
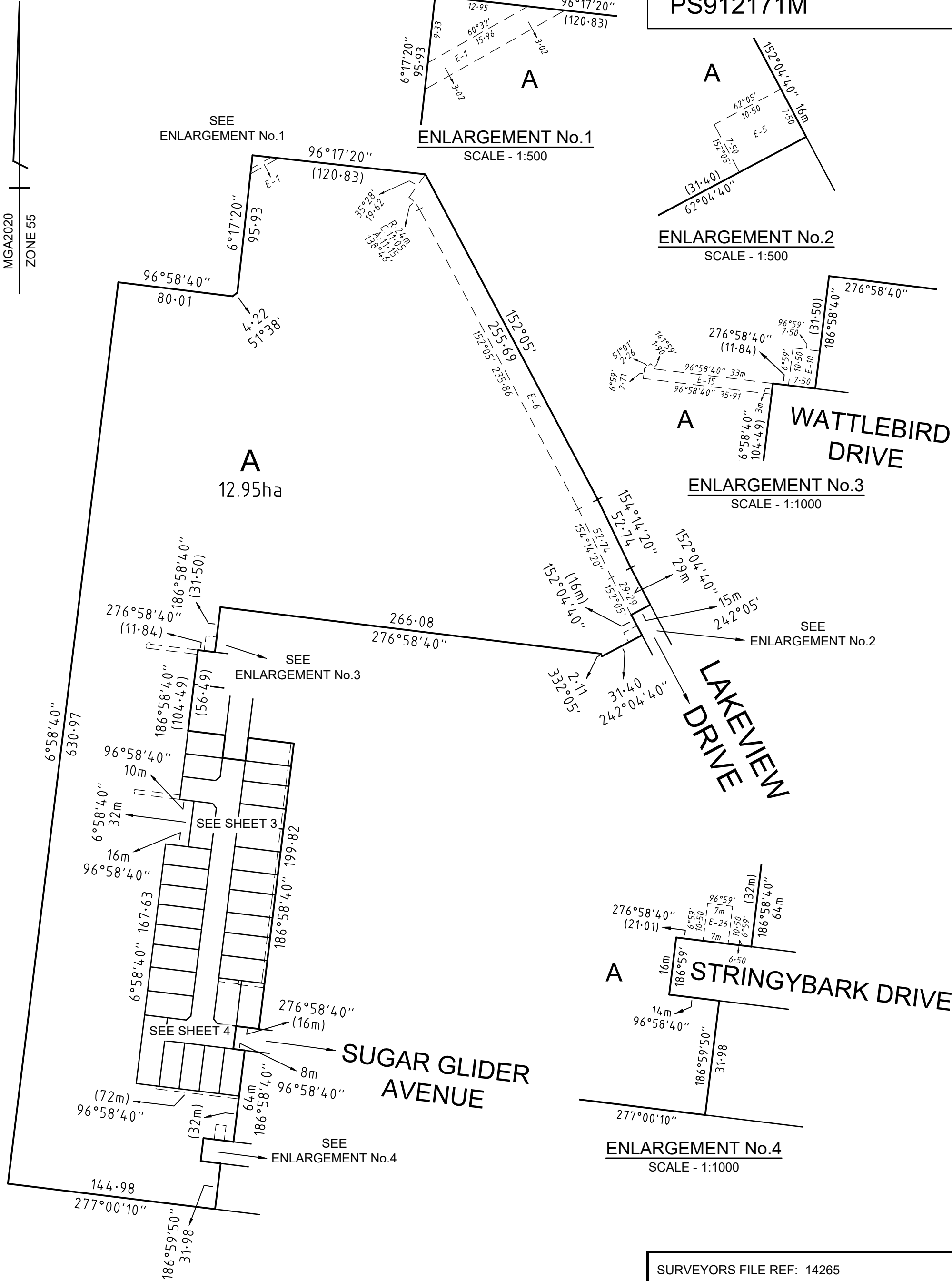


PLAN OF SUBDIVISION			EDITION 1		PLAN NUMBER PS912171M			
LOCATION OF LAND  PARISH: MORANGHURK  TOWNSHIP: -  SECTION: -  CROWN ALLOTMENT: -  CROWN PORTION: 164(PT), 173(PT) & 174(PT)  TITLE REFERENCE: VOL.- FOL.-  LAST PLAN REFERENCE: LOT A ON PS903592M  POSTAL ADDRESS: SUGAR GLIDER AVENUE (at time of subdivision) LARA, 3212          MGA2020 CO-ORDINATES: E: 269 440 ZONE: 55 (of approx centre of land N: 5 789 680 in plan)			Council Name: City of Greater Geelong  Council Reference Number: 16051 Planning Permit Reference: PP-588-2018 SPEAR Reference Number: S209454B  <b>Certification</b>  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: 12/06/2024  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: Mark Hodson for City of Greater Geelong on 05/06/2025					
			VESTING OF ROADS AND/OR RESERVES					
			IDENTIFIER		COUNCIL/BODY/PERSON		NOTATIONS	
			ROAD R-1		CITY OF GREATER GEELONG		LOTS 1-1000 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.	
NOTATIONS			CREATION OF RESTRICTION A:					
DEPTH LIMITATION: DOES NOT APPLY			Upon registration of this Plan of Subdivision (PS912171M) the following restriction is created:					
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 & 149   <u>Other Purpose of Plan</u> To remove Easements E-9, E-22 & E-24 contained in LOT A on PS903592M. Grounds for Removal By agreement of all relevant parties pursuant to Section 6(1)(K)(iv) of the Subdivision Act 1988.			Land to be benefited: Lots 1001-1029 (both inclusive) on this Plan of Subdivision (PS912171M).					
			Land to be burdened: Lots 1001-1029 (both inclusive) on this Plan of Subdivision (PS912171M).					
			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 (PS912171M) 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.					
			CREATION OF RESTRICTION SEE SHEET 6 FOR ADDITIONAL RESTRICTION DETAILS.					
			LARA LAKES ESTATE STAGE 10 - 29 LOTS					
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	DRAINAGE	3.02	E148850	SEE INST. C/E E148850				
E-5	CARRIAGEWAY	SEE PLAN	PS847796E	CITY OF GREATER GEELONG				
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-12	DRAINAGE	SEE PLAN	PS903577H	CITY OF GREATER GEELONG				
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	PS903591P	CITY OF GREATER GEELONG				
E-19, E-20	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS903591P & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION				
E-26	CARRIAGEWAY	SEE PLAN	PS903592M	CITY OF GREATER GEELONG				
E-30	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG				
E-31	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION				
<div>SWANSON SURVEYING PTY. LTD. ABN 53 626 291 647 GEELONG - MELBOURNE - BALLARAT 1300 990 075 info@swansonsurveying.com.au www.swansonsurveying.com.au</div>			SURVEYORS FILE REF: 14265		ORIGINAL SHEET SIZE: A3			
			Digitally signed by: Matthew John Ackroyd, Licensed Surveyor, Surveyor's Plan Version (03), 03/06/2025, SPEAR Ref: S209454B		SHEET 1 OF 5 SHEETS			

PLAN NUMBER  
PS912171M

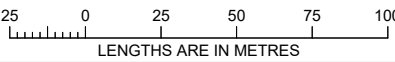


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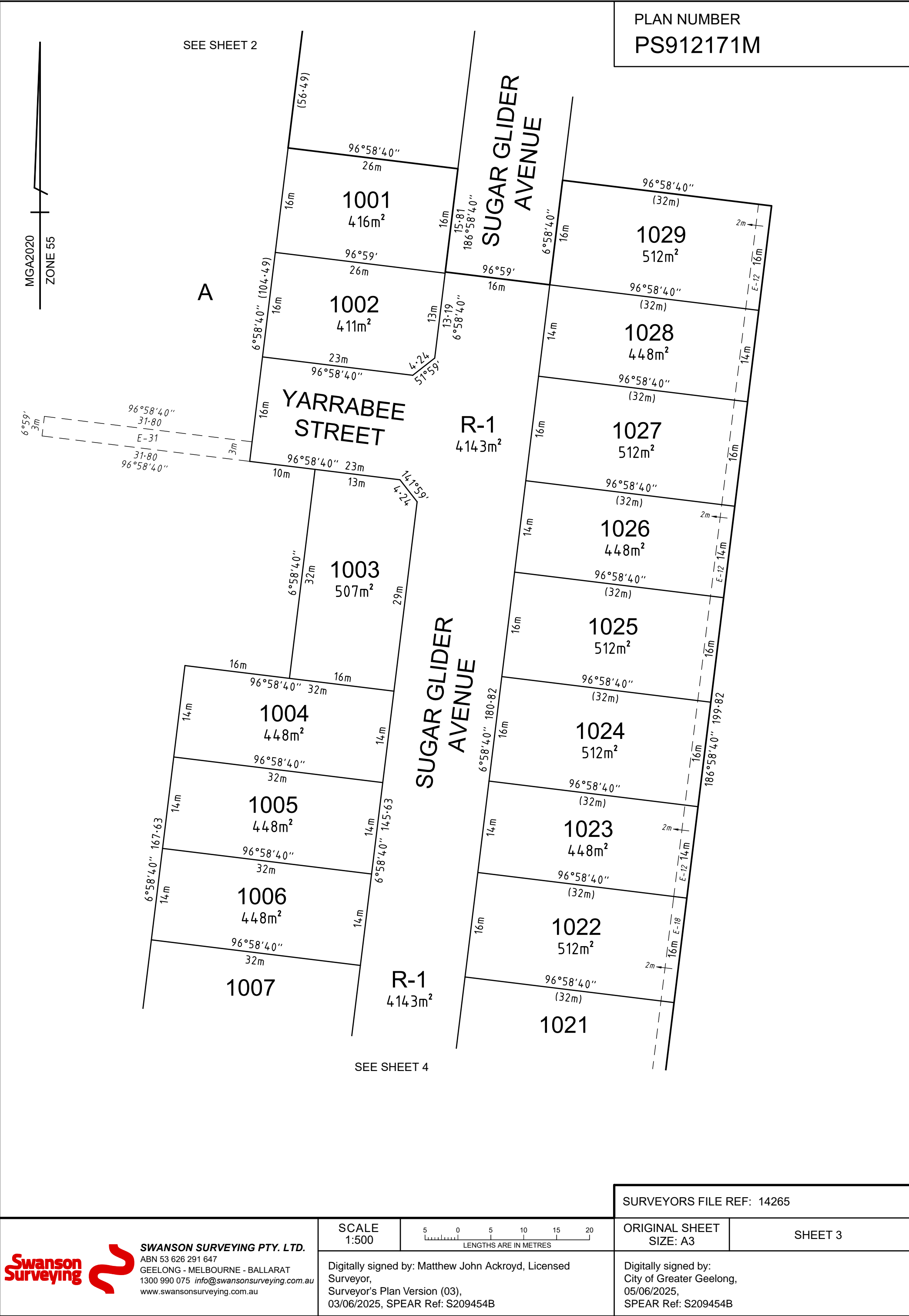


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Surveyor,  
Surveyor's Plan Version (03),  
03/06/2025, SPEAR Ref: S209454B

ORIGINAL SHEET  
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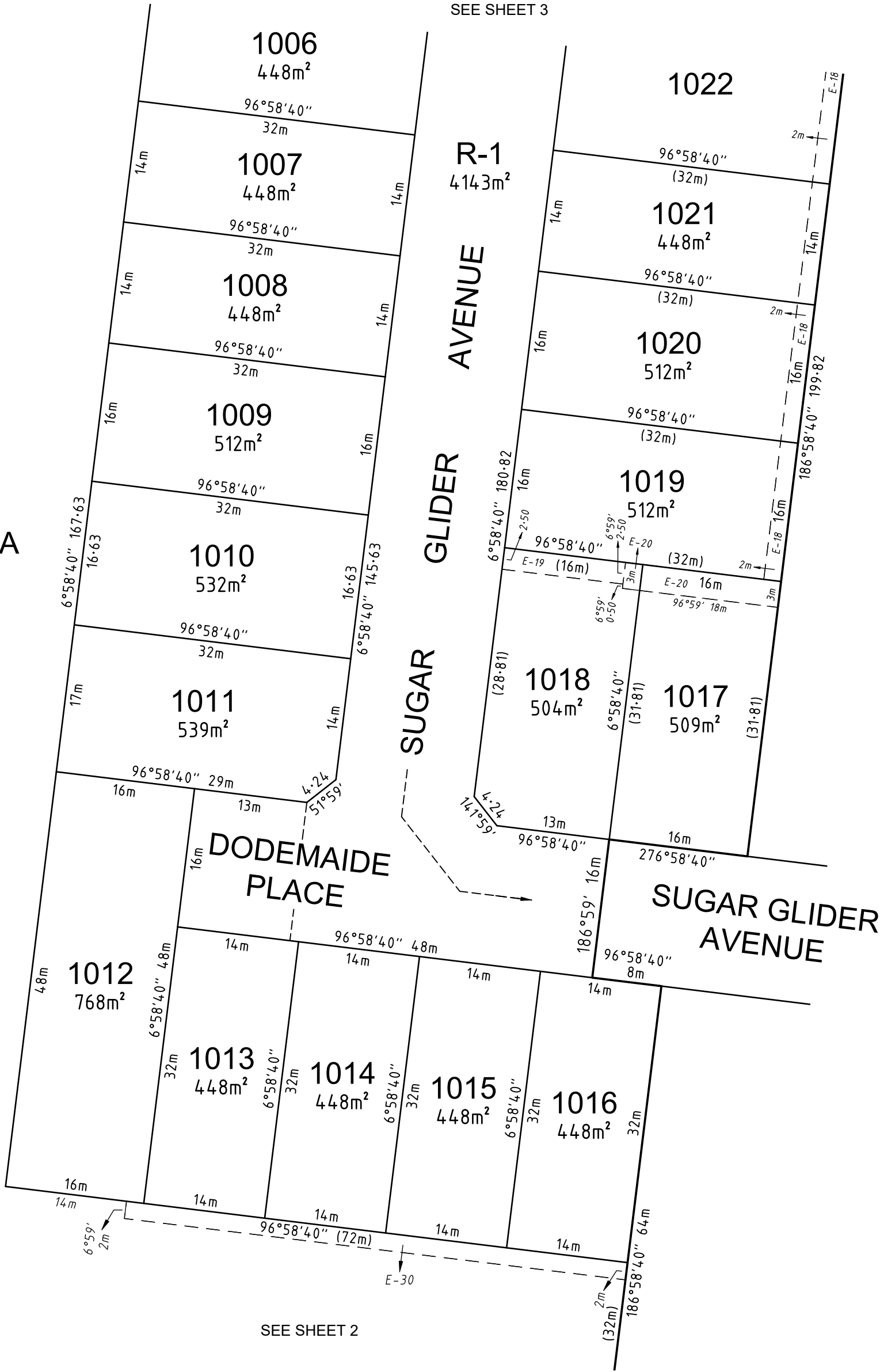
SHEET 2

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PLAN NUMBER  
PS912171M

SEE SHEET 3

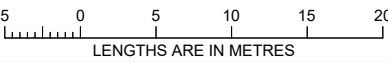


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SHEET 4


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05/06/2025,  
SPEAR Ref: S209454B

CREATION OF RESTRICTION B:

Upon registration of this Plan of Subdivision (PS912171M)  
the following restriction is created:

Lot burdened	Lot/s benefited
1001	1002
1002	1001
1003	1004
1004	1003, 1005
1005	1004, 1006
1006	1005, 1007
1007	1006, 1008
1008	1007, 1009
1009	1008, 1010
1010	1009, 1011
1011	1010, 1012
1012	1011, 1013
1013	1012, 1014
1014	1013, 1015
1015	1014, 1016
1016	1015
1017	1018, 1019
1018	1017, 1019
1019	1017, 1018, 1020
1020	1019, 1021
1021	1020, 1022
1022	1021, 1023
1023	1022, 1024
1024	1023, 1025
1025	1024, 1026
1026	1025, 1027
1027	1026, 1028
1028	1027, 1029
1029	1028

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.

CREATION OF RESTRICTION C:

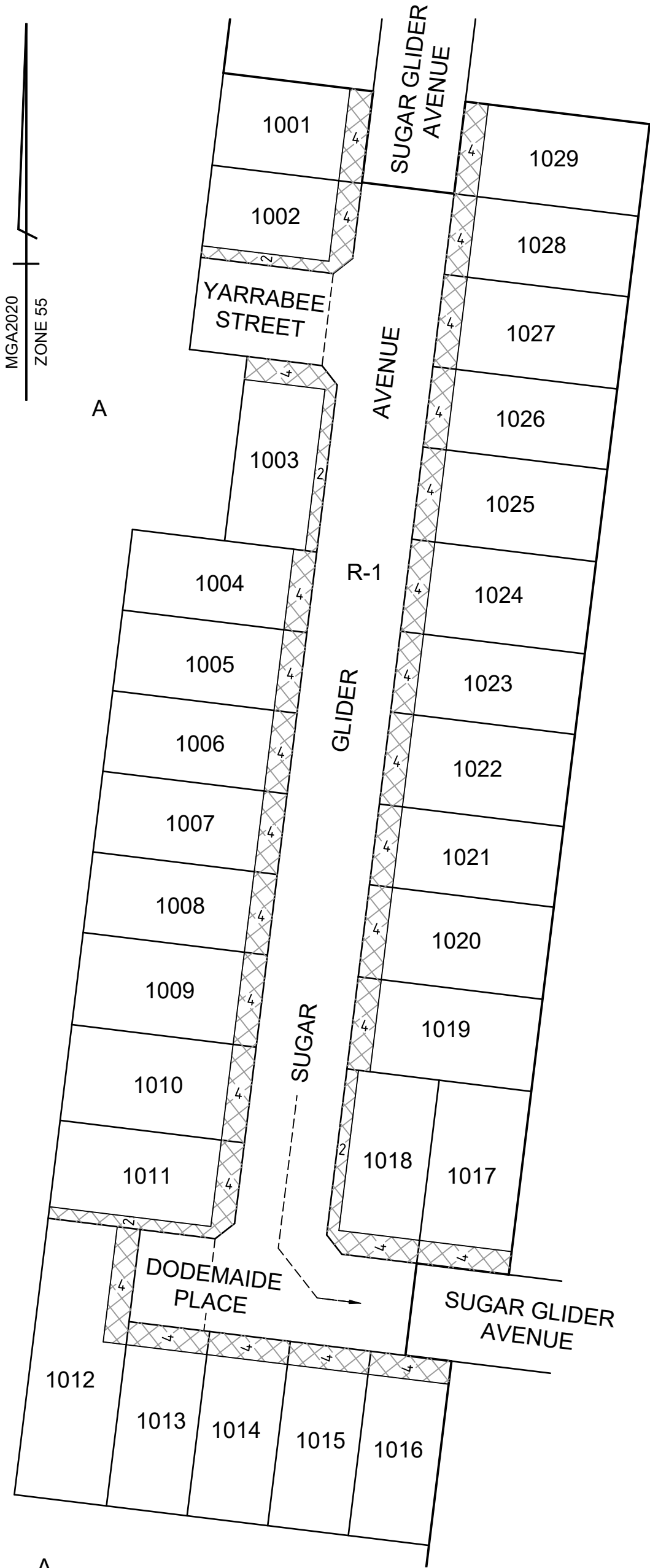
Upon registration of this Plan of Subdivision (PS912171M) the following restriction is created:

Lot burdened	Lot/s benefited
1017	1018

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 on the burdened lot unless one side boundary has a minimum side setback of 1.0 metre.



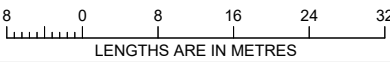
PLAN NUMBER  
PS912171M

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SHEET 5

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City of Greater Geelong,  
05/06/2025,  
SPEAR Ref: S209454B



## 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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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"><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

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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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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