

Flinders Walk Estate

LARA

Bisinella
the key to your community

Award winning design

Flinders Walk Estate is the latest Bisinella community to be created in Lara. It follows the same award winning design principles of Bisinella's largest residential estate Grand Lakes.

Grand Lakes, developed from 2009 to 2015, set a new benchmark for Lara and regional Victoria.

The 804-lot estate featuring brilliantly designed and engineered lakes, wetlands, boardwalks, café, community centre, playgrounds, rotunda, barbecue areas, walking/cycling tracks and tree-lined boulevards, won the Urban Development Institute of Australia (UDIA) 2015 award for the best new residential estate in Victoria – a first for the Geelong region.

The following year, Grand Lakes beat entries from all over Australia to win the UDIA's national award for environmental excellence.



As one of Australia's largest urban centres, Geelong provides the perfect environment to achieve an ideal work/life balance.



Moorabool Valley Wineries - 15 mins



Aireys Inlet (Great Ocean Road) - 50 mins

Whether it's an easy 20 minute drive to the Geelong CBD, a 45-minute ride to Melbourne on the frequent V/Line train service or jetting away on holidays from nearby Avalon Airport, you always feel connected in Lara.

Fill your weekends with fun and adventure as you explore the endless coastline, visit award-winning wineries or enjoy the big events at GMHBA Stadium.

The Geelong region has it all, including world-class education from pre-school to university and renowned medical and research institutions. And everything's within easy reach.



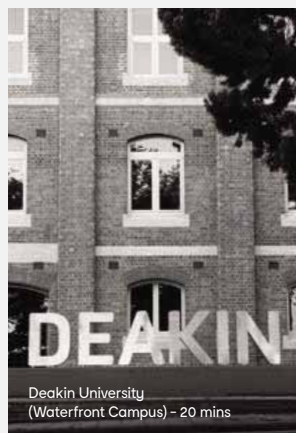
Kardinia Park (GMHBA Stadium) - 23 mins



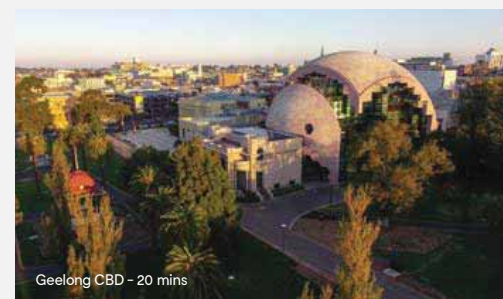
Geelong Waterfront - 20 mins



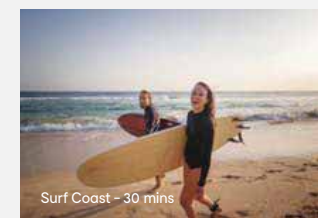
Lara Train Station - 2 mins



Deakin University
(Waterfront Campus) - 20 mins



Geelong CBD - 20 mins



Surf Coast - 30 mins



You Yangs Regional Park & Bicycle Trails - 8 mins



Lara Recreational Reserve - 4 mins



Lara Town Centre - 3 mins

Lara is the ideal place to enjoy a relaxed country lifestyle with many of the comforts of city living.

A wide range of established local services and amenities are close at hand, including shopping, dining, school, pre-school, health, sport and recreation.

Hovells Creek meanders through the centre of town, while internationally-recognised attractions such as Serendip Wildlife Sanctuary, the You Yangs Regional Park and the Limeburners Bay bird sanctuary are only minutes away.

It's an easy road or rail trip to both Melbourne and Geelong.

Flinders Walk Estate



Flinders Walk Estate Stage 1



NORTH



Lot	Street	Area m ²
101	Flinders Ave	714
102	Flinders Ave	670
103	Flinders Ave	786
104	Flinders Ave	529
105	Flinders Ave	508
106	Flinders Ave	476
107	Flinders Ave	420
108	Flinders Ave	420
109	Flinders Ave	420
110	Flinders Ave	406
111	Flinders Ave	420
112	Flinders Ave	420
113	Flinders Ave	420
114	Flinders Ave	406
115	Flinders Ave	420



SCAN FOR
AVAILABILITY AND
PRICING

Prices inclusive of GST and calculated in
accordance with the margin scheme

Flinders Walk Estate Stage 2



NORTH



SCAN FOR
AVAILABILITY AND
PRICING

Prices inclusive of GST and
calculated in accordance with
the margin scheme

Lot	Street	Area m ²
201	Grevillea Court	517
202	Grevillea Court	569
203	Grevillea Court	454
204	Grevillea Court	420
205	Grevillea Court	414
206	Grevillea Court	414
207	Grevillea Court	400
208	Grevillea Court	414
209	Grevillea Court	414
210	Grevillea Court	414
211	Grevillea Court	400
212	Grevillea Court	375
213	Grevillea Court	414
214	Grevillea Court	402
215	Grevillea Court	407
216	Waratah Place	561
217	Waratah Place	559
218	Bottlebrush Place	652
219	Bottlebrush Place	544
220	Grevillea Court	412
221	Grevillea Court	408
222	Bottlebrush Place	315
223	Bottlebrush Place	351
224	Grevillea Court	471
225	Grevillea Court	511
226	Grevillea Court	828
227	Grevillea Court	711
228	Grevillea Court	695
229	Grevillea Court	702
230	Grevillea Court	620
231	Grevillea Court	538
232	Grevillea Court	514
233	Grevillea Court	989



Avalon Airport

Melbourne 60mins

Geelong 20mins

Lara Sporting Club

Railway Station

Lara Hotel

Shopping Centre

Flinders Walk Estate

Lara Primary School

Lara Secondary College

Medical Centre

Early Learning Centre

Retail Strip

Medical Centre

Public Swimming Pool

Medical Centre

Lara Lake Primary School

Medical Centre

Early Learning Centre

St Anthony's Primary School

01. Lara Town Centre (Woolworths, Coles & Restaurants)
02. Proposed Neighbourhood Activity Centre
03. Millars Cafe
04. Six Ways Shopping Strip
05. Lara Hotel
06. Lara Bowling Club
07. Lara Sporting Club



08. St. Anthony's Primary School
09. Lara Primary School
10. Lara Secondary College
11. Flinders Walk Primary School
12. Geelong Grammar
- Proposed State Primary School
14. Proposed State Secondary School
15. Proposed Private Primary School
16. Pipsqueaks Early Learning
17. HEI Schools Lara Early Learning Centre
18. Story House Early Learning



19. Serendip Wildlife Sanctuary
20. You Yangs Regional Park
21. Kevin Hoffman Walk
22. Lara Golf Club
23. Elcho Park Equestrian Centre
24. Lara Recreational Reserve
25. Lara Lake Reserve
26. Grand Lakes Reserve
27. Hovells Creek Trail
28. Future Sporting Fields
29. Lara Aquatic Centre



30. You Yangs Medical Clinic Lara
31. Forest Road Medical Clinic
32. Lara Medical Centre
33. Family Medical Centre
34. Anytime Fitness
35. Be Strong Fitness
36. Kept Fit
37. Curves Gym
38. Lara Day Spa and Wellness Centre



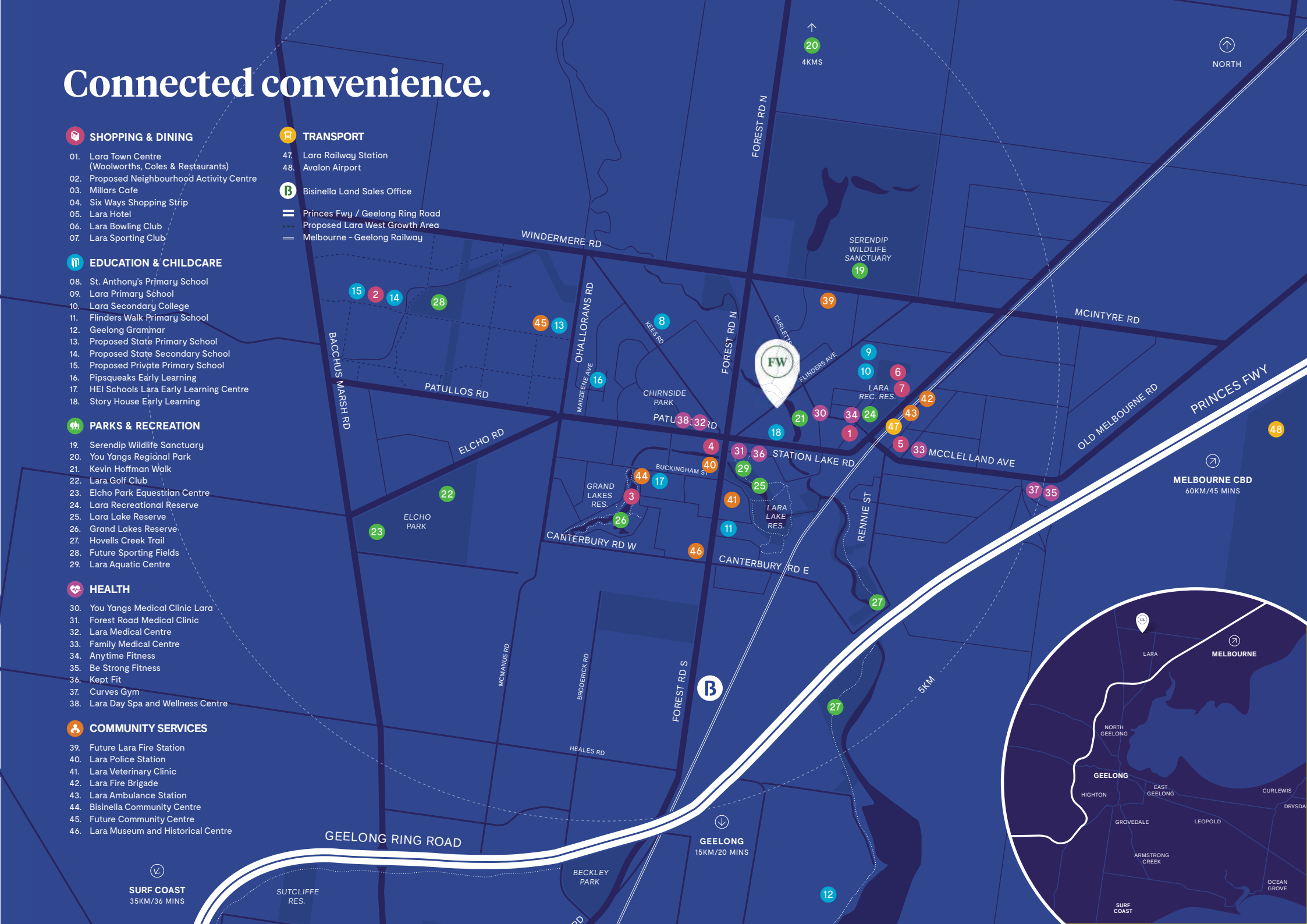
39. Future Lara Fire Station
40. Lara Police Station
41. Lara Veterinary Clinic
42. Lara Fire Brigade
43. Lara Ambulance Station
44. Bisinella Community Centre
45. Future Community Centre
46. Lara Museum and Historical Centre



47. Lara Railway Station
48. Avalon Airport

B Bisinella Land Sales Office

== Princes Fwy / Geelong Ring Road
... Proposed Lara West Growth Area
== Melbourne - Geelong Railway



Building guidelines & inclusions

Flinders Walk has building guidelines to ensure that quality homes and landscaping are implemented, creating a quality estate for the benefit of its future residents.

This document is in summary form only for information purposes. The full terms and conditions of the building guidelines are contained in the contract of sale for lots in Flinders Walk and should be read and advice obtained from a legal representative, prior to entering into any contract of sale.



Building

DWELLING TIME RESTRICTION

House construction must commence within two years and completed within three years of settlement of the land.

BUILDING ENVELOPES

Please refer to the Plan of Subdivision to confirm if your lot is affected by a neighbourhood design envelope.

NO UNIT DEVELOPMENT

Only a single dwelling is allowed to be constructed on any lot.

BUILDING MATERIALS

All external walls (except windows and doors) must be constructed from items in tables A, B and C in the Memorandum of Common Provisions (a copy of which is contained in the contract of sale), provided that the sum of items in each table does not exceed the following percentages of the total external walls of the dwelling (excluding windows and doors):

Table A (100% maximum)

- Brick.
- Brick veneer.
- Stone.
- Rendered concrete.
- Rendered brick.

Table B (40% maximum)

- Timber.
- Painted fibre cement weatherboard.
- Rendered fibre cement sheet.
- Rendered foamboard.

Table C (20% maximum)

- Concrete.
- Painted fibre cement siding.
- Cladding.

No external construction with any second hand materials is permitted.

SHEDS AND EXTERNAL FIXTURES

A shed is defined as an external shed that is not part of your house.

A shed must not exceed 3.6 metres in height above natural ground.

A shed must be constructed of pre-coated steel or brick walls with a pre-coated steel or tiled roof.

GARAGE AND CARPORTS

Carports are not permitted on any lot.

Any freestanding garage constructed on a lot must match the roof and materials of the house.

CROSSOVERS AND DRIVEWAYS

Crossovers are included.

Driveways must be installed within 21 days from the issue of the certificate of occupancy for the house.

Driveways must be constructed from:

- Concrete
- Brick
- Paving blocks
- Patterned concrete
- Exposed stone concrete

Crushed rock driveways are not permitted.

Site Management

RUBBISH

Rubbish must be stored in a suitable receptacle for containing and disposal of rubbish.

Please ensure that your builder has allowed for a mini skip or similar receptacle.

In the event of non-compliance the lot owner may be liable to pay \$330 per week for uncontained rubbish during the construction of their house.

PARKING VEHICLES

The parking of commercial vehicles, caravans or recreational vehicles must be kept from public view unless located behind the wing fence.

NO VEHICLE REPAIRS ON THE STREET

A lot owner must not carry out any vehicle repairs which are in the public view.

VACANT LOTS

It is the responsibility of the owner of a property to ensure that all vacant lots are kept clear from all rubbish and/or building debris.

Vacant lots must not be used for storage of any personal property including building materials and vehicles.

Fencing and Landscaping

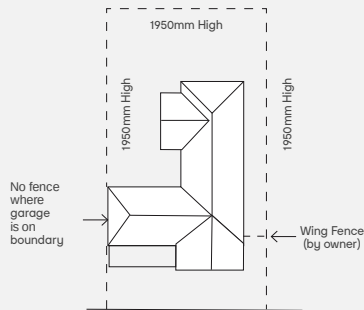
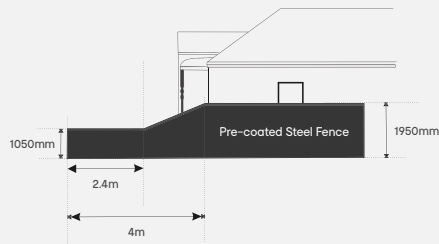
FENCING

The developer will supply boundary fencing in accordance with the fencing plan (a copy of which is contained in the contract of sale) upon completion of the house.

The owner must supply and install any wing fences prior to certificate of occupancy so that the backyard is not visible from the street.

All boundary fencing will be 1.95m high.

All wing fences or gates must be at least 1.8m high.



Boundary fencing between allotments (fence will taper to 1050mm commencing at the point located 4m from the boundary).

LANDSCAPING

Residents are encouraged to use sympathetic and hardy landscape materials such as local native plants, timber elements, gravel (excluding driveways) and stones or exposed aggregate concrete as paving, and mulch to create a natural garden setting.

LANDSCAPING (CONT.)

- At least 50% of the front garden area should comprise of permeable surfaces such as:
 - Drought resistant lawn
 - Lawn alternative such as artificial grass, groundcovers, river pebbles, Lilydale toppings etc.
 - Garden beds with trees, shrubs etc.If seed is used, turf should have grown to cover at least 90% of the grassed area.
- Garden beds must be mulched with either pine bark (or similar), stone or pebble. Bare dirt must not be visible.
- All garden beds should be edged using timber, masonry or steel edging and should be densely planted to ensure good coverage of growth. Empty spaces between plants should be avoided;

Nature strip should be constructed from one of the following materials:

- Gravels that have an average stone size of six (6) – eight (8) millimetres and are well graded (i.e. include a mix of stone chip and fines) to enable compaction to a surface that does not shift.
- Grass;
- Anakie granitic blend;
- Fine orange gravel;
- Lilydale toppings; or
- Tuscan toppings

Owners should also enquire with the City of Greater Geelong to ensure that the chosen nature strip material complies with Council requirements.

Bonds

LANDSCAPING BOND

A \$2,000 bond is to be paid at settlement to ensure these conditions are met. Upon completion of your new home, landscaping and fencing, please request a Bond Release Form from our office. A member of the approvals team will verify compliance. The bond will then be returned to you by our solicitor.

If you are liable for any amounts for non-compliance (such as rubbish not being contained), it will be deducted from the bond and the balance will then be forwarded to you.

Inclusions



SERVICED LOTS

All services such as sewer, water, power and telecommunications. With the change in legislation there will be no natural gas available in the Flinders Walk Estate



HIGH SPEED BROADBAND

Optic fibre telecommunications provided by Opticomm



FENCING

Pre-coated steel fencing with grey sheeting and posts with an estimated value of \$4,500. Fencing includes all side and rear boundary fences, except where the garage is on the boundary.



DEVELOPER SOLAR PANEL REBATE

\$1,000 Solar Panel Rebate for buyers that install solar panels (5kW) within 3 months of construction (see details below).



LAYBACKS AND CROSSOVERS

The layback and crossovers are provided as part of the development. If you require your layback and crossover in a different location, please contact us to establish if this can be achieved.



PROTECTIVE GUIDELINES

Guidelines and restrictions have been incorporated to ensure that a quality estate is created for the benefit of residents.

How to Purchase a Lot

1

Choose your lot

You may place a lot on hold for 7 days to provide you time to consider your purchase.

2

Provide your details

- The full name, residential address (not PO Box), email address and telephone number of each purchaser.
- The details of legal representative (i.e. solicitor/conveyancer of the purchaser to whom the contract of sale will be sent.

3

Pay 5% Deposit

We only accept payment by direct deposit to our solicitor trust account.

4

Contracts issued

Contracts will then be forwarded to your legal representative.

Solar Panel Rebate

Buyers who purchase a lot in Flinders Walk and install solar panels within 3 months of construction may be eligible to receive a \$1,000 rebate from Bisinella.

1

Buy a lot at Flinders Walk

2

Complete your home

3

Install Solar Panels

(Min 5kW solar system)

4

Complete your landscaping

5

Submit Bond & Rebate form on completion

6

Receive your \$1,000 Rebate and \$2,000 Bond Return!

For full terms and conditions about the solar panel rebate buyers are encouraged to contact Bisinella's sales office.

For more information:

Please contact the Bisinella Developments land sales office if you have any questions or concerns.
Bisinella Head Office – Email sales@bisinella.com.au

Trusted partners.

THE DEVELOPER

As a 60-year-old family-run business, Bisinella Developments has earned an enviable reputation for the vibrant new communities we create across the Geelong region.

We take great pride in the superior quality of Bisinella residential estates and we back it up with our unwavering focus on exemplary customer service and support.

The Bisinella team passionately supports the growth and prosperity of the greater Geelong region by delivering employment opportunities and actively supporting many local community organisations.

If you choose to buy land and build your dream home in a Bisinella estate, we like to think of ourselves as the key that opened the door to your new community.

"The key to your community"



Bisinella
the key to your community

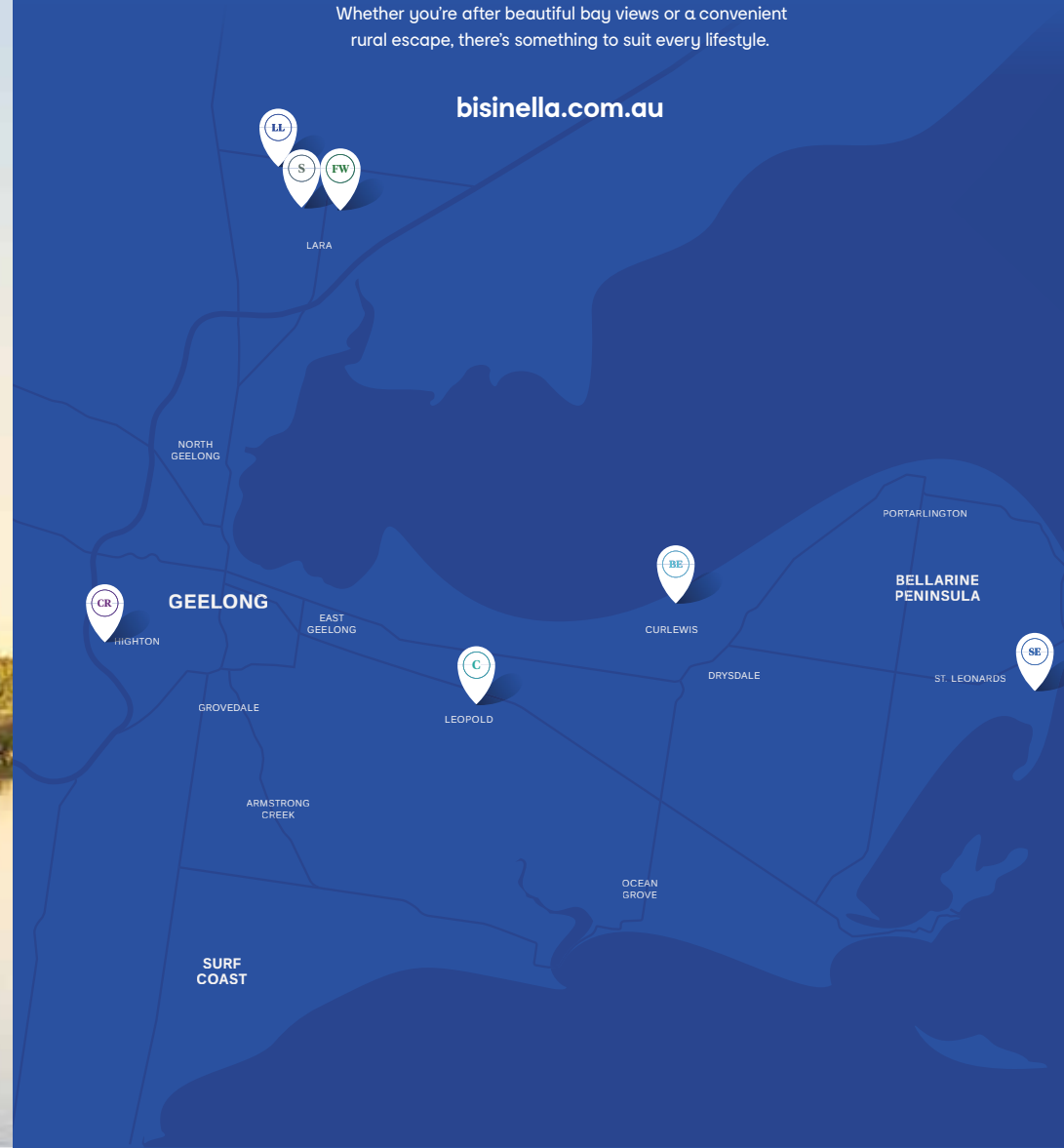
Grand Lakes Estate, Lara

Bisinella
the key to your community

With many Bisinella estates throughout the Geelong region, you'll be sure to find the right community for you.

Whether you're after beautiful bay views or a convenient rural escape, there's something to suit every lifestyle.

[bisinella.com.au](https://www.bisinella.com.au)



Bisinella

the key to your community

03 5274 4000 | **0413 804 523**
bisinella.com.au | **Shane Ruffin**

Land Sales Office 195 Forest Rd Sth, Lara
Monday to Friday 9am-5pm



Shane Ruffin - Sales Manager
0413 804 523

The materials set out above have been produced prior to detailed design and construction, are for illustration purposes only and do not constitute a representation by the Vendor (or its employees/agents/consultants) in respect to the size, form, layout or timing of the development in any manner. The materials set out above are subject to change at any time without prior or subsequent notice. Purchasers should not rely on the materials in any way. Changes may be made to detail layouts during the development by the Vendor, including to meet planning requirements. Purchasers must make and rely on their own enquiries. All final area dimensions of any lot sold will be as provided in the contract of sale and may differ from those in the materials.