

PLAN OF SUBDIVISION		EDITION 1	PS819190C/S41	
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: 2 (PART), 3 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: S41 on PS819190C/S33 POSTAL ADDRESS: 974 BLACK FOREST ROAD, (at time of subdivision) MAMBOURIN, VIC 3024 MGA94 CO-ORDINATES: E: 288 740 ZONE: 55 (of approx centre of land in plan) N: 5 802 950				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Land being subdivided is enclosed within thick continuous lines Lots 1 to 4100 (both inclusive), and A have been omitted from this plan. Lots in this plan may be affected by one or more Owners Corporation(s). For details of Owners Corporation(s) including purpose, responsibility and entitlement and liability, see Owners Corporation search, Owners Corporation rules and Owners Corporation additional information. None of the easements and rights set out in section (2) of Section 12 of the Subdivision Act 1988 are implied over any of the land in this plan. <u>Other purpose of this plan</u> To remove by agreement Drainage Easement E-55 created in PS819190C/S33 on this plan via section 6 (1) (k) of the Subdivision Act 1988.		
ROAD R-41	WYNDHAM CITY COUNCIL			
NOTATIONS				
DEPTH LIMITATION : DOES NOT APPLY				
SURVEY: This plan is based on survey BP003363K & PS825328P STAGING: This is a staged subdivision Planning Permit No. WYP 13151-21 This survey has been connected to permanent marks No(s). PM28 & PM63 In Proclaimed Survey Area No. -				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Section 12(2) of the Subdivision Act 1988 applies to all of the land in this plan				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
MAMBOURIN ESTATE - STAGE 41 (35 LOTS)				AREA OF STAGE - 1.542ha
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 310818SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Brent Kevin O'Grady Version: 9		SHEET 1 OF 5



SEE SHEET 4

SURVEYOR'S FILE REF: 310818SV00

SCALE 1: 400
 4 0 4 8 12 16
 LENGTHS ARE IN METRES

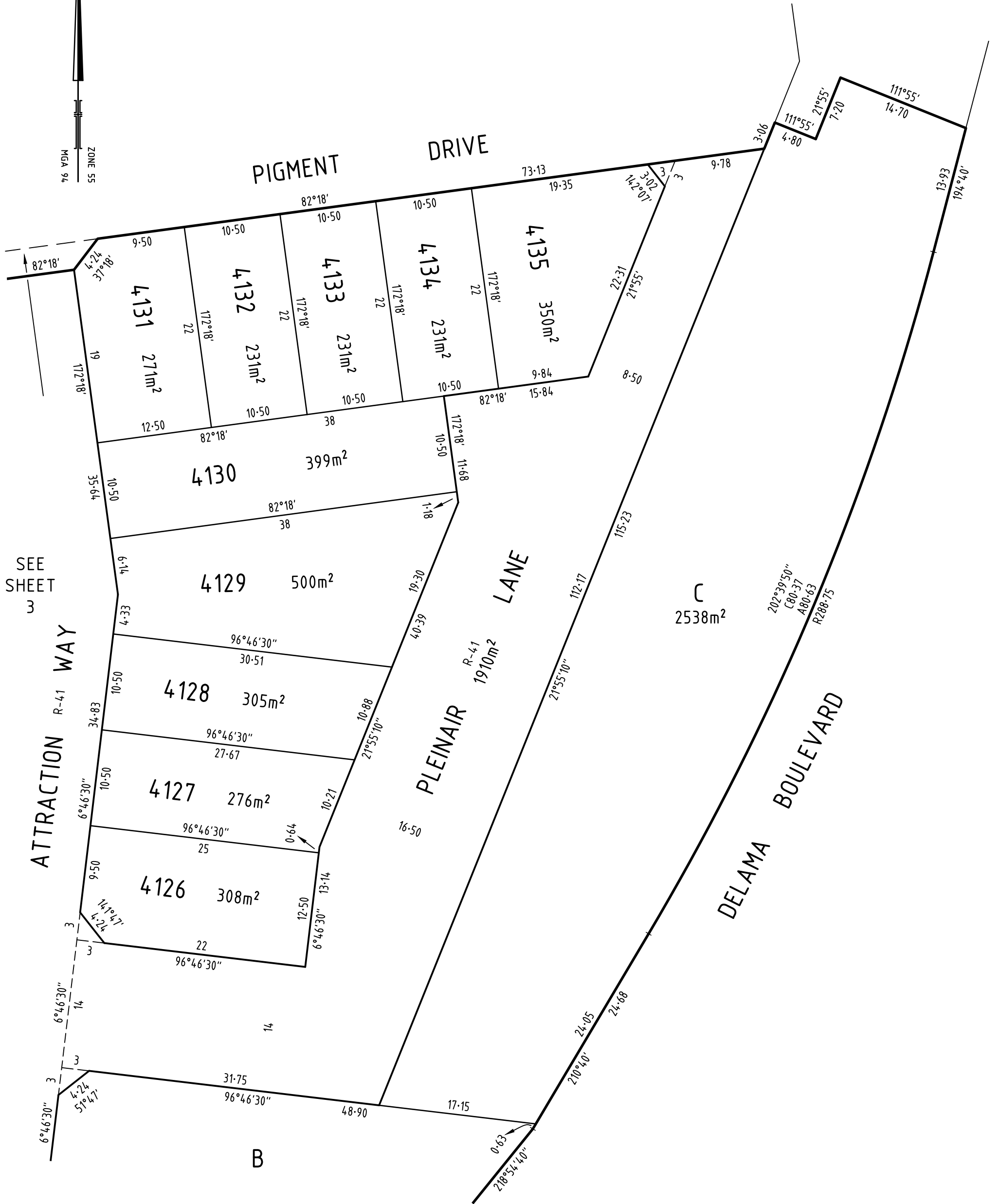
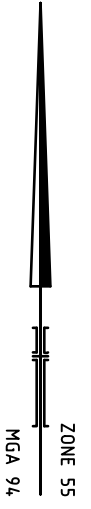
ORIGINAL SHEET SIZE: A3

SHEET 3



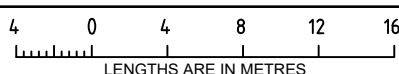
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CREATION OF RESTRICTION 41A

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S41 (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

TABLE OF LAND BURDENED AND LAND BENEFITED :

Burdened Lot No.	Benefited Lots
4126	4127
4128	4127, 4129
4129	4128, 4130
4130	4129, 4131, 4132, 4133, 4134
4135	4134

DESCRIPTION OF RESTRICTION

Except with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

Design Guidelines and MCP

- (a) build or allow to be built on the Lot any building other than a building which has been constructed in accordance with the endorsed Memorandum of Common Provisions (MCP) registered in Dealing Number _____, which MCP is incorporated into this Restriction.
- (b) build or allow to be built on the lot any building other than a building that has been approved by Frasers Property Australia in accordance with the Mambourin Design & Siting Guidelines prior to the issue of a building permit.

Expiry

- (1) This restriction shall cease to burden any lot on the Plan of Subdivision upon the issue of an occupancy permit under the Building Act 1993 or with effect 5 years from the date of registration.

CREATION OF RESTRICTION 41B

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S41 (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

TABLE OF LAND BURDENED AND LAND BENEFITED :

Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots
4101	4102, 4124, 4125	4116	4108, 4109, 4110, 4115, 4117
4102	4101, 4103, 4124, 4125	4117	4107, 4108, 4109, 4116, 4118
4103	4102, 4104, 4122, 4123, 4124	4118	4106, 4107, 4108, 4117, 4119
4104	4103, 4105, 4121, 4122, 4123	4119	4105, 4106, 4118, 4120
4105	4104, 4106, 4119, 4120, 4121	4120	4105, 4119, 4121
4106	4105, 4107, 4118, 4119	4121	4104, 4105, 4120, 4122
4107	4106, 4108, 4117, 4118	4122	4103, 4104, 4121, 4123
4108	4107, 4109, 4116, 4117, 4118	4123	4103, 4104, 4122, 4124
4109	4108, 4110, 4116, 4117	4124	4101, 4102, 4103, 4123, 4125
4110	4109, 4111, 4112, 4113, 4115, 4116	4125	4101, 4102, 4124
4111	4110, 4112	4127	4126, 4128
4112	4110, 4111, 4113	4131	4130, 4132
4113	4110, 4112, 4114, 4115	4132	4130, 4131, 4133
4114	4113, 4115	4133	4130, 4132, 4134
4115	4110, 4113, 4114, 4116	4134	4130, 4133, 4135

Lots 4101 to 4125, 4127, and 4131 to 4134 (all inclusive) are defined as Type B lots under the Small Lot Housing Code.

DESCRIPTION OF RESTRICTION

Except with the written consent of each and every registered proprietor of a benefiting lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision in the table as a lot subject to the 'Small Lot Housing Code' shall not:

Design Guidelines and MCP

- (a) build or allow to be built on the Lot any building other than a building which has been constructed in accordance with the endorsed Memorandum of Common Provisions (MCP) registered in Dealing Number _____, which MCP is incorporated into this Restriction.
- (b) build or allow to be built on the lot any building other than a building that has been approved by Frasers Property Australia in accordance with the Mambourin Design & Siting Guidelines prior to the issue of a building permit.

Small Lot Housing Code

- (a) build or allow to be built or remain on the lot any remaining building or structure that has not been constructed in accordance with the 'Small Lot Building Code (Type B)' unless in an accordance with a planning permit granted to construct a dwelling on the lot.

Expiry

- (1) This restriction shall cease to have effect on a lot after the issuing of the occupancy permit under the Building Act 1993 for the whole of the dwelling on that lot