

PLAN OF SUBDIVISION	EDITION 1	PS 819190C/S11
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LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: 1 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: S11 on PS 819190C/S10 POSTAL ADDRESS: 974 BLACK FOREST ROAD (at time of subdivision) WYNDHAM VALE VIC 3024 MGA94 CO-ORDINATES: E: 288 120 ZONE: 55 (of approx centre of land in plan) N: 5 803 620	
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS
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IDENTIFIER	COUNCIL / BODY / PERSON	Land being subdivided is enclosed within thick continuous lines. Lots 1 to 1100 (both 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-11	WYNDHAM CITY COUNCIL	
RESERVE No. 10 RESERVE No. 11	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LIMITED	

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 10554/17 This survey has been connected to permanent marks No(s). PM28 & PM63 In Proclaimed Survey Area No. -	
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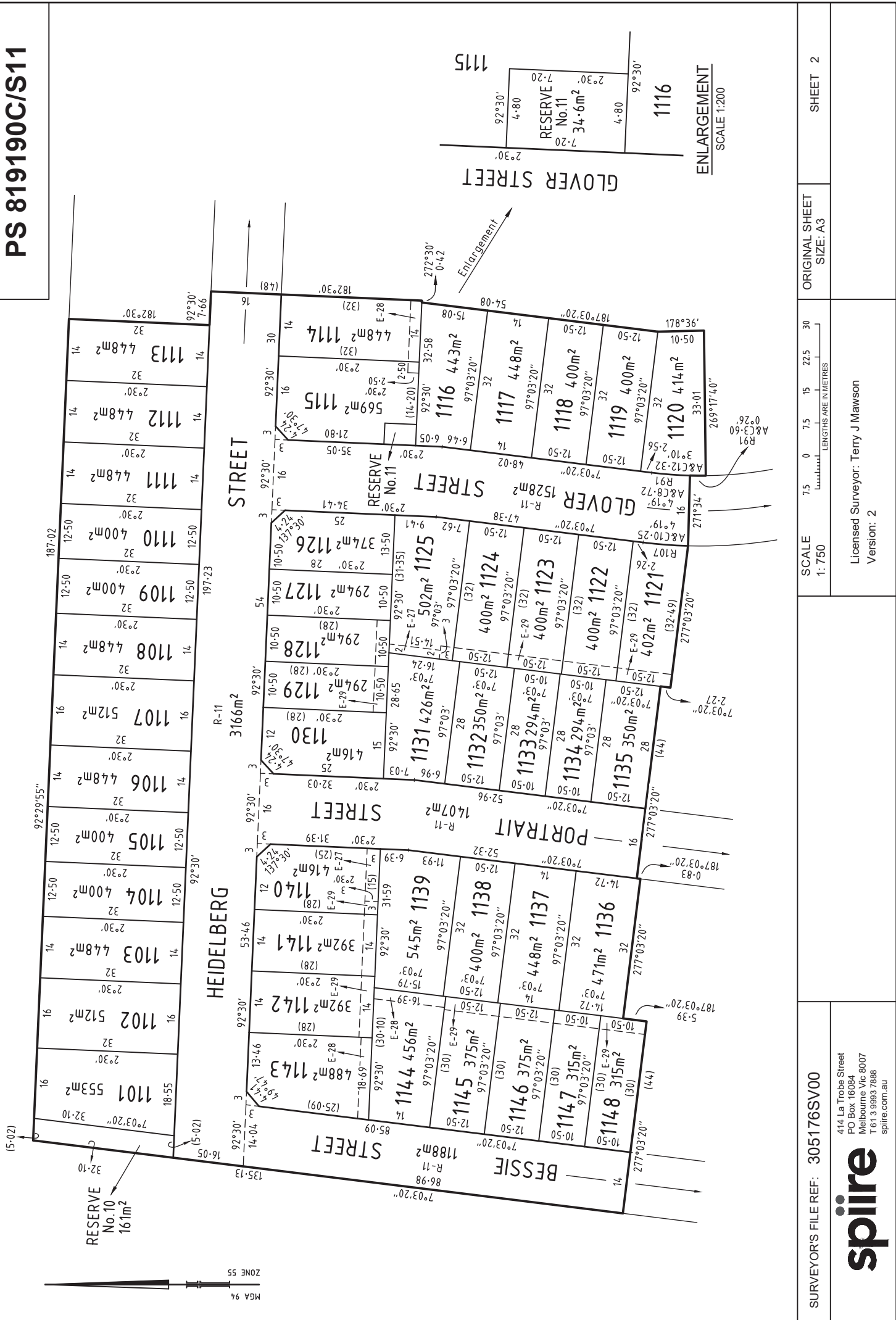
EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-27	DRAINAGE	See Diag	THIS PLAN - STAGE 11	WYNDHAM CITY COUNCIL
E-28	SEWERAGE	2.50	THIS PLAN - STAGE 11	CITY WEST WATER CORPORATION
E-29	DRAINAGE	3	THIS PLAN - STAGE 11	WYNDHAM CITY COUNCIL
E-29	SEWERAGE	3	THIS PLAN - STAGE 11	CITY WEST WATER CORPORATION

MAMBOURIN ESTATE - STAGE 11 (48 LOTS)	AREA OF STAGE - 2.739ha
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 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au	SURVEYORS FILE REF: 305176SV00	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
	Licensed Surveyor: Terry J Mawson Version: 2		



ENLARGEMENT
SCALE 1:200

SHEET 2

ORIGINAL SHEET
SIZE: A3

SCALE
1: 750

LENGTHS ARE IN METRES

Licensed Surveyor: Terry J Mawson
Version: 2

SURVEYOR'S FILE REF: 305176SV00

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CREATION OF RESTRICTION 11A

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S11 (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
1101	1102	1116	1114, 1115, 1117	1136	1137, 1147, 1148
1102	1101, 1103	1117	1116, 1118	1137	1136, 1138, 1145, 1146, 1147
1103	1102, 1104	1118	1117, 1119	1138	1137, 1139, 1144, 1145
1104	1103, 1105	1119	1118, 1120	1139	1138, 1140, 1141, 1142, 1144
1105	1104, 1106	1120	1119	1140	1139, 1141
1106	1105, 1107	1121	1122, 1135	1141	1139, 1140, 1142
1107	1106, 1108	1122	1121, 1123, 1134, 1135	1142	1139, 1141, 1143, 1144
1108	1107, 1109	1123	1122, 1124, 1132, 1133, 1134	1143	1142, 1144
1109	1108, 1110	1124	1123, 1125, 1131, 1132	1144	1138, 1139, 1142, 1143, 1145
1110	1109, 1111	1125	1126, 1127, 1128, 1131	1145	1137, 1138, 1144, 1146
1111	1110, 1112	1126	1125, 1127	1146	1137, 1145, 1147
1112	1111, 1113	1130	1129, 1131	1147	1136, 1137, 1146, 1148
1113	1112	1131	1124, 1125, 1128, 1129, 1130	1148	1136, 1147
1114	1115, 1116	1132	1123, 1124, 1131		
1115	1114, 1116	1135	1121, 1122, 1134		

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/S11 (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
1127	1125, 1126, 1128
1128	1125, 1127, 1129, 1131
1129	1128, 1130, 1131
1133	1123, 1132, 1134
1134	1122, 1123, 1133, 1135

Lots 1127 to 1129 (all inclusive), 1133 and 1134 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/S11

Owners Corporation No.	1	Plan No.	PS819190C/S11
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, 1001 to 1051, 1101 to 1148, 1201 to 1219 (all inclusive), S15 and S30		
	Common Property No.: 1		
Limitations of Owners Corporation:	Unlimited		

Notations
NIL

Totals		
	Entitlement	Liability
This schedule	480	480
Previous stages	11270	5272
Overall Total	11750	5752

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1101	10	10	1146	10	10						
1102	10	10	1147	10	10						
1103	10	10	1148	10	10						
1104	10	10									
1105	10	10									
1106	10	10									
1107	10	10									
1108	10	10									
1109	10	10									
1110	10	10									
1111	10	10									
1112	10	10									
1113	10	10									
1114	10	10									
1115	10	10									
1116	10	10									
1117	10	10									
1118	10	10									
1119	10	10									
1120	10	10									
1121	10	10									
1122	10	10									
1123	10	10									
1124	10	10									
1125	10	10									
1126	10	10									
1127	10	10									
1128	10	10									
1129	10	10									
1130	10	10									
1131	10	10									
1132	10	10									
1133	10	10									
1134	10	10									
1135	10	10									
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1142	10	10									
1143	10	10									
1144	10	10									
1145	10	10									