

PLAN OF SUBDIVISION	EDITION 1	PLAN NUMBER PS824617M
----------------------------	------------------	----------------------------------

LOCATION OF LAND PARISH: MORANGHURK TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 174, 163 (PART), 164 (PART) & 173 (PART) TITLE REFERENCE: VOL. 12221 FOL. 516, 517, 518 & 519 LAST PLAN REFERENCE: LOTS 1, 2, 3 & 4 ON TP969059W POSTAL ADDRESS: 385 WINDERMERE ROAD (at time of subdivision) LARA, 3212 MGA CO-ORDINATES: E: 269 660 ZONE: 55 (of approx centre of land in plan) N: 5 789 820 GDA 20	Council Name: City of Greater Geelong Council Reference Number: 14797 Planning Permit Reference: PP-588-2018 SPEAR Reference Number: S157475C Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 09/08/2021 Public Open Space A requirement for public open space under section 18 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 24/05/2022
--	--

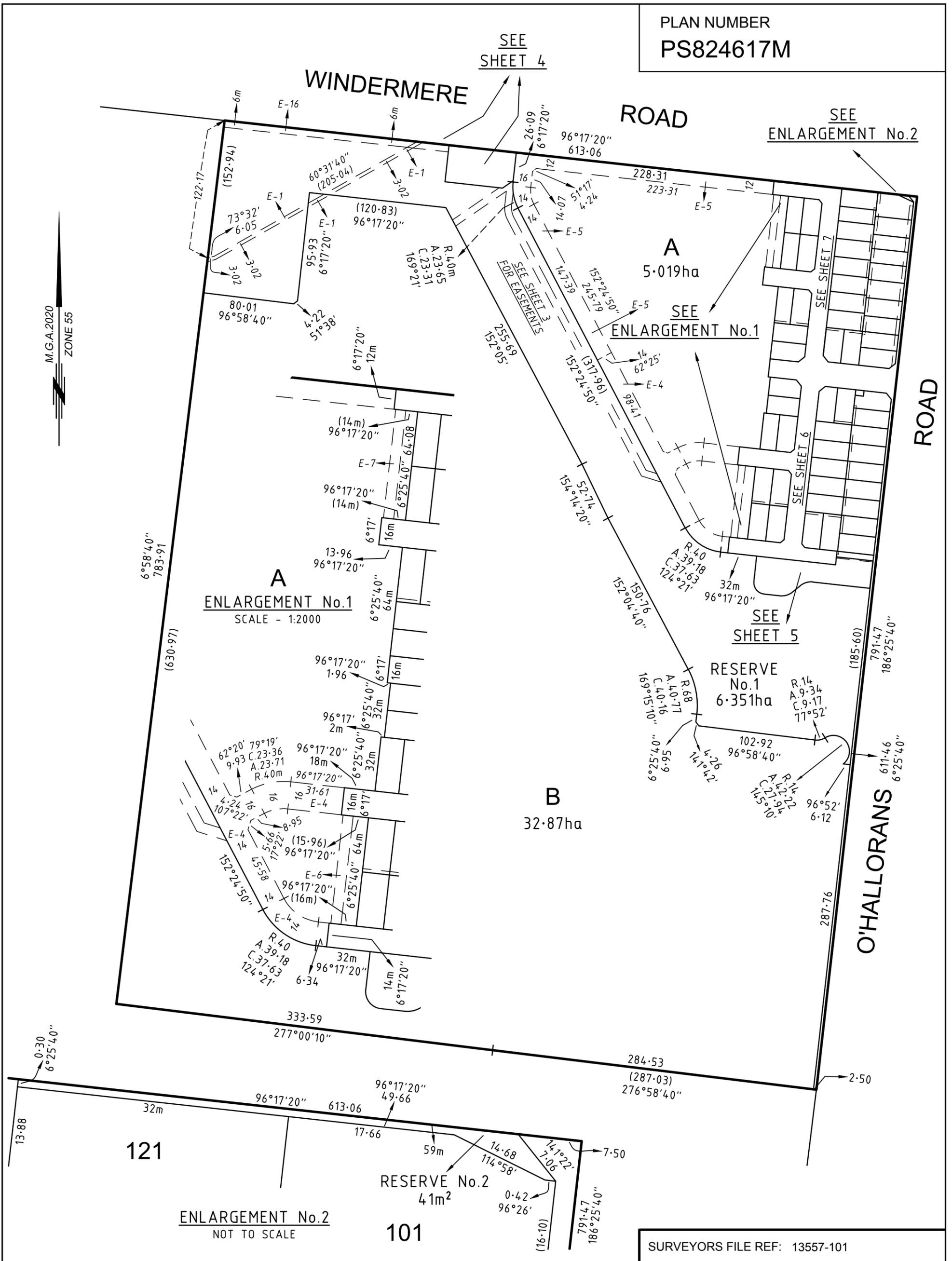
VESTING OF ROADS AND/OR RESERVES	NOTATIONS
---	------------------

IDENTIFIER	COUNCIL/BODY/PERSON	
ROAD R-1 RESERVE No.1 RESERVE No.2 RESERVE No.3 RESERVE No.4 RESERVE No.5	CITY OF GREATER GEELONG CITY OF GREATER GEELONG CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION POWERCOR AUSTRALIA LIMITED CITY OF GREATER GEELONG	LOTS 1-100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. <u>CREATION OF RESTRICTION A:</u> Upon registration of this Plan of Subdivision (PS824617M) the following restriction is created: Land to be benefited: Lots 101-154 (both inclusive) on this Plan of Subdivision (PS824617M). Land to be burdened: Lots 101-154 (both inclusive) on this Plan of Subdivision (PS824617M). <u>DESCRIPTION OF RESTRICTION A:</u> 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 (PS824617M) 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. <u>CREATION OF RESTRICTION</u> SEE SHEET 8 FOR ADDITIONAL RESTRICTION DETAILS.
NOTATIONS		
DEPTH LIMITATION: DOES NOT APPLY		
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. -		LARA LAKES ESTATE STAGE 1 - 54 LOTS 10.69ha

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, E-17	DRAINAGE	3.02	E148850	SEE INST. C/E E148850
E-2, E-4, E-5	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-3, E-4, E-5 E-16, E-17	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-6, E-7	CARRIAGEWAY	6m	THIS PLAN	CITY OF GREATER GEELONG
E-15	POWERLINE	SEE PLAN	THIS PLAN & SECTION 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED

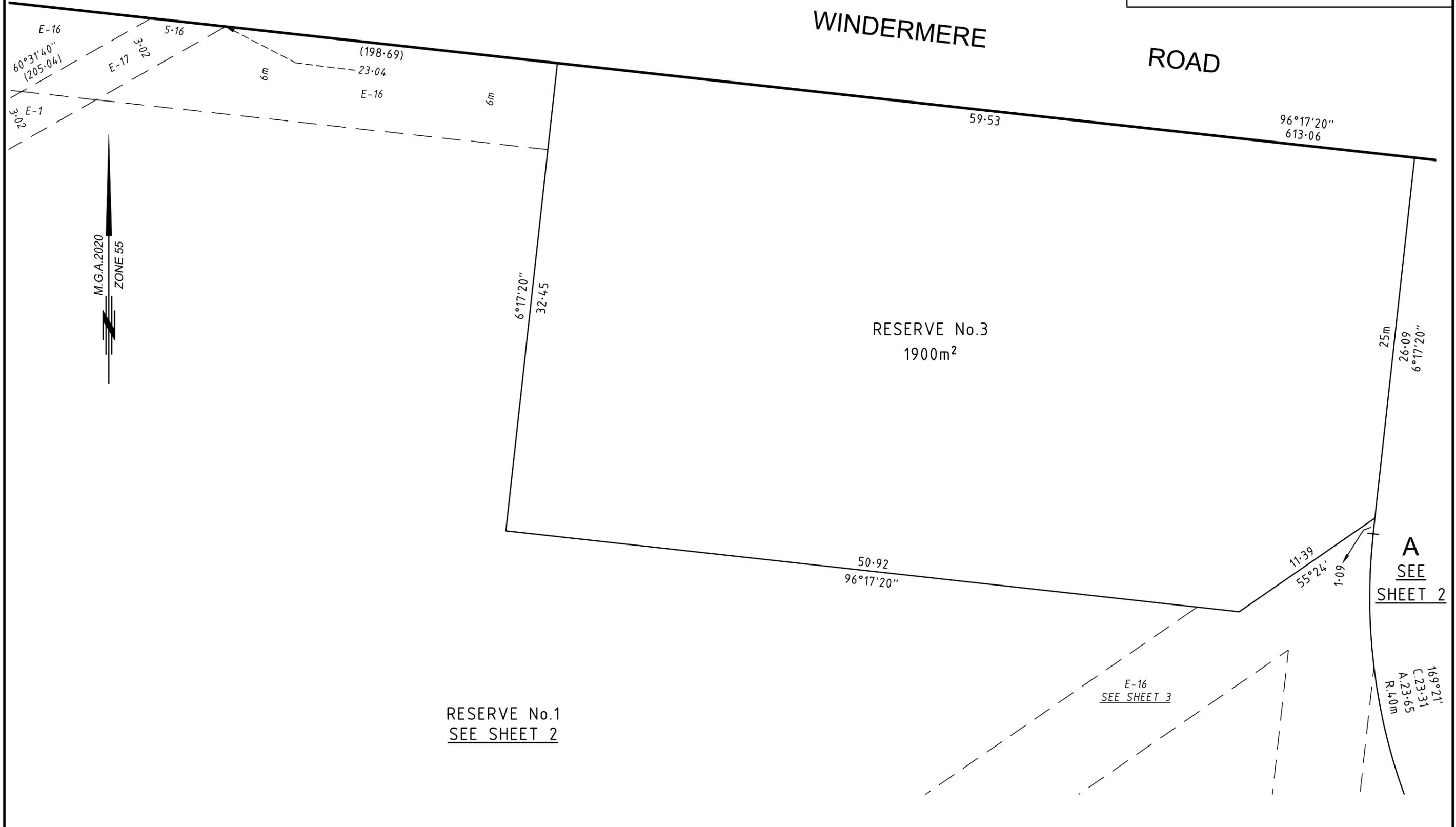


SURVEYORS FILE REF: 13557-101

PLAN NUMBER
PS824617M

WINDERMERE

ROAD



RESERVE No.1
SEE SHEET 2

A
SEE SHEET 2

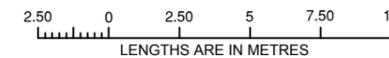
169°21'
C.23.31
A.23.65
R.4.0m



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: 13557-101

SCALE
1:250

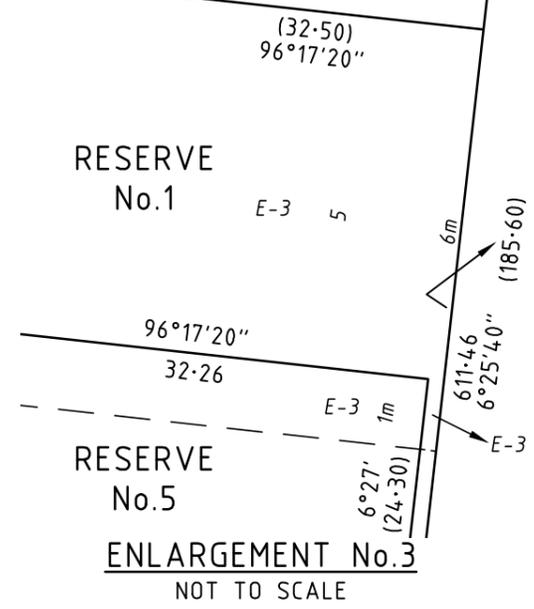


ORIGINAL SHEET
SIZE: A3

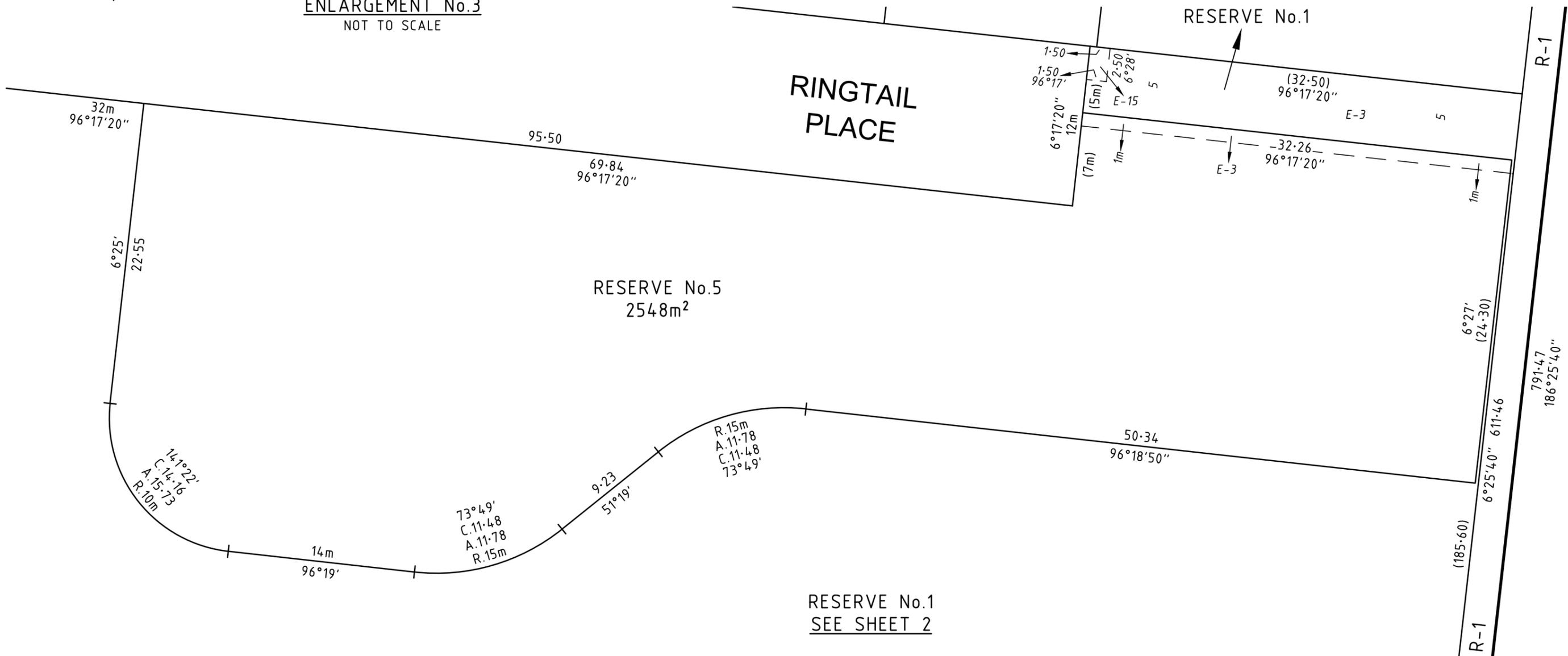
SHEET 4

Digitally signed by: David Reginald Rendle, Licensed
Surveyor,
Surveyor's Plan Version (6),
04/04/2022, SPEAR Ref: S157475C

Digitally signed by:
City of Greater Geelong,
24/05/2022,
SPEAR Ref: S157475C



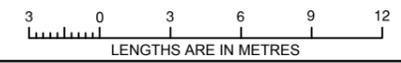
SEE SHEET 6



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: 13557-101

SCALE
1:300



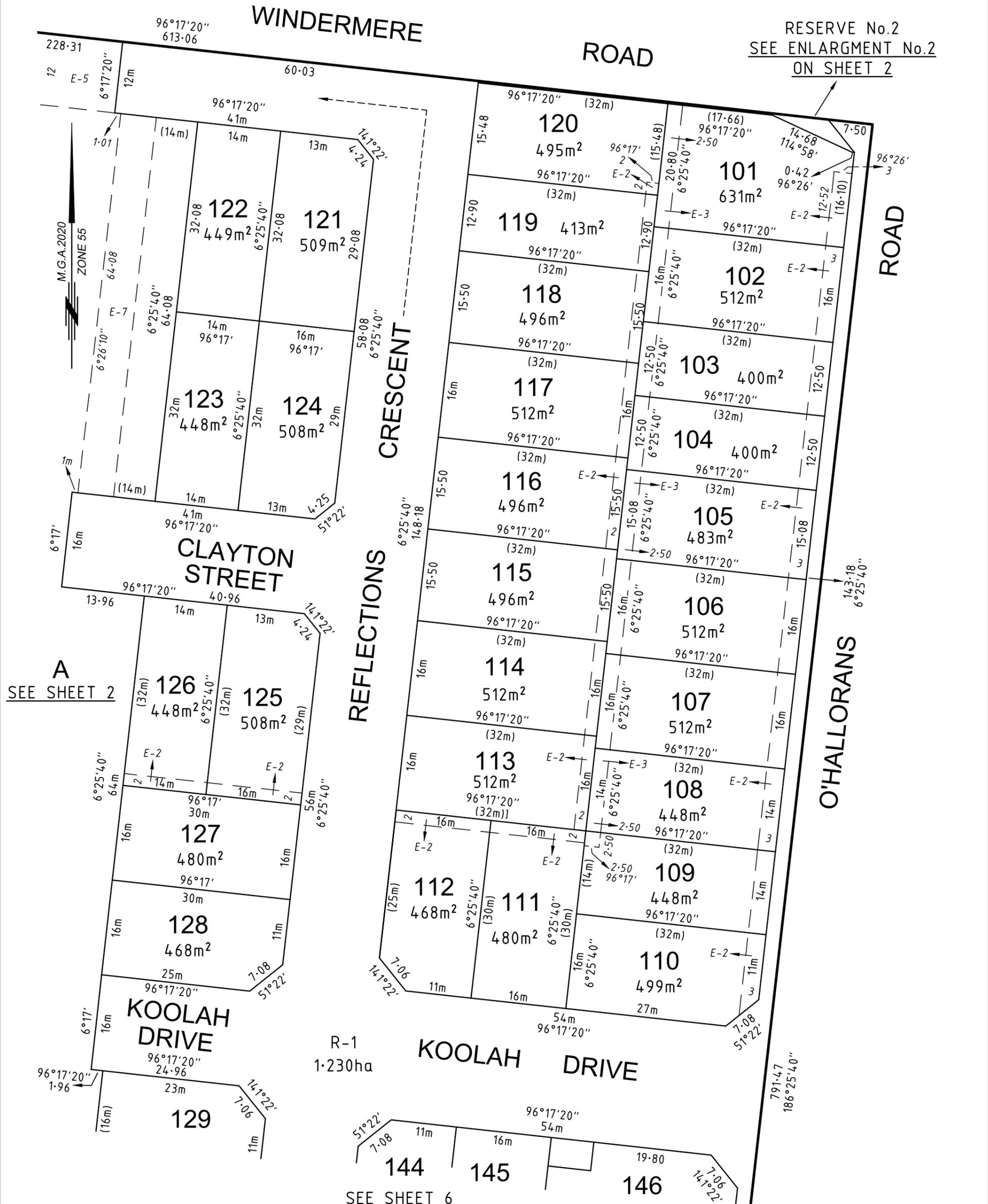
ORIGINAL SHEET
SIZE: A3

SHEET 5

Digitally signed by: David Reginald Rendle, Licensed Surveyor,
Surveyor's Plan Version (6),
04/04/2022, SPEAR Ref: S157475C

Digitally signed by:
City of Greater Geelong,
24/05/2022,
SPEAR Ref: S157475C

RESERVE No.2
SEE ENLARGMENT No.2
ON SHEET 2



A
SEE SHEET 2

SEE SHEET 6

SURVEYORS FILE REF: 13557-101

CREATION OF RESTRICTION B:

Upon registration of this Plan of Subdivision (PS824617M) the following restriction is created:

Land to be benefited: Lots 101 - 154 (both inclusive) on this Plan of Subdivision (PS824617M)

Land to be burdened: Lot 154 on this Plan of Subdivision (PS824617M)

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 (PS824617M) 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 (PS824617M) the following restriction is created:

Lot burdened	Lot/s benefited	Lot burdened	Lot/s benefited
101	102, 119, 120	129	130
102	101, 103, 118, 119	130	129, 131, 132
103	102, 103, 117, 118	131	130, 132
104	103, 105, 116, 117	132	130, 131
105	104, 106, 115, 116	133	134, 136
106	105, 107, 114, 115	134	133, 135
107	106, 108, 113, 114	135	134, 136
108	107, 109, 113	136	133, 135
109	108, 110, 111	137	138, 139
110	109, 111	138	137, 139, 153, 154
111	109, 110, 112, 113	139	137, 138, 152
112	111, 113	140	139, 141, 151
113	107, 108, 111, 112, 114	141	140, 142, 150
114	106, 107, 113, 115	142	141, 143, 149
115	105, 106, 114, 116	143	142, 144, 145, 148
116	104, 105, 115, 117	144	143, 145
117	103, 104, 116, 118	145	143, 144, 146, 147
118	102, 103, 117, 119	146	145, 147
119	101, 102, 118, 120	147	145, 146, 148
120	101, 119	148	143, 147, 149
121	122, 124	149	142, 148, 150
122	121, 123	150	141, 149, 151
123	122, 124	151	140, 150, 152
124	121, 123	152	139, 151, 153
125	126, 127	153	138, 152, 154
126	125, 127	154	138, 153
127	125, 126, 128		
128	127		

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.

CREATION OF RESTRICTION D:

Upon registration of this Plan of Subdivision (PS824617M) the following restriction is created:

Land to be benefited: 102-109 (both inclusive) & 113-119 (both inclusive) on this Plan of Subdivision (PS824617M)

Land to be burdened: 102-109 (both inclusive) & 113-119 (both inclusive) on this Plan of Subdivision (PS824617M)

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 must not:

build or permit to build any Building on the burdened lot unless one side boundary has a minimum side setback of 1.0 metre.

DEFINITIONS

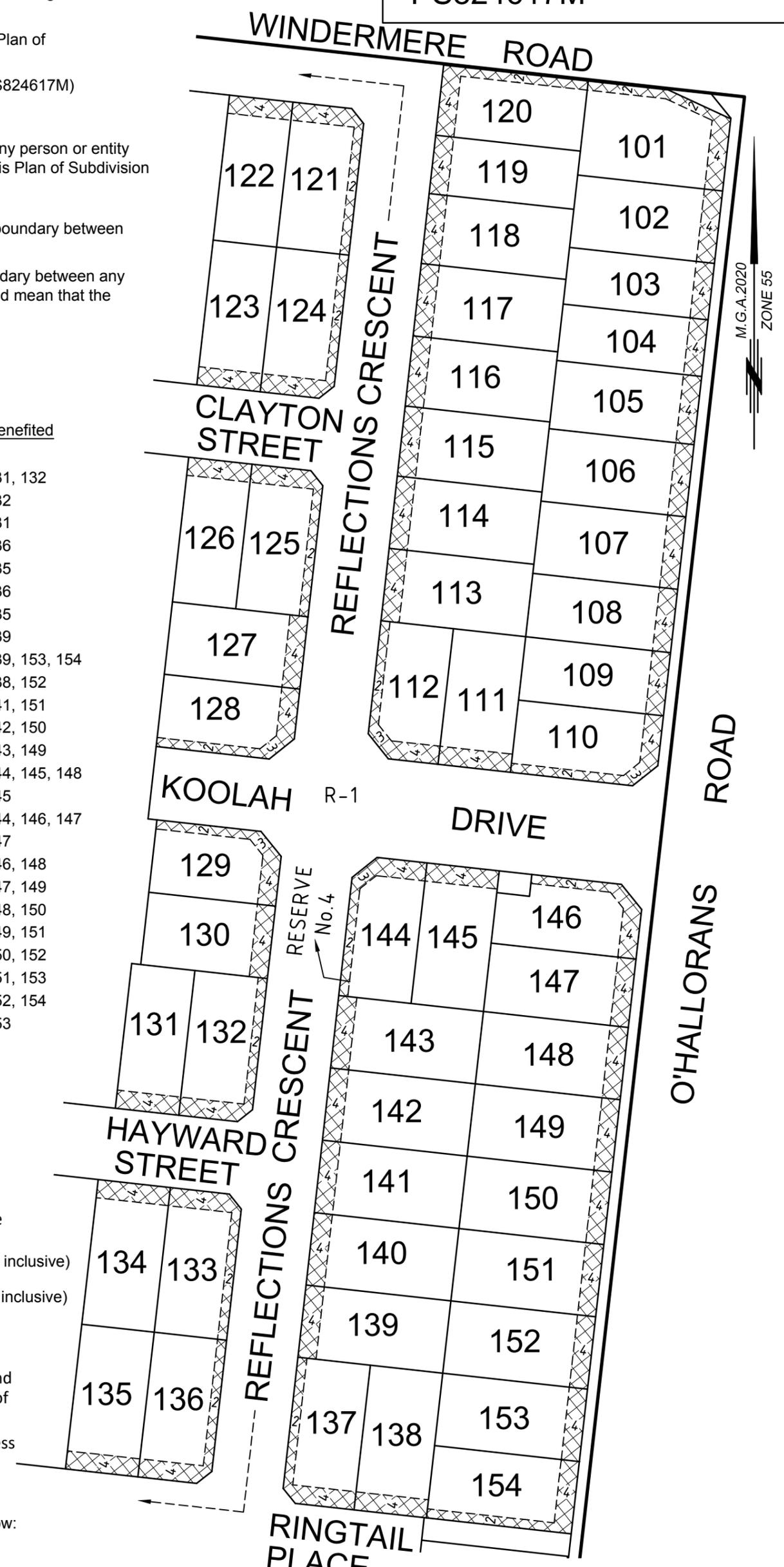
The meaning of the terms used in Restrictions A-D are set below:

"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.

PLAN NUMBER
PS824617M



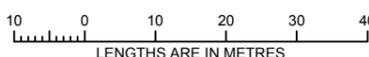
M.G.A. 2020
ZONE 55

SURVEYORS FILE REF: 13557-101



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

SCALE
1:1000



Digitally signed by: David Reginald Rendle, Licensed Surveyor,
Surveyor's Plan Version (6),
04/04/2022, SPEAR Ref: S157475C

ORIGINAL SHEET
SIZE: A3

SHEET 8

Digitally signed by:
City of Greater Geelong,
24/05/2022,
SPEAR Ref: S157475C

**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

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: see www.delwp.vic.gov.au/property>Contact us

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

THE BACK OF THIS FORM MUST NOT BE USEDLand Use Victoria contact details: see www.delwp.vic.gov.au/property>Contact us