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

Lodged by	
Name:	
Phone:	
Address:	
Reference:	
Customer code:	

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:

Burdened land: As set out in PS922046J

Benefited land: As set out in PS922046J

Expiry date: As set out in PS922046J

Definitions (if any):
Regulations means Building Regulations 2018 (SR NO 38 of 2018)
Building Envelope Plan means the plan contained in this Memorandum of Common Provisions

Covenants: The registered proprietor or proprietors for the time being of a lot on this plan of subdivision his heirs, executors, administrators and transferees:

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 diagrams contained in this MCP (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 unless the dwelling or garage is set back a minimum of 1m from the other side of that lot.

c) 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.

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

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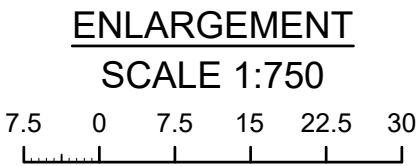
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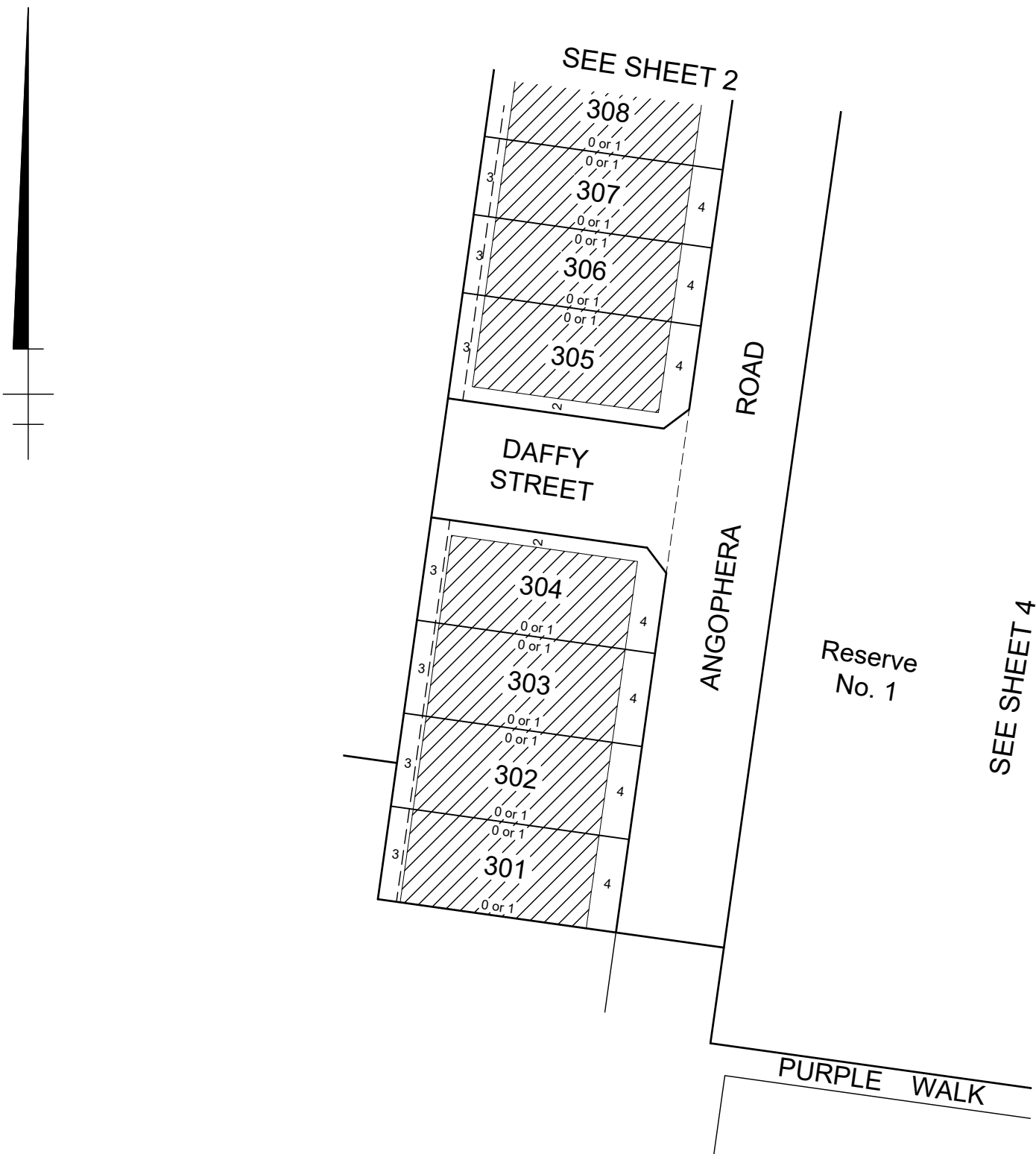
Diagrams and Plans

BUILDING ENVELOPE PLAN

LEGEND

Building Envelope

1. Lots shown ' ▲ ' are subject to the provisions of the Small Lot Housing Code (SLHC).

2. For all lots containing easements, affected envelopes are to abut the easement and not encroach into it.

2. Building to a side boundary can only be utilised in relation to the location of the crossover of that lot.

ENLARGEMENT
SCALE 1:750

7.5   0   7.5   15   22.5   30

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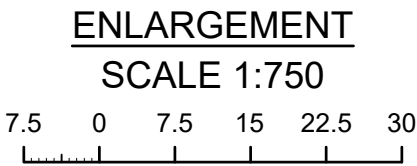
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Diagrams and Plans

BUILDING ENVELOPE PLAN

SEE SHEET 2

BLUE LAGOONS ROAD

SEE SHEET 3

327

0 or 1
0 or 1

4   328   3

0 or 1

329

4   330   3   3   331   4

2   2

DRIVE

FERDINAND

Reserve
No. 1

BARGO ROAD

HORSEBACK   AVENUE

▲ 338

▲ 339

▲ 340

▲ 341

▲ 342

4   4

0 or 1   0 or 1

337   336   335   334   333   332

3   3   3   3   3

0 or 1   0 or 1   0 or 1   0 or 1   0 or 1   0 or 1   0 or 1

▲

4   4   4   4
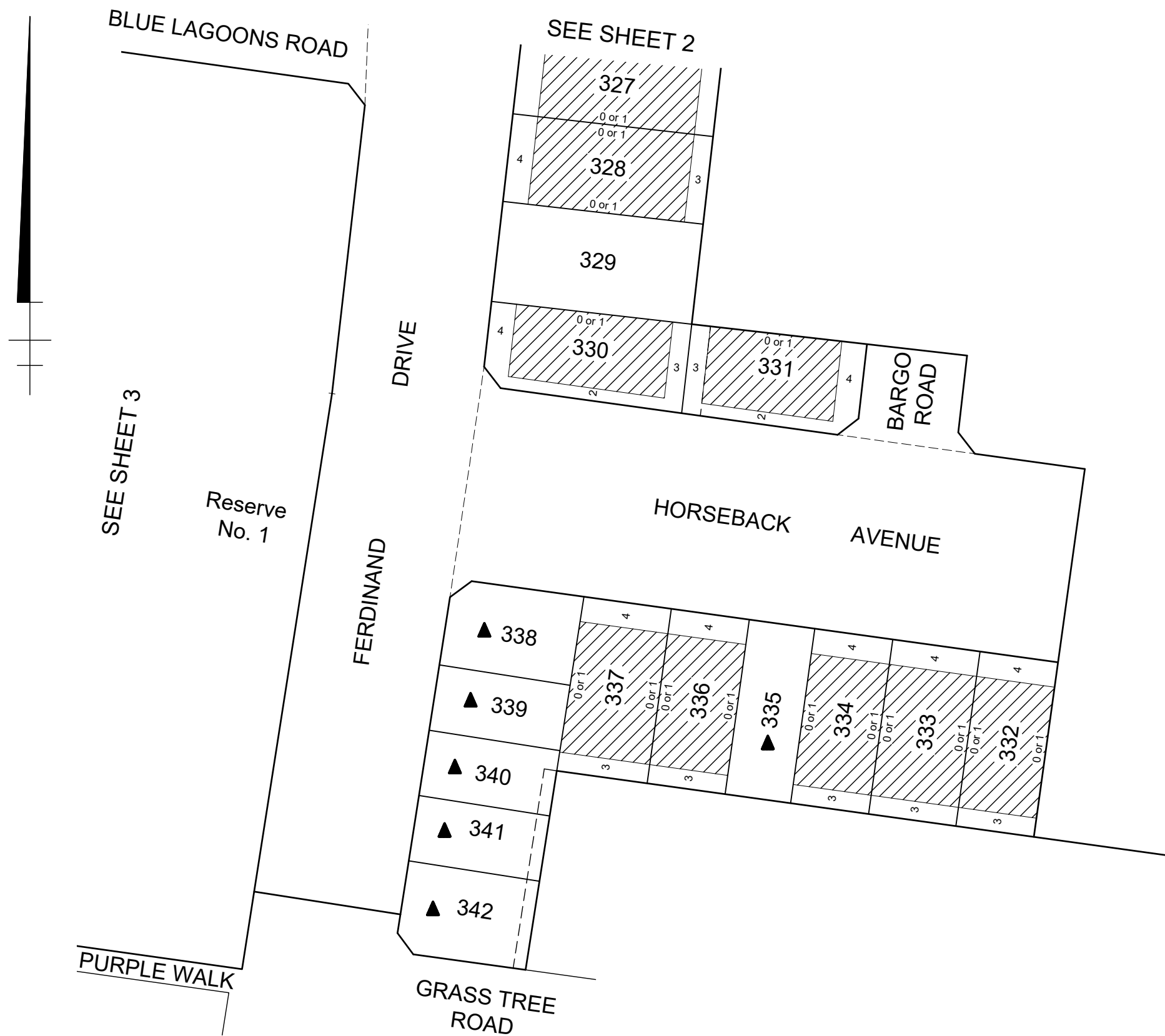
PURPLE WALK

GRASS TREE ROAD

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