
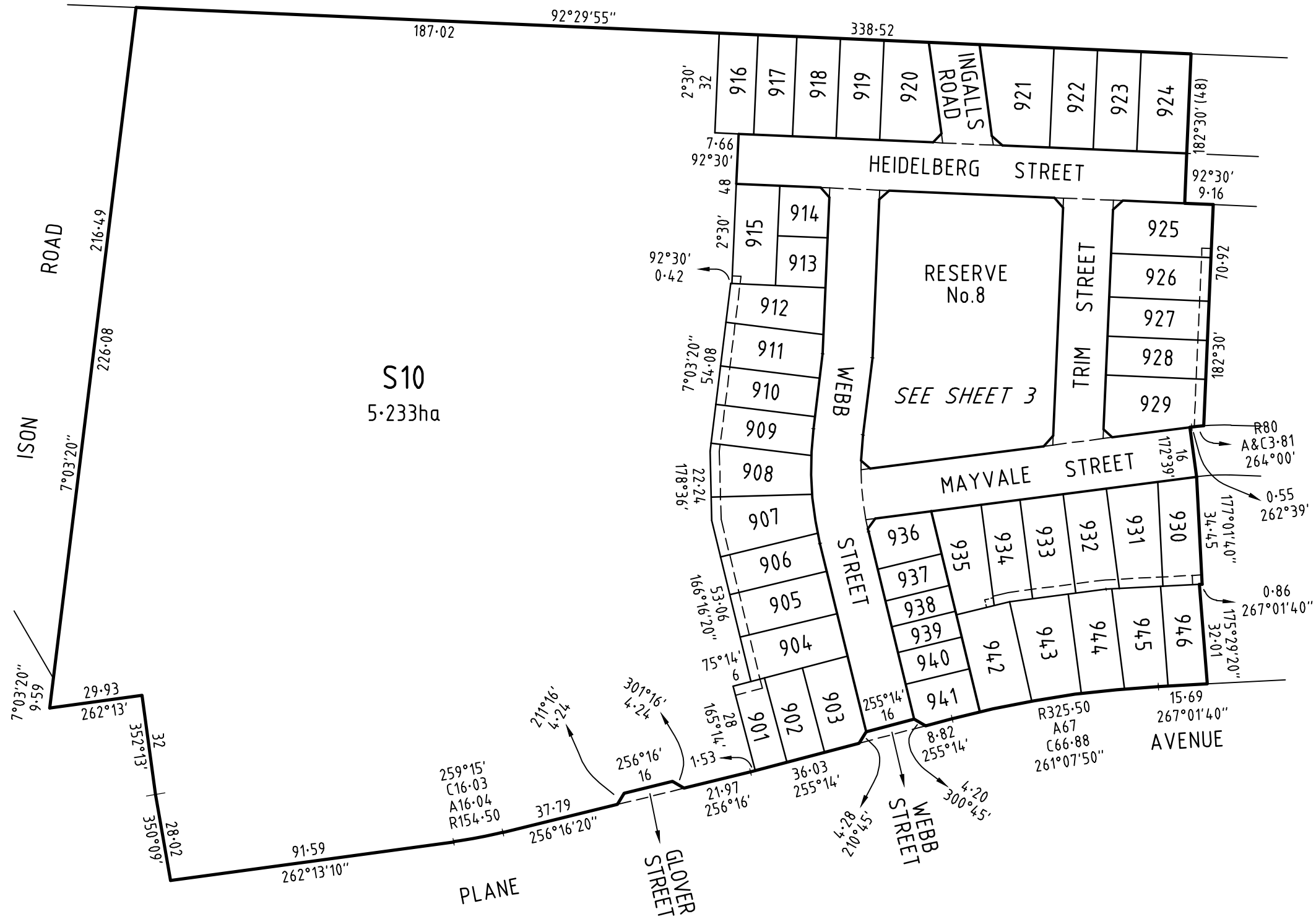


|  |  |   |  |                                   |
|--|--|---|--|-----------------------------------|
| <b>PLAN OF SUBDIVISION</b>   |  |   | EDITION 1  | <b>PS 819190C/S9</b>              |
| <b>LOCATION OF LAND</b><br>PARISH: MAMBOURIN<br>TOWNSHIP:<br>SECTION: 20<br>CROWN ALLOTMENT: 1 (PART)<br>CROWN PORTION: -<br>TITLE REFERENCE: C/T VOL 12279 FOL 917<br><br>LAST PLAN REFERENCE: S9 on PS 819190C / S13<br><br>POSTAL ADDRESS: 974 BLACK FOREST ROAD<br>(at time of subdivision) WYNDHAM VALE VIC 3024<br><br>MGA94 CO-ORDINATES: E: 288 300                      ZONE: 55<br>(of approx centre of land in plan) N: 5 803 570 |  |   |  |                                   |
| <b>VESTING OF ROADS AND/OR RESERVES</b>  |  |   | <b>NOTATIONS</b>   |                                   |
| IDENTIFIER   | COUNCIL / BODY / PERSON                      |   | Land being subdivided is enclosed within thick continuous lines.<br><br>Lots 1 to 900 and S1 to S9 (all inclusive) have been omitted from this plan.<br><br>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.<br><br>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-9<br>RESERVE No. 8  | WYNDHAM CITY COUNCIL<br>WYNDHAM CITY COUNCIL |   |  |                                   |
| <b>NOTATIONS</b>   |  |   |  |                                   |
| DEPTH LIMITATION DOES NOT APPLY  |  |   |  |                                   |
| SURVEY:<br>This plan is based on survey BP003363K & PS825328P<br><br>STAGING:<br>This is a staged subdivision<br>Planning Permit No. WYP 10554/17<br><br>This survey has been connected to permanent marks No(s). PM28 & PM63<br>In Proclaimed Survey Area No. -   |  |   |  |                                   |
| <b>EASEMENT INFORMATION</b>  |  |   |  |                                   |
| LEGEND: A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)  |  |   |  |                                   |
| Easement Reference   | Purpose                                      | Width (Metres)                                  | Origin   | Land Benefited / In Favour of     |
| E-17   | DRAINAGE                                     | 3   | PS 819190C - STAGE 6   | WYNDHAM CITY COUNCIL              |
| E-17   | SEWERAGE                                     | 3   | PS 819190C - STAGE 6   | CITY WEST WATER CORPORATION       |
| E-22   | SEWERAGE                                     | 2.50  | THIS PLAN - STAGE 9  | GREATER WESTERN WATER CORPORATION |
| E-23   | DRAINAGE                                     | 3   | THIS PLAN - STAGE 9  | WYNDHAM CITY COUNCIL              |
| E-23   | SEWERAGE                                     | 3   | THIS PLAN - STAGE 9  | GREATER WESTERN WATER CORPORATION |
| <b>MAMBOURIN ESTATE - STAGE 9 (46 LOTS)</b>  |  |   | <b>AREA OF STAGE - 3.282ha</b>   |                                   |
|  414 La Trobe Street<br>PO Box 16084<br>Melbourne Vic 8007<br>T 61 3 9993 7888<br>spiire.com.au   |  | SURVEYORS FILE REF: 305174SV00                  |  | ORIGINAL SHEET SIZE: A3           |
|  |  | Licensed Surveyor: Terry J Mawson<br>Version: 8 |  | SHEET 1 OF 4                      |



SURVEYOR'S FILE REF: 305174SV00



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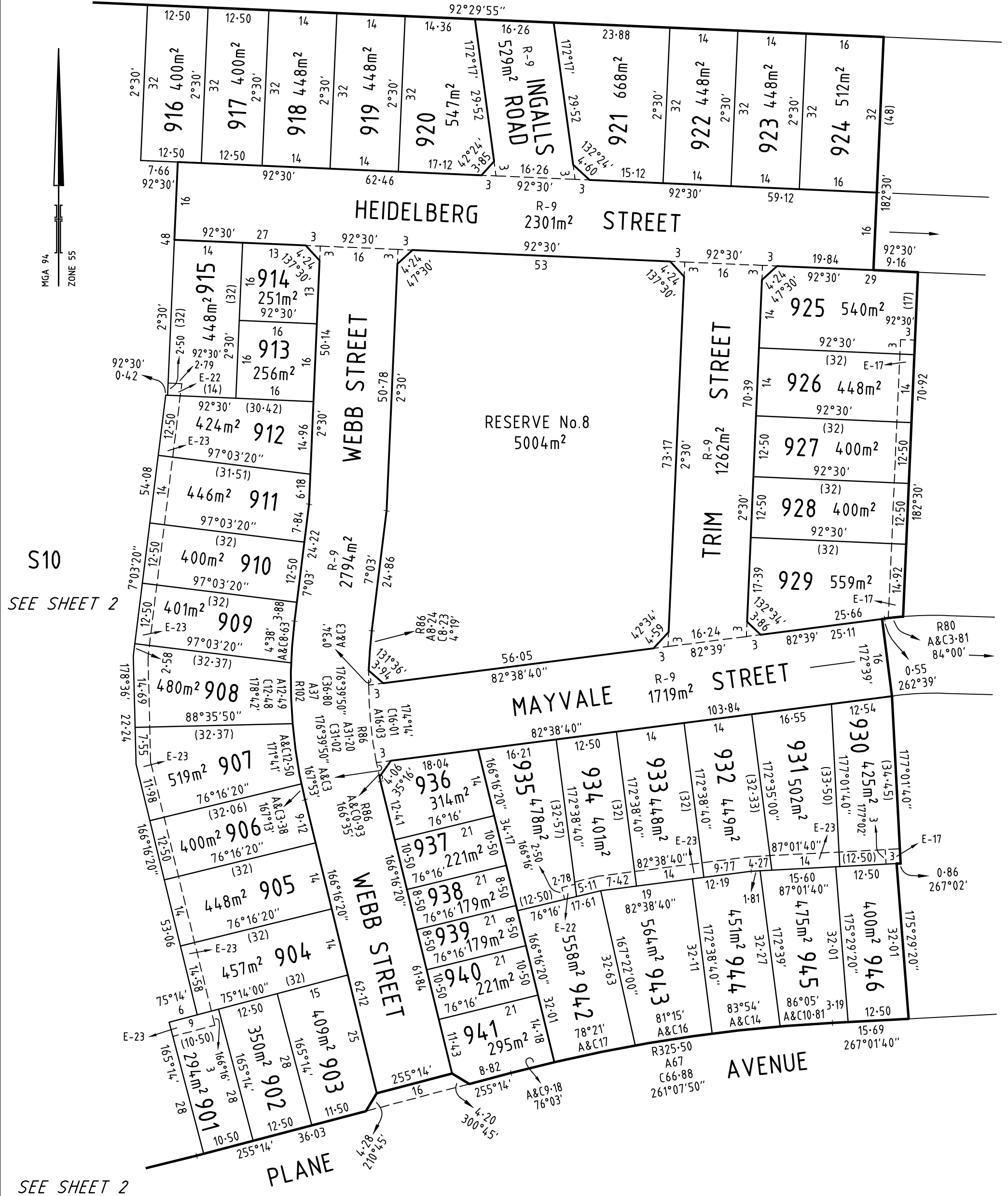
SCALE 1: 1500

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 2

Licensed Surveyor: Terry J Mawson  
Version: 8



SURVEYOR'S FILE REF: 305174SV00

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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 Melbourne Vic 8007  
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Licensed Surveyor: Terry J Mawson  
 Version: 8

**CREATION OF RESTRICTION 9A**

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S9 (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. | Benefitted Lots    | Burdened Lot No. | Benefitted Lots | Burdened Lot No. | Benefitted Lots              |
|------------------|--------------------|------------------|-----------------|------------------|------------------------------|
| 902              | 901, 903, 904      | 917              | 916, 918        | 930              | 931, 946                     |
| 903              | 902, 904           | 918              | 917, 919        | 931              | 930, 932, 945, 946           |
| 904              | 901, 902, 903, 905 | 919              | 918, 920        | 932              | 931, 933, 944, 945           |
| 905              | 904, 906           | 920              | 919             | 933              | 932, 934, 943, 944           |
| 906              | 905, 907           | 921              | 922             | 934              | 933, 935, 942, 943           |
| 907              | 906, 908           | 922              | 921, 923        | 935              | 934, 936, 937, 938, 939, 942 |
| 908              | 907, 909           | 923              | 922, 924        | 936              | 935, 937                     |
| 909              | 908, 910           | 924              | 923             | 942              | 934, 935, 939, 940, 941, 943 |
| 910              | 909, 911           | 925              | 926             | 943              | 933, 934, 942, 944           |
| 911              | 910, 912           | 926              | 925, 927        | 944              | 932, 933, 943, 945           |
| 912              | 911, 913, 915      | 927              | 926, 928        | 945              | 931, 932, 944, 946           |
| 915              | 912, 913, 914      | 928              | 927, 929        | 946              | 930, 931, 945                |
| 916              | 917                | 929              | 928             |                  |                              |

**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 AA8561, 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/S9 (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. | Benefitted Lots | Burdened Lot No. | Benefitted Lots    |
|------------------|-----------------|------------------|--------------------|
| 901              | 902, 904        | 938              | 935, 937, 939      |
| 913              | 912, 914, 915   | 939              | 935, 938, 940, 942 |
| 914              | 913, 915        | 940              | 939, 941, 942      |
| 937              | 935, 936, 938   | 941              | 940, 942           |

Lots 901, 913, 914 and 937 to 941 (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.

# OWNERS CORPORATION SCHEDULE

# PS819190C/S9

Owners Corporation No. 1 Plan No. PS819190C/S9

Land affected by Owners Corporation Lots: LOTS 101 to 169, 201 to 259, 301 to 378, 401 to 437, 501 to 515, 518 to 537, 601 to 645, 701 to 751, 801 to 837, 901 to 946, 1201 to 1219 (all inclusive), S10, S15 and S30

Common Property No.: 1

Limitations of Owners Corporation: Unlimited

Notations  
NIL

| Totals          |             |           |
|-----------------|-------------|-----------|
|                 | Entitlement | Liability |
| This schedule   | 1450        | 461       |
| Previous stages | 10300       | 4302      |
| Overall Total   | 11750       | 4763      |

### Lot Entitlement and Lot Liability

| Lot | Entitlement | Liability | Lot | Entitlement | Liability | Lot | Entitlement | Liability | Lot | Entitlement | Liability |
|-----|-------------|-----------|-----|-------------|-----------|-----|-------------|-----------|-----|-------------|-----------|
| 901 | 10          | 10        | 942 | 10          | 10        |     |             |           |     |             |           |
| 902 | 10          | 10        | 943 | 10          | 10        |     |             |           |     |             |           |
| 903 | 10          | 10        | 944 | 10          | 10        |     |             |           |     |             |           |
| 904 | 10          | 10        | 945 | 10          | 10        |     |             |           |     |             |           |
| 905 | 10          | 10        | 946 | 10          | 10        |     |             |           |     |             |           |
| 906 | 10          | 10        | S10 | 990         | 1         |     |             |           |     |             |           |
| 907 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 908 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 909 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 910 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 911 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 912 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 913 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 914 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 915 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 916 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 917 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 918 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 919 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 920 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 921 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 922 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 923 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 924 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 925 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 926 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 927 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 928 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 929 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 930 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 931 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 932 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 933 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 934 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 935 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 936 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 937 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 938 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 939 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 940 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 941 | 10          | 10        |     |             |           |     |             |           |     |             |           |