


PLAN OF SUBDIVISION			EDITION 1	PS819190C/S19
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: 3 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL LAST PLAN REFERENCE: S19 on PS819190C/S18 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			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines. Lots 1 to 1900, S1 to S22 (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 Shillings Road and Morant Street on this plan via section 6 (1) (k) of the Subdivision Act 1988.	
ROAD R-19 RESERVE Nos.15 & 16	WYNDHAM CITY COUNCIL 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-37	DRAINAGE	2	PS819190C/S18	WYNDHAM CITY COUNCIL
E-38	SEWERAGE	3	PS819190C/S18	GREATER WESTERN WATER CORPORATION
E-38	DRAINAGE	3	PS819190C/S18	WYNDHAM CITY COUNCIL
E-39	DRAINAGE	2.50	PS819190C/S18	WYNDHAM CITY COUNCIL
E-40	DRAINAGE	SEE DIAGRAM	THIS PLAN - PS819190C/S19	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	PS819190C/S18	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
MAMBOURIN ESTATE - STAGE 19 (27 LOTS)			AREA OF STAGE - 3.044ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 309506SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Brent Kevin O'Grady Version: 9		SHEET 1 OF 7

GREENS ROAD

R663-85
A98-07
C97-98
104°40'40"

100°26'50"
153.62

106°09'30"
140.27

SEE SHEET 3

SEE SHEET 3

S23
11.70ha

SEE SHEET 3

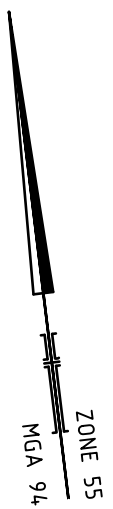
STREET

SHILLINGS ROAD

SEE SHEET 6

S23
ENLARGEMENT
SCALE 1:500

Enlargement



RANGELAND STREET

SURVEYOR'S FILE REF: 309506SV00

SCALE 1: 1500

LENGTHS ARE IN METRES

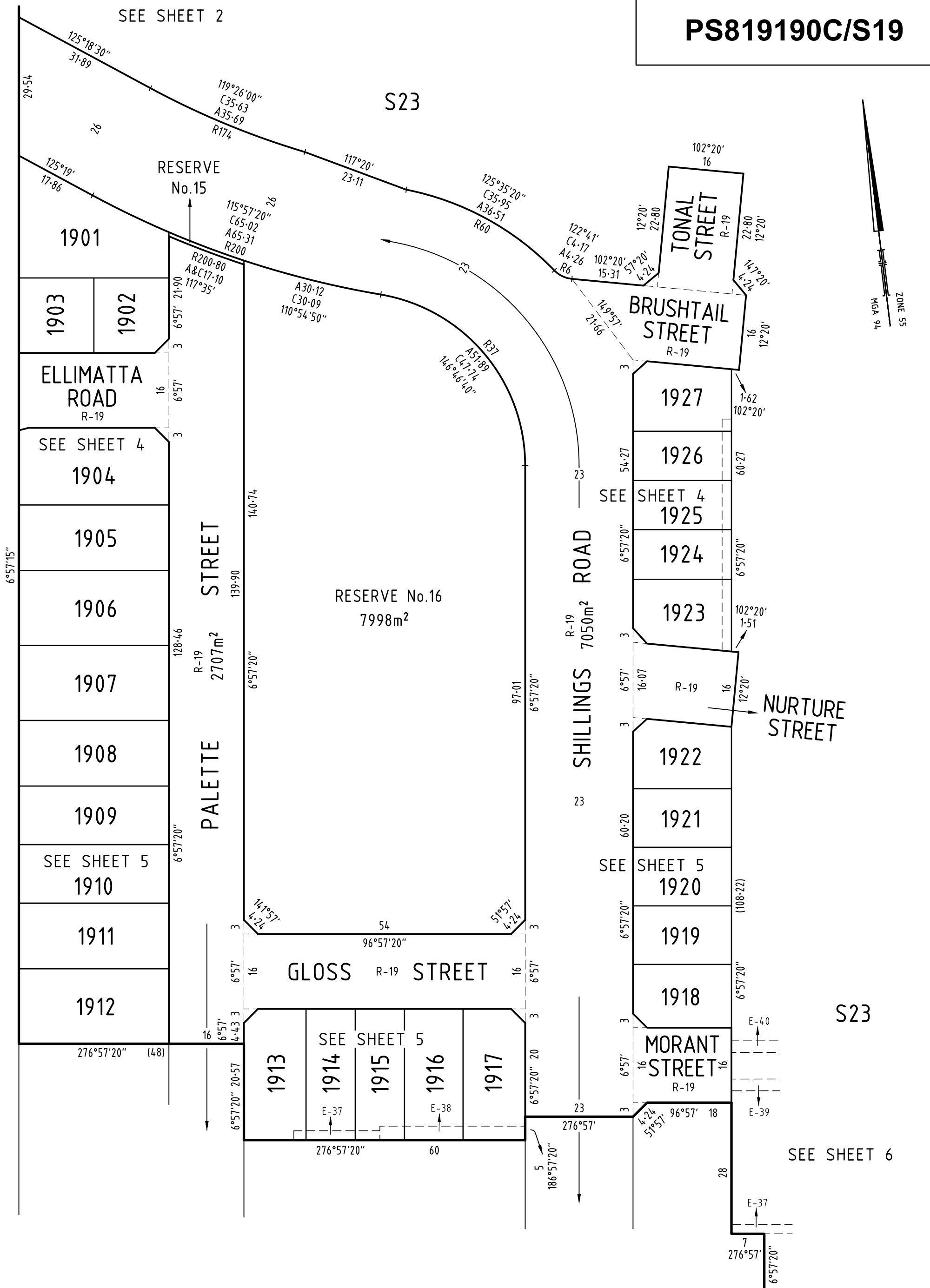
ORIGINAL SHEET SIZE: A3

SHEET 2

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SURVEYOR'S FILE REF: 309506SV00

SCALE 1: 750

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

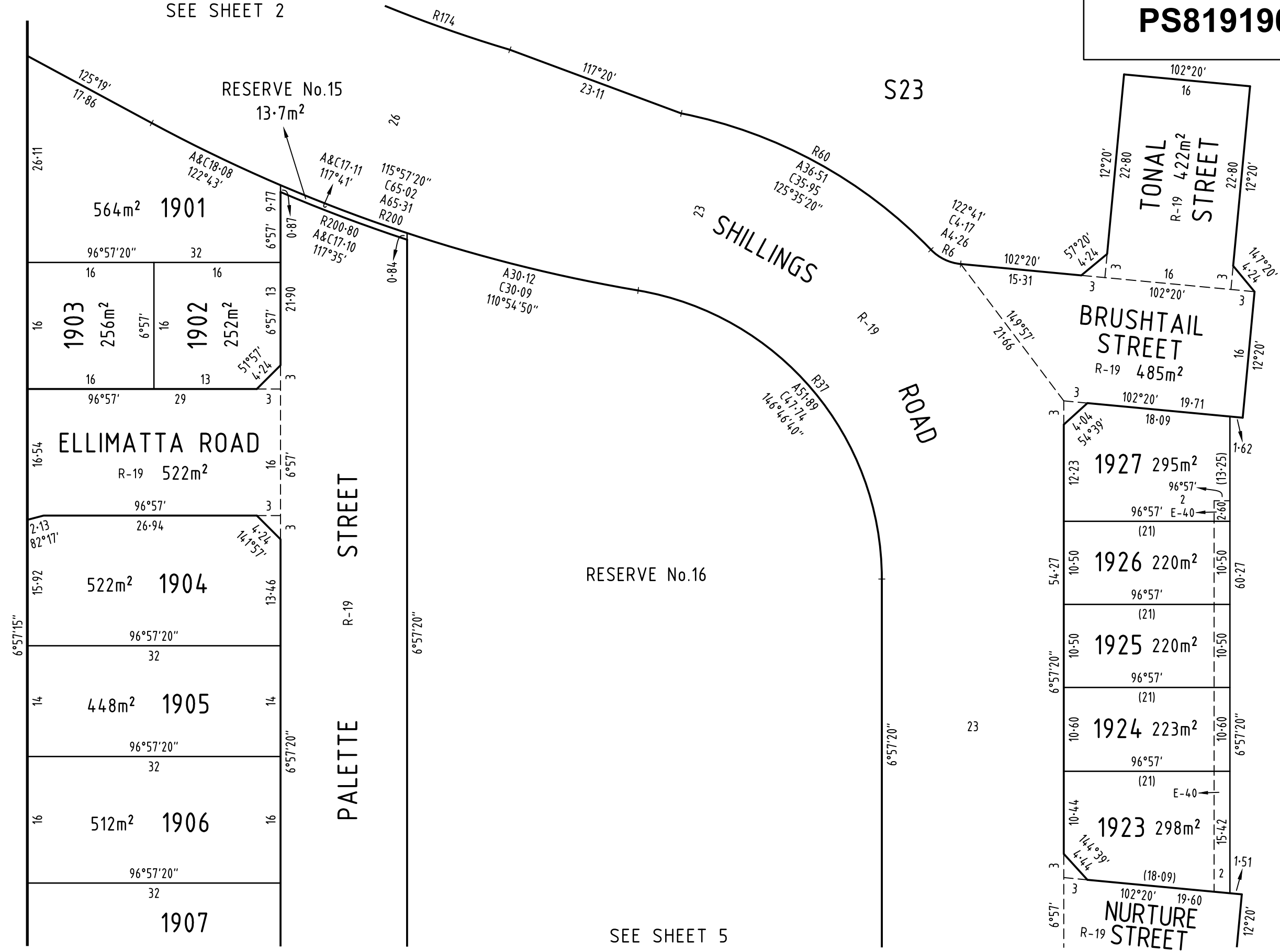
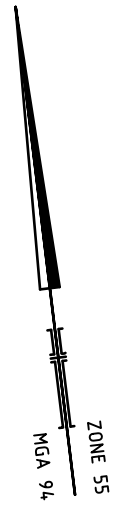
SHEET 3



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SEE SHEET 5

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SCALE 1: 500
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LENGTHS ARE IN METRES

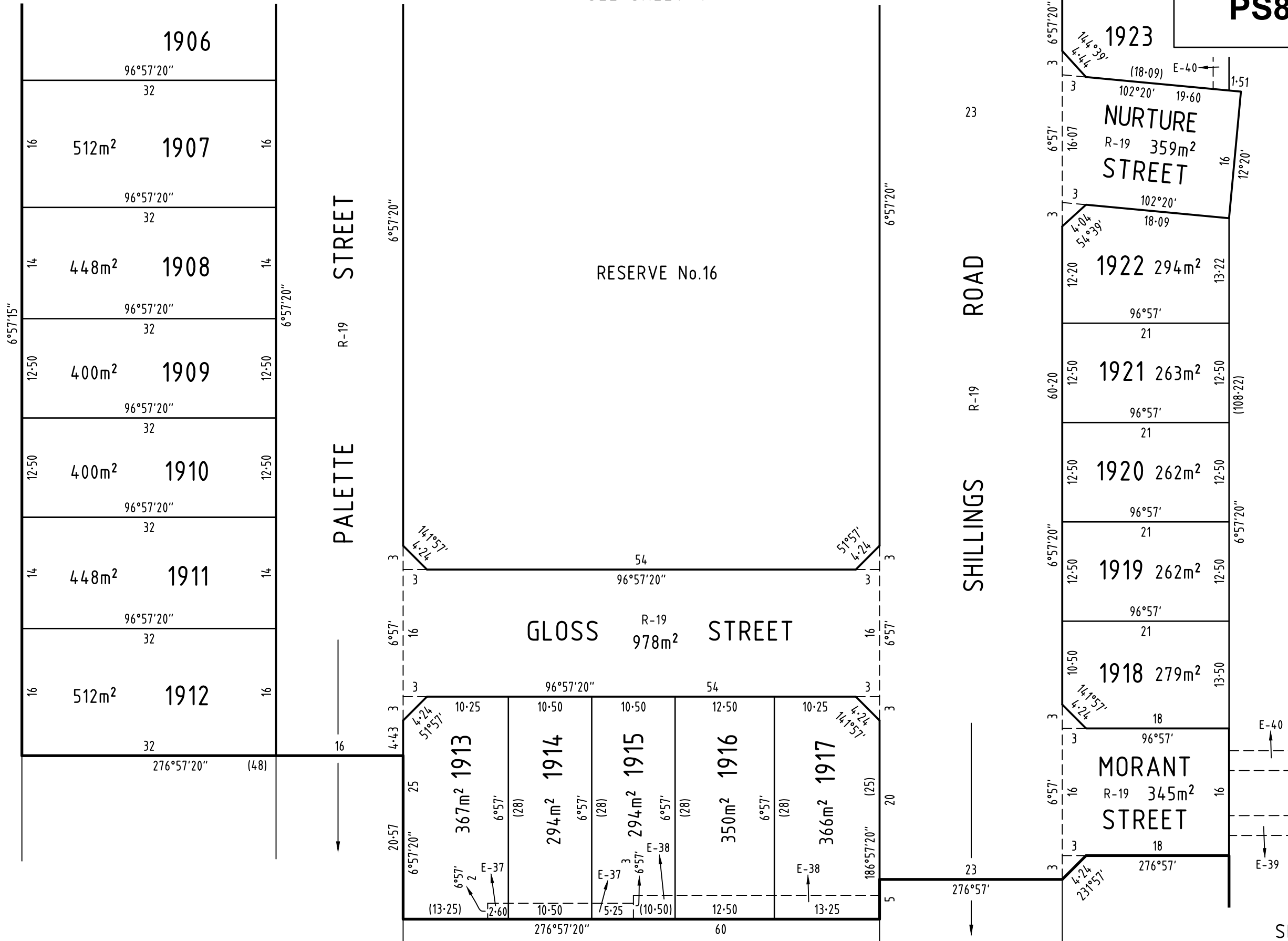
ORIGINAL SHEET SIZE: A3

SHEET 4

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PS819190C/S19



S23

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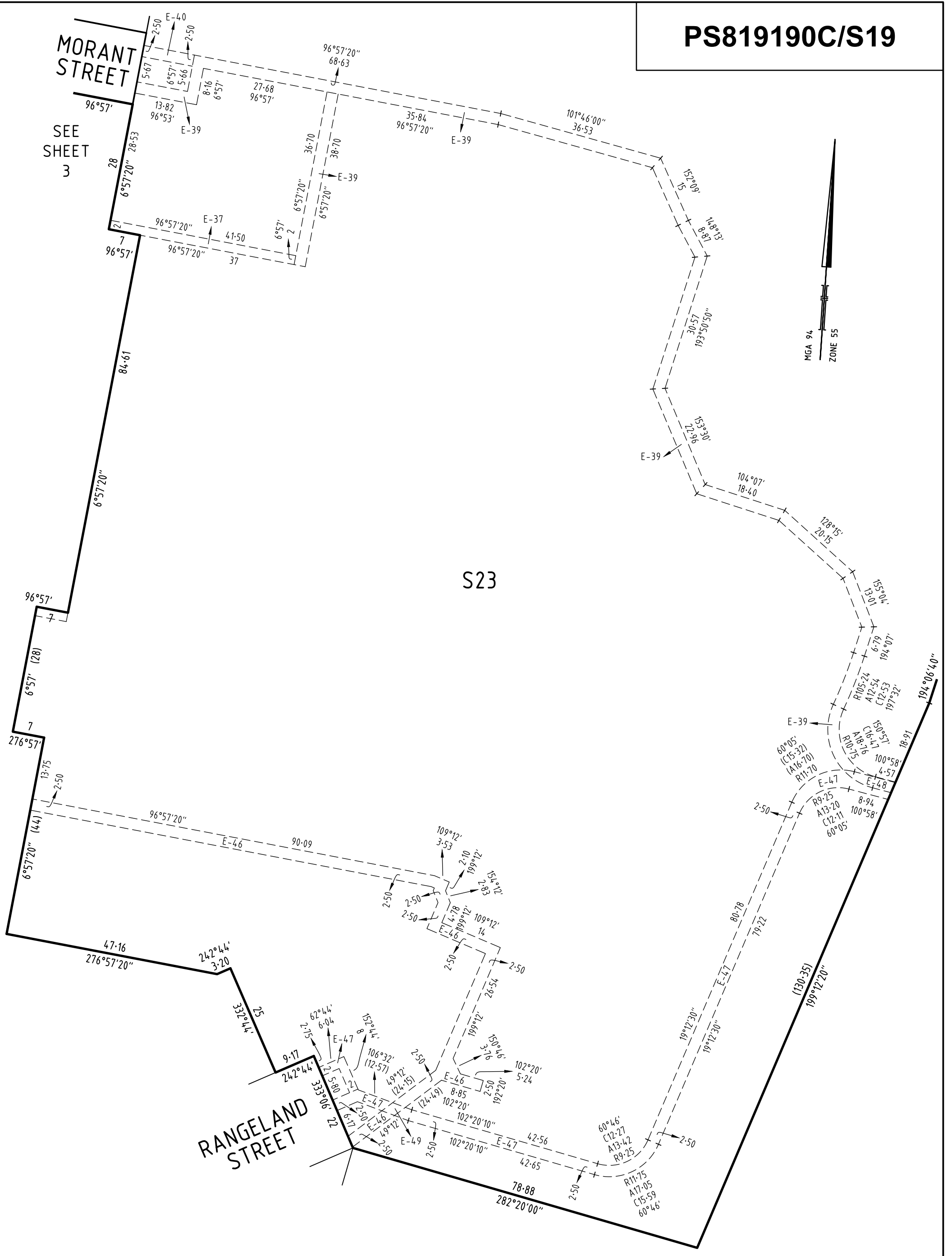
SCALE 1: 500

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 5

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SURVEYOR'S FILE REF: 309506SV00

SCALE 1: 750

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 6



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CREATION OF RESTRICTION 19A

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S19 (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
1901	1902, 1903	1910	1909, 1911
1904	1905	1911	1910, 1912
1905	1904, 1906	1912	1911
1906	1905, 1907	1913	1914
1907	1906, 1908	1916	1915, 1917
1908	1907, 1909	1917	1916
1909	1908, 1910		

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 AA9392, 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/S19 (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
1902	1901, 1903	1921	1920, 1922
1903	1901, 1902	1922	1921
1914	1913, 1915	1923	1924
1915	1914, 1916	1924	1923, 1925
1918	1919	1925	1924, 1926
1919	1918, 1920	1926	1925, 1927
1920	1919, 1921	1927	1926

Lot 1902, 1903, 1914, 1915, and 1918 to 1927 (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.