
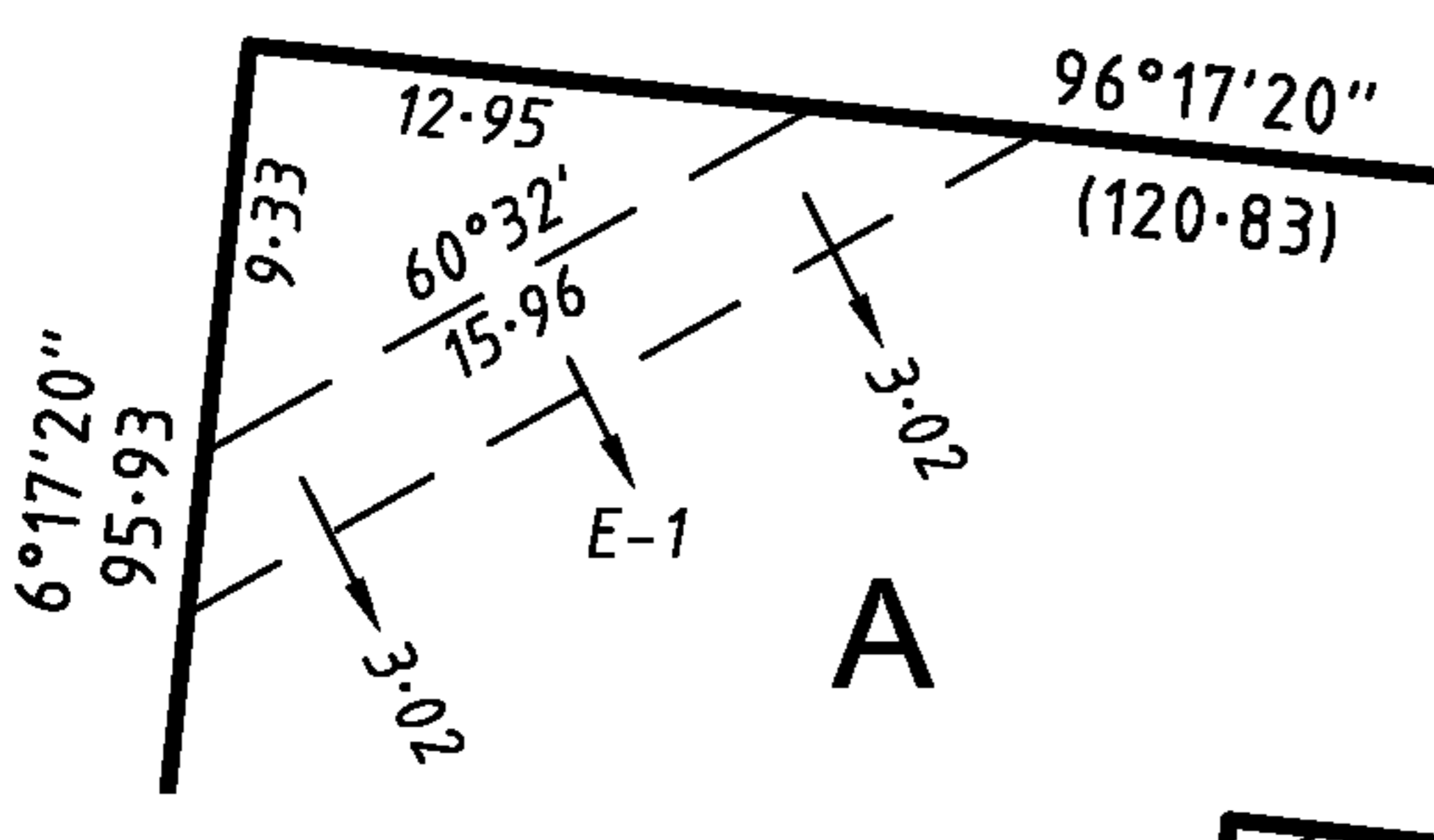
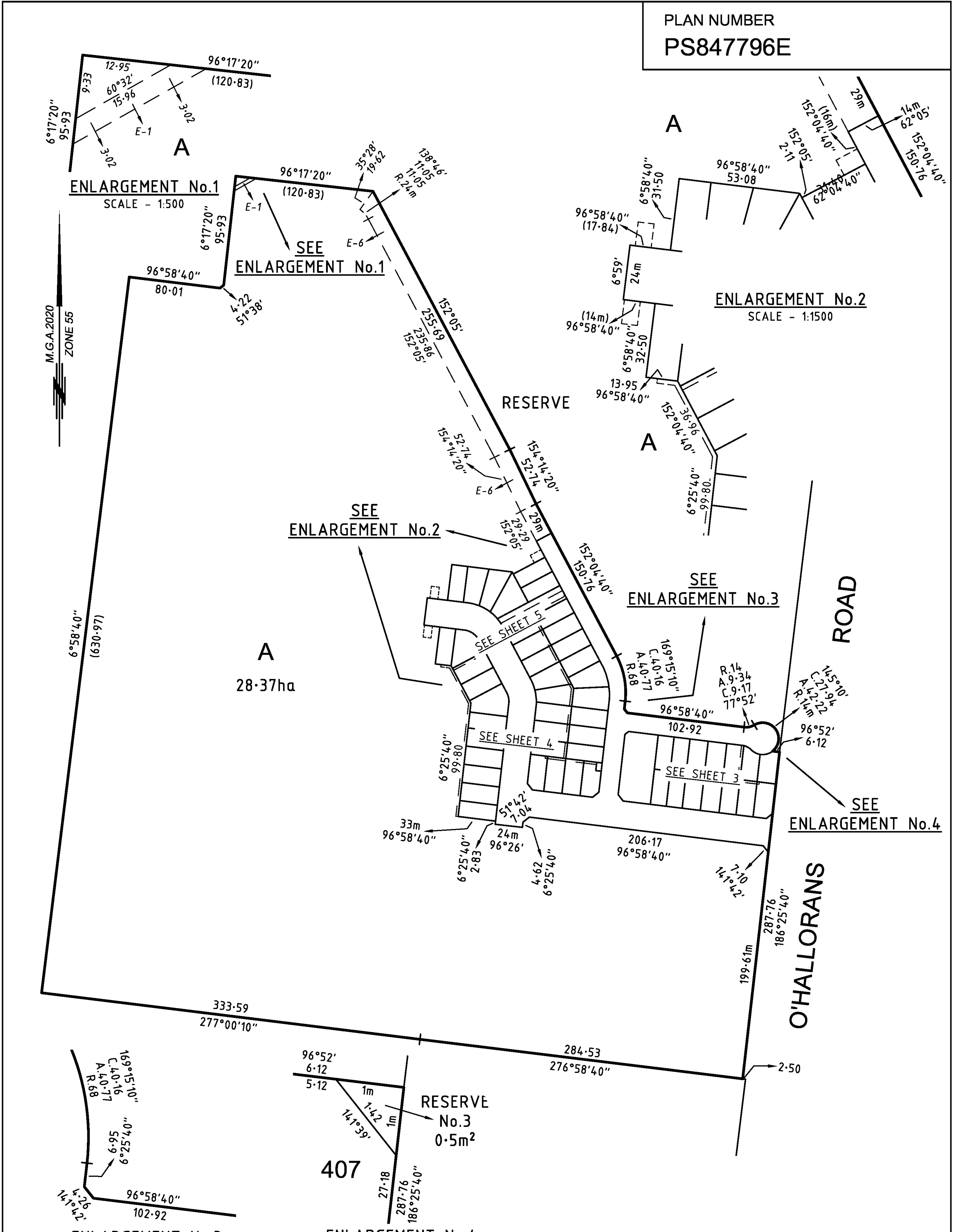
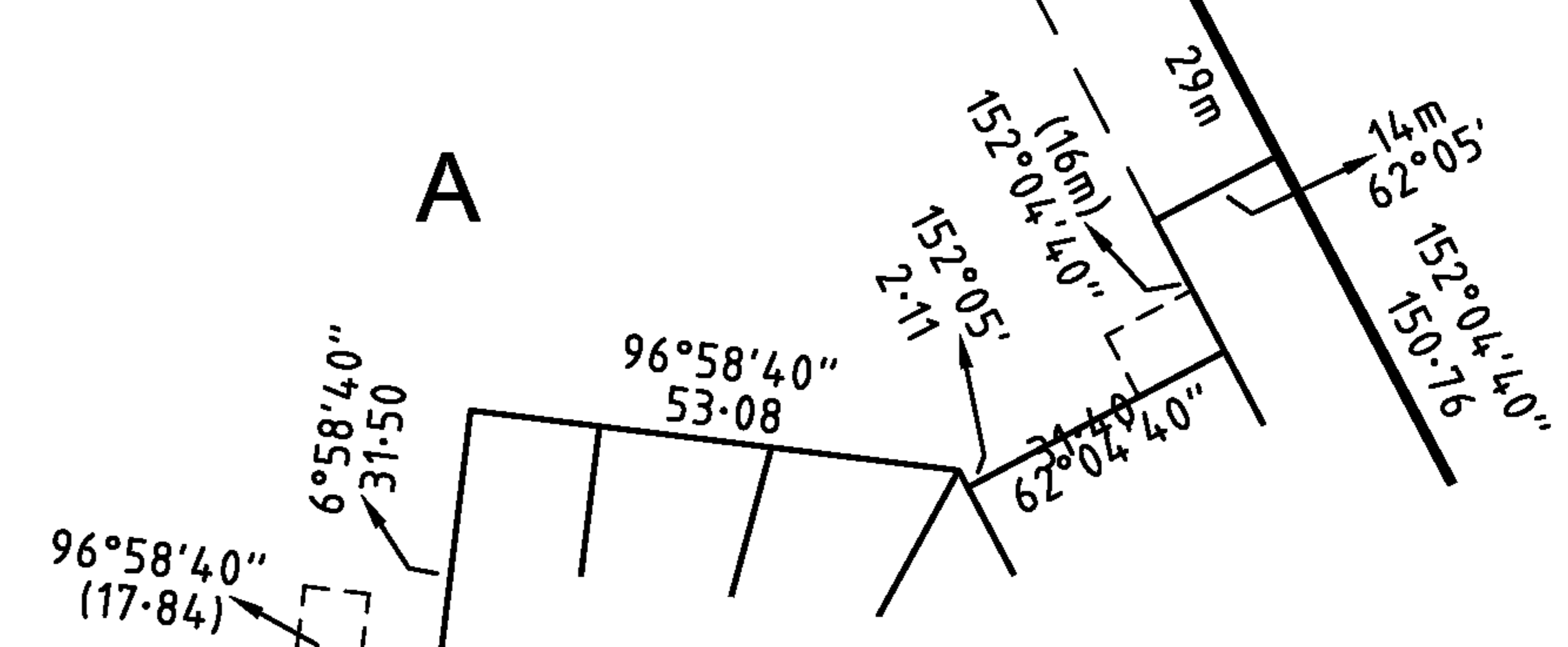


PLAN OF SUBDIVISION		EDITION 1	PLAN NUMBER PS847796E	
LOCATION OF LAND PARISH: MORANGHURK TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 174 (PART), 163 (PART), 164 (PART) & 173 (PART) TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: LOT B ON PS824617M POSTAL ADDRESS: 415 O'HALLORANS ROAD (at time of subdivision) LARA, 3212 MGA CO-ORDINATES: E: 269 740 ZONE: 55 (of approx centre of land in plan) N: 5 789 730 GDA 2020		Council Name: City of Greater Geelong Council Reference Number: 15480 Planning Permit Reference: PP-588-2018 SPEAR Reference Number: S185024J 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 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Shane Pritchard for City of Greater Geelong on 15/08/2022 Statement of Compliance issued: 29/08/2023 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1-400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. CREATION OF RESTRICTION A: Upon registration of this Plan of Subdivision (PS847796E) the following restriction is created: Land to be benefited: Lots 401-453 (both inclusive) on this Plan of Subdivision (PS847796E). Land to be burdened: Lots 401-452 (both inclusive) on this Plan of Subdivision (PS847796E). DESCRIPTION OF RESTRICTION A: The registered proprietor or proprietors for the time being and any person or entity entitled to be the registered proprietor of any burdened lot on this Plan of Subdivision (PS847796E) must not use or develop the burdened lot other than in accordance with the provisions recorded in the Memorandum of Common Provision (MCP) with dealing number AA6606. The provisions of the said MCP are incorporated into this Restriction. CREATION OF RESTRICTION SEE SHEET 6 FOR ADDITIONAL RESTRICTION DETAILS.		
ROAD R-1 RESERVE No.1 RESERVE No.2 RESERVE No.3	CITY OF GREATER GEELONG CITY OF GREATER GEELONG POWERCOR AUSTRALIA LIMITED CITY OF GREATER GEELONG			
NOTATIONS				
DEPTH LIMITATION: DOES NOT APPLY		LARA LAKES ESTATE STAGE 4 - 53 LOTS 4.514ha		
SURVEY: This plan is is not based on survey. STAGING: This is is not a staged subdivision. Planning Permit No. PP-588-2018 This survey has been connected to permanent marks No(s).13, 17, 122, 128, 149 In Proclaimed Survey Area No. -				
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	DRAINAGE	3.02	E148850	SEE INST. C/E E148850
E-2, E-6	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-3, E-6, E-7	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-4, E-5	CARRIAGEWAY	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-7	POWERLINE	SEE PLAN	THIS PLAN & SECTION 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED
 ABN 11 125 568 461 Level 1, 27-31 Myers Street (PO Box 1137) Geelong, VIC Australia 3220 Phone +61 3 5202 4600 Fax +61 3 5202 4691 Email: victoria@cardno.com.au Web: www.cardno.com		SURVEYORS FILE REF: 13557-104	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
		Digitally signed by: David Reginald Rendle, Licensed Surveyor, Surveyor's Plan Version (4), 12/08/2022, SPEAR Ref: S185024J	PLAN REGISTERED TIME: 4.01pm DATE: 31/08/2023 J.Beckingham Assistant Registrar of Titles	

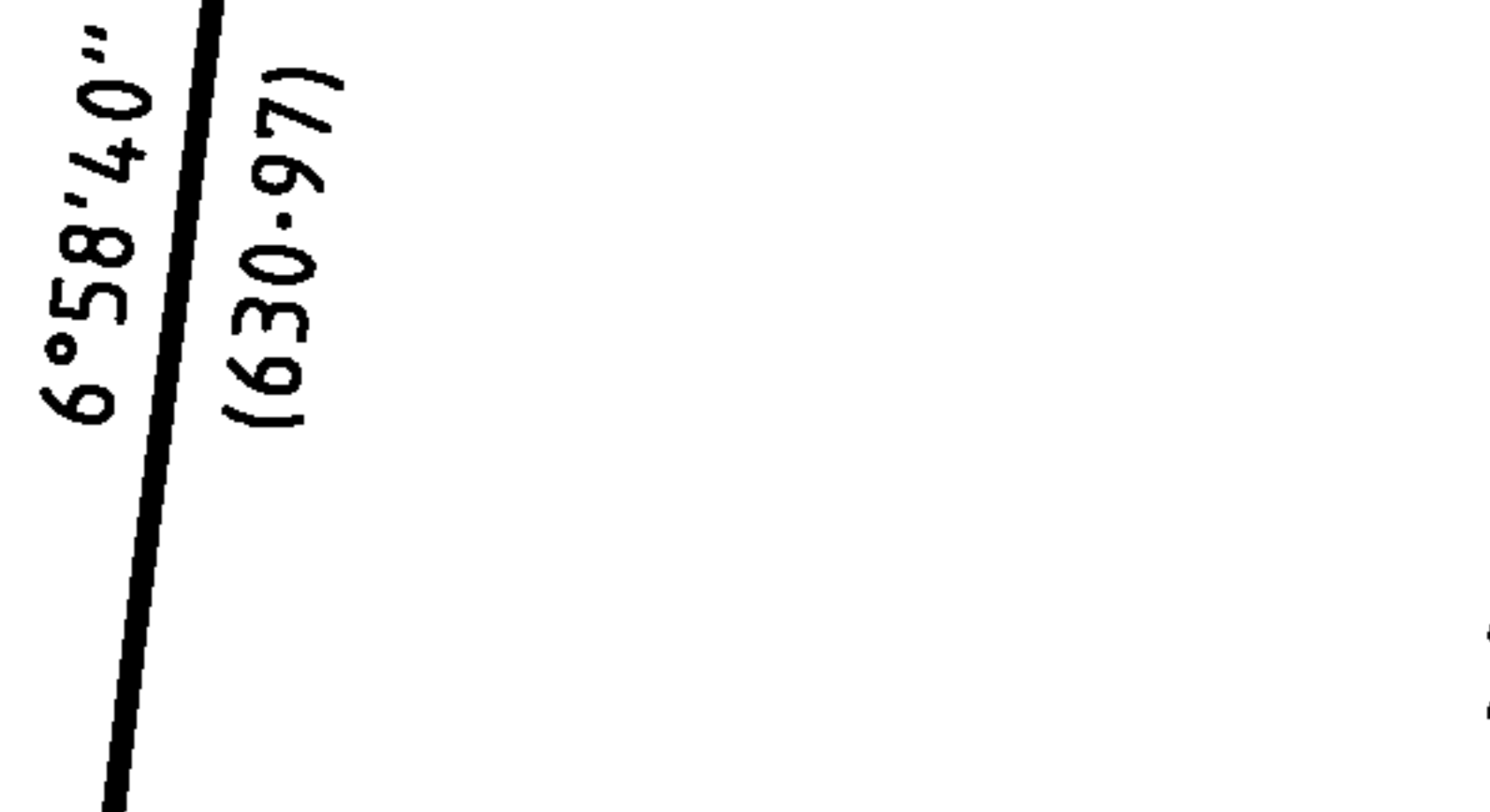
PLAN NUMBER
PS847796E



ENLARGEMENT No.1
SCALE - 1:500



ENLARGEMENT No.2
SCALE - 1:1500



ENLARGEMENT No.3
SCALE - 1:1000



ENLARGEMENT No.4
SCALE - 1:50

SURVEYORS FILE REF: 13557-104

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SCALE 1:3000

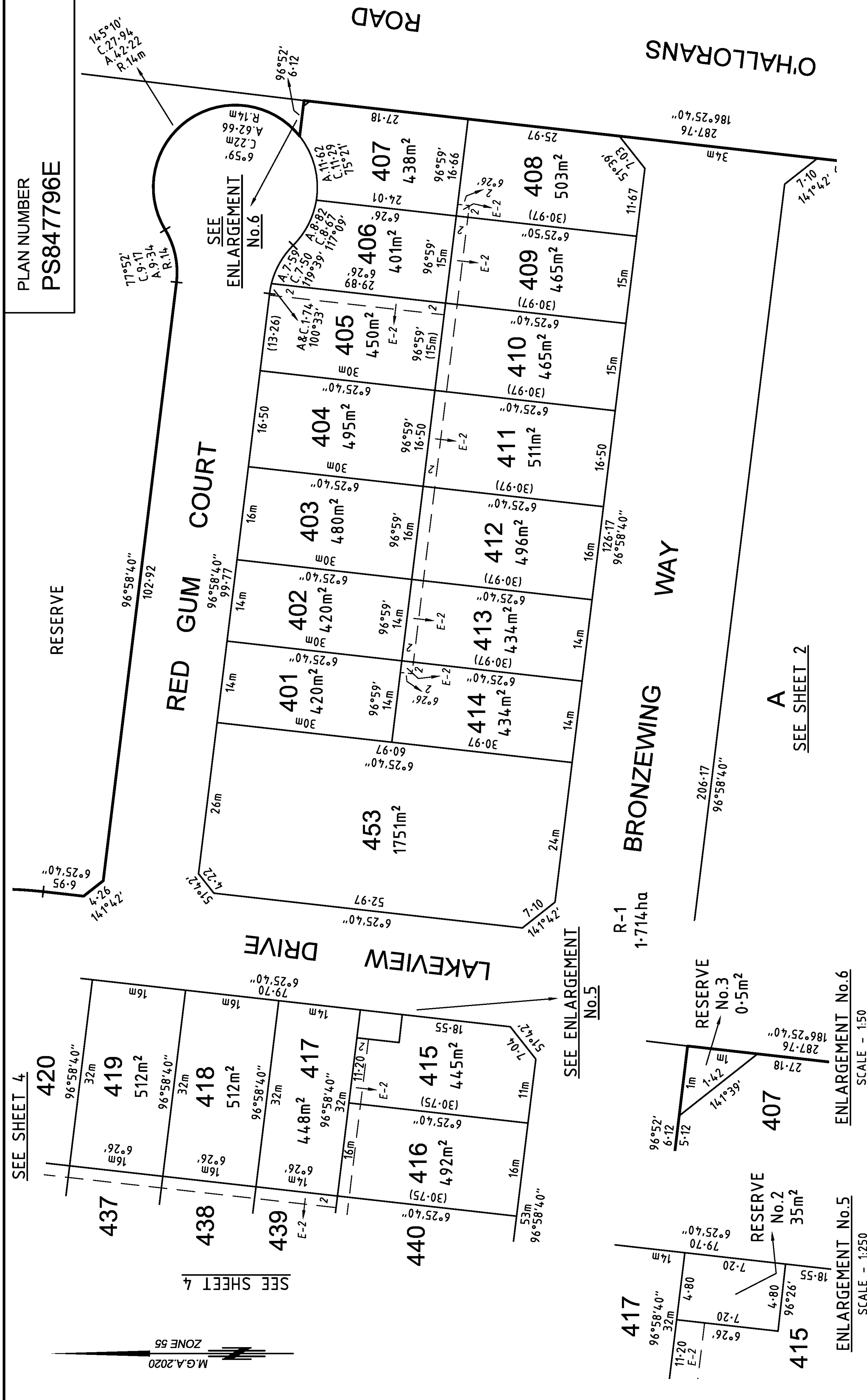
LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3

SHEET 2

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 SPEAR Ref: S185024J



PLAN NUMBER
PS847796E

RESERVE

M.G.A 2020
ZONE 55



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Amended by: Geoffrey Patterson, Licensed Surveyor 31/08/2023.

SURVEYORS FILE REF: 13557-104

SCALE
1:600

LENGTHS ARE IN METRES

ORIGINAL SHEET
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Surveyor,
Surveyor's Plan Version (4),
12/08/2022, SPEAR Ref: S185024J

SCALE - 1:250

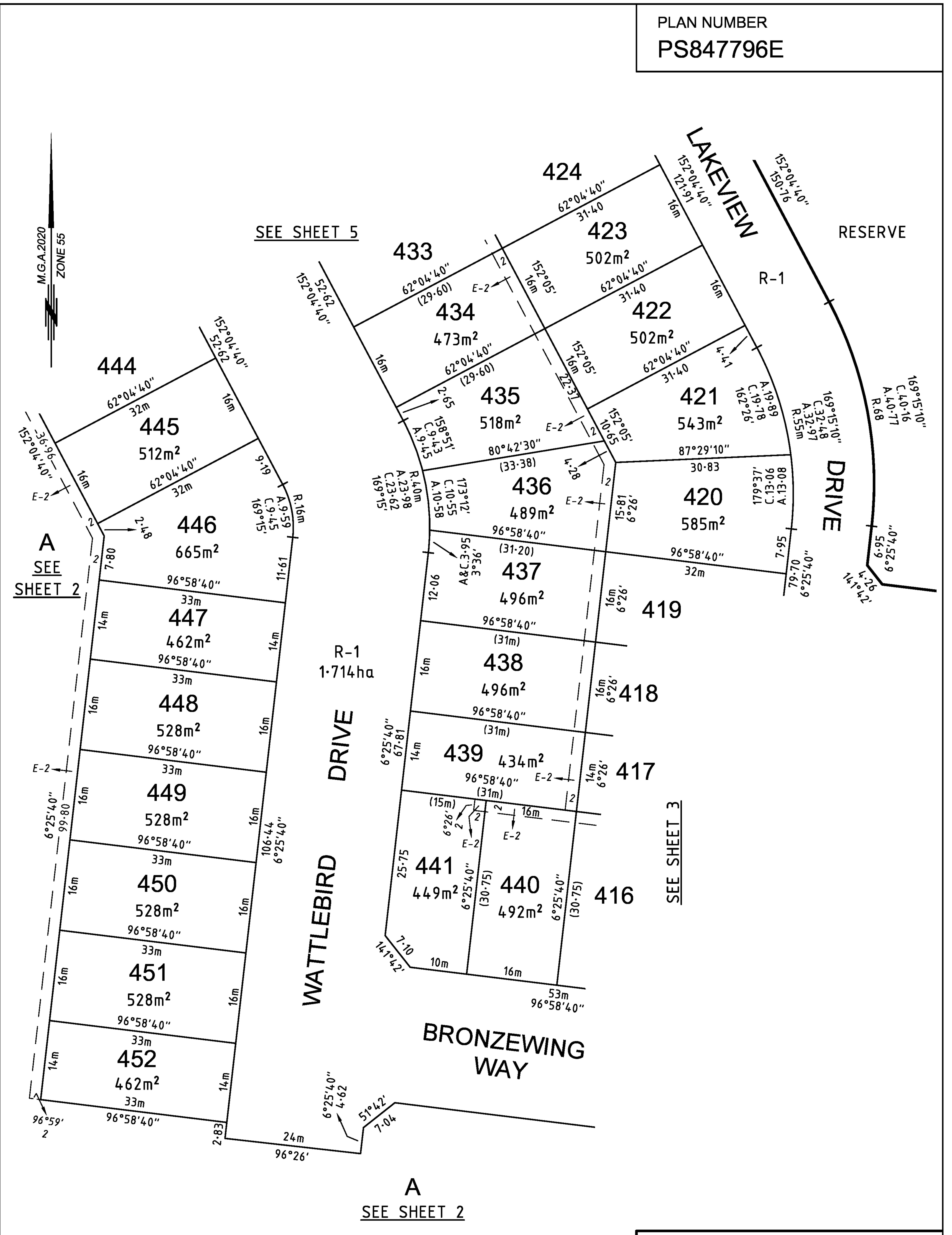
ENLARGEMENT No.5

ENLARGEMENT No.6

SEE SHEET 2

SHEET 3

PLAN NUMBER
PS847796E



SURVEYORS FILE REF: 13557-104

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SCALE 1:600

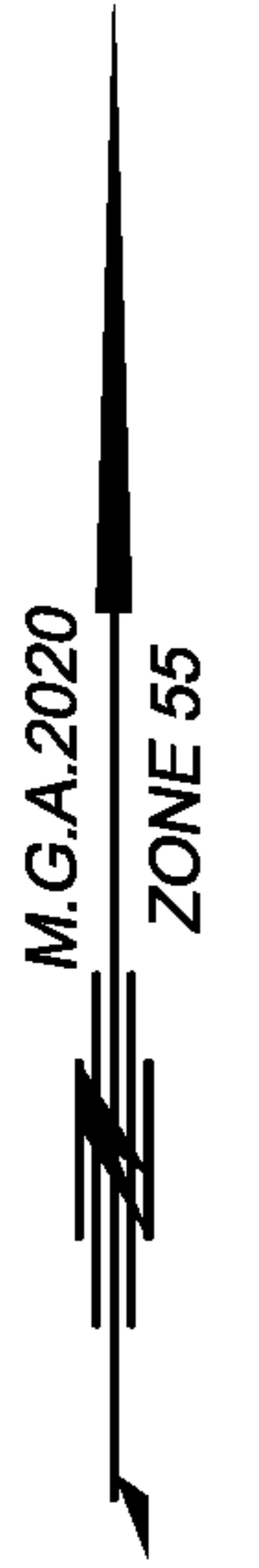
LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3 SHEET 4

Digitally signed by:
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 15/08/2022,
 SPEAR Ref: S185024J

PLAN NUMBER
PS847796E



A
SEE SHEET 2

RESERVE

LAKEVIEW DRIVE

WATTLEBIRD

DRIVE

RESERVE No.1
SEE ENLARGEMENT No.7

RESERVE No.1

ENLARGEMENT No.7

SCALE - 1:300

A
SEE SHEET 2

SEE SHEET 4

<p>ABN 11 125 568 461 Level 1, 27-31 Myers Street (PO Box 1137) Geelong, VIC Australia 3220 Phone +61 3 5202 4600 Fax +61 3 5202 4691 Email: victoria@cardno.com.au Web: www.cardno.com</p>	<p>SCALE 1:600</p> <p>LENGTHS ARE IN METRES</p>	<p>SURVEYORS FILE REF: 13557-104</p>	
	<p>Digitally signed by: David Reginald Rendle, Licensed Surveyor, Surveyor's Plan Version (4), 12/08/2022, SPEAR Ref: S185024J</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 5</p>

CREATION OF RESTRICTION B:

Upon registration of this Plan of Subdivision (PS847796E) the following restriction is created:

- Land to be benefited: Lots 401 - 453 (both inclusive) on this Plan of Subdivision (PS847796E)
- Land to be burdened: Lots 425, 426, 431 & 432 on this Plan of Subdivision (PS847796E)

DESCRIPTION OF RESTRICTION B:

The registered proprietor or proprietors for the time being and any person or entity entitled to be the registered proprietor of any burdened lot on this Plan of Subdivision (PS847796E) must not:

- (a) Remove the semi-permeable boundary fencing along any boundary between the Council reserve and the adjoining lot; or
- (b) Alter the semi-permeable boundary fencing along the boundary between any Council reserve and the adjoining lot, if the alterations would mean that the fencing was no longer semi-permeable.

CREATION OF RESTRICTION C:

Upon registration of this Plan of Subdivision (PS847796E) the following restriction is created:

Lot burdened	Lot/s benefited	Lot burdened	Lot/s benefited
401	402, 414, 453	428	429
402	401, 403, 413	429	428, 430
403	402, 404, 412	430	429, 431
404	403, 405, 411	431	426, 427, 430
405	404, 406, 410	432	425, 433
406	405, 407, 409	433	424, 432, 434
407	406, 408	434	423, 433, 435
408	407, 409	435	421, 422, 434, 436
409	406, 408, 410	436	430, 421, 435, 437
410	405, 409, 411	437	419, 436, 438
411	404, 410, 412	438	418, 437, 439
412	403, 411, 413	439	417, 438, 440, 441
413	402, 412, 414	440	416, 439, 441
414	401, 413, 453	441	439, 440
415	416, 417	442	443
416	415, 417, 440	443	442, 444
417	415, 416, 418, 439	444	443, 445
418	417, 419, 438	445	444, 446
419	418, 420, 437	446	445, 447
420	419, 421, 436	447	446, 448
421	420, 422, 435, 436	448	447, 449
422	421, 423, 435	449	448, 450
423	422, 424, 434	450	449, 451
424	423, 425, 433	451	450, 452
425	424, 432	452	451
426	427, 431	453	401, 414
427	426, 431		

DESCRIPTION OF RESTRICTION C:

Buildings shall not be located in the area shown thus  except for encroachments expressly permitted under the Building Regulations 2018 (Vic) or any subsequent regulations.

PLAN NUMBER
PS847796E

CREATION OF RESTRICTION D:

Upon registration of this Plan of Subdivision (PS847796E) the following restriction is created:

Land to be benefited: Lots 401-452 (both inclusive) on this Plan of Subdivision (PS847796E).

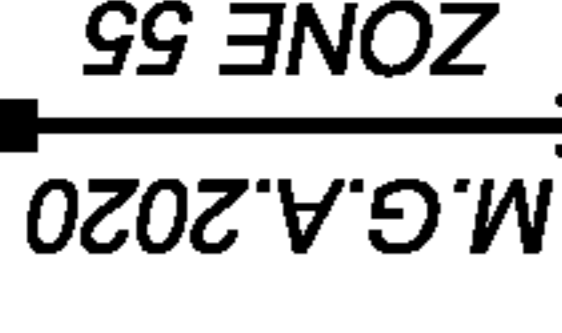
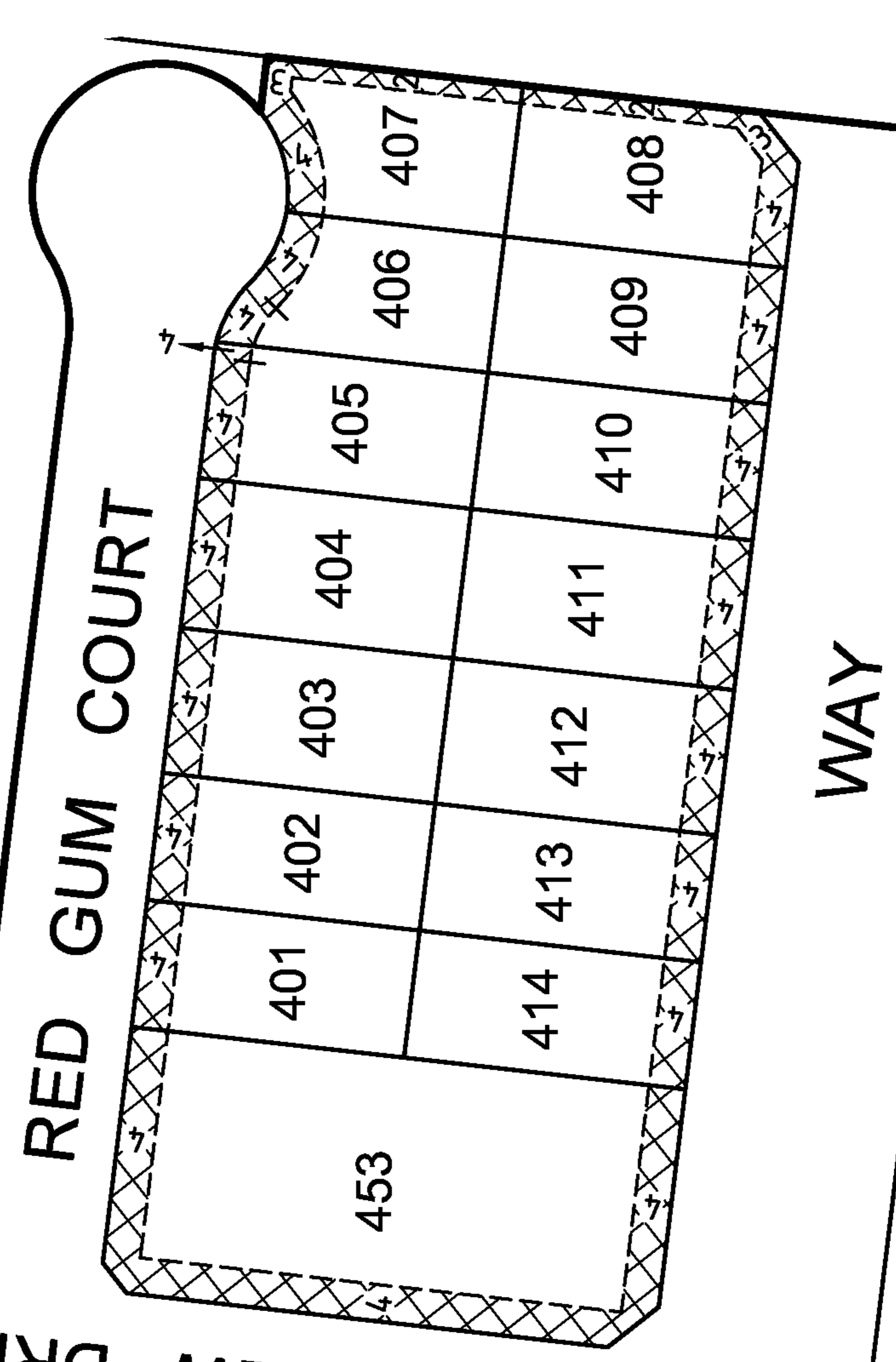
Land to be burdened: Lot 453 on this Plan of Subdivision (PS847796E).

DESCRIPTION OF RESTRICTION D:

The registered proprietor or proprietors for the time being and any person or entity entitled to be the registered proprietor of any burdened lot on this Plan of Subdivision (PS847796E) must not use or develop the burdened lot other than in accordance with the provisions recorded in the Memorandum of Common Provision (MCP) with dealing number AA7970. The provisions of the said MCP are incorporated into this Restriction.

DEFINITIONS

The meaning of the terms used in Restrictions A-C are set below:
 "Building" has the same meaning as in the Building Act.
 "Building Act" means the *Building Act 1993* (Vic) and any re-enactment or replacement of the Act.
 "Council" means City of Greater Geelong or its successor.



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Amended by: Geoffrey Patterson, Licensed Surveyor 31/08/2023.

SURVEYORS FILE REF: 13557-104

SCALE
N.T.S.

NOT TO SCALE

ORIGINAL SHEET
SIZE: A3

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 SPEAR Ref: S185024J

Digitally signed by: David Reginald Rendle, Licensed Surveyor,
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 12/08/2022, SPEAR Ref: S185024J

SHEET 6

Memorandum of common provisions Section 91A Transfer of Land Act 1958

Privacy Collection Statement

The information in this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

Lodged by	
Name:	Redman Lynch Washington
Phone:	(03) 4245 2020
Address:	Level 1, 77 Yarra Street, Geelong, Victoria 3220
Reference:	2020:2831
Customer code:	21067V

AA6606

This memorandum contains provisions which are intended for inclusion in instruments and plans to be subsequently lodged for registration.

Provisions:

Except with the prior written consent of the Developer, the registered proprietor or proprietors from the time being of any Lot on the Plan of Subdivision must not:

1. Subdivide or allow the Lot to be subdivided.
2. Consolidate for allow the Lot to be consolidated.
3. Construct any Dwelling unless the external walls (except windows and doors) are constructed from items in the following tables A, B and C provided that the sum of items in each table shall not exceed the corresponding percentages of the total external walls of the Dwelling (excluding windows and doors):

Table	Materials	Maximum % of the total external walls of a Dwelling (excluding windows and doors)
A	<ul style="list-style-type: none"> • Brick • Brick veneer • Stone • Rendered concrete • Rendered brick 	100
B	<ul style="list-style-type: none"> • Timber • Painted fibre cement weatherboard • Rendered foam board • Rendered fibre cement sheet 	40
C	<ul style="list-style-type: none"> • Concrete • Painted fibre cement siding • Cladding 	20

4. Construct, use or place on a Lot any relocated, pre-constructed or second-hand Dwelling.
5. Use any second-hand materials on the exterior of any Dwelling or Buildings constructed on a Lot.

35271702A

V3

1. The provisions are to be numbered consecutively from number 1.
2. Further pages may be added but each page should be consecutively numbered.
3. To be used for the inclusion of provisions in instruments and plans.

91ATLA

Page 1 of 2

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**Memorandum of common provisions
Section 91A Transfer of Land Act 1958**

AA6606

6. Allow any rubbish, waste or debris to be deposited or remain on a Lot (including during construction of a Dwelling or Building) other than in a suitable receptacle for containing or disposal of rubbish.
7. Use or develop the Lot for any other purpose than one Dwelling with a garage and any outbuildings or external fixtures or improvements allowed under this MCP.
8. Use any shipping container or part thereof in the construction of the external walls of a Dwelling or Building.
9. Construct any carport on a Lot.
10. Construct any freestanding garage other than a garage ordinarily used for the parking of Vehicles as the principle garage of the Dwelling and constructed of the same external materials as the Dwelling on the Lot.
11. Allow any recreational or commercial Vehicles to be parked on a Lot unless it is housed or contained wholly within a garage or screened from public view from the street or otherwise parked behind the wing fencing, except on a temporary basis for the purposes of delivering goods to an occupier of the Dwelling or in connection with the construction of improvements on the Lot.
12. Allow any caravan to be parked, stored or remain on the Lot unless it is not visible from the street.
13. Carry out any dismantling, assembling, repair or restoration of a Vehicle unless carried out at the rear of the Dwelling in a location which is screened from public view.
14. Construct any driveway unless it is constructed of paving blocks, patterned concrete, exposed stone concrete, brick or concrete.
15. Construct any crossover from crushed rock.
16. Leave any driveway and/or crossover construction on the Lot to be incomplete for more than 21 days after the date of issue of the certificate of occupancy for the Dwelling constructed on the Lot.
17. Construct any crossover unless it is constructed to the standard and requirements of the Responsible Authority.
18. Construct any storage or other shed on a Lot which:
 - (i) exceeds 3.6 meters in height to the ridgeline from the natural ground level of a Lot;
 - (ii) is constructed from materials other than pre-coated steel or brick with a pitched pre-coated steel or tiled roof; and
 - (iii) is located other than behind a wing fence which screens the storage or other shed from the public area of the streetscape.

For the purposes of this MCP:

"Building" has the same meaning as in the *Building Act 1993 (Vic)* and any re-enactment or replacement of that Act.

"Developer" means Lara West Pty Ltd ACN 608 319 900 of 195 Forest Road South, Lara, Victoria 3212 or any of its related bodies corporate within the meaning of section 50 of the *Corporations Act 2001 (Cth)* (as amended from time to time) and its successors, substitutes, permitted assigns, executors and administrators.

"Dwelling" means a house.

"Lot" means a lot in the Plan of Subdivision.

"MCP" means this memorandum of common provisions.

"Plan of Subdivision" means the relevant plan of subdivision for a particular allotment which incorporates this MCP.

"Responsible Authority" means the City of Greater Geelong or its successor.

"Vehicle" means any car, utility, truck, van, motorbike, speedboat or other watercraft or other motorised form of transport.

91ATLA

V3

Page 2 of 2

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