Memorandum of common provisions

Restrictive covenants in a plan
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:	2602096 Stage 22
Customer code:	17512A

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.

Benefited land: As set out in the plan.

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

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.

Lot means Lot 2201 to 2254 (inclusive) within subdivision plan PS:821033G.

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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 plans.

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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.

Covenants:

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.

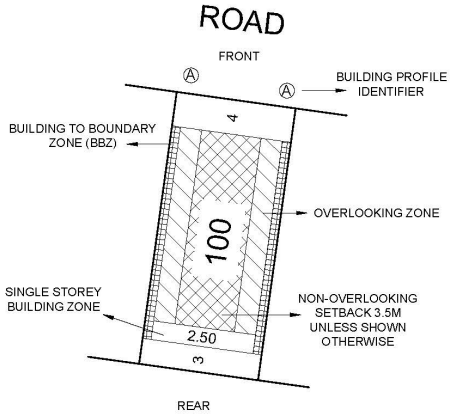
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CORIDALE STAGE 22 BUILDING ENVELOPE PLAN

SEE PLAN OF SUBDIVISION PS821033G

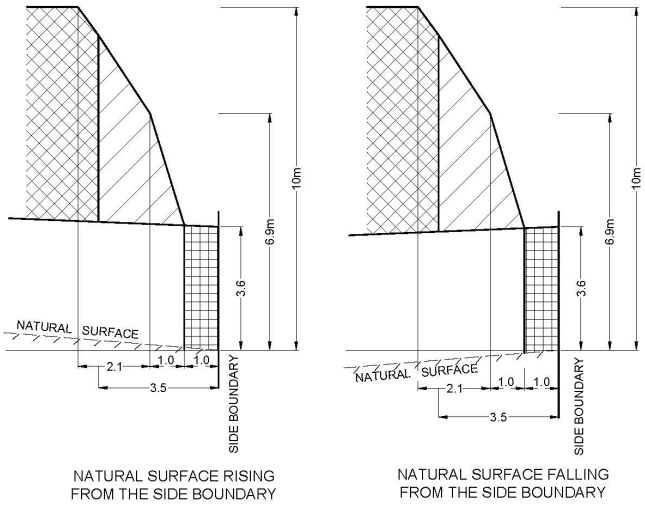
LEGEND

EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACK



PROFILE DIAGRAM

Ⓐ PROFILE



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

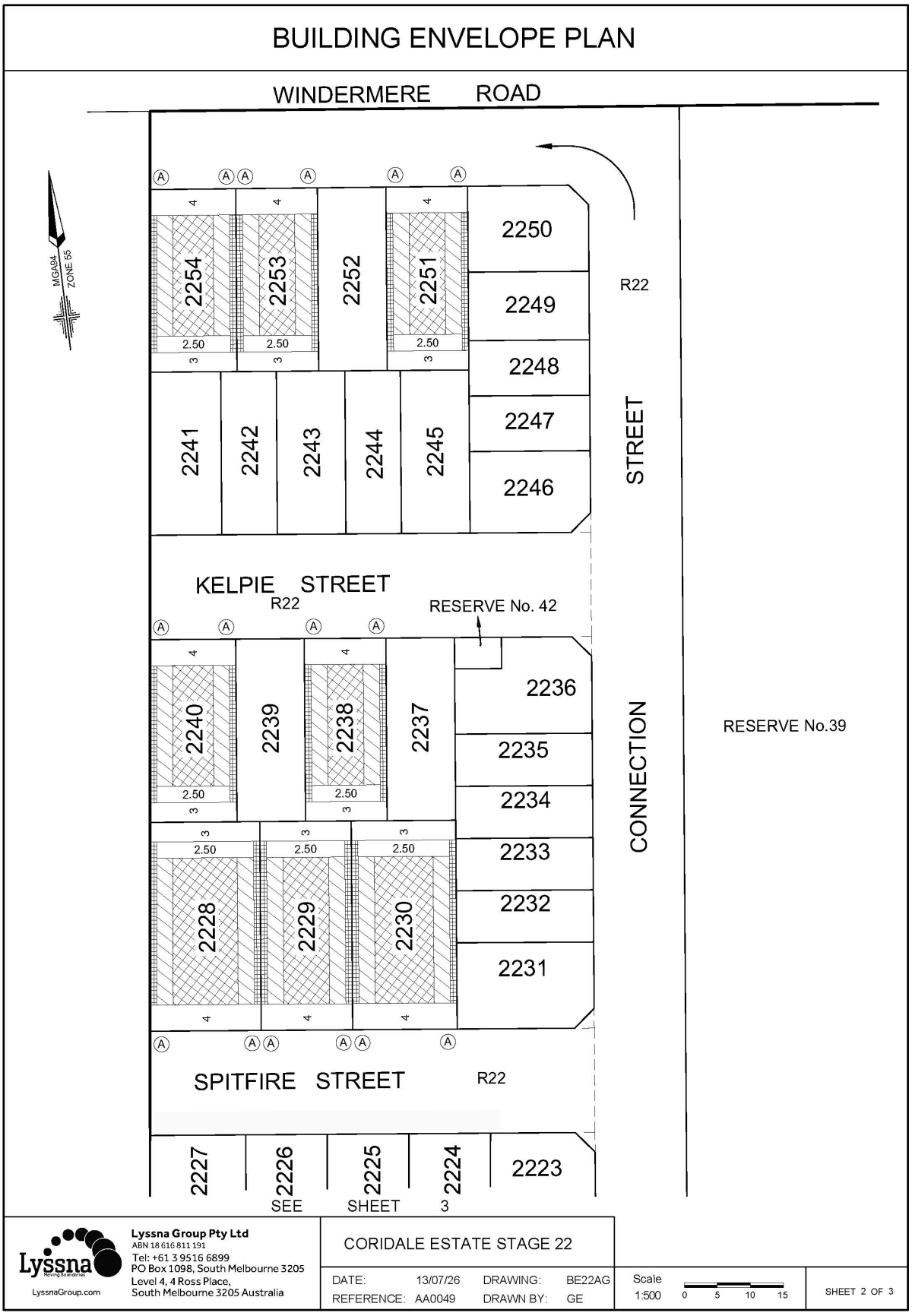
NON OVERLOOKING ZONE - Habitable room windows or raised open spaces are not a source of overlooking

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
LyssnaGroup.com
Lyssna Group Pty Ltd
ABN 18 616 811 191
Tel: +61 3 9516 6899
PO Box 1098, South Melbourne 3205
Level 4, 4 Ross Place,
South Melbourne 3205 Australia

Sheet 1 of 3	VERSION 4
Drawing Date	13/07/26
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Drawn By	GE

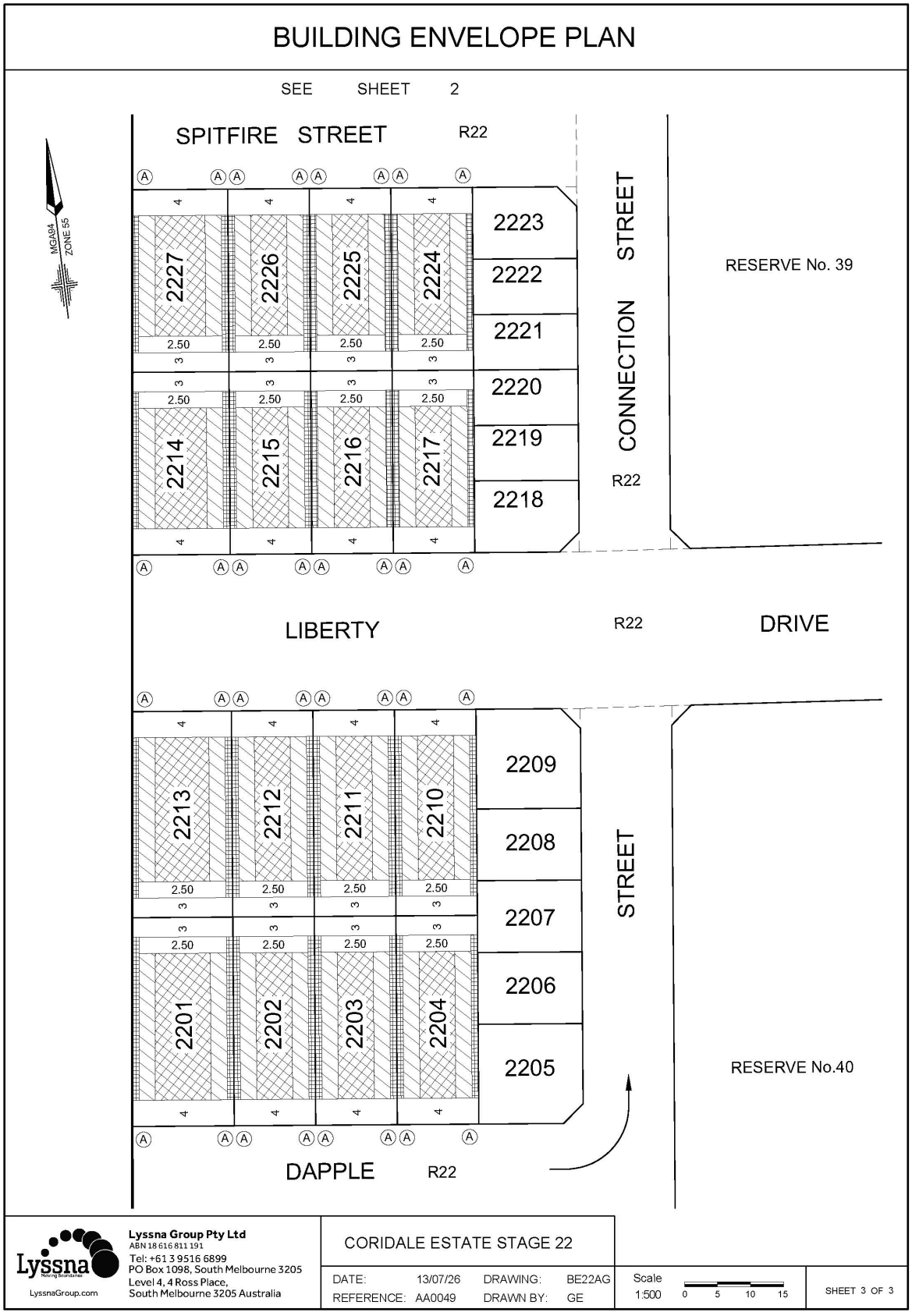
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