
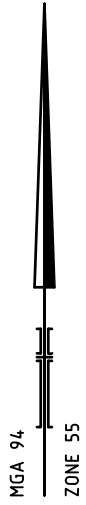


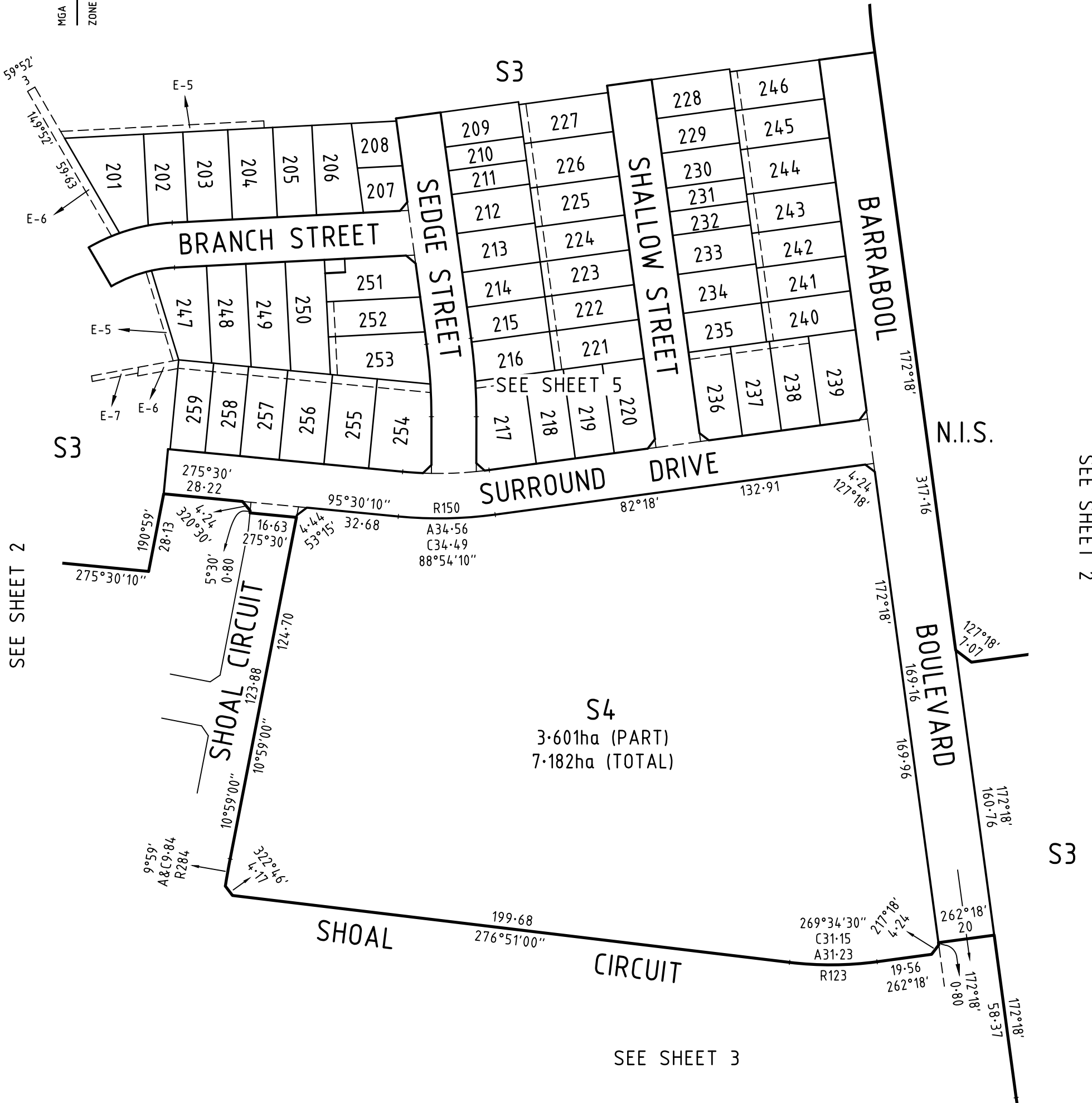
|  |  |   |  |                             |
|--|--|---|--|-----------------------------|
| <b>PLAN OF SUBDIVISION</b>   |  | EDITION 1                                       | <b>PS 819190C/S2</b>   |                             |
| <b>LOCATION OF LAND</b><br>PARISH: MAMBOURIN<br>TOWNSHIP:<br>SECTION: 20<br>CROWN ALLOTMENT: 1 (PART), 2 (PART), 3 (PART)<br>CROWN PORTION: -<br>TITLE REFERENCE: C/T VOL .... FOL ...<br><br>LAST PLAN REFERENCE: S2 on PS 819190C / S1<br><br>POSTAL ADDRESS: 370 BLACK FOREST ROAD<br>(at time of subdivision) WYNDHAM VALE VIC 3024<br><br>MGA94 CO-ORDINATES: E: 288 420                      ZONE: 55<br>(of approx centre of land                      N: 5 803 220<br>in plan) |  |   |  |                             |
| <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 200 (both inclusive) & S2 have been omitted from this plan.<br><br><u>Other Purpose of this Plan</u><br><br>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<br><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-2<br>RESERVE No.2   | WYNDHAM CITY COUNCIL<br>POWERCOR AUSTRALIA LIMITED |   |  |                             |
| <b>NOTATIONS</b>   |  |   |  |                             |
| DEPTH LIMITATION DOES NOT APPLY  |  |   |  |                             |
| <b>SURVEY:</b><br>This plan is based on survey BP003363K & PS825328P<br><br><b>STAGING:</b><br>This is a staged subdivision<br>Planning Permit No. WYP 9967/17<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-5  | SEWERAGE   | SEE DIAG.                                       | THIS PLAN - STAGE 2  | CITY WEST WATER CORPORATION |
| E-6  | DRAINAGE   | SEE DIAG.                                       | THIS PLAN - STAGE 2  | WYNDHAM CITY COUNCIL        |
| E-6  | SEWERAGE   | SEE DIAG.                                       | THIS PLAN - STAGE 2  | CITY WEST WATER CORPORATION |
| E-7  | DRAINAGE   | SEE DIAG.                                       | THIS PLAN - STAGE 2  | WYNDHAM CITY COUNCIL        |
| <b>MAMBOURIN - STAGE 2 (59 LOTS)</b>   |  |   | <b>AREA OF STAGE - 4.202ha</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: 303977SV00                  |  | ORIGINAL SHEET SIZE: A3     |
|  |  | Licensed Surveyor: Terry J Mawson<br>Version: 8 |  | SHEET 1 OF 7                |







SEE SHEET 2



SEE SHEET 2

SEE SHEET 2

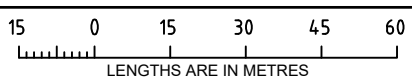
S4  
3.601ha (PART)  
7.182ha (TOTAL)

SEE SHEET 3



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SCALE  
1: 1500



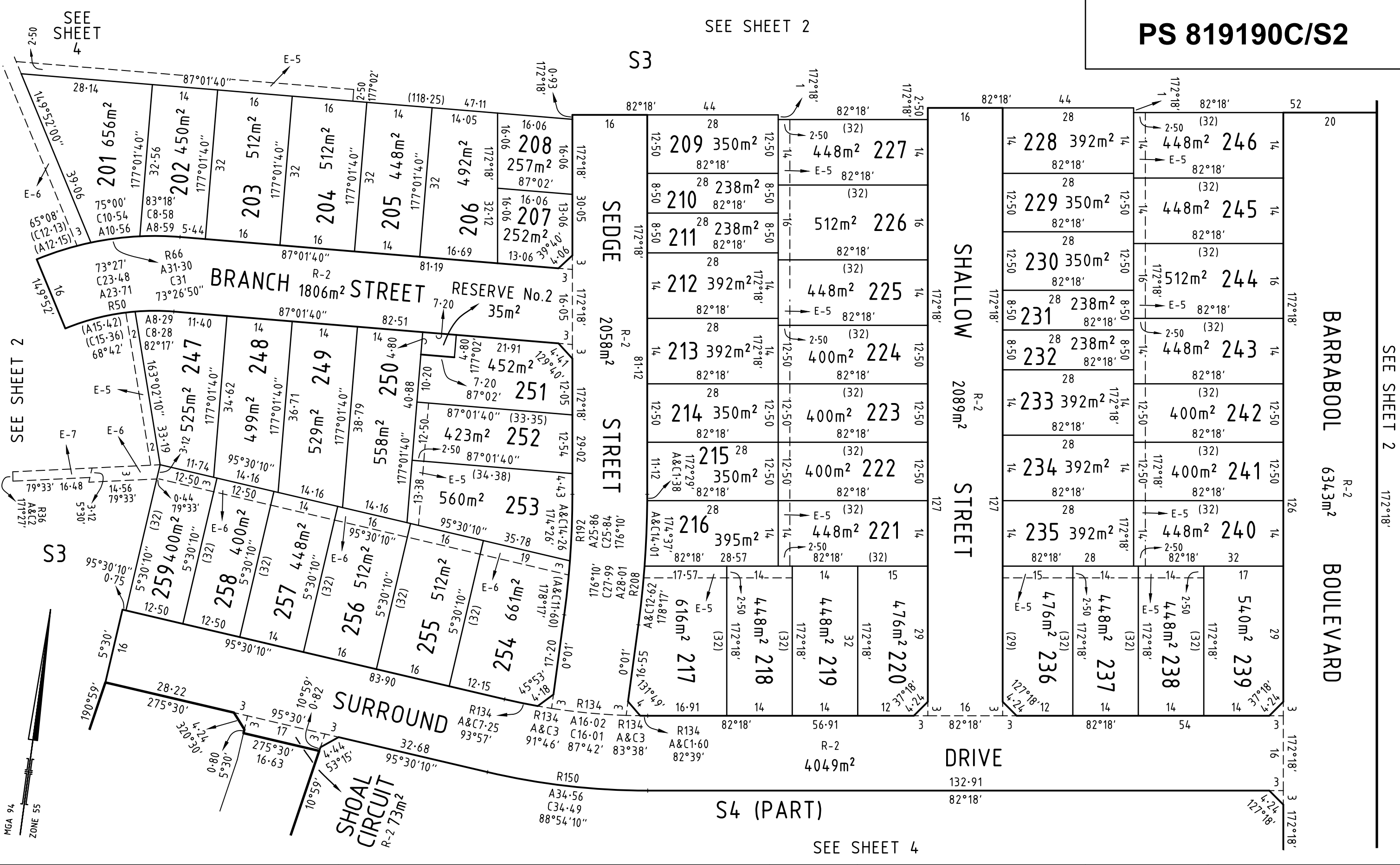
ORIGINAL SHEET  
SIZE: A3

SHEET 4

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SEE SHEET 2

S3



SEE SHEET 2

SEE SHEET 2

SEE SHEET 4



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|                 |                              |
|-----------------|------------------------------|
| SCALE<br>1: 750 | <p>LENGTHS ARE IN METRES</p> |
|-----------------|------------------------------|

ORIGINAL SHEET SIZE: A3  
 SHEET 5

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 Ref: 303977SV00  
 Version: 8

**CREATION OF RESTRICTION A**

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S2 (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          |
|------------------|-------------------------|------------------|-------------------------|------------------|-------------------------|
| 201              | 202                     | 224              | 223, 225, 213           | 245              | 244, 246, 229, 230      |
| 202              | 201, 203                | 225              | 224, 226, 213, 212      | 246              | 245, 228, 229           |
| 203              | 202, 204                | 226              | 225, 227, 212, 211, 210 | 247              | 248, 259                |
| 204              | 203, 205                | 227              | 226, 210, 209           | 248              | 247, 249, 257, 258, 259 |
| 205              | 204, 206                | 228              | 229, 246                | 249              | 248, 250, 257, 256      |
| 206              | 205, 207, 208           | 229              | 228, 230, 245, 246      | 250              | 249, 251, 252, 253, 256 |
| 209              | 210, 227                | 230              | 229, 231, 244, 245      | 251              | 250, 252                |
| 212              | 211, 213, 225, 226      | 233              | 232, 234, 242, 243      | 252              | 250, 251, 253           |
| 213              | 212, 214, 224, 225      | 234              | 233, 235, 241, 242      | 253              | 250, 252, 254, 255, 256 |
| 214              | 213, 215, 223           | 235              | 234, 236, 237, 240      | 254              | 253, 255                |
| 215              | 214, 216, 222           | 236              | 235, 237                | 255              | 253, 254, 256           |
| 216              | 215, 217, 218, 221      | 237              | 235, 236, 238, 240      | 256              | 249, 250, 253, 255, 257 |
| 217              | 216, 218                | 238              | 237, 239, 240           | 257              | 256, 249, 248, 258      |
| 218              | 216, 217, 219, 221      | 239              | 238, 240                | 258              | 257, 259, 248           |
| 219              | 218, 220, 221           | 240              | 237, 238, 239, 235, 241 | 259              | 258, 248, 247           |
| 220              | 219, 221                | 241              | 240, 242, 234           |                  |                         |
| 221              | 216, 218, 219, 220, 222 | 242              | 241, 243, 233, 234      |                  |                         |
| 222              | 221, 223, 215           | 243              | 242, 244, 231, 232, 233 |                  |                         |
| 223              | 222, 224, 214           | 244              | 243, 245, 230, 231      |                  |                         |

**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 AA5639, 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/S2 (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     |
|------------------|--------------------|
| 207              | 206, 208           |
| 208              | 206, 207           |
| 210              | 209, 211, 226, 227 |
| 211              | 210, 212, 226      |
| 231              | 230, 232, 243, 244 |
| 232              | 231, 233, 243      |

Lots 207, 208, 210, 211, 231 and 232 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**

**PS 819190C**

Owners Corporation No.1

Plan No. PS 819190C

Land affected by Owners Corporation : Lots 101 to 169, 201 to 259 (all inclusive), S3, S4 and Common Property No.1

Limitations on Owners Corporation : Unlimited

| Totals          |             |           |
|-----------------|-------------|-----------|
|                 | Entitlement | Liability |
| This Schedule   | 1960        | 592       |
| Previous Stages | 690         | 690       |
| Overall Total   | 2650        | 1282      |

**Lot Entitlement and Lot Liability**

| Lot          | Entitlement | Liability | Lot          | Entitlement | Liability | Lot          | Entitlement | Liability |
|--------------|-------------|-----------|--------------|-------------|-----------|--------------|-------------|-----------|
| 201          | 10          | 10        | 221          | 10          | 10        | 241          | 10          | 10        |
| 202          | 10          | 10        | 222          | 10          | 10        | 242          | 10          | 10        |
| 203          | 10          | 10        | 223          | 10          | 10        | 243          | 10          | 10        |
| 204          | 10          | 10        | 224          | 10          | 10        | 244          | 10          | 10        |
| 205          | 10          | 10        | 225          | 10          | 10        | 245          | 10          | 10        |
| 206          | 10          | 10        | 226          | 10          | 10        | 246          | 10          | 10        |
| 207          | 10          | 10        | 227          | 10          | 10        | 247          | 10          | 10        |
| 208          | 10          | 10        | 228          | 10          | 10        | 248          | 10          | 10        |
| 209          | 10          | 10        | 229          | 10          | 10        | 249          | 10          | 10        |
| 210          | 10          | 10        | 230          | 10          | 10        | 250          | 10          | 10        |
| 211          | 10          | 10        | 231          | 10          | 10        | 251          | 10          | 10        |
| 212          | 10          | 10        | 232          | 10          | 10        | 252          | 10          | 10        |
| 213          | 10          | 10        | 233          | 10          | 10        | 253          | 10          | 10        |
| 214          | 10          | 10        | 234          | 10          | 10        | 254          | 10          | 10        |
| 215          | 10          | 10        | 235          | 10          | 10        | 255          | 10          | 10        |
| 216          | 10          | 10        | 236          | 10          | 10        | 256          | 10          | 10        |
| 217          | 10          | 10        | 237          | 10          | 10        | 257          | 10          | 10        |
| 218          | 10          | 10        | 238          | 10          | 10        | 258          | 10          | 10        |
| 219          | 10          | 10        | 239          | 10          | 10        | 259          | 10          | 10        |
| 220          | 10          | 10        | 240          | 10          | 10        | S3           | 1000        | 1         |
|              |             |           |              |             |           | S4           | 370         | 1         |
| <b>Total</b> |             |           | <b>Total</b> |             |           | <b>Total</b> |             |           |



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SHEET 1