

PLAN OF SUBDIVISION

EDITION 1

PS 819190C

LOCATION OF LAND

PARISH: MAMBOURIN

TOWNSHIP:

SECTION: 20

CROWN ALLOTMENT: 1 (PART), 2 (PART), 3 (PART)

CROWN PORTION: -

TITLE REFERENCE: C/T VOL 11940 FOL 324
C/T VOL FOL

LAST PLAN REFERENCE: LOT B on PS819159V
LOT 1 on PS 804363F

POSTAL ADDRESS: 370 BLACK FOREST ROAD
(at time of subdivision) WYNDHAM VALE VIC 3024

MGA94 CO-ORDINATES: E: 288 270 ZONE: 55
(of approx centre of land in plan) N: 5 803 000

Council Name: Wyndham City Council

SPEAR Reference Number: S119197P

VESTING OF ROADS AND/OR RESERVES

Notations

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1 RESERVE No1	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LIMITED

Land being subdivided is enclosed within thick continuous lines.

Lots 1 to 100 (both inclusive) have been omitted from this plan.

Other Purpose of this Plan

To remove by agreement part of Easement E-1 carriageway created in PS 819159V in favour of Lot A in that plan via Section 6 (i) (k) (iv) of the Subdivision Act 1988

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 9967/17

This survey has been connected to permanent marks No(s). PM28 & PM63
In Proclaimed Survey Area No. -

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.

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-1	CARRIAGEWAY	20	PS819159V	LOT A IN PS819159V
E-2	SEWERAGE	2.50	THIS PLAN	CITY WEST WATER CORPORATION
E-3	DRAINAGE	2	THIS PLAN	WYNDHAM CITY COUNCIL
E-4	SEWERAGE	3	THIS PLAN	CITY WEST WATER CORPORATION
E-4	DRAINAGE	3	THIS PLAN	WYNDHAM CITY COUNCIL

MAMBOURIN - STAGE 1 (69 LOTS)

AREA OF STAGE - 5.166ha



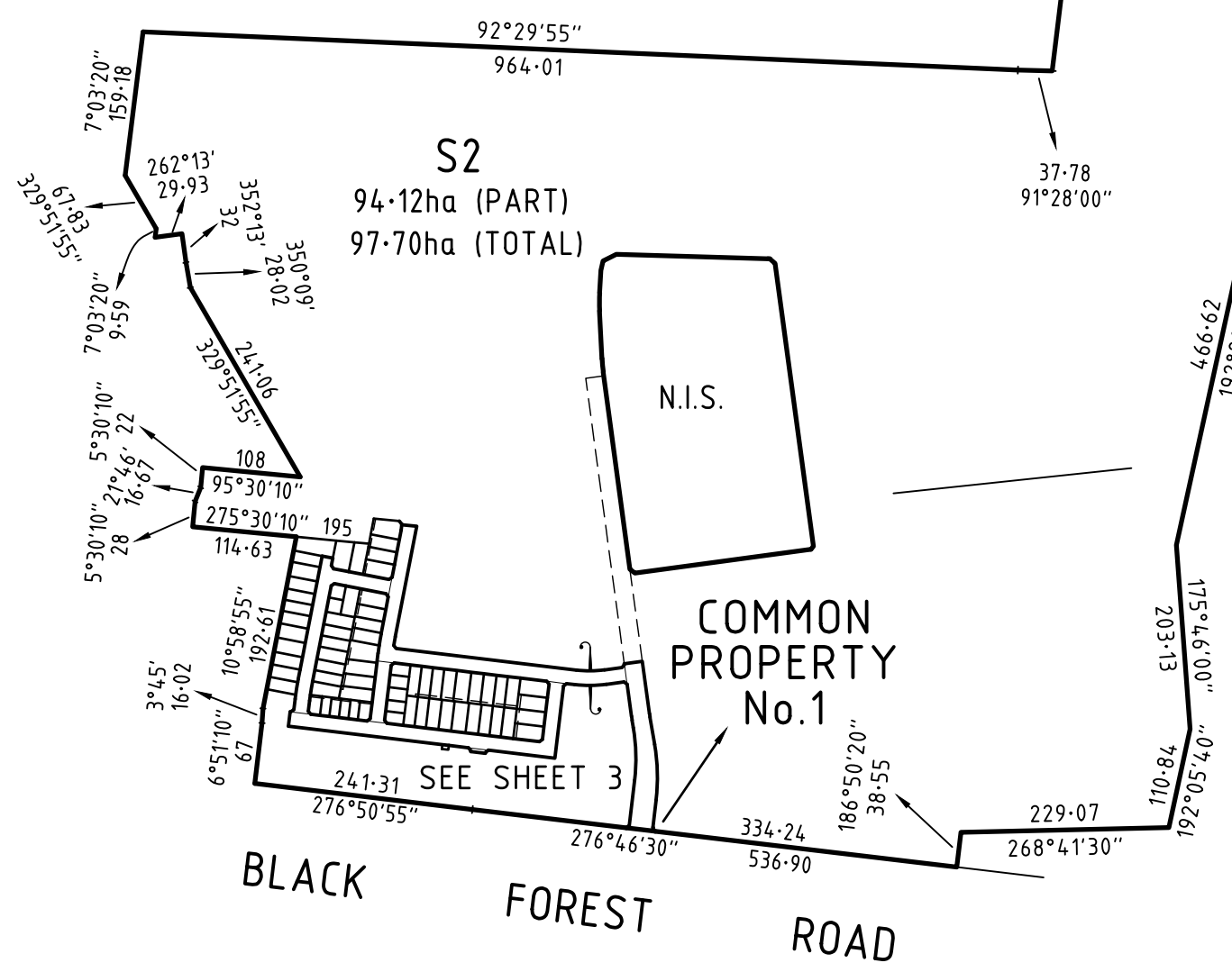
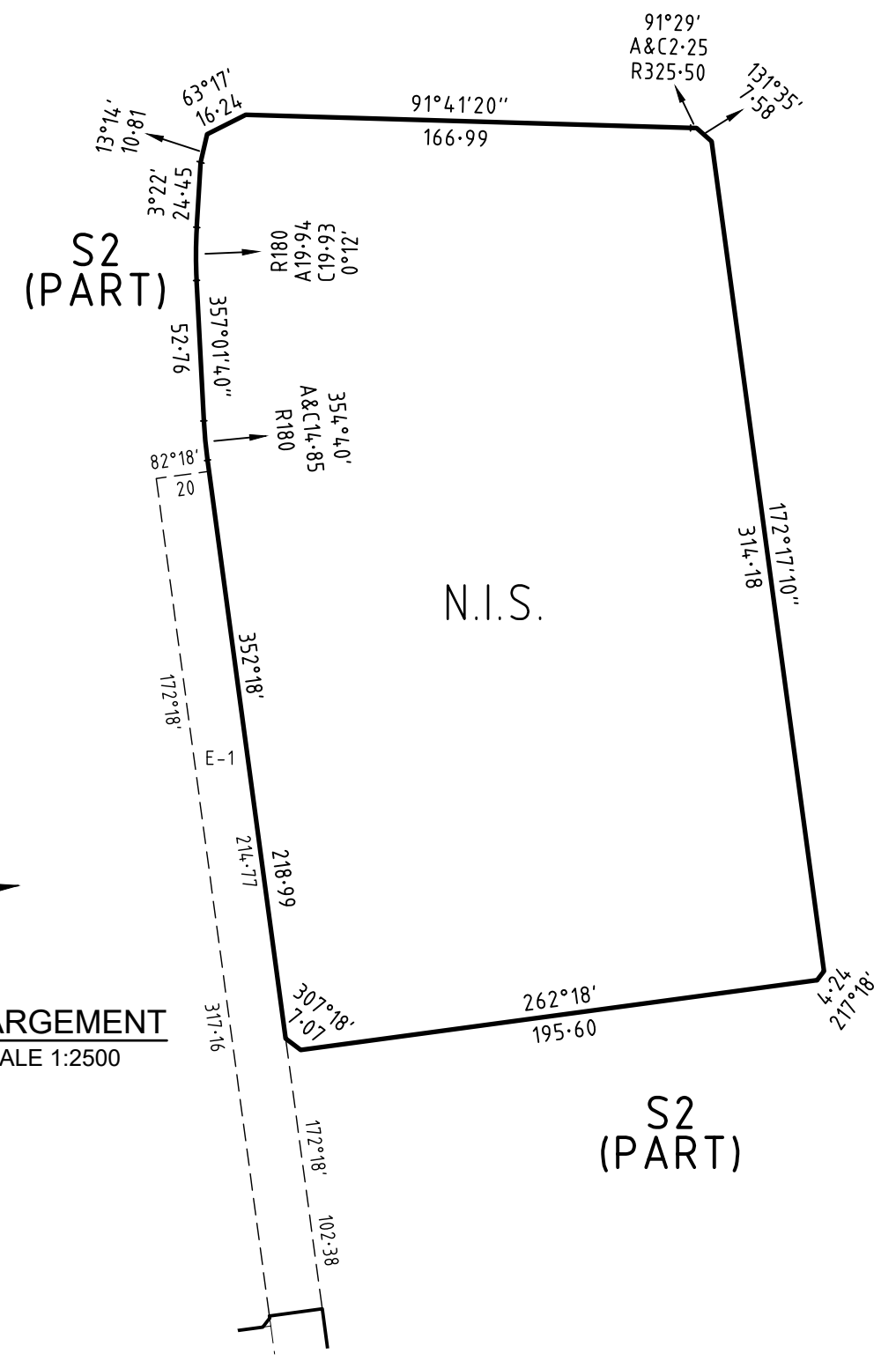
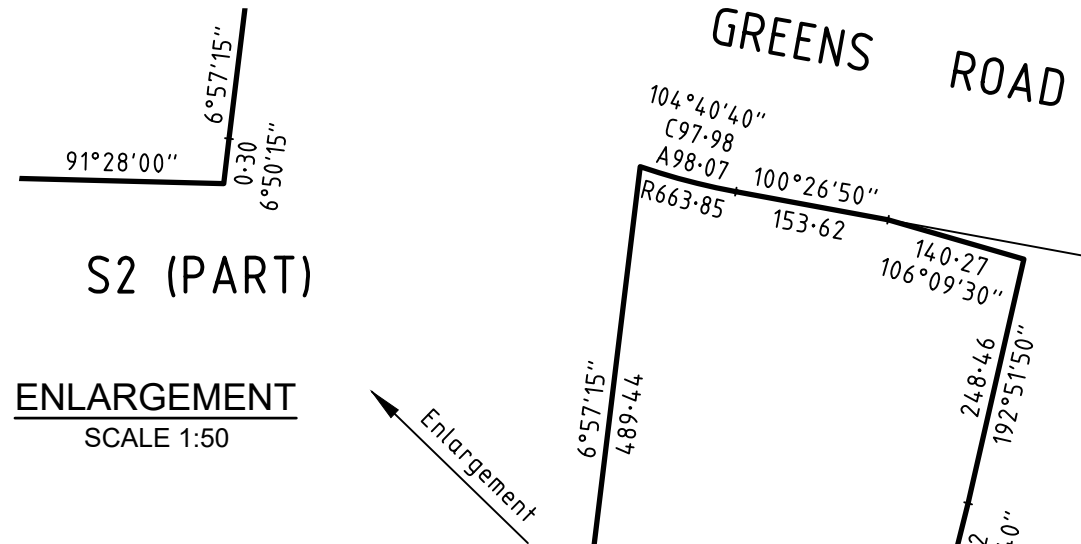
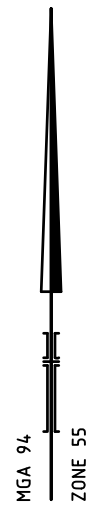
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SURVEYORS FILE REF: 303976SV00

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SHEET 1 OF 7



N.I.S.

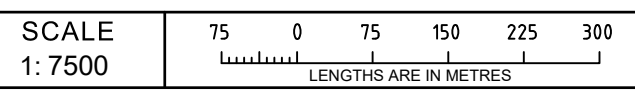
N.I.S.

COMMON PROPERTY No.1

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SHEET 2

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S2 (PART)

COMMON PROPERTY ENLARGEMENT A
No.1
0.06m²
SCALE 1:10

BARRABOOL BOULEVARD

S2 (PART)

SHOAL CIRCUIT

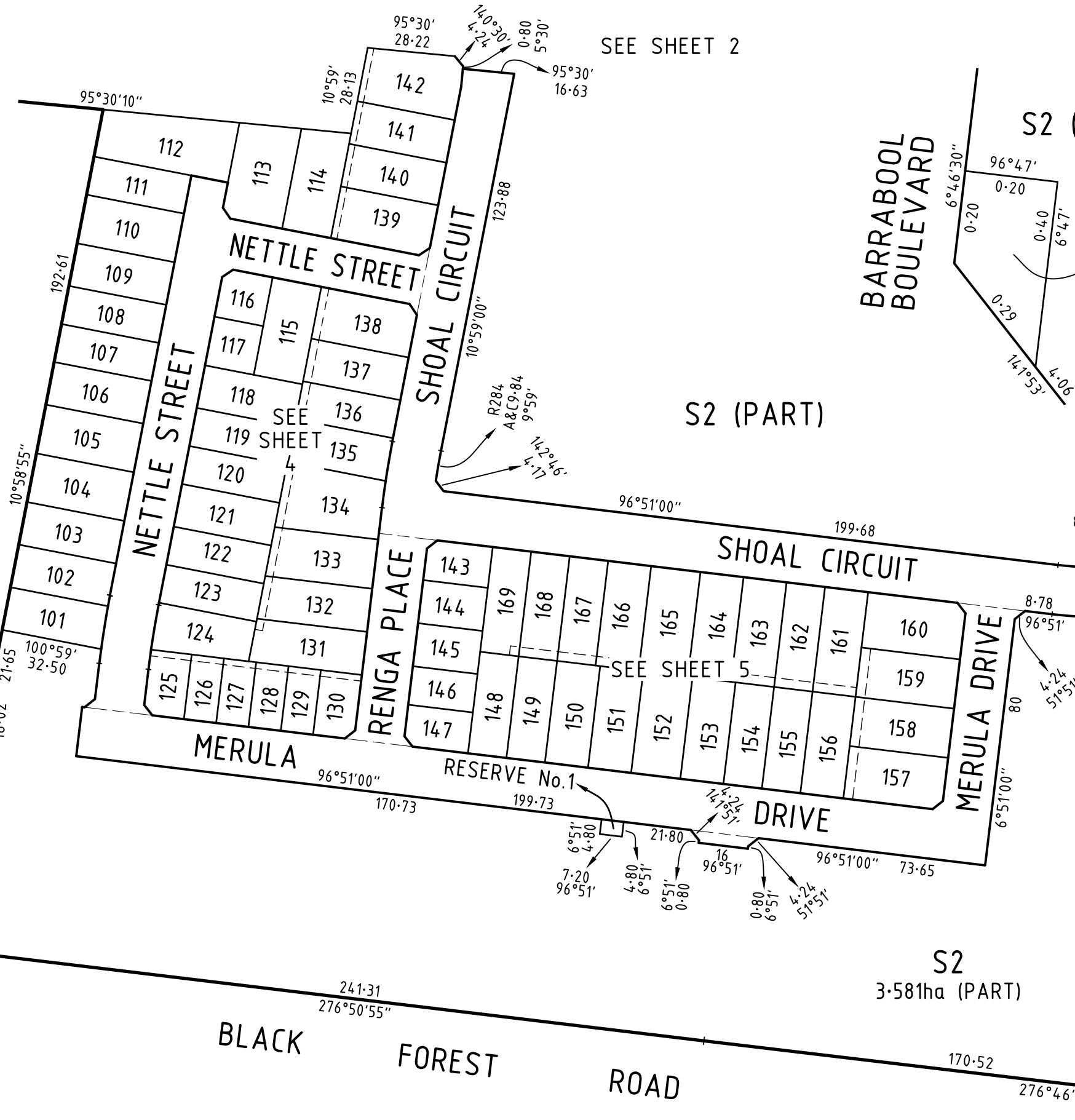
BARRABOOL BOULEVARD

S2 (PART)

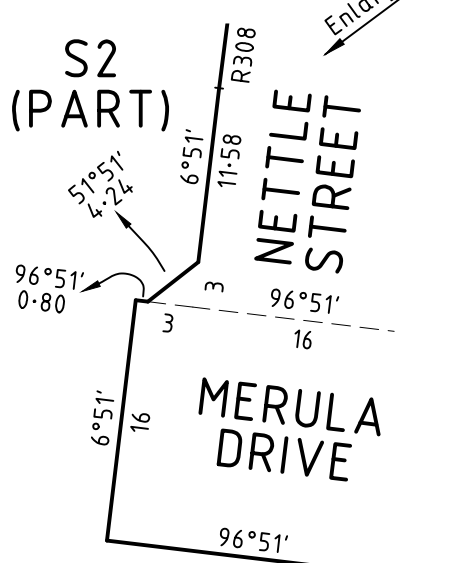
COMMON PROPERTY No.1

S2 3.581ha (PART)

BLACK FOREST ROAD



ENLARGEMENT
SCALE 1:500



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SCALE
1: 1500

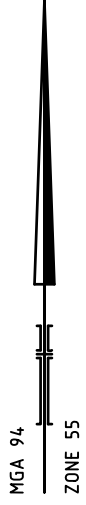
LENGTHS ARE IN METRES

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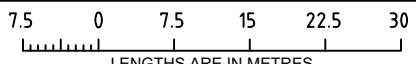
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SCALE
1: 750



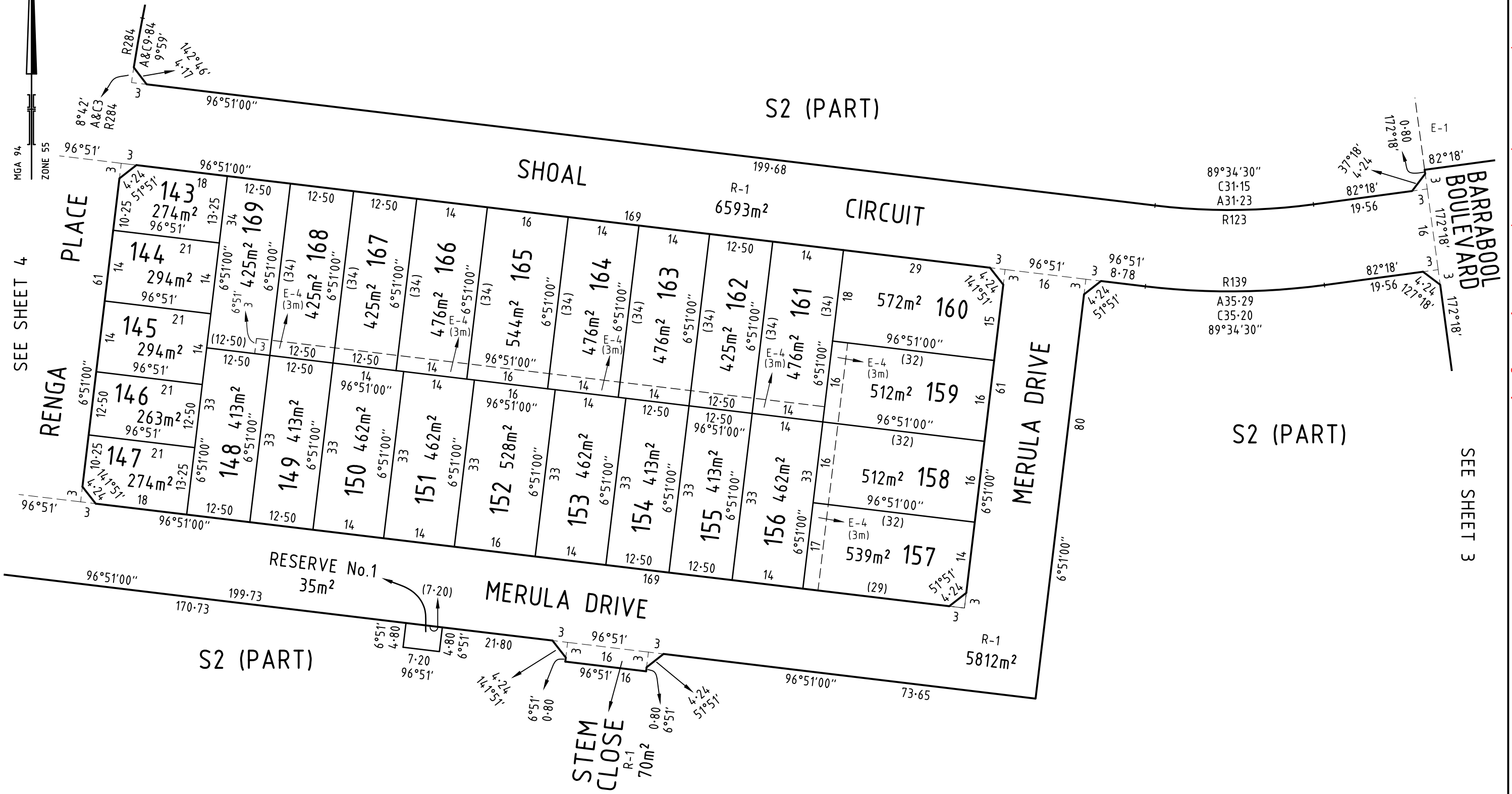
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SEE SHEET 2



SEE SHEET 4

SEE SHEET 3

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SCALE
 1: 750

7.5 0 7.5 15 22.5 30
 LENGTHS ARE IN METRES

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CREATION OF RESTRICTION 1A

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S1 (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
101	102	121	120, 122, 133, 134	151	150, 152, 166, 165
102	101, 103	122	121, 123, 132, 133	152	151, 153, 165, 164
103	102, 104	123	122, 124, 131, 132	153	152, 154, 164, 163
104	103, 105	124	123, 125, 126, 127, 131	154	153, 155, 163
105	104, 106	131	123, 124, 127, 128, 129, 130, 132	155	154, 156, 162
106	105, 107	132	122, 123, 131, 133	156	155, 157, 158, 161
107	106, 108	133	121, 122, 132, 134	157	156, 158
108	107, 109	134	119, 120, 121, 133, 135	158	156, 157, 159
109	108, 110	135	118, 119, 134, 136	159	158, 160, 161
110	109, 111	136	115, 118, 135, 137	160	159, 161
111	110, 112	137	115, 136, 138	161	156, 159, 160, 162
112	111, 113	138	115, 137	162	155, 161, 163
113	112, 114	139	114, 140	163	153, 154, 162, 164
114	113, 139, 140, 141	140	114, 139, 141	164	152, 153, 163, 165
115	116, 117, 138, 137, 136	141	114, 140, 142	165	151, 152, 164, 166
118	115, 117, 119, 135, 136	142	141	166	150, 151, 165, 167
119	118, 120, 134, 135	148	145, 146, 147, 149, 169	167	150, 166, 168
120	119, 121, 134	149	148, 150, 168	168	149, 167, 169
		150	149, 151, 166, 167	169	143, 144, 145, 148, 168

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 AA5638, 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/S1 (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
116	115, 117
117	115, 116, 118
125	124, 126
126	125, 127, 124
127	126, 128, 124
128	127, 129, 131
129	128, 130, 131
130	129, 131
143	144, 169
144	143, 145, 169
145	144, 146, 148, 169
146	145, 147, 148
147	146, 148

Lots 116, 117, 125 to 130 and 143 to 147 (all 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.



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OWNERS CORPORATION SCHEDULE

PS819190C/S1

Owners Corporation No. 1

Plan No. PS819190C

Land affected by Owners Corporation: LOTS 101 to 169 (both inclusive) and S2

Common Property No.: 1

Limitations of Owners Corporation: Unlimited

Notations

NIL

Totals		
	Entitlement	Liability
This schedule	1390	691
Balance of existing OC	0	0
Overall Total	1390	691

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
101	10	10	151	10	10						
102	10	10	152	10	10						
103	10	10	153	10	10						
104	10	10	154	10	10						
105	10	10	155	10	10						
106	10	10	156	10	10						
107	10	10	157	10	10						
108	10	10	158	10	10						
109	10	10	159	10	10						
110	10	10	160	10	10						
111	10	10	161	10	10						
112	10	10	162	10	10						
113	10	10	163	10	10						
114	10	10	164	10	10						
115	10	10	165	10	10						
116	10	10	166	10	10						
117	10	10	167	10	10						
118	10	10	168	10	10						
119	10	10	169	10	10						
120	10	10	S2	700	1						
121	10	10									
122	10	10									
123	10	10									
124	10	10									
125	10	10									
126	10	10									
127	10	10									
128	10	10									
129	10	10									
130	10	10									
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143	10	10									
144	10	10									
145	10	10									
146	10	10									
147	10	10									
148	10	10									
149	10	10									
150	10	10									



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