
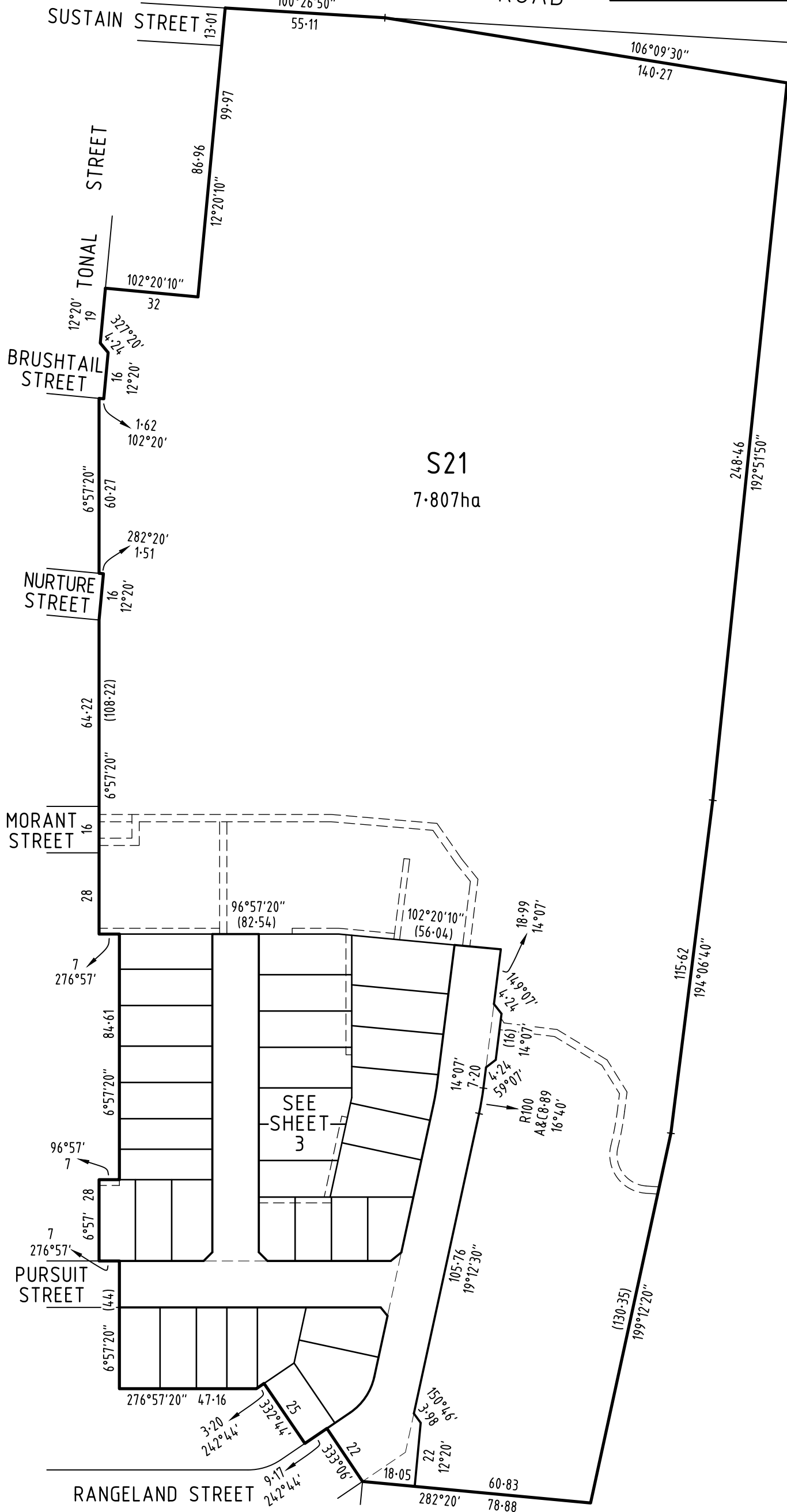
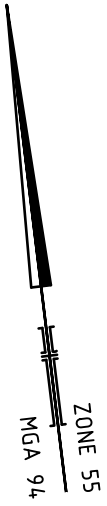


PLAN OF SUBDIVISION			EDITION 1	PS819190C/S20
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: 3 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL LAST PLAN REFERENCE: S20 on PS819190C/S23 POSTAL ADDRESS: 974 BLACK FOREST ROAD (at time of subdivision) MAMBOURIN VIC 3024 MGA94 CO-ORDINATES: E: 289 130 ZONE: 55 (of approx centre of land in plan) N: 5 804 050				
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines. Lots 1 to 2000, S1 to S20 (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 and Orbit Street on this plan via section 6 (1) (k) of the Subdivision Act 1988.	
ROAD R-20	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-39	DRAINAGE	2.50	PS819190C/S18	WYNDHAM CITY COUNCIL
E-41	DRAINAGE	2	THIS PLAN - STAGE 20	WYNDHAM CITY COUNCIL
E-42	DRAINAGE	SEE DIAGRAM	PS819190C/S19	WYNDHAM CITY COUNCIL
MAMBOURIN ESTATE - STAGE 20 (35 LOTS)			AREA OF STAGE - 1.993ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 309507SV00		ORIGINAL SHEET SIZE: A3
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GREENS ROAD



SURVEYOR'S FILE REF: 309507SV00

SCALE 1: 1500

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

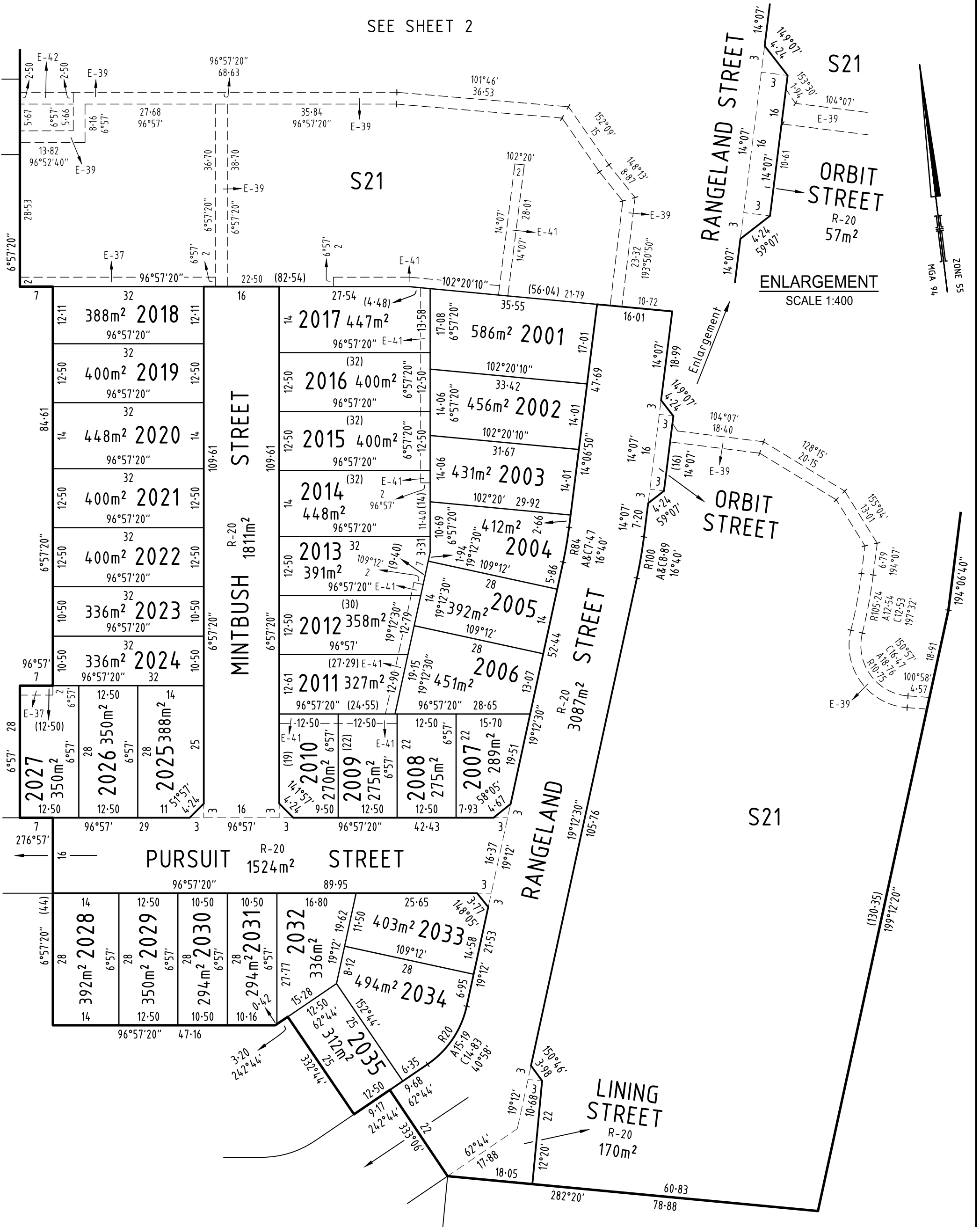
SHEET 2



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SEE SHEET 2



ENLARGEMENT
SCALE 1:400

MDA 94
ZONE 55

SURVEYOR'S FILE REF: 309507SV00

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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CREATION OF RESTRICTION 20A

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S20 (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
2001	2002, 2016, 2017	2019	2018, 2020
2002	2001, 2003, 2015, 2016	2020	2019, 2021
2003	2002, 2004, 2014, 2015	2021	2020, 2022
2004	2003, 2005, 2013, 2014	2022	2021, 2023
2005	2004, 2006, 2012, 2013	2023	2022, 2024
2006	2005, 2007, 2008, 2009, 2011, 2012	2024	2023, 2025, 2026, 2027
2011	2006, 2009, 2010, 2012	2025	2024, 2026
2012	2005, 2006, 2011, 2013	2026	2024, 2025, 2027
2013	2004, 2005, 2012, 2014	2027	2024, 2026
2014	2003, 2004, 2013, 2015	2028	2029
2015	2002, 2003, 2014, 2016	2029	2028, 2030
2016	2001, 2002, 2015, 2017	2032	2031, 2033, 2034, 2035
2017	2001, 2016	2033	2032, 2034
2018	2019	2034	2032, 2033, 2035
		2035	2032, 2034

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/S20 (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
2007	2006, 2008
2008	2006, 2007, 2009
2009	2006, 2008, 2010, 2011
2010	2009, 2011
2030	2029, 2031
2031	2030, 2032

Lots 2007 to 2010 (both inclusive), 2030, and 2031 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.

CREATION OF RESTRICTION C

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S20 (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
2034	2032, 2033, 2035
2035	2032, 2034

Note: The burdened lots fall within the Design and Development Overlay Schedule 10 (DDO10) under the Wyndham Planning Scheme.

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot must not construct a dwelling on that burdened lot unless the dwelling proposed to be constructed contains the building treatments detailed below;

(a) External Façade Window/Doors

- Conventional external façade glazing system.

(b) External Façade Walls

- Masonry construction including brick veneer combined with an internal stud wall clad internally with 10mm thick plasterboard. The stud wall will be separated from the veneer by 20mm, and the cavity will include fibreglass fibrous insulation not less than 75mm x 11kg/m³. Care must be taken to ensure that mortar is full depth, and that all junctions and gaps are well sealed using resilient mastic eg. Sikaflex Pro.
- Should lightweight construction be adopted, facade walls will be constructed using 92mm steel studs clad externally using 9mm cement sheet and internally using 13mm thick fire rated plasterboard. The partition cavity must include 75mm x 14kg/m³ fibreglass fibrous insulation, and all junctions and gaps must be well sealed using resilient mastic eg. Sikaflex Pro.

(c) Roof / Ceiling Construction.

- Conventional roof / ceiling construction including external metal deck sheeting, building blanket incorporating fibrous insulation and sisalation, and a suspended plasterboard ceiling.

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ORIGINAL SHEET
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SHEET 5



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