

AA7014

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

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Lodged by	
Name:	The Corcoris Group/Aston Services Pty Ltd
Phone:	03 9882 9533
Address:	Level 1, 20 Council Street, Hawthorn East 3123
Reference:	Stage 32 MCP
Customer code:	20331L
Plan Reference	821123F

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

**Provisions:**

1. This MCP applies to lots in Restriction B on PS821123F (also known as release 3 of 830 Leakes Rd) approved under Wyndham Planning Permit No. WYP9598/16.

Owners, Designers and Builders should review this MCP in conjunction with the land sales contract.

2. Except with the written consent of the Responsible Authority the registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies must not:
  - a. Construct or allow to be constructed or remain on the lot any dwelling or garage outside the building envelope shown hatched in the diagram below (excluding allowable projecting building elements that project outside the building envelopes as contained in Part 5 Regulation 74(3), 79(3) & 79(4) of the Building Regulations 2018).
  - b. Construct any dwelling or garage on a side boundary of a lot unless the building or garage is set back a minimum of 1 metre from the other side boundary of that lot.
  - c. Construct a garage or carport which is set back less than 5.5 metres from the front boundaries.
  - d. Construct a building which, notwithstanding the extent of the building envelope, fails to otherwise meet the requirements of Part 5 of the Building Regulations 2018.

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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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Land Use Victoria contact details: see [www.delwp.vic.gov.au/property](http://www.delwp.vic.gov.au/property)>Contact us

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Diagrams and Plans

