
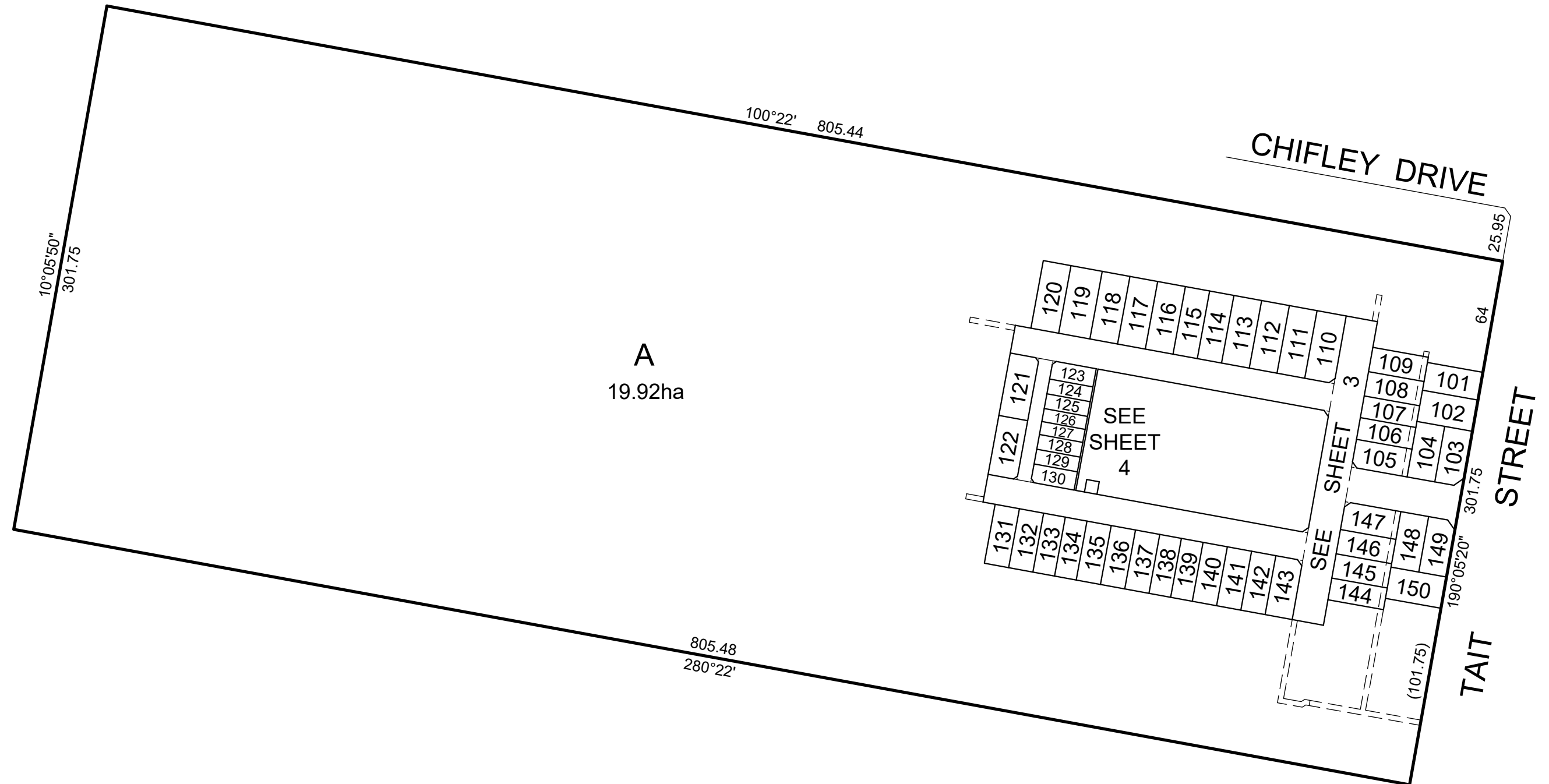


PLAN OF SUBDIVISION				PS 818459N	
LOCATION OF LAND					
PARISH:		CARDIGAN			
TOWNSHIP:					
SECTION:		5			
CROWN ALLOTMENT:		7 & 8 (PARTS)			
CROWN PORTION:					
TITLE REFERENCE:		VOL 6809 FOL 781 VOL 2847 FOL 296			
LAST PLAN REFERENCE:		LOT 32 ON LP3975 LOT 32A ON LP3975			
POSTAL ADDRESS: (at time of subdivision)		TAIT STREET BONSHAW 3352			
MGA CO-ORDINATES: (of approx centre of land in plan)		E: 749 150                      ZONE:55 N: 5 835 200			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON			
ROAD R1		CITY OF BALLARAT			
RESERVE No.1		CITY OF BALLARAT			
RESERVE No.2		POWERCOR AUSTRALIA LIMITED			
NOTATIONS			LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  AREA OF LAND SUBDIVIDED (EXCLUDING BALANCE LOT A) - 4.381ha		
DEPTH LIMITATION DOES NOT APPLY					
SURVEY: This plan is based on survey.					
STAGING: This is not a staged subdivision. Planning Permit No. PLP/2015/713					
EASEMENT INFORMATION					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN SECTION 136 WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION	
E-2 E-2	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN SECTION 136 WATER ACT 1989	CITY OF BALLARAT CENTRAL HIGHLANDS REGION WATER CORPORATION	
FLORIAN - 1		LICENSED SURVEYOR: ANDREW J. REAY			
50 LOTS AND BALANCE LOT A					
<div><div><b>Lyssna Group Pty Ltd</b> ABN 18 616 811 191 Tel: +61 3 9516 6899 PO Box 1098, South Melbourne 3205 Suite 3, 102 Dodds Street Southbank VIC 3006 Australia</div></div> <div>LyssnaGroup.com</div>		DATE: 09/03/18 DRAWING: SU01AG		REFERENCE: AA0012 DRAWN BY: SS	
				ORIGINAL SHEET SIZE: A3 SHEET 1 OF 7	

PLAN OF SUBDIVISION

PS 818459N



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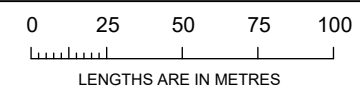
FLORIAN - 1

LICENSED SURVEYOR: ANDREW J. REAY

DATE: 09/03/18  
DRAWING: SU01AG

REFERENCE: AA0012  
DRAWN BY: SS

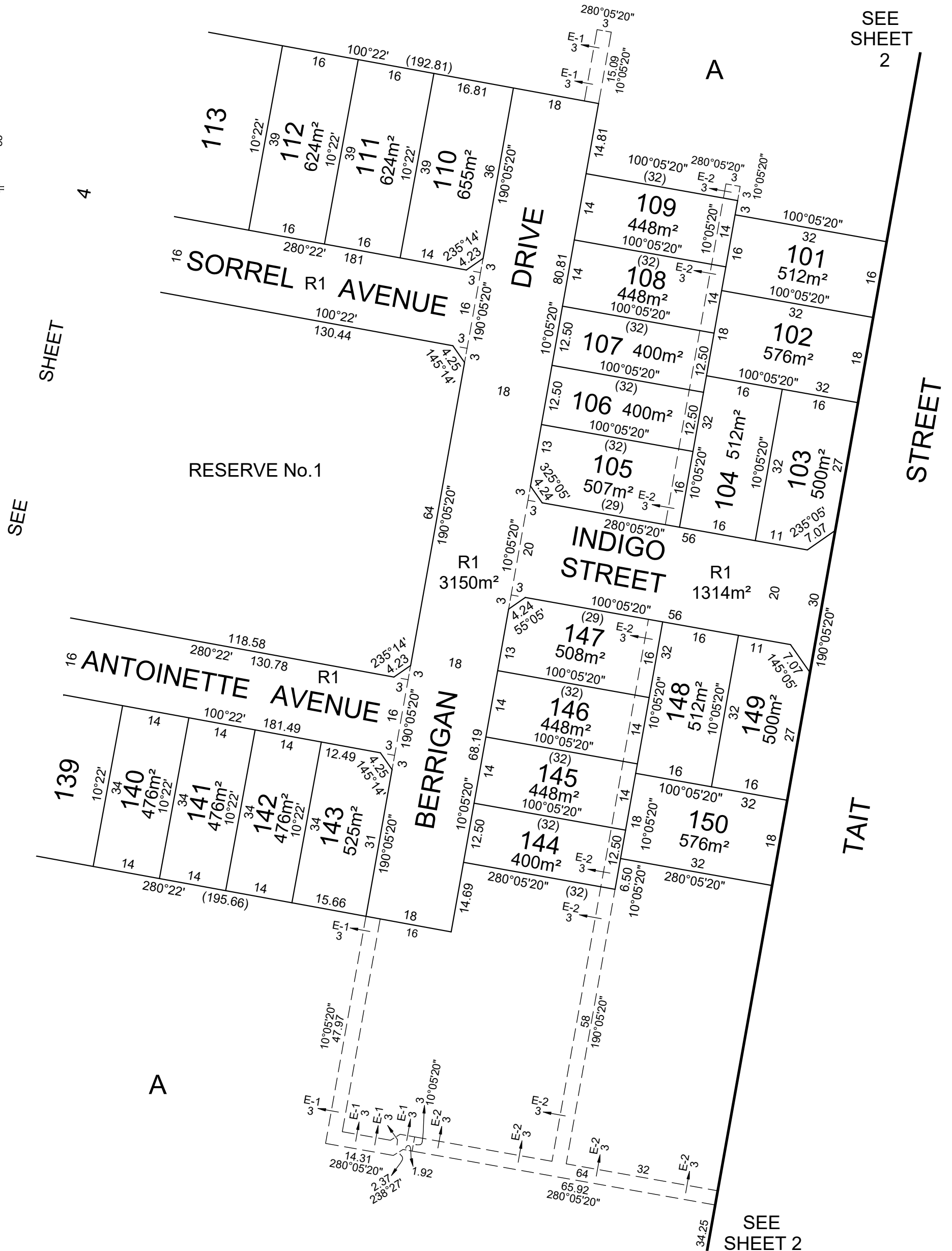
SCALE  
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ORIGINAL SHEET  
SIZE: A3

SHEET 2

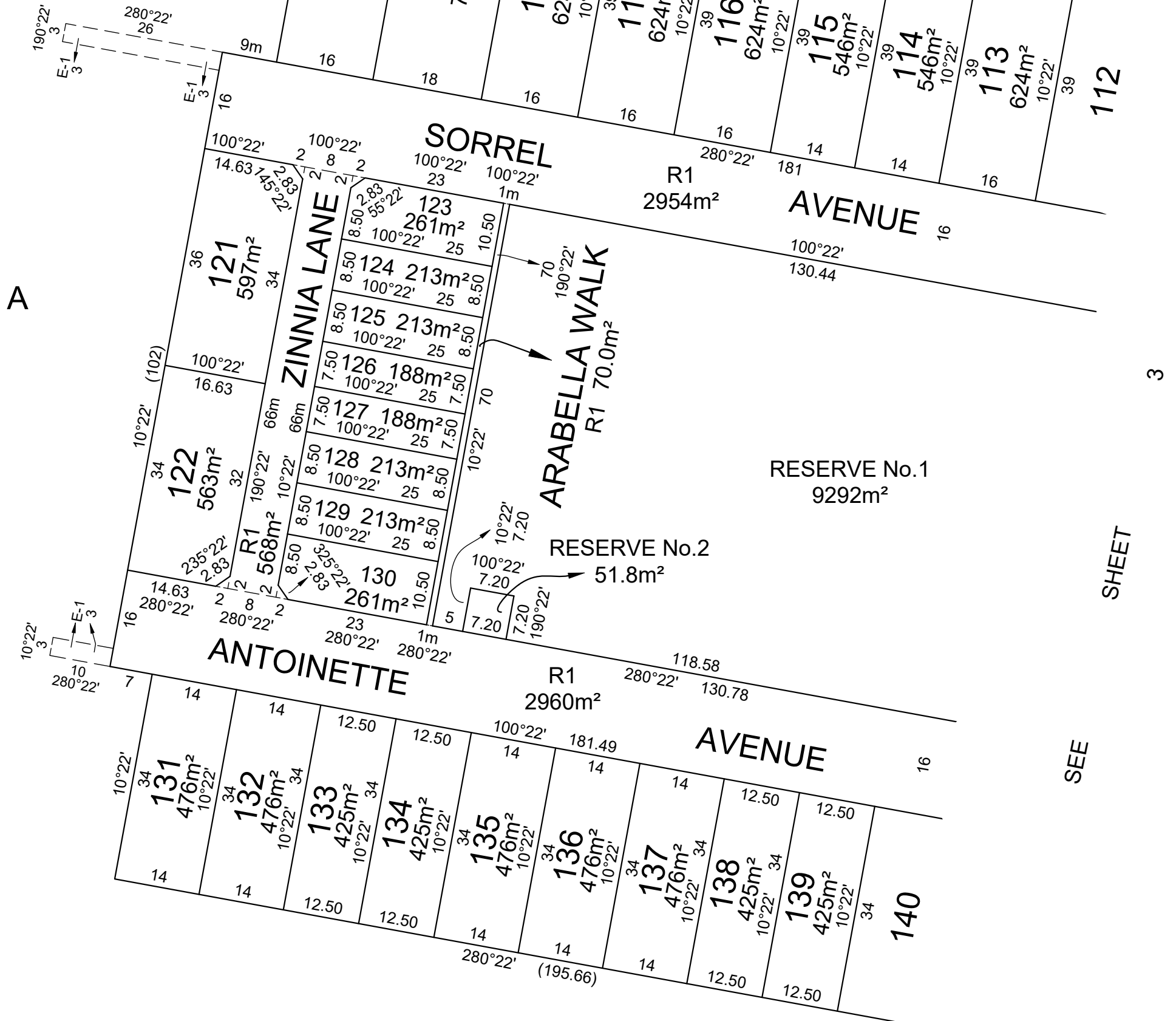
## PS 818459N



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## PS 818459N



**SHEET**

SEE

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DATE:	09/03/18	REFERENCE:	AA0012
DRAWING:	SU01AG	DRAWN BY:	SS

ORIGINAL SHEET SIZE: A3  
SHEET 4

CREATION OF RESTRICTION "A"

The following restriction is to be created upon registration of this Plan:

DESCRIPTION OF RESTRICTION

Table of land burdened and land benefited

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
101	102, 108, 109
102	101, 103, 104, 107, 108
103	102, 104
104	102, 103, 105, 106, 107
105	104, 106
106	104, 105, 107
107	102, 104, 106, 108
108	101, 102, 107, 109
109	101, 108
110	111
111	110, 112
112	111, 113
113	112, 114
114	113, 115
115	114, 116
116	115, 117
117	116, 118
118	117, 119
119	118, 120
120	119
121	122
122	121
123	124
124	123, 125
125	124, 126

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
126	125, 127
127	126, 128
128	127, 129
129	128, 130
130	129
131	132
132	131, 133
133	132, 134
134	133, 135
135	134, 136
136	135, 137
137	136, 138
138	137, 139
139	138, 140
140	139, 141
141	140, 142
142	141, 143
143	142
144	145, 150
145	144, 146, 148, 150
146	145, 147, 148
147	146, 148
148	145, 146, 147, 149, 150
149	148, 149
150	144, 145, 148, 149

Except with the written consent of the Transferor and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

- (a)

consolidate or allow a lot to be consolidated;
- (b)

build or allow to be built on the Lot any dwelling:

i.

whose primary frontage does not face and address the road or a laneway or open space;

ii.

without a front verandah, portico, porch or other integral entrance feature which is clearly visible from the street and consistent with the design of the dwelling;

iii.

without 450mm eaves to the front facade that return a minimum of 3 metres to the sides of the dwelling (where possible);

iv.

with contrasting base, accent, face brick and roof tile colours;

v.

with window frames and glazing that contrast and do not complement the facade colour and the overall colour palette of the dwelling;

vi.

containing any leadlight or stained glass features;

vii.

whose height is greater than 8.5 metres from the natural surface level;

viii.

without being cabled and equipped with fibre cabling in accordance with the specifications nominated by NBN Co from time to time;

ix.

with an identical facade to another dwelling house, unless such dwelling house is seperated by a minimum of two dwelling houses in each direction or directly opposite.
- (c)

build or allow to be built a dwelling house which does not, prior to occupation, have constructed a roofed and fully enclosed garage:

i.

setback a minumum of 840mm from the main building line of the dwelling;

ii.

where the opening occupies 40% or less of the width of the lot; and

iii.

with sectional or tilt panels in the same colour scheme as that of the dwelling, or finished with a wood grain or timber panel;
- (d)

build or allow to be built on the Land any outbuildings (including any garage, workshop, garden shed, storage shed, heating and cooling systems, antennae and satellite dishes, washing lines, solar units and hot water services or other outbuilding) which:

i.

exceed 20 square metres in area;

ii.

exceed 3.6m in height;

iii.

are visible from any street or the private open space of any other Lot on the Plan of Subdivision or public open space; or

iv.

are constructed from any materials or finishes or in any style or colours which are inconsitent with the main dwelling;
- (e)

build or allow to be built any dwelling with a roof:

i.

if pitched, a pitch of less than 22 degrees;

ii.

of any material other than metal-sheet roofing or roof tiles; or

iii.

of any other colour other than from the Colorbond contemporary range or a similar colour;

Continued on sheet 6

FLORIAN - 1

LICENSED SURVEYOR: ANDREW J. REAY

DATE:

09/03/18

REFERENCE:

AA0012

DRAWING:

SU01AG

DRAWN BY:

SS

ORIGINAL SHEET SIZE: A3

SHEET 5



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# PLAN OF SUBDIVISION

PS 818459N

## DESCRIPTION OF RESTRICTION "A" (CONTINUED)

- (f) build or allow to be built any front fence:
  - i. more than 1·2 metres in height;
  - ii. with less than 50 percent transparency unless the front fence is less than 0·7 metres in height then it may be solid;
  - iii. which is inconsistent with the dwelling on the Lot in relation to style, materials and colours;
  - iv. of materials other than timber slats or masonry pillars with metal infill panels;
  - v. with mock Victorian, Edwardian or other heritage detailing;
- (g) build or allow to be built any side or rear fencing:
  - i. of materials other than timber paling;
  - ii. other than 1·8 metres in height (except where there is a front fence);
- (h) build or allow to be built any side fencing which extends in front of the building line unless a front fence has been installed, which additional side fencing must be 1·2 metres in height;
- (i) on a corner lot, build or allow to be built any fence to a secondary boundary which is a street or public space:
  - i. which does not return a minimum of 2 metres behind the front building line;
  - ii. of materials other than timber paling feature fencing;
  - iii. other than 1·8 metres in height;
- (j) on a corner lot, build or allow to be built any dwelling where the home design does not address both the primary and secondary street frontages and be of a consistent architectural design. Design elements (such as verandahs, detailing, feature windows & materials) used on the primary frontage must continue on that part of the secondary frontage visible from the public realm;
- (k) build or allow to be built:
  - i. more than one vehicle crossover to the Lot;
  - ii. a driveway exceeding 3·5 metres in width;
  - iii. a dwelling which is occupied before completion of the driveway;
  - iv. a driveway constructed of stampcrete or plain concrete;
  - v. a driveway of a color which is inconsistent with the materials and finishes of the dwelling;
- (l) build or allow to be built:
  - i. any retaining structures greater than 1·2 metres in height between a dwelling and a street or public space;
  - ii. a retaining structure visible by the public that is not a material that complements the character of the dwelling. The material may include natural or hewn stone or rendered masonry;
  - iii. a retaining structure utilising timber or gabion (rock filled) mesh.
- (m) allow the front yard of a Lot not to be landscaped within 3 months of the date of issue of the occupancy permit for a dwelling house;
- (n) build or allow to be built a letterbox which is not located and constructed to Australia Post standards, and which does not complement the dwelling house in terms of character, materials, colour, style and design;
- (o) do anything in respect of the Lot in contravention of the planning requirements set out in the precinct structure plan forming part of the Ballarat Planning Scheme;
- (p) allow any rubbish to accumulate or remain unsecured on the Lot unless stored in an appropriately sized skip or bin;
- (q) allow any grass or weeds on the Lot to grow excessively;
- (r) allow any building materials to be delivered or stored on the nature strip or anywhere else outside the title boundary of the Lot upon which the dwelling house is being constructed;
- (s) during construction:
  - i. allow construction rubbish or other rubbish to move from the Lot to other lots; or
  - ii. allow any trade or delivery vehicles to be parked on footpaths, verges, nature strips or park reserves or in any location which hinders overall development construction.
- (t) erect, permit or allow to be erected or to remain erected on the Lot any advertisement, hoarding, sign or similar structure and will not permit the Lot or any building or buildings constructed thereon to be used for the display of any advertisement, sign or notice provided that this restriction shall not prevent the erection of a signboard that the Lot is for sale and shall not prevent the display of the nameplate or light of any medical practitioner, dentist, legal practitioner or other such professional trade or business nameplate.
- (u) allow any plant or machinery or any recreation vehicle or commercial vehicle, (including without limitation a caravan, boat, box trailer, boat trailer, and car trailer but excluding any motor cycle, motor car, motor station wagon or utility or four wheel drive car registered for use on a highway) to be left or parked on the street or on the Lot between the building line and the front boundary (unless either of those occurs during the normal course of business by a visiting trades person) or on the nature strip or footpath.

The restriction shall expire ten years after the date of registration of this plan.

FLORIAN - 1

LICENSED SURVEYOR: ANDREW J. REAY

DATE: 09/03/18 REFERENCE: AA0012  
DRAWING: SU01AG DRAWN BY: SS

ORIGINAL SHEET SIZE: A  
SHEET 6



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**Southbank VIC 3006 Australia**

CREATION OF RESTRICTION "B"

The following restriction is to be created upon registration of this Plan:

DESCRIPTION OF RESTRICTION

Table of land burdened and land benefited

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
124	123, 125
125	124, 126
126	125, 127
127	126, 128
128	127, 129
129	128, 130

The registered proprietor or proprietors for the time being for any burdened lot on this plan in the table as a lot subject to the 'Small Lot Housing Code (Type A)' must not build or permit to be built or remain on the lot an building or stucture that has not been constructed in accordance with the 'Small Lot Housing Code (Type A)' unless in accordance with a planning permit granted to construct a dwelling on the lot. This restriction shall cease to have effect after the issue of certificate of occupancy for the whole of the dwelling on the lot.

CREATION OF RESTRICTION "C"

The following restriction is to be created upon registration of this Plan:

DESCRIPTION OF RESTRICTION

Table of land burdened and land benefited

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
123	124
130	129

The registered proprietor or proprietors for the time being for any burdened lot on this plan in the table as a lot subject to the 'Small Lot Housing Code (Type B)' must not build or permit to be built or remain on the lot any building or stucture that has not been constructed in accordance with the 'Small Lot Housing Code (Type B)' unless in accordance with a planning permit granted to construct a dwelling on the lot. This restriction shall cease to have effect after the issue of certificate of occupancy for the whole of the dwelling on the lot.