
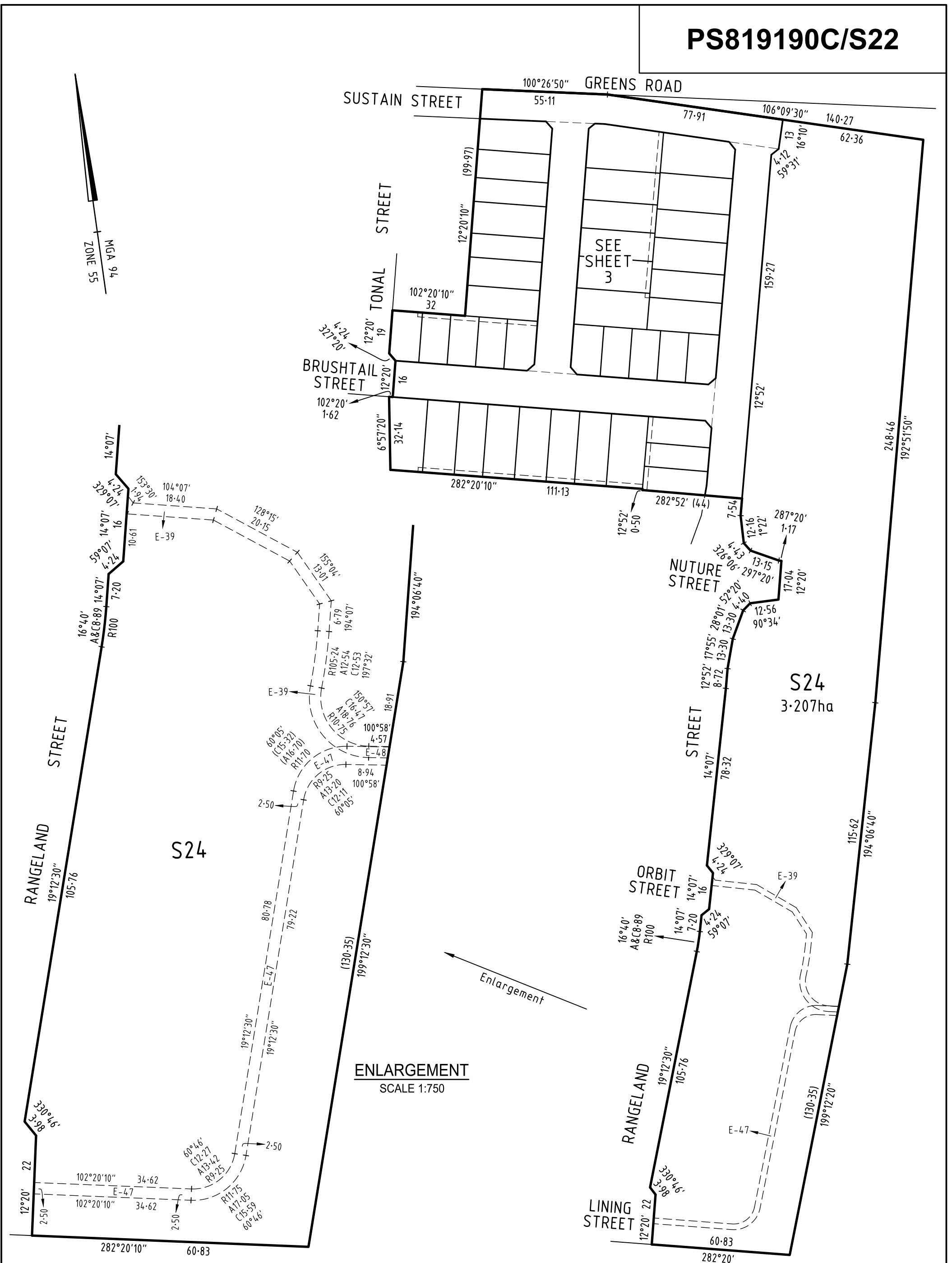


PLAN OF SUBDIVISION			EDITION 1	PS819190C/S22
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: 3 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL LAST PLAN REFERENCE: S22 on PS819190C/S21 POSTAL ADDRESS: 974 BLACK FOREST ROAD (at time of subdivision) MAMBOURIN VIC 3024 MGA94 CO-ORDINATES: E: 289 290 ZONE: 55 (of approx centre of land in plan) N: 5 804 000				
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines. Lots 1 to 2200, S1 to S23 (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.	
ROAD R-22	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 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-39	DRAINAGE	2.50	PS819190C/S18	WYNDHAM CITY COUNCIL
E-43	DRAINAGE	2	PS819190C/S21	WYNDHAM CITY COUNCIL
E-44	DRAINAGE	2	THIS PLAN - STAGE 22	WYNDHAM CITY COUNCIL
E-47	DRAINAGE	SEE DIAGRAM	PS819190C/S17	MELBOURNE WATER
E-48	DRAINAGE	2.50	PS819190C/S18	WYNDHAM CITY COUNCIL
E-48	DRAINAGE	SEE DIAGRAM	PS819190C/S17	MELBOURNE WATER
MAMBOURIN ESTATE - STAGE 22 (40 LOTS)			AREA OF STAGE - 2.398ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 309509SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Brent Kevin O'Grady Version: 3		SHEET 1 OF 4



SURVEYOR'S FILE REF: 309509SV00

SCALE 1: 1500

15 0 15 30 45 60

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

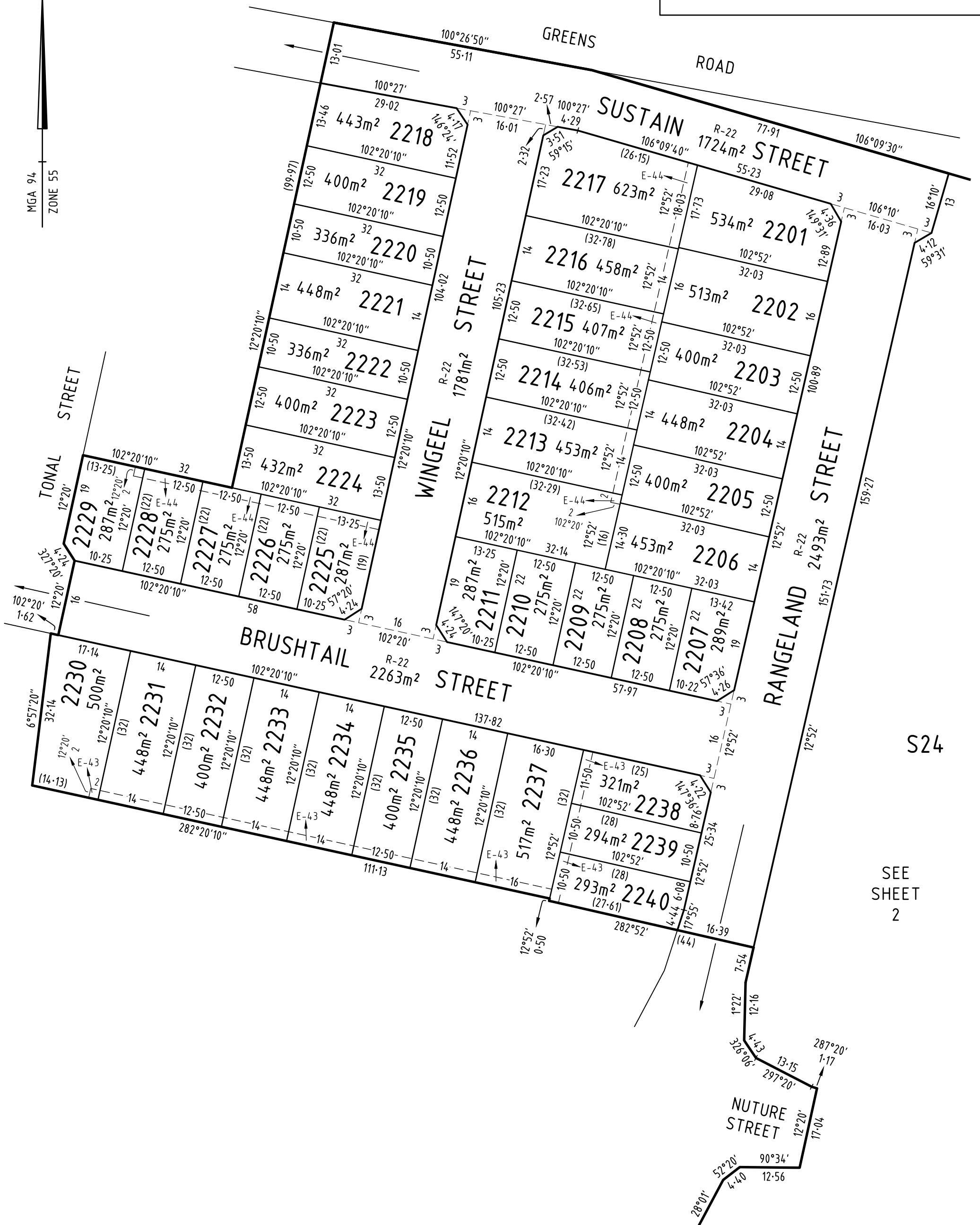
SHEET 2



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Version: 3

MGA 94
ZONE 55



S24

SEE SHEET
2

SURVEYOR'S FILE REF: 309509SV00

SCALE 1: 750
7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 3



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Licensed Surveyor: Brent Kevin O'Grady
Version: 3

CREATION OF RESTRICTION 22A

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S22 (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.	Benefitted Lots	Burdened Lot No.	Benefitted Lots
2201	2202, 2217	2221	2220, 2222
2202	2201, 2203, 2215, 2216, 2217	2222	2221, 2223
2203	2202, 2204, 2214, 2215	2223	2222, 2224
2204	2203, 2205, 2213, 2214	2224	2223, 2225, 2226, 2227
2205	2204, 2206, 2212, 2213	2225	2224, 2226
2206	2205, 2207, 2208, 2209, 2212	2226	2224, 2225, 2227
2207	2206, 2208	2227	2224, 2226, 2228
2208	2206, 2207, 2209	2228	2227, 2229
2209	2206, 2208, 2210, 2212	2229	2228
2210	2209, 2211, 2212	2230	2231
2211	2210, 2212	2231	2230, 2232
2212	2205, 2206, 2209, 2210, 2211, 2213	2232	2231, 2233
2213	2204, 2205, 2212, 2214	2233	2232, 2234
2214	2203, 2204, 2213, 2215	2234	2233, 2235
2215	2202, 2203, 2214, 2216	2235	2234, 2236
2216	2202, 2215, 2217	2236	2235, 2237
2217	2201, 2202, 2216	2237	2236, 2238, 2239, 2240
2218	2219	2238	2237, 2239
2219	2218, 2220	2239	2237, 2238, 2240
2220	2219, 2221	2240	2237, 2239

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/S22 (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.	Benefitted Lots	Burdened Lot No.	Benefitted Lots
2207	2206, 2208	2227	2224, 2226, 2228
2208	2206, 2207, 2209	2228	2227, 2229
2209	2206, 2208, 2210, 2212	2229	2228
2210	2209, 2211, 2212	2239	2237, 2238, 2240
2211	2210, 2212	2240	2237, 2239
2225	2224, 2226		
2226	2224, 2225, 2227		

Lots 2207 to 2211, 2225 to 2229, and 2239 to 2240 (all 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.