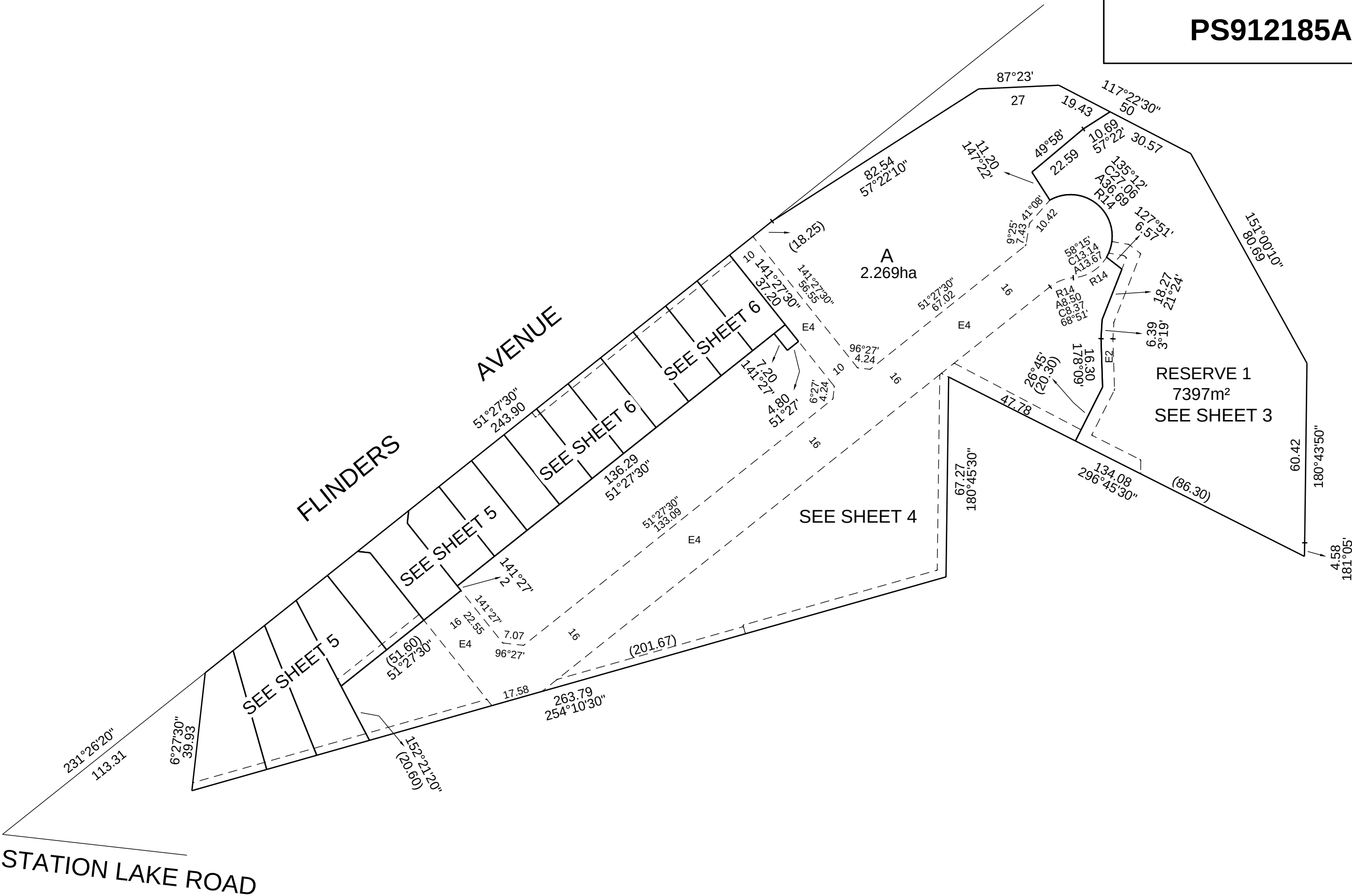
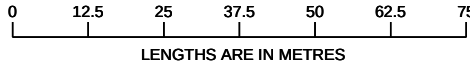


PLAN UNDER SECTION 22 OF THE SUBDIVISION ACT 1988			EDITION 1		PS912185A	
PLAN OF SUBDIVISION						
LOCATION OF LAND PARISH: TOWNSHIP: CROWN DESCRIPTION: TITLE REFERENCES: LAST PLAN REFERENCE: POSTAL ADDRESS: (at time of subdivision) MGA CO-ORDINATES: (approx. centre of land in plan) MORANGHURK LARA CA. 12B (PT), CROWN SECTION 22 VOL. 10163 FOL. 973 VOL. 10163 FOL. 974 LOT 1 ON TP81783 LOT 1 ON TP81779 10-20,24 FLINDERS AVENUE LARA 3212 VIC E271 850 ZONE: 55 N5 788 655			COUNCIL NAME: GREATER GEELONG CITY COUNCIL			
VESTING OF ROADS AND/OR RESERVES						
IDENTIFIER		COUNCIL/BODY/PERSON				
ROAD R1		CITY OF GREATER GEELONG				
RESERVE 1		CITY OF GREATER GEELONG				
RESERVE 2		POWERCOR AUSTRALIA LTD				
NOTATIONS						
DEPTH LIMITATION: Does Not Apply						
This is an ePlan This is not a staged subdivision PLANNING PERMIT No. PP-1581-2021 SURVEY: This plan is based on survey. GENERAL PLAN NOTATIONS: LOTS 1-100 HAVE BEEN OMITTED FROM THIS PLAN. SEE SHEET 7 FOR RESTRICTIONS. EASEMENT QUALIFICATION(S): #1 - SECTION 136 WATER ACT 1989 #2 - SECTION 88 ELECTRICITY INDUSTRY ACT 2000						
EASEMENT INFORMATION						
LEGEND: A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)						
IDENTIFIER	PURPOSE	WIDTH (m)	ORIGIN	LAND BENEFITED/IN FAVOUR OF		
E1, E4	DRAINAGE	SEE DIAGRAM	THIS PLAN	CITY OF GREATER GEELONG		
E2, E3, E4	PIPELINE OR ANCILLARY PURPOSES	SEE DIAGRAM	THIS PLAN	BARWON REGION WATER CORPORATION		
E4	#1 POWERLINE #2	SEE DIAGRAM	THIS PLAN	POWERCOR AUSTRALIA LTD		
Stantec 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: 304401284-201		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7
			LICENSED SURVEYOR: GEOFFREY PATTERSON VERSION 5		This plan is unregistered and may be subject to change. Plan generated date/time: 15/01/2025 04:29 PM	



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SCALE
1 : 1250



ORIGINAL SHEET
SIZE: A3

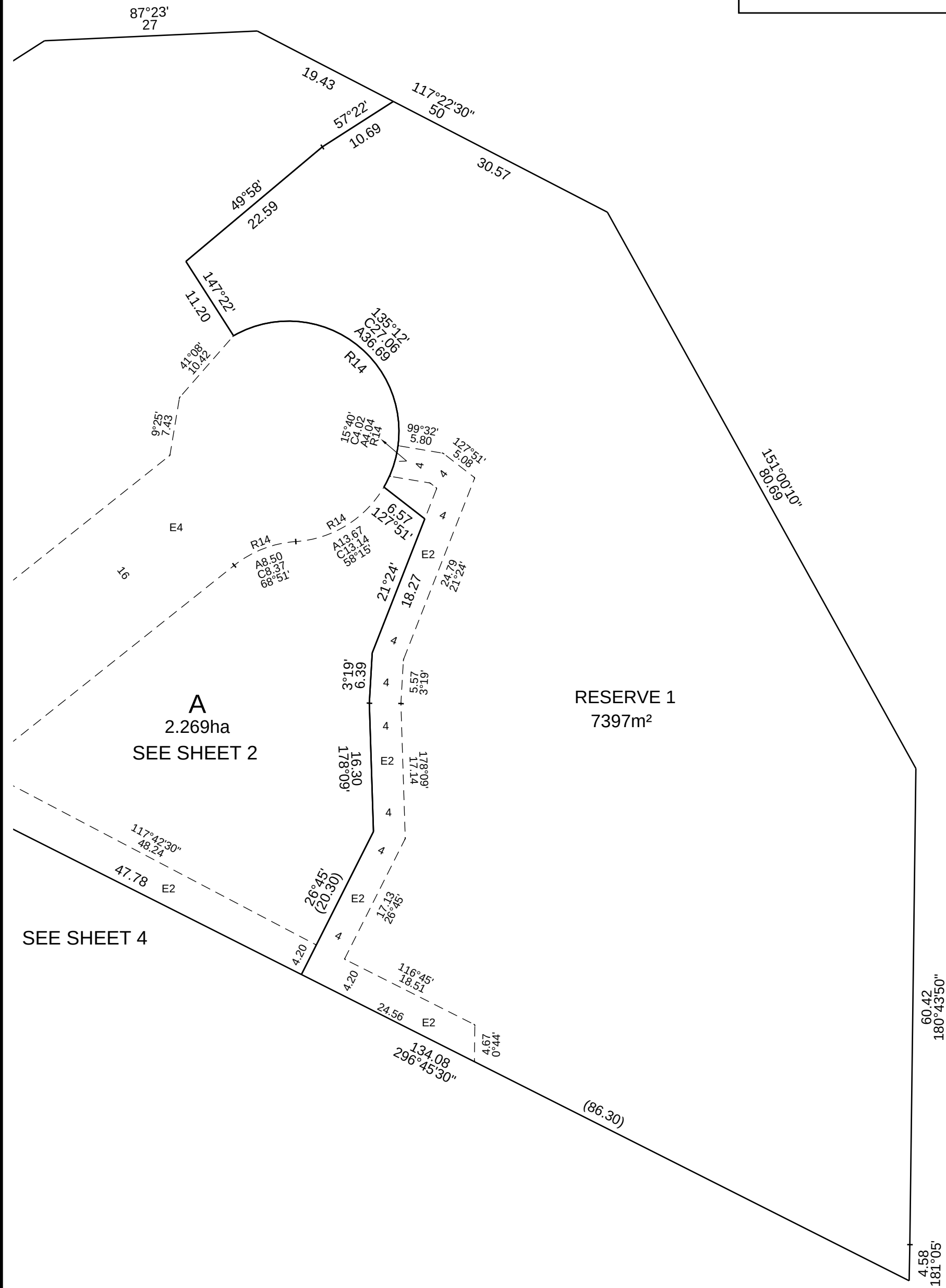
SHEET 2

LICENSED SURVEYOR: GEOFFREY PATTERSON

VERSION 5

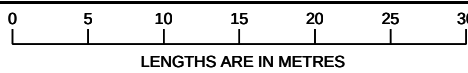
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SCALE
1 : 500



LICENSED SURVEYOR: GEOFFREY PATTERSON

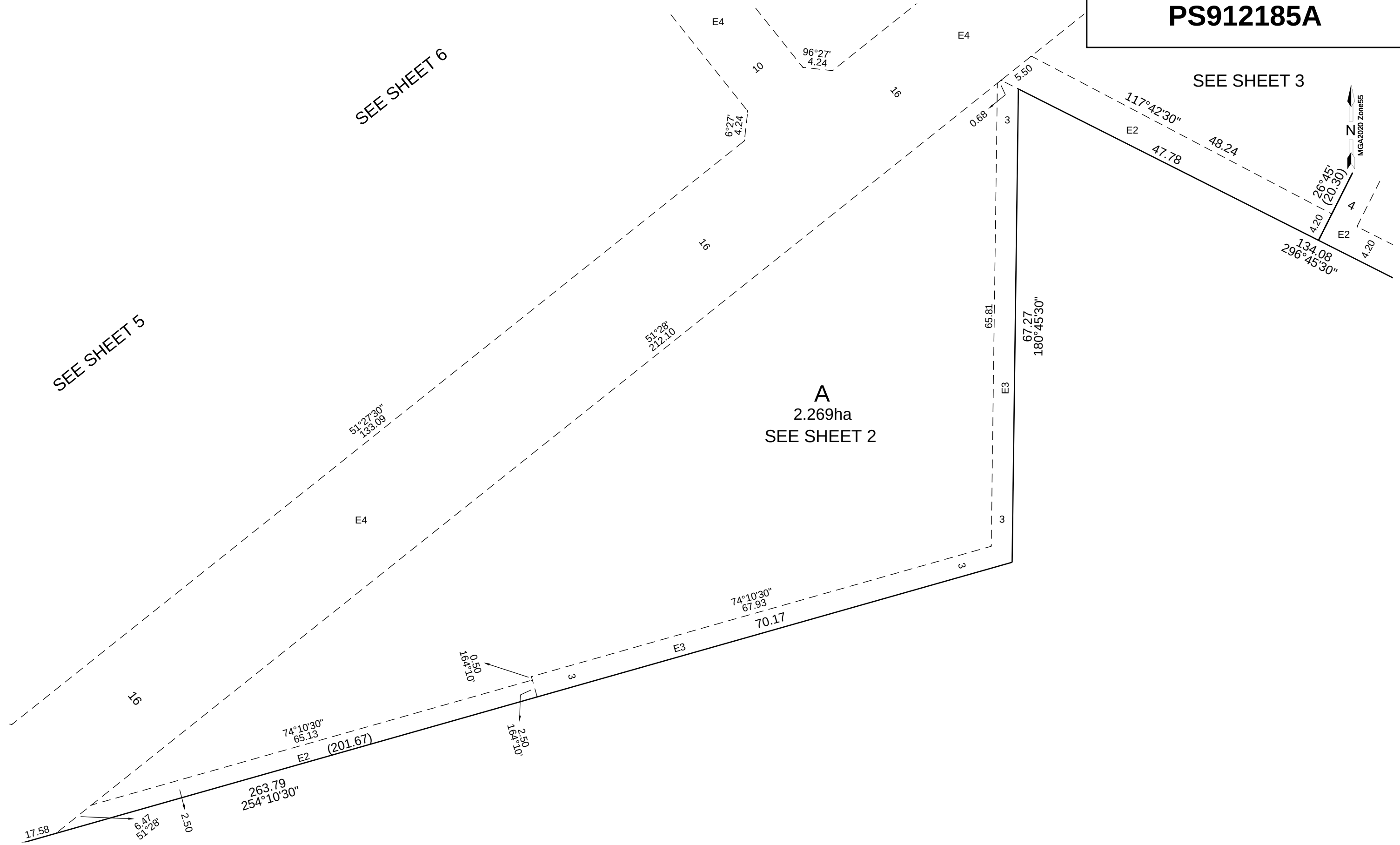
VERSION 5

ORIGINAL SHEET
SIZE: A3

SHEET 3

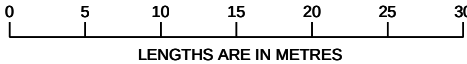
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SCALE
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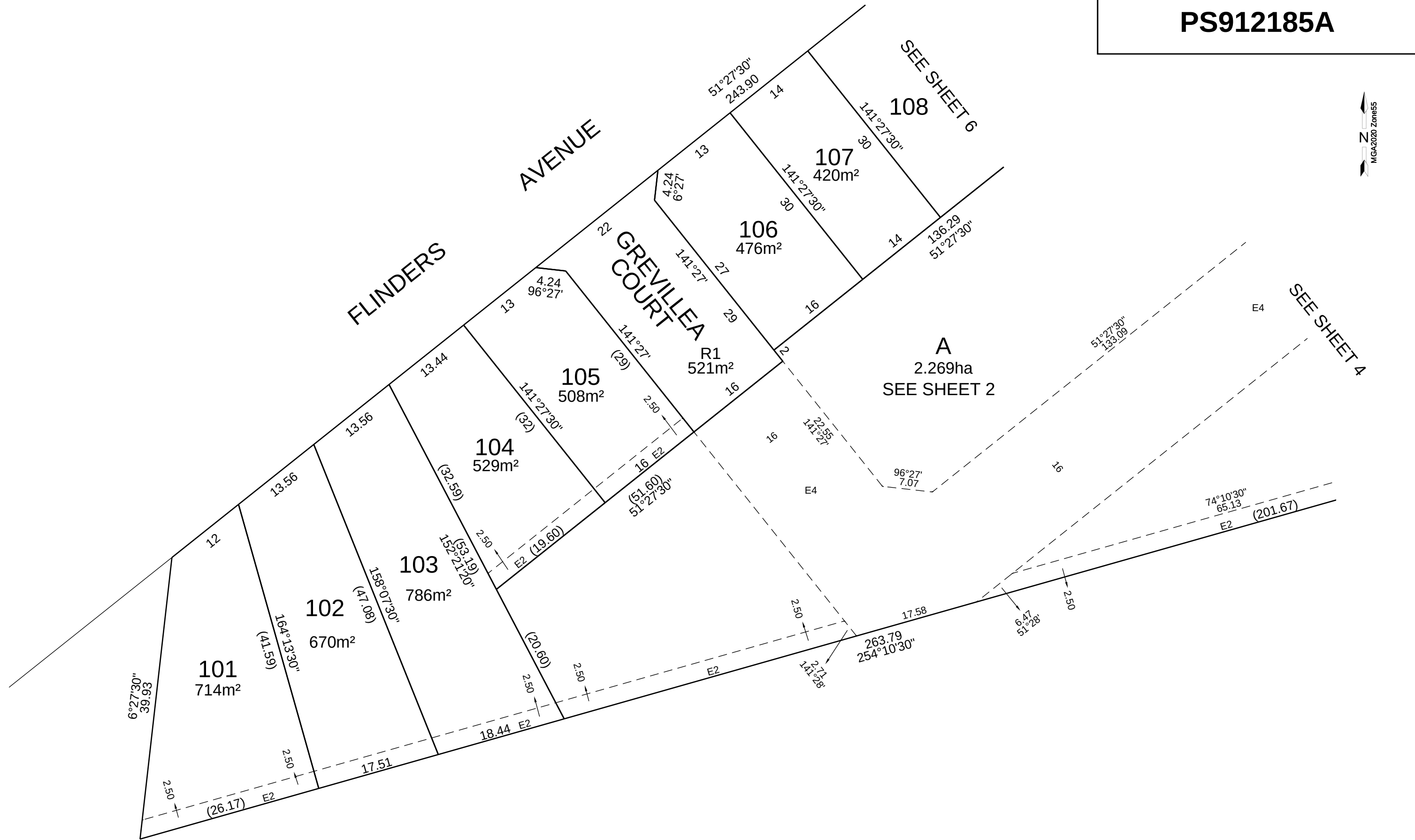
SHEET 4

LICENSED SURVEYOR: GEOFFREY PATTERSON

VERSION 5

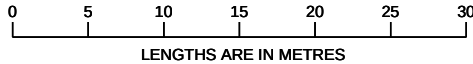
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SCALE
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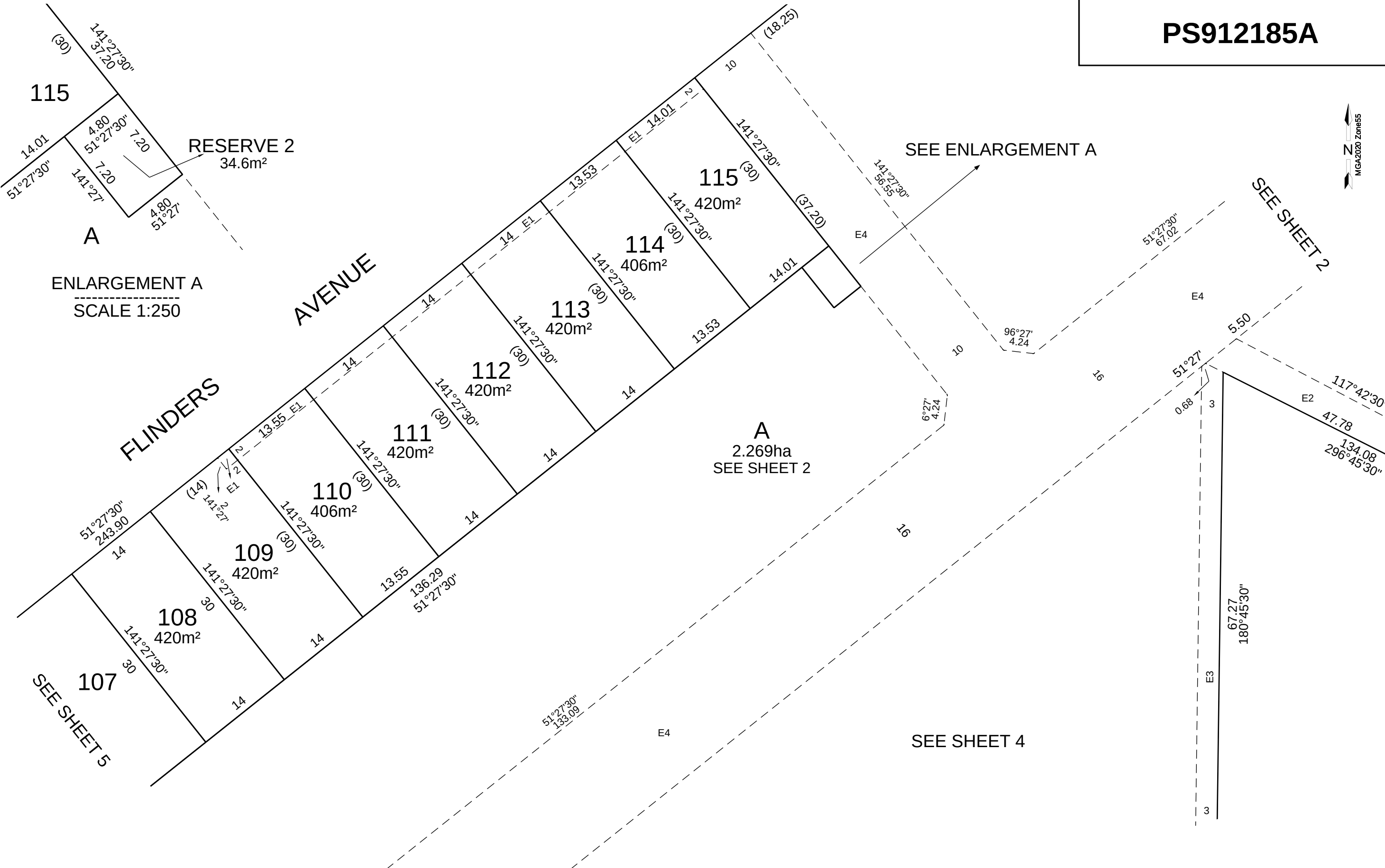
SHEET 5

LICENSED SURVEYOR: GEOFFREY PATTERSON

VERSION 5

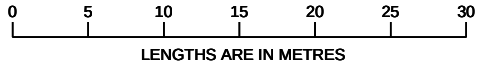
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SCALE
1 : 500



LICENSED SURVEYOR: GEOFFREY PATTERSON

VERSION 5

ORIGINAL SHEET
SIZE: A3

SHEET 6

This plan is unregistered and may be subject to change.

Plan generated date/time: 15/01/2025 04:29 PM

CREATION OF RESTRICTION 1

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

BURDENED LAND: LOT 101-115

BENEFITED LAND: LOT 101-115

RESTRICTION:
THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH PROVISIONS RECORDED IN MCP AA010239

CREATION OF RESTRICTION 2

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

BURDENED LAND: LOT 101-104

BENEFITED LAND: LOT 101-104

RESTRICTION:
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.

CREATION OF RESTRICTION 3

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

BURDENED LAND: LOT 101-115

BENEFITED LAND: LOT 101-115

RESTRICTION:
BUILDINGS SHALL NOT BE LOCATED IN ACCORDANCE WITH THE FOLLOWING ROAD SETBACKS, EXCEPT FOR ENCROACHMENTS EXPRESSLY PERMITTED UNDER THE BUILDING REGULATIONS 2018 (VIC) OR ANY SUBSEQUENT REGULATIONS:
(A) - 4 METRES FRONTING ANY ROAD; AND
(B) - 2 METRES FOR ANY LOT WITH A SIDE BOUNDARY ABUTTING ANY ROAD.



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SURVEYORS FILE REF: 304401284-201

LICENSED SURVEYOR: GEOFFREY PATTERSON

VERSION 5

ORIGINAL SHEET
SIZE: A3

SHEET 7

This plan is unregistered and may be subject to change.

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Memorandum of common provisions

Restrictive covenants in a plan

Section 91A Transfer of Land Act 1958

AA010239

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Lodged by	
Name:	RLW Lawyers
Phone:	03 4245 2020
Address:	Level 1, 77 Yarra Street, Geelong, Victoria 3220
Reference:	2023.7491
Customer code:	21067V

This memorandum contains provisions which are intended for inclusion in plans under the Subdivision Act 1988 to be subsequently lodged for registration.

Operative words including words to bind the burdened land and words of annexation must not be included.

Provisions to apply to the plan:

Burdened land: As set out in the Plan of Subdivision.

Benefited land: As set out in the Plan of Subdivision.

Covenants: Definitions (if any):

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 Linmar Properties Pty Ltd ACN 097 930 535 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.

35402012

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 plans.

91ATLA

Page 1 of 3

AA010239

Memorandum of common provisions

Section 91A Transfer of Land Act 1958

Covenants:

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	• Brick • Brick veneer • Stone • Rendered concrete • Rendered brick	100
B	• Timber • Painted fibre cement weatherboard • Rendered foam board • Rendered fibre cement sheet	40
C	• 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.
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.

AA010239

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

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.