

Memorandum of common provisions

Restrictive covenants in a plan

Section 91A Transfer of Land Act 1958

PLANNING AND ENVIRONMENT ACT 1987

This plan/document is endorsed in
accordance with Condition No. 9 of Permit
No. P21549.01

Sheet No. 1 of 7
Date: 25/10/2023

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Lodged by	
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Phone:	03 8644 3533
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Reference:	JLB:1023473 (Stage 53, Revision 7)
Customer code:	19208S

Signature for the Responsible Authority:
Max Williams

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):

- (A) JOINT AND SEVERAL OBLIGATIONS: AN AGREEMENT, REPRESENTATION OR WARRANTY IN FAVOUR OF 2 OR MORE PERSONS IS FOR THE BENEFIT OF THEM JOINTLY AND SEVERALLY AND AN AGREEMENT, REPRESENTATION OR WARRANTY ON THE PART OF 2 OR MORE PERSONS BINDS THEM JOINTLY AND SEVERALLY.
- (B) PERSONS: UNLESS THE CONTRARY INTENTION APPEARS, THE WORD "PERSON" INCLUDES A FIRM, A BODY CORPORATE, AN UNINCORPORATED ASSOCIATION OR AN AUTHORITY AND INCLUDES THAT PARTY'S SUCCESSORS, PERSONAL REPRESENTATIVES AND PERMITTED ASSIGNS.
- (C) REFERENCES TO STATUTES: A REFERENCE TO A STATUTE, ORDINANCE, CODE OR OTHER LAW INCLUDES ANY REGULATIONS AND OTHER INSTRUMENTS UNDER IT AND CONSOLIDATIONS, AMENDMENTS, RE-ENACTMENTS OR REPLACEMENTS OF ANY OF THEM OCCURRING AT ANY TIME BEFORE OR AFTER THE DATE OF THE CREATION OF THE RESTRICTIVE COVENANT.
- (D) "BUILDING ENVELOPE PLANS" MEANS THE BUILDING ENVELOPE PLANS SET OUT WITHIN THIS MEMORANDUM OF COMMON

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PROVISIONS AND PREPARED BY ASCOTOWN PASTORAL COMPANY
PTY LTD ACN 116 959 365 AS AMENDED FROM TIME TO TIME.

- (E) "MERRIFIELD LIVING DESIGN GUIDELINES" MEANS THE MERRIFIELD
LIVING DESIGN GUIDELINES PREPARED BY ASCOTOWN PASTORAL
COMPANY PTY LTD ACN 116 959 365 AS AMENDED FROM TIME TO
TIME.
- (F) "PLAN OF SUBDIVISION" MEANS THE PLAN OF SUBDIVISION NO.
PS905697L AS AMENDED FROM TIME TO TIME.
- (G) "TRANSFEROR" MEANS ASCOTOWN PASTORAL COMPANY PTY LTD
ACN 116 959 365.

Covenants:

INTRODUCTION:

- (A) THE PROVISIONS OF THIS MCP ARE INCORPORATED INTO THE
RESTRICTIONS CREATED BY THE PLAN OF SUBDIVISION.
- (B) THIS MCP IS RETAINED BY THE REGISTRAR OF TITLES PURSUANT TO
SECTION 91(A) OF THE TRANSFER OF LAND ACT.
- (C) THE REQUIREMENTS IN THIS MCP APPLY IN ADDITION TO THE
REQUIREMENTS IN THE REGULATIONS AND THE PLANNING SCHEME. IN THE
EVENT OF CONFLICT OR INCONSISTENCY, THE PROVISIONS OF THIS MCP
SHALL PREVAIL, TO THE EXTENT THAT SUCH CONFLICT OR INCONSISTENCY
IS LAWFUL.
- (D) THE REQUIREMENTS IN THIS MCP MAY ONLY BE WAIVED OR VARIED BY
WRITTEN NOTICE ISSUED BY TRANSFEROR.

SHALL NOT AT ANY TIME:

- (A) ERECT OR CAUSE TO BE ERECTED MORE THAN A SINGLE DWELLING;
- (B) ERECT OR CAUSE TO BE ERECTED ANY DWELLING OR WORKS OTHER
THAN A DWELLING OR WORKS THAT COMPLY WITH:
- (I) THE MERRIFIELD LIVING DESIGN GUIDELINES; AND
- (II) THE BUILDING ENVELOPE PLANS, PROVIDED THAT ARCHITECTURAL
FEATURES, PORCHES, PERGOLAS, VERANDAS AND EAVES WHICH
ARE LESS THAN 3.6 METRES IN HEIGHT MAY BE CONSTRUCTED TO A
DISTANCE OF NO MORE THAN 2.5 METRES BEYOND THE BUILDING
ENVELOPE SHOWN ON THE BUILDING ENVELOPE PLANS;
- (C) ERECT OR CAUSE TO BE ERECTED ANY DWELLING OR WORKS OTHER
THAN A DWELLING OR WORKS THAT COMPLY WITH PLANS APPROVED
BY THE MERRIFIELD DESIGN REVIEW COMMITTEE;
- (D) ERECT OR CAUSE TO BE ERECTED ANY DWELLING AND / OR GARAGE
UNLESS ALL BUILDING RUBBISH WASTE DEBRIS AND LITTER IS
CONTAINED WITHIN THE LOT HEREBY TRANSFERRED;
- (E) ERECT OR CAUSE TO BE ERECTED ANY BOUNDARY FENCE OTHER
THAN AS APPROVED IN THE MERRIFIELD LIVING DESIGN GUIDELINES
(IF SPECIFIED);
- (F) PARK ANY MOTOR VEHICLE WITH A LOAD CAPACITY IN EXCESS OF 1
TONNE AND USED FOR COMMERCIAL PURPOSES BETWEEN THE
FRONT BOUNDARY OF THE LOT HEREBY TRANSFERRED AND THE

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FROM THE BUILDING LINE OF THE HOUSE ERECTED THEREON OR ON THE
ROAD RESERVE

(G) USE ANY DWELLING FOR DISPLAY HOME PURPOSES WITHOUT THE
TRANSFEROR'S PRIOR WRITTEN CONSENT; AND

(H) CAUSE OR PERMIT TO BE CAUSED THE PROVISIONS OF THIS
RESTRICTIVE COVENANT TO BE VARIED WITHOUT THE CONSENT OF
ASCOTOWN PASTORAL COMPANY PTY LTD.

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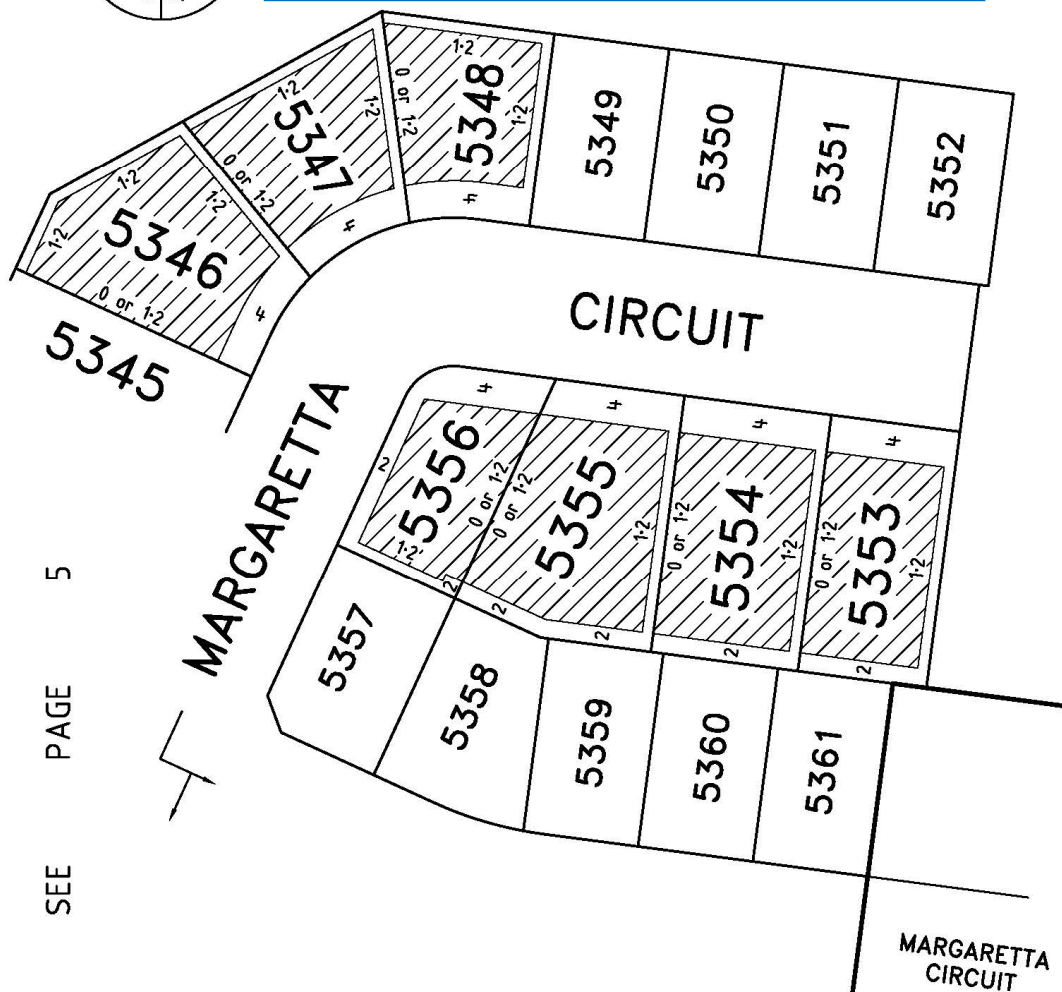
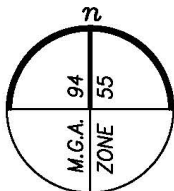
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Sheet No. 4 of 7
Date: 25/10/2023

Signature for the Responsible Authority:
Max Williams



BUILDING ENVELOPE

NOTE

THE BUILDING ENVELOPE OF LOT 5356 IS PARTIALLY DEFINED BY EASEMENT BOUNDARIES. FOR FULL LOT & EASEMENT DIMENSIONS REFER TO SHEET 4 ON PS905697L.

Date: 4 September 2023
Dwg: 329005-ST53-BF



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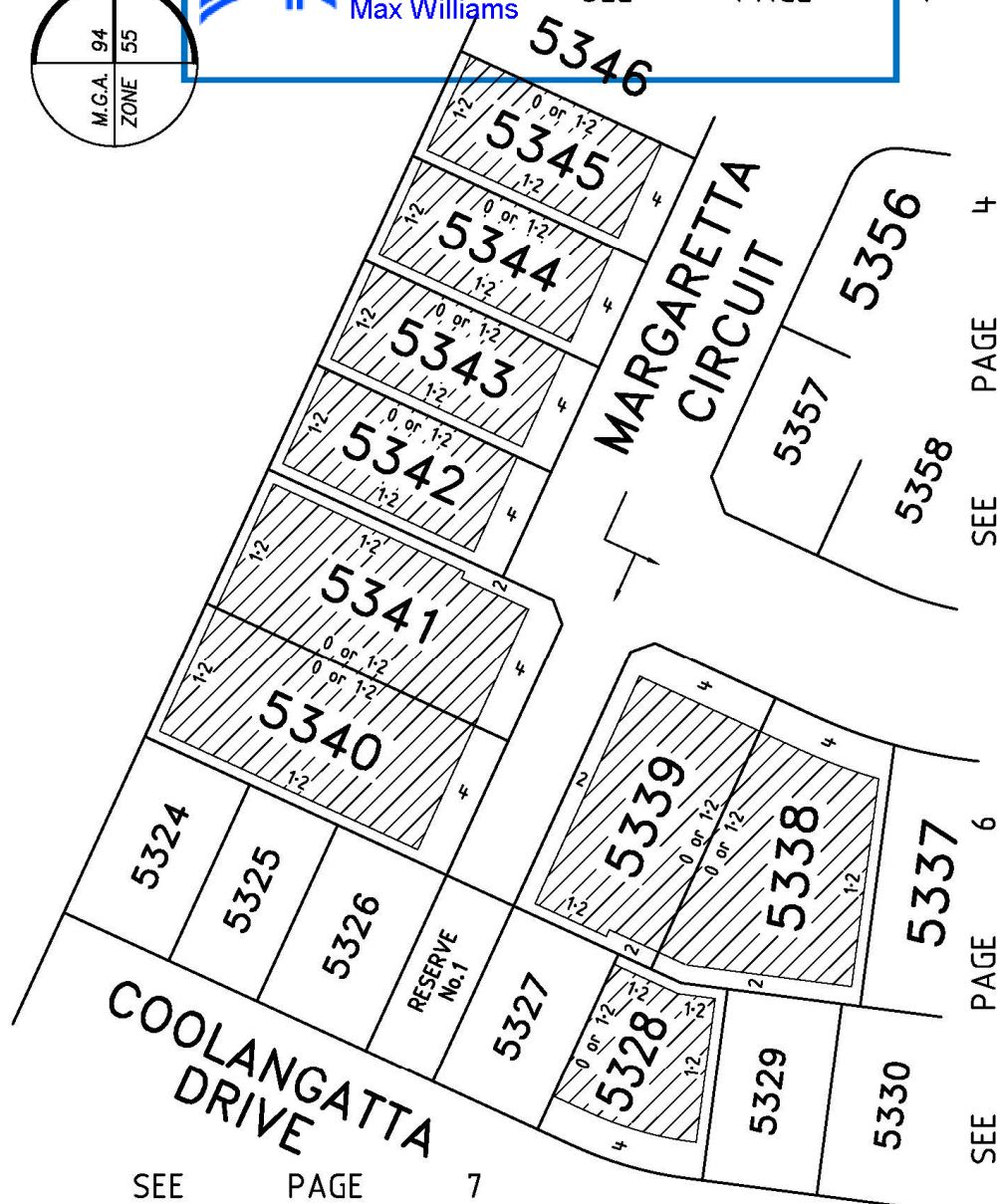
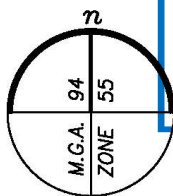
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BUILDING ENVELOPE

NOTE

THE BUILDING ENVELOPE OF LOT 5339 IS PARTIALLY DEFINED BY EASEMENT BOUNDARIES. FOR FULL LOT & EASEMENT DIMENSIONS REFER TO SHEETS 4 & 5 ON PS905697L.

Date: 4 September 2023
Dwg: 329005-ST53-BF



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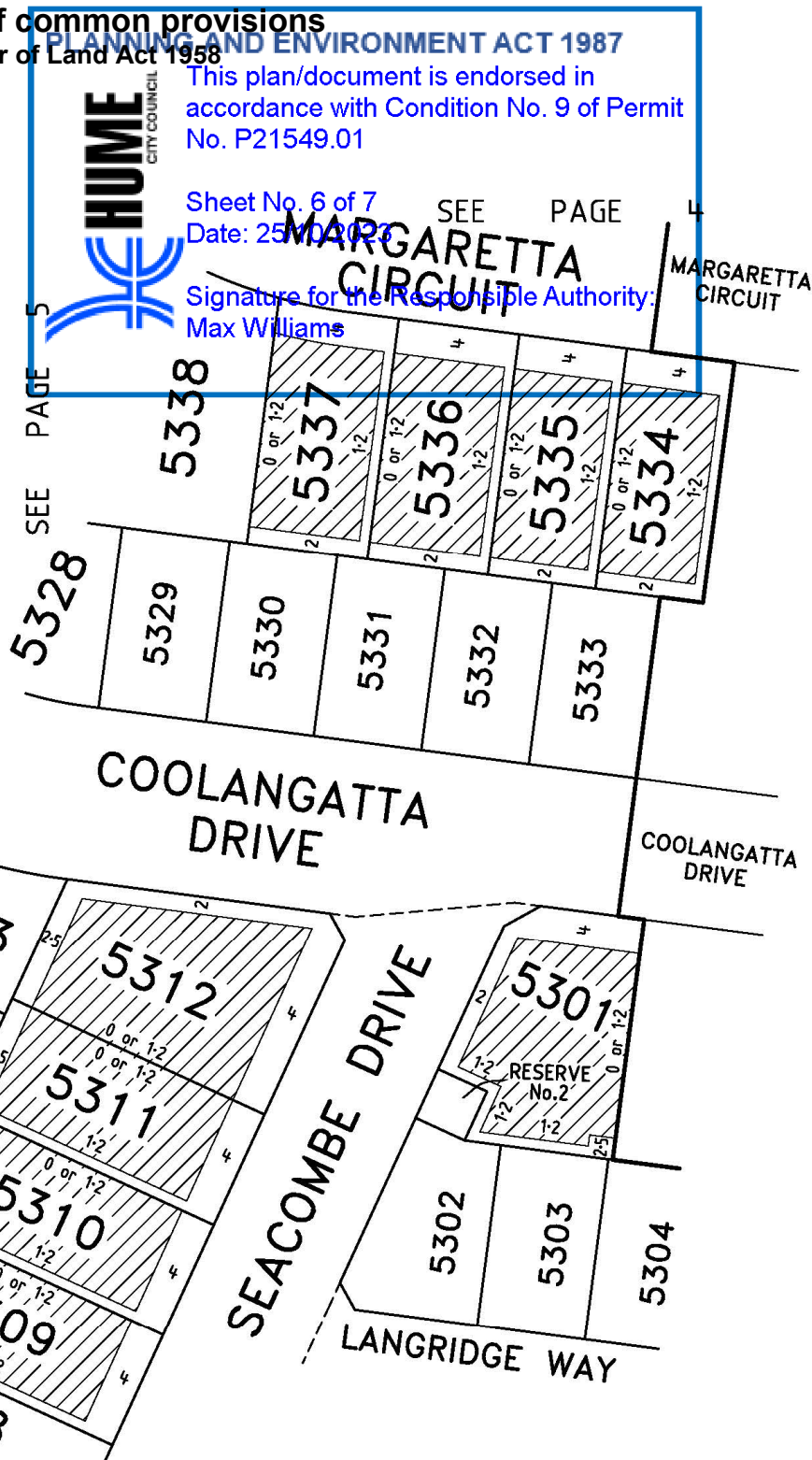
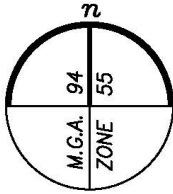
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NOTE

THE BUILDING ENVELOPE OF LOT 5301 IS PARTIALLY DEFINED BY EASEMENT BOUNDARIES. FOR FULL LOT & EASEMENT DIMENSIONS REFER TO SHEETS 4 & 6 ON PS905697L.

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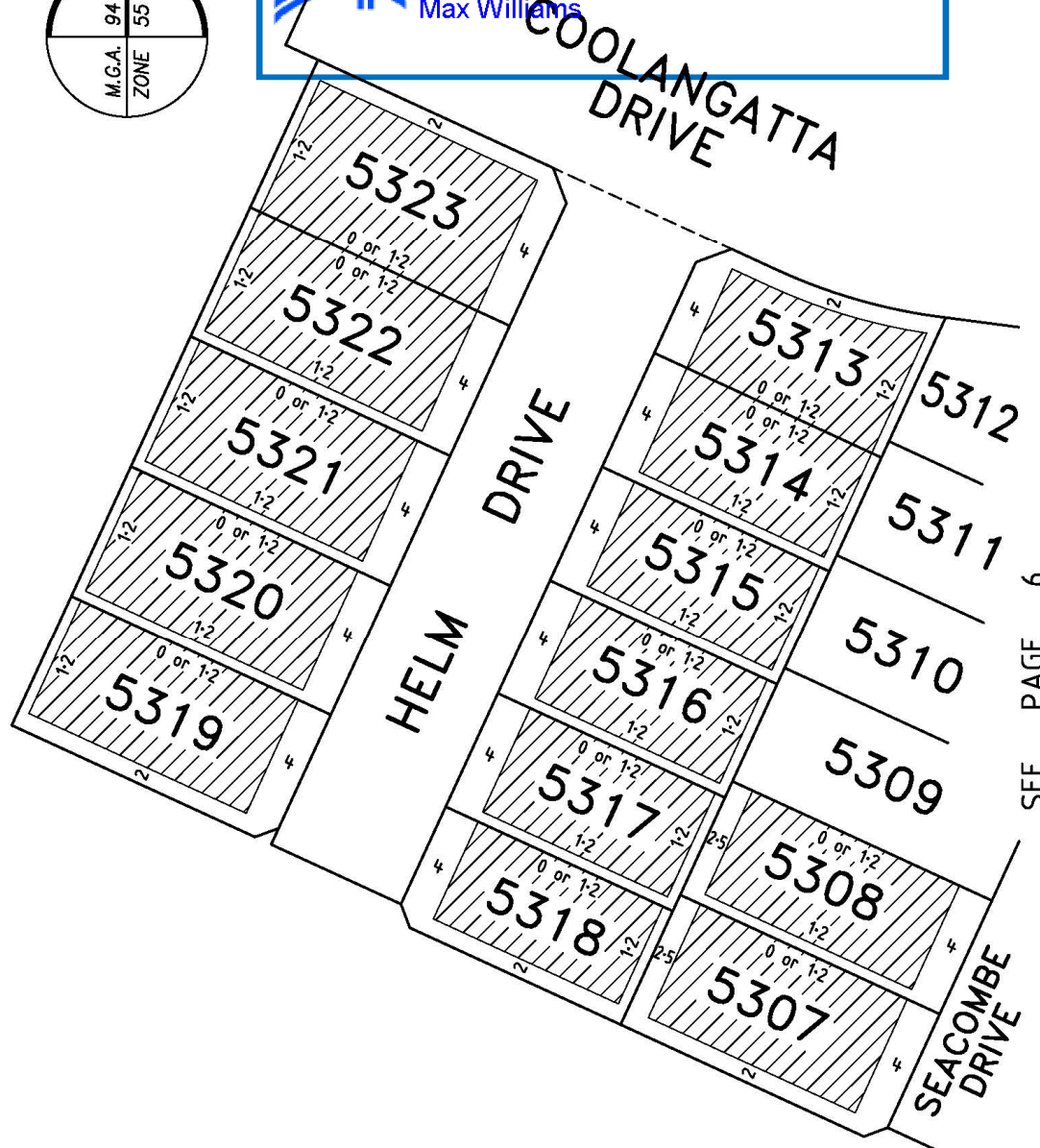
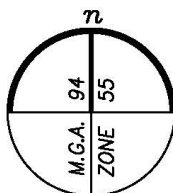
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BUILDING ENVELOPE

NOTE

FOR FULL LOT & EASEMENT
DIMENSIONS REFER
TO SHEETS 5 & 6 ON PS905697L.

Date: 4 September 2023
Dwg: 329005-ST53-BF



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