
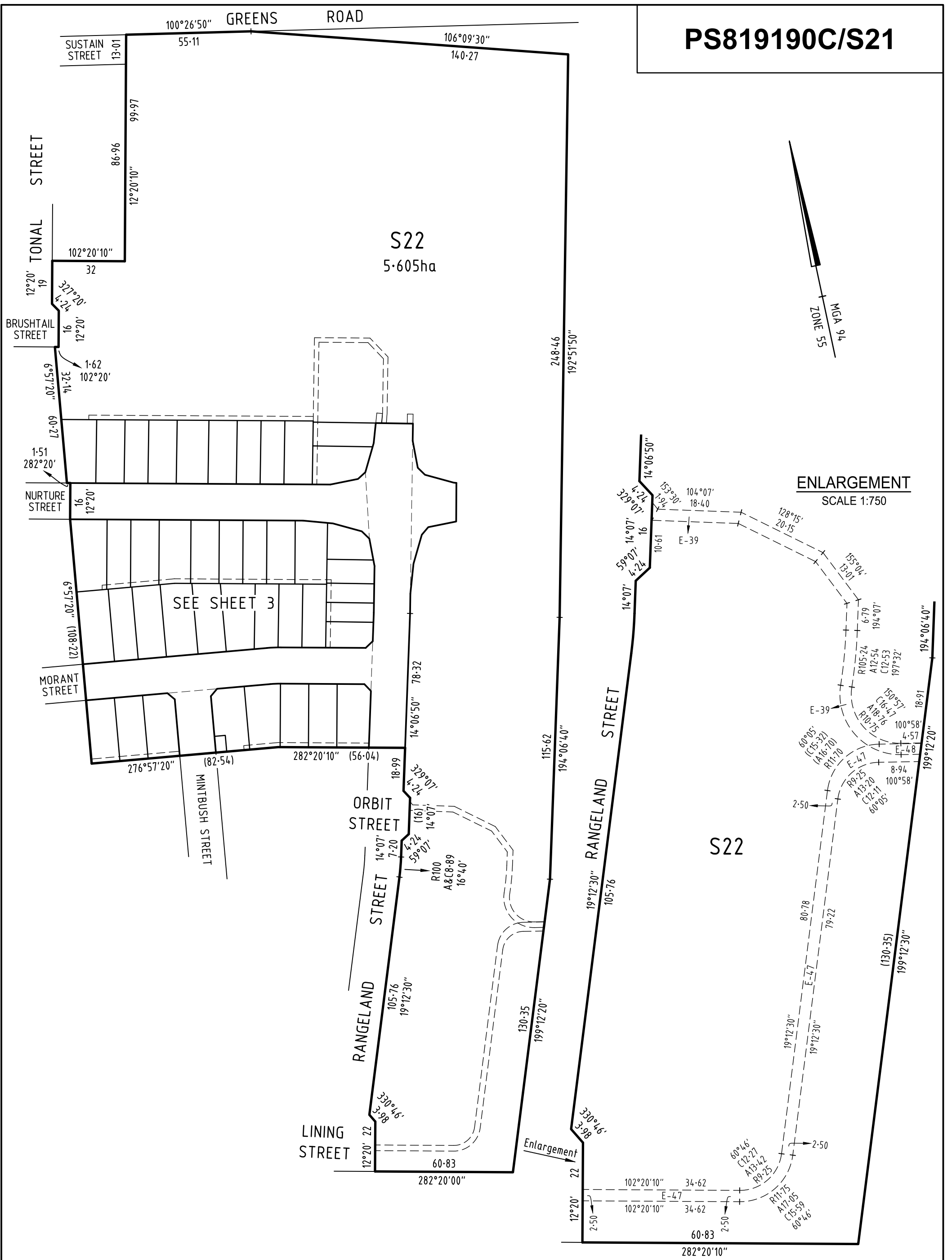


PLAN OF SUBDIVISION			EDITION 1	PS819190C/S21
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: 3 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL LAST PLAN REFERENCE: S21 on PS819190C/S20 POSTAL ADDRESS: 974 BLACK FOREST ROAD (at time of subdivision) MAMBOURIN VIC 3024 MGA94 CO-ORDINATES: E: 289 250 ZONE: 55 (of approx centre of land in plan) N: 5 803 840				
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines. Lots 1 to 2100, S1 to S21 (all inclusive) 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 those parts of Drainage Easement E-39 created in PS819190C/S18 that lie within Rangeland Street, Mintbush Street, and Morant Street on this plan via section 6 (1) (k) of the Subdivision Act 1988. To remove by agreement that part of Drainage Easement E-37 created in PS819190C/S18 that lies within Mintbush Street on this plan via section 6 (1) (k) of the Subdivision Act 1988.	
ROAD R-21 RESERVE No.23	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LIMITED			
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 11481 / 19 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)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-37	DRAINAGE	2	PS819190C/S18	WYNDHAM CITY COUNCIL
E-39	DRAINAGE	2.50	PS819190C/S18	WYNDHAM CITY COUNCIL
E-41	DRAINAGE	2	PS819190C/S20	WYNDHAM CITY COUNCIL
E-43	DRAINAGE	2	THIS PLAN - STAGE 21	WYNDHAM CITY COUNCIL
E-47	DRAINAGE	SEE DIAGRAM	PS819190C/S17	WYNDHAM CITY COUNCIL
E-48	DRAINAGE	2.50	PS819190C/S18	WYNDHAM CITY COUNCIL
E-48	DRAINAGE	SEE DIAGRAM	PS819190C/S17	WYNDHAM CITY COUNCIL
E-52	DRAINAGE	2.50	THIS PLAN - STAGE 21	WYNDHAM CITY COUNCIL
MAMBOURIN ESTATE - STAGE 21 (42 LOTS)			AREA OF STAGE - 2.201ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 309508SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Brent Kevin O'Grady Version: 4		SHEET 1 OF 6



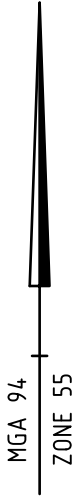
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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3 SHEET 2

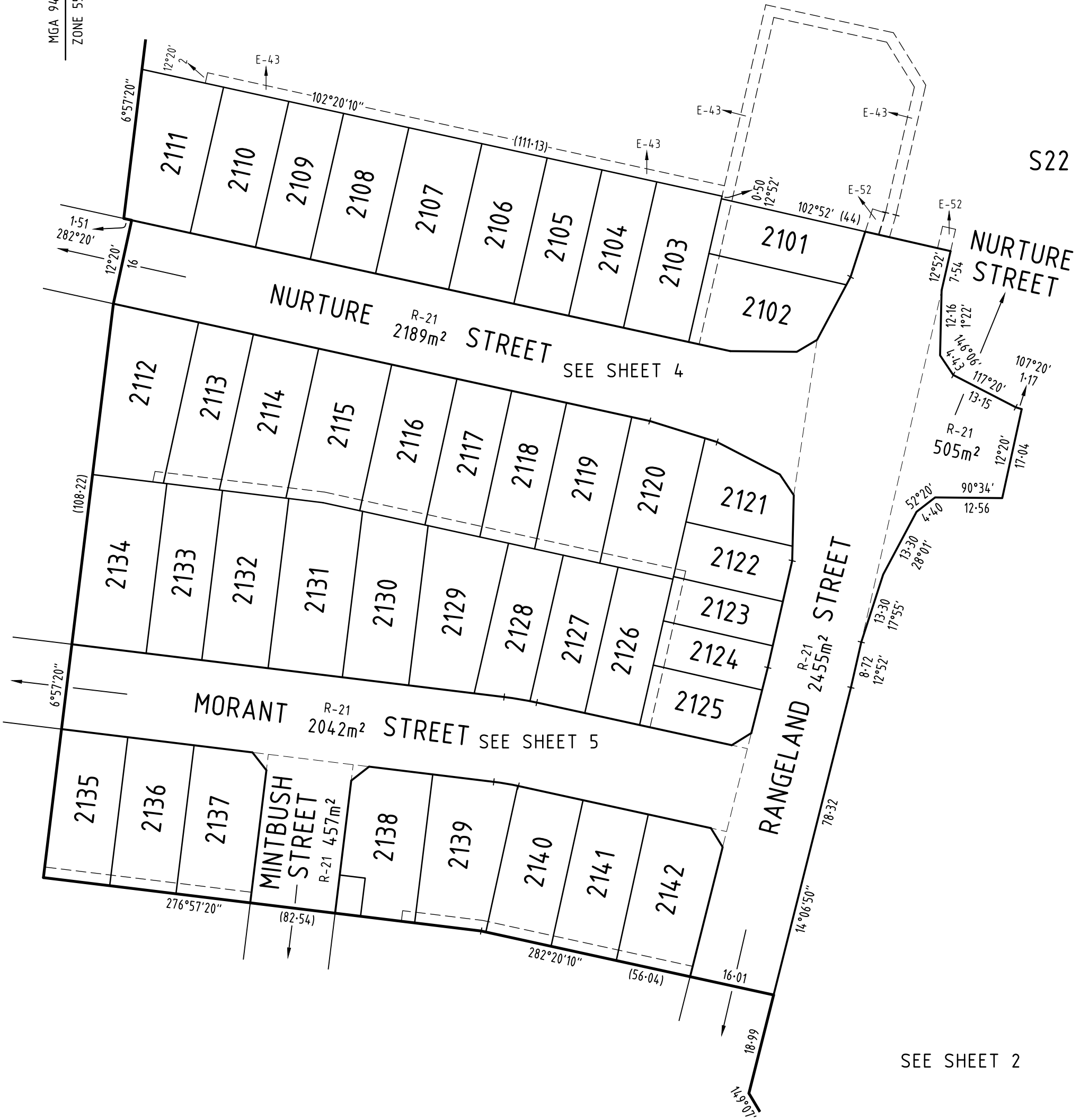
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Version: 4



SEE SHEET 2

S22



SEE SHEET 4

SEE SHEET 5

SEE SHEET 2

SURVEYOR'S FILE REF: 309508SV00

SCALE 1: 750
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 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 3

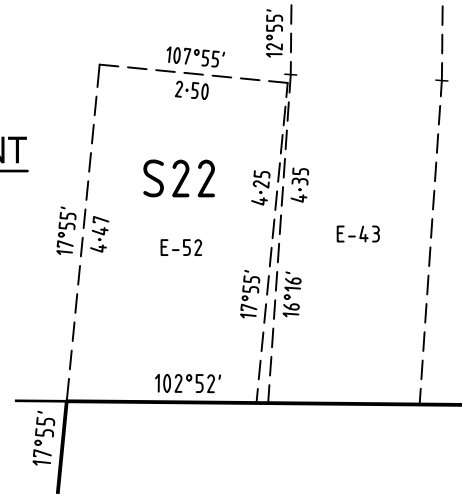


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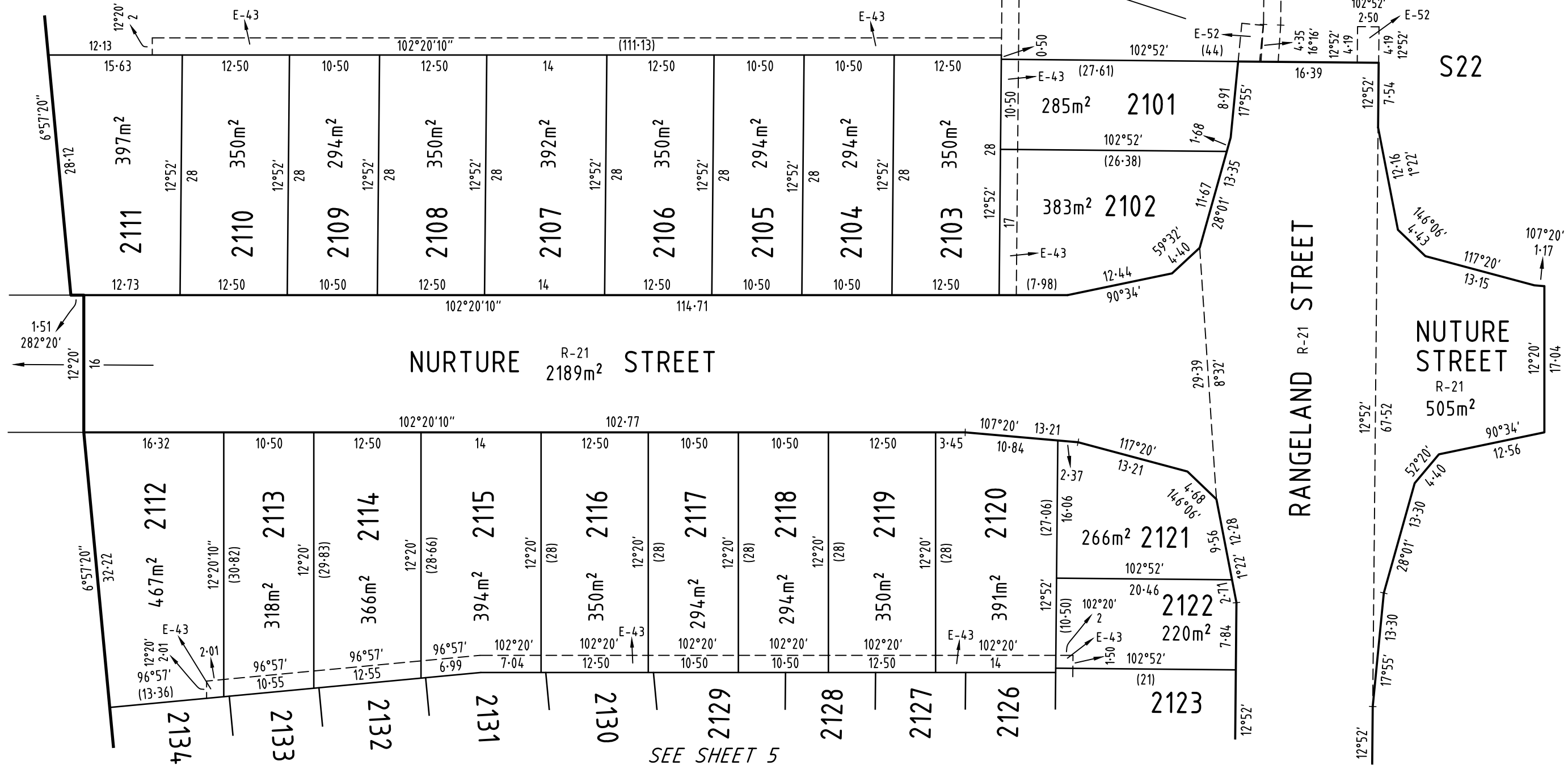
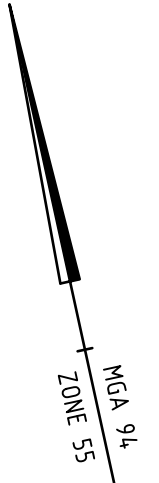
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SEE SHEET 2

ENLARGEMENT
SCALE 1:100



Enlargement



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SCALE 1: 500

LENGTHS ARE IN METRES

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Version: 4

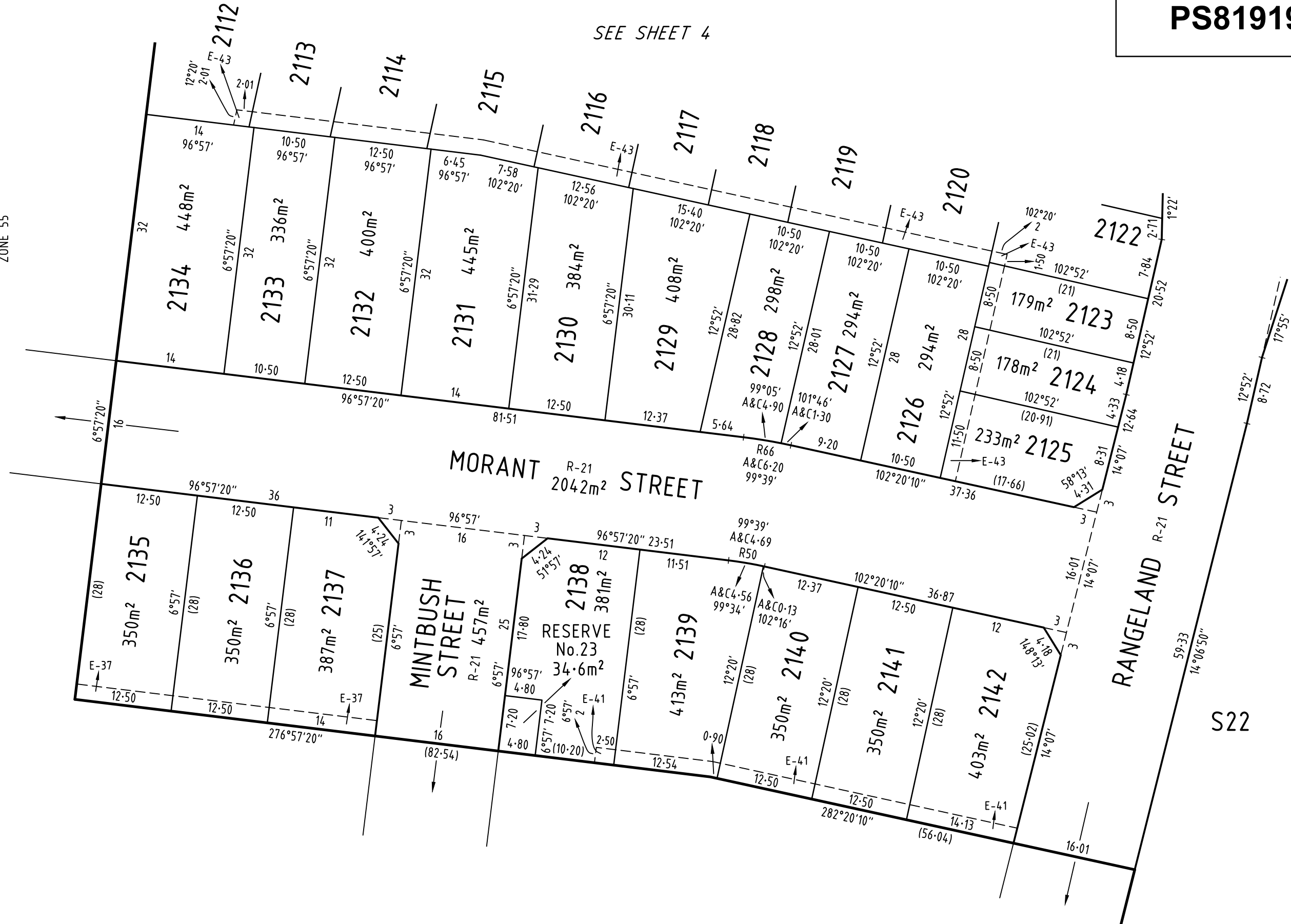
ORIGINAL SHEET SIZE: A3

SHEET 4

SEE SHEET 5

SEE SHEET 4

MGA 94
ZONE 55



S22

SEE SHEET 2

SURVEYOR'S FILE REF: 309508SV00

SCALE 1: 500
5 0 5 10 15 20
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 5



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Version: 4

CREATION OF RESTRICTION 21A

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S21 (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	Burdened Lot No.	Benefited Lots
2102	2101, 2103	2114	2113, 2115, 2132, 2133	2133	2113, 2114, 2132, 2134
2103	2101, 2102, 2104	2115	2114, 2116, 2131, 2132	2134	2112, 2113, 2133
2106	2105, 2107	2116	2115, 2117, 2130, 2131	2135	2136
2107	2106, 2108	2119	2118, 2120, 2127, 2128	2136	2135, 2137
2108	2107, 2109	2120	2119, 2121, 2122, 2123, 2126, 2127	2137	2136
2110	2109, 2111	2129	2117, 2118, 2128, 2130	2138	2139
2111	2110	2130	2116, 2117, 2129, 2131	2139	2138, 2140
2112	2113, 2134	2131	2115, 2116, 2130, 2132	2141	2140, 2142
2113	2112, 2114, 2133, 2134	2132	2114, 2115, 2131, 2133	2142	2141

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 B

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S21 (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	Burdened Lot No.	Benefited Lots
2101	2102, 2103	2121	2120, 2122	2127	2119, 2120, 2126, 2128
2104	2103, 2105	2122	2120, 2121, 2123	2128	2118, 2119, 2127, 2129
2105	2104, 2106	2123	2120, 2122, 2124, 2126		
2109	2108, 2110	2124	2123, 2125, 2126		
2117	2116, 2118, 2129, 2130	2125	2124, 2126		
2118	2117, 2119, 2128, 2129	2126	2120, 2123, 2124, 2125, 2127		

Lots 2101, 2104, 2105, 2109, 2117, 2118, and 2121 to 2128 (both inclusive) are defined as Type A 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 (Type A)' shall not:

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 A)' 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.