

<b>PLAN OF SUBDIVISION</b>	EDITION 1	<b>PS 819190C/S10</b>
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<p><b>LOCATION OF LAND</b></p> <p>PARISH: MAMBOURIN  TOWNSHIP: -  SECTION: 20  CROWN ALLOTMENT: 1 (PART)  CROWN PORTION: -  TITLE REFERENCE: C/T VOL .... FOL ...</p> <p>LAST PLAN REFERENCE: S10 on PS 819190C/S9</p> <p>POSTAL ADDRESS: 974 BLACK FOREST ROAD  (at time of subdivision) WYNDHAM VALE VIC 3024</p> <p>MGA94 CO-ORDINATES: E: 288 120 ZONE: 55  (of approx centre of land in plan) N: 5 803 480</p>	
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<b>VESTING OF ROADS AND/OR RESERVES</b>	<b>NOTATIONS</b>
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IDENTIFIER	COUNCIL / BODY / PERSON	<p>Land being subdivided is enclosed within thick continuous lines.</p> <p>Lots 1 to 1000 and S1 to S10 (all inclusive) have been omitted from this plan.</p> <p>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.</p> <p>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.</p>
ROAD R-10	WYNDHAM CITY COUNCIL	

<b>NOTATIONS</b>
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DEPTH LIMITATION DOES NOT APPLY

**SURVEY:**  
This plan is based on survey BP003363K & PS 825328P

**STAGING:**  
This is a staged subdivision  
Planning Permit No. WYP 10554/17


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

<b>EASEMENT INFORMATION</b>
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LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-24	DRAINAGE	2	THIS PLAN - STAGE 10	WYNDHAM CITY COUNCIL
E-25	SEWERAGE	2.50	THIS PLAN - STAGE 10	CITY WEST WATER CORPORATION
E-26	DRAINAGE	3	THIS PLAN - STAGE 10	WYNDHAM CITY COUNCIL
E-26	SEWERAGE	3	THIS PLAN - STAGE 10	CITY WEST WATER CORPORATION

MAMBOURIN ESTATE - STAGE 10 (51 LOTS) AREA OF STAGE - 2.494ha

 <p>414 La Trobe Street  PO Box 16084  Melbourne Vic 8007  T 61 3 9993 7888  spiire.com.au</p>	<p>SURVEYORS FILE REF: 305175SV00</p> <p>Licensed Surveyor: Terry J Mawson  Version: 3</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 1 OF 5</p>
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PS 819190C/S10

92°29'55"  
187.02

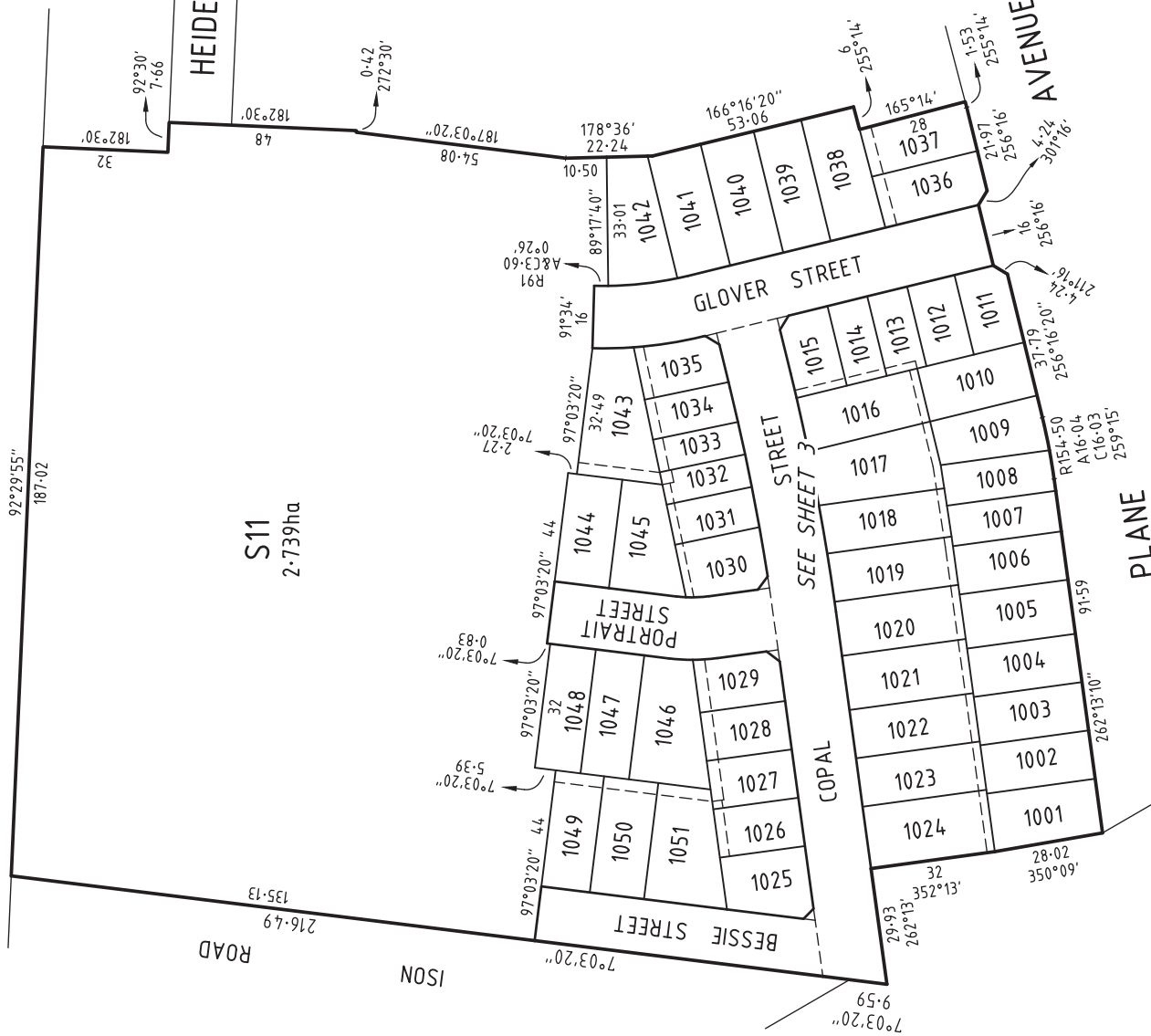
HEIDELBERG STREET

S11  
2.739ha

ROAD

ISON

MGA 94  
ZONE 55



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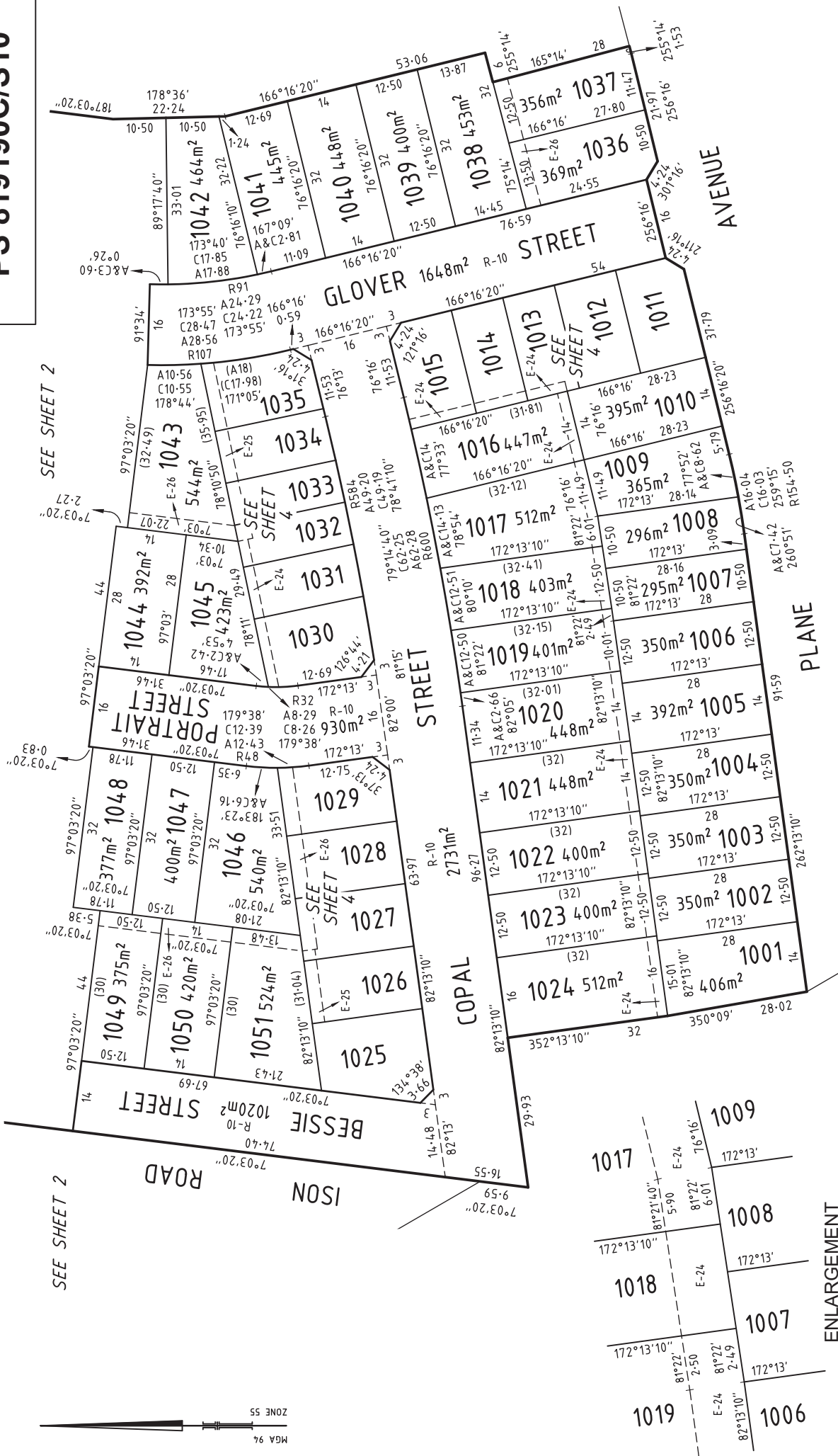
SCALE  
1: 1250



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ORIGINAL SHEET  
SIZE: A3

SHEET 2



SHEET 3

ORIGINAL SHEET SIZE: A3

SCALE 1:750

LENGTHS ARE IN METRES

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Version: 3

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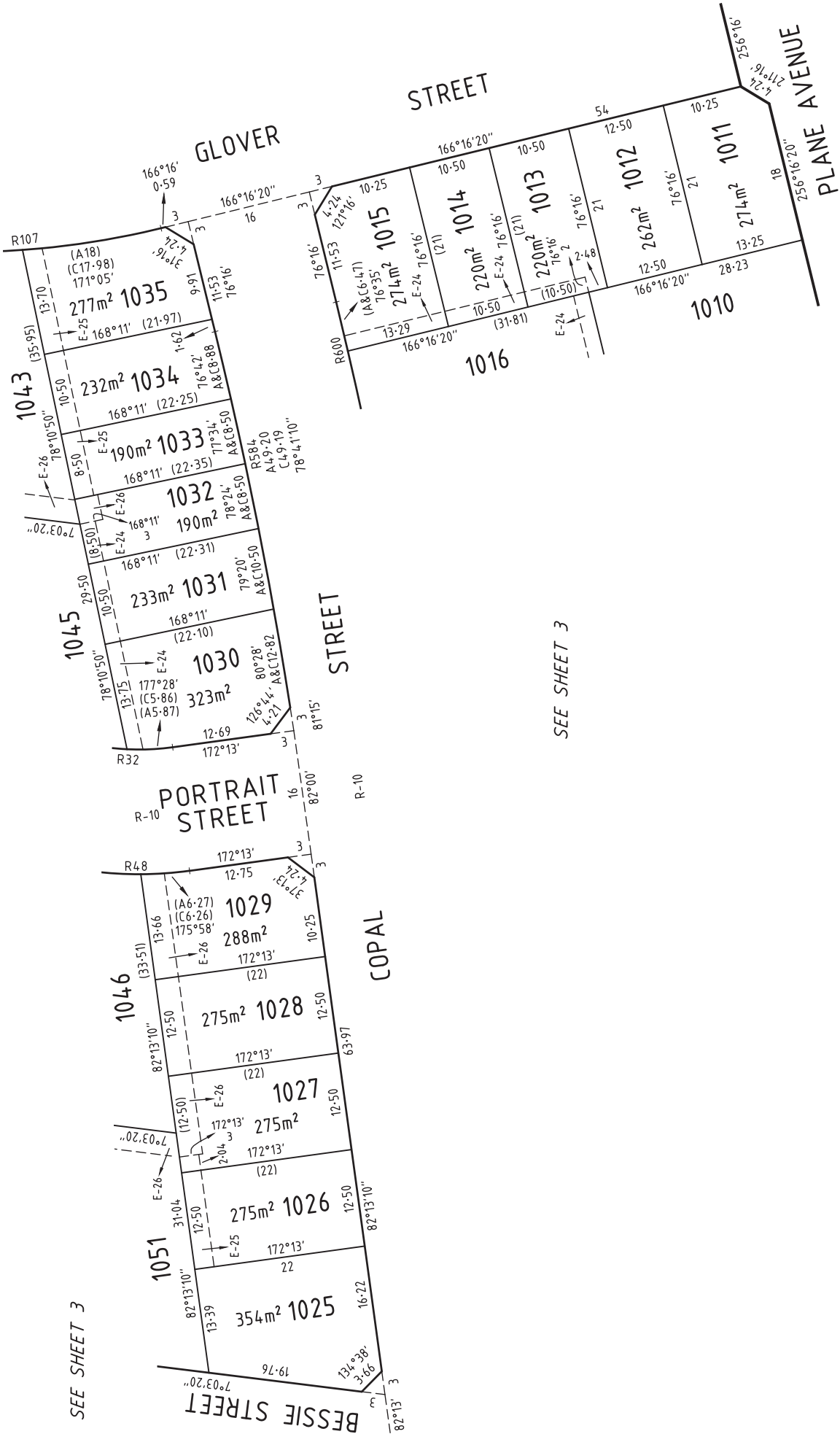
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ENLARGEMENT  
NOT TO SCALE



SEE SHEET 3



SEE SHEET 3

SEE SHEET 3

SCALE  
1: 500

LENGTHS ARE IN METRES

SHEET 4

ORIGINAL SHEET  
SIZE: A3

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**CREATION OF RESTRICTION 10A**

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S10 (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
1001	1002, 1024	1020	1005, 1006, 1019, 1021	1041	1040, 1042
1002	1001, 1003, 1023, 1024	1021	1004, 1005, 1020, 1022	1042	1041
1003	1002, 1004, 1022, 1023	1022	1003, 1004, 1021, 1023	1043	1032, 1033, 1034, 1035, 1044, 1045
1004	1003, 1005, 1021, 1022	1023	1002, 1003, 1022, 1024	1044	1043, 1045
1005	1004, 1006, 1020, 1021	1024	1001, 1002, 1023	1045	1030, 1031, 1032, 1043, 1044
1006	1005, 1007, 1019, 1020	1025	1026, 1051	1046	1027, 1028, 1029, 1047, 1050, 1051
1009	1008, 1010, 1017	1030	1031, 1045	1047	1046, 1048, 1049, 1050
1010	1009, 1011, 1012, 1013, 1016	1036	1037, 1038	1048	1047, 1049
1016	1010, 1013, 1014, 1015, 1017	1037	1036, 1038	1049	1047, 1048, 1050
1017	1008, 1009, 1016, 1018	1038	1036, 1037, 1039	1050	1046, 1047, 1049, 1051
1018	1007, 1008, 1017, 1019	1039	1038	1051	1025, 1026, 1027, 1046, 1050
1019	1006, 1007, 1018, 1020	1040	1039, 1041		

**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/S10 (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
1007	1006, 1008, 1018, 1019	1015	1014, 1016	1031	1030, 1032, 1045
1008	1007, 1009, 1017, 1018	1026	1025, 1027, 1051	1032	1031, 1033, 1043, 1045
1011	1010, 1012	1027	1026, 1028, 1046, 1051	1033	1032, 1034, 1043
1012	1010, 1011, 1013	1028	1027, 1029, 1046	1034	1033, 1035, 1043
1013	1010, 1012, 1014, 1016	1029	1028, 1046	1035	1034, 1043
1014	1013, 1015, 1016				

Lots 1007, 1008, 1011 to 1015, 1026 to 1029 and 1031 to 1035 (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.

# OWNERS CORPORATION SCHEDULE

# PS819190C/S10

Owners Corporation No. 1 Plan No. PS819190C/S10

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	990	511
Previous stages	10760	4762
Overall Total	11750	5273

### Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1001	10	10	1046	10	10						
1002	10	10	1047	10	10						
1003	10	10	1048	10	10						
1004	10	10	1049	10	10						
1005	10	10	1050	10	10						
1006	10	10	1051	10	10						
1007	10	10	S11	480	1						
1008	10	10									
1009	10	10									
1010	10	10									
1011	10	10									
1012	10	10									
1013	10	10									
1014	10	10									
1015	10	10									
1016	10	10									
1017	10	10									
1018	10	10									
1019	10	10									
1020	10	10									
1021	10	10									
1022	10	10									
1023	10	10									
1024	10	10									
1025	10	10									
1026	10	10									
1027	10	10									
1028	10	10									
1029	10	10									
1030	10	10									
1031	10	10									
1032	10	10									
1033	10	10									
1034	10	10									
1035	10	10									
1036	10	10									
1037	10	10									
1038	10	10									
1039	10	10									
1040	10	10									
1041	10	10									
1042	10	10									
1043	10	10									
1044	10	10									
1045	10	10									



Level 6  
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Surveyors file reference: 305175SV00

SHEET 1

ORIGINAL SHEET  
SIZE: A3

Terry J Mawson / Version 3