



Apple Gum

LARA

Bisinella
the key to your community



Your natural lifestyle.

A brand new community where convenience, open space and accessibility to everything you need awaits you at Apple Gum in Lara.

Featuring unparalleled access to parklands, natural conservation areas, established schools, the You Yangs and an abundance of retail options. You will also have easy access to Melbourne and the city of Geelong and it's magnificent neighbouring coastline.

Life is a little more connected at Apple Gum.

Live at one with nature.

Apple Gum puts you within a stone's throw of parklands, minutes from retail and provides a place for you to start afresh or raise a family in a welcoming community.

Don't miss your chance to be part of something special at Apple Gum.



STAGE 3

Lot	Street	Area (m ²)
301	Spotted Gum Drive	422
302	Spotted Gum Drive	412
303	Spotted Gum Drive	458
304	Spotted Gum Drive	445
305	Spotted Gum Drive	431
306	Spotted Gum Drive	428
307	Celesta Road	410
308	Celesta Road	400
309	Celesta Road	400
310	Celesta Road	400
311	Celesta Road	350
312	Celesta Road	350

Prices inclusive of GST and calculated in accordance with the margin scheme.

CLICK OR SCAN FOR LOT DETAILS AND PRICING

Opportunity and a relaxed way of life in a brand new community await you at Apple Gum, Lara.



Grand Lakes' Playgrounds & Walking Trails - 3 mins



You Yangs Regional Park & Trails - 8 mins

Lara Recreational Reserve - 5 mins



Millars Cafe - 3 mins



Geelong Waterfront & CBD - 20 mins



Lara Town Centre - 5 mins



Coles & Woolworths - 5 mins



Lara Railway Station - 6 mins

Apple Gum gives you the opportunity to live within a short drive of the Geelong CBD while still allowing you a peaceful lifestyle away from the city. With easy access to Melbourne, Avalon Airport, reputable education facilities and excellent public transport nearby, Apple Gum offers a haven for your family.

The growing and popular Lara community offers an established bustling hub on the outskirts of Geelong with major supermarkets, education options, delicious eateries, sporting and recreational facilities. All accessible within a few minutes drive.

Convenience Abound.

SHOPPING & ENTERTAINMENT

- 01. Lara Town Centre (Woolworths, Coles & more)
- 02. Future Local Activity Centre
- 03. Future Neighbourhood Activity Centre
- 04. Millars Cafe

EDUCATION

- 05. St. Anthony's Primary School
- 06. Lara Primary School
- 07. Lara Secondary College
- 08. Lara Lakes Primary School
- 09. Geelong Grammar
- 10. Future State Primary School
- 11. Future State Secondary School
- 12. Future Private Primary School

PARKS & RECREATION

- 13. Serendip Sanctuary
- 14. You Yangs Regional Park
- 15. Kevin Hoffman Walk
- 16. Elcho Park Golf Course
- 17. Elcho Park Equestrian Centre
- 18. Lara Recreation Reserve
- 19. Lara Lake Reserve
- 20. Grand Lakes Reserve
- 21. Hovells Creek Trail
- 22. Future Sporting Fields

HEALTH

- 23. You Yangs Medical Clinic Lara
- 24. Forest Road Medical Clinic
- 25. Anytime Fitness
- 26. Inner Balance Pilates
- 27. Derrimut Gym

TRANSPORT

- 28. Lara Railway Station
- 29. Avalon Airport

B Bisinella Land Sales Office

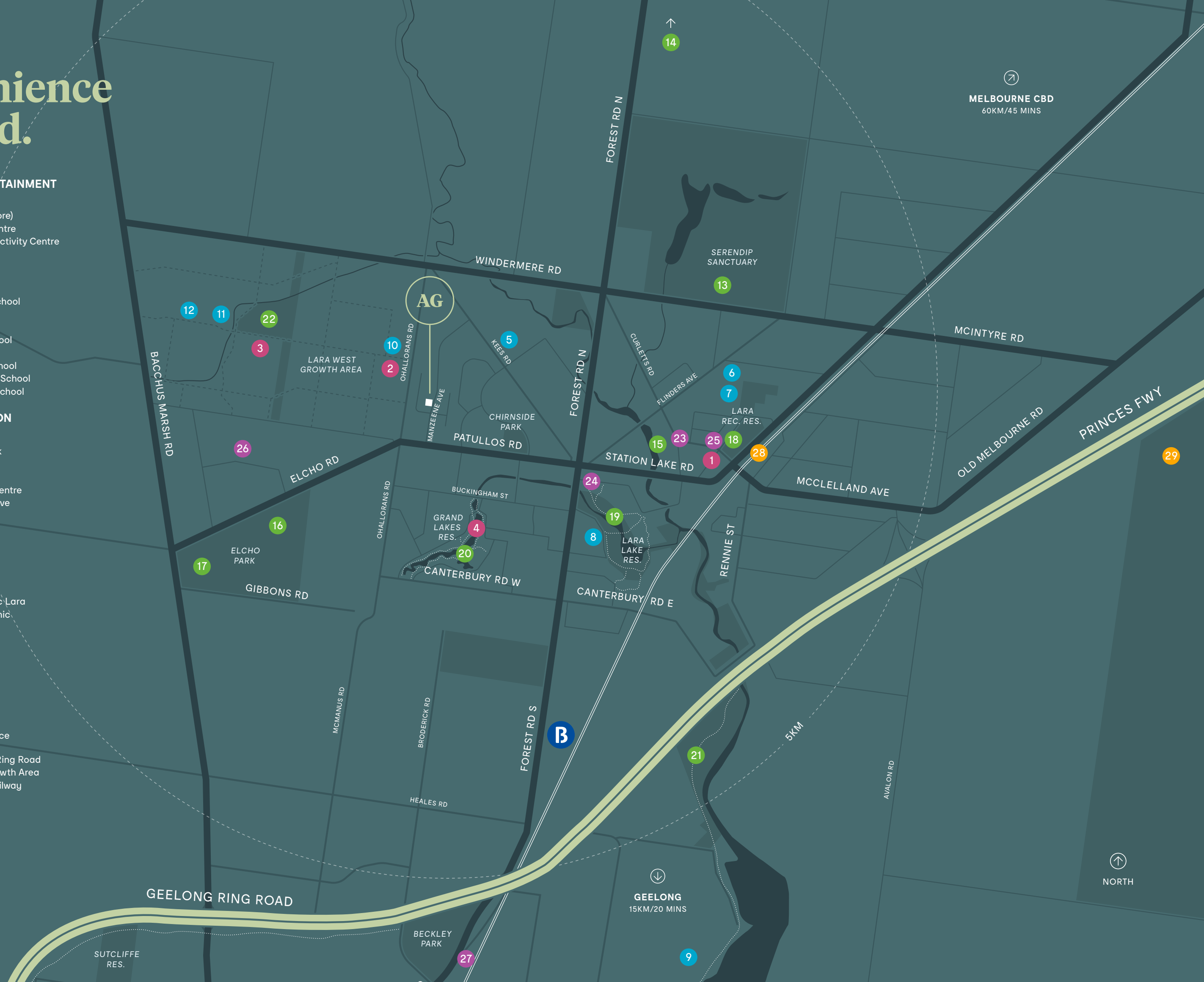
- Princes Fwy / Geelong Ring Road
- Proposed Lara West Growth Area
- Melbourne - Geelong Railway

SURF COAST
35KM/36 MINS

GEELONG
15KM/20 MINS

MELBOURNE CBD
60KM/45 MINS

NORTH



Building Guidelines & Inclusions

Apple Gum has building guidelines to ensure that quality homes and landscaping are implemented, creating a quality estate for the benefit of its future residents.

This document is in summary form only for information purposes. The full terms and conditions of the building guidelines are contained in the contract of sale for lots in Apple Gum and should be read and advice obtained from a legal representative, prior to entering into any contract of sale.



Building

DWELLING TIME RESTRICTION

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

BUILDING ENVELOPES

Please refer to the Plan of Subdivision to confirm if your lot is affected by a neighbourhood design envelope.

NO UNIT DEVELOPMENT

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

BUILDING MATERIALS

In accordance with covenant F995350 registered on title (a copy of which is contained in the contract of sale), the external walls of any building must be constructed from brick, brick veneer or stone. To the extent that covenant F995350 does not apply or is removed in the future, refer to the Memorandum of Common Provisions (a copy of which is contained in the contract of sale) for permitted external wall materials.

No external construction with any second hand materials is 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 3.6 metres in height above natural ground.

A shed must be constructed of pre-coated steel or brick walls with a pre-coated steel or tiled roof.

GARAGE AND CARPORTS

Carports are not permitted on any lot.

Any freestanding garage constructed on a lot must match the roof and materials of the house.

CROSSOVERS AND DRIVEWAYS

Crossovers are included.

Driveways must be installed within 21 days from the issue of the certificate of occupancy for the house.

Driveways must be constructed from:

- patterned concrete; or exposed stone concrete;
- plain or coloured concrete.

Crushed rock driveways are not permitted.

SIDE SETBACK

Please refer to the Plan of Subdivision to confirm if your lot is affected by a side boundary set back. If so, any building constructed must provide a 1.0m clear horizontal access down the entire length of at least one side boundary of the lot.

Site Management

RUBBISH

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.

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.

VACANT LOTS

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.

Fencing and Landscaping

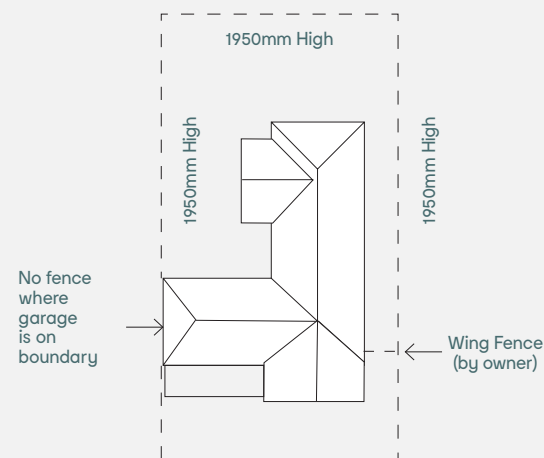
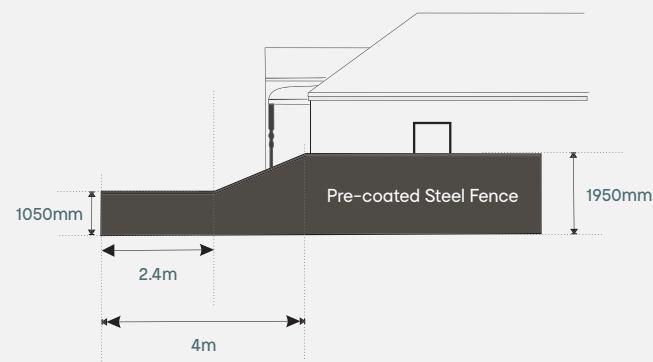
FENCING

The developer will supply boundary fencing in accordance with the fencing plan (a copy of which is contained in the contract of sale) 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 1.8m high.



Boundary fencing between allotments (fence will taper to 1050mm commencing at the point located 4m from the boundary).

LANDSCAPING

Residents are encouraged to use sympathetic and hardy landscape materials such as local native plants, timber elements, gravel (excluding driveways) and stones or exposed aggregate concrete as paving, and mulch to create a natural garden setting.

LANDSCAPING (CONT.)

1. At least 50% of the front garden area should comprise of permeable surfaces such as:

- Drought resistant lawn
- Lawn alternative such as artificial grass, groundcovers, river pebbles, Lilydale toppings etc.
- Garden beds with trees, shrubs etc.

If seed is used, turf should have grown to cover at least 90% of the grassed area.

2. Garden beds must be mulched with either pine bark (or similar), stone or pebble.

- Bare dirt must not be visible.

3. All garden beds should be edged using timber, masonry or steel edging and should be densely planted to ensure good coverage of growth. Empty spaces between plants should be avoided.

Nature strip should be constructed from one of the following materials:

- Gravels that have an average stone size of six (6) – eight (8) millimetres and are well graded (i.e. include a mix of stone chip and fines) to enable compaction to a surface that does not shift.
- Grass;
- Anakie granitic blend;
- Fine orange gravel;
- Lilydale toppings; or
- Tuscan toppings

Owners should also enquire with the City of Greater Geelong to ensure that the chosen nature strip material complies with Council requirements.

Bonds

LANDSCAPING BOND

A \$2,000 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 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.

Inclusions



FULLY SERVICED LOTS

All services such as sewer, water, power, natural gas and telecommunications.



HIGH SPEED BROADBAND

Optic fibre telecommunications provided by NBN.



FENCING

Pre-coated steel fencing with grey sheeting and posts with an estimated value of \$3,500. Fencing includes all side and rear boundary fences, except where the garage is on the boundary.



DEVELOPER SOLAR PANEL REBATE

\$1,000 Solar Panel Rebate for buyers that install solar panels within 3 months of construction (see details below)



LAYBACKS AND CROSSOVERS

The layback and crossovers are provided as part of the development. If you require your layback and crossover in a different location, please contact us to establish if this can be achieved.



PROTECTIVE GUIDELINES

Guidelines and restrictions have been incorporated to ensure that a quality estate is created for the benefit of residents.

How to Purchase a Lot

1

Choose your lot

You may place a lot on hold for 7 days to provide you time to consider your purchase.

2

Provide your details

- The full name, residential address (not PO box), email address and telephone number of each purchaser.
- The details of legal representative (i.e. solicitor/conveyancer of the purchaser to whom the contract of sale will be sent).

3

Pay 5% Deposit

We only accept payment by direct deposit to our solicitor trust account.

4

Contracts issued

Contracts will then be forwarded to your legal representative.

Solar Panel Rebate

Buyers who purchase a lot in Apple Gum and install solar panels within 3 months of construction may be eligible to receive a \$1,000 rebate from Bisinella.

1

Buy a lot at Apple Gum

2

Complete your home

3

Install Solar Panels (Min 5kW solar system)

4

Complete your landscaping

5

Submit Bond & Rebate form on completion

6

Receive your \$1,000 Rebate and \$2,000 Bond Return!

For full terms and conditions about the solar panel rebate buyers are encouraged to contact Bisinella's sales office.

For more information:

Please contact the Bisinella Developments land sales office if you have any questions or concerns.
Bisinella Head Office – Email sales@bisinella.com.au

A trusted partner.

ABOUT THE DEVELOPER

As a 56-year-old family-run business, Bisinella Developments has earned an enviable reputation for the vibrant new communities we create across the Geelong region.

We take great pride in the superior quality of Bisinella residential estates and we back it up with our unwavering focus on exemplary customer service and support.

The Bisinella team passionately supports the growth and prosperity of the greater Geelong region by delivering employment opportunities and actively supporting many local community organisations.

If you choose to buy land and build your dream home in a Bisinella estate, we like to think of ourselves as the key that opened the door to your new community.

“The key to your community”

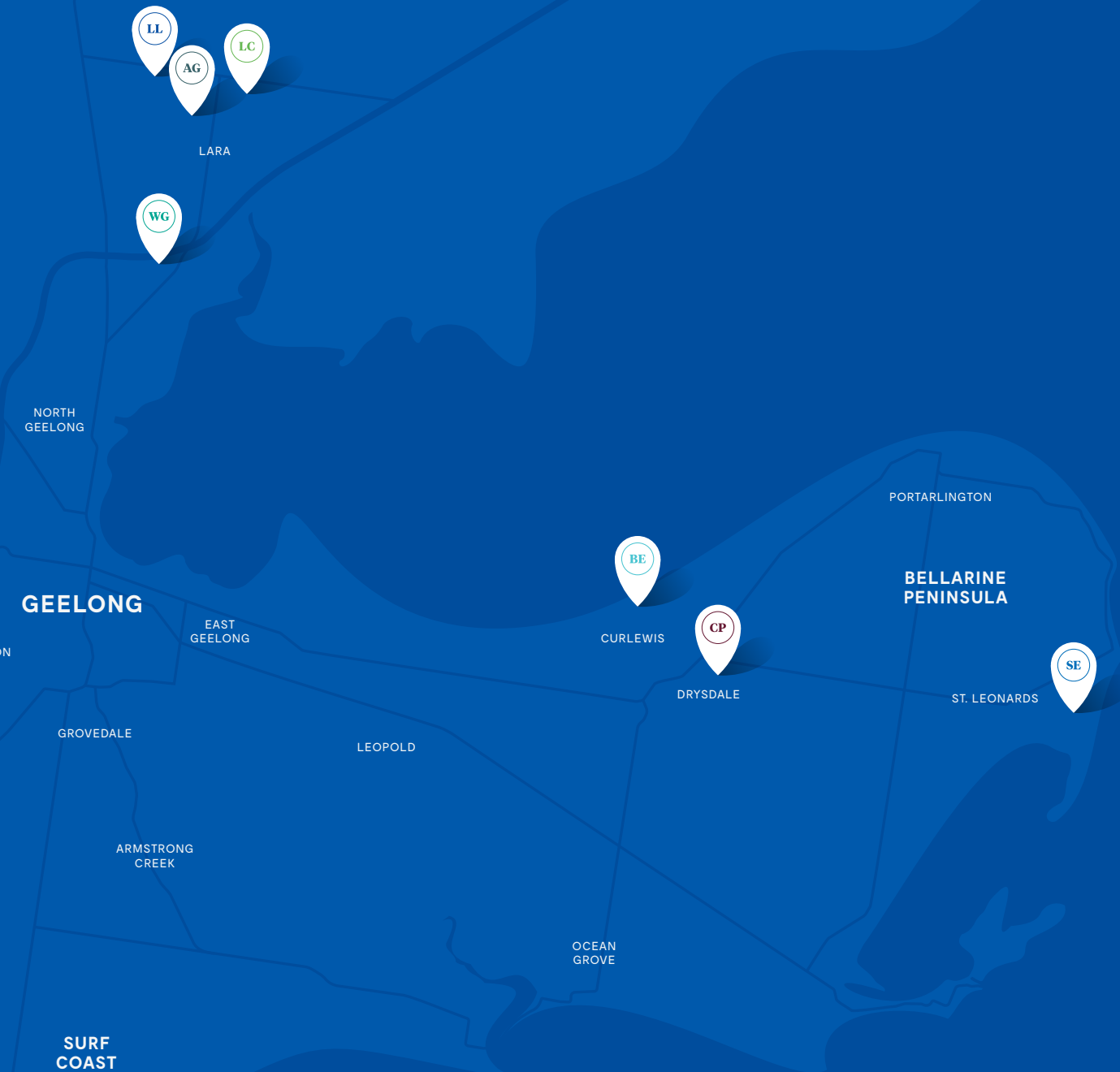
Bisinella

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With many Bisinella estates throughout the Geelong region, you'll be sure to find the right community for you.

Whether you're after beautiful bay views or a convenient rural escape, there's something to suit every lifestyle.

bisinella.com.au



PROUDLY
NATIONAL &
VICTORIAN
AWARD
WINNERS



Bisinella

the key to your community

bisinella.com.au

Bisinella Head Office
Email sales@bisinella.com.au

The materials set out above have been produced prior to detailed design and construction, are for illustration purposes only and do not constitute a representation by the Vendor (or its employees/agents/consultants) in respect to the size, form, layout or timing of the development in any manner. The materials set out above are subject to change at any time without prior or subsequent notice. Purchasers should not rely on the materials in any way. Changes may be made to detail layouts during the development by the Vendor, including to meet planning requirements. Purchasers must make and rely on their own enquires. All final area dimensions of any lot sold will be as provided in the contract of sale and may differ from those in the materials.