
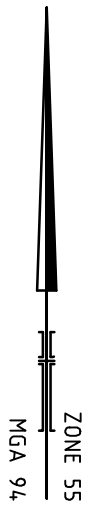


PLAN OF SUBDIVISION		EDITION 1	PS 819190C/S16	
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: 2 (PART), 3 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL LAST PLAN REFERENCE: S16 ON PS 819190C/S15 POSTAL ADDRESS: 974 BLACK FOREST ROAD (at time of subdivision) MAMBOURIN VIC 3024 MGA94 CO-ORDINATES: E: 289 000 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 1600, and S1 to S16 (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-16	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-34	DRAINAGE	2	THIS PLAN - STAGE 16	WYNDHAM CITY COUNCIL
E-35	SEWERAGE	3	THIS PLAN - STAGE 16	GREATER WESTERN WATER CORPORATION
E-35	DRAINAGE	3	THIS PLAN - STAGE 16	WYNDHAM CITY COUNCIL
MAMBOURIN ESTATE - STAGE 16 (39 LOTS)				AREA OF STAGE - 2.259ha
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 308976SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Terry J Mawson Version: 4		SHEET 1 OF 4



104°40'40"
C97-98
A98-07
R663-85

GREENS

ROAD

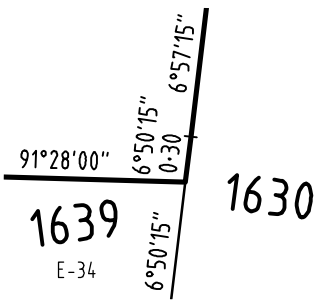
100°26'50"
153.62

106°09'30"
140.27

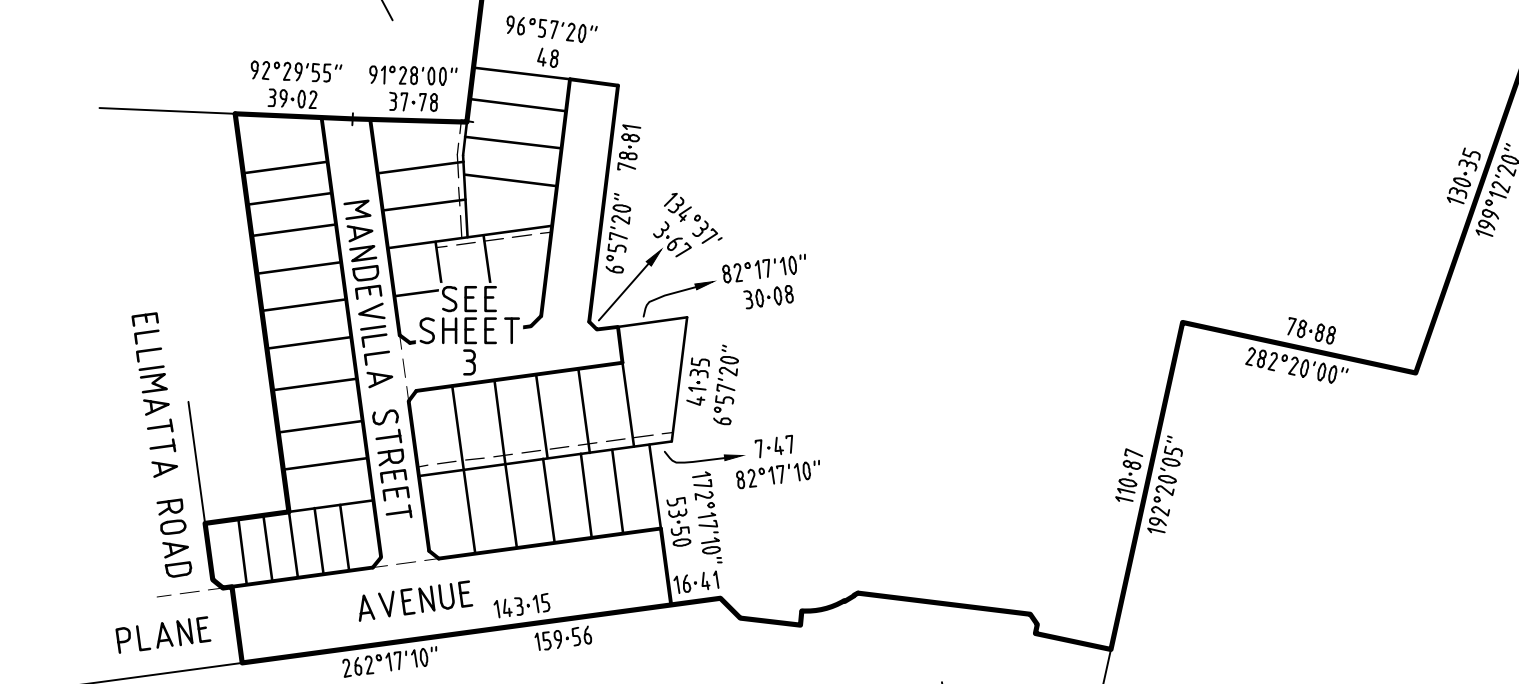
248.46
192°51'50"

S17
19.87ha

ENLARGEMENT
SCALE 1:50

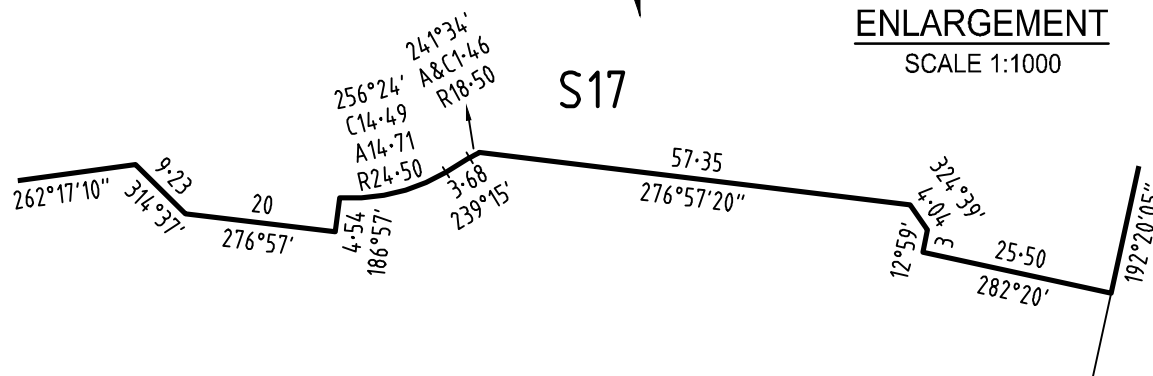


Enlargement



Enlargement

ENLARGEMENT
SCALE 1:1000



SURVEYOR'S FILE REF: 308976SV00

SCALE 1: 2500
25 0 25 50 75 100
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

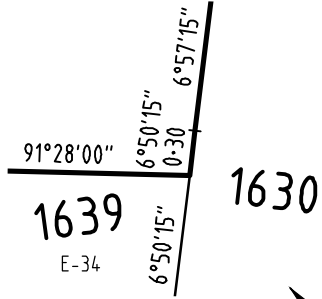
SHEET 2



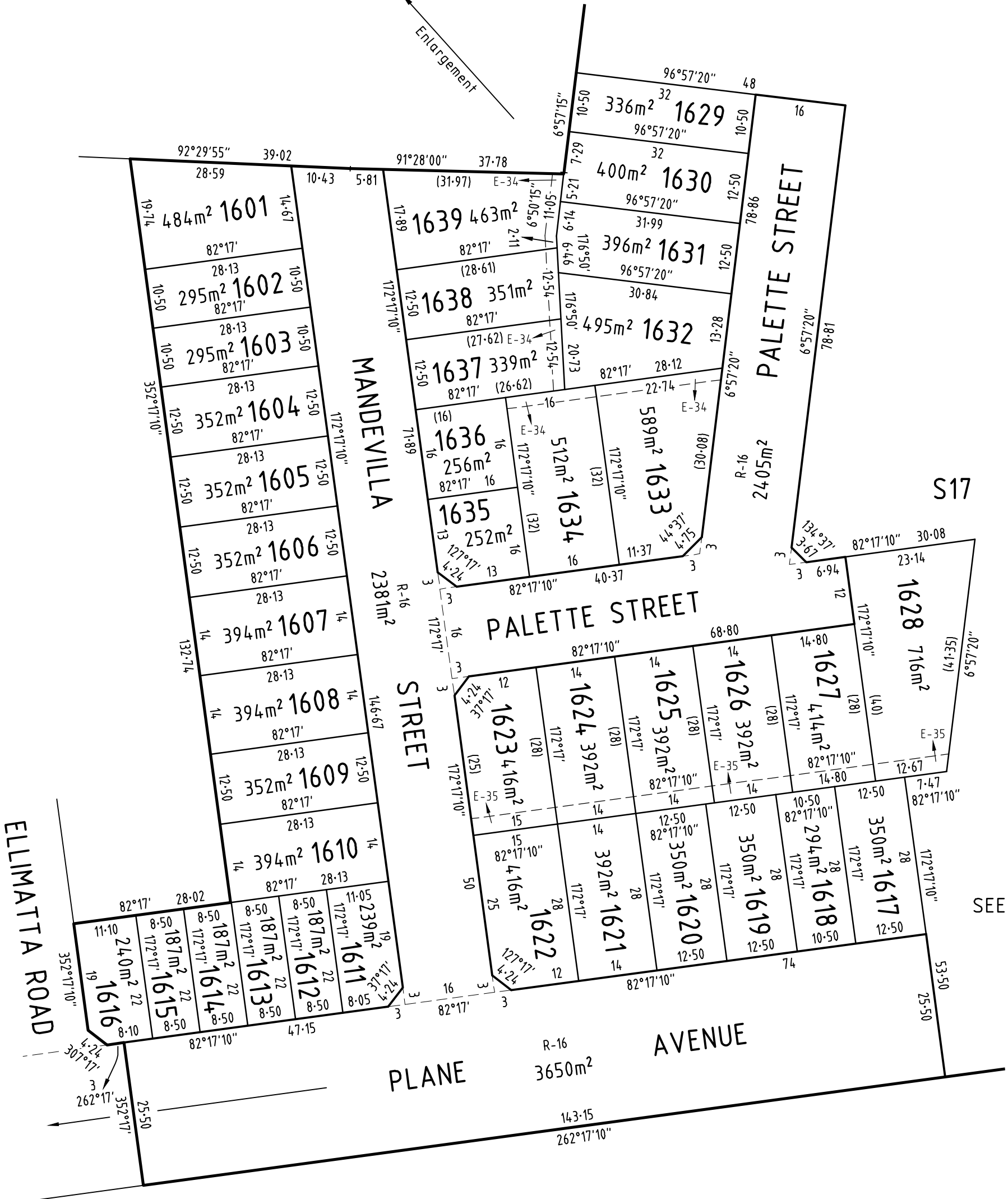
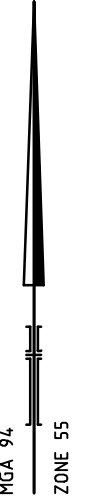
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Version: 4

ENLARGEMENT
SCALE 1:50



SEE SHEET 2



SEE SHEET 2

SURVEYOR'S FILE REF: 308976SV00

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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Version: 4

CREATION OF RESTRICTION 16A

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S16 (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
1601	1602	1619	1618, 1620, 1625, 1626	1628	1617, 1627
1604	1603, 1605	1620	1619, 1621, 1625	1629	1630
1605	1604, 1606	1621	1620, 1622, 1624	1630	1629, 1631, 1639
1606	1605, 1607	1622	1621, 1623	1631	1630, 1632, 1638, 1639
1607	1606, 1608	1623	1622, 1624	1632	1631, 1633, 1634, 1637, 1638
1608	1607, 1609	1624	1621, 1623, 1625	1633	1632, 1634
1609	1608, 1610	1625	1619, 1620, 1624, 1626	1634	1632, 1633, 1635, 1636, 1637
1610	1609, 1611, 1612, 1613, 1614	1626	1618, 1619, 1625, 1627	1637	1632, 1634, 1636, 1638
1617	1618, 1627, 1628	1627	1617, 1618, 1626, 1628	1638	1631, 1632, 1637, 1639
				1639	1630, 1631, 1638

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 AA8647, 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/S16 (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
1602	1601, 1603	1615	1614, 1616
1603	1602, 1604	1616	1615
1611	1610, 1612	1618	1617, 1619, 1626, 1627
1612	1610, 1611, 1613	1635	1634, 1636
1613	1610, 1612, 1614	1636	1634, 1635, 1637
1614	1610, 1613, 1615		

Lot 1602, 1603, 1611 to 1616 (both inclusive), 1618, 1635 and 1636 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.

OWNERS CORPORATION SCHEDULE

PS819190C/S16

Owners Corporation No. 1 Plan No. PS819190C/S16

Land affected by Owners Corporation Lots: ALL LAND AFFECTED BY OWNERS CORPORATION 1 ON PREVIOUS STAGES OF THIS PLAN AND ALL OF THE LOTS IN THE TABLE BELOW

Common Property No.: 1

Limitations of Owners Corporation: Unlimited

Notations
NIL

Totals		
	Entitlement	Liability
This schedule	5390	391
Previous stages	8220	6221
Overall Total	13610	6612

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1601	10	10									
1602	10	10									
1603	10	10									
1604	10	10									
1605	10	10									
1606	10	10									
1607	10	10									
1608	10	10									
1609	10	10									
1610	10	10									
1611	10	10									
1612	10	10									
1613	10	10									
1614	10	10									
1615	10	10									
1616	10	10									
1617	10	10									
1618	10	10									
1619	10	10									
1620	10	10									
1621	10	10									
1622	10	10									
1623	10	10									
1624	10	10									
1625	10	10									
1626	10	10									
1627	10	10									
1628	10	10									
1629	10	10									
1630	10	10									
1631	10	10									
1632	10	10									
1633	10	10									
1634	10	10									
1635	10	10									
1636	10	10									
1637	10	10									
1638	10	10									
1639	10	10									
S17	5000	1									