

## Pentland Park Bacchus Marsh Stage 2

LOT	STREET	AREA	PRICE	STATUS
201	Atley Street	560m2	\$159,000	SOLD
202	Atley Street	598m2	\$169,000	SOLD
203	Atley Street	599m2	\$165,500	SOLD
204	Atley Street	578m2	\$159,500	SOLD
205	Atley Street	680m2	\$179,500	SOLD
206	Atley Street	630m2	\$155,000	HOLD
207	Atley Street	630m2	\$155,000	
208	Atley Street	630m2	\$162,500	
209	Atley Street	630m2	\$169,500	
210	Atley Street	630m2	\$169,500	SOLD
211	McCullagh Street	717m2	\$174,500	
212	McCullagh Street	700m2	\$169,500	SOLD
213	McCullagh Street	700m2	\$169,500	SOLD

**For further information contact Jim Michaels on 0412 341 119**

**ESSENDON**

877 Mt Alexander Road  
Essendon Vic 3040  
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F 03 9373 0011  
E [essendon@barryplant.com.au](mailto:essendon@barryplant.com.au)  
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**NIDDRIE**

399 Keilor Road  
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LOT	STREET	AREA	PRICE	STATUS
214	Casey Court	844m2	\$237,000	
215	Casey Court	649m2	\$194,000	
216	Casey Court	706m2	\$204,500	
217	Casey Court	705m2	\$198,500	SOLD
218	Casey Court	647m2	\$183,500	SOLD
219	Casey Court	837m2	\$235,000	

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**NIDDRIE**

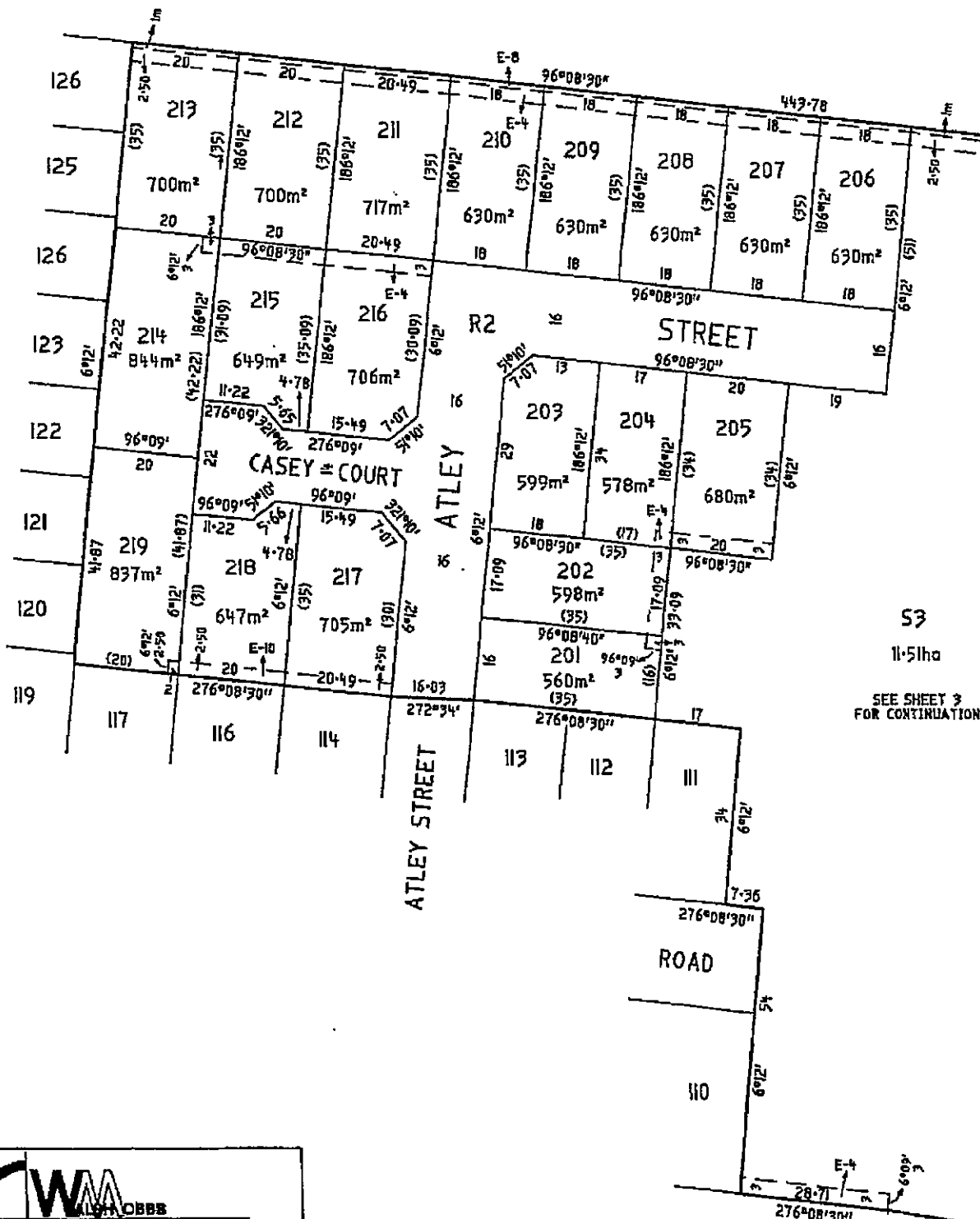
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PLAN OF SUBDIVISION

Stage No.  
2

Plan Number  
PS 643497C

N.G.A. ZONE 55



S3  
11.51ha  
SEE SHEET 3  
FOR CONTINUATION

**CWM**  
ROBBES  
LAND SURVEYORS  
2A DUKE STREET, PO BOX 35  
DAYLESFORD, 3460 TAF 5348 3833

ORIGINAL SCALE  
SHEET SCALE SIZE  
A3 1:750  
7.5 0 7.5 15 22.5 30  
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ROYAN LESLIE MORBES  
SIGNATURE DIGITALLY SIGNED DATE       
REF 292 VERSION 4

Sheet 2 of 3 Sheets  
DATE       
COUNCIL DELEGATE SIGNATURE

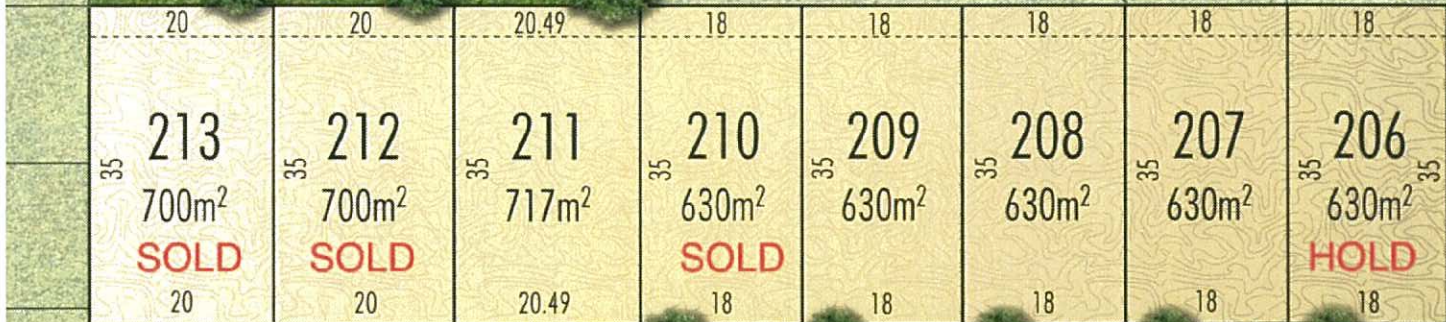
### **Restrictive covenant to be included in the transfer**

The Transferee/s with the intent that the benefit of this covenant shall be attached to and run at law and equity with every lot hereby transferred on plan of subdivision number PS 643497C (Stage 2) other than the lot hereby transferred and the burden of this covenant shall be annexed to and run at law and equity with the lot hereby transferred does hereby for itself and its transferees, executors, administrators and assigns and as separate covenants covenant with the Transferor and the registered proprietor or proprietors the time being of each lot on Stage 2 of plan of subdivision number PS 643497C or any part or parts thereof other than the lot hereby transferred, that the transferees, executors, administrators and assigns shall not at any time:

1. Build construct or erect or cause to be built, constructed or erected or permit to remain erected on the lot hereby transferred:
  - (a) any building other than one single private residence or dwelling house together with the usual outbuildings, save for any lot which has been allocated for dual occupancy or subdivision purposes;
  - (b) any dwelling house with a habitable area (excluding garages, carports, verandahs or pergolas) less than:
    - (i) 140 square metres for lots greater than 501 square metres; or
    - (ii) 100 square metres for lots 500 square metres or less;
  - (c) any dwelling house that has any external walls comprising less than 50% brick, brick veneer, stone, masonry or timber;
  - (d) any dwelling house constructed that has external walls of fibre cement sheeting, galvanised iron, zincalume or coated steel cladding, contract blocks or unrendered cement sheeting;
  - (e) any dwelling house that has any external wall or feature painted a vibrant primary colour;
  - (f) any dwelling house that is relocatable or has been relocated from another site;
  - (g) any dwelling house to be used for anything other than private and non-commercial residential purpose, save where the dwelling is to be used as a display home for a period not exceeding 12 months;
  - (h) any dwelling (or any part thereof) within five (5) metres of the front boundary of the lot, and in the case of any corner lot within two (2) metres of the side boundary;
  - (i) any outbuilding constructed of materials other than brick, brick veneer or colour bond;
  - (j) any driveway other than that constructed from plain concrete, coloured concrete exposed aggregate stencilled or stamped coloured concrete or pavers. The driveway must be constructed of a colour that complements the facade of the dwelling and must be completed prior to occupation of the dwelling;
  - (k) on the front boundary any fence of any kind whatsoever;
  - (l) on the side boundaries any fence more than 1.8 metres in height to the front of the building line and more than 1.2 metres in height forward of the building line and from materials other than timber, colorbond or brick;  
SAVE a corner lot where the shorter frontage is deemed to be the front boundary;
  - (m) occupy the dwelling unless the area between the front of the dwelling to the front boundary is landscaped to a professional standard within 6 months of occupation and any retaining walls visible from public areas must not exceed 1 metre in height and should be constructed from a material with a finish that complements the dwelling. Stone, rendered block or masonry are acceptable solutions.
2. Use any cross over other than the cross over for the lot hereby transferred during construction of the dwelling on that lot. In the event that any crossover is damaged during the construction on the lot hereby transferred, then the transferee is responsible for the cost of the damage.



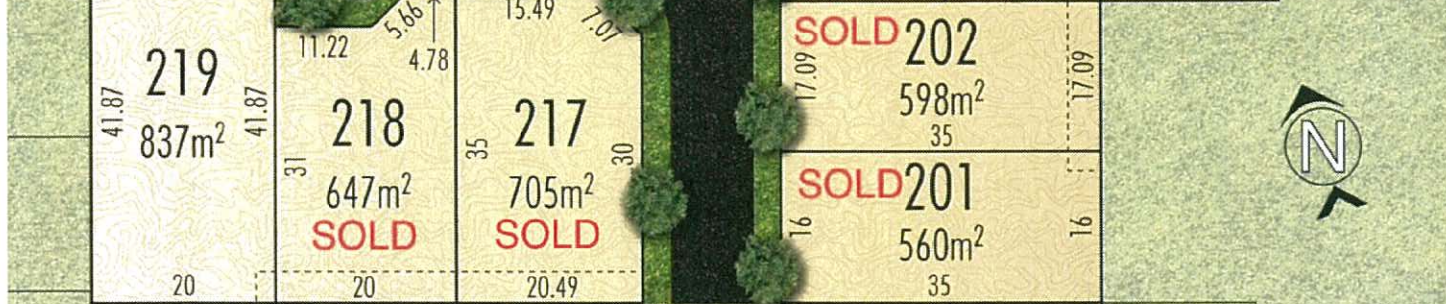
McCULLAGH STREET



ATLEY STREET



CASEY COURT





# Pentland Park Masterplan





# Pentland Park Location Map

