

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

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Lodged by	
Name:	Robertson Hyetts
Phone:	03 5434 6666
Address:	386 Hargreaves Street, Bendigo 3550
Reference:	
Customer code:	1004K

This memorandum contains provisions which are intended for inclusion in instruments and plans to be subsequently lodged for registration.

Preliminary:

- A. This MCP has been prepared in order to regulate the siting, form and design of residential development in accordance with the Coridale Design Guidelines, so as to create a high level of amenity for owners and residents of allotments within the plan of subdivision.
- B. The provisions of this MCP are incorporated into the restrictions created by the plan of subdivision.
- C. The plan of subdivision and this MCP restrict certain lot owners from developing a lot other than in accordance with the building envelope plans.

Provisions:

- 1. Any building on a Lot must be contained within the building envelope (if any) shown on the attached building envelope plan and defined by the associated setback profiles and written notes contained therein.
- 2. The design of a dwelling to be built on a Lot must comply with this MCP and be consistent with the Coridale Design Guidelines and approved by the DAP.

Definitions:

Building envelope means an area within each allotment (defined by the particular allotment setbacks) where development of a dwelling, shed, garage or carport is allowed subject to the particular provisions of this document, the Permit and the Scheme.

Building envelope plan means the plan which is attached to this MCP and which shows the building envelopes, certain setbacks and other related matters for the allotments within the plan of subdivision.

Coridale Design Guidelines means the Coridale Design Guidelines prepared by the Developer and in force at the time of DAP approval. The Developer may amend the Coridale Design Guidelines at its discretion.

DAP means the Design Assessment Panel appointed by the developer responsible for approving designs to be in accordance with this MCP.

Developer means Villawood Properties.

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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.

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Page 1 of 5

THE BACK OF THIS FORM MUST NOT BE USED

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Lot means Lot 401 to Lot 456 (inclusive) within subdivision plan PS:821033G.

MCP means this Memorandum of Common Provisions.

Plan of Subdivision means the Plan of Subdivision referred to on page 1 of this MCP.

Regulations means the Building Regulations 2006 or any subsequent regulations made pursuant to the Building Act which relate to the siting of a building.

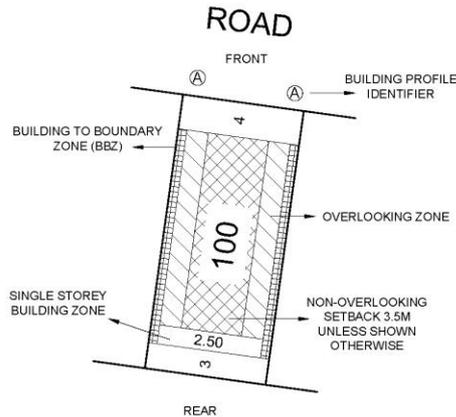
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CORIDALE STAGE 4 BUILDING ENVELOPE PLAN

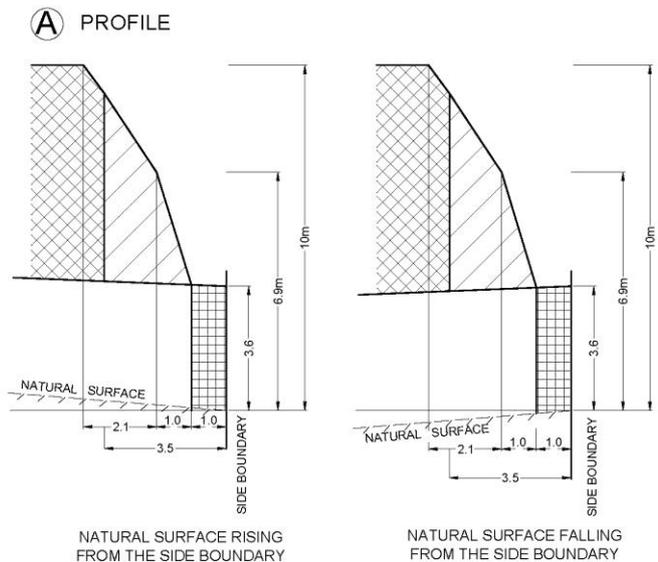
SEE PLAN OF SUBDIVISION PS821033G

LEGEND

EXAMPLE OF TYPICAL BUILDING
ENVELOPE SETBACK



PROFILE DIAGRAM



NOTATIONS:

- THE FRONT AND SIDE SETBACKS ARE MEASURED TO THE OUTERMOST WALLS OF THE BUILDING.
- GARAGES MUST BE SETBACK A MINIMUM OF 5.0m FROM THE FRONT STREET BOUNDARY UNLESS OTHERWISE NOTED.
- WALLS LESS THAN 1m FROM THE BOUNDARY MUST BE WITHIN 200mm OF THE BOUNDARY.
- THE BBZ SHALL BE APPLICABLE TO ONE SIDE BOUNDARY ONLY, ONE SIDE BOUNDARY MUST BE KEPT CLEAR OF BUILDINGS. TERRACE STYLE LOTS ARE EXEMPT FROM THIS REQUIREMENT.
- THE SETBACK TO A SIDE STREET BOUNDARY FOR A CORNER LOT IS 2m UNLESS NOTED OTHERWISE.
- WHERE THE MINIMUM FRONT SETBACK IS 3.0m OR MORE, PORCHES, VERANDAHS AND ARCHITECTURAL FEATURES CAN ENCROACH INTO THE FRONT SETBACK BY UP TO 1.5m AT HEIGHTS OF UP TO 4.5m FOR A SINGLE STOREY HOME AND HEIGHTS OF UP TO 9.0m FOR A TWO-STOREY HOME.
- WHERE THE MINIMUM FRONT SETBACK IS LESS THAN 3.0m PORCHES, VERANDAHS, AND ARCHITECTURAL FEATURES CAN ENCROACH INTO THE FRONT SETBACK BY UP TO 1.0m AT HEIGHTS OF UP TO 4.5m FOR A SINGLE STOREY HOME AND HEIGHTS OF UP TO 9.0m FOR A TWO-STOREY HOME.
- TWO-STOREY DWELLINGS MUST BE SETBACK A MINIMUM OF 5.5m FROM THE REAR BOUNDARY UNLESS OTHERWISE NOTED.
- THE BUILDING REGULATIONS APPLY TO CONSTRUCTION OF DWELLINGS AND NEED TO BE ADHERED TO IN RELATION TO DESIGN PRINCIPLES.

SINGLE STOREY BUILDING ENVELOPE HATCH TYPE

 BUILDING BOUNDARY ZONE (BBZ)

 SINGLE STOREY BUILDING ZONE

DOUBLE STOREY BUILDING ENVELOPE HATCH TYPE

 OVERLOOKING ZONE - Habitable room windows or raised open spaces are a source of overlooking

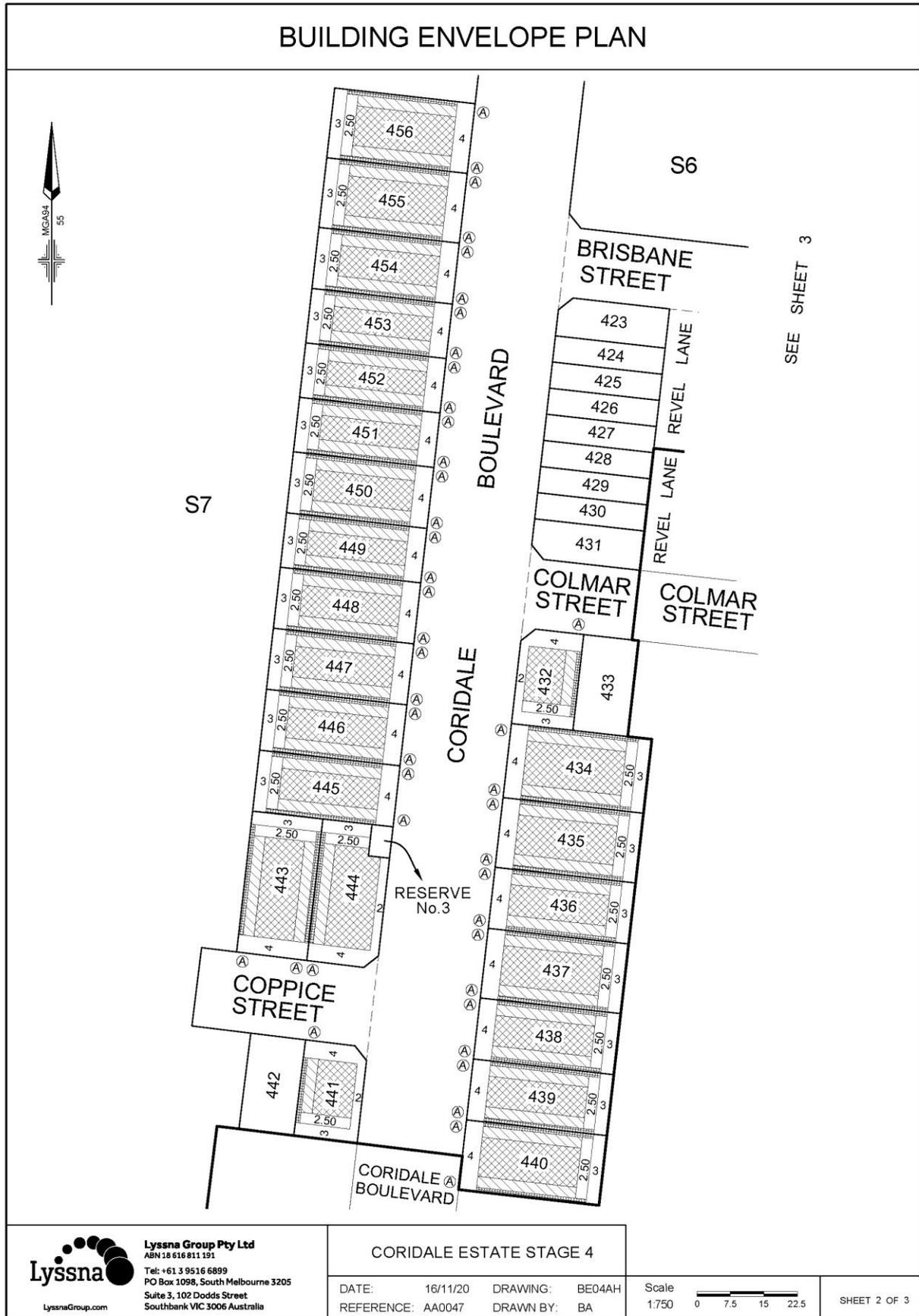
 NON OVERLOOKING ZONE - Habitable room windows or raised open spaces are not a source of overlooking

THE REGISTERED PROPRIETOR OR PROPRIETORS OF THE LOT ARE REQUIRED TO BUILD IN ACCORDANCE WITH THE BUILDING ENVELOPES SHOWN HEREON AND IN THE "PROFILE DIAGRAMS" IN THIS DOCUMENT.


Lyssna Group Pty Ltd
 ABN 18 616 811 191
 Tel: +61 3 9516 6899
 PO Box 1098, South Melbourne 3205
 Suite 3, 102 Dodds Street
 Southbank VIC 3006 Australia
 LyssnaGroup.com

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