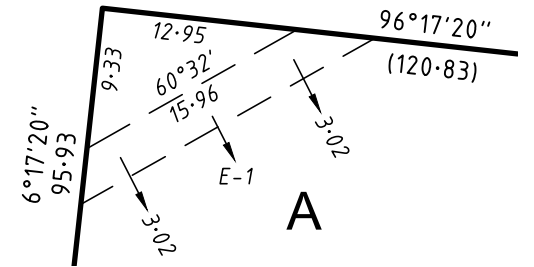
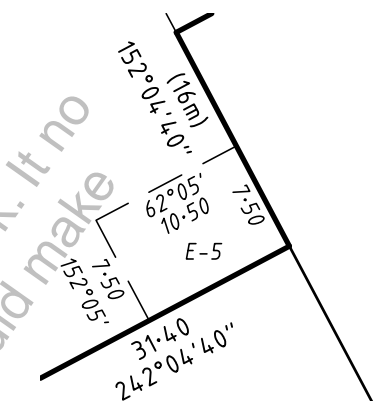


<h1>PLAN OF SUBDIVISION</h1>			EDITION 1	PLAN NUMBER <b>PS903591P</b>
<b>LOCATION OF LAND</b>  PARISH: MORANGHURK TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 174 (PART), 163 (PART), 164 (PART) & 173 (PART) TITLE REFERENCE: VOL.12510 FOL.504  LAST PLAN REFERENCE: LOT A ON PS903577H  POSTAL ADDRESS: STRINGYBARK DRIVE (at time of subdivision) LARA, 3212  MGA CO-ORDINATES: E: 269 580                      ZONE: 55 (of approx centre of land                      N: 5 789 730                      GDA 2020 in plan)			Council Name: City of Greater Geelong  Council Reference Number: 15898 Planning Permit Reference: PP-588-2018 SPEAR Reference Number: S202043C  <b>Certification</b>  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 is to be satisfied in stage: 16  Digitally signed by: Shane Pritchard for City of Greater Geelong on 28/03/2023  <b>Statement of Compliance</b> issued: 16/01/2024	
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1-700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  <b>CREATION OF RESTRICTION A:</b> Upon registration of this Plan of Subdivision (PS903591P) the following restriction is created: Land to be benefited: Lots 701-731 (both inclusive) on this Plan of Subdivision (PS903591P). Land to be burdened: Lots 701-731 (both inclusive) on this Plan of Subdivision (PS903591P).  <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 (PS903591P) 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 6 FOR ADDITIONAL RESTRICTION DETAILS.	
ROAD R-1	CITY OF GREATER GEELONG			
<b>NOTATIONS</b>			<div style="border: 1px solid black; padding: 5px; width: fit-content; margin-bottom: 5px;">LARA LAKES ESTATE</div> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin-bottom: 5px;">STAGE 7 - 31 LOTS</div> <div style="border: 1px solid black; padding: 5px; width: fit-content;">2.168ha</div>	
DEPTH LIMITATION: DOES NOT APPLY				
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 Easements E-14, E-16 & E-17 on PS903577H.  <u>Grounds for Removal</u> By agreement of all interested parties.  EASEMENTS E-3, E-4, E-7, E-8, E-11, E-14, E-16, E-17 & E-21 HAVE BEEN OMITTED FROM THIS PLAN.				
<b>EASEMENT INFORMATION</b>				
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-9, E-10	CARRIAGEWAY	SEE PLAN	PS903576K	CITY OF GREATER GEELONG
E-12, E-13	DRAINAGE	SEE PLAN	PS903577H	CITY OF GREATER GEELONG
E-13	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS903577H & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-15	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS903576K & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-18, E-20	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-19, E-20, E-22	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-23, E-24	CARRIAGEWAY	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
<b>Stantec</b> <small>Stantec Australia Pty Ltd   ABN: 17 007 920 322          Level 1, 27-31 Myers Street (PO Box 1137), Geelong, VIC Australia 3220          Tel: 03 5202 4600          Web: www.stantec.com/au</small>			SURVEYORS FILE REF: 13557-107  Digitally signed by: David Reginald Rendle, Licensed Surveyor, Surveyor's Plan Version (3), 23/02/2023, SPEAR Ref: S202043C	
			ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
			Land Use Victoria Plan Registered 02:27 PM 23/01/2024 Assistant Registrar of Titles	

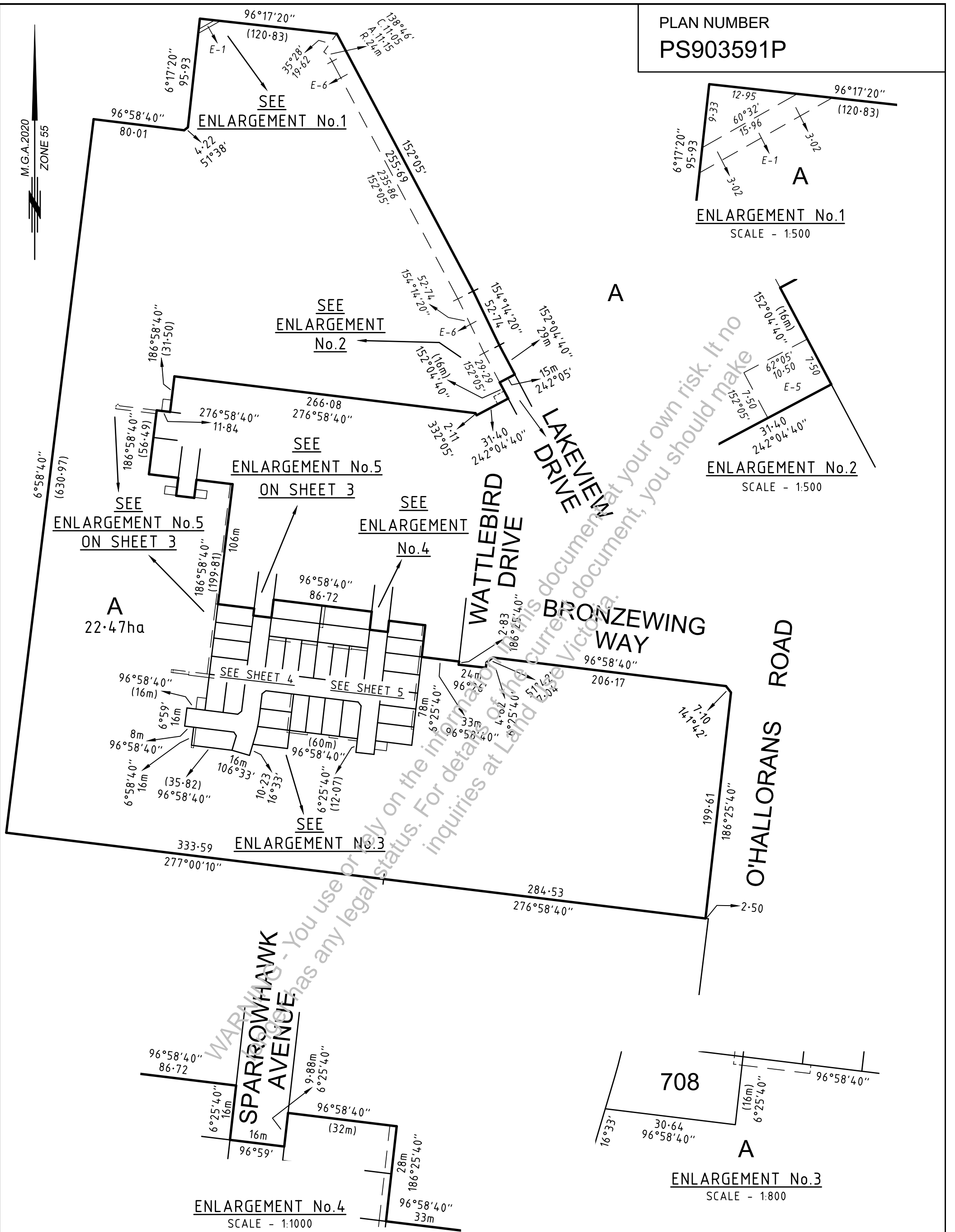
PLAN NUMBER  
PS903591P



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ENLARGEMENT No.2  
SCALE - 1:500



ENLARGEMENT No.4  
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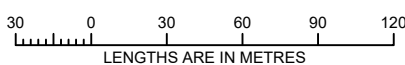
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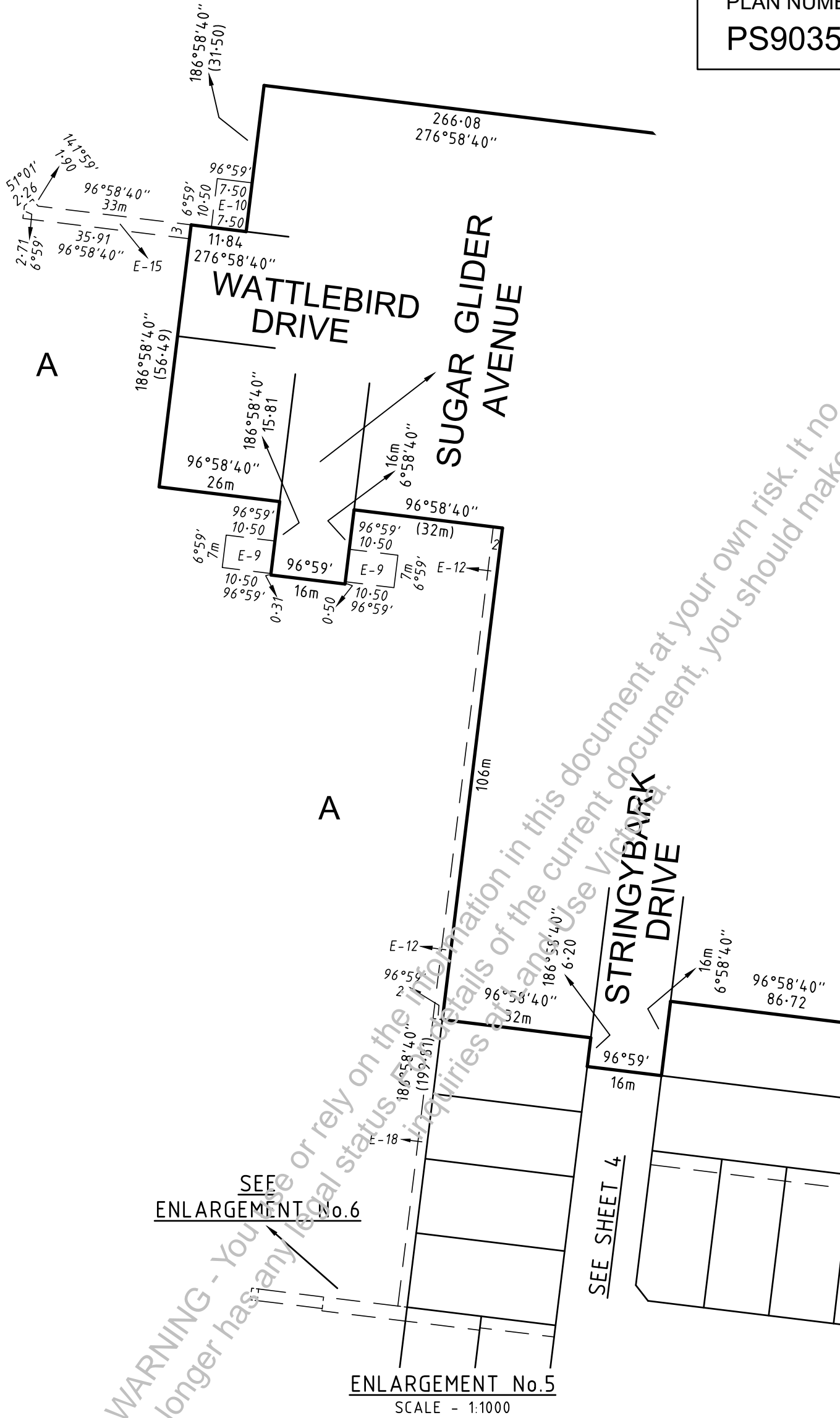
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Surveyor's Plan Version (3),  
23/02/2023, SPEAR Ref: S202043C

ORIGINAL SHEET  
SIZE: A3

SHEET 2

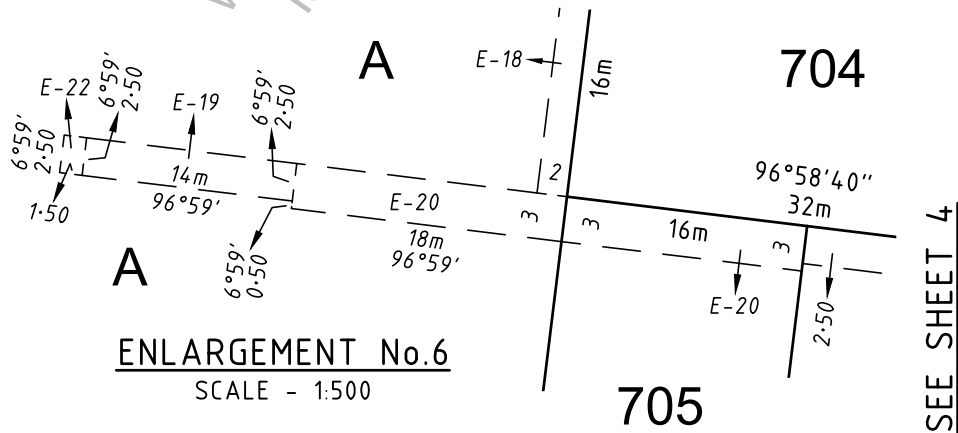
Digitally signed by:  
City of Greater Geelong,  
28/03/2023,  
SPEAR Ref: S202043C

M.G.A. 2020  
ZONE 55



SEE ENLARGEMENT No.6

ENLARGEMENT No.5  
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ENLARGEMENT No.6  
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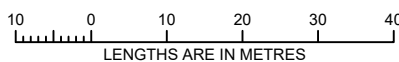
SEE SHEET 4

SURVEYORS FILE REF: 13557-107



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Web: www.stantec.com/au

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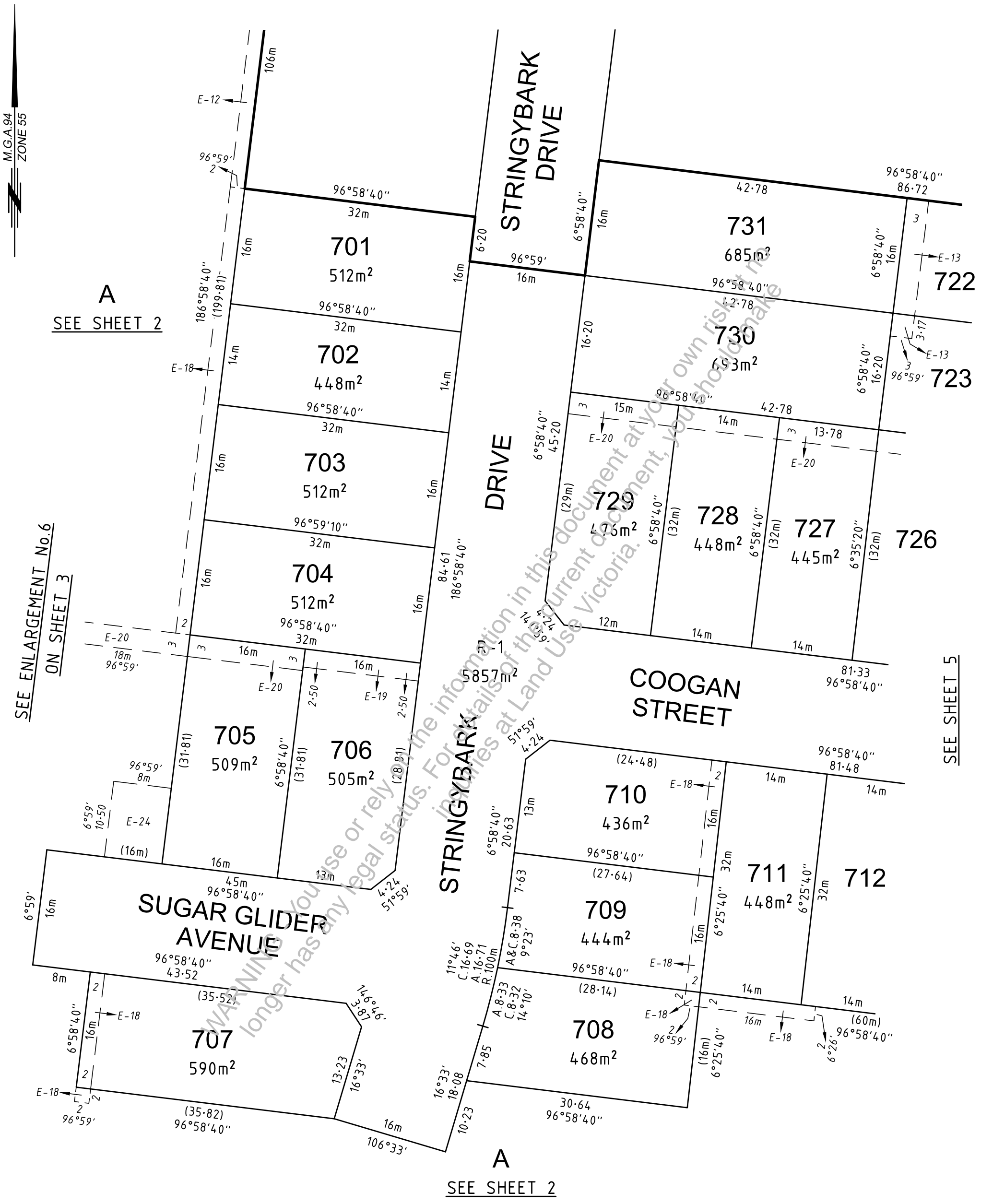
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Surveyor's Plan Version (3),  
23/02/2023, SPEAR Ref: S202043C

ORIGINAL SHEET  
SIZE: A3

SHEET 3

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28/03/2023,  
SPEAR Ref: S202043C

M.G.A.94  
ZONE 55



SEE ENLARGEMENT No.6  
ON SHEET 3

SEE SHEET 5

SURVEYORS FILE REF: 13557-107



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Tel: 03 5202 4600  
Web: www.stantec.com/au

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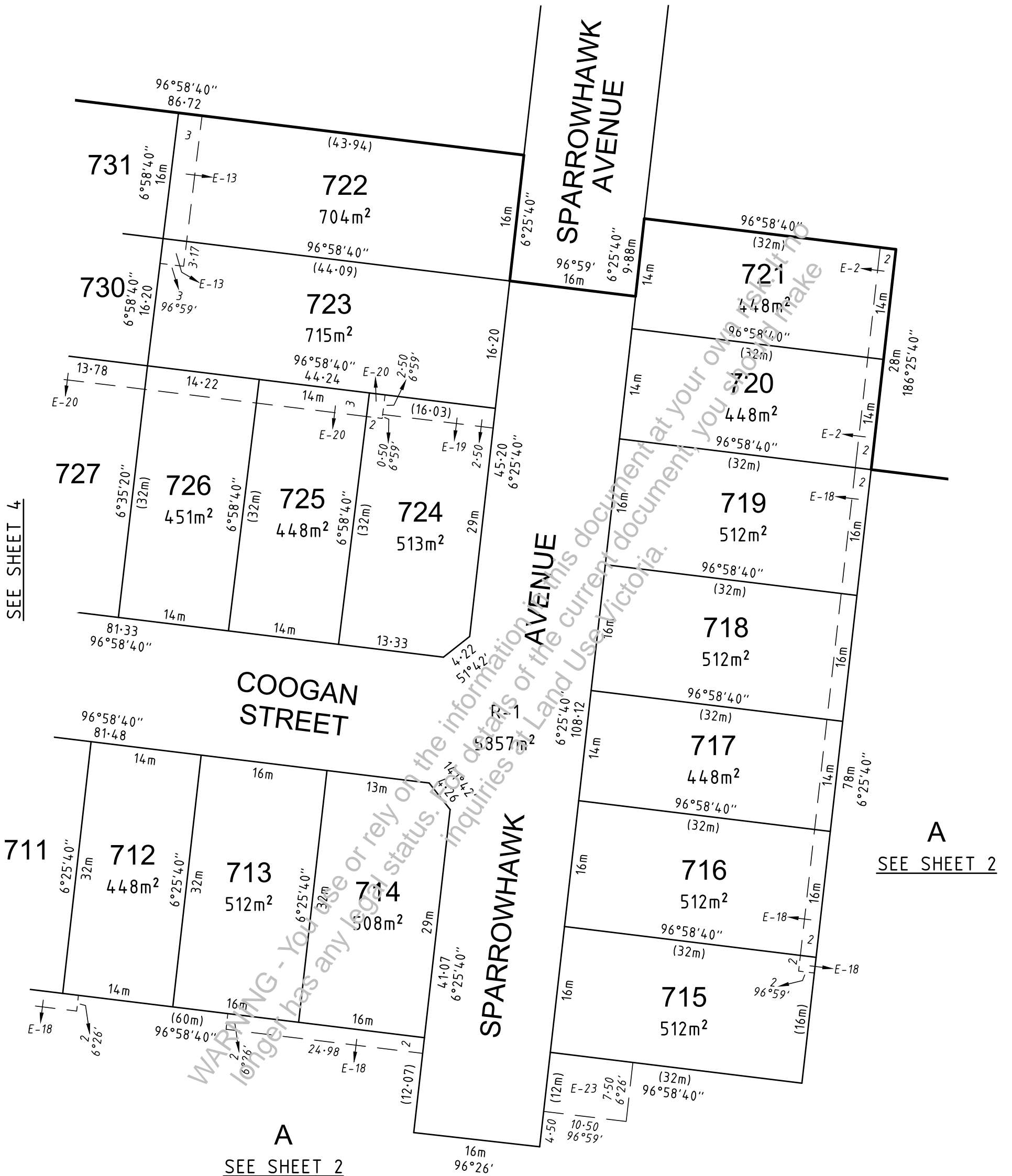
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23/02/2023, SPEAR Ref: S202043C

ORIGINAL SHEET SIZE: A3

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M.G.A.94  
ZONE 55



SURVEYORS FILE REF: 13557-107



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LENGTHS ARE IN METRES

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SHEET 5

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SPEAR Ref: S202043C

**CREATION OF RESTRICTION B:**

Upon registration of this Plan of Subdivision (PS903591P) the following restriction is created:

Lot burdened	Lot/s benefited
701	702
702	701, 703
703	702, 704
704	703, 705, 706
705	704, 706
706	704, 705
707	708
708	707, 709
709	708, 710, 711
710	709, 711
711	709, 710, 712
712	711, 713
713	712, 714
714	713
715	716
716	715, 717
717	716, 718
718	717, 719
719	718, 720
720	719, 721
721	720
722	723, 731
723	722, 724, 725, 726, 730
724	723, 725
725	723, 724, 726
726	723, 725, 727
727	726, 728, 730
728	727, 729, 730
729	728, 730
730	723, 727, 728, 729, 731
731	722, 730

**CREATION OF RESTRICTION C:**

Upon registration of this Plan of Subdivision (PS903591P) the following restriction is created:

Lot burdened	Lot/s benefited	Lot burdened	Lot/s benefited
705	706	726	725
722	723	727	728
723	722	728	727
725	726		


**DESCRIPTION OF RESTRICTION C:**

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(s) that does not provide 1.0 metre clear horizontal access along the full length of a minimum one side boundary of the burdened lot, for the purpose of access to sewer by Barwon Water.

PLAN NUMBER  
**PS903591P**

**DESCRIPTION OF RESTRICTION B:**

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.

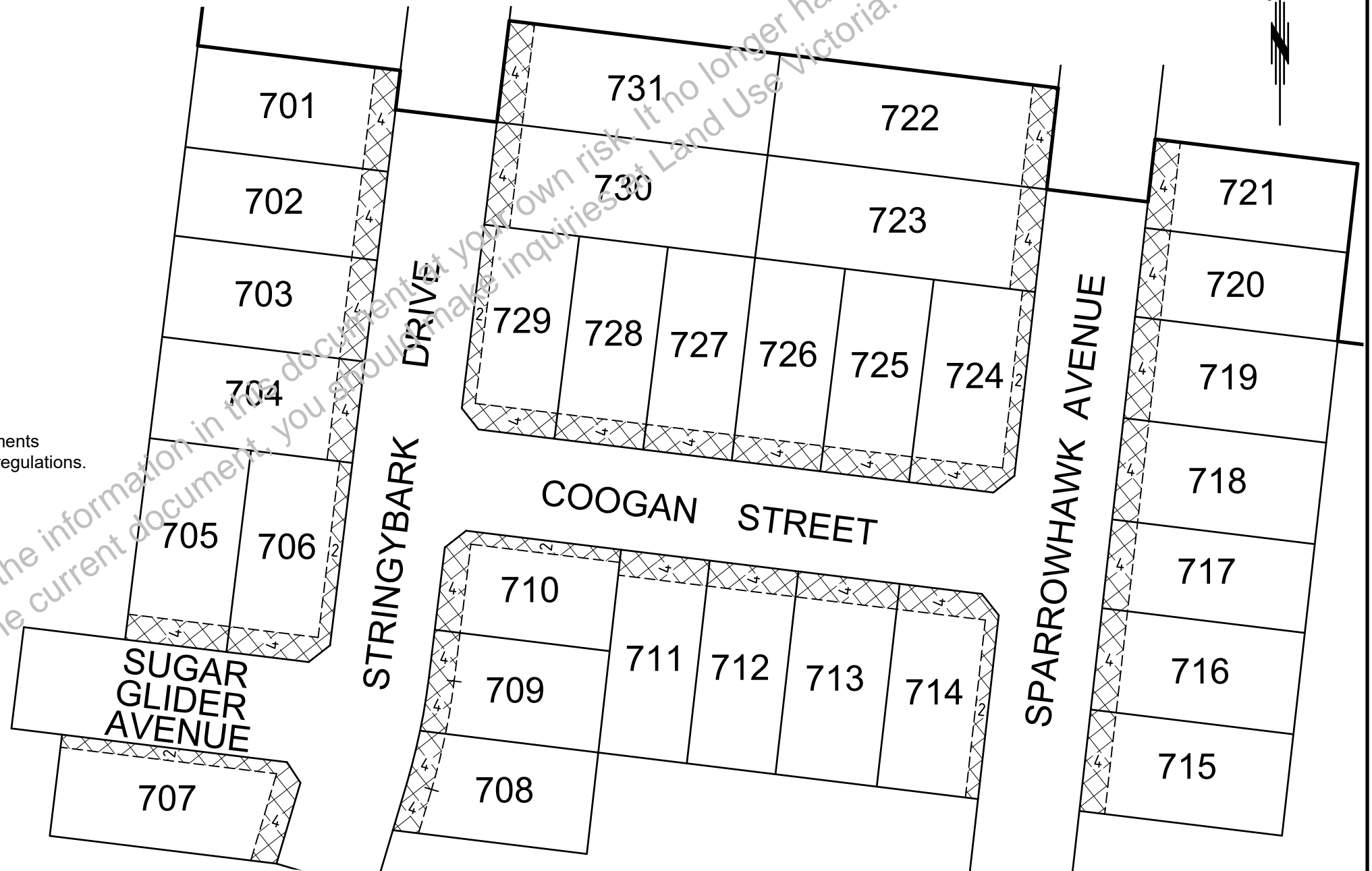
**DEFINITIONS**

The meaning of the terms used in Restrictions A-B 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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N.T.S.

NOT TO SCALE

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SHEET 6

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23/02/2023, SPEAR Ref: S202043C

Digitally signed by:  
City of Greater Geelong,  
28/03/2023,  
SPEAR Ref: S202043C

## 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.

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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:

- Subdivide or allow the Lot to be subdivided.
- Consolidate for allow the Lot to be consolidated.
- 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

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

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- The provisions are to be numbered consecutively from number 1.
- Further pages may be added but each page should be consecutively numbered.
- 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.

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V3

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