
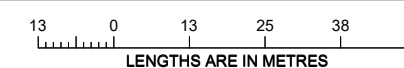
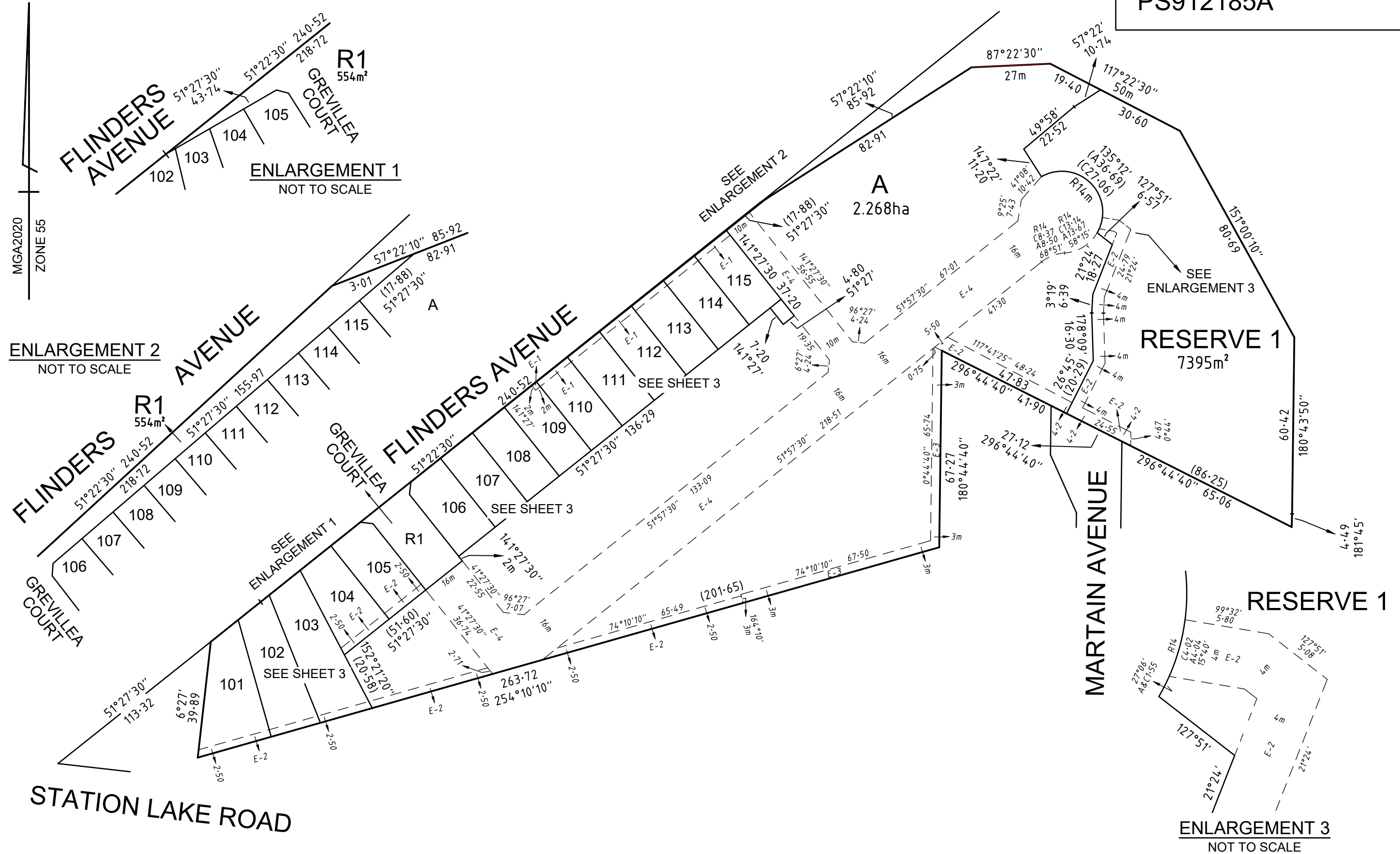


PLAN OF SUBDIVISION			EDITION 1		PLAN NUMBER PS912185A			
LOCATION OF LAND PARISH: MORANGHURK TOWNSHIP: LARA SECTION: 22 CROWN ALLOTMENT: 12B (PART) CROWN PORTION: - TITLE REFERENCE: VOL. 10163 FOL. 973 VOL. 10163 FOL. 974 LAST PLAN REFERENCE: LOT 1 ON TP81783T LOT 1 ON TP81779J POSTAL ADDRESS: 10-20 & 24 FLINDERS AVENUE, (at time of subdivision) LARA, 3212 MGA2020 CO-ORDINATES: E: 271 740 ZONE: 55 (of approx centre of land in plan) N: 5 788 620			Council Name: City of Greater Geelong Council Reference Number: 16851 Planning Permit Reference: PP-1581-2021 SPEAR Reference Number: S251131C Certification This plan is certified under section 6 of the Subdivision Act 1988 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 24/06/2025					
			VESTING OF ROADS AND/OR RESERVES				NOTATIONS	
			IDENTIFIER		COUNCIL/BODY/PERSON		LOT NUMBERS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. <u>CREATION OF RESTRICTION</u> SEE SHEET 4 FOR RESTRICTION DETAILS	
			ROAD R-1 RESERVE 1 RESERVE 2		CITY OF GREATER GEELONG CITY OF GREATER GEELONG POWERCOR AUSTRALIA LTD			
NOTATIONS								
DEPTH LIMITATION: DOES NOT APPLY			SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. PP-1581-2021 This survey has been connected to permanent marks No(s). MORANGHURK PM 46, 116, 117 & WOORNYALOOK PM 49					
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 E-4	DRAINAGE PIPELINES OR ANCILLARY PURPOSES POWERLINE	SEE PLAN SEE PLAN SEE PLAN	THIS PLAN THIS PLAN & SECTION 136 WATER ACT 1989 THIS PLAN & SECTION 88 ELECTRICITY INDUSTRY ACT 2000	CITY OF GREATER GEELONG BARWON REGION WATER CORPORATION POWERCOR AUSTRALIA LTD				
<div><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></div>			SURVEYORS FILE REF: 14241		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4 SHEETS		
			Digitally signed by: Matthew John Ackroyd, Licensed Surveyor, Surveyor's Plan Version (7), 23/06/2025, SPEAR Ref: S251131C					

PLAN NUMBER
PS912185A



MGA2020
ZONE 55

PLAN NUMBER
PS912185A

SEE
SHEET 2

SEE
ENLARGEMENT 4

GREVILLEA
COURT

A
2.268ha

115

RESERVE 2

34.6m²

A

ENLARGEMENT 4
NOT TO SCALE

SEE SHEET 2
FOR DETAILS OF R1

SEE SHEET 2
FOR DETAILS OF R1

SEE
SHEET 2

CREATION OF RESTRICTION 1

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.

BURDENED LAND: LOT 101-115 (BOTH INCLUSIVE)

BENEFITED LAND: LOT 101-115 (BOTH INCLUSIVE)

RESTRICTION:
THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH PROVISIONS RECORDED IN MCP AA010239

CREATION OF RESTRICTION 2

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.

BURDENED LAND: LOT 101-104 (BOTH INCLUSIVE)

BENEFITED LAND: LOT 101-104 (BOTH INCLUSIVE)

RESTRICTION:
ANY BURDENED LOT MUST NOT BUILD OR PERMIT TO BE BUILT ANY BUILDING(S) THAT DOES NOT PROVIDE 1.0 METRE CLEAR HORIZONTAL ACCESS ALONG THE FULL LENGTH OF A MINIMUM ONE SIDE BOUNDARY OF THE LOT, FOR THE PURPOSE OF ACCESS TO SEWER BY BARWON WATER.

CREATION OF RESTRICTION 3

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.

BURDENED LAND: LOT 101-115 (BOTH INCLUSIVE)

BENEFITED LAND: LOT 101-115 (BOTH INCLUSIVE)

RESTRICTION:
BUILDINGS SHALL NOT BE LOCATED IN ACCORDANCE WITH THE FOLLOWING ROAD SETBACKS, EXCEPT FOR ENCROACHMENTS EXPRESSLY PERMITTED UNDER THE BUILDING REGULATIONS 2018 (VIC) OR ANY SUBSEQUENT REGULATIONS:
(A) - 4 METRES FRONTING ANY ROAD; AND
(B) - 2 METRES FOR ANY LOT WITH A SIDE BOUNDARY ABUTTING ANY ROAD.

SURVEYORS FILE REF: 14241

Memorandum of common provisions
Restrictive covenants in a plan
Section 91A Transfer of Land Act 1958

AA010239

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Lodged by	
Name:	RLW Lawyers
Phone:	03 4245 2020
Address:	Level 1, 77 Yarra Street, Geelong, Victoria 3220
Reference:	2023.7491
Customer code:	21067V

This memorandum contains provisions which are intended for inclusion in plans under the Subdivision Act 1988 to be subsequently lodged for registration.

Operative words including words to bind the burdened land and words of annexation must not be included.

Provisions to apply to the plan:

Burdened land: As set out in the Plan of Subdivision.

Benefited land: As set out in the Plan of Subdivision.

Covenants: **Definitions (if any):**

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 Linmar Properties Pty Ltd ACN 097 930 535 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.

35402012

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 plans.

91ATLA

Page 1 of 3

AA010239

Memorandum of common provisions

Section 91A Transfer of Land Act 1958

Covenants:

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.
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.

AA010239

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

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.