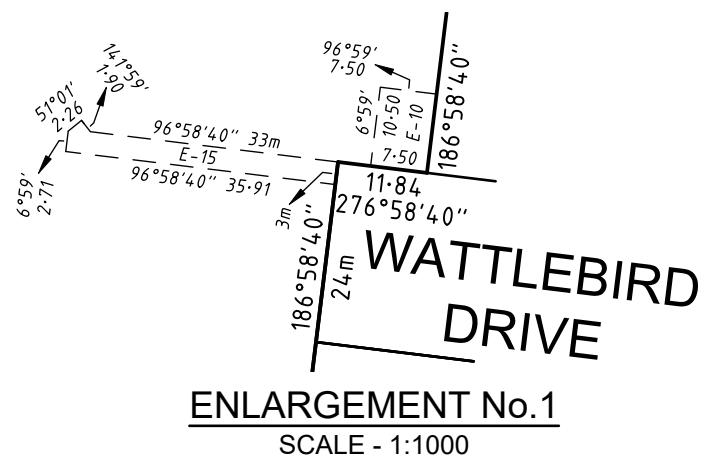
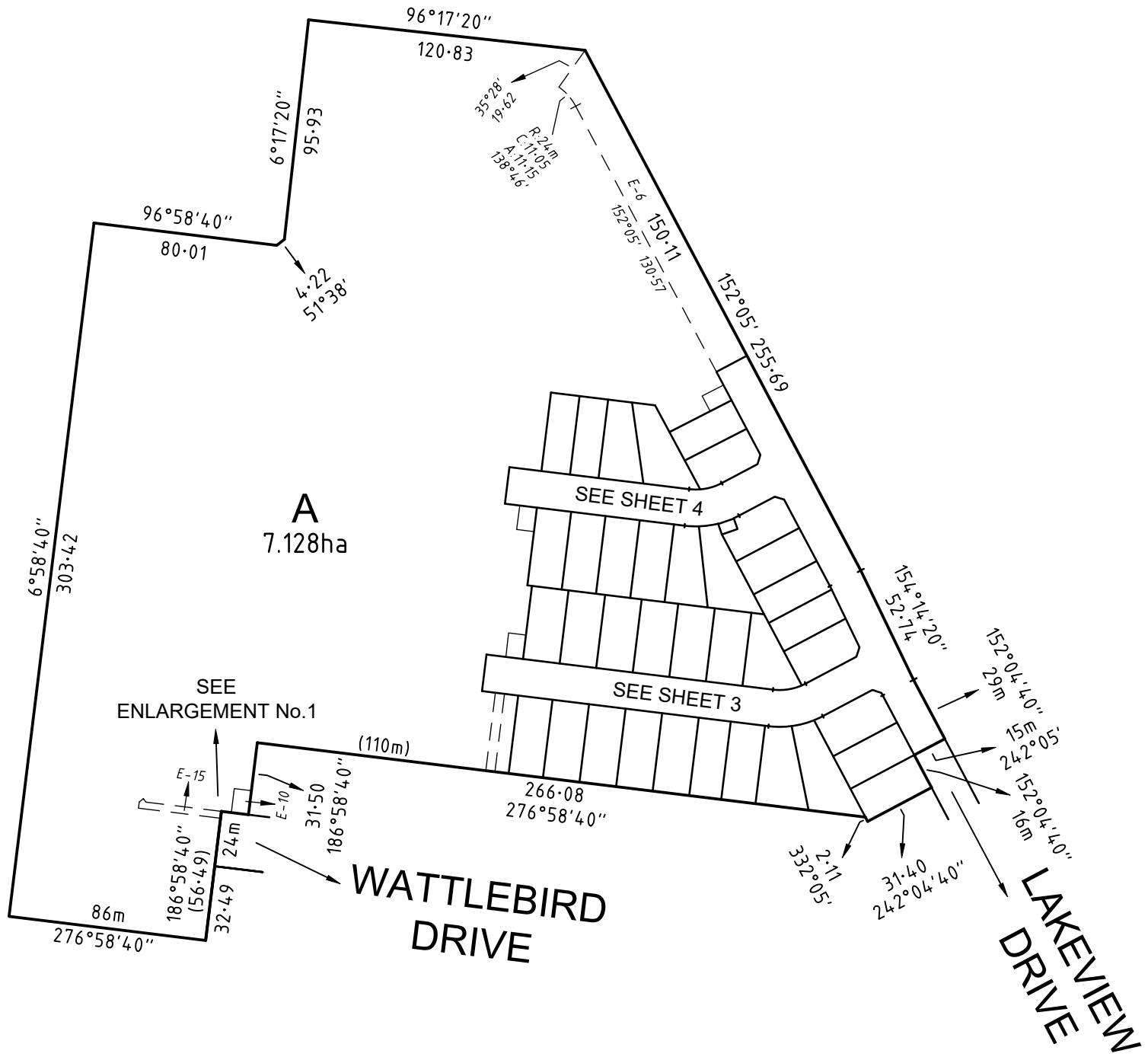


PLAN OF SUBDIVISION			EDITION 1	PLAN NUMBER PS912170P
LOCATION OF LAND PARISH: MORANGHURK TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 164(PT), 173(PT) & 174(PT) TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: LOT A ON PS912181J POSTAL ADDRESS: LAKESIDE DRIVE, (at time of subdivision) LARA, 3212 MGA2020 CO-ORDINATES: E: 269 580 ZONE: 55 (of approx centre of land N: 5 789 730 in plan)			Council Name: City of Greater Geelong Council Reference Number: 16050 Planning Permit Reference: PP-588-2018 SPEAR Reference Number: S209449J Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 27/02/2025 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: Shane Pritchard for City of Greater Geelong on 19/05/2026	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1-900 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. <u>CREATION OF RESTRICTION:</u> SEE SHEET 5 FOR DETAILS.	
ROAD R-1 RESERVE No.1	CITY OF GREATER GEELONG POWERCOR AUSTRALIA LTD.			
NOTATIONS			<div style="border: 1px solid black; padding: 2px; width: fit-content; margin-left: auto; margin-right: auto;"> LARA LAKES ESTATE STAGE 9 - 38 LOTS </div>	
DEPTH LIMITATION: DOES NOT APPLY				
SURVEY: This plan is based on survey. STAGING: This is a staged subdivision. Planning Permit No. PP-588-2018 This survey has been connected to permanent marks No(s). 13, 17 & 149 <u>Other Purpose of Plan</u> To remove Easement E-5 contained on Lot A on PS912181J. To remove the part of easement E-6 created on Lot A on PS912181J that is contained within Road R-1 on this plan. <u>Grounds for Removal</u> By agreement of all relevant parties pursuant to Section 6(1)(K)(iv) of the Subdivision Act 1988.				
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-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-10	CARRIAGEWAY	SEE PLAN	PS903576K	CITY OF GREATER GEELONG
E-15	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS903576K & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-34	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-35, E-36	CARRIAGEWAY	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
SWANSON SURVEYING PTY. LTD. ABN 53 626 291 647 GEELONG - MELBOURNE - BALLARAT 1300 990 075 info@swansonsurveying.com.au www.swansonsurveying.com.au			SURVEYORS FILE REF: 14584	ORIGINAL SHEET SIZE: A3
			Digitally signed by: Matthew John Ackroyd, Licensed Surveyor, Surveyor's Plan Version (06), 19/05/2026, SPEAR Ref: S209449J	SHEET 1 OF 5 SHEETS

MGA2020
ZONE 55



SURVEYORS FILE REF: 14584	
ORIGINAL SHEET SIZE: A3	SHEET 2
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SCALE
1:2500

25 0 25 50 75 100
LENGTHS ARE IN METRES

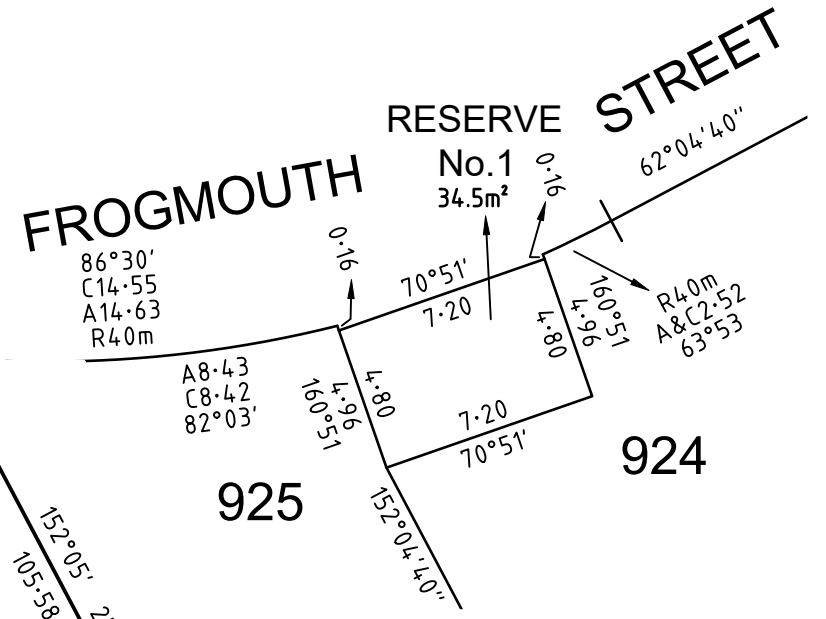
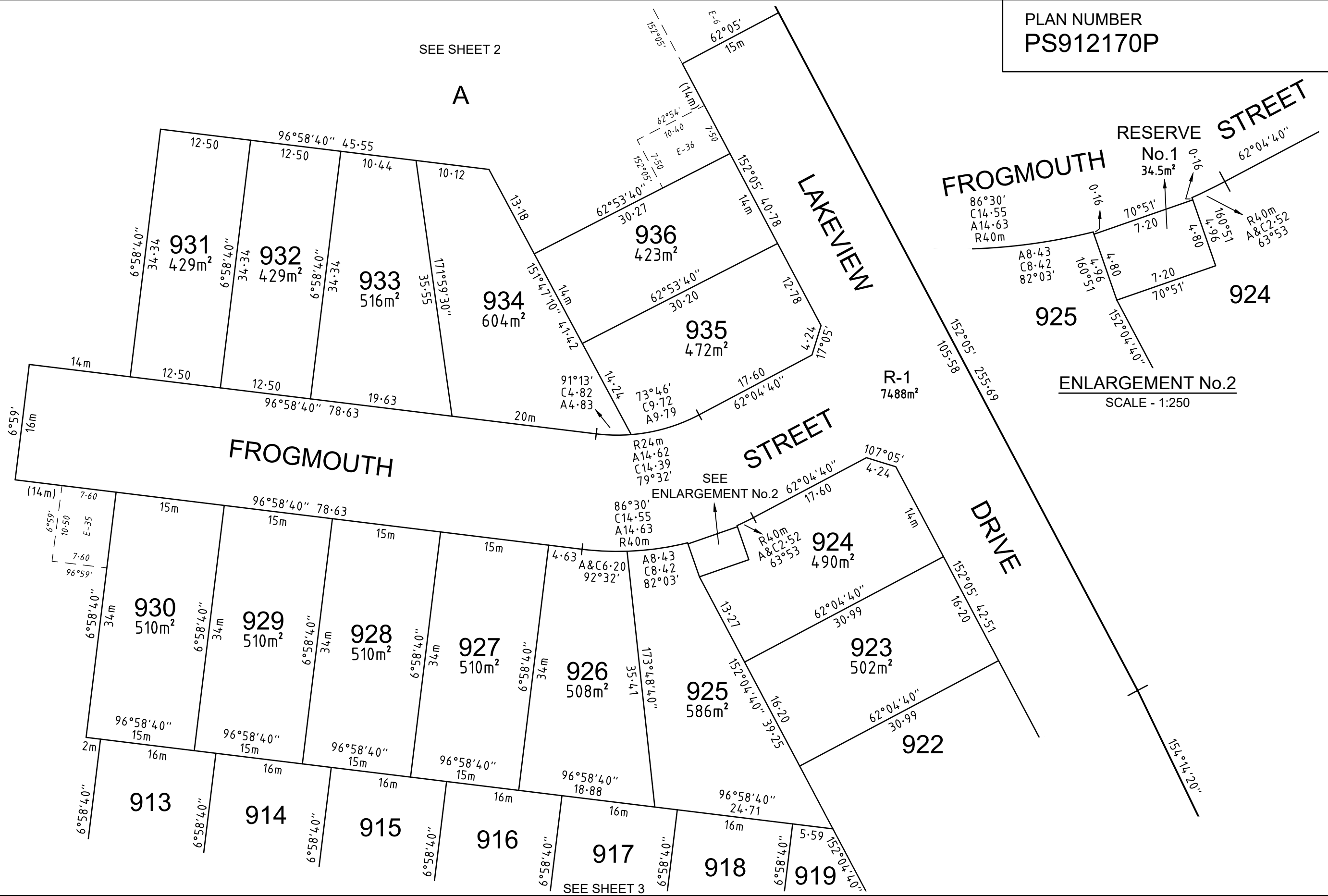
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PLAN NUMBER
PS912170P

SEE SHEET 2

A

MGA2020
ZONE 55



A

SEE ENLARGEMENT No.2

SEE SHEET 3

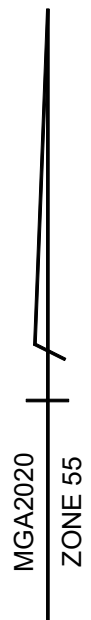
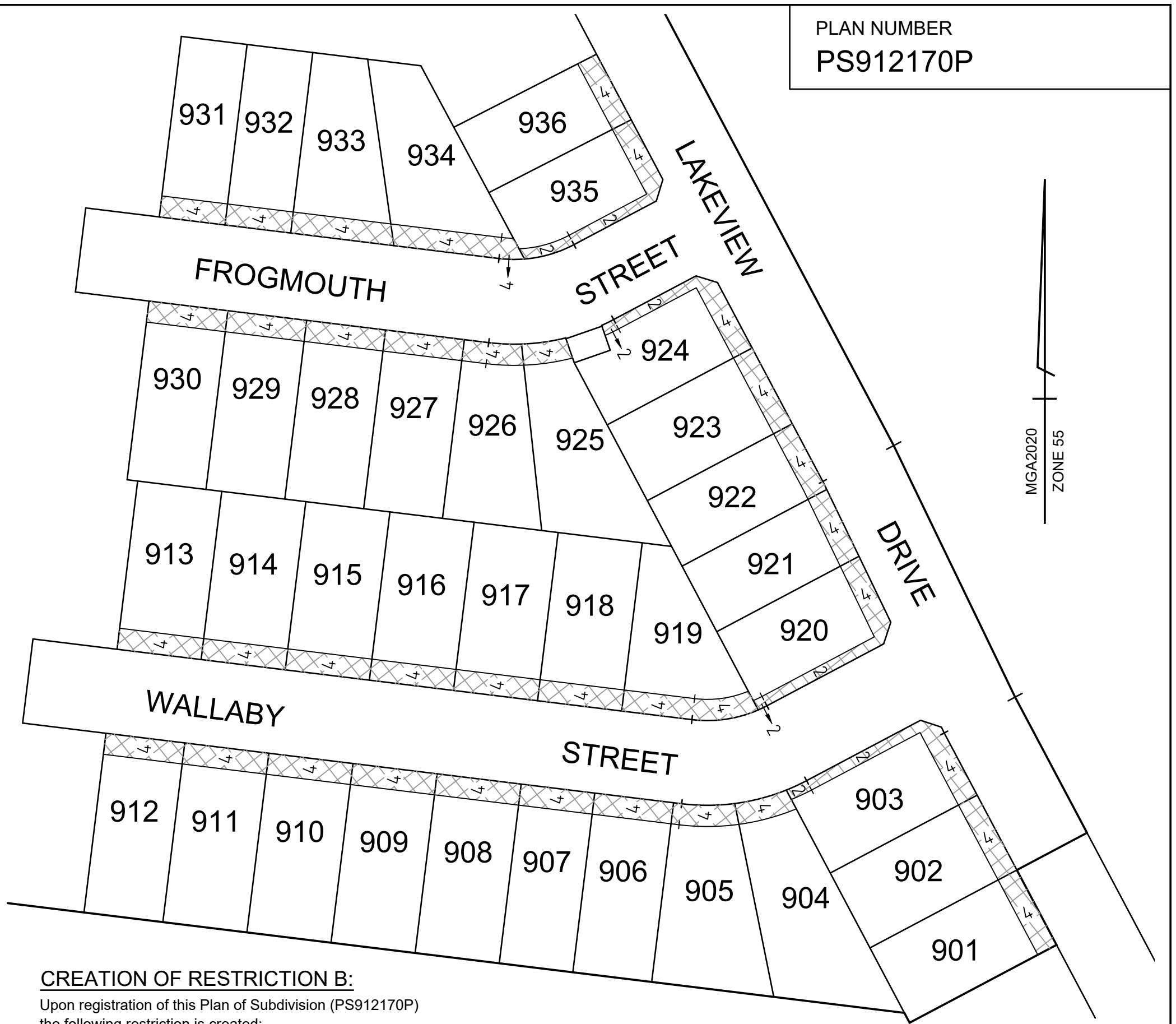
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SCALE 1:500

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ORIGINAL SHEET SIZE: A3
 SHEET 4
 Digitally signed by:
 City of Greater Geelong,
 19/05/2026,
 SPEAR Ref: S209449J



CREATION OF RESTRICTION B:

Upon registration of this Plan of Subdivision (PS912170P) the following restriction is created:

Lot burdened	Lot/s benefited	Lot burdened	Lot/s benefited
901	902, 904	919	918, 920, 921, 922, 925
902	901, 903, 904	920	919, 921
903	902, 904	921	919, 920, 922
904	901, 902, 903, 905	922	919, 921, 923, 925
905	904, 906	923	922, 924, 925
906	905, 907	924	923, 925
907	906, 908	925	917, 918, 919, 922, 923, 924, 926
908	907, 909	926	916, 917, 925, 927
909	908, 910	927	915, 916, 926, 928
910	909, 911	928	914, 915, 927, 929
911	910, 912	929	913, 914, 928, 930
912	911	930	913, 929
913	914, 930, 929	931	932
914	913, 915, 928, 929	932	931, 933
915	914, 916, 927, 928	933	932, 934
916	915, 917, 926, 927	934	933, 935, 936
917	916, 918, 925, 926	935	934, 936
918	917, 919, 925	936	934, 935

CREATION OF RESTRICTION A:

Upon registration of this Plan of Subdivision (PS912170P) the following restriction is created:

Land to be benefited: Lots 901-936 (both inclusive) on this Plan of Subdivision (PS912170P).

Land to be burdened: Lots 901-936 (both inclusive) on this Plan of Subdivision (PS912170P).

DESCRIPTION OF RESTRICTION A:

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 (PS912170P) 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.

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.

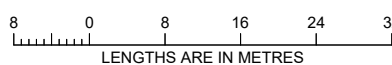
DEFINITIONS

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.

SURVEYORS FILE REF: 14584

SCALE
1:800



ORIGINAL SHEET
SIZE: A3

SHEET 5



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Surveyor's Plan Version (06),
19/05/2026, SPEAR Ref: S209449J

Digitally signed by:
City of Greater Geelong,
19/05/2026,
SPEAR Ref: S209449J

Memorandum of common provisions Section 91A Transfer of Land Act 1958

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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:

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.

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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

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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

Page 2 of 2

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