

PLAN OF SUBDIVISION	EDITION 1	PS819190C/S18
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LOCATION OF LAND
 PARISH: MAMBOURIN
 TOWNSHIP: -
 SECTION: 20
 CROWN ALLOTMENT: 3 (PART)
 CROWN PORTION: -
 TITLE REFERENCE: C/T VOL FOL

LAST PLAN REFERENCE: S18 on PS819190C/S17

POSTAL ADDRESS: 974 BLACK FOREST ROAD
 (at time of subdivision) MAMBOURIN VIC 3024

MGA94 CO-ORDINATES: E: 289 090 ZONE: 55
 (of approx centre of land in plan) N: 5 803 730

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL / BODY / PERSON
ROAD R-18 RESERVE No.14	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LIMITED

NOTATIONS

Land being subdivided is enclosed within thick continuous lines.

Lots 1 to 1800, and S1 to S18 (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.

Other purpose of this plan

To remove by agreement those parts of Sewerage Easement E-46 created in PS819190C/S17 that lie within Road R-18 on this plan via section 6 (1) (k) of the Subdivision Act 1988.

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. -

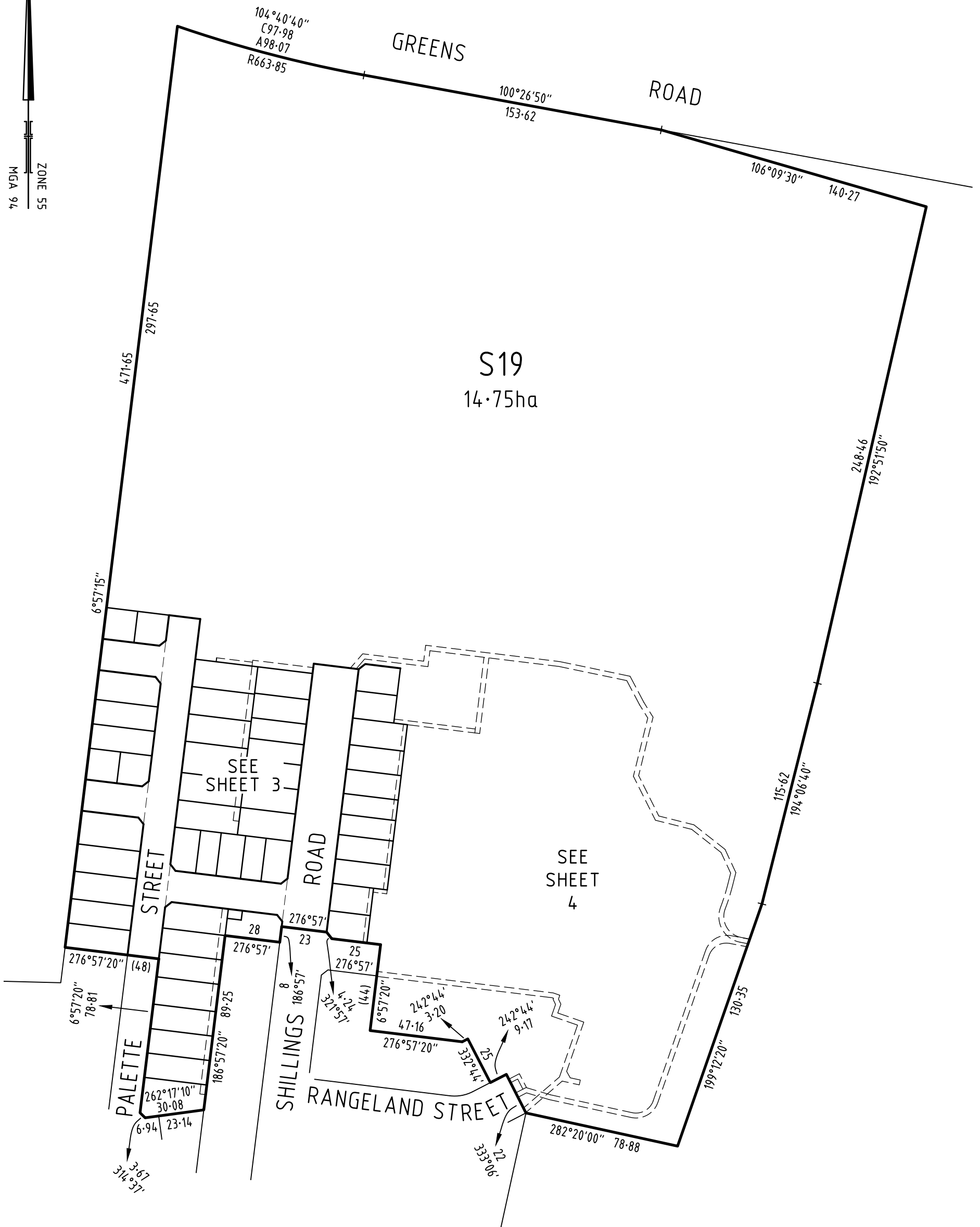
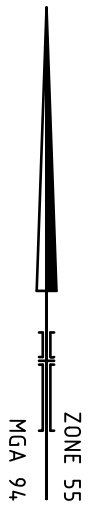
EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-36	DRAINAGE	2	PS819190C/S17	WYNDHAM CITY COUNCIL
E-37	DRAINAGE	2	THIS PLAN- STAGE 18	WYNDHAM CITY COUNCIL
E-38	SEWERAGE	3	THIS PLAN - STAGE 18	GREATER WESTERN WATER CORPORATION
E-38	DRAINAGE	3	THIS PLAN - STAGE 18	WYNDHAM CITY COUNCIL
E-39	DRAINAGE	2.50	THIS PLAN - STAGE 18	WYNDHAM CITY COUNCIL
E-46	SEWERAGE	SEE DIAGRAM	PS819190C/S17	GREATER WESTERN WATER CORPORATION
E-47	DRAINAGE	SEE DIAGRAM	PS819190C/S17	WYNDHAM CITY COUNCIL
E-48	DRAINAGE	2.50	THIS PLAN - STAGE 18	WYNDHAM CITY COUNCIL
E-48	DRAINAGE	SEE DIAGRAM	PS819190C/S17	MELBOURNE WATER
E-49	SEWERAGE	SEE DIAGRAM	PS819190C/S17	GREATER WESTERN WATER CORPORATION
E-49	DRAINAGE	SEE DIAGRAM	PS819190C/S17	WYNDHAM CITY COUNCIL
E-53	SEWERAGE	3	PS819190C/S17	GREATER WESTERN WATER CORPORATION
E-53	DRAINAGE	3	PS819190C/S17	WYNDHAM CITY COUNCIL

MAMBOURIN ESTATE - STAGE 18 (50 LOTS) AREA OF STAGE - 2.623ha

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	Licensed Surveyor: Brent Kevin O'Grady Version: 9		



SURVEYOR'S FILE REF: 309505SV00

SCALE 1: 2000

 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 2

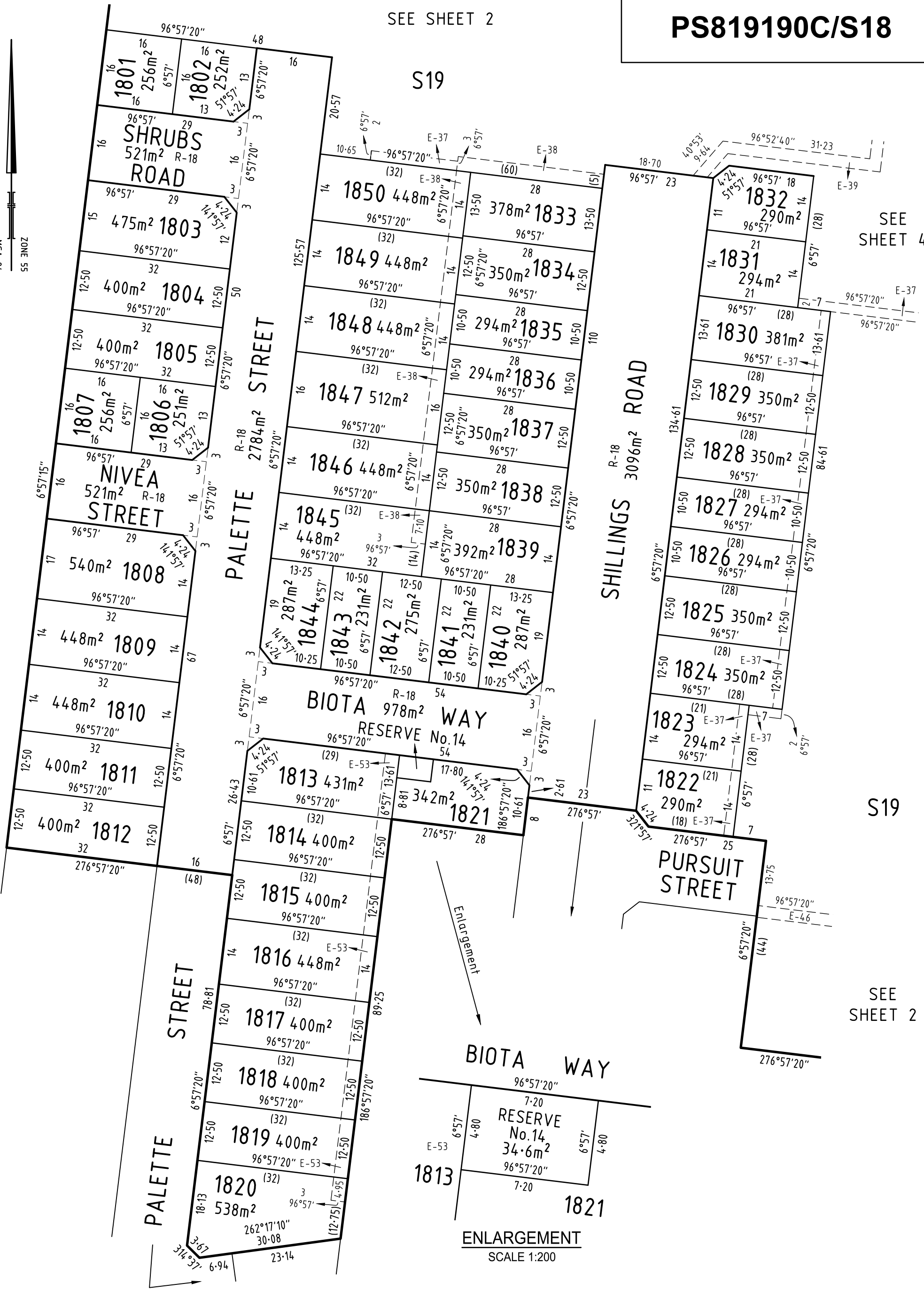
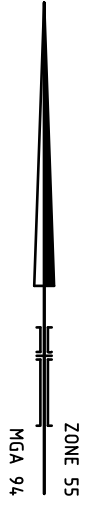
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SEE SHEET 2

PS819190C/S18

S19



SEE SHEET 4

S19

SEE SHEET 2

SURVEYOR'S FILE REF: 309505SV00

SCALE 1: 750

LENGTHS ARE IN METRES

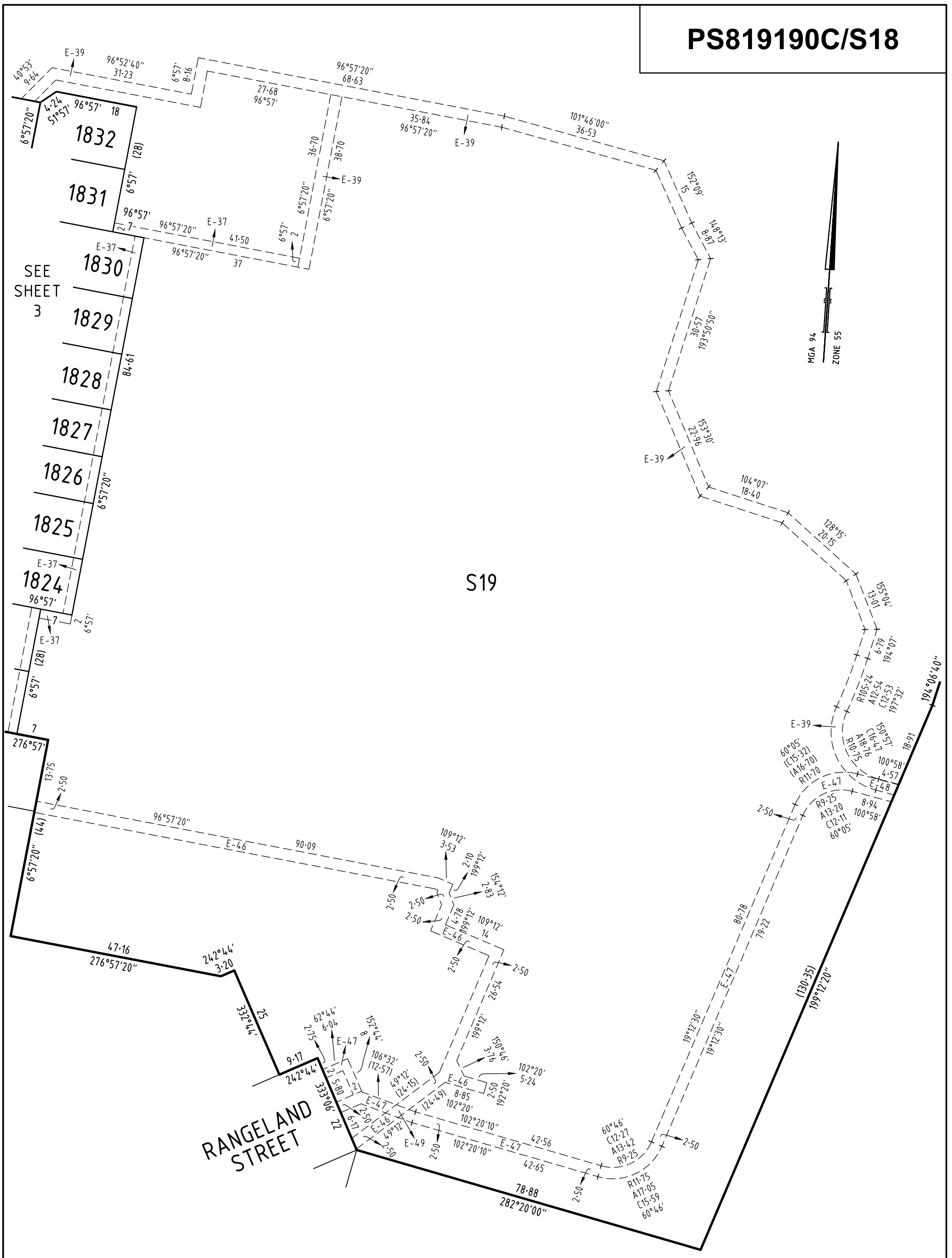
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SHEET 3



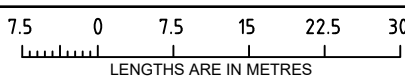
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SCALE 1: 750



ORIGINAL SHEET SIZE: A3

SHEET 4



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CREATION OF RESTRICTION 18A

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S18 (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
1803	1804	1816	1815, 1817	1833	1834, 1850
1804	1803, 1805	1817	1816, 1818	1834	1833, 1835, 1849, 1850
1805	1804, 1806, 1807	1818	1817, 1819	1837	1836, 1838, 1846, 1847
1808	1809	1819	1818, 1820	1838	1837, 1839, 1845, 1846
1809	1808, 1810	1820	1819	1839	1838, 1840, 1841, 1842, 1845
1810	1809, 1811	1821	1813	1845	1839, 1842, 1843, 1844, 1846
1811	1810, 1812	1824	1823, 1825	1846	1837, 1838, 1845, 1847
1812	1811	1825	1824, 1826	1847	1836, 1837, 1846, 1848
1813	1814, 1821	1828	1827, 1829	1848	1835, 1836, 1847, 1849
1814	1813, 1815	1829	1828, 1830	1849	1834, 1835, 1848, 1850
1815	1814, 1816	1830	1829, 1831	1850	1833, 1834, 1849

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 AA9391, 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/S18 (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
1801	1802	1826	1825, 1827	1840	1839, 1841
1802	1801	1827	1826, 1828	1841	1839, 1840, 1842
1806	1805, 1807	1831	1830, 1832	1842	1839, 1841, 1843, 1845
1807	1805, 1806	1832	1831	1843	1842, 1844, 1845
1822	1823	1835	1834, 1836, 1848, 1849	1844	1843, 1845
1823	1822, 1824	1836	1835, 1837, 1847, 1848		

Lot 1801, 1802, 1806, 1807, 1822, 1823, 1826, 1827, 1831, 1832, 1835, 1836, and 1840 to 1844 (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.