

PLAN OF SUBDIVISION	EDITION 1	PS819190C/S23
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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: S23 on PS819190C/S19

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

IDENTIFIER	COUNCIL / BODY / PERSON
ROAD R-23	WYNDHAM CITY COUNCIL
RESERVE Nos. 9 & 17	WYNDHAM CITY COUNCIL
RESERVE No. 18	POWERCOR AUSTRALIA LIMITED

NOTATIONS

Land being subdivided is enclosed within thick continuous lines.

Lots 1 to 2300, and S1 to S19 (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.

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

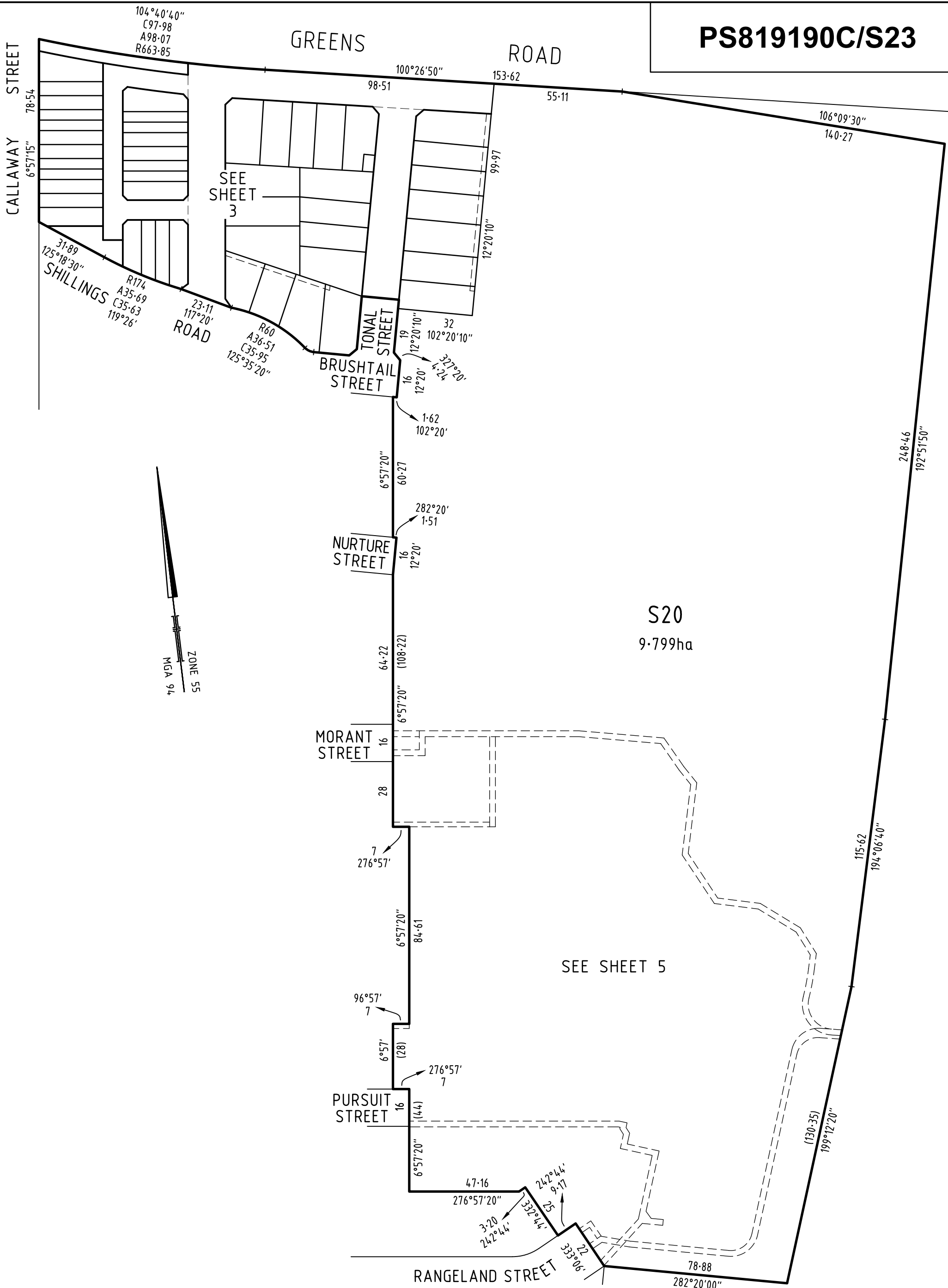
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

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-40	DRAINAGE	SEE DIAGRAM	PS819190C/S19	WYNDHAM CITY COUNCIL
E-46	SEWERAGE	SEE DIAGRAM	PS819190C/S17	GREATER WESTERN WATER CORPORATION
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
E-49	SEWERAGE	SEE DIAGRAM	PS819190C/S17	GREATER WESTERN WATER CORPORATION
E-49	DRAINAGE	SEE DIAGRAM	PS819190C/S17	MELBOURNE WATER
E-50	DRAINAGE	2	THIS PLAN -STAGE 23	WYNDHAM CITY COUNCIL

MAMBOURIN ESTATE - STAGE 23 (47 LOTS) AREA OF STAGE - 1.903ha

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GREENS ROAD



SURVEYOR'S FILE REF: 309510SV00

SCALE 1: 1500

LENGTHS ARE IN METRES

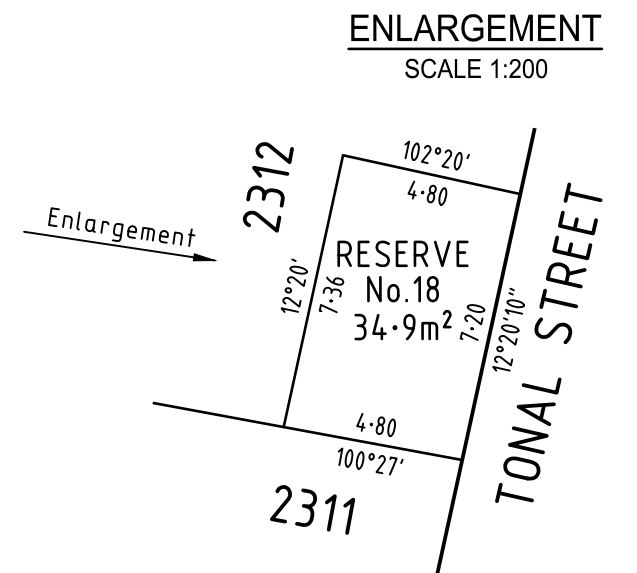
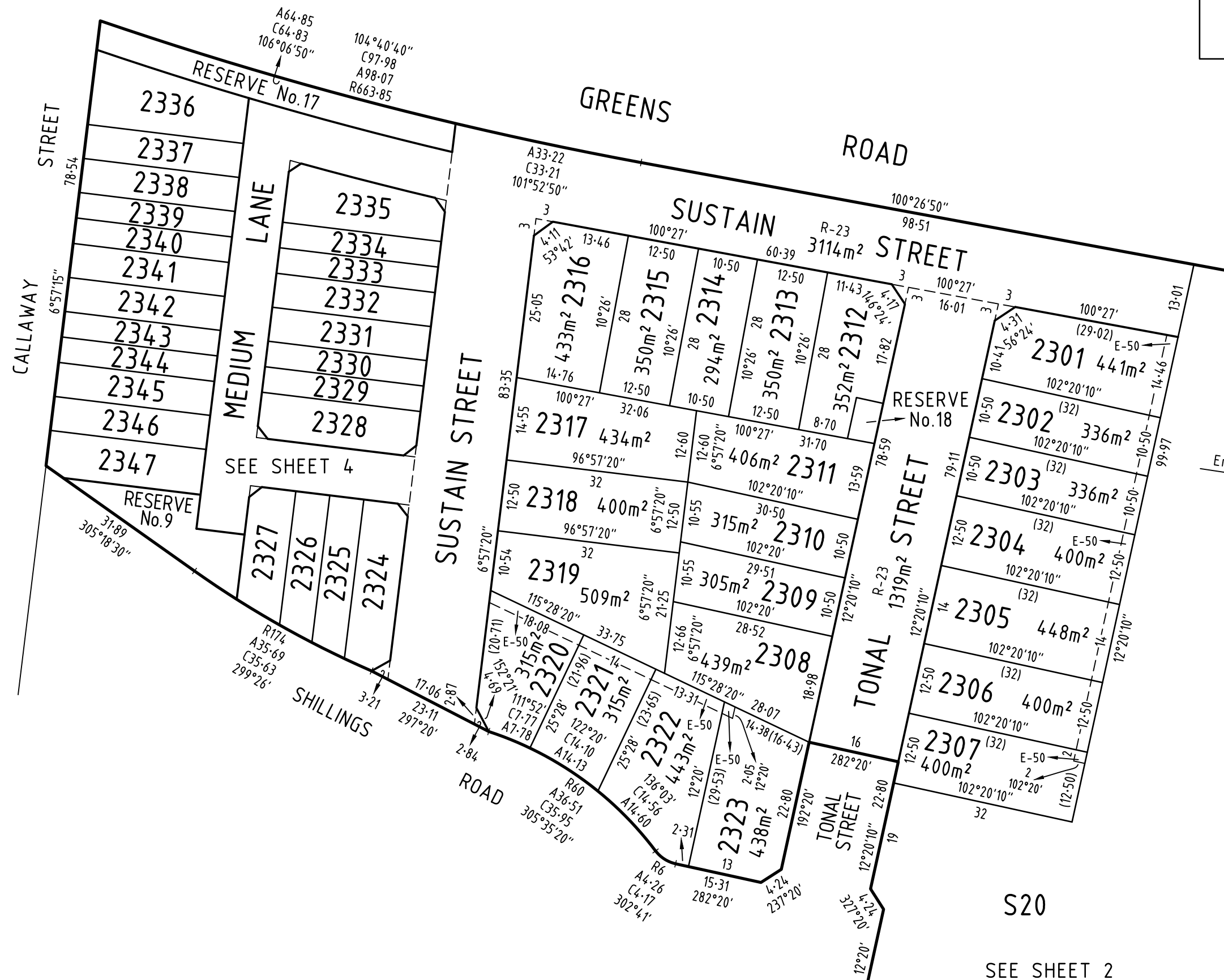
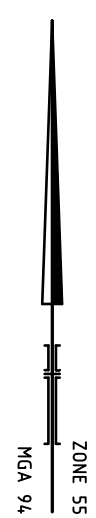
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SHEET 2

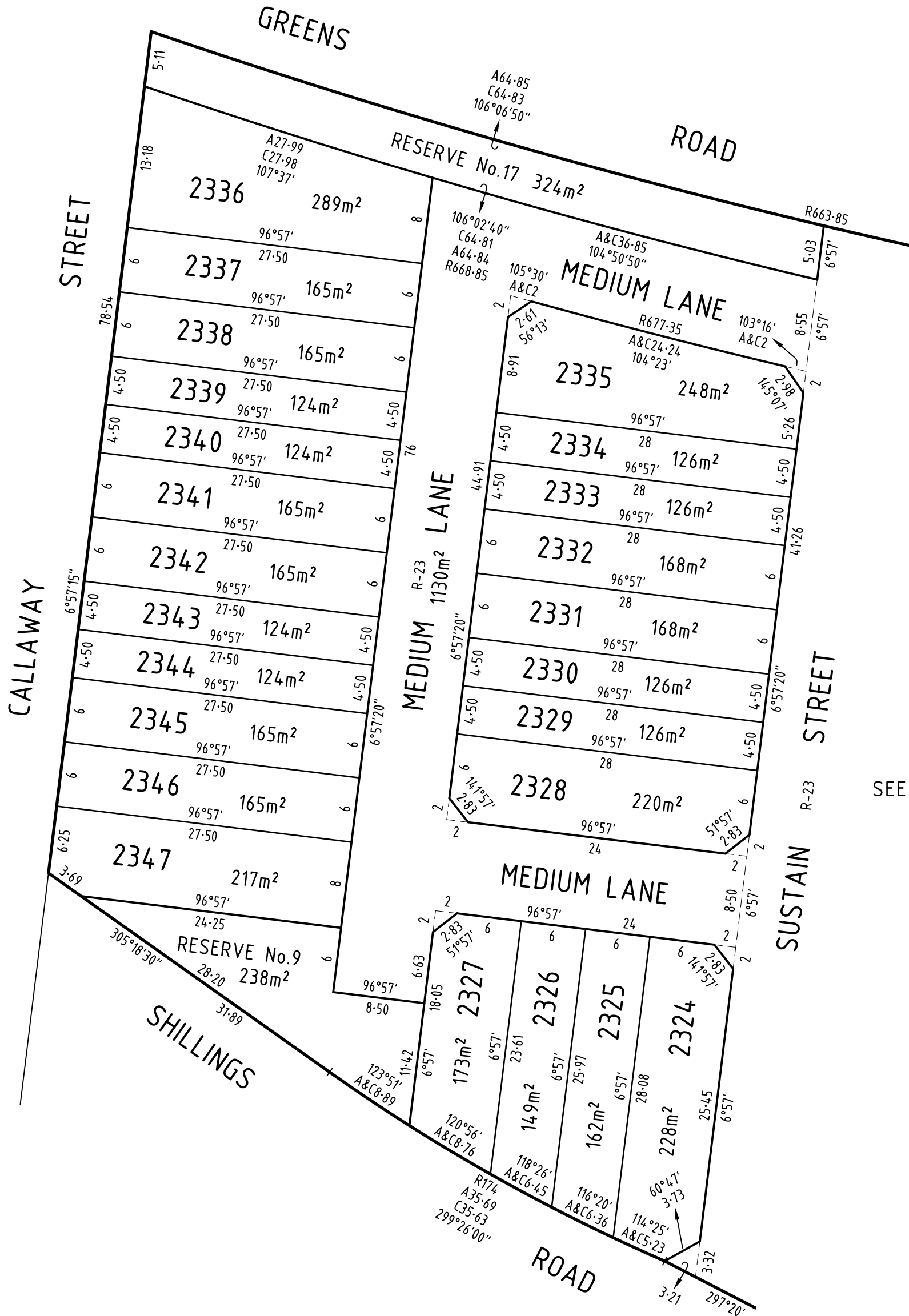
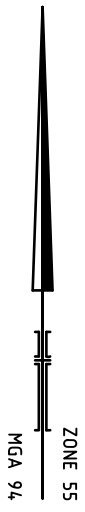


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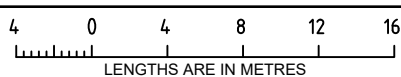
S20
SEE SHEET 2



SEE SHEET 3

SURVEYOR'S FILE REF: 309510SV00

SCALE
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ORIGINAL SHEET
SIZE: A3

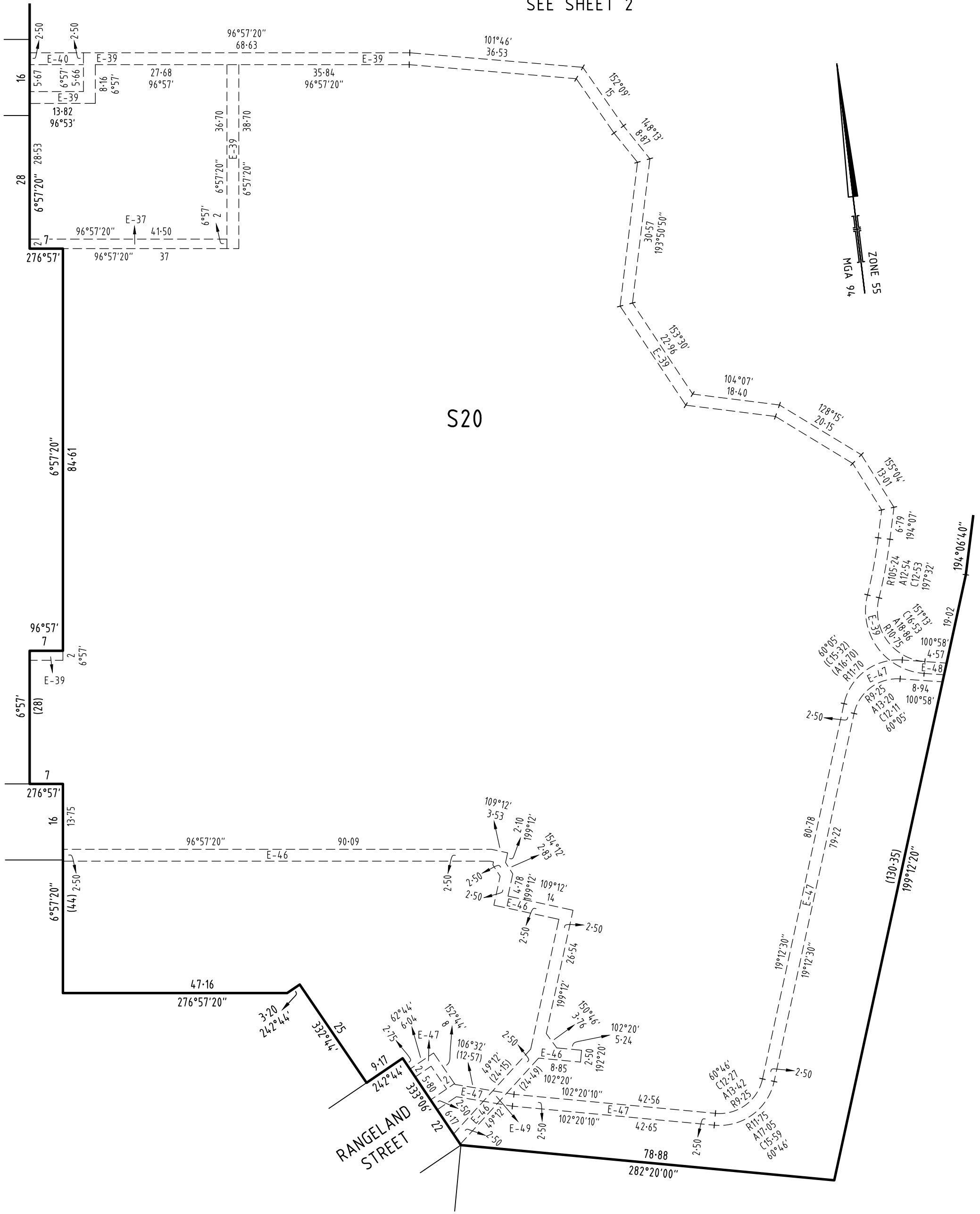
SHEET 4



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SEE SHEET 2



CREATION OF RESTRICTION 23A

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S23 (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
2301	2302	2312	2311, 2313
2302	2301, 2303	2313	2311, 2312, 2314
2303	2302, 2304	2315	2314, 2316, 2317
2304	2303, 2305	2316	2315, 2317
2305	2304, 2306	2317	2311, 2314, 2315, 2316, 2318
2306	2305, 2307	2318	2309, 2310, 2317, 2319
2307	2306	2319	2308, 2309, 2318, 2320, 2321, 2322
2308	2309, 2319, 2322, 2323	2320	2319, 2321
2309	2308, 2310, 2318, 2319	2321	2319, 2320, 2322
2310	2309, 2311, 2318	2322	2308, 2319, 2321, 2323
2311	2310, 2312, 2313, 2314, 2317	2323	2308, 2322

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 23B

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S23 (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
2314	2311, 2313, 2315, 2317	2336	2337
2324	2325	2337	2336, 2338
2325	2324, 2326	2338	2337, 2339
2326	2325, 2327	2339	2338, 2340
2327	2326	2340	2339, 2341
2328	2329	2341	2340, 2342
2329	2328, 2330	2342	2341, 2343
2330	2329, 2331	2343	2342, 2344
2331	2330, 2332	2344	2343, 2345
2332	2331, 2333	2345	2344, 2346
2333	2332, 2334	2346	2345, 2347
2334	2333, 2335	2347	2346
2335	2334		

Lots 2314, and 2324 to 2327 (both inclusive) are defined as Type A lots under the Small Lot Housing Code.

Lots 2328 to 2347 (both inclusive) are defined as Type B 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' shall not:

Small Lot Housing Code

- (a) build or allow to be built or remain on lots 2314, and 2324 to 2327 (both inclusive) 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.
- (b) build or allow to be built or remain on lots 2328 to 2347 (both inclusive) any remaining building or structure that has not been constructed in accordance with the 'Small Lot Building Code (Type B)' 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.