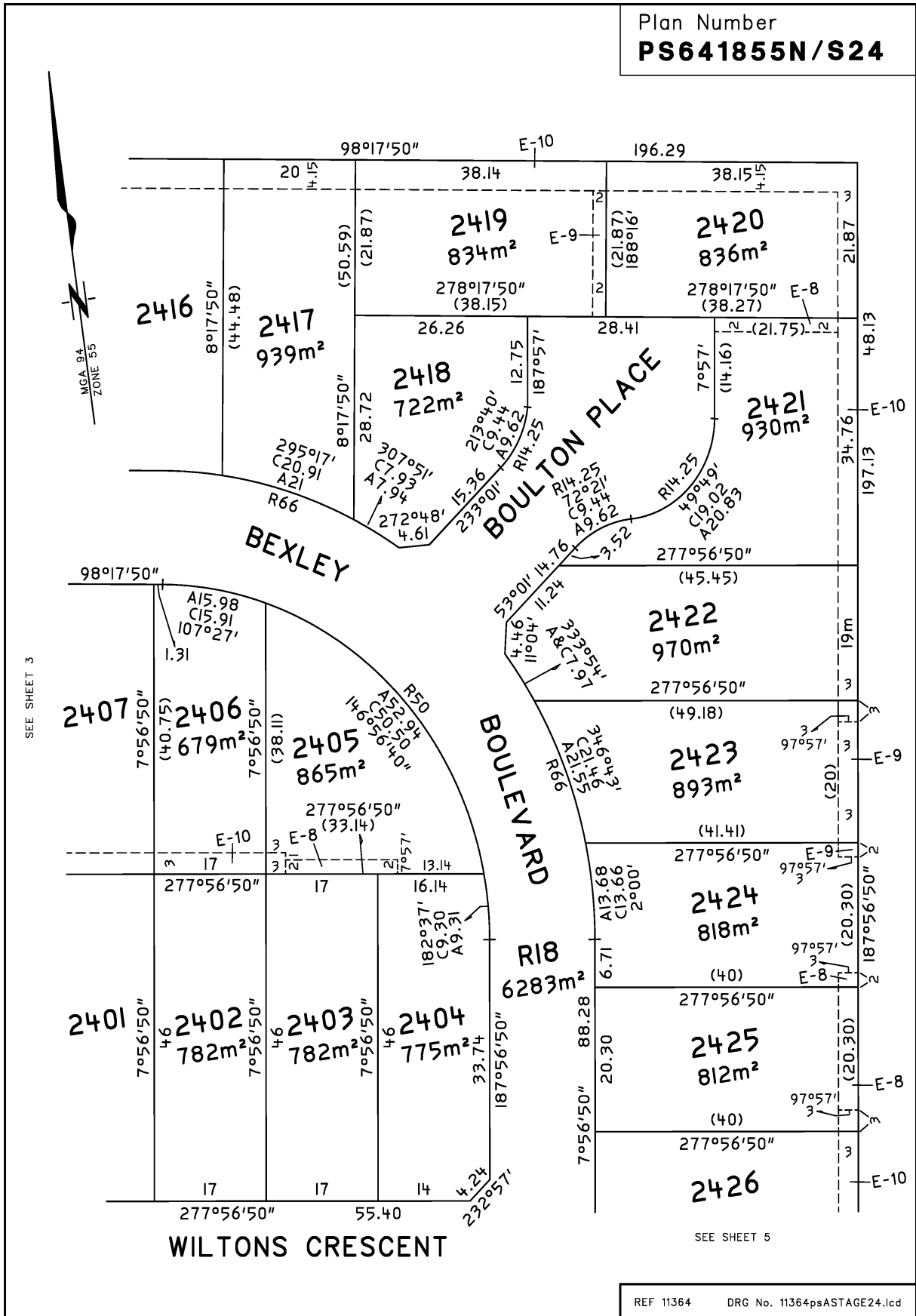
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5 0 5 10 15 20
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REF 11364 DRG No. 11364psASTAGE24.lcd
ORIGINAL SHEET SIZE: A3 SHEET 3

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SEE SHEET 3

SEE SHEET 5

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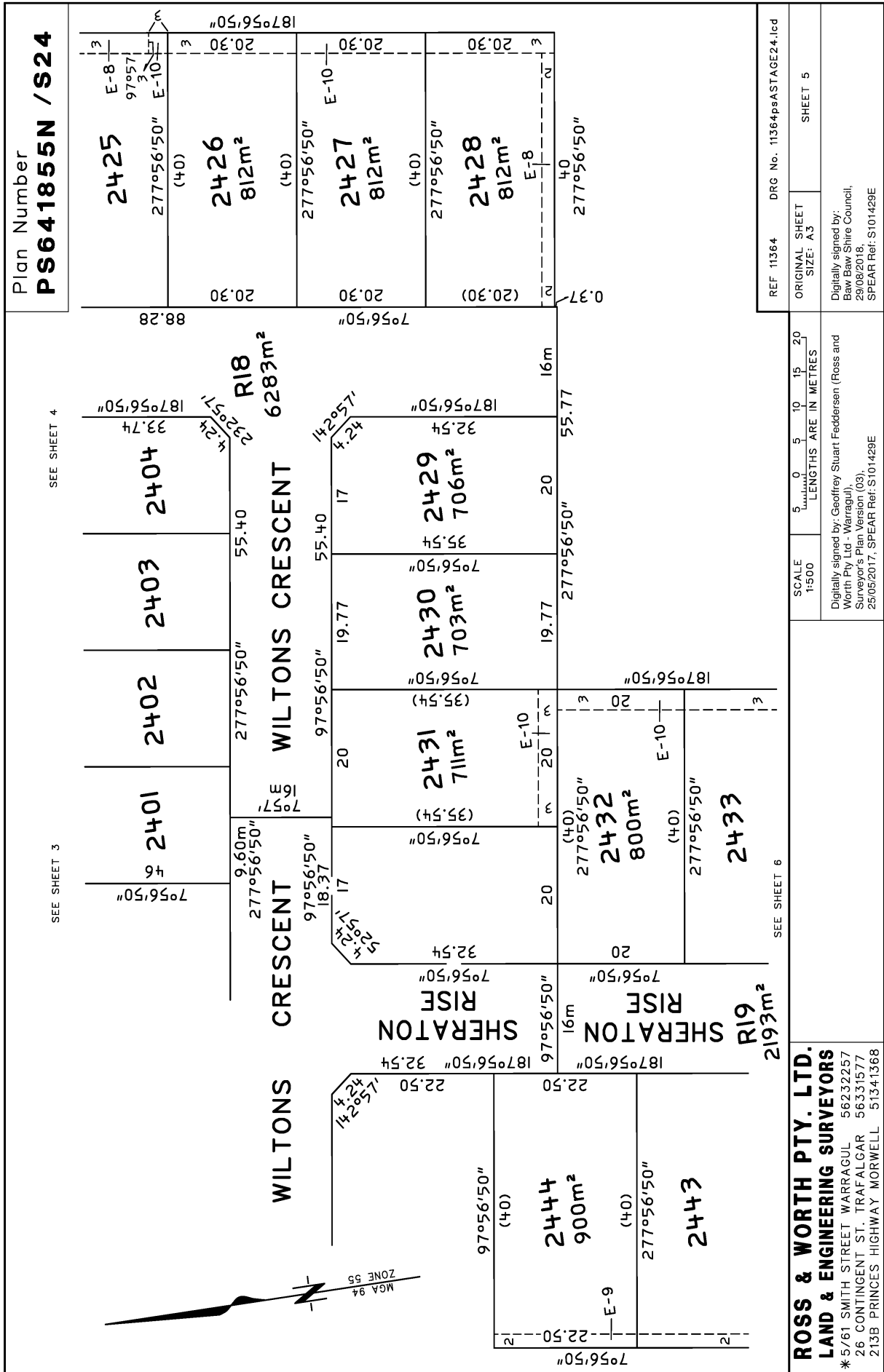
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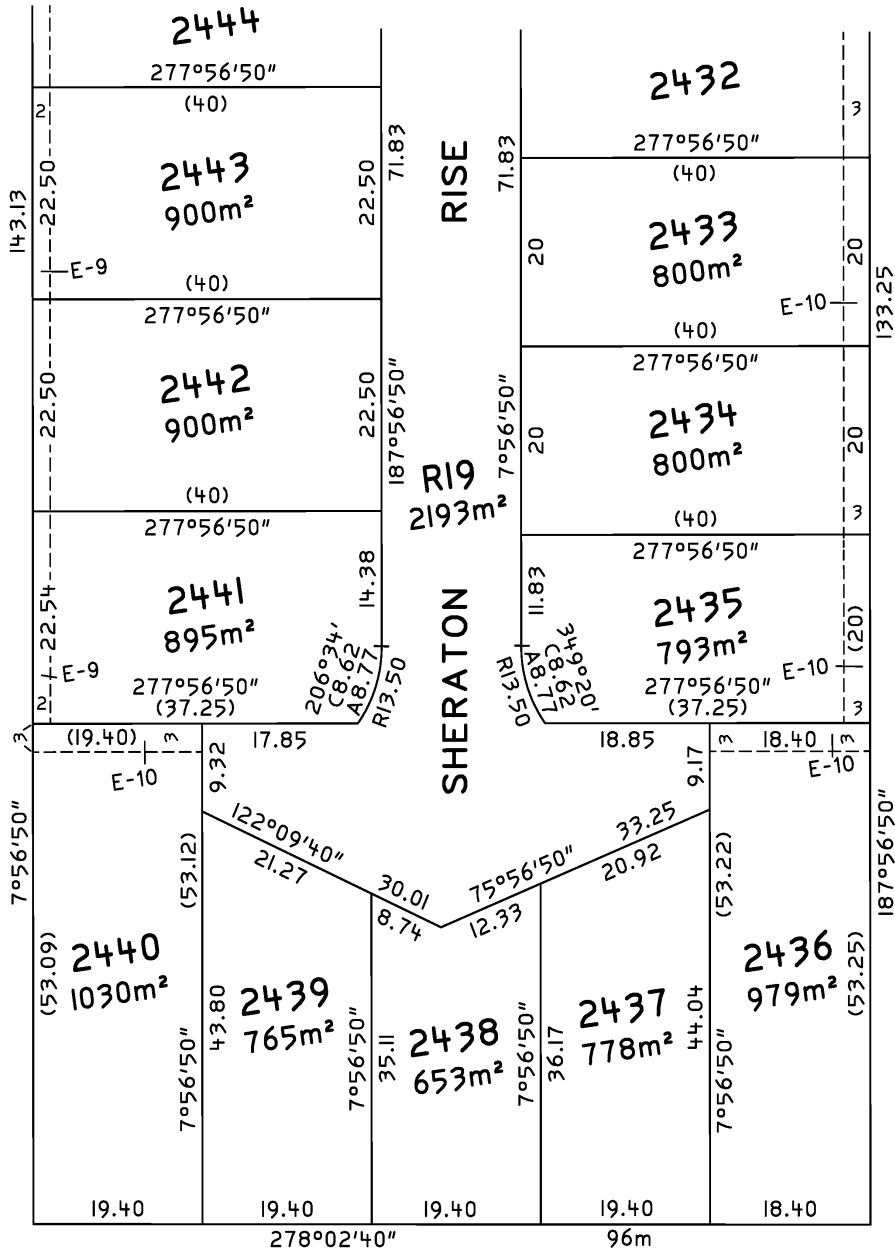
SHEET 4

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Plan Number
PS641855N /S24

SEE SHEET 5



REF 11364 DRG No. 11364psASTAGE24.lcd

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LAND & ENGINEERING SURVEYORS

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213B PRINCES HIGHWAY MORWELL 51341368

SCALE 1:500
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LENGTHS ARE IN METRES

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25/05/2017, SPEAR Ref: S101429E

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SHEET 6

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Baw Baw Shire Council,
29/08/2018,
SPEAR Ref: S101429E

Plan Number
PS641855N/S24

**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 19 :
Land to benefit: LOTS 2401 - 2444, S17 & S20 ON THIS PLAN
Land to be burdened: LOTS 2401 - 2444 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 door(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. 11364psASTAGE24.lcd

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LAND & ENGINEERING SURVEYORS

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

SCALE 1:500
5 0 5 10 15 20
LENGTHS ARE IN METRES

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25/05/2017, SPEAR Ref: S101429E

ORIGINAL SHEET
SIZE: A3

SHEET 7

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29/08/2018,
SPEAR Ref: S101429E

OWNERS CORPORATION SCHEDULE						Plan Number PS641855N /S24		
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, 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
2401	10	10	101-140	400	400	S17	330	1
2402	10	10	(Stage1)					
2403	10	10						
2404	10	10	301-323	230	230	S20	170	1
2405	10	10	(Stage3)					
2406	10	10						
2407	10	10				S21	270	1
2408	10	10	1608-1614	70	70			
2409	10	10	(Stage16)					
2410	10	10				Total	5000	4233
2411	10	10						
2412	10	10	1812-1825	140	140			
2413	10	10	(Stage18)					
2414	10	10						
2415	10	10	501-532	580	580			
2416	10	10	535-560					
2417	10	10	(Stage 5)					
2418	10	10						
2419	10	10	601-606	60	60			
2420	10	10	(Stage 6)					
2421	10	10						
2422	10	10	201-213	130	130			
2423	10	10	(Stage 2)					
2424	10	10						
2425	10	10	701-724	240	240			
2426	10	10	(Stage 7)					
2427	10	10						
2428	10	10	901-940	400	400			
2429	10	10	(Stage 9)					
2430	10	10						
2431	10	10	1001-1014	140	140			
2432	10	10	(Stage 10)					
2433	10	10						
2434	10	10	401-412	120	120			
2435	10	10	(Stage 4)					
2436	10	10						
2437	10	10	801-821	210	210			
2438	10	10	(Stage 8)					
2439	10	10						
2440	10	10	1101-1125	250	250			
2441	10	10	(Stage 11)					
2442	10	10						
2443	10	10	1201-1210	100	100			
2444	10	10	(Stage 12)					
			1301-1335	350	350			
			(Stage 13)					
			1401-1437	370	370			
			(Stage 14)					

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SHEET 1 OF 1 SHEET

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