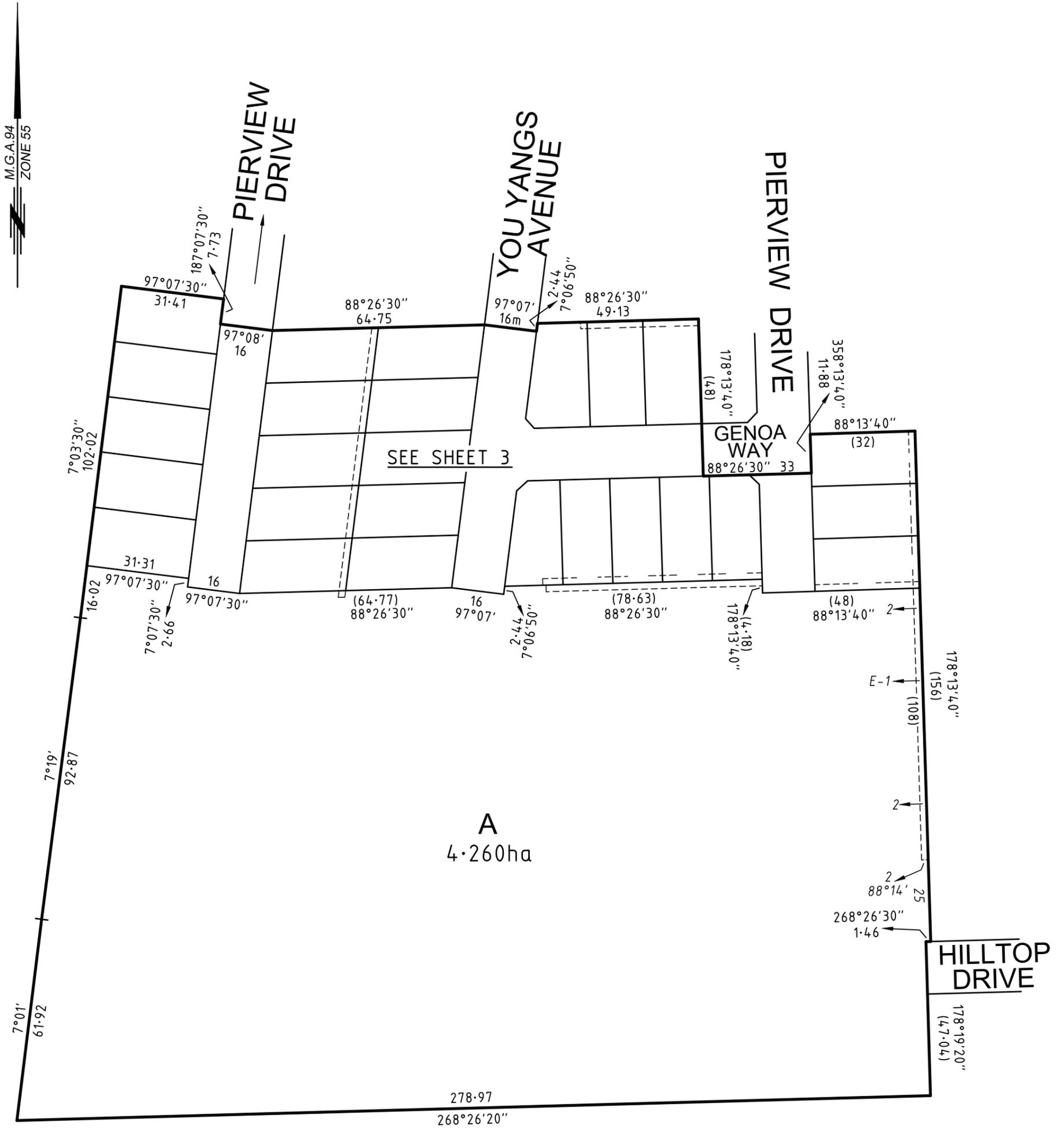


PLAN OF SUBDIVISION		EDITION 1	PLAN NUMBER PS814485J	
LOCATION OF LAND PARISH: BELLARINE TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 5A (PART) CROWN PORTION: - TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: LOT A ON PS814472T POSTAL ADDRESS: YOU YANGS AVENUE (at time of subdivision) CURLEWIS, 3222 MGA CO-ORDINATES: E: 285 050 ZONE: 55 (of approx centre of land N: 5 773 240 GDA 94 in plan)		MUNICIPALITY: CITY OF GREATER GEELONG		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	THE DEFINED ENDS OF EASEMENTS ARE PERPENDICULAR TO THE ADJOINING BOUNDARY UNLESS OTHERWISE SHOWN. LOTS 1-239 (BOTH INCLUSIVE) & 245 HAVE BEEN OMITTED FROM THIS PLAN. LOTS 240-244 (BOTH INCLUSIVE) & 246-266 (BOTH INCLUSIVE) ARE THE RESULT OF THIS SURVEY. CREATION OF RESTRICTION SEE SHEET 4 FOR RESTRICTION DETAILS.		
ROAD R-1 ROADS R-2 ROAD R-3	CITY OF GREATER GEELONG CITY OF GREATER GEELONG CITY OF GREATER GEELONG			
NOTATIONS				
DEPTH LIMITATION: 15.24 METRES BELOW THE SURFACE				
SURVEY: This plan is is not based on survey. STAGING: This is is not a staged subdivision. Planning Permit No.1082/2010 This survey has been connected to permanent marks No(s). In Proclaimed Survey Area No.				
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, E-4 E-2 E-3, E-4	DRAINAGE DRAINAGE PIPELINES OR ANCILLARY PURPOSES	SEE PLAN 2 2	PS743588R THIS PLAN THIS PLAN & SECTION 136 WATER ACT 1989	CITY OF GREATER GEELONG CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION
TGM Group 1/27-31 Myers Street (PO Box 1137) Geelong Vic 3220 T 03 5202 4600 F 03 5202 4691 ABN 11 125 568 461 www.tgmgroup.com JAS-ANZ Accredited: Quality ISO 9001 - OH&S AS/NZS 4801 - Environment ISO 14001		 Geelong Melbourne Ballarat		SURVEYORS FILE REF: 5964-112 ORIGINAL SHEET SIZE: A3 SHEET 1 OF 4 SHEETS
		RAYMOND JAMES DUNN / VERSION 4		

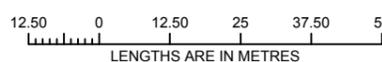


SURVEYORS FILE REF: 5964-112

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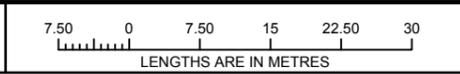
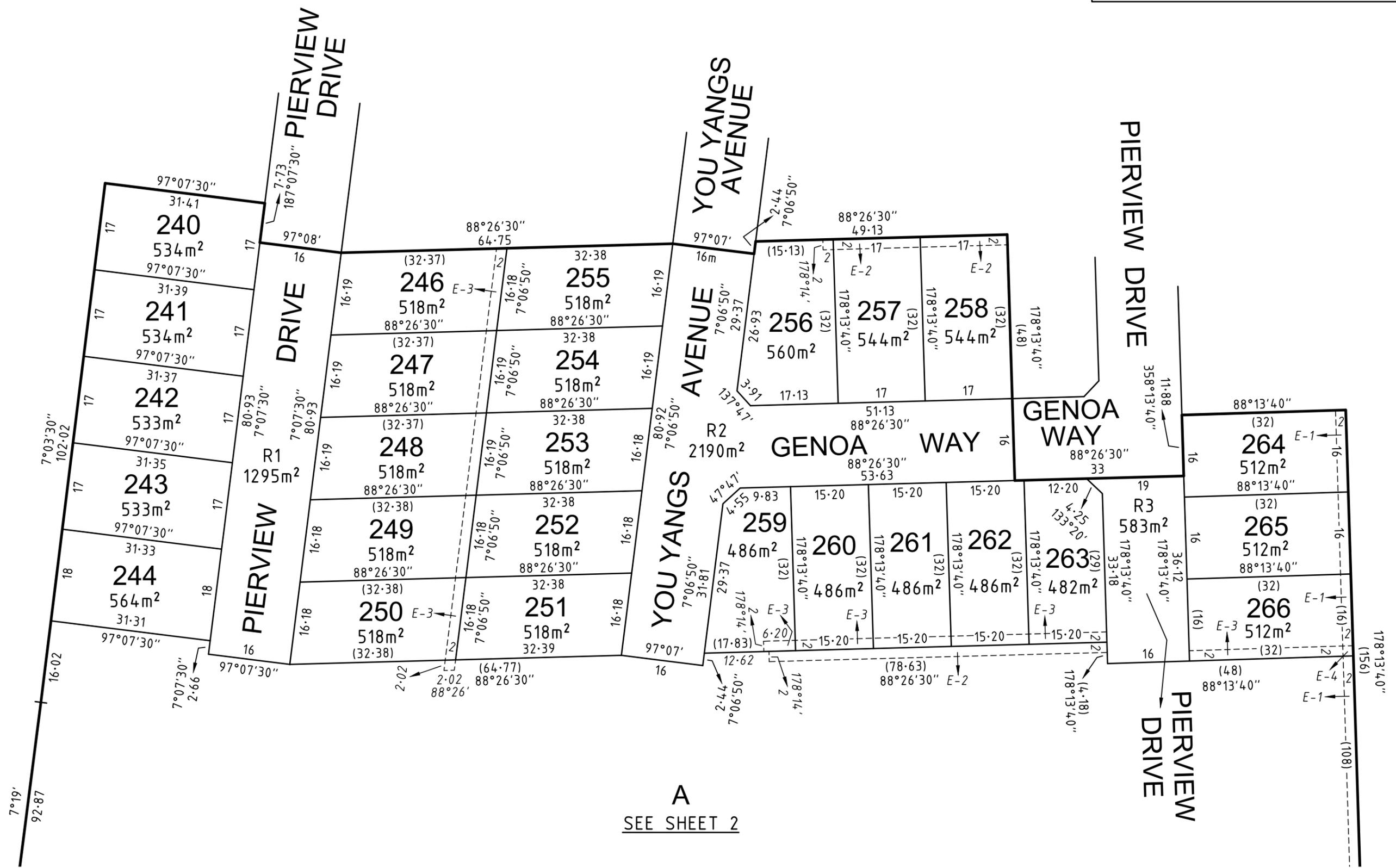
SCALE
1:1250



ORIGINAL SHEET
SIZE: A3

SHEET 2

RAYMOND JAMES DUNN / VERSION 4



CREATION OF RESTRICTION A:

Upon registration of this Plan of Subdivision (PS814485J) the following restriction is created:

Lot burdened	Lot/s benefited
256	257
259	260
263	262

DESCRIPTION OF RESTRICTION A:

Dwellings shall not be located in the area shown thus 
Buildings shall not be located in the area shown thus 
except for allowable encroachments listed in the Building Regulations 2006.

DEFINITIONS

BUILDING - Any structure
DWELLING - House- Habitable Room (excludes carport/garage)

CREATION OF RESTRICTION B:

Upon registration of this Plan of Subdivision (PS814485J) the following restriction is created:

Land to be benefited: Lots 240-244 (both inclusive) & 246-266 (both inclusive) on this Plan (PS814485J)
Land be burdened: Lots 240-244 (both inclusive) & 246-266 (both inclusive) on this Plan (PS814485J)

DESCRIPTION OF RESTRICTION B:

Except with the prior consent of the Developer, the registered proprietor from the time being of any lot on this plan of subdivision to which the following restrictions apply must not:

- (a) Subdivide or allow the lot to be subdivided.
- (b) Consolidate or allow the lot to be consolidated.

For the purposes of this Restriction:

"Developer" means L Bisinella Developments Pty Ltd (ACN 006 806 677) of 195 Forest Road, Lara, VIC 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.

CREATION OF RESTRICTION C:

Upon registration of this Plan of Subdivision (PS814485J) the following restriction is created:

Land to be benefited: Lots 240-244 (both inclusive) & 246-266 (both inclusive) on this Plan (PS814485J)
Land to be burdened: Lots 240-244 (both inclusive) & 246-266 (both inclusive) on this Plan (PS814485J)

DESCRIPTION OF RESTRICTION C:

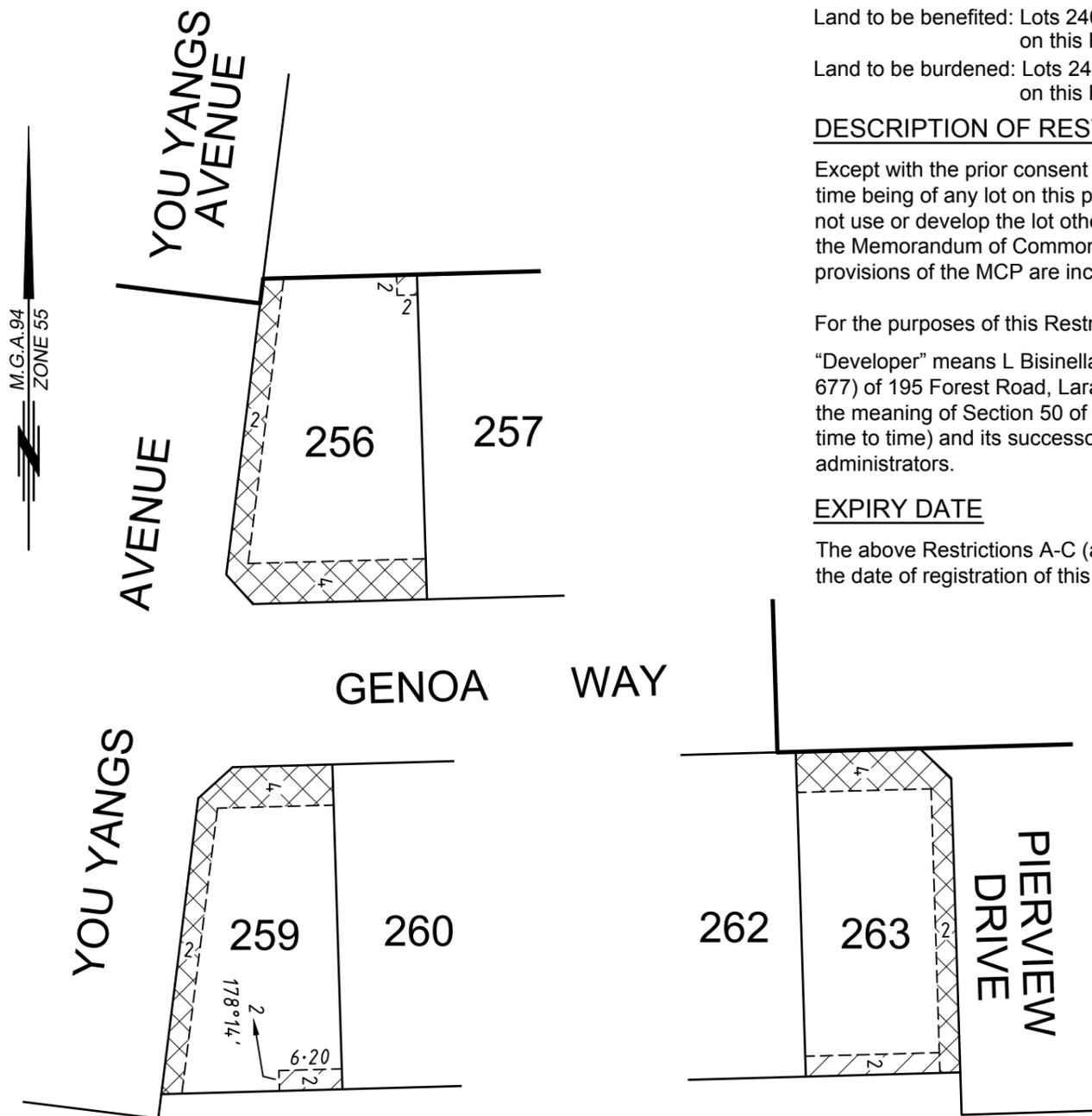
Except with the prior consent of the Developer, the registered proprietor from the time being of any lot on this plan of subdivision to which this restriction applies must not use or develop the lot other than in accordance with the provisions recorded in the Memorandum of Common Provisions (MCP) with dealing number AA4630. The provisions of the MCP are incorporated into this restriction.

For the purposes of this Restriction:

"Developer" means L Bisinella Developments Pty Ltd (ACN 006 806 677) of 195 Forest Road, Lara, VIC 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.

EXPIRY DATE

The above Restrictions A-C (all inclusive) shall cease to have effect 20 years after the date of registration of this Plan of Subdivision (PS814485J).



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SCALE
1:600



ORIGINAL SHEET
SIZE: A3

SHEET 4

RAYMOND JAMES DUNN / VERSION 4

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



Lodged by	
Name:	Redman Lynch Washington
Phone:	(03) 4245 2020
Address:	Level 1, 77 Yarra Street, Geelong, Victoria 3220
Reference:	2018:0635 (BAY)
Customer code:	21067V

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:

Subdivision

1. Subdivide or consolidate the Lot or allow the Lot to be subdivided or consolidated with any other lot or part thereof.

Dwelling construction

2. Construct any Dwelling unless the external walls (except windows and doors) are constructed from items in the following tables A, B, C, D, E and F 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">• Natural timber• Stained timber• Painted timber• Fibre cement weatherboard	70
B	<ul style="list-style-type: none">• Rendered concrete• Rendered autoclaved aerated concrete• Rendered brick• Rendered block-work• Rendered foam board	60

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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 4

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: see www.delwp.vic.gov.au/property>Contact us

AA4630

14/11/2018 \$96.10 MCP



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

	<ul style="list-style-type: none"> • Rendered cement sheet 	
C	<ul style="list-style-type: none"> • Block-work • Split face block • Stone 	70
D	<ul style="list-style-type: none"> • Bricks • Split face brick 	70
E	<ul style="list-style-type: none"> • Painted fibre cement siding/cladding • Fibre cement wall board finished with a painted render or textured paint or painted membrane finish • Non reflective pre-coated steel 	40
F	<ul style="list-style-type: none"> • Any other materials provided that those materials are not affixed to any external surface of the Dwelling and visible from the street frontage or any municipal reserve 	5

3. Construct, use or place on a Lot any relocated, pre-constructed or second-hand Dwelling.
4. Use any second-hand materials on the exterior of any Dwelling or Buildings constructed on a Lot.
5. 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.
6. 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.
7. Use any shipping container or part thereof in the construction of the external walls of a Dwelling or Building.

Garages and carports

8. Construct a free standing detached carport on the Lot.
9. Construct a single attached carport on the Lot:
 - (i) unless such Lot has an area equal to or less than 400m²;
 - (ii) which has a maximum width of more than 4 metres when measured from the external perimeter of the carport; and
 - (iii) unless such carport has a panel lift or tilt door fitted to the front of the carport to screen the internal space of the carport from the streetscape of the Lot.
10. Construct a double carport, whether attached or detached on the Lot.
11. Construct any freestanding garage other than a garage:
 - (i) ordinarily used for the parking of Vehicles as the principle garage of the Dwelling;
 - (ii) with a roof height less than 3.6 metres above the natural ground level;
 - (iii) constructed of non-reflective pre-coated steel or the materials listed in in Table A, B, C and D at paragraph 2 above with a pitched non-reflective pre-coated steel roof; and
 - (iv) if the garage faces or more than 60% of any side of the garage faces the street, the roof of such garage shall be constructed of the same materials so as to match as identical the roof of the Dwelling constructed on the Lot.

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



Sheds and External Fixtures

12. Construct any storage or other shed on a Lot which:
- (i) exceeds 3.6 meters in height from the natural ground level of a Lot;
 - (ii) is constructed from materials other than non-reflective pre-coated steel or materials listed in Table A, B, C and D at paragraph 2 above with a pitched non-reflective pre-coated steel roof; and
 - (iii) has any side or which more than 60% is visible from the street frontage.

Vehicle Accommodation

13. 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.
14. Allow any caravan to be parked, stored or remain on the Lot unless it is not visible from the street.
15. 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.

Vehicle Access

16. Construct any driveway unless it is constructed of aggregate, patterned concrete or exposed stone concrete.
17. Construct any crossover from crushed rock.
18. 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.
19. Construct any crossover unless it is constructed to the standard and requirements of the Responsible Authority.

House Size

20. Construct a Dwelling on the Lot with a floor area less than 180 square metres (including a garage but excluding verandas, decks or pergolas).

Plant Size

21. Plant, place or allow to remain planted or placed on the Lot any plant, tree, shrub, hedging, bush or vegetation of whatsoever nature of which the height exceeds four (4) metres.

Definitions

For the purposes of this MCP:

“**Building**” means any structure except a fence.

“**Developer**” means L Bisinella Developments Pty Ltd (ACN 006 806 677) 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 other such related authority.

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

AA4630

14/11/2018 \$96.10 MCP



“**Vehicle**” means any car, utility, truck, van, motorbike, speedboat or other watercraft or other motorised form of transport.