

NOW SELLING STAGES 8 & 9



lara central estate

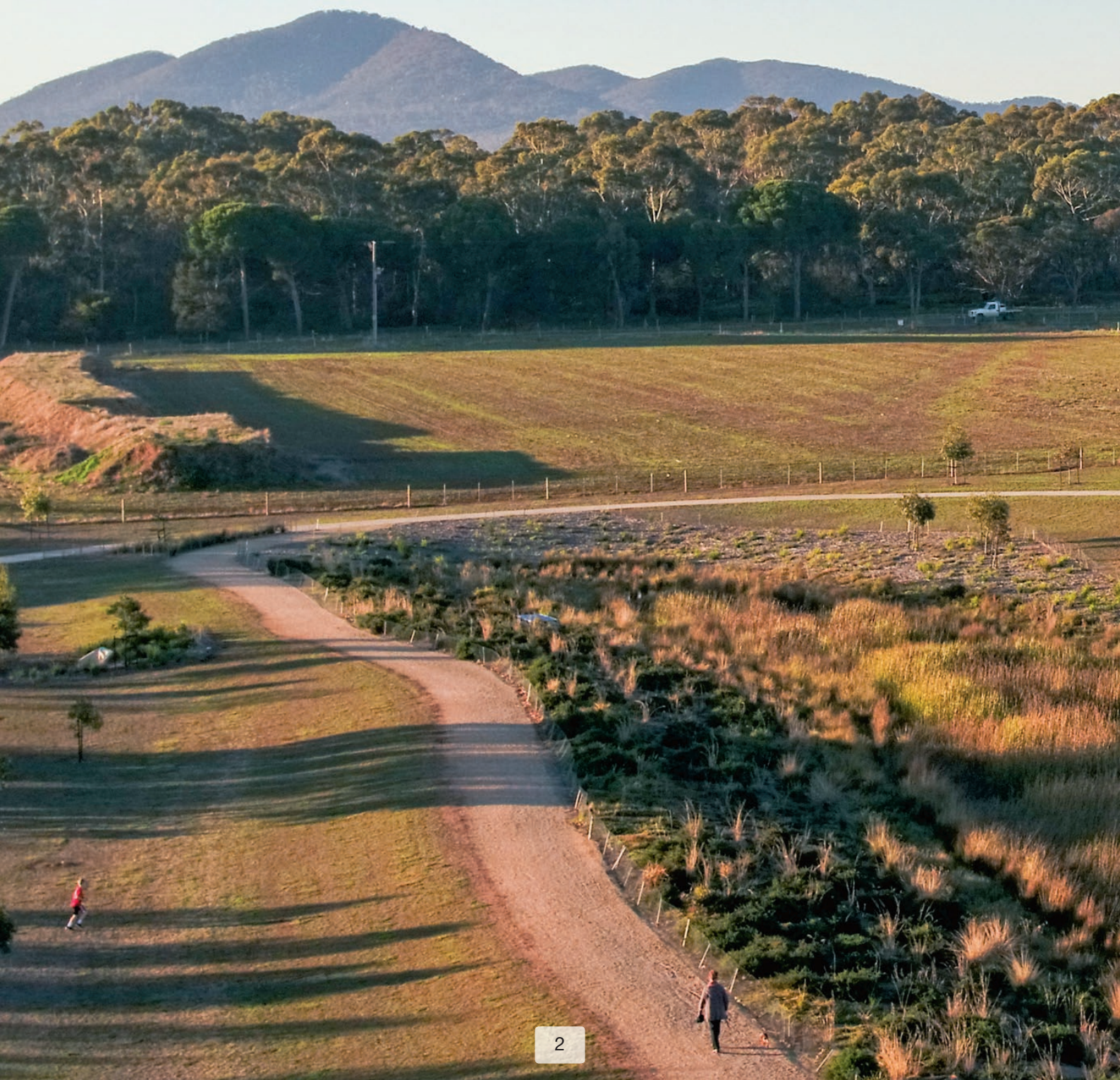
Your rural lifestyle in the heart of town



Residents of Lara Central Estate enjoy the best of everything that Lara has to offer.

It's a rare opportunity to build a new home on prime residential land close to Lara's revitalised town centre.

Lara Central Estate offers a rural lifestyle in the heart of town.



Located less than 800 metres from the central shopping hub as well as two schools, the town's main sporting precinct and Lara Railway Station, the 187-lot estate will boost the vibrancy and economic sustainability of central Lara.

At the same time, residents will experience the rural outlook and country feel that makes Lara so special.

The estate is situated within easy walking distance of Serendip Wildlife Sanctuary and includes a large expanse of new parkland along nearby Serendip Creek.





The Bisinella way

Bisinella Developments is a family run business which operates from Lara and offers land in the Geelong region. We are proud to have developed more than 20 residential estates in the region over the past 25 years. The hallmarks of the Bisinella way are our commitment to quality, our superior customer service and our active support of the local community.

Estate design

Lara Central Estate has been designed to take full advantage of the natural sun as a heat resource. The design maximises the number of blocks with the rear facing north and blocks facing east to west, enabling homes to meet energy requirements.

Housing presentation

The estate will include protective covenants and special conditions to ensure high quality building outcomes. Building restrictions will be similar to the successful approach at our Grand Lakes Estate in Lara.

Special restriction

Planning authorities have prohibited the keeping of cats in the estate because of its proximity to Serendip Wildlife Sanctuary.

Landscaping

First class landscaping is a feature of all Bisinella estates. A prime example is Grand Lakes.

Environment

The estate's wetland system will achieve Water Sensitive Urban Design (WSUD), ensuring that stormwater runoff from houses and roads is treated to best practice standards to minimise impacts on water quality downstream.

Other estate features

- Active and passive public open space totalling 3.2Ha or approximately 18 per cent of the subdivisional land, doubling the size of the adjacent section of Serendip Creek reserve
- Custom street lighting
- Colourbond fencing
- Opticomm fibre connected
- Elevated playground and play area with views towards the You Yangs





Lara Central Estate further supports and enhances the Lara Town Centre Expansion Project. This project, now completed, involved the realignment of roads and relocation of facilities to enable construction of a new full-line supermarket and specialty retail shops as well as redevelopment of Austin Park to create a larger, more viable and more attractive town centre.

The estate provides many benefits for the Lara community including:

- New lifestyle opportunities showcasing why Lara boasts “rural living at its best”
- A major boost to economic activity in the town’s main shopping centre
- A large new park in central Lara, with new links to Serendip Sanctuary
- Improvements to roads, parking and traffic management near Lara Primary School.

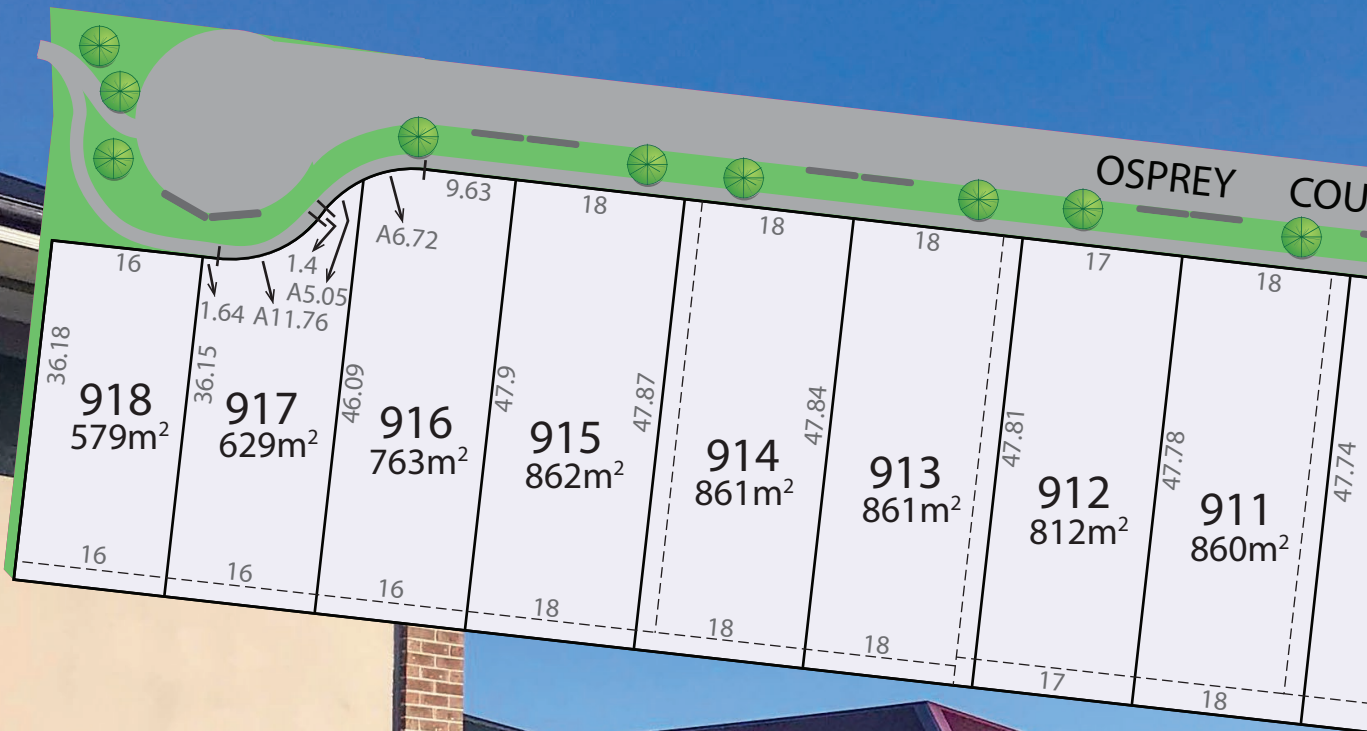
Stage 8

BAL dwelling setback restrictions for lots 813-819 and 823

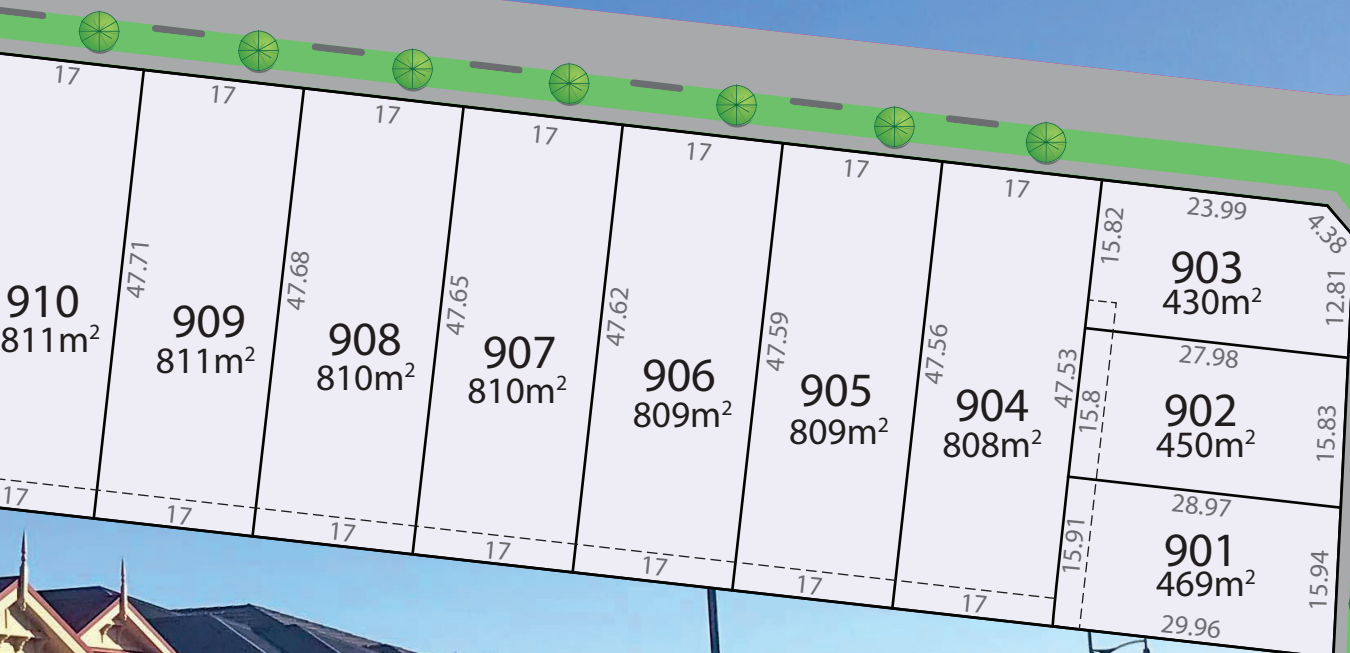




Stage 9



RT



CADDYS ROAD



Building Restrictions

The Lara Central Estate (the Estate) has building restrictions to ensure that quality homes and landscaping are implemented. The purpose of the restrictions is to create a quality estate. This document is a summary of the restrictions and is provided for information purposes only. The full terms and conditions of the building restrictions are contained in the contract of sale for lots in the Estate and should be read carefully and advice obtained from a legal representative, prior to entering into any contract to purchase a lot in the Estate.

Dwelling time restriction:

House construction must commence within two years and completed within three years of settlement of the land

No unit development:

Only a single dwelling is allowed to be constructed on any lot

Building materials:

All external walls (except windows and doors) must be constructed from items in tables A, B and C in the registered Memorandum of Common Provisions (a copy which is contained in the contract of sale) provided that the sum of items in each table does not exceed the following percentages of the total external walls of the dwelling (excluding windows and doors):

Table A (100% maximum):

- Brick
- Brick veneer
- Stone
- Rendered concrete
- Rendered brick

Table B (40% maximum)

- Timber
- Painted fibre cement weatherboard
- Rendered fibre cement sheet
- Rendered foamboard

Table C (20% maximum)

- Concrete
- Painted fibre cement siding
- Cladding

No external construction with any second hand materials is permitted.

Rubbish and site management:

- Rubbish must be stored in a suitable receptacle for containing and disposal of rubbish
- Please ensure that your builder has allowed for a mini skip or similar receptacle
- In the event of non-compliance the lot owner may be liable to pay \$330 per week for uncontained rubbish during the construction of their house

Garage and carports:

- Carports are not permitted
- Any freestanding garage constructed on a lot must match the roof materials of the house

Parking vehicles:

The parking of commercial vehicles, caravans or recreational vehicles must be kept from public view unless located behind the wing fence

No vehicle repairs on the street:

A lot owner must not carry out any vehicle repairs which are in the public view

Crossovers and driveways:

- Crossovers and driveways must be installed within 21 days from the issue of the certificate of occupancy for the house
- No crushed rock driveways or crossovers are permitted

Sheds and external fixtures:

- A shed is defined as an external shed that is not part of your house
- A shed must not exceed 3.3 metres in height above natural ground for lots of less than 800m² and 3.6 metres in respect of lots over 800m²
- A shed must be constructed of pre-coated steel or brick walls with a pre-coated steel or tiled roof
- On lots exceeding 800m² no sheds or external fixtures are permitted within 25 metres of the frontage of the lot

No cats

The keeping of cats in the estate is prohibited because of its proximity to Serendip Wildlife Sanctuary.

Bond:

- A \$2000 bond is to be paid at settlement to ensure these conditions are met. Upon completion of your new home, landscaping and fencing, please request a Bond Release Form from our office. A member of the approvals team will verify compliance. The bond will then be returned to you by the our solicitor
- If you are liable for any amounts for non-compliance (such as rubbish not being contained), it will be deducted from the bond and the balance will then be forwarded to you

Building envelopes:

- Please refer to the Plan of Subdivision to confirm if your lot is affected by a neighbourhood design envelope
- Development of lots must be in accordance with the building envelope on the Plan of Subdivision

Fencing:

- The developer will supply boundary fencing on the purchaser's lot upon completion of the house
- The owner must supply and install any wing fences prior to certificate of occupancy so that the backyard is not visible from the street
- All boundary fencing will be 1.95m high
- All wing fences or gates must be at least 1.6m high
- The developer will also arrange for the construction of a 1.95m high timber architectural fence to be constructed along the boundaries of lots which abut a council reserve (please refer to the fencing plan for more information). There will be a gap of between 5mm to 10mm between the timber battens to allow for casual surveillance of the reserves. The timber fences will be installed and painted to match as best as possible the pre-coated steel fencing

Landscaping and external maintenance:

- All ground areas visible from the street frontage must be properly landscaped within three months of the date of issue of the certificate of occupancy
- “Proper landscaping” means that all visible areas must be cleared and grassed, planted or otherwise covered with vegetation constituting a beautified surface. Each property owner must maintain their lot and any nature strip located in front of their lot by cutting grass and keeping the lot and nature strip in a safe and tidy condition.

- The nature strip should be constructed from one of the following material:
 1. grass; and/or
 2. gravels that have an average stone size of 6 to 8 millimetres and are well graded (include a mix of stone chip and fines) to enable compaction to a surface that does not shift. Conforming products include Anakie granitic blend; fine orange gravel; Lilydale toppings and Tuscan toppings.(Owners should also enquire with the City of Greater Geelong to ensure that the chosen naturestrip complies with Council requirements)

It is the responsibility of the owner of a property to ensure that all vacant lots are kept clear from all rubbish and/or building debris.

Vacant lots must not be used for storage of any personal property including building materials and vehicles.

What’s included

Fully serviced lots:

All services such as sewer, water, power, telephone, high-speed broadband, natural gas

High speed broadband

The Estate has been equipped with an advanced Fibre-to-the-Premises (FTTP) network that will deliver some of Australia’s fastest broadband (up to 1Gbps).

The network is ready to deliver a full range of services including:

- High speed broadband internet up to 1Gbps
- Telephone
- Pay TV from Foxtel
- Freeview (free-to-air channels)

For more information please contact Opticomm directly at <http://www.opticomm.net.au>



Fencing:

- Pre-coated steel fencing with grey sheeting and posts to the estimated value of \$2,500.00
- Fencing includes all boundary fences, except where the garage is on the boundary
- Lots which abut a council reserve will have an architectural fence installed along the reserve

Laybacks:

- The layback is the cut in the concrete curb and channel which provides access to your block
- If you require your layback in a different location, please contact our team on 5274 1643 for more information.

How to purchase:

- 5% deposit
- We only accept payment by cheque or direct deposit, we do not accept cash.
- The full name/s registered address/es (not postal address) of the purchaser/s
- The legal representative (i.e. solicitor/conveyancer) to whom the land sales contract will be sent

Help:

Please contact the L. Bisinella Developments P/L land sales office if you have any questions or concerns regarding these conditions. We are happy to assist you in meeting these requirements.

About Lara

Lara is a growing community of more than 16,000 residents between Melbourne and Geelong.

Lara offers new residents a country town atmosphere and relaxed lifestyle with the convenience of quick and easy access to the two largest cities in Victoria.

As the welcome signs say, it's "rural living at its best".

Location

The Lara town centre is 15km from the Geelong CBD, 23km from Werribee and the western edge of the Melbourne metropolitan area, and 60km from the Melbourne CBD.

Situated on Hovells Creek, the town enjoys great views of the granite peaks of the nearby You Yangs.

It's only a few kilometres to Corio Bay and less than half an hour via the Geelong Ring Road to the Surf Coast and the start of the Great Ocean Road.

Transport

Few towns have better transport links than Lara.

Located on the Melbourne-Geelong railway line and the Princes Freeway, Lara provides convenient access to jobs in Geelong, the western suburbs and the Melbourne CBD.

There are regular weekday and weekend V/Line train trips from Lara to Melbourne or Geelong, which increase in frequency during peak times. The railway station is near the town centre and has plenty of parking.

By freeway, it's a half hour drive to the Westgate Bridge (outside peak periods). The heart of Geelong is about 15 minutes by car.

Buses operate various routes between Lara and Geelong.

Avalon Airport, Victoria's second domestic passenger terminal, is just 10 minutes away. In early 2018 it was announced that Air Asia X Malaysia will start operating twice daily flights from Avalon Airport as the first international carrier out of Avalon.

Lakes, parks and trails

The special character of Lara derives from its attractive rural outlook and abundant natural features.

The town has an extensive network of lakes and parks laced by walking and cycling trails.

Four kilometres to the north is the You Yangs Regional Park and a similar distance to the east is the Western Wetlands conservation area and Limeburners Bay, a small inlet of Corio Bay.

Serendip Sanctuary, on the northern edge of the town, is home to free range wildlife and captive breeding of endangered species.



Serendip Sanctuary

Pirra Homestead



Windermere Rd

McIntyre Rd

Curletts Rd

Caddys Rd

St Anthony's Primary School

Forest Rd North

Lara Primary School

Lara Secondary College

Flinders Ave

Mill Rd

Shopping Centre

Train Station

Station Lake Rd

McClelland Ave

Lara Lake Primary School

Rennie St

Melbourne CBD 40mins

Forest Rd South

Princes Freeway

Bisinella Head Office

Geelong CBD 15 mins

Avalon Rd



Bisinella
the key to your community

Phone 5274 4000

195 Forest Rd South, Lara

sales@bisinella.com.au

www.bisinella.com.au

Office Hours: 9am to 5pm Weekdays,
1pm to 5pm Saturday & Sunday

DISCLAIMER: All images, photos, illustrations, descriptions and information contained in this Promotional Material, Advertisement or Brochure (the "Information") have been included by L. Bisinella Developments Pty Ltd ("Bisinella"). Bisinella may change the Information at any time and from time to time without notice. Bisinella and its related entities, directors, officers, consultants and employees (the "Disclaiming Parties") do not make any representation or warranty, express or implied, in connection with the Information; and do not have any liability in respect of the Information, or in respect of the currency, accuracy, completeness, reasonableness, or for any errors in, or omissions from, the Information (or any calculations, statements, opinions and comments contained within the Information); and will not be responsible for any loss or damage suffered in connection with the use of the Information by any person, in each case, to the fullest extent permitted by law. The Information should not be construed as a recommendation to buy any property or participate in any transaction. No Disclaiming Party has considered the objectives, financial situation or needs of any recipient of the Information. Recipients should conduct their own independent investigation and analysis, and should not rely on or use the Information.