

<b>PLAN OF SUBDIVISION</b>	<b>EDITION 1</b>	<b>PLAN NUMBER PS903576K</b>
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<b>LOCATION OF LAND</b>  PARISH: MORANGHURK TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 174 (PART), 163 (PART), 164 (PART) & 173 (PART) TITLE REFERENCE: VOL. FOL.  LAST PLAN REFERENCE: LOT A ON PS847796E  POSTAL ADDRESS: WATTLEBIRD DRIVE (at time of subdivision) LARA, 3212  MGA CO-ORDINATES: E: 269 530 ZONE: 55 (of approx centre of land in plan) N: 5 789 830 GDA 2020	<b>MUNICIPALITY:</b> CITY OF GREATER GEELONG
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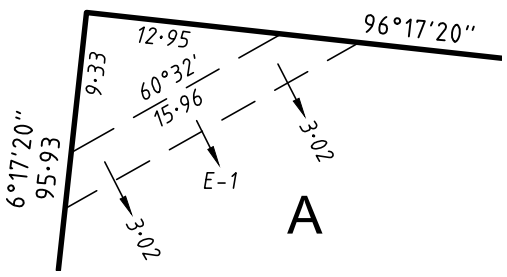
<b>VESTING OF ROADS AND/OR RESERVES</b>	<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1-500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  <b>CREATION OF RESTRICTION A:</b> Upon registration of this Plan of Subdivision (PS903576K) the following restriction is created: Land to be benefited: Lots 501-527 (both inclusive) on this Plan of Subdivision (PS903576K).  Land to be burdened: Lots 501-527 (both inclusive) on this Plan of Subdivision (PS903576K).  <b>DESCRIPTION OF RESTRICTION A:</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 (PS903576K) 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.  <b>CREATION OF RESTRICTION</b> SEE SHEET 5 FOR ADDITIONAL RESTRICTION DETAILS.
ROAD R-1 RESERVE No.1 RESERVE No.2	CITY OF GREATER GEELONG CITY OF GREATER GEELONG POWERCOR AUSTRALIA LIMITED	
<b>NOTATIONS</b>		
DEPTH LIMITATION: DOES NOT APPLY		<div style="border: 1px solid black; padding: 2px; width: fit-content;">           LARA LAKES ESTATE            STAGE 5 - 27 LOTS            1.909ha         </div>
SURVEY: This plan is <del>is not</del> based on survey.		
STAGING: This <del>is</del> 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. -  <u>Other Purpose of Plan</u> To remove Easement E-4 on PS847796E.  <u>Grounds for Removal</u> By agreement of all interested parties.		

**EASEMENT INFORMATION**

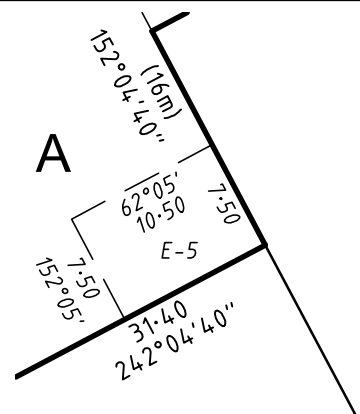
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

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	PS847796E	CITY OF GREATER GEELONG
E-6	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS847796E & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-5	CARRIAGEWAY	SEE PLAN	PS847796E	CITY OF GREATER GEELONG
E-7, E-8	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-9, E-10	CARRIAGEWAY	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-11	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS847796E & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION

PLAN NUMBER  
PS903576K

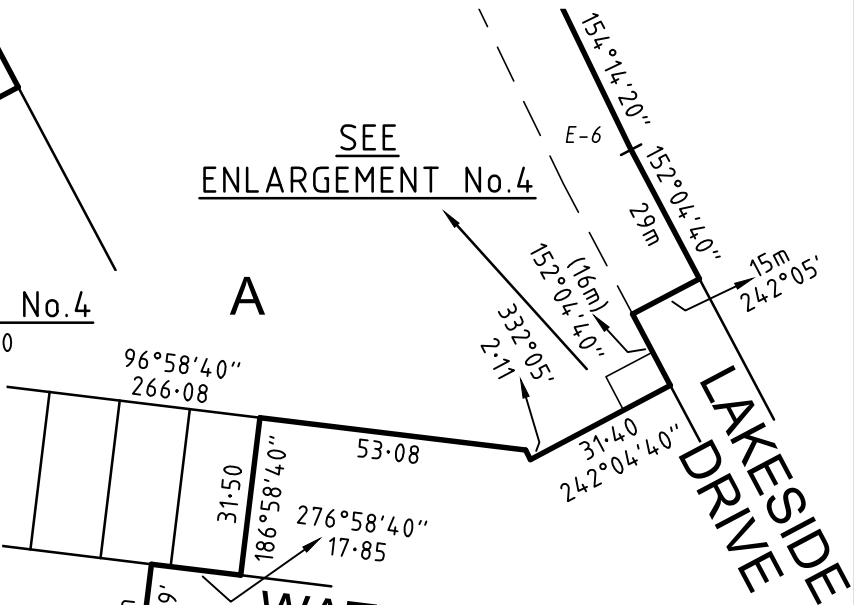
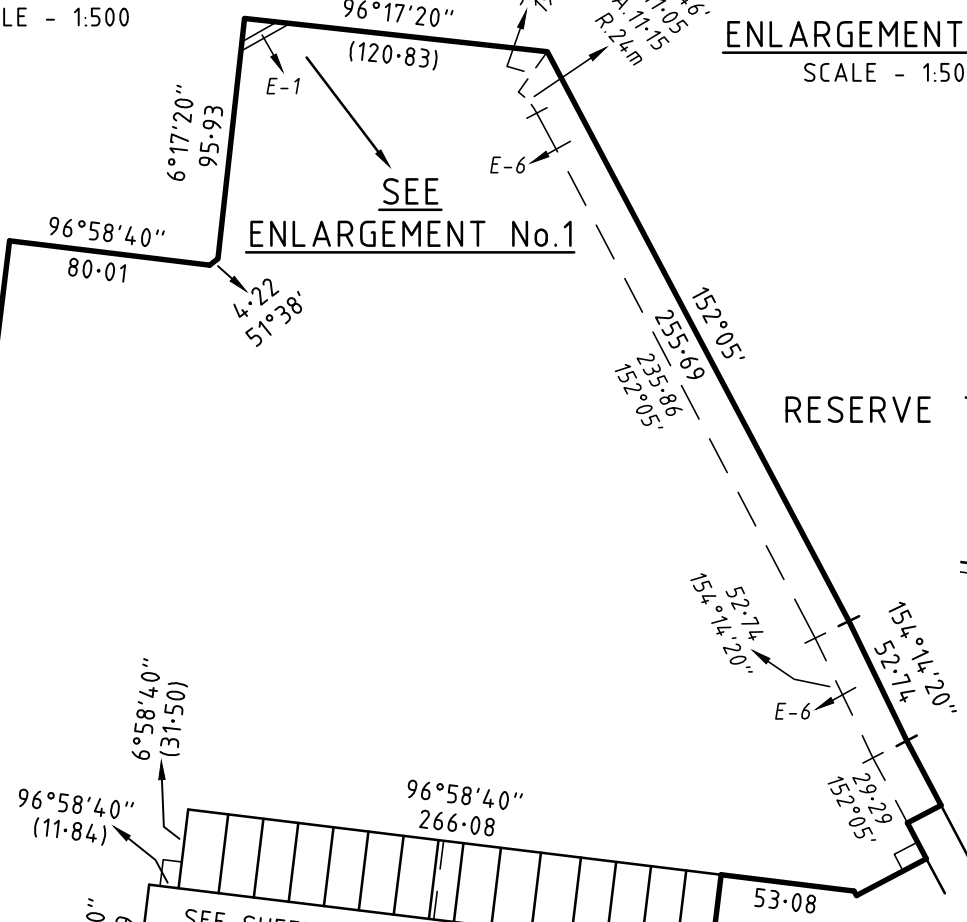


ENLARGEMENT No.1  
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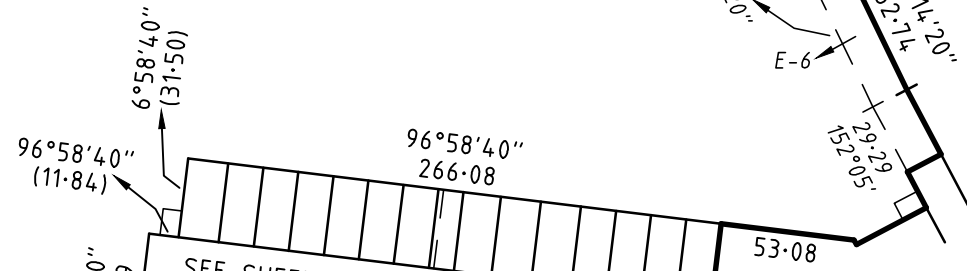


ENLARGEMENT No.4  
SCALE - 1:500

SEE  
ENLARGEMENT No.4

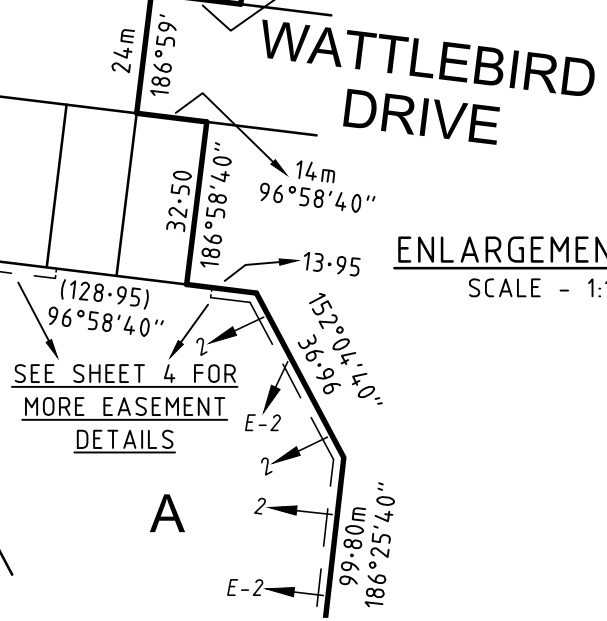


ENLARGEMENT No.2  
SCALE - 1:1500



ENLARGEMENT No.3  
SCALE - 1:500

SEE  
ENLARGEMENT No.2



SEE SHEET 4 FOR  
MORE EASEMENT  
DETAILS

6°58'40"  
(630.97)

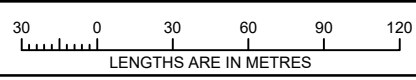
26.46ha

SURVEYORS FILE REF: 13557-105



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

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1:3000

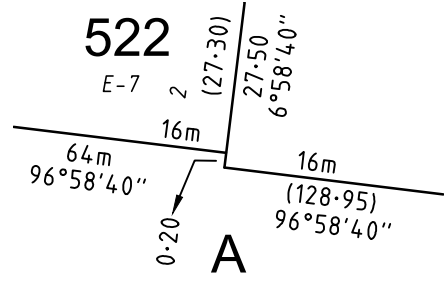
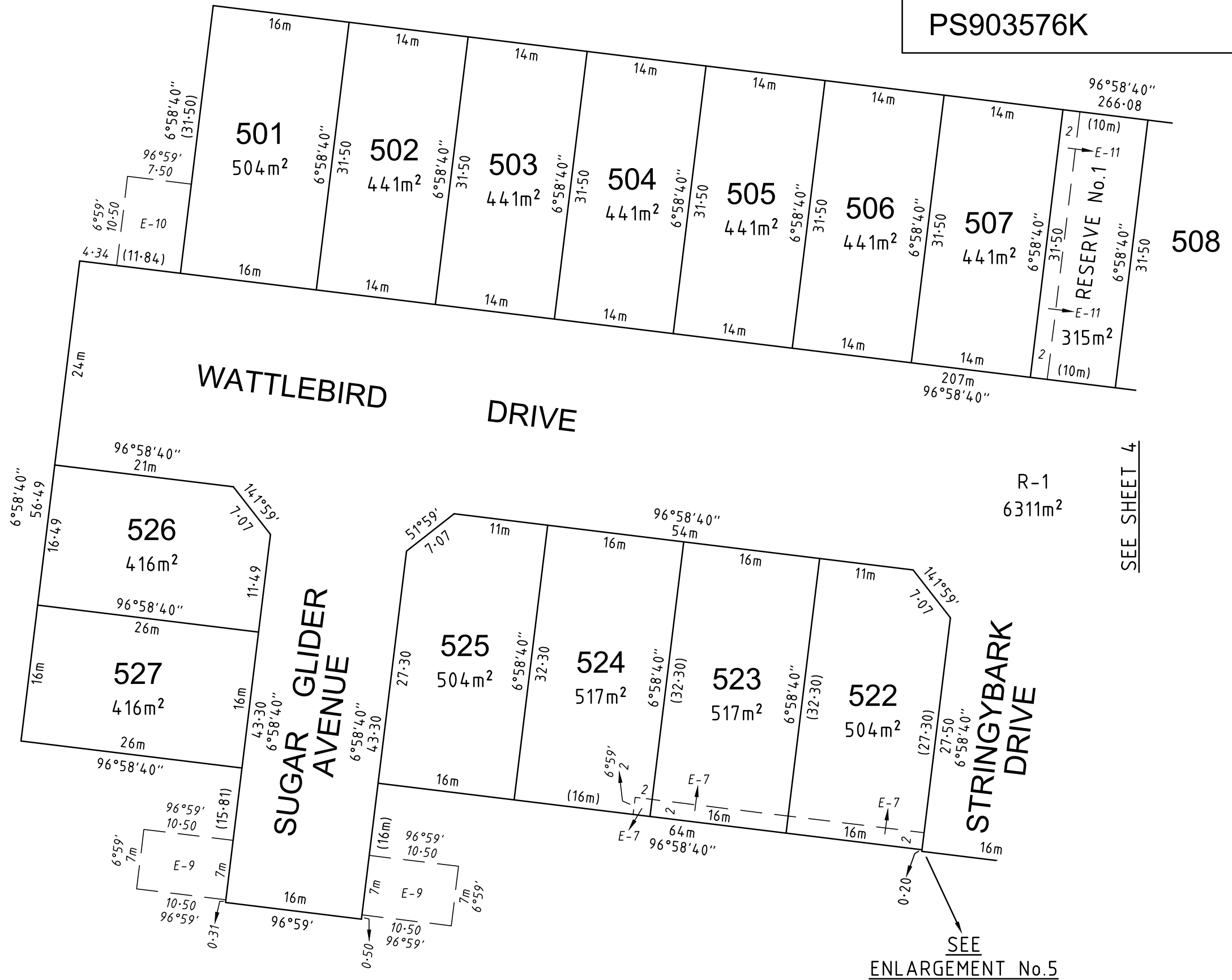


DAVID R. RENDLE / VERSION 2

ORIGINAL SHEET  
SIZE: A3

SHEET 2

PLAN NUMBER  
PS903576K



**ENLARGEMENT No.5**  
SCALE - 1:100

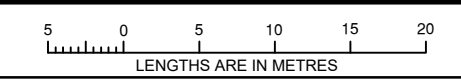
SEE  
ENLARGEMENT No.5

SEE SHEET 4

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 Phone +61 3 5202 4600 Fax +61 3 5202 4691  
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SURVEYORS FILE REF: 13557-105

SCALE  
1:500



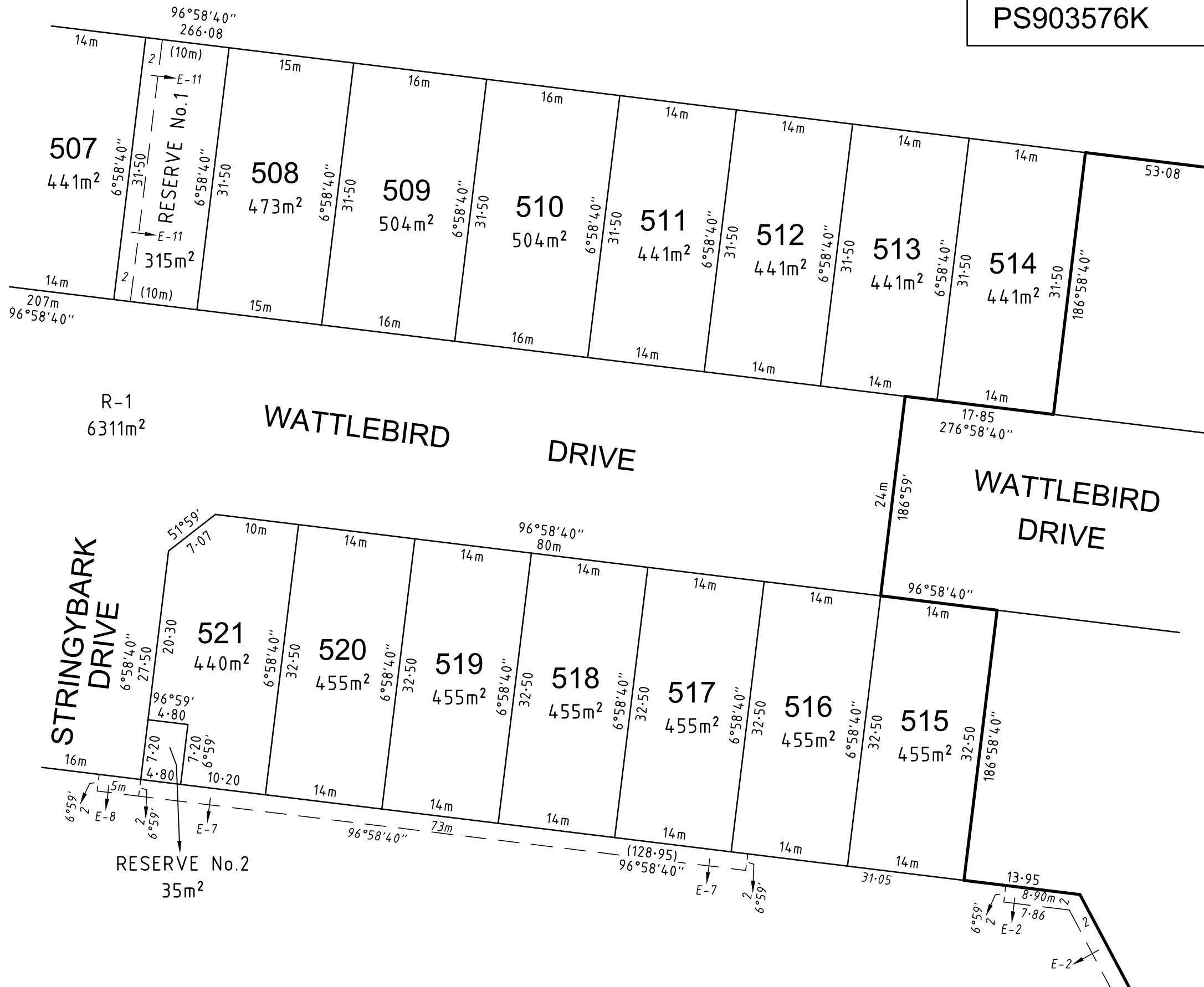
ORIGINAL SHEET  
SIZE: A3

SHEET 3

DAVID R. RENDLE / VERSION 2



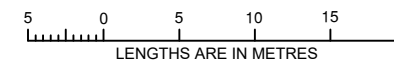
SEE SHEET 3



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SURVEYORS FILE REF: 13557-105

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 4

DAVID R. RENDLE / VERSION 2

**CREATION OF RESTRICTION B:**

Upon registration of this Plan of Subdivision (PS903576K) the following restriction is created:

Land to be benefited: Lots 501 - 527 (both inclusive) on this Plan of Subdivision (PS903576K)

Land be burdened: Lots 507 & 508 on this Plan of Subdivision (PS903576K)

**DESCRIPTION OF RESTRICTION B:**

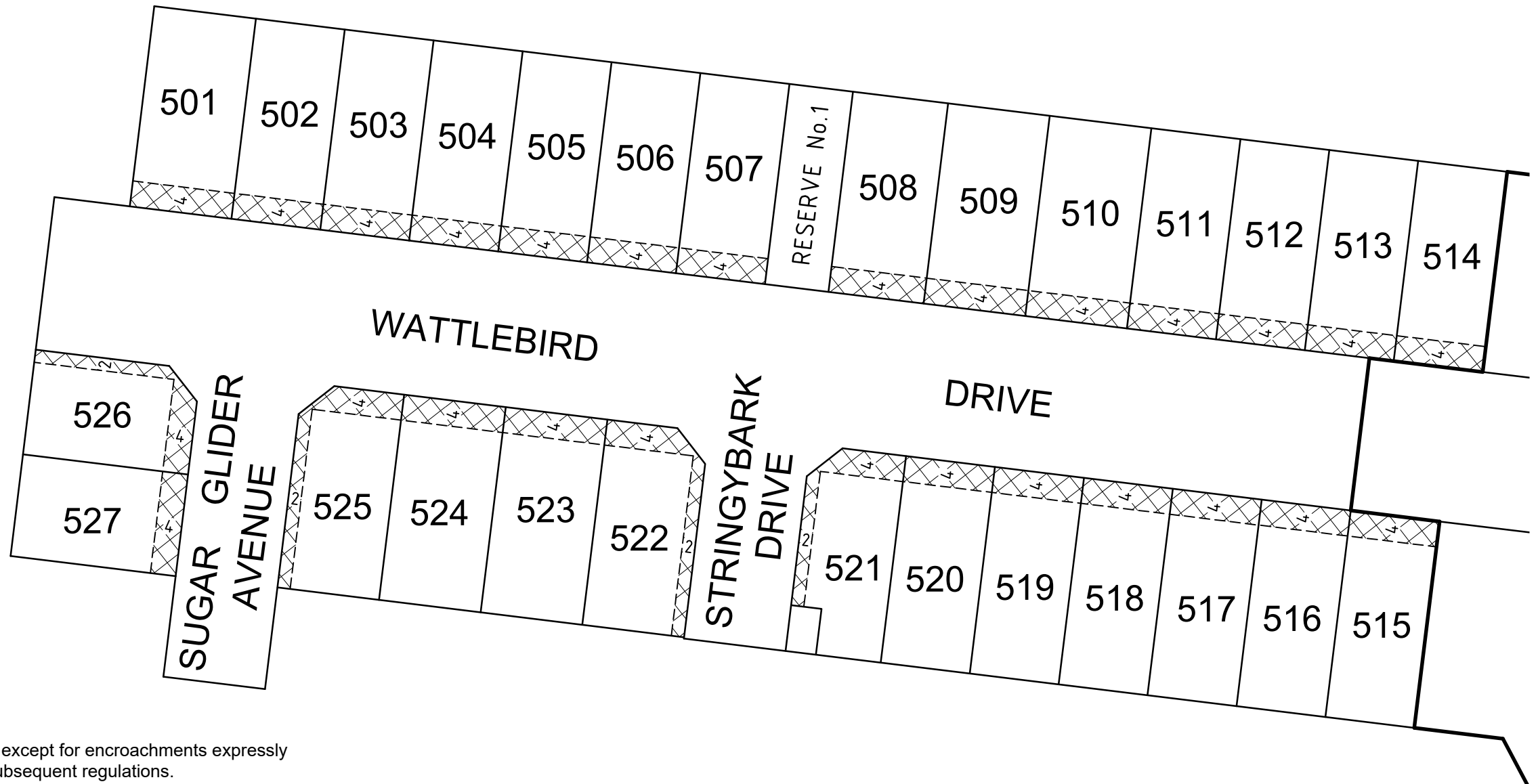
The registered proprietor or proprietors for the time being and any person or entity entitled to be the registered proprietor of any burdened lot on this Plan of Subdivision (PS903576K) must not:

- (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 (PS903576K) the following restriction is created:

Lot burdened	Lot/s benefited
501	502
502	4501, 503
503	502, 504
504	503, 505
505	504, 506
506	505, 507
507	506
508	509
509	508, 510
510	509, 511
511	510, 512
512	511, 513
513	512, 514
514	513
515	516
516	515, 517
517	514, 516
518	517, 519
519	518, 520
520	519, 521
521	520
522	523
523	522, 524
524	523, 525
525	524
526	527
527	526



M.G.A.2020  
ZONE 55


PLAN NUMBER  
**PS903576K**

**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.

**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.

 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: 13557-105	SCALE N.T.S.	NOT TO SCALE	ORIGINAL SHEET SIZE: A3	SHEET 5
		DAVID R. RENDLE / VERSION 2			

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

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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"> <li>• Brick</li> <li>• Brick veneer</li> <li>• Stone</li> <li>• Rendered concrete</li> <li>• Rendered brick</li> </ul>	100
B	<ul style="list-style-type: none"> <li>• Timber</li> <li>• Painted fibre cement weatherboard</li> <li>• Rendered foam board</li> <li>• Rendered fibre cement sheet</li> </ul>	40
C	<ul style="list-style-type: none"> <li>• Concrete</li> <li>• Painted fibre cement siding</li> <li>• Cladding</li> </ul>	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.

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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

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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.

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