



Department of Transport and Planning

Electronic Instrument Statement

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Status	Registered	Dealing Number	AA011634
Date and Time Lodged	01/07/2026 09:44:53 AM		

Lodger Details

Lodger Code	20523B
Name	J + K LAW
Address	
Lodger Box	
Phone	
Email	
Reference	Golden Grove - Stage

APPLICATION TO REQUEST ACTION BY THE REGISTRAR

Jurisdiction	VICTORIA
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Estate and/or Interest

Land Title Reference

Instrument and/or legislation

ACTION - RETAIN MCP
Transfer of Land Act - section 91A

Applicant(s)

Name	MERRIMU VIEWS PTY LTD
Address	
Street Number	50
Street Name	YORK
Street Type	AVENUE
Locality	IVANHOE EAST
State	VIC
Postcode	3079

Additional Details

Refer Image Instrument



Department of Transport and Planning

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The applicant requests the action by the Registrar.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	MERRIMU VIEWS PTY LTD
Signer Name	KIM LOUISE PACKER
Signer Organisation	KIM PACKER
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	01 JULY 2026

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

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

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Lodged by	
Name:	J + K Law
Phone:	03 5446 2353
Address:	20 Panton Street, Eaglehawk VIC 3556
Reference:	GOLDEN GROVE
Customer code:	20523B

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:

1. That no single storey dwelling constructed on the lot shall be other than of new materials with not less than 70% of the external walls (excluding windows) being clay brick, clay brick veneer, brick cement render, concrete masonry with a rendered finish or lightweight cladding material,.
2. That no multi-storey dwelling constructed on the lot shall be other than of new materials with not less than 50% of the external walls (excluding windows) being clay brick, clay brick veneer, brick cement render, concrete masonry with a rendered finish or lightweight cladding material, except with the consent of the transferor.
3. That no dwelling shall be constructed on any lot, excepting lots 243-244 and 265-266, unless the floor area of the dwelling (including the outer walls but excluding the area of garages, carports, terraces, pergolas and/or verandas) is not less than 120 square metres,.
4. That no dwelling shall be constructed on lots 243-244 and 265-266, unless the floor area of the dwelling (including the outer walls but excluding the area of garages, carports, terraces, pergolas and/or verandas) is not less than 100 square metres.

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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

Page 1 of 5

Memorandum of common provisions

Section 91A Transfer of Land Act 1958

5. That no dwelling shall be constructed on a lot unless such dwelling has an enclosed garage (of a minimum size to accommodate not less than two (2) motor vehicles) under the roof structure of the dwelling, of new materials and a roller door or panel lift door.
6. That no dwelling shall be constructed on a lot with roofing of a reflective material of any type and must consist of Colorbond type material or roofing tiles,.
7. That no dwelling shall be constructed on a lot unless the airconditioning units and exposed componentry are located below the roof line and mounted on the rear aspect of the dwelling.
8. That no dwelling shall be constructed on a lot unless it complies with the Bushfire Management Plan contained at Annexure A, which form part of this memorandum of common provisions.
9. That no dwelling shall be constructed on a lot unless it is constructed within the building envelope shown on the Bushfire Management Plan for the lot.
10. That no shed or other outbuilding constructed on the lot shall be other than of new materials and not partly or wholly of reflective material of any type, including galvanised iron cladding, aluminium cladding or zincalume cladding and shall not be larger than 40 square metres except for lots 140, 203, 204, 208 and 209, which may have a shed of up to 54 square metres.
11. That no fence shall be erected on a lot unless it complies with the Golden Grove Stages 7B-8 Fencing Guidelines as amended from time to time, except for any temporary builder's fencing required at law during the construction of a dwelling on the lot.
12. That no fence erected on a lot shall be other than of new materials consisting of double sided Colorbond steel panels in the colour of "Woodland Grey" in matt finish except for any temporary builder's fencing required at law during the construction of a dwelling on the lot.
13. That no fence shall be erected on the front boundary of any lot except for any temporary builder's fencing required at law during the construction of a dwelling on the lot, except for lots 239, 240, 241 and 242 which may have a fence on the Bushland Way and Mulla Mulla Way frontage and except for Lot 140 which may have a fence on the Bushland Way frontage for part of its frontage length in accordance with the Golden Grove Stages 7B-8 Fencing Guidelines as amended from time to time.
14. That no fence erected on a lot shall exceed the height of two (2) metres.
15. That no water tank installed on a lot shall be other than of new materials and consisting of Colorbond steel or painted concrete water tank and in accordance with the Bushfire Management Plan.
16. That no shipping containers or relocatable buildings shall be allowed to be kept or stored at the lot.
17. That no tent, caravan, camper trailer or other form of portable accommodation be kept or stored at the lot, unless the said tent, caravan, camper trailer or other form of portable accommodation is not visible from the street boundary of the lot.

Memorandum of common provisions

Section 91A Transfer of Land Act 1958

18. That no shed or other outbuilding constructed on the lot or any tent, caravan, camper trailer or other form of portable accommodation kept or stored at the lot be used for residential or business purposes, except for any permitted home office approved by the relevant authority.
19. That no lot shall be further subdivided or have more than one (1) dwelling constructed on the lot save and except for a “granny flat” or small dwelling in accordance with the City of Bendigo planning scheme..
20. That no dwelling shall be constructed on any lot unless the dwelling is connected to Coliban Water’s recycled water system for the purposes of toilet flushing and all fixed and mobile gardening watering devices and otherwise comply with Conditions of connections for dual pipe areas within Coliban Water.

Expiry:

It is agreed that the foregoing covenants shall:

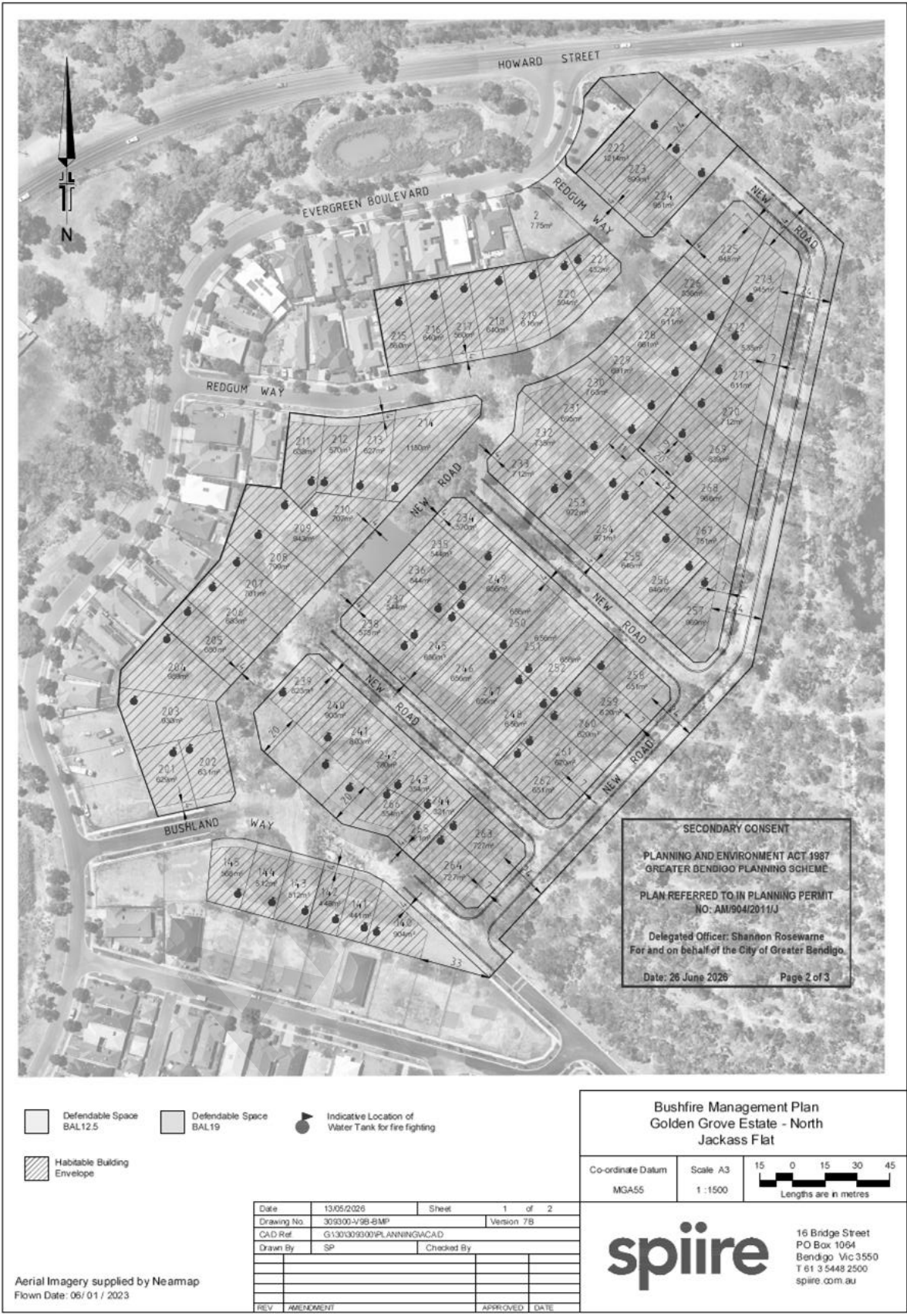
- (a) be noted on and appear on every further Certificate of Title for the lots as an encumbrance affecting the lots; and
- (b) expire in ten years from registration of plan of subdivision **PS924837P** by Land Use Victoria

Optional.

Specify the date the covenants are to expire or if the covenants are to expire on the happening of a particular event, specify the event. If the expiry only applies to particular covenants or specific lots/folios, this must be clearly specified.

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

ANNEXURE A – BUSHFIRE MANAGEMENT PLAN



Memorandum of common provisions

Section 91A Transfer of Land Act 1958

GENERAL

- All dimensions shown are in metres.
- The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

DEFENDABLE SPACE

- Defendable space is to be provided for a distance of 33 metres within and around the building envelopes (or to the property boundary, whichever is the lesser distance) for Lots 140-145, 201-221, 226-256 and 265-266.
- Defendable space is to be provided for a distance of 24 metres within and around the building envelopes (or to the property boundary, whichever is the lesser distance) for Lots 222-225, 257-264 and 267-273.
- Vegetation (and other flammable materials) for all Lots will be modified and managed in accordance with the following requirements:
 - Grass must be short cropped and maintained during the declared fire danger period.
 - All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
 - Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
 - Plants greater than 10 centimetres in height must not be placed within 3m of a window or other glass feature of the building.
 - Shrubs must not be located under the canopy of trees.
 - Individual and clumps of shrubs must not exceed 5sq metres in area and must be separated by at least 5 metres.
 - Trees must not overhang or touch any elements of the building.
 - The canopy of trees must be separated by at least 5 metres.
 - There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

CONSTRUCTION STANDARDS

- Dwellings within Lots 140-145, 201-221, 226-256 and 265-266 must be constructed to a minimum Bushfire Attack Level of 12.5 (BAL12.5).
- Dwellings within Lots 222-225, 257-264, and 267-273 must be constructed to a minimum Bushfire Attack Level of 19 (BAL19).

WATER SUPPLY

- 2,500 litres of effective water supply for fire fighting purposes must be provided within Lots 141-142, 243, 244, 265 & 266 which meets the following requirements:
 - Stored in an above ground water tank constructed of concrete or metal.
 - All fixed above-ground water pipes and fittings required for firefighting purposes made of corrosion resistant metal.
 - Include a separate outlet for occupant use (the water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies).
- 5,000 litres of effective water supply for fire fighting purposes must be provided within Lots 140, 143-145, 201-213, 215-242, 245-264, 267-273 which meets the following requirements:
 - Stored in an above ground water tank constructed of concrete or metal.
 - All fixed above-ground water pipes and fittings required for firefighting purposes made of corrosion resistant metal.
 - Include a separate outlet for occupant use (the water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies).
- 10,000 litres of effective water supply for fire fighting purposes must be provided within Lots 214 and 222 which meets the following requirements:
 - Stored in an above ground water tank constructed of concrete or metal.
 - All fixed above-ground water pipes and fittings required for firefighting purposes made of corrosion resistant metal.
 - Include a separate outlet for occupant use (the water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies).
 - Be located within 60 metres of the outer edge of the approved building.
 - The outlet(s) of the water tank must be within 4 metres of the accessway and unobstructed.
 - Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
 - Incorporate a separate ball or gate valve (British Standard Pipe - BSP65mm) and coupling (64mm CFA 3 thread per inch male fitting).
 - Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling).

ACCESS

- Access for fire fighting purposes must be provided within Lot 214 which meets the following requirements:
 - Access must have a load limit of at least 15 tonnes.
 - Curves must have a minimum inner radius of 10m.
 - The average grade must be no more than 1 in 7 (14.4 percent) (8.1 degrees) with a maximum of no more than 1 in (20 percent) (11.3 degrees) for no more than 50m.
 - Have a minimum trafficable width of 3.5m of all-weather construction.
 - Be clear of encroachments for at least 0.5m on each side and 4m above the accessway.
 - Dips must have no more than 1 in 8 (12.5 percent) (7.1 degrees) entry and exit angle.

SECONDARY CONSENT

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME

PLAN REFERRED TO IN PLANNING PERMIT
NO: AM/904/2011/J

Delegated Officer: Shannon Rosewarne
For and on behalf of the City of Greater Bendigo

Date: 26 June 2026

Page 3 of 3

Bushfire Management Plan
Golden Grove Estate - North
Jackass Flat

Co-ordinate Datum
MGA55

Scale A3
1 : 1500

15 0 15 30 45
Lengths are in metres

Date	13/05/2026	Sheet	2 of 2
Drawing No.	309300-V98-BMP	Version	7B
CAD Ref.	G1303093000PLANNINGACAD		
Drawn By	SP	Checked By	
REV	AMENDMENT	APPROVED	DATE

spiire

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Page 5 of 5

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Land Use Victoria contact details: see www.delwp.vic.gov.au/property > Contact us

V3