


<b>PLAN OF SUBDIVISION</b>	<b>EDITION 1</b>	<b>PLAN NUMBER PS903592M</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 PS903591P  POSTAL ADDRESS: STRINGYBARK DRIVE (at time of subdivision) LARA, 3212  MGA CO-ORDINATES: E: 269 580 ZONE: 55 (of approx centre of land in plan) N: 5 789 730 GDA 2020	Council Name: City of Greater Geelong  Council Reference Number: 15962 Planning Permit Reference: PP-588-2018 SPEAR Reference Number: S205246M  <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 has not been satisfied at Certification  Digitally signed by: Tim Webb for City of Greater Geelong on 28/03/2024
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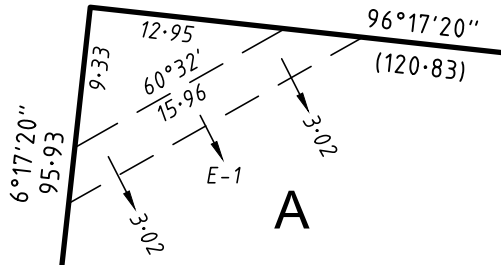
<b>VESTING OF ROADS AND/OR RESERVES</b>	<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1-800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  <b>CREATION OF RESTRICTION A:</b> Upon registration of this Plan of Subdivision (PS903592M) the following restriction is created: Land to be benefited: Lots 801-834 (both inclusive) on this Plan of Subdivision (PS903592M). Land to be burdened: Lots 801-834 (both inclusive) on this Plan of Subdivision (PS903592M).  <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 (PS903592M) 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 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: 5px; width: fit-content;">           LARA LAKES ESTATE            STAGE 8 - 34 LOTS            4.529ha         </div>
SURVEY: This plan is based on survey. STAGING: This 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-18 & E-23 contained in Lot A on PS903591P.  <u>Grounds for Removal</u> By agreement of all relevant parties pursuant to Section 6(1)(K) of the Subdivision Act 1988.		
<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-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-15	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS903576K	BARWON REGION WATER CORPORATION
E-9, E-10	CARRIAGEWAY	SEE PLAN	PS903576K	CITY OF GREATER GEELONG
E-12	DRAINAGE	SEE PLAN	PS903577H	CITY OF GREATER GEELONG
E-20	DRAINAGE	SEE PLAN	PS903591P	CITY OF GREATER GEELONG
E-19, E-20, E-22	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS903591P & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-24	CARRIAGEWAY	SEE PLAN	PS903591P	CITY OF GREATER GEELONG
E-25	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-26	CARRIAGEWAY	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG

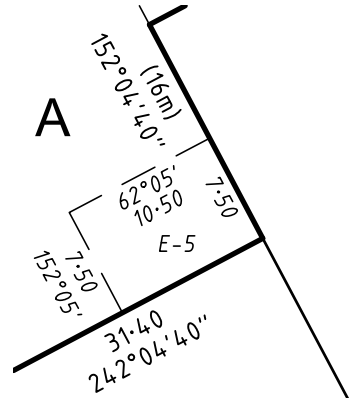
 Stantec Australia Pty Ltd   ABN: 17 007 920 322 Level 1, 27-31 Myers Street (PO Box 1137), Geelong, VIC Australia 3220 Tel: 03 5202 4600 Web: www.stantec.com/au	SURVEYORS FILE REF: 13557-108	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
	Digitally signed by: Geoffrey Patterson, Licensed Surveyor, Surveyor's Plan Version (4), 15/12/2023, SPEAR Ref: S205246M		

PLAN NUMBER  
PS903592M

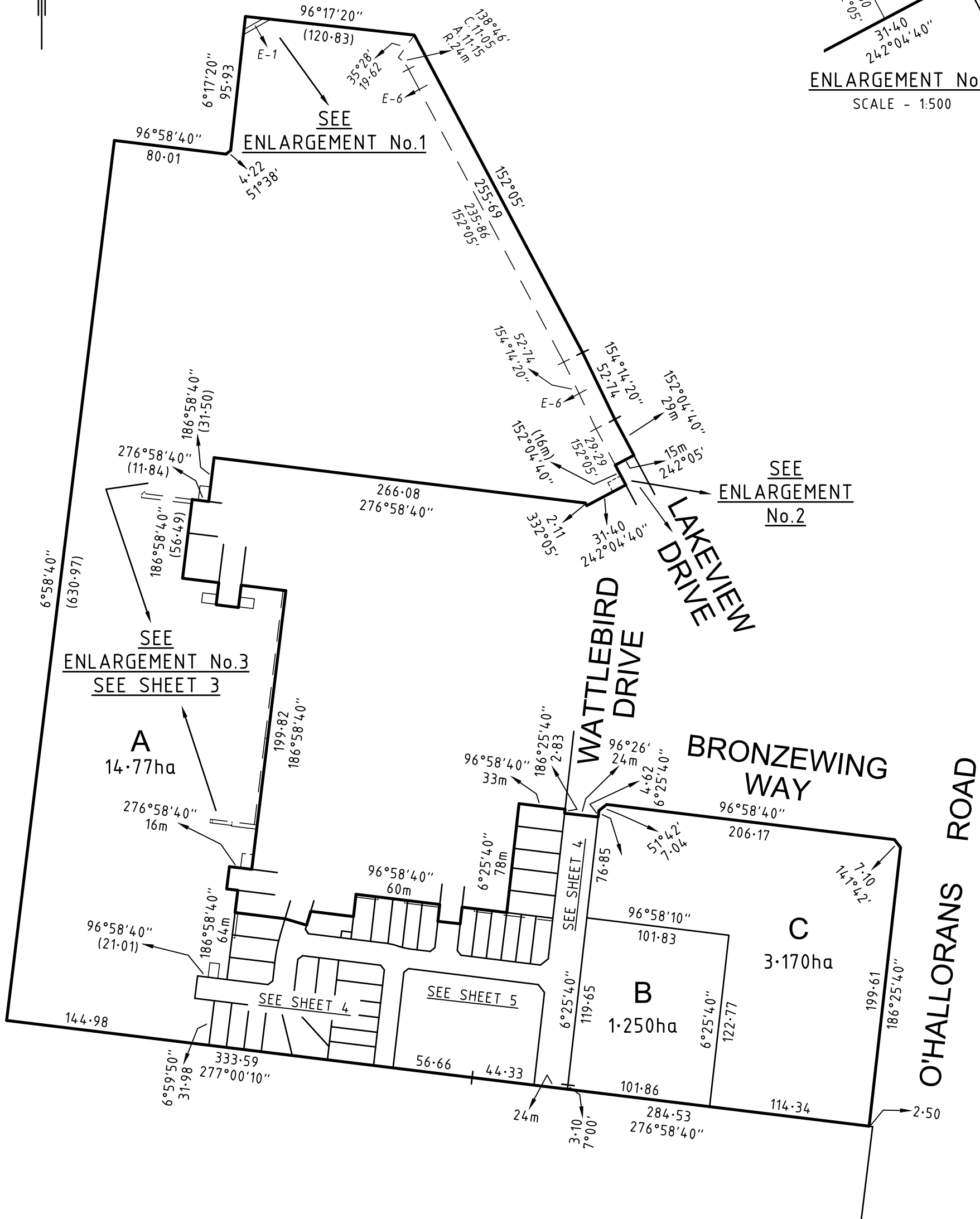
M.G.A.2020  
ZONE 55



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ENLARGEMENT No.2  
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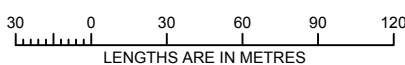


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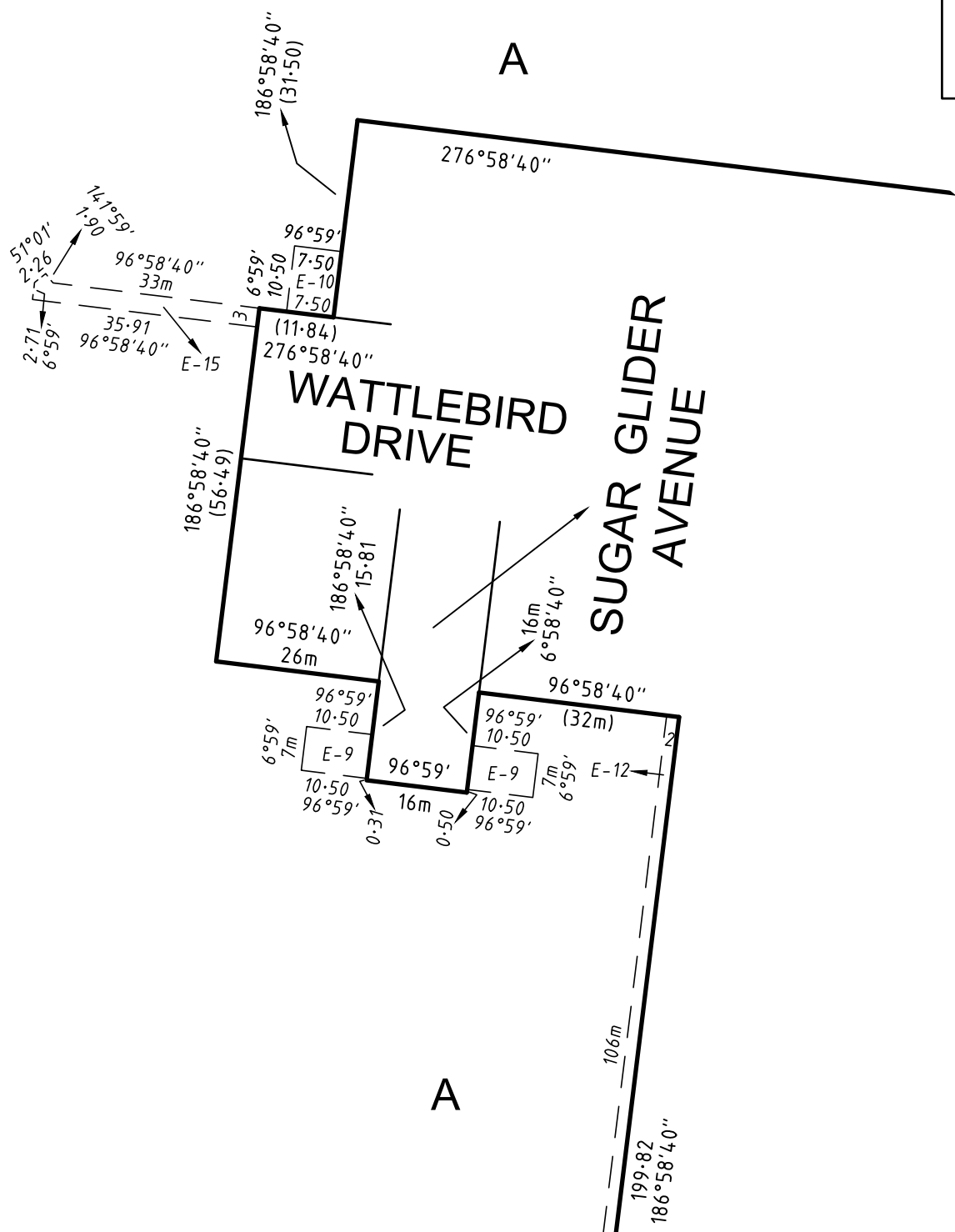
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SHEET 2

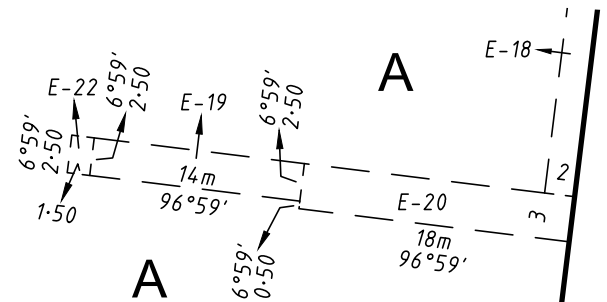
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SPEAR Ref: S205246M

M.G.A.2020  
ZONE 55



**ENLARGEMENT No.3**

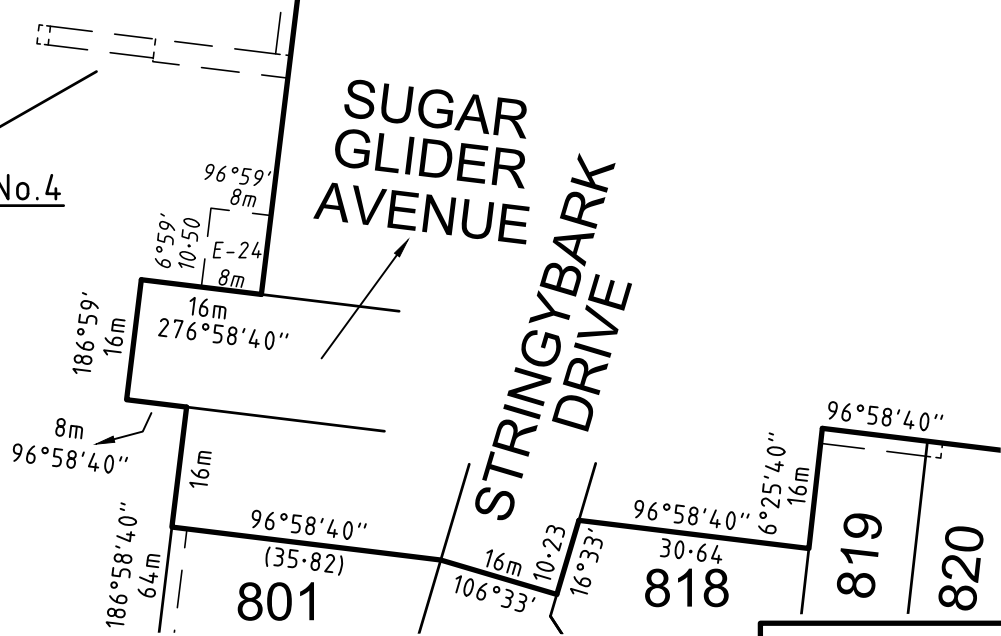
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**ENLARGEMENT No.4**

SCALE - 1:500

SEE  
ENLARGEMENT No.4



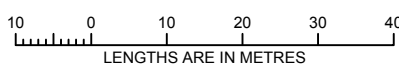
SEE SHEET 4

SURVEYORS FILE REF: 13557-108



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Web: www.stantec.com/au

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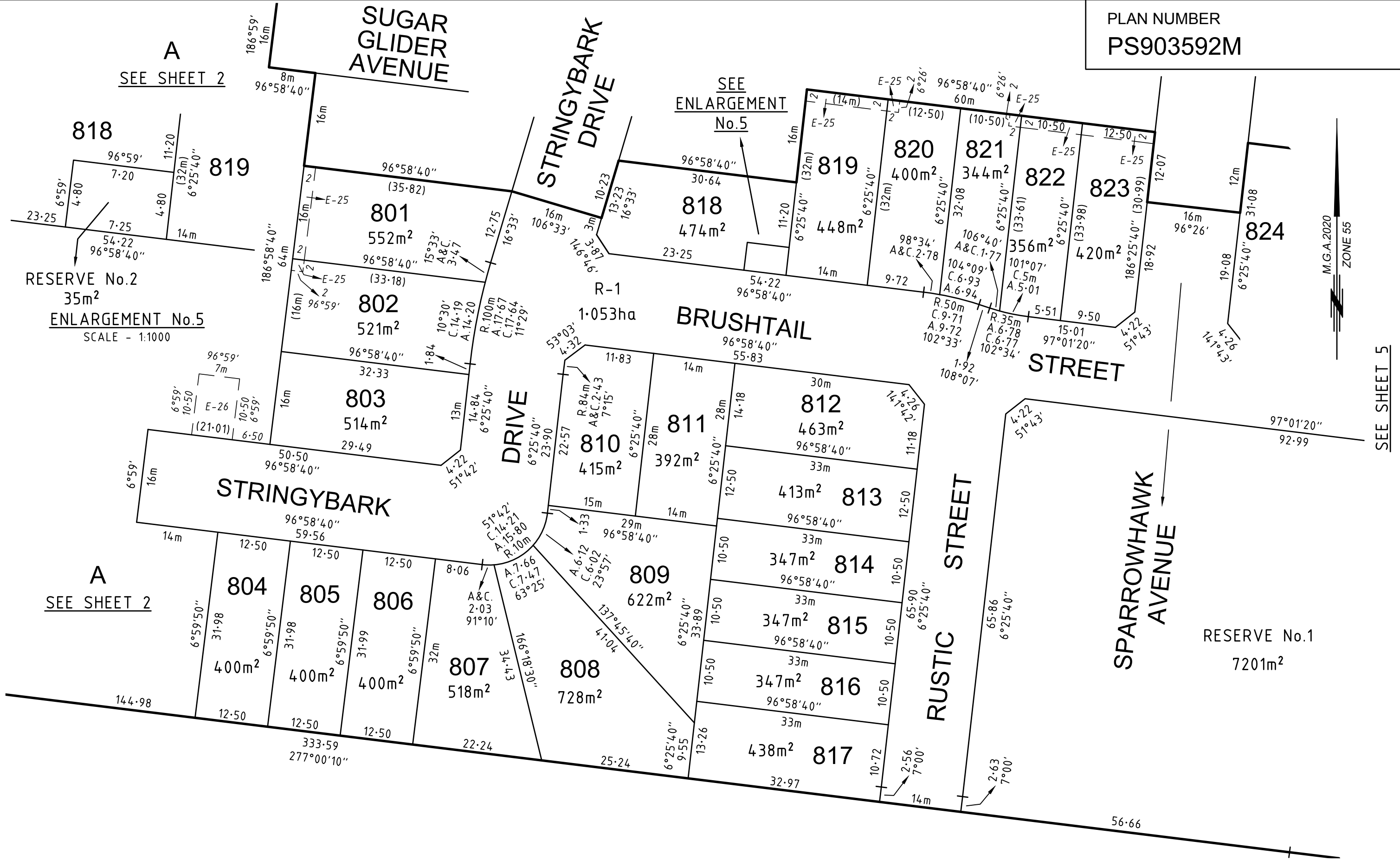


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ORIGINAL SHEET  
SIZE: A3

SHEET 3

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SPEAR Ref: S205246M



A  
SEE SHEET 2

RESERVE No.2  
35m<sup>2</sup>  
ENLARGEMENT No.5  
SCALE - 1:1000

A  
SEE SHEET 2

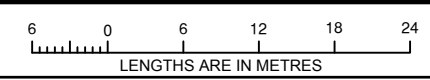
SEE SHEET 5



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SCALE  
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ORIGINAL SHEET  
SIZE: A3

SHEET 4

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PLAN NUMBER  
PS903592M

WATTLEBIRD  
DRIVE

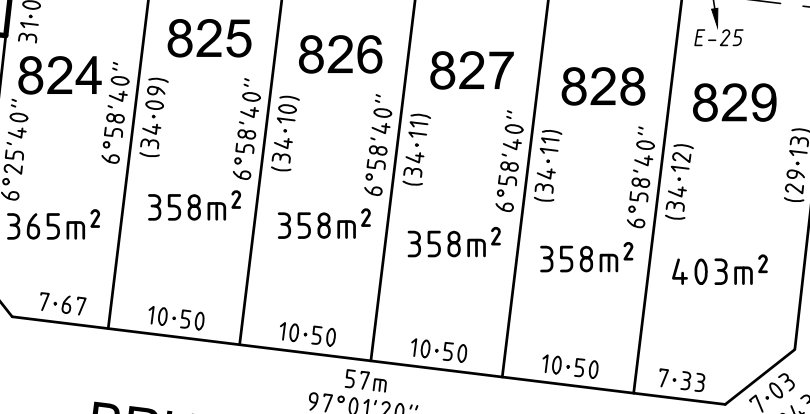
M.G.A.2020  
ZONE 55

SPARROWHAWK  
AVENUE

C  
SEE SHEET 2

SEE SHEET 4

823



BRUSHTAIL STREET

R-1  
1.053ha

DRIVE

SPARROWHAWK  
AVENUE

RESERVE No.1  
7201m²

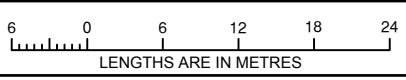
B  
SEE SHEET 2

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SCALE  
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SIZE: A3

SHEET 5

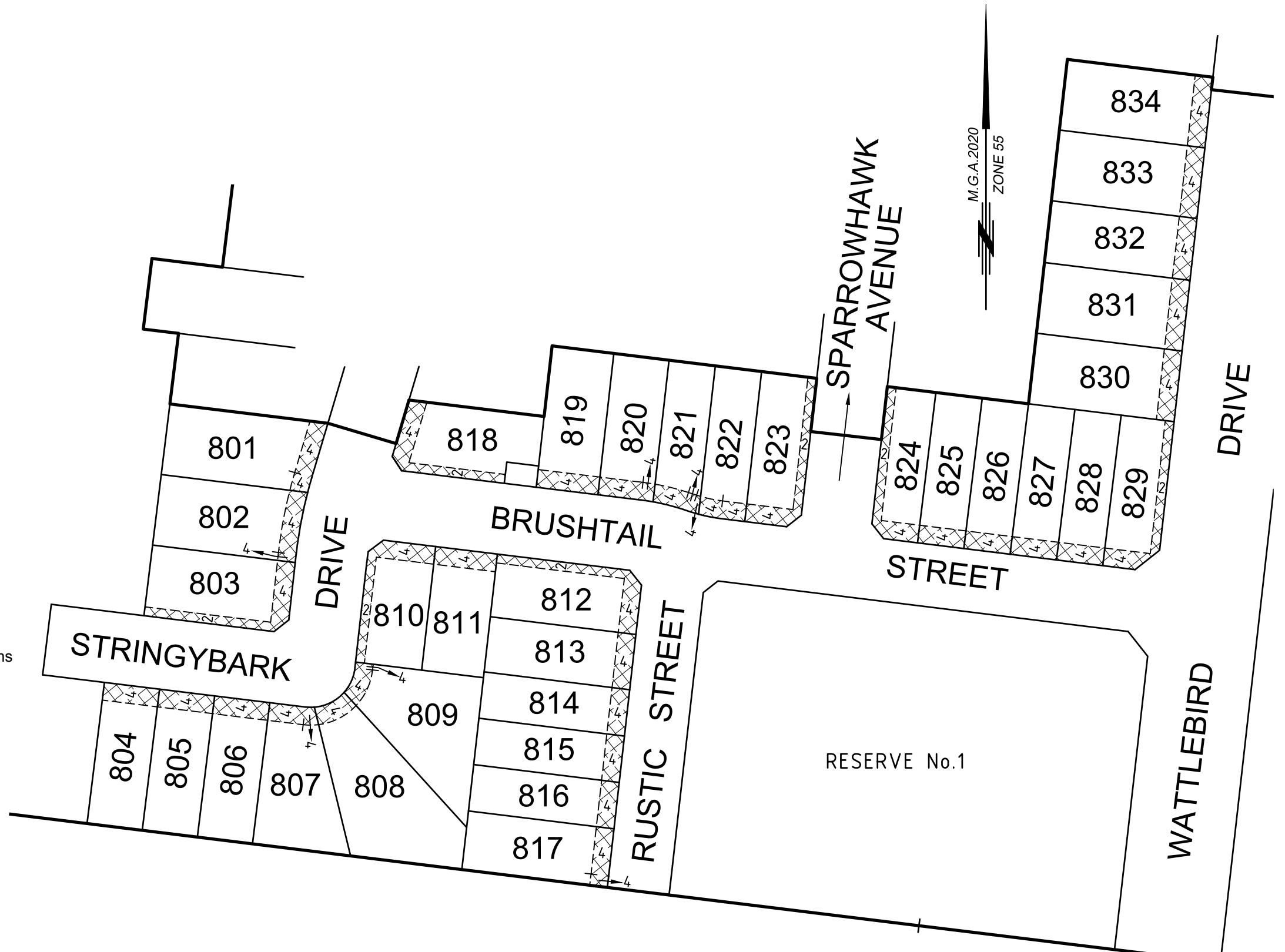
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28/03/2024,  
SPEAR Ref: S205246M

**CREATION OF RESTRICTION B:**

Upon registration of this Plan of Subdivision (PS903592M) the following restriction is created:

PLAN NUMBER  
PS903592M

Lot burdened	Lot/s benefited
801	802
802	801, 803
803	802
804	805
805	804, 806
806	805, 807
807	806, 808
808	807, 809, 817
809	808, 810, 811, 814, 815, 816, 817
810	809, 811
811	809, 810, 812, 813, 814
812	811, 813
813	811, 812, 814
814	809, 811, 813, 815
815	809, 814, 816
816	809, 815, 817
817	808, 809, 816
818	819
819	818, 820
820	819, 821
821	820, 822
822	821, 823
823	822
824	825
825	824, 826
826	825, 827
827	826, 828, 830
828	827, 829, 830
829	828, 830
830	827, 828, 829, 831
831	830, 832
832	831, 833
833	832, 834
834	833



**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.



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SCALE  
N.T.S.

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ORIGINAL SHEET  
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SHEET 6

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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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