PLAN OF SUBDIVISION

EDITION 1

PLAN NUMBER
PS929747N

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 PS912170P

POSTAL ADDRESS: WALLABY STREET
(at time of subdivision) LARA, 3212

MGA2020 CO-ORDINATES: E: 269 510 ZONE: 55
(of approx centre of land in plan) N: 5 789 960

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1	CITY OF GREATER GEELONG
ROAD R-2	CITY OF GREATER GEELONG
RESERVE No.1	CITY OF GREATER GEELONG

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
This plan is based on survey.

STAGING:
This is a staged subdivision.
Planning Permit No. PP-588-2018

This survey has been connected to permanent marks No(s). 13, 17 & 149

Other Purpose of Plan
To remove Easement E-35 contained on Lot A on PS912170P.

Grounds for Removal
By agreement of all relevant parties pursuant to Section 6(1)(K)(iv) of the Subdivision Act 1988.

NOTATIONS

LOTS 1-1300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

CREATION OF RESTRICTION:
SEE SHEET 5 FOR DETAILS.

LARA LAKES ESTATE
STAGE 13 - 39 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-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-15	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS903576K & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-34	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS912170P & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-36	CARRIAGEWAY	SEE PLAN	PS912170P	CITY OF GREATER GEELONG
E-37	CARRIAGEWAY	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-38	DRAINAGE	3	THIS PLAN	CITY OF GREATER GEELONG
E-38	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-39	PIPELINES OR ANCILLARY PURPOSES	2	THIS PLAN & SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
E-41	DRAINAGE	2	THIS PLAN	CITY OF GREATER GEELONG

Swanson Surveying

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SURVEYORS FILE REF: 14587

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 5 SHEETS

MATTHEW JOHN ACKROYD / VERSION 6

PLAN NUMBER

PS929747N

MGA2020
ZONE 55

96°17'20"
120·83

6°17'20"
95·93

96°58'40"
80·01

4·22
51°38'

A
5.019ha

6°58'40"
303·42

SEE
ENLARGEMENT No.1

SEE SHEET 4

SEE SHEET 3

SEE
ENLARGEMENT No.2

45·55
276°58'40"

34·34
186°58'40"

331°47'10"
13·18
(30·27)
242°53'40"

242°05'
15m
(14m)
152°05'

16m
186°59'
276°58'40"
14m
14m
96°58'40"

34m
186°58'40"

96°58'40"
2m

32m
186°58'40"

16m
186°59'
276°58'40"
16m
96°58'40"
15·84

34·09
186°58'40"

276°58'40" 110m

(31·50)
186°58'40"

E-15
E-10

24m
186°58'40"
(56·49)
32·49

86m
276°58'40"

FROGMOUTH
STREET

WALLABY
STREET

LAKEVIEW
DRIVE

WATTLEBIRD
DRIVE

LAKEVIEW DRIVE

A
(14m)
152°05'
62°54'
10·40
7·50
E-36
7·50
152°05'
242°53'40"

242°05'

152°05'
150.11
E-6
152°05'
130·57

242°05'

ENLARGEMENT No.1
SCALE - 1:500

A

141°59'
1·90
51°01'
2·26
96°58'40" 33m
E-15
96°58'40" 35·91
6°59'
2·71
3m
11·84
276°58'40"
186°58'40"
24m

96°59'
7·50
6°59'
10·50
E-10
7·50
186°58'40"

WATTLEBIRD
DRIVE

ENLARGEMENT No.2
SCALE - 1:1000

SURVEYORS FILE REF: 14587

SCALE 1:1250	12.5 0 12.5 25 37.5 50 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2

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MATTHEW JOHN ACKROYD / VERSION 6

PLAN NUMBER
PS929747N

MGA2020
ZONE 55

SEE SHEET 4

A
SEE SHEET 2

WALLABY STREET

WALLABY STREET

R-1
2043m²

RESERVE
No.1
341m²

SURVEYORS FILE REF: 14587		SCALE 1:500	5.0 0 5.0 10 15.0 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
		MATTHEW JOHN ACKROYD / VERSION 6			

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PLAN NUMBER
PS929747N

MGA2020
ZONE 55

SEE SHEET 2

A

SEE SHEET 2

A

FROGMOUTH STREET

FROGMOUTH STREET

R-2
2048m²

1330 481m²
1331 429m²
1332 361m²
1333 481m²
1334 429m²
1335 429m²
1336 481m²
1337 361m²
1338 429m²
1339 446m²

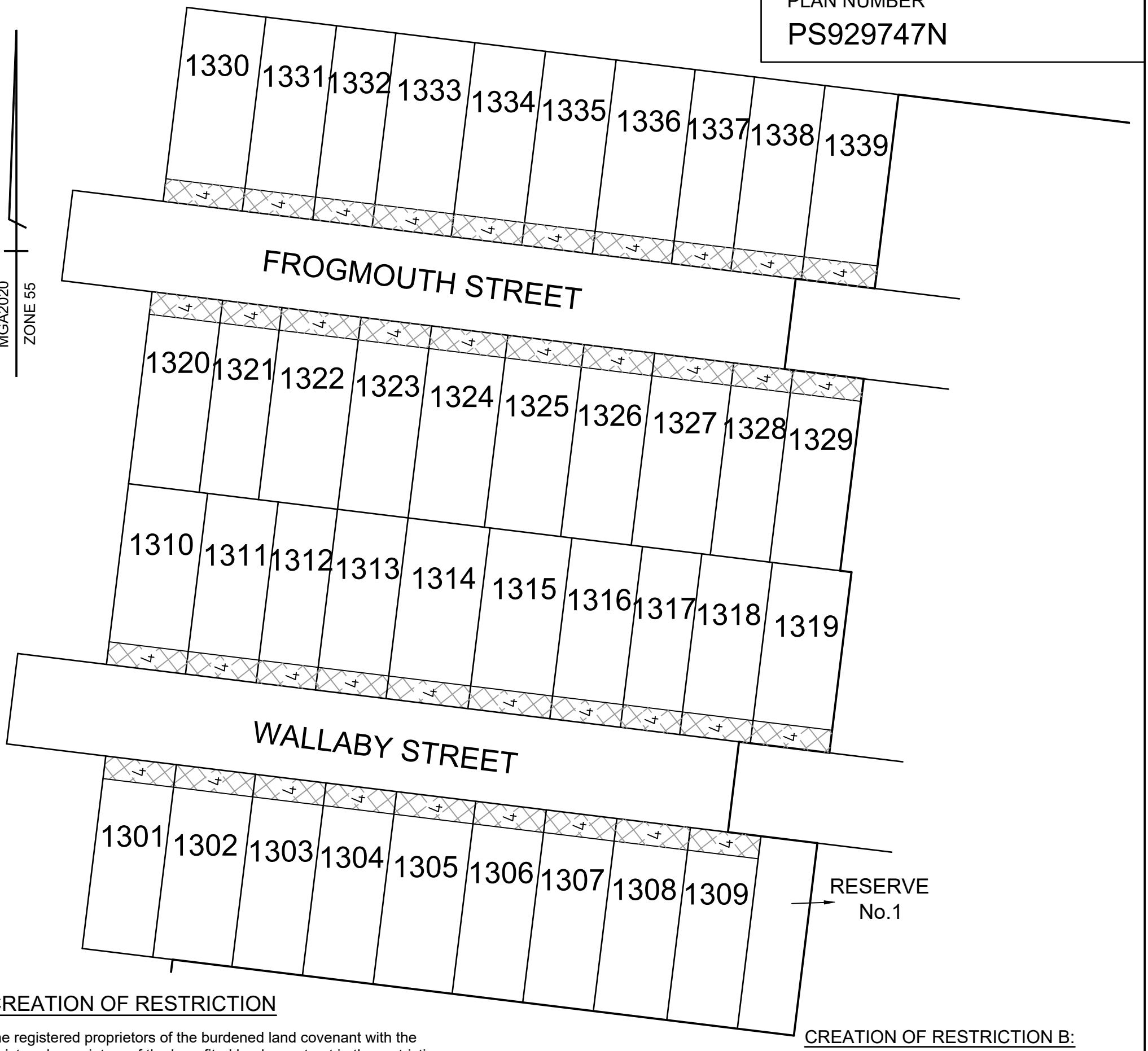
1310
1311
1312
1313
1314
1315
1316
1317
1318
1319
1320 425m²
1321 357m²
1322 476m²
1323 425m²
1324 459m²
1325 459m²
1326 425m²
1327 476m²
1328 357m²
1329 425m²

SEE SHEET 3

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		MATTHEW JOHN ACKROYD / VERSION 6			

PLAN NUMBER
PS929747N

MGA2020
ZONE 55



CREATION OF RESTRICTION

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.

CREATION OF RESTRICTION A:

Upon registration of this Plan of Subdivision (PS929747N) the following restriction is created:
Land to be benefited: Lots 1301-1339 (both inclusive) on this Plan of Subdivision (PS929747N).
Land to be burdened: Lots 1301-1339 (both inclusive) on this Plan of Subdivision (PS929747N).
EXPIRY DATE: NOT APPLICABLE

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 (PS929747N) 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.

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 B:

Upon registration of this Plan of Subdivision (PS929747N) the following restriction is created:

Lot burdened	Lot/s benefited
1301	1302
1302	1301, 1303
1303	1302, 1304
1304	1303, 1305
1305	1304, 1306
1306	1305, 1307
1307	1306, 1308
1308	1307, 1309
1309	1308
1310	1311, 1320, 1321
1311	1310, 1312, 1321, 1322
1312	1311, 1313, 1322
1313	1312, 1314, 1323
1314	1313, 1315, 1324, 1325
1315	1314, 1316, 1325, 1326
1316	1315, 1317, 1326, 1327
1317	1316, 1318, 1327
1318	1317, 1319, 1327, 1328, 1329
1319	1318, 1329
1320	1310, 1321
1321	1310, 1311, 1320, 1322
1322	1311, 1312, 1321, 1323
1323	1313, 1322, 1324
1324	1314, 1323, 1325
1325	1314, 1315, 1324, 1326
1326	1315, 1316, 1325, 1327
1327	1316, 1317, 1318, 1326, 1328
1328	1318, 1327, 1329
1329	1318, 1319, 1328
1330	1331
1331	1330, 1332
1332	1331, 1333
1333	1332, 1334
1334	1333, 1335
1335	1334, 1336
1336	1335, 1337
1337	1336, 1338
1338	1337, 1339
1339	1338

EXPIRY DATE: NOT APPLICABLE

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.

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SCALE 1:750

7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 5

MATTHEW JOHN ACKROYD / VERSION 6

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Memorandum of common provisions

Section 91A Transfer of Land Act 1958

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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	• 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.

35271702A 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.

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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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