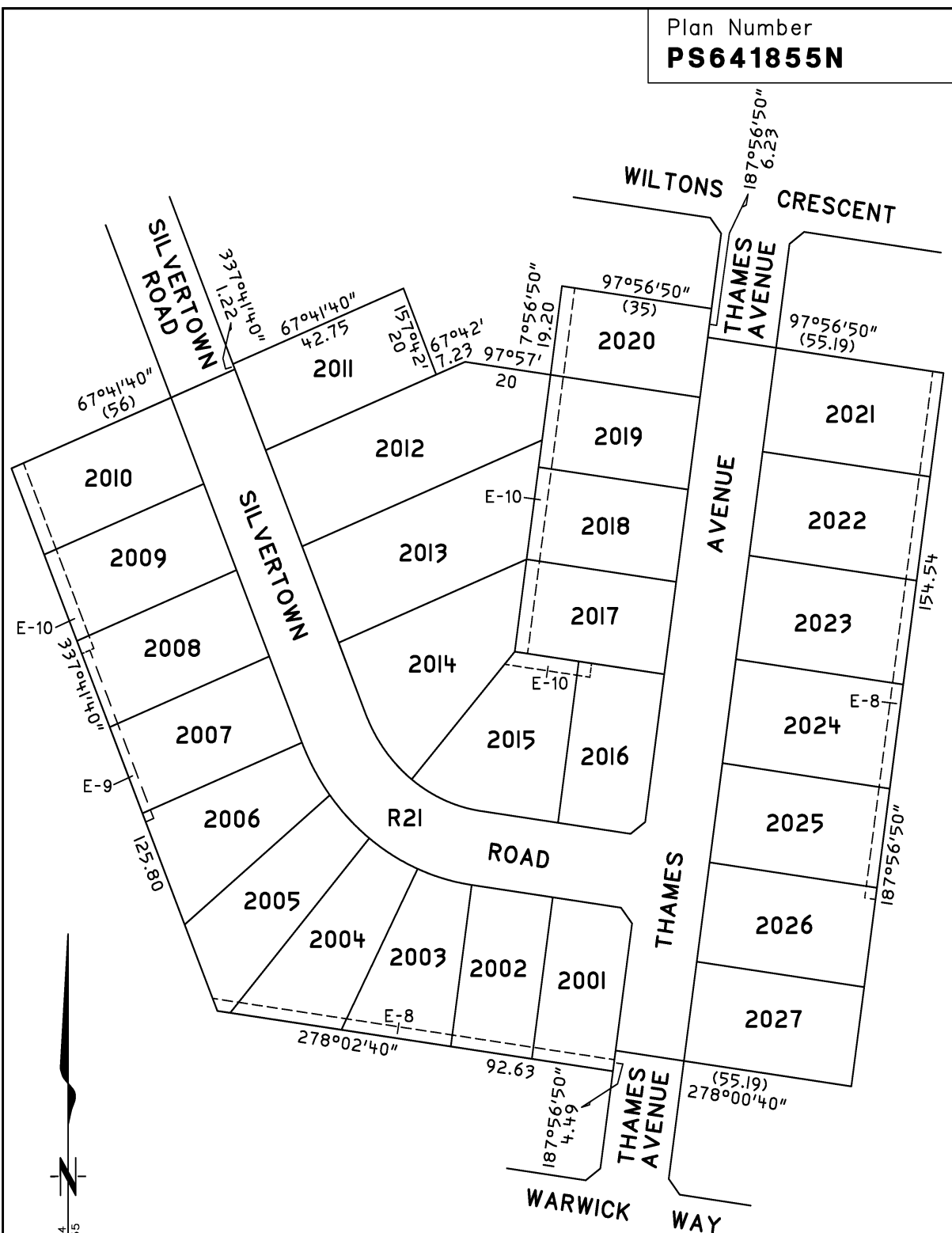


<b>PLAN OF SUBDIVISION</b>		EDITION 1	Plan Number <b>PS641855N/S20</b>	
<b>LOCATION OF LAND</b> <b>PARISH:</b> DROUIN WEST <b>TOWNSHIP:</b> _____ <b>SECTION:</b> _____ <b>CROWN ALLOTMENT:</b> 46 (PART) <b>CROWN PORTION:</b> _____ <b>TITLE REFERENCE:</b> C/T VOL 11327 FOL 363  <b>LAST PLAN REFERENCE:</b> PS 641855N (LOT S20)  <b>POSTAL ADDRESS:</b> MCNEILLY ROAD DROUIN, 3818  <b>MGA CO-ORDINATES:</b> E: 400130                      ZONE: 55 (of approx centre of land in plan)      N: 5780010                      GDA 94		Council Name: Baw Baw Shire Council  Council Reference Number: PSB0052/08.20 Planning Permit Reference: PSB0052/08 SPEAR Reference Number: S109189B  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 17/09/2018  Statement Of Compliance issued: 07/11/2018		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON			
ROAD R21	BAW BAW SHIRE COUNCIL			
<b>NOTATIONS</b>		<b>OTHER PURPOSE OF PLAN:</b>  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   LOTS 1 TO 2000 ARE OMITTED FROM THIS PLAN		
<b>DEPTH LIMITATION:</b> Does not apply  <b>SURVEY:</b> This plan is based on survey.  <b>STAGING:</b> 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. _____				
<b>EASEMENT INFORMATION</b>				
<b>LEGEND:</b> 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
Beveridge Williams development & environment consultants Warragul ph : 56232257 www.beveridgewilliams.com.au		REF 11364    DRG No. 11364psSTAGE20.lcd	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6 SHEETS
		Digitally signed by: Geoffrey Feddersen (Beveridge Williams & Co Pty Ltd - Traralgon), Surveyor's Plan Version (02), 14/11/2017, SPEAR Ref: S109189B		PLAN REGISTERED TIME: 1:47 PM    DATE: 14/11/18 LJW Assistant Registrar of Titles

Plan Number  
**PS641855N**



SEE SHEETS 3, 4 & 5  
FOR ENLARGEMENT

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SCALE 1:800  
0 8 16 24 32  
LENGTHS ARE IN METRES

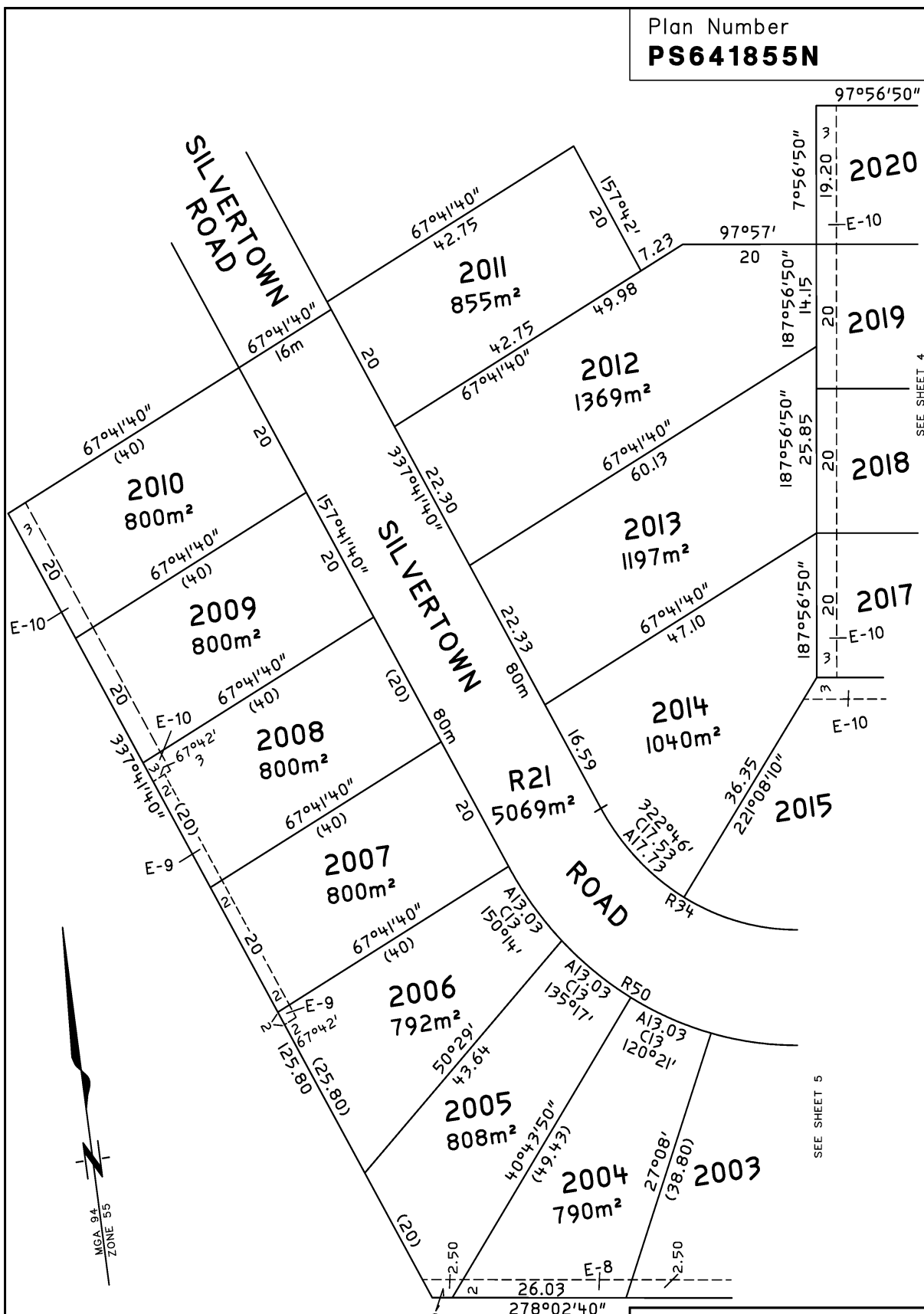
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14/11/2017, SPEAR Ref: S109189B

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ORIGINAL SHEET SIZE: A3 SHEET 2

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Plan Number  
**PS641855N**



SEE SHEET 4

SEE SHEET 5

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SCALE 1:500  
LENGTHS ARE IN METRES

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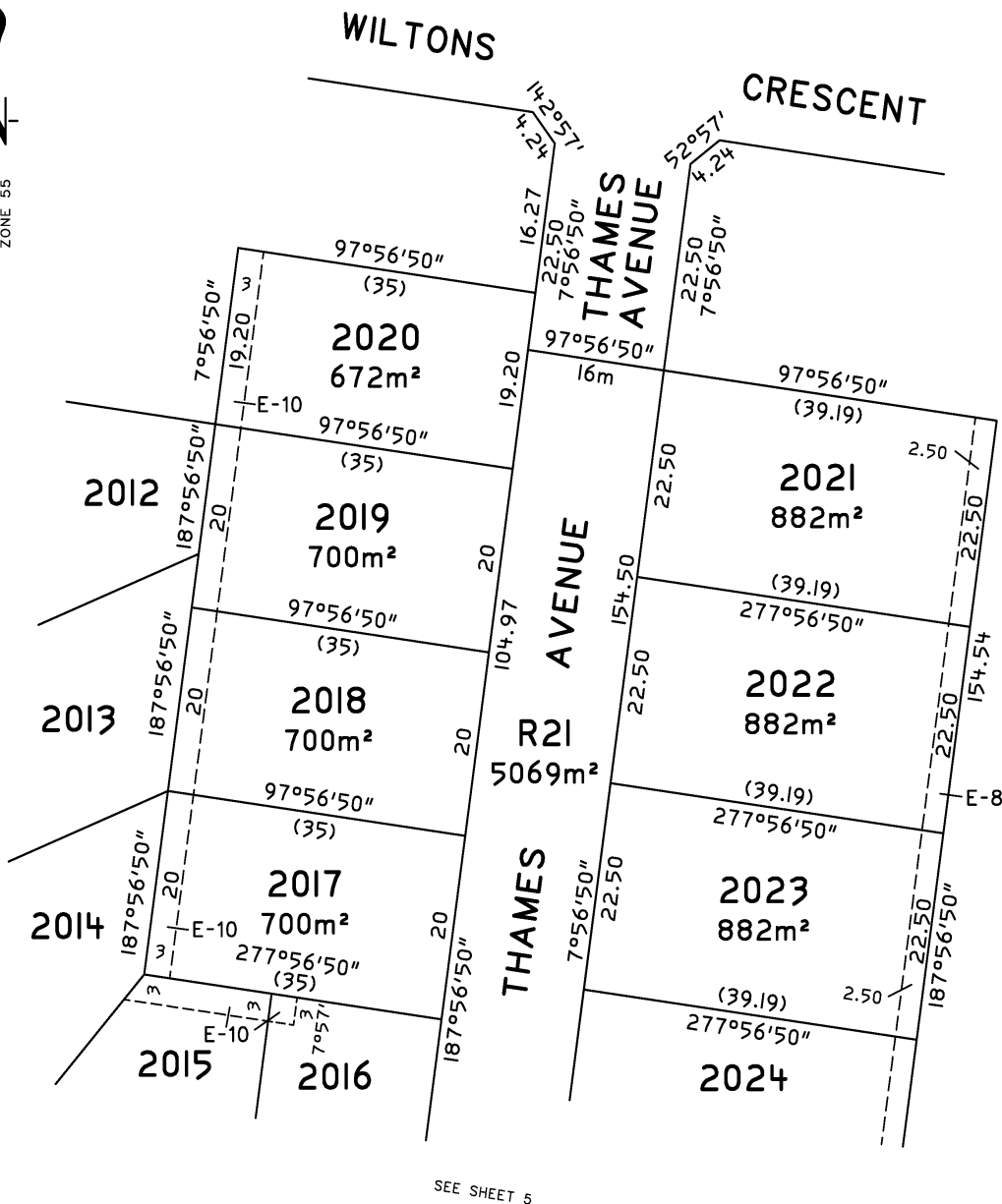
ORIGINAL SHEET SIZE: A3 SHEET 3

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Plan Number  
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SEE SHEET 3



SEE SHEET 5

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

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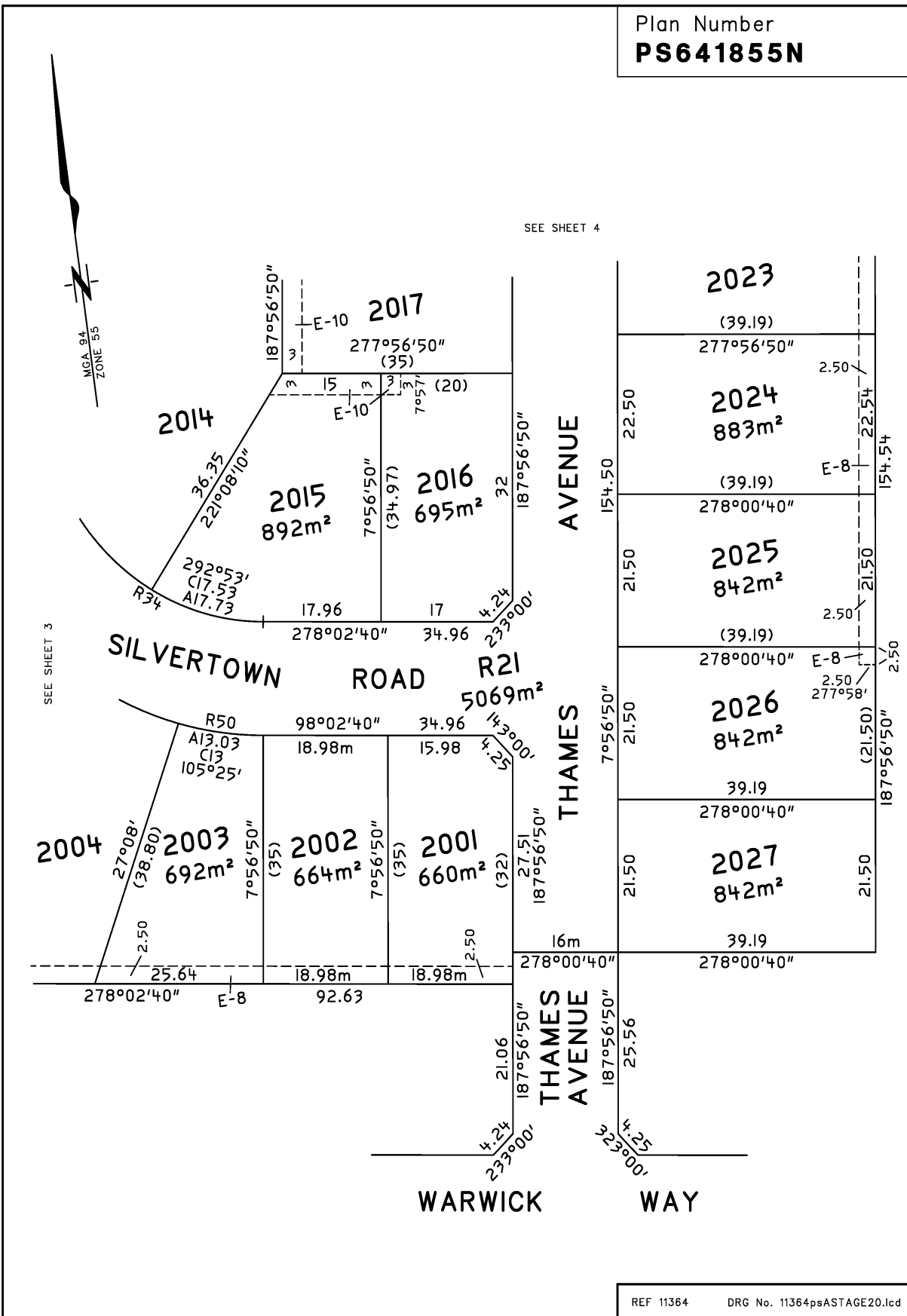
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SHEET 4

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**PS641855N**

SEE SHEET 4



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

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ORIGINAL SHEET SIZE: A3	SHEET 5
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Plan Number  
**PS641855N**

**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


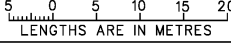
In this restriction, the following terms have the meanings specified below:  
Carport means any structure which is primarily designed for the parking of vehicles and has a roof and is not completely enclosed with walls and doors.  
Front Boundary means the boundary which abuts the street, and if there 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 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 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 01/01/2028.

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<b>OWNERS CORPORATION SCHEDULE</b>						Plan Number <b>PS641855N</b>		
<b>Owners Corporation No. 1 Plan No. PS641855N</b>								
<b>Land affected by Owners Corporation:</b> 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								
<b>Limitations on Owners Corporation:</b> Limited to Common Property								
<b>Notations</b>								
<b>Lot Entitlement and Lot Liability</b>								
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						
2004	10	10	301-323	230	230	S21	170	1
2005	10	10	(Stage3)					
2006	10	10						
2007	10	10	1608-1614	70	70			
2008	10	10	(Stage16)					
2009	10	10				<b>Total</b>	<b>5000</b>	<b>4502</b>
2010	10	10						
2011	10	10	1812-1825	140	140			
2012	10	10	(Stage18)					
2013	10	10						
2014	10	10	501-532	580	580			
2015	10	10	535-560					
2016	10	10	(Stage 5)					
2017	10	10						
2018	10	10	601-606	60	60			
2019	10	10	(Stage 6)					
2020	10	10						
2021	10	10	201-213	130	130			
2022	10	10	(Stage 2)					
2023	10	10						
2024	10	10	701-724	240	240			
2025	10	10	(Stage 7)					
2026	10	10						
2027	10	10	901-940	400	400			
			(Stage 9)					
			1001-1014	140	140			
			(Stage 10)					
			401-412	120	120			
			(Stage 4)					
			801-821	210	210			
			(Stage 8)					
			1101-1125	250	250			
			(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)					



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SIZE: A3

SHEET 1 OF 1 SHEET

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