
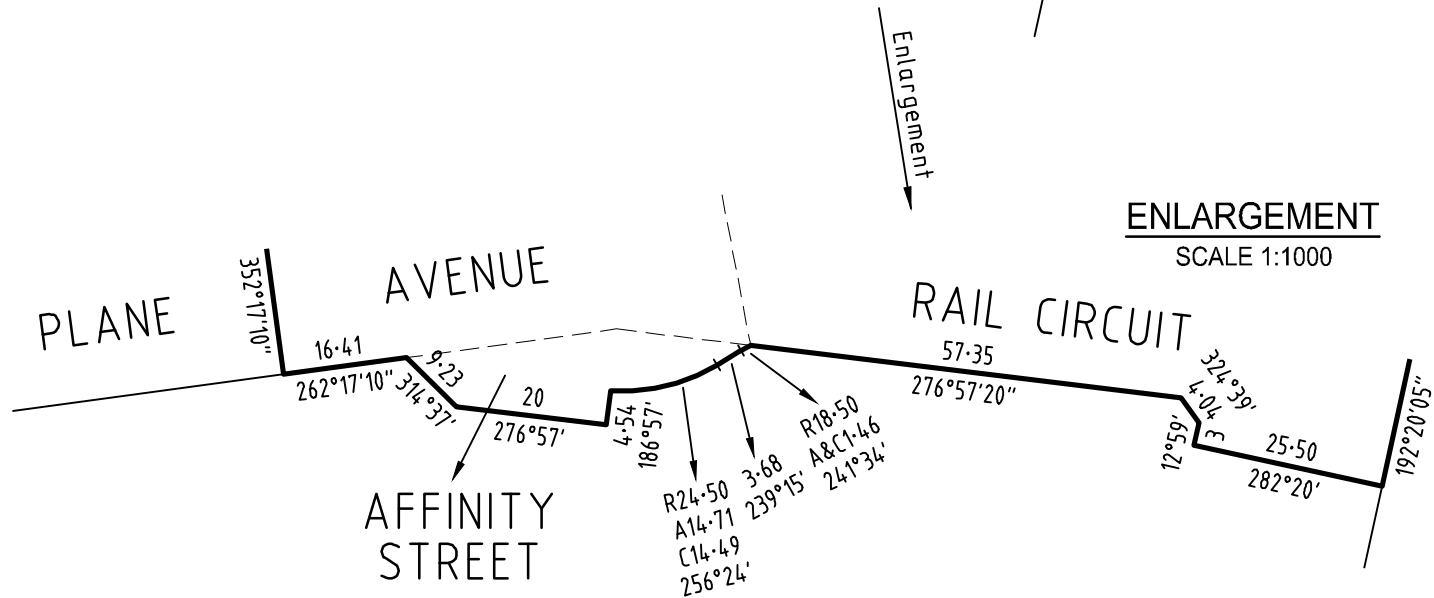
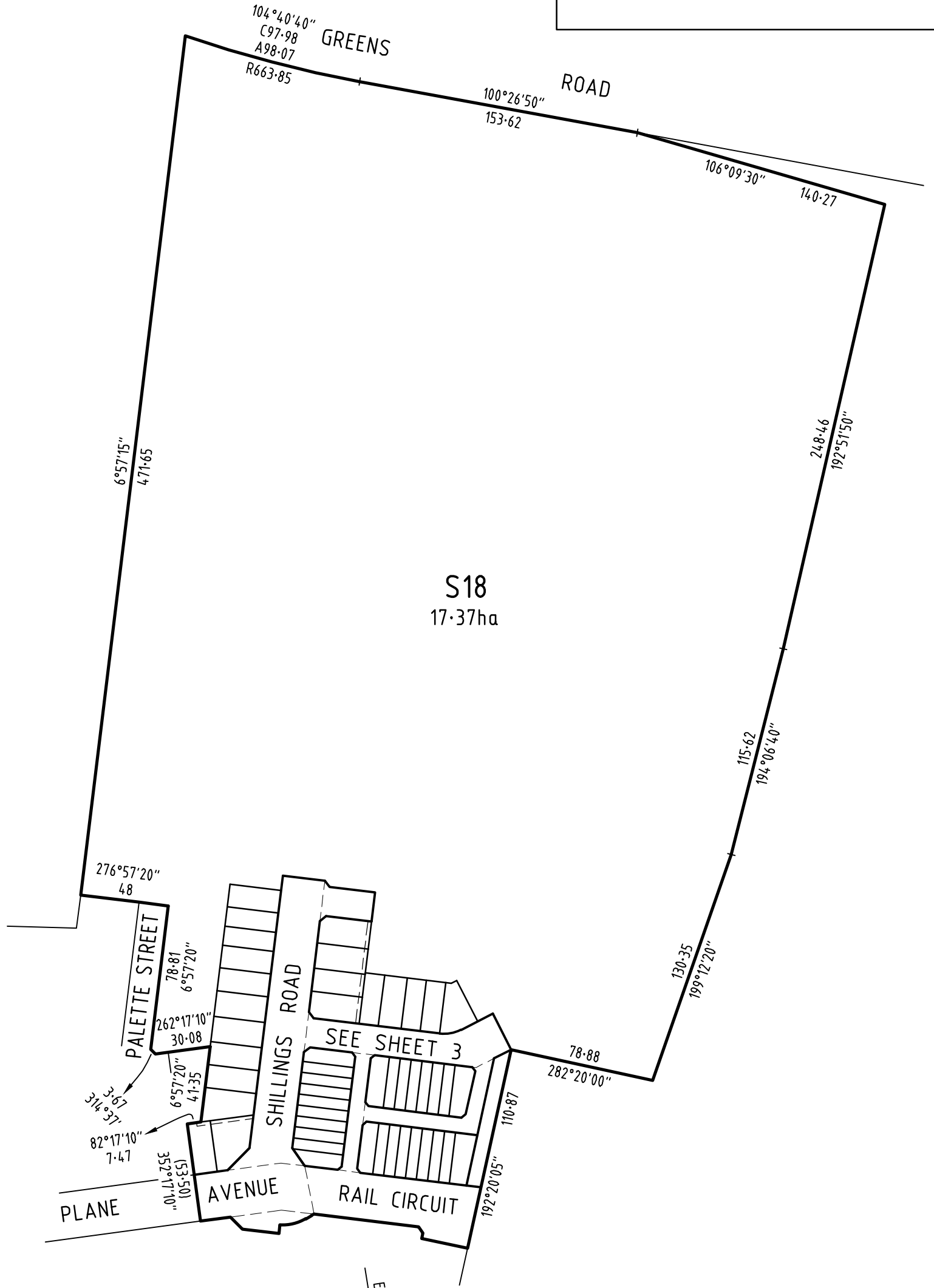
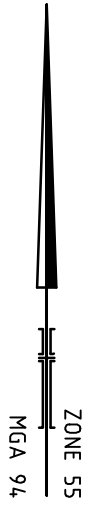


PLAN OF SUBDIVISION			EDITION 1	PS 819190C/S17
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: 3 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL LAST PLAN REFERENCE: S17 on PS 819190C/S16 POSTAL ADDRESS: 974 BLACK FOREST ROAD (at time of subdivision) MAMBOURIN VIC 3024 MGA94 CO-ORDINATES: E: 289 150 ZONE: 55 (of approx centre of land in plan) N: 5 803 560				
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines. Lots 1 to 1700, and S1 to S17 (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-17 RESERVE No.13	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-36	DRAINAGE	2	THIS PLAN	WYNDHAM CITY COUNCIL
MAMBOURIN ESTATE - STAGE 17 (48 LOTS)			AREA OF STAGE - 2.507ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 309504SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Terry J Mawson Version: 7		SHEET 1 OF 6



SURVEYOR'S FILE REF: 309504SV00

SCALE 1: 2500

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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

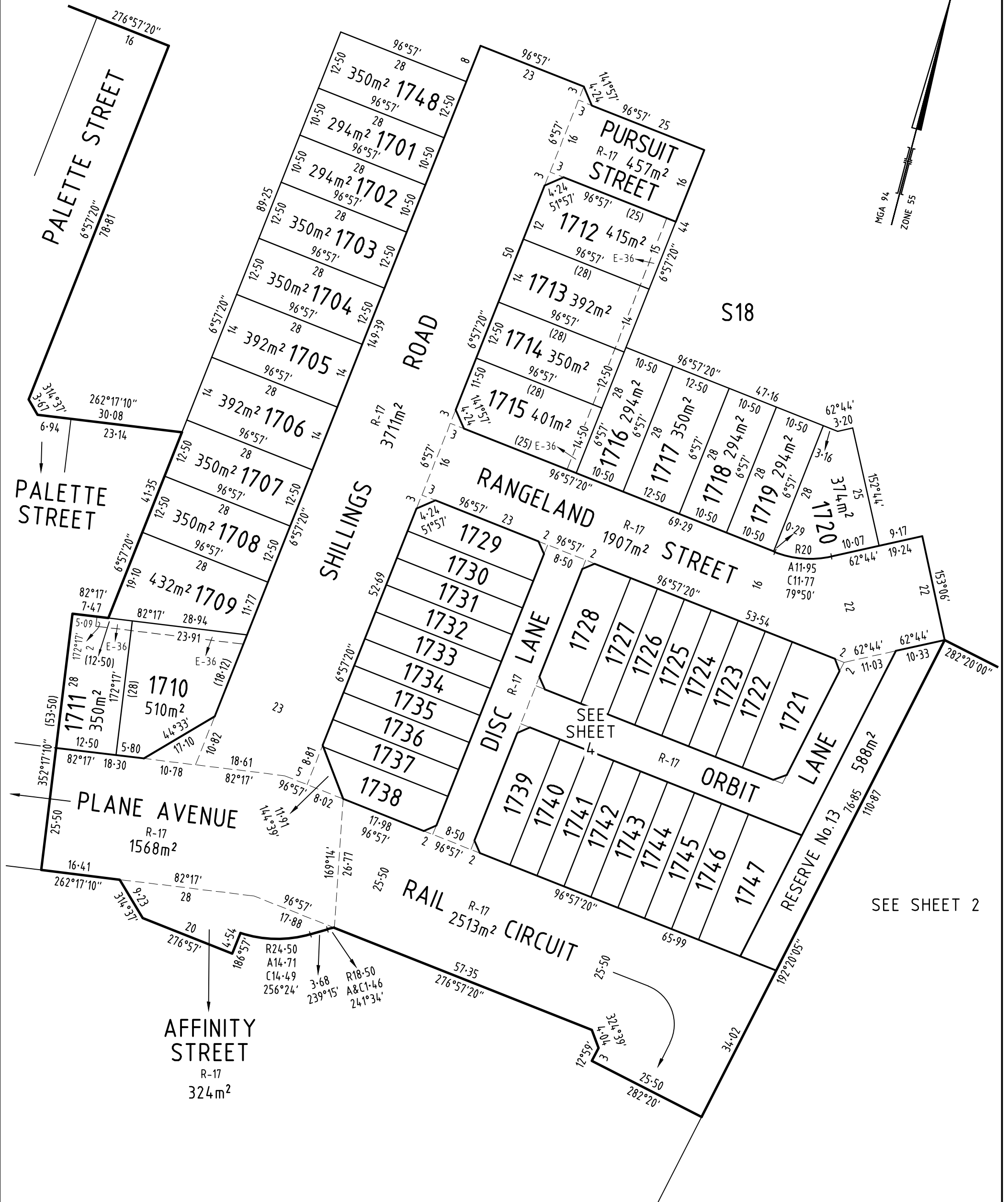
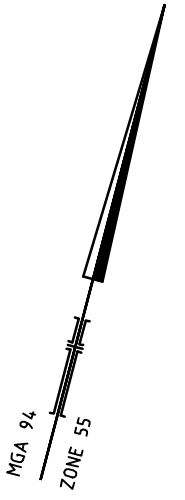
SHEET 2



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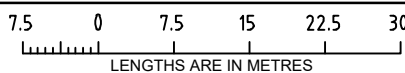
SEE SHEET 2



SEE SHEET 2

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SCALE
1: 750



ORIGINAL SHEET
SIZE: A3

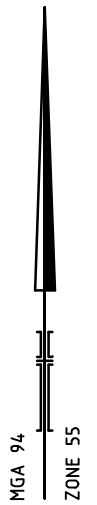
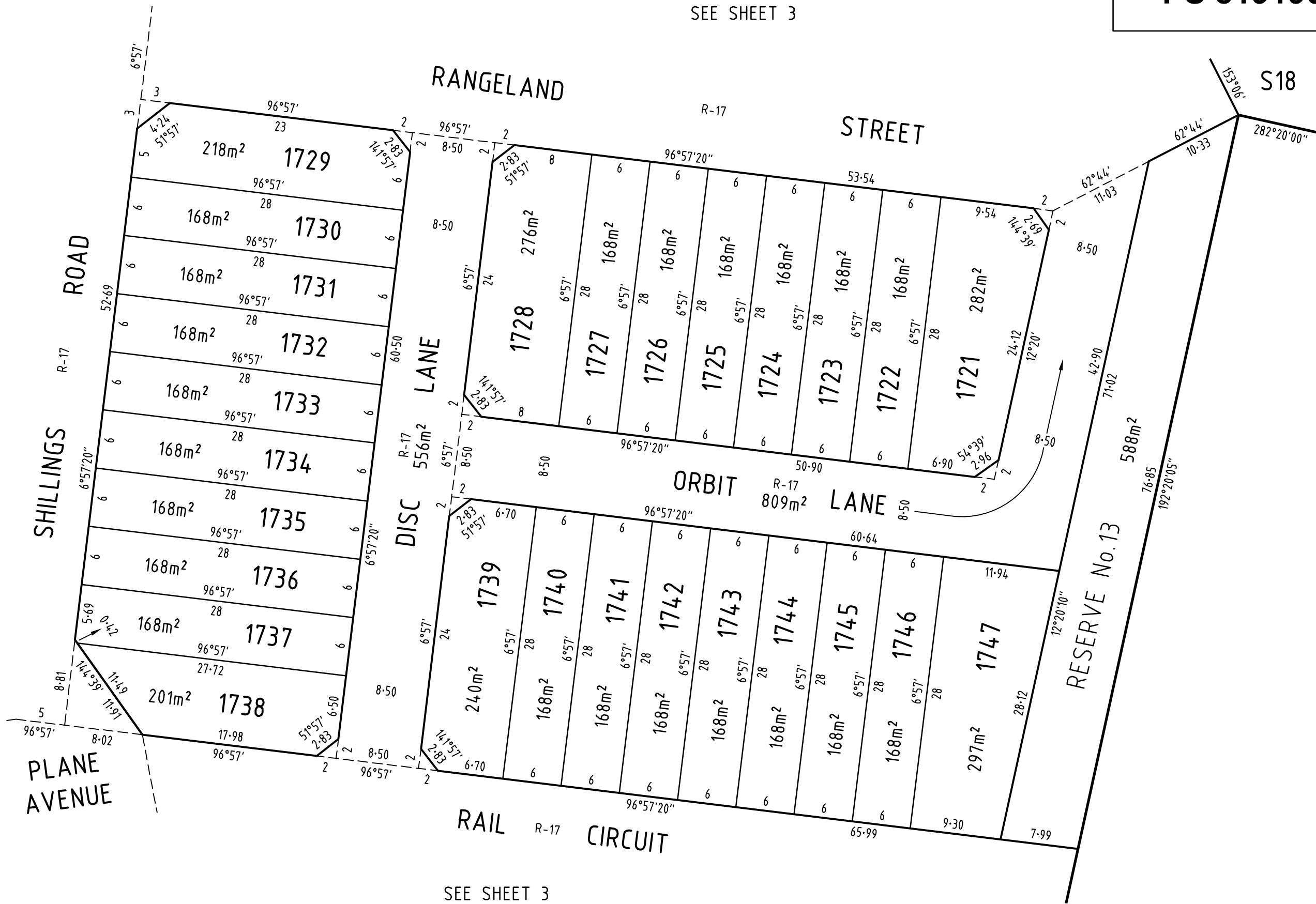
SHEET 3



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SCALE 1: 400

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 4

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CREATION OF RESTRICTION 17A

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S17 (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
1703	1702, 1704	1711	1709, 1710
1704	1703, 1705	1712	1713
1705	1704, 1706	1713	1712, 1714, 1716
1706	1705, 1707	1714	1713, 1715, 1716
1707	1706, 1708	1715	1714, 1716
1708	1707, 1709	1717	1716, 1718
1709	1708, 1710, 1711	1720	1719
1710	1709, 1711	1748	1701

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/S17 (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
1701	1702, 1748	1727	1726, 1728	1738	1737
1702	1701, 1703	1728	1727	1739	1740
1716	1713, 1714, 1715, 1717	1729	1730	1740	1739, 1741
1718	1717, 1719	1730	1729, 1731	1741	1740, 1742
1719	1718, 1720	1731	1730, 1732	1742	1741, 1743
1721	1722	1732	1731, 1733	1743	1742, 1744
1722	1721, 1723	1733	1732, 1734	1744	1743, 1745
1723	1722, 1724	1734	1733, 1735	1745	1744, 1746
1724	1723, 1725	1735	1734, 1736	1746	1745, 1747
1725	1724, 1726	1736	1735, 1737	1747	1746
1726	1725, 1727	1737	1736, 1738		

Lot 1701, 1702, 1716, 1718, 1719, and 1721 to 1747 (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.

CREATION OF RESTRICTION C

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S17 (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
1721	1722
1747	1746

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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