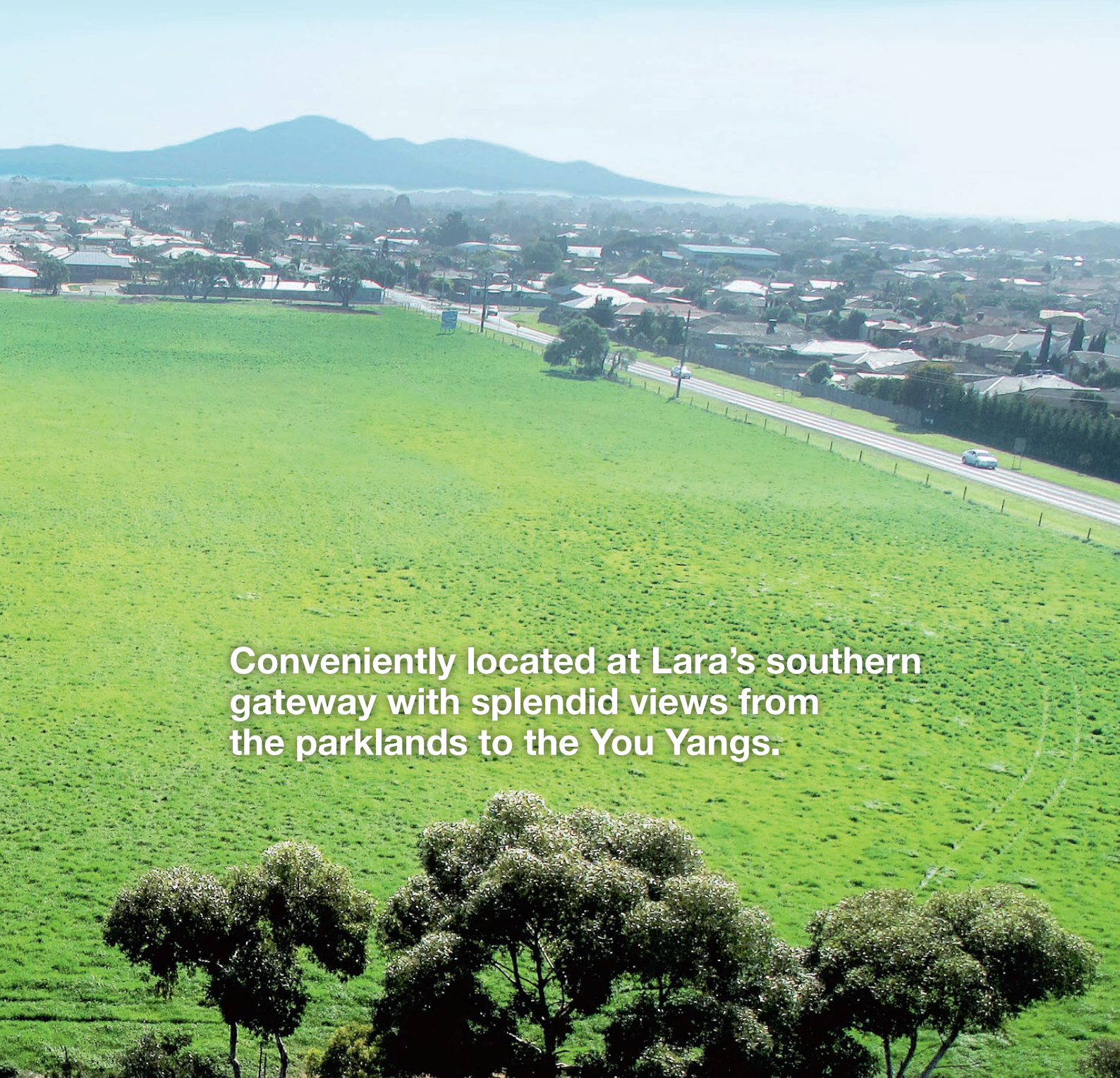


# Lara Views

## ESTATE

Corner Forest Road South and  
Canterbury Road West, Lara

An aerial photograph showing a vast, vibrant green field in the foreground. A road with a white dashed line runs diagonally across the middle ground. To the right of the road, there is a residential area with numerous houses and trees. In the far background, a range of blue mountains is visible under a clear sky. The overall scene is bright and sunny.

**Conveniently located at Lara's southern gateway with splendid views from the parklands to the You Yangs.**



## Bisinella Developments

Bisinella Developments is a family run business which operates from Lara and offers land in the Geelong region. We are proud to have developed more than 20 residential estates in the region over the past 25 years. The hallmarks of the Bisinella way are our commitment to quality, our superior customer service and our active support of the local community.





## Lara Views Estate

Residents of the new Lara Views Estate will enjoy the best of everything that Lara has to offer.

The estate will have approximately 150 lots.

One of the most attractive features of Lara Views is the generous provision of public open space. This totals 6.8 hectares - approximately 38% of the land area.

## Estate design

Lara Views Estate has been designed to take full advantage of the natural sun as a heat resource. The design maximises the number of blocks with the rear facing north and blocks facing east to west, enabling homes to meet energy requirements.

## Housing presentation

The estate will include protective covenants and special conditions to ensure high quality building outcomes. Building restrictions will be similar to the successful approach at our multiple award-winning Grand Lakes Estate in Lara.

## Landscaping

First class landscaping is a feature of all Bisinella estates. A prime example is Grand Lakes, which won the development industry's 2016 national award for environmental excellence.

## Environment

The estate's wetland system will achieve Water Sensitive Urban Design (WSUD), ensuring that stormwater runoff from houses and roads is treated to best practice standards to minimise impacts on water quality downstream.

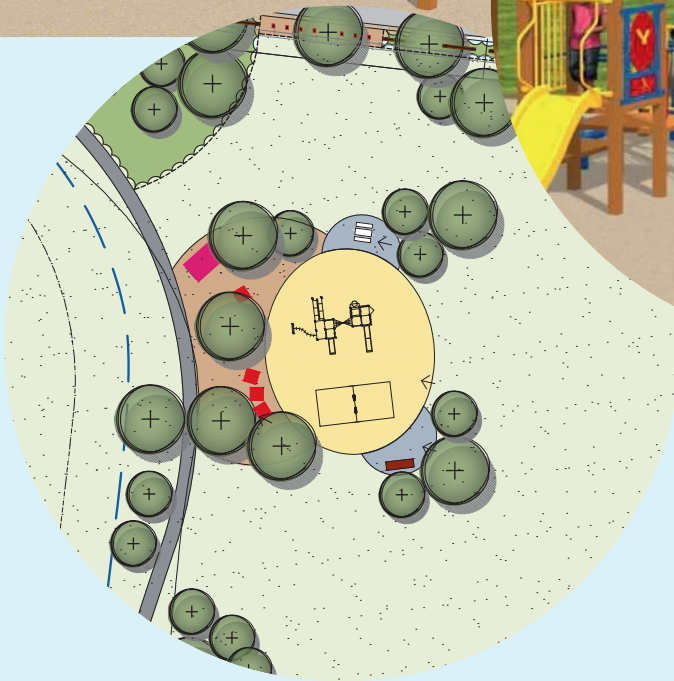
## Other estate features

- Custom street lighting
- Pre-coated steel fencing
- Opticomm highspeed broadband optical fibre network
- Children's playground
- Walking/running track around the parklands



# Overall





# Building Restrictions

The Lara Views Estate, Lara has building restrictions to ensure that quality homes and landscaping are implemented. The purpose of the restrictions is to create a quality estate. This document is in summary form only for information purposes. The full terms and conditions of the building restrictions are contained in the contract of sale for lots in the Lara Views Estate and should be read and advice obtained from a legal representative, prior to entering into any contract to purchase in the said estate.

## Dwelling time restriction:

- House construction must commence within two years and completed within three years of settlement of the land

## No unit development:

- Only a single dwelling is allowed to be constructed on any lot

## Building materials:

- All external walls (except windows and doors) must be constructed from items in tables A, B and C in the Deed of Restriction contained within the land Contract of Sale, provided that the sum of items in each table does not exceed the following percentages of the total external walls of the dwelling (excluding windows and doors):

### Table A (100% maximum):

- Brick
- Brick veneer
- Stone
- Rendered concrete
- Rendered brick

### Table B (40% maximum)

- Timber
- Painted fibre cement weatherboard
- Rendered fibre cement sheet
- Rendered foamboard

### Table C (20% maximum)

- Concrete
- Painted fibre cement siding
- Cladding

No external construction with any second hand materials is permitted.

## Rubbish and site management:

- Rubbish must be stored in a suitable receptacle for containing and disposal of rubbish
- Please ensure that your builder has allowed for a mini skip or similar receptacle
- In the event of non-compliance the lot owner may be fined \$250 per week for uncontained rubbish during the construction of their house

## Garage and carports:

- A single carport is only permitted on lots smaller than or equal to 400m<sup>2</sup>
- Double carports are not permitted on any lots
- A one-space carport must have a maximum width of 4 metres
- Free standing carports are not permitted
- All single carports must have either a panel lift roller door or tilt door fitted to the front of the carport so as to screen the internal space of the carport from the streetscape of the lot
- Garages and carports are to be constructed under the main roof of the house
- Any freestanding garage constructed on a lot must match the roof and materials of the house

## Parking vehicles:

The parking of commercial vehicles, caravans or recreational vehicles must be kept from public view unless located behind the wing fence

## No vehicle repairs on the street:

A lot owner must not carry out any vehicle repairs which are in the public view

## Crossovers and driveways:

- Crossovers and driveways must be installed within 21 days from the issue of the certificate of occupancy for the house

- All crossovers and driveways must be constructed from concrete or brick paving
- No crushed rock driveways or crossovers are permitted

## Sheds and external fixtures:

- A shed is defined as an external shed that is not part of your house
- A shed must not exceed 3.3 metres in height above natural ground .
- A shed must be constructed of pre-coated steel or brick walls with a pre-coated steel or tiled roof

## Bond:

- A \$2000 bond is to be paid at settlement to ensure these conditions are met. Upon completion of your new home, landscaping and fencing, please request a Bond Release Form from our office. A member of the approvals team will verify compliance. The bond will then be returned to you by the our solicitor
- If a fine has been issued for non-compliance (such as rubbish not being contained), it will be deducted from the bond and the balance will then be forwarded to you

## Building envelopes:

- Please refer to the Plan of Subdivision to confirm if your lot is affected by a neighbourhood design envelope

## Minimum finished floor level

Lara Views Estate has designated minimum finished floor levels for houses to be constructed on the estate. In respect of Stage 6 and 7, the minimum finished floor level is prescribed by special building overlay – schedule 2 and will require the consent of the City of Greater Geelong. In respect of Stages 1 to 5 (inclusive), the minimum finished floor level is prescribed by the plan of subdivision.

## Fencing:

- The developer will supply boundary fencing on the purchaser's lot upon completion of the house
- The owner must supply and install any wing fences prior to certificate of occupancy so that the backyard is not visible from the street
- All boundary fencing will be 1.95m high
- All wing fences or gates must be at least 1.6m high

## Landscaping and external maintenance:

- All ground areas visible from the street frontage must be properly landscaped within three months of the date of issue of the Certificate of Occupancy
- "Proper landscaping" means that all visible areas must be cleared and grassed, planted or otherwise covered with vegetation constituting a beautified surface. Each property owner must maintain their lot and any nature strip located in front of their lot by cutting grass and keeping the lot and nature strip in a safe and tidy condition.
- Nature Strip should be constructed from one of the following material:
- Gravels that have an average stone size of six (6) – eight (8) millimetres and are well graded (i.e include a mix of stone chip and fines) to enable compaction to a surface that does not shift
  - Grass;
  - Anakie granitic blend;
  - Fine orange gravel;
  - Lilydale toppings; or
  - Tuscan toppings

(Owners should also enquire with the City of Greater Geelong to ensure that the chosen naturestrip complies with Council requirements)

- It is the responsibility of the owner of a property to ensure that all vacant lots are kept clear from all rubbish and/or building debris.
- Vacant lots must not be used for storage of any personal property including building materials and vehicles.

## What's included

### Fully serviced lots:

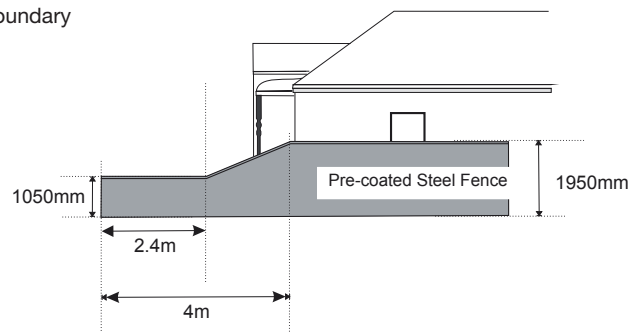
- All services such as sewer, water, power, telephone, high-speed broadband, natural gas

### High speed broadband

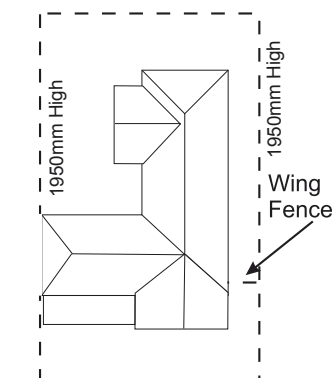
- Lara Views Estate has been equipped with an advanced Fibre-to-the-Premises (FTTP) network that will deliver Australia's fast broadband (up to 1Gbps).
- The network is ready to deliver a full range of services including:
- High speed broadband internet up to 1Gbps
- Telephone
- Pay TV from Foxtel and FetchTV
- Freeview (free-to-air channels)
- For more information please contact Opticomm directly at <http://www.opticomm.net.au>

### Fencing:

- Pre-coated steel fencing with grey sheeting and posts to the estimated value of \$2,500.00
- Fencing includes all boundary fences, except where the garage is on the boundary



Boundary fencing between allotments (fence will taper to 1050mm commencing at the point located 4m from the boundary).



### Laybacks:

- The layback is the cut in the concrete curb and channel which provides access to your block
- If you require your layback in a different location, please contact Richard Bisinella on 5274 1643 for more information

### How to purchase:

- 5% deposit
- We only accept payment by direct deposit
- The full name/s registered address/es (not postal address) of the purchaser/s
- The legal representative (i.e. solicitor/conveyancer) to whom the land sales contract will be sent

### Help:

Please contact the L. Bisinella Developments P/L land sales office if you have any questions or concerns regarding these conditions. We are happy to assist you in meeting these requirements.



## GETTING CONNECTED TO AUSTRALIA'S FASTEST BROADBAND

Lara Views Estate, has been equipped with an advanced Fibre-to-the-Premises (FTTP) Network that will deliver Australia's fastest broadband (up to 1Gbps). High speed broadband will open a whole new lifestyle for you and your family. Services such as iTunes and YouTube will be significantly enhanced by fast music and video downloading and streaming. Get ready for the next-generation social networking versions of Skype, Facebook, MySpace and Twitter. Enjoy the experience of fast interactive, high definition online games video conferencing with friends and family, and high definition interactive IPTV.

It's not just about fun and games, the high speed fibre network will also be enable on-line education, health and security services. The network will enable you to manage your usage of utilities such as electricity, gas and water to help our environment by reducing your carbon footprint.

The network is ready to deliver a full range of services including:

- High speed broadband internet up to 1Gbps
- Telephone
- Pay TV from Foxtel and Fetch TV
- Freeview (free-to-air channels)





## ASK YOUR BUILDER...

☑ Has your lead-in communication conduit been installed from the lot boundary to the enclosure housing the Network Termination Device (NTD) in accordance with OptiComm's Cable Entry Guidelines?

☑ Has your in-home wiring for broadband, telephone and TV been installed in accordance with OptiComm's Home Wiring Guide? Note: The OptiComm Cable Entry and the Home Wiring Guidelines are available on request from the OptiComm Customer Connection Information Desk by phoning 1300 137 800 or emailing ccid@opticomm.net.au or can be downloaded from the OptiComm website as follows:

[www.opticomm.net.au](http://www.opticomm.net.au)

It is very important that this work has been completed by your builder to avoid delays in getting connected.

## HOW TO GET CONNECTED

To connect your new home to the fibre optic network that will enable your TV, broadband, telephone and other services, you will need to:

☑ Check with your builder that they have installed the communications lead-in conduit and home wiring in accordance with OptiComm's specifications. Note: Some builders may have a sign-off sheet that proves that this has been completed.

☑ Contact the OptiComm Customer Connection Information Desk (CCID) by phone on 1300 137 800 or via email at ccid@opticomm.net.au.

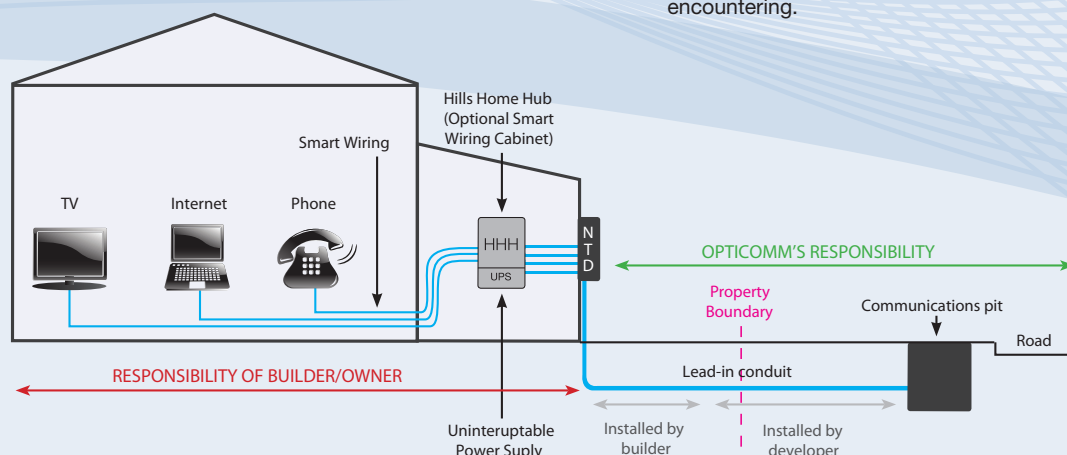
☑ Advise OptiComm CCID of the date that you intend to move into your new home.

☑ Select one or multiple Retail Service Provider(s) (RSP) for your broadband, telephone, pay tv and security services.

☑ Complete and submit the RSP's new service application form(s). Note: This may be a paper or an on-line form depending on the RSP.

☑ Check with your RSP to see if you require any additional in-home wiring or equipment to deliver their service.

**IMPORTANT NOTE:** All installation and service issues/faults should always be directed to your RSP. OptiComm staff will not accept any direct calls or emails for service installation and/or faults from residents. Your RSP will work with OptiComm to resolve any issues you may be encountering.



# About Lara

Lara is a growing community of more than 14,000 residents between Melbourne and Geelong.

Lara offers the best of both worlds: a country town atmosphere and relaxed lifestyle with the convenience of quick and easy access to the two largest cities in Victoria.

As the welcome signs say, it's "rural living at its best".

## Location

The Lara town centre is 15kms from the Geelong CBD, 23kms from Werribee and the western edge of the Melbourne metropolitan area, and 60kms from the Melbourne CBD.

Situated on Hovells Creek, the town enjoys great views of the granite peaks of the nearby You Yangs.

It's only a few kilometres to Corio Bay and less than half an hour via the Geelong Ring Road to the Surf Coast and the start of the Great Ocean Road.

## Transport

Few towns have better transport links than Lara. Located on the Melbourne-Geelong railway line and the three-lane Princes Freeway, Lara provides convenient access to jobs in Geelong, the western suburbs and the Melbourne CBD.

There are 26 weekday V/Line train services from Lara to Melbourne or Geelong, running approximately every 20 minutes during peak periods, and at least hourly services at weekends. The railway station is near the town centre and has plenty of parking.

By freeway, it's a half hour drive to the Westgate Bridge (outside peak periods). The heart of Geelong is about 15 minutes by car. Buses operate various routes between Lara and Geelong.

## Shopping

The Lara Town Centre has been extensively redeveloped with new full-line Coles and Woolworths supermarkets and a range of new and established specialty shops.

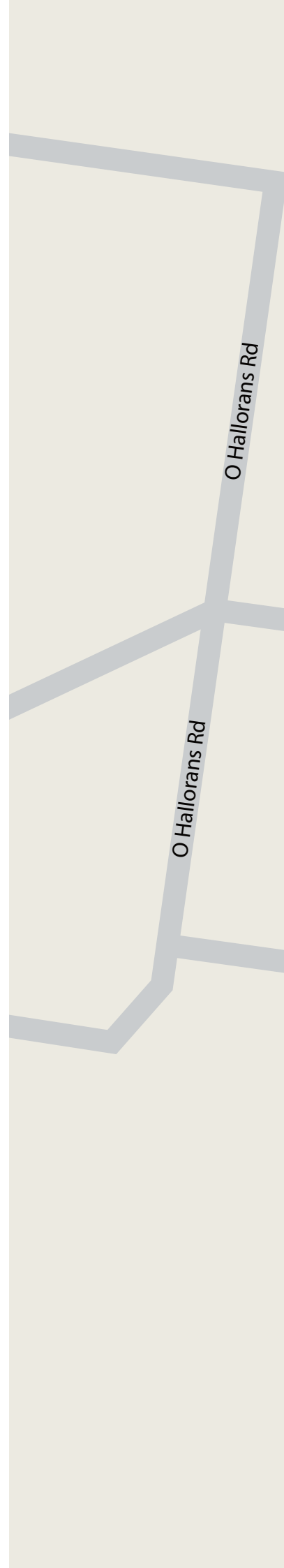
## Lakes, parks and trails

The special character of Lara derives from its attractive rural outlook and abundant natural features.

The town has an extensive network of lakes and parks laced by walking and cycling trails.

Four kilometres to the north is the You Yangs Regional Park and a similar distance to the east is the Western Wetlands conservation area and Limeburners Bay, a small inlet of Corio Bay.

Serendip Sanctuary, on the northern edge of the town, is home to free range wildlife and captive breeding of endangered species.







Serendip  
Sanctuary

Pirra Homestead

Windermere Rd

Kees Rd

School

Forest Rd North

Curletts Rd

Caddys Rd

School

School

Flinders Ave

Mill Rd

Patullos Rd

Shopping Centre

Station Lake Rd

Train Station

McClelland Ave

LaraViews  
ESTATE

School

Rennie St

Melbourne  
CBD 40mins

Canterbury Rd West

Forest Rd South

Bisinella  
Head Office

Geelong CBD  
15 mins

Princes Freeway

**Phone 5274 1643**

195 Forest Rd South, Lara

[sales@bisinella.com.au](mailto:sales@bisinella.com.au)

[www.bisinella.com.au](http://www.bisinella.com.au)

Office Hours: 9am to 5pm Weekdays,  
1pm to 5pm Saturday & Sunday

