
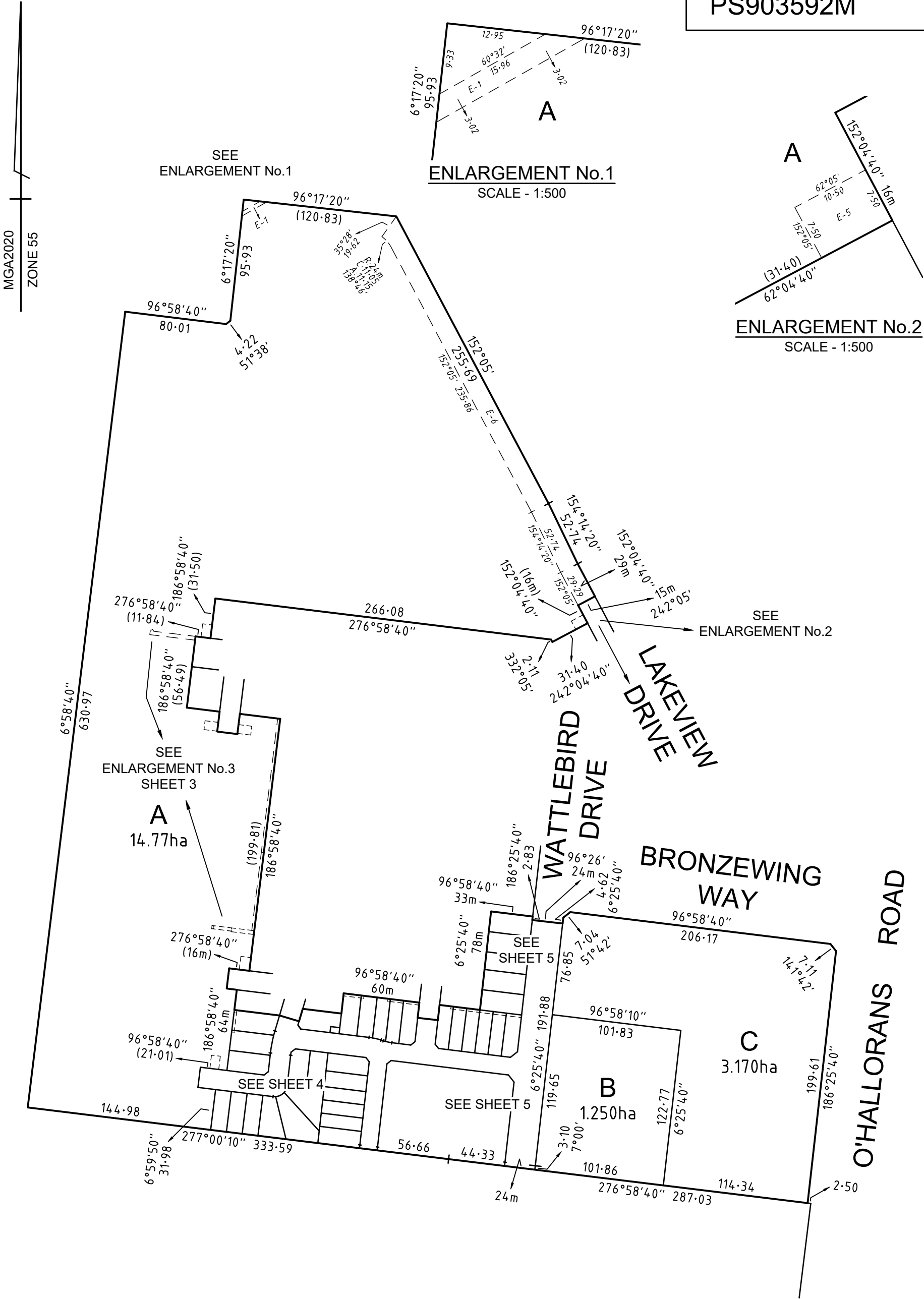


PLAN OF SUBDIVISION			EDITION 1	PLAN NUMBER PS903592M		
LOCATION OF LAND PARISH: MORANGHURK TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 174 (PT), 163 (PT), 164 (PT) & 173 (PT) TITLE REFERENCE: VOL.12527 FOL.494 LAST PLAN REFERENCE: LOT A ON PS903591P POSTAL ADDRESS: STRINGYBARK DRIVE, (at time of subdivision) LARA, 3212 MGA2020 CO-ORDINATES: E: 269 580 ZONE: 55 (of approx centre of land in plan) N: 5 789 730			Council Name: City of Greater Geelong Council Reference Number: 15962 Planning Permit Reference: PP-588-2018 SPEAR Reference Number: S205246M 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: 28/03/2024 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: Shane Pritchard for City of Greater Geelong on 27/05/2025			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		LOTS 1-800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. <u>CREATION OF RESTRICTION A:</u> 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). <u>DESCRIPTION OF RESTRICTION A:</u> 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. <u>CREATION OF RESTRICTION</u> 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				
NOTATIONS			LARA LAKES ESTATE STAGE 8 - 39 LOTS			
DEPTH LIMITATION: DOES NOT APPLY						
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 <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 EASEMENTS E-2, E-3, E-4, E-7, E-8, E-11, E-13, E-14, E-16, E17, E-21 & E-23 HAVE BEEN OMITTED FROM THIS PLAN.						
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-15	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS903576K & SECTION 136 WATER ACT 1989	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-18, 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		
 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: 14232		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6 SHEETS	
		Digitally signed by: Matthew John Ackroyd, Licensed Surveyor, Surveyor's Plan Version (06), 21/05/2025, SPEAR Ref: S205246M				



A

ENLARGEMENT No.1
SCALE - 1:500

A

ENLARGEMENT No.2
SCALE - 1:500

SEE
ENLARGEMENT No.1

SEE
ENLARGEMENT No.2

SEE
ENLARGEMENT No.3
SHEET 3

A
14.77ha

SEE
SHEET 5

SEE SHEET 4

SEE SHEET 5

SEE
SHEET 5

SEE SHEET 5

BRONZEWING
WAY

WATTLEBIRD
DRIVE

LAKEVIEW
DRIVE

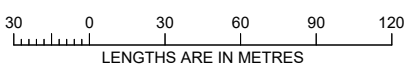
O'HALLORANS
ROAD

SURVEYORS FILE REF: 14232



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SCALE
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Surveyor,
Surveyor's Plan Version (06),
21/05/2025, SPEAR Ref: S205246M

ORIGINAL SHEET
SIZE: A3

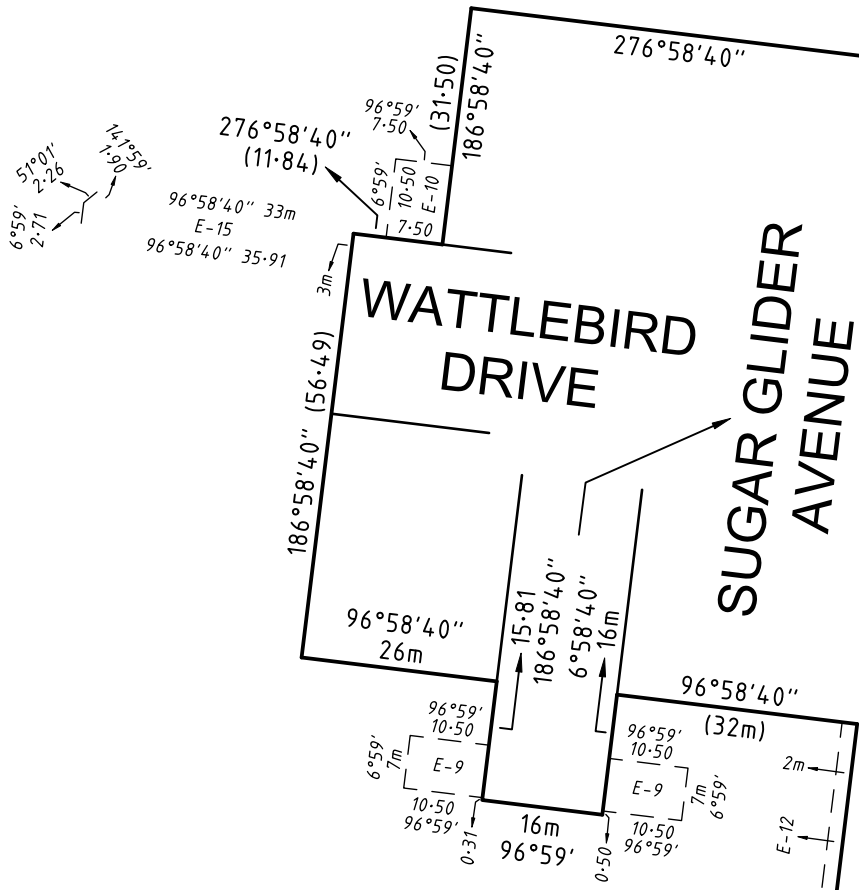
SHEET 2

Digitally signed by:
City of Greater Geelong,
27/05/2025,
SPEAR Ref: S205246M

SEE SHEET 2

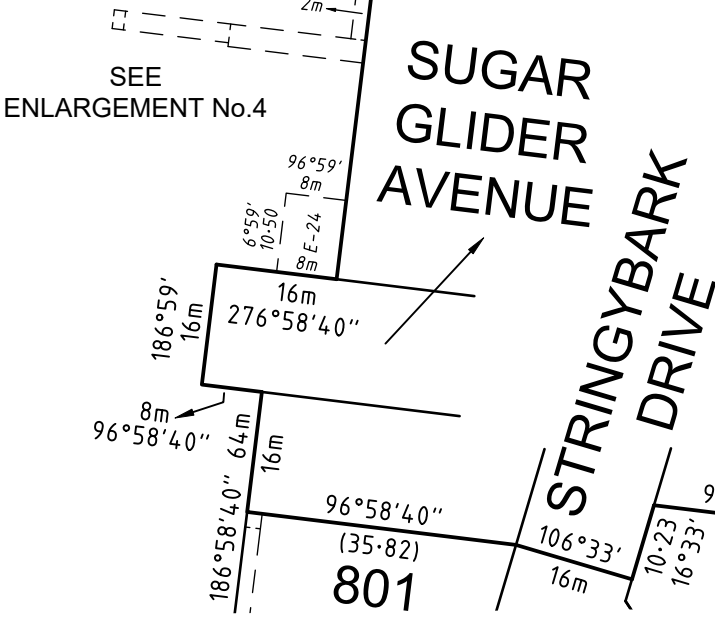
PLAN NUMBER
PS903592M

MGA2020
ZONE 55

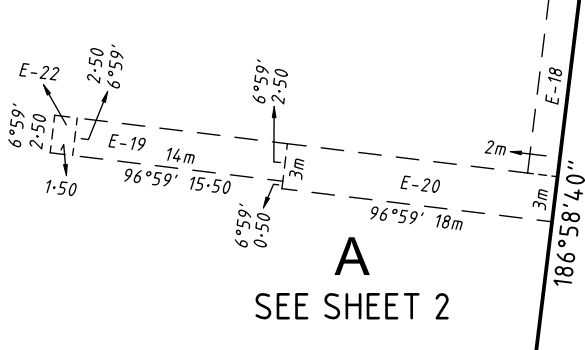


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SEE SHEET 2

ENLARGEMENT No.3
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SEE SHEET 4

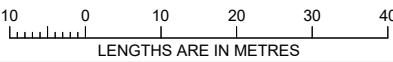


A
SEE SHEET 2
ENLARGEMENT No.4
SCALE - 1:500



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SCALE
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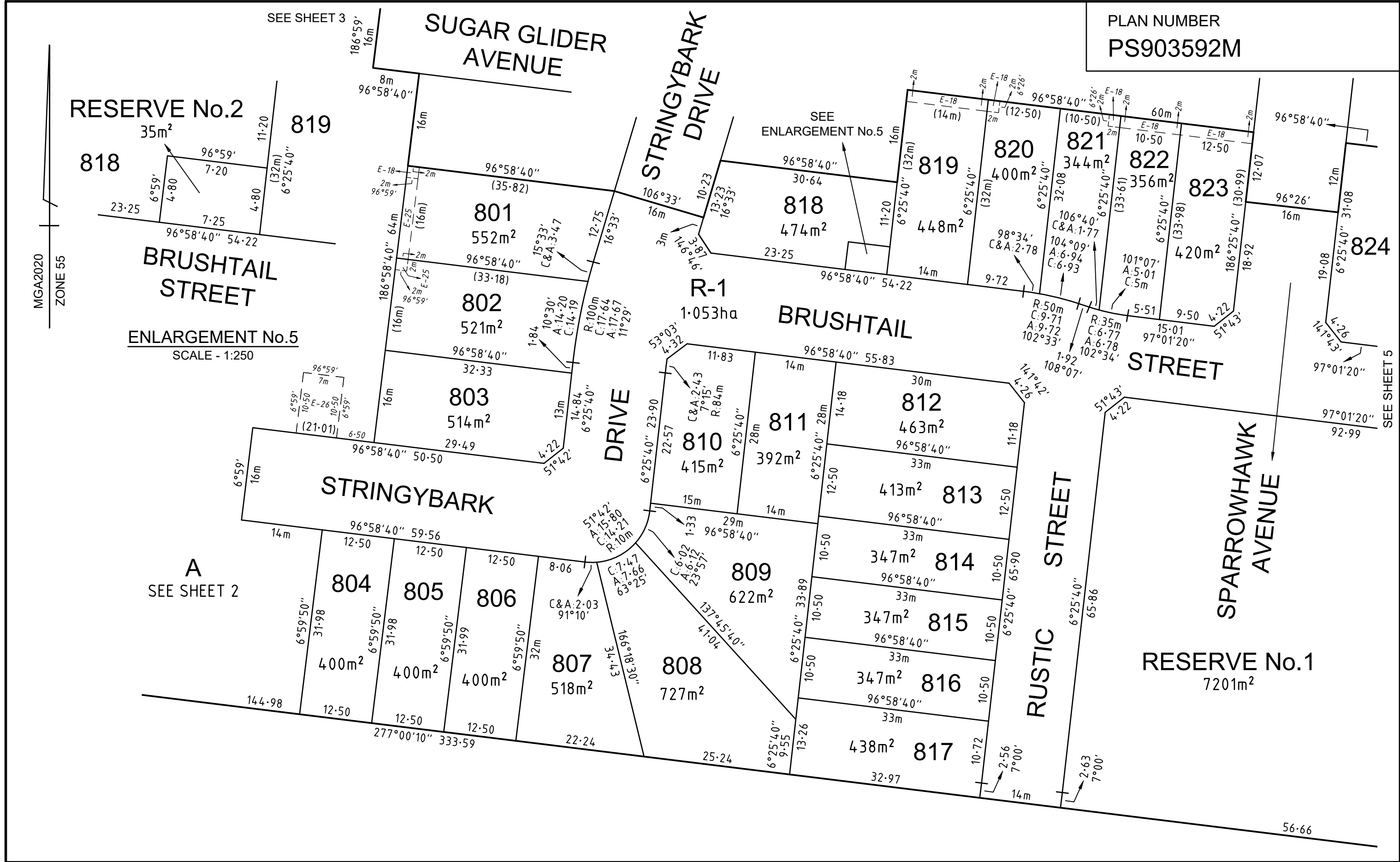
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Surveyor,
Surveyor's Plan Version (06),
21/05/2025, SPEAR Ref: S205246M


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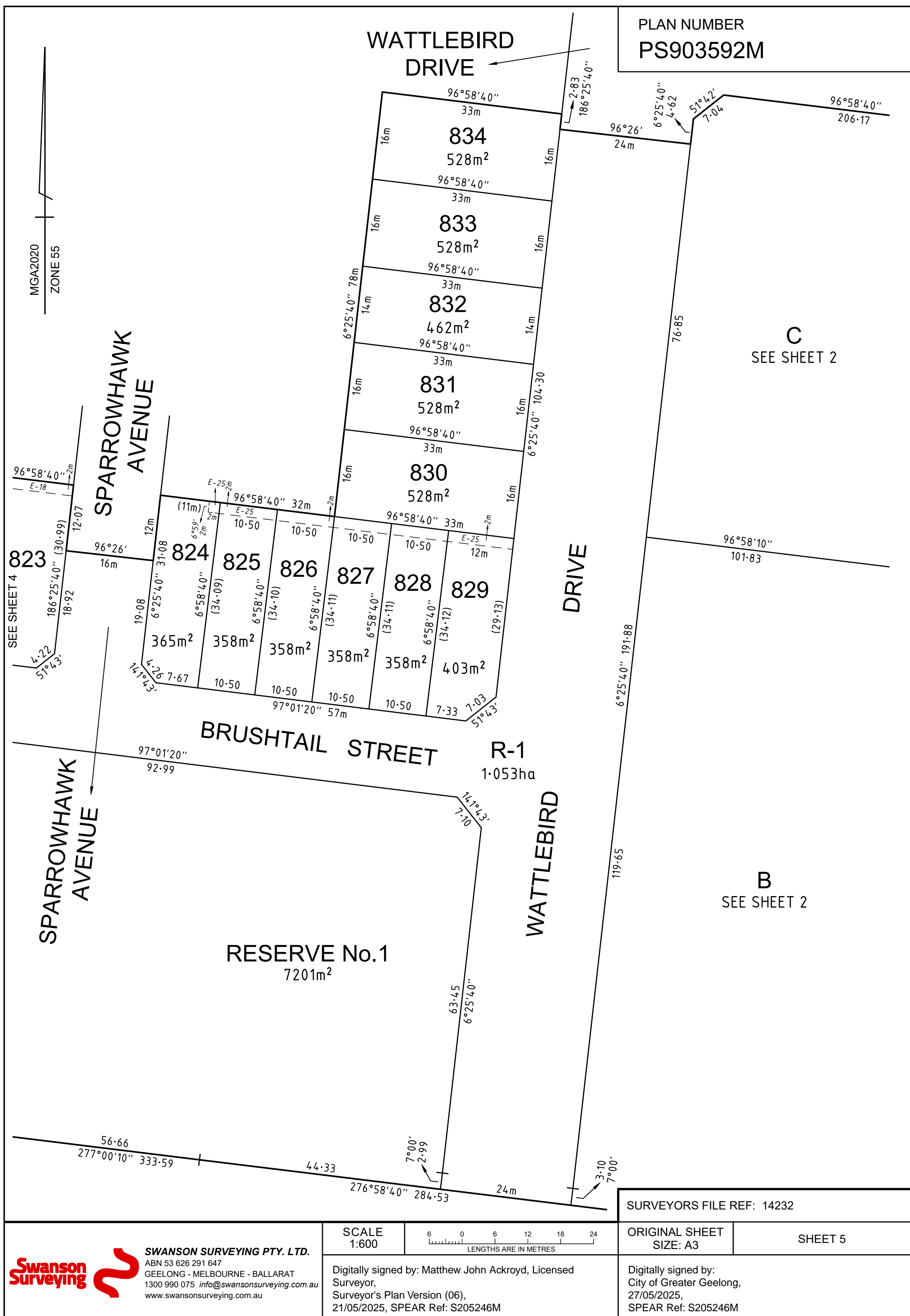
ORIGINAL SHEET
SIZE: A3

SHEET 3

Digitally signed by:
City of Greater Geelong,
27/05/2025,
SPEAR Ref: S205246M



<div><div><div>SWANSON SURVEYING PTY. LTD.</div><div>ABN 53 626 291 647</div><div>GEELONG - MELBOURNE - BALLARAT</div><div>1300 990 075 info@swansonsurveying.com.au</div><div>www.swansonsurveying.com.au</div></div></div>	SURVEYORS FILE REF: 14232	SCALE 1:600	<div><div><div>600</div></div></div>
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CREATION OF RESTRICTION B:

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

PLAN NUMBER
PS903592M

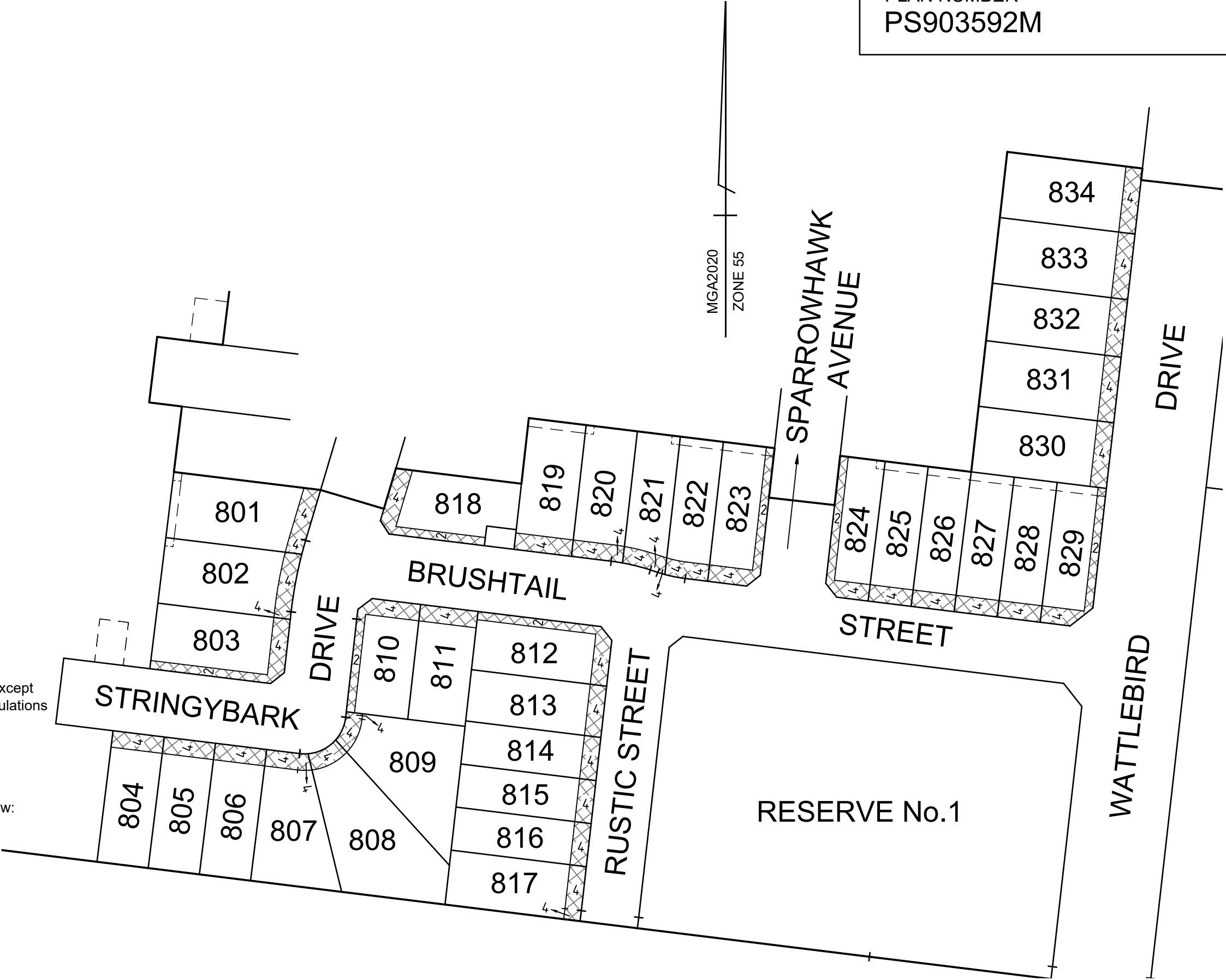
Lot burdened	Lot/s benefited
801	802
802	801, 803
803	802
804	805
805	804, 806
806	805, 807
807	806, 808
808	807, 809, 817
809	808, 810, 811, 814, 815, 816, 817
810	809, 811
811	809, 810, 812, 813, 814
812	811, 813
813	811, 812, 814
814	809, 811, 813, 815
815	809, 814, 816
816	809, 815, 817
817	808, 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.



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.

Lodged by	
Name:	Redman Lynch Washington
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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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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