

PLAN OF SUBDIVISION

EDITION 1

PS 819190C / S3

LOCATION OF LAND

PARISH: MAMBOURIN

TOWNSHIP:

SECTION: 20

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

CROWN PORTION: -

TITLE REFERENCE: C/T VOL FOL ...

LAST PLAN REFERENCE: S3 on PS 819190C / S2

POSTAL ADDRESS: 370 BLACK FOREST ROAD
(at time of subdivision) WYNDHAM VALE VIC 3024MGA94 CO-ORDINATES: E: 288 340 ZONE: 55
(of approx centre of land in plan) N: 5 803 380

VESTING OF ROADS AND/OR RESERVES

Notations

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-3	WYNDHAM CITY COUNCIL

Land being subdivided is enclosed within thick continuous lines.

Lots 1 to 300 (both inclusive), S2 to S4 (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.

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

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.

SURVEY:

This plan is based on survey BP003363K & PS825328P

STAGING:

This is a staged subdivision
Planning Permit No. WYP 9967/17This survey has been connected to permanent marks No(s). PM28 & PM63
In Proclaimed Survey Area No. -

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-5	SEWERAGE	SEE DIAG.	PS 819190C / S2	CITY WEST WATER CORPORATION
E-6	DRAINAGE	SEE DIAG.	PS 819190C / S2	WYNDHAM CITY COUNCIL
E-6	SEWERAGE	SEE DIAG.	PS 819190C / S2	CITY WEST WATER CORPORATION
E-7	DRAINAGE	SEE DIAG.	PS 819190C / S2	WYNDHAM CITY COUNCIL
E-8	DRAINAGE	2	THIS PLAN - STAGE 3	WYNDHAM CITY COUNCIL
E-9	DRAINAGE	3	THIS PLAN - STAGE 3	WYNDHAM CITY COUNCIL
E-9	SEWERAGE	3	THIS PLAN - STAGE 3	CITY WEST WATER CORPORATION
E-10	SEWERAGE	2.5	THIS PLAN - STAGE 3	CITY WEST WATER CORPORATION
E-11	SEWERAGE	2	THIS PLAN - STAGE 3	CITY WEST WATER CORPORATION

MAMBOURIN - STAGE 3 (78 LOTS)

AREA OF STAGE - 5.860ha

414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

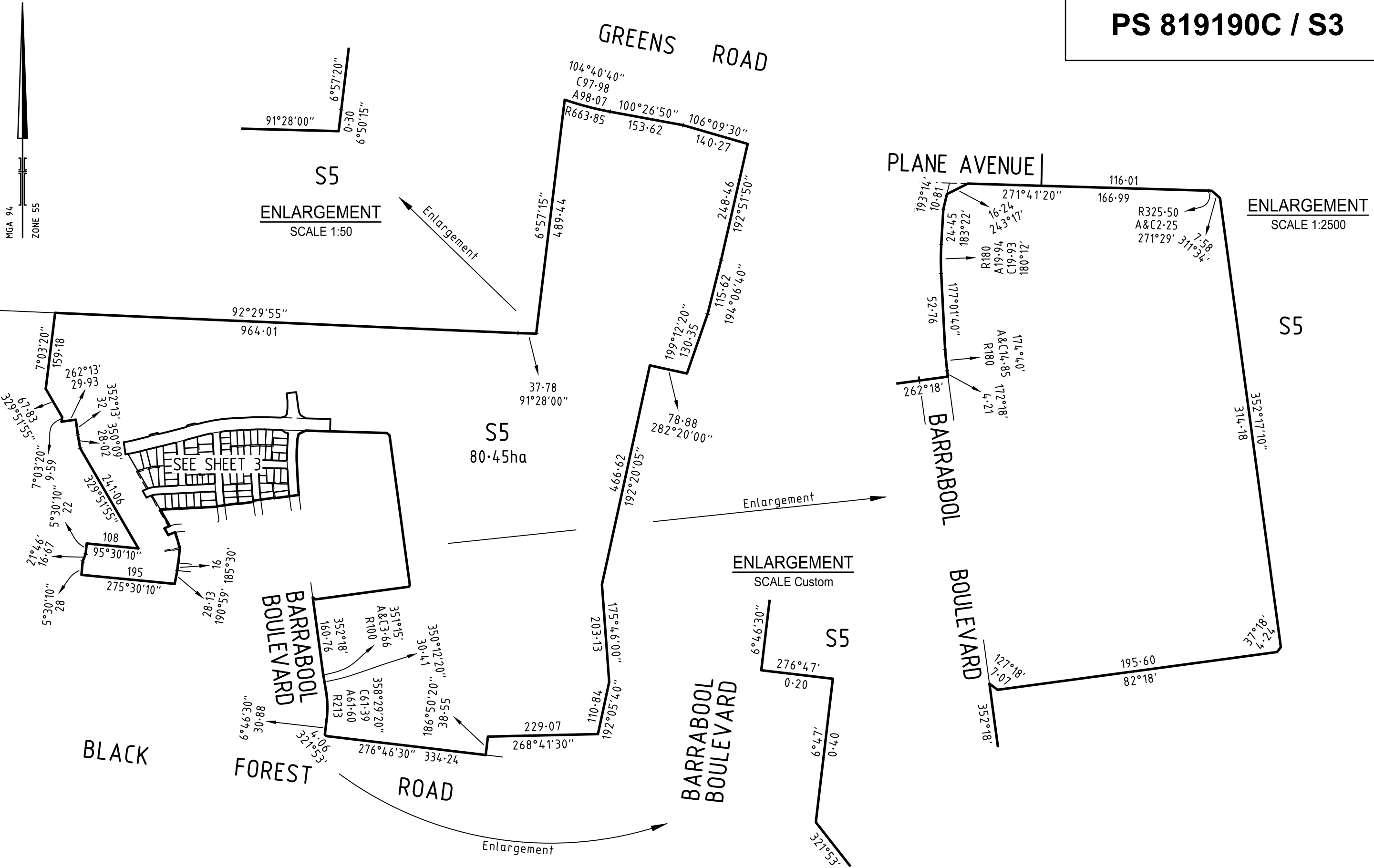
SURVEYORS FILE REF: 303978SV00

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 7

Licensed Surveyor: Terry J Mawson

Version: 9



SEE SHEET 2

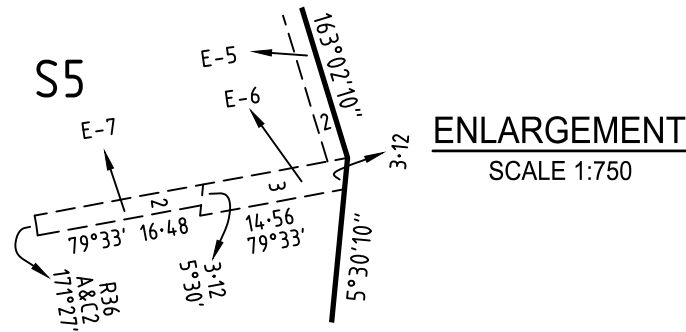
S5

SEE SHEET 2



SEE SHEET 2

Enlargement

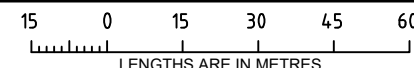


ENLARGEMENT SCALE 1:750



414 La Trobe Street
 PO Box 16084
 Melbourne Vic 8007
 T 61 3 9993 7888
 spiire.com.au

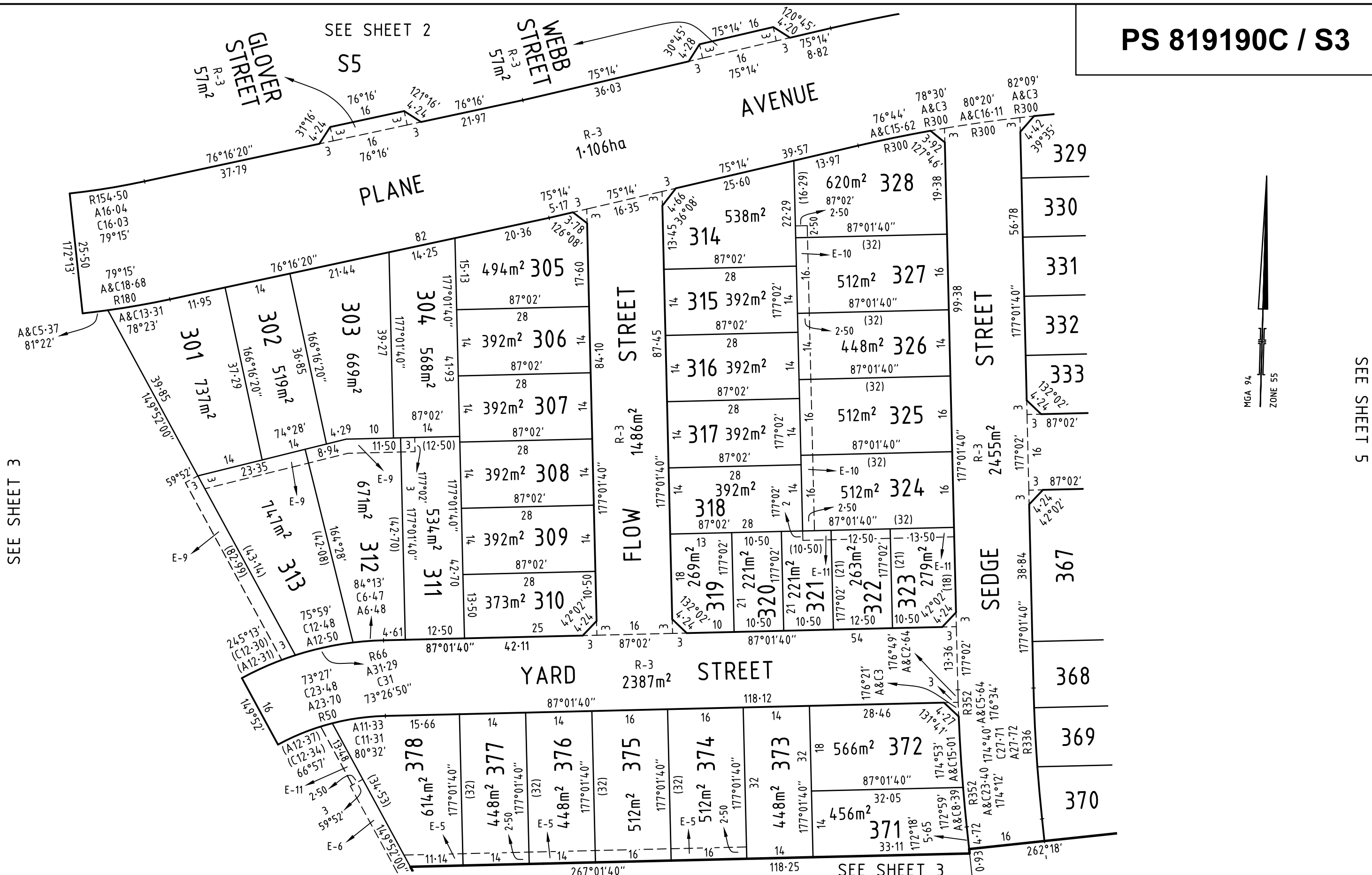
SCALE
 1: 1500



ORIGINAL SHEET
 SIZE: A3

SHEET 3

Licensed Surveyor: Terry J Mawson
 Ref: 303978SV00
 Version: 9



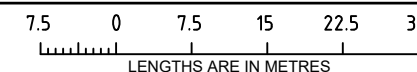
SEE SHEET 3

SEE SHEET 5



414 La Trobe Street
 PO Box 16084
 Melbourne Vic 8007
 T 61 3 9993 7888
 spiire.com.au

SCALE
 1: 750



ORIGINAL SHEET
 SIZE: A3

SHEET 4

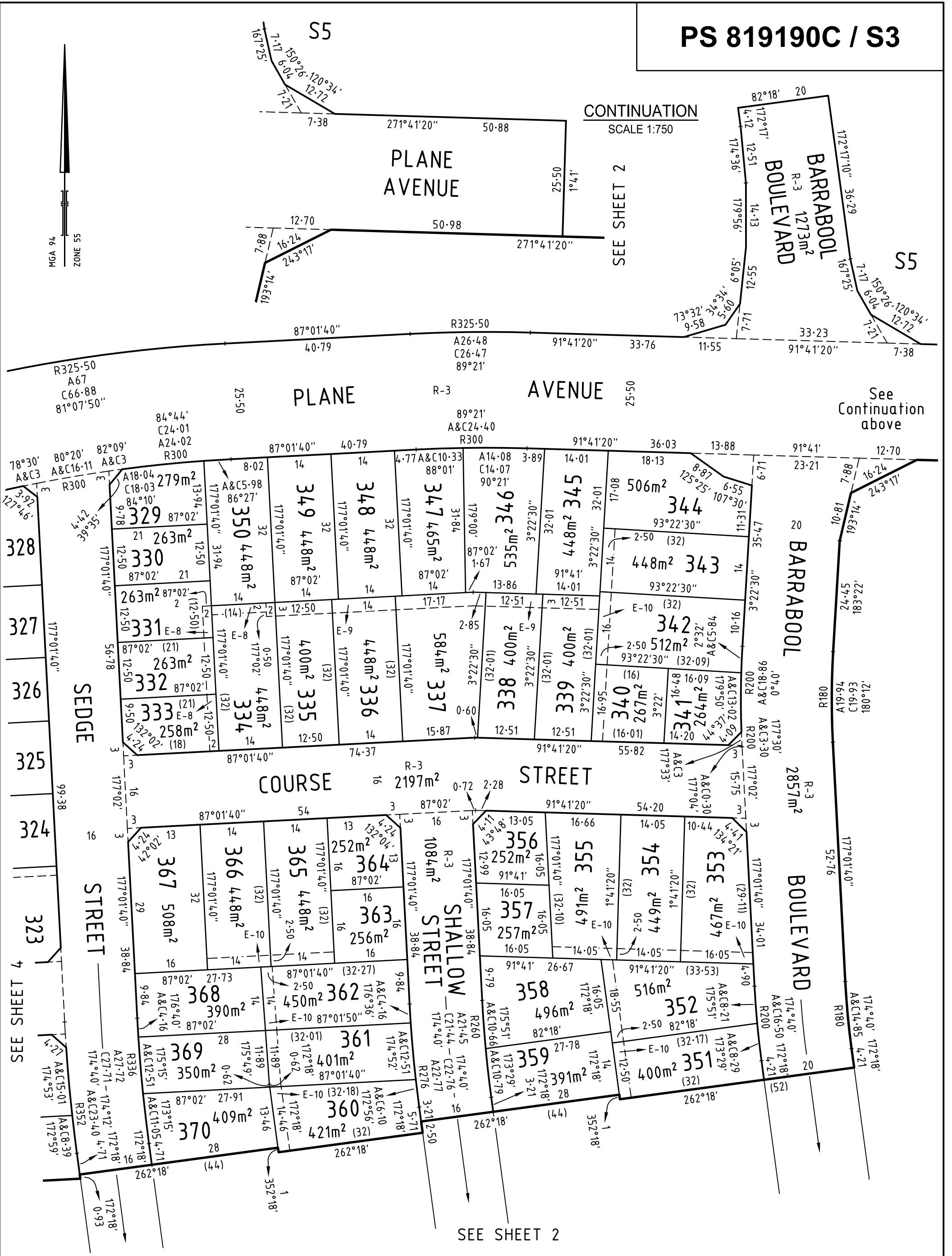
Licensed Surveyor: Terry J Mawson
 Ref: 303978SV00
 Version: 9

PS 819190C / S3

CONTINUATION
SCALE 1:750

SEE SHEET 2

MGA 94
ZONE 55

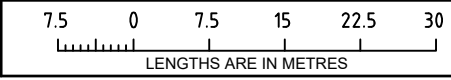


SEE SHEET 2



414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

SCALE
1: 750



ORIGINAL SHEET
SIZE: A3

SHEET 5

Licensed Surveyor: Terry J Mawson
Ref: 303978SV00
Version: 9

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S3 (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
301	302, 313	337	336, 338, 346, 347, 348	369	361, 368, 370
302	301, 303, 312, 313	338	337, 339, 345, 346	370	360, 369
303	302, 304, 312	339	338, 340, 342, 345	371	372, 373
304	303, 305, 306, 307, 311, 312	342	339, 340, 341, 343, 345	372	371, 373
305	304, 306	343	342, 344, 345	373	371, 372, 374
306	304, 305, 307	344	343, 345	374	373, 375
307	304, 306, 308, 311	345	338, 339, 342, 343, 344, 346	375	374, 376
308	307, 309, 311	346	337, 338, 345, 347	376	375, 377
309	308, 310, 311	347	337, 346, 348	377	376, 378
310	309, 311	348	337, 336, 347, 349, 337, 336	378	377
311	304, 307, 308, 309, 310, 312	349	335, 336, 348, 350		
312	302, 303, 304, 311, 313	350	329, 330, 331, 334, 349		
313	301, 302, 312	351	352, 359		
314	315, 327, 328	352	351, 353, 354, 355, 358, 359		
315	314, 316, 326, 327	353	352, 354		
316	315, 317, 325, 326	354	352, 353, 355		
317	316, 318, 324, 325	355	352, 354, 356, 357, 358		
318	317, 319, 320, 321	358	352, 355, 357, 359		
324	317, 318, 321, 322, 323, 325	359	351, 352, 358		
325	316, 317, 324, 326	360	361, 371		
326	315, 316, 325, 327	361	360, 362, 369		
327	314, 315, 326, 328	362	361, 363, 365, 366, 368		
328	314, 327	365	362, 363, 364, 366		
334	331, 332, 333, 335, 350	366	362, 365, 367, 368		
335	334, 336, 349	367	366, 368		
336	335, 337, 348, 349	368	362, 366, 367, 369		

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.



414 La Trobe Street
 PO Box 16084
 Melbourne Vic 8007
 T 61 3 9993 7888
 spiire.com.au

Licensed Surveyor: Terry J Mawson
 Ref: 303978SV00
 Version: 9

ORIGINAL SHEET
 SIZE: A3

SHEET 6

CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S3 (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
319	318, 320	332	331, 333, 334
320	318, 319, 321	333	332, 334
321	318, 320, 322, 324	340	339, 341, 342
322	321, 323, 324	341	340, 342
323	322, 324	356	355, 357
329	330, 350	357	356, 355
330	329, 331, 350	363	362, 364, 365
331	330, 332, 350, 334	364	363, 365

Lots 319 to 323, 329 to 333, 340, 341, 356, 357, 363 and 364 (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

PS 819190C

Owners Corporation No1

Plan No. PS 819190C

Land affected by Owners Corporation : Lots 101 to 169, 201 to 259, 301 to 378 (all inclusive) S4, S5 and Common Property No.1

Limitations on Owners Corporation : Unlimited

Totals		
	Entitlement	Liability
This Schedule	3280	781
Previous Stages	1650	1281
Overall Total	4930	2062

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
301	10	10	327	10	10	353	10	10
302	10	10	328	10	10	354	10	10
303	10	10	329	10	10	355	10	10
304	10	10	330	10	10	356	10	10
305	10	10	331	10	10	357	10	10
306	10	10	332	10	10	358	10	10
307	10	10	333	10	10	359	10	10
308	10	10	334	10	10	360	10	10
309	10	10	335	10	10	361	10	10
310	10	10	336	10	10	362	10	10
311	10	10	337	10	10	363	10	10
312	10	10	338	10	10	364	10	10
313	10	10	339	10	10	365	10	10
314	10	10	340	10	10	366	10	10
315	10	10	341	10	10	367	10	10
316	10	10	342	10	10	368	10	10
317	10	10	343	10	10	369	10	10
318	10	10	344	10	10	370	10	10
319	10	10	345	10	10	371	10	10
320	10	10	346	10	10	372	10	10
321	10	10	347	10	10	373	10	10
322	10	10	348	10	10	374	10	10
323	10	10	349	10	10	375	10	10
324	10	10	350	10	10	376	10	10
325	10	10	351	10	10	377	10	10
326	10	10	352	10	10	378	10	10
						S5	2500	1
Total			Total			Total		



414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

Licensed Surveyor: Terry J Mawson
Ref: 303978SV00
Version: 9

ORIGINAL SHEET
SIZE: A3

SHEET 1