
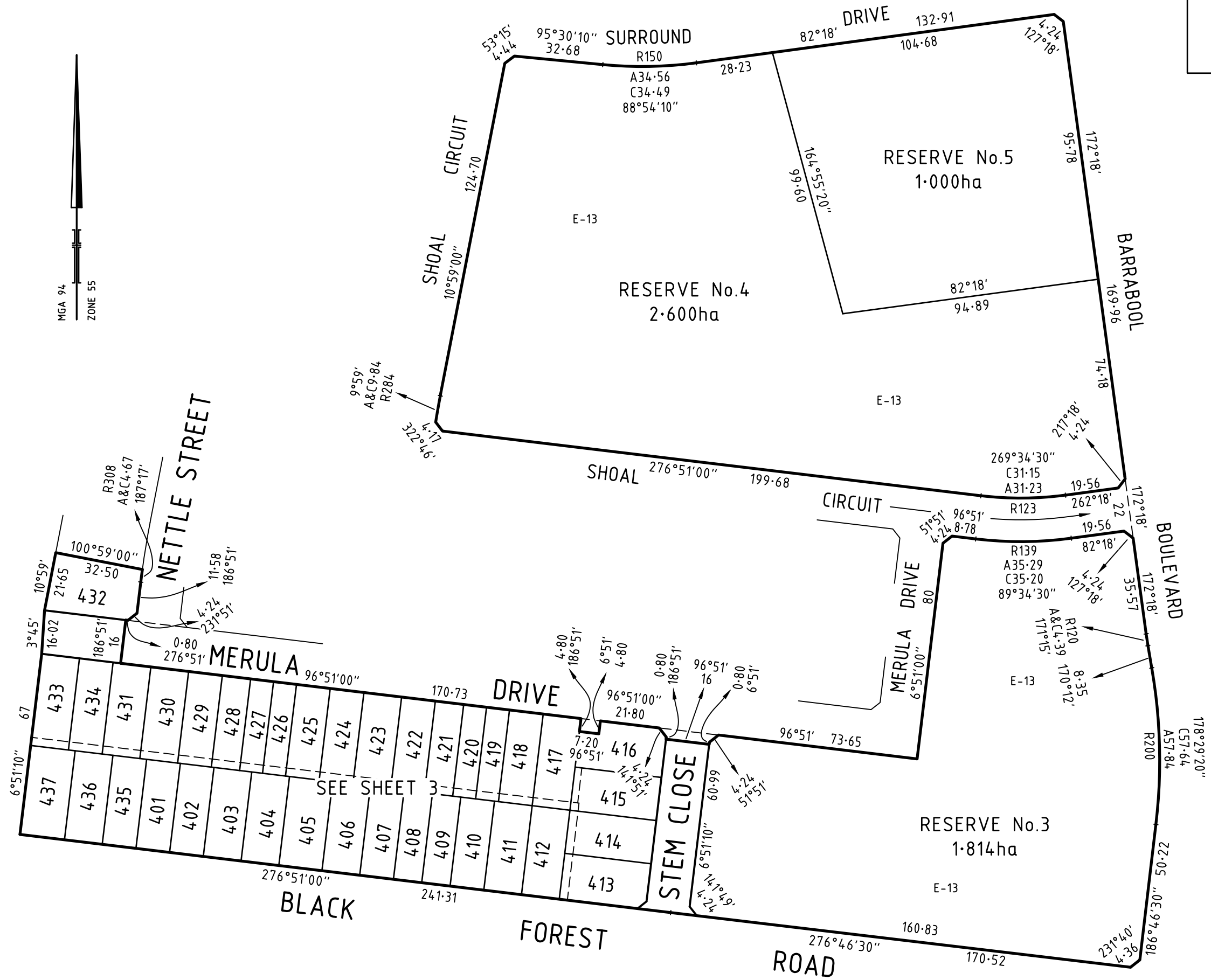
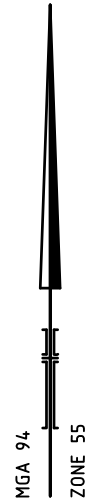
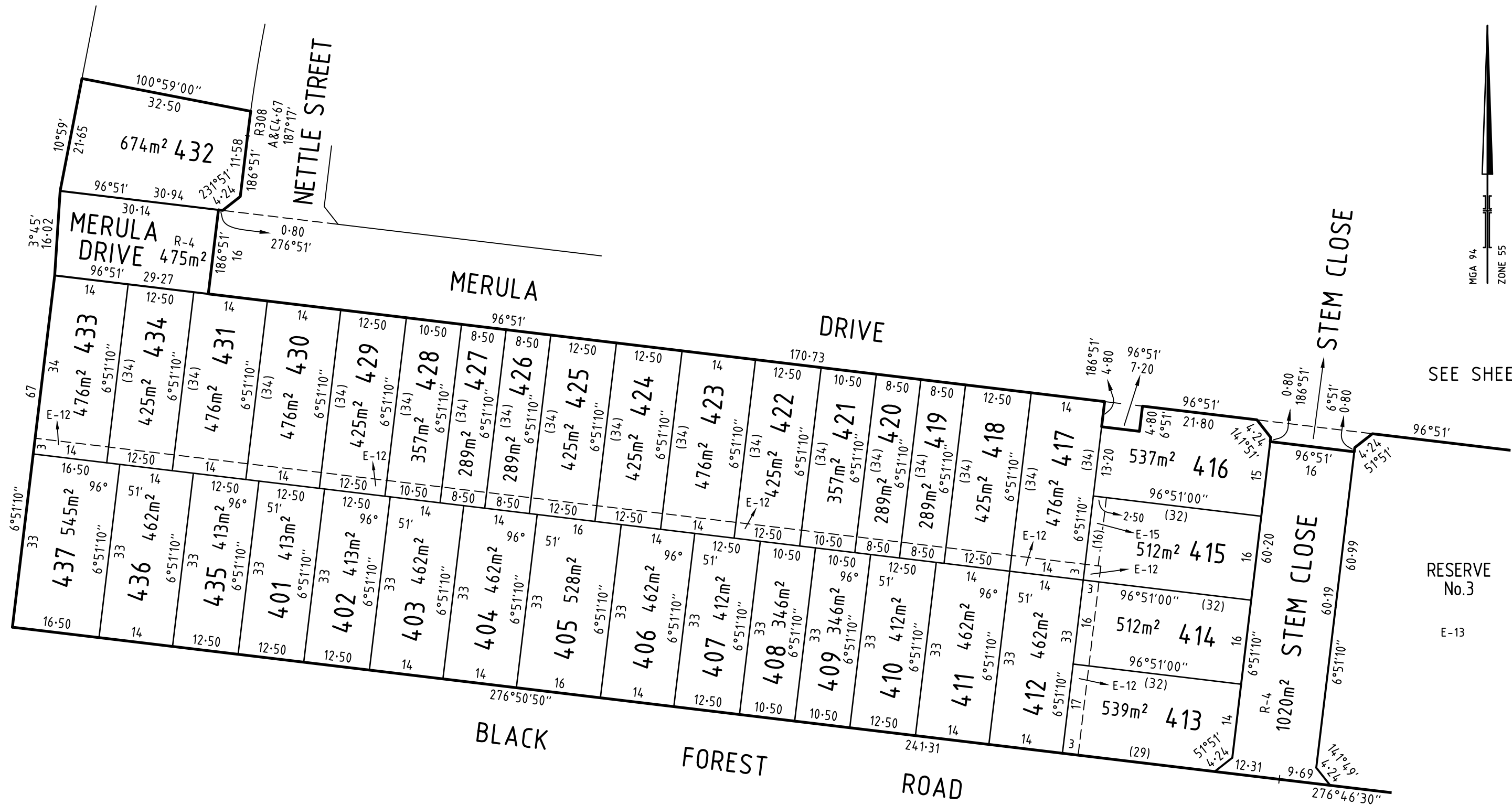


PLAN OF SUBDIVISION		EDITION 1	PS 819190C / S4	
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: SECTION: 20 CROWN ALLOTMENT: 1 (PART), 2 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: S4 on PS 819190C / S2 POSTAL ADDRESS: 370 BLACK FOREST ROAD (at time of subdivision) WYNDHAM VALE VIC 3024 MGA94 CO-ORDINATES: E: 288 250 ZONE: 55 (of approx centre of land N: 5 802 970 in plan)				
VESTING OF ROADS AND/OR RESERVES		Notations		
IDENTIFIER	COUNCIL/BODY/PERSON		Land being subdivided is enclosed within thick continuous lines. Lots 1 to 400 (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-4 RESERVE No 3 & 4 RESERVE No 5	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL			
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. -				
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-12	SEWERAGE	3	THIS PLAN - STAGE 4	CITY WEST WATER CORPORATION
E-12	DRAINAGE	3	THIS PLAN - STAGE 4	WYNDHAM CITY COUNCIL
E-13	CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY & DRAINAGE AS SPECIFIED & SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO.AA2741	SEE DIAG.	THIS PLAN - STAGE 4	MELBOURNE WATER CORPORATION
E-15	SEWERAGE	2.50	THIS PLAN - STAGE 4	CITY WEST WATER CORPORATION
MAMBOURIN - STAGE 4 (37 LOTS)			AREA OF STAGE - 7.182ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 305169SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Terry J Mawson Version: 8		SHEET 1 OF 4





SEE SHEET 2

RESERVE No.3
E-13



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

SCALE 1: 750	<p>7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES</p>
-----------------	---

ORIGINAL SHEET SIZE: A3	SHEET 3
----------------------------	---------

Licensed Surveyor: Terry J Mawson
Ref: 305169SV00
Version: 8

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S4 (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	Benefited Lots	Burdened Lot	Benefited Lots	Burdened Lot	Benefited Lots
401	402, 429, 430, 435	412	411, 413, 414, 417	425	404, 405, 424, 426
402	401, 403, 428, 429	413	412, 414	428	402, 403, 427, 429
403	402, 404, 427, 428	414	412, 413, 415	429	401, 402, 428, 430
404	403, 405, 425, 426, 427	415	414, 416, 417	430	401, 435, 429, 431
405	404, 406, 424, 425	416	415, 417	431	435, 436, 430, 432
406	405, 407, 423, 424	417	412, 415, 416, 418	432	431, 433, 434
407	406, 408, 422, 423	418	411, 417, 419	433	432, 434, 437
408	407, 409, 421, 422	421	408, 409, 420, 422	434	431, 433, 436, 437
409	408, 410, 420, 421	422	407, 408, 421, 423	435	431, 401, 436, 430
410	409, 411, 419, 420	423	406, 407, 422, 424	436	434, 431, 435, 437
411	410, 412, 418, 419	424	405, 406, 423, 425	437	433, 434, 436

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/S4 (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	Benefited Lots
419	410, 411, 418, 420
420	409, 410, 419, 421
426	404, 425, 427
427	403, 404, 426, 428

Lots 419, 420, 426 and 427 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.



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

Licensed Surveyor: Terry J Mawson
Ref: 305169SV00
Version: 8

ORIGINAL SHEET
SIZE: A3

SHEET 4

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, 401 to 437 (all inclusive), S5 and COMMON PROPERTY No.1

Limitations on Owners Corporation : Unlimited

Totals		
	Entitlement	Liability
This Schedule	370	370
Previous Stages	4560	2061
Overall Total	4930	2431

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
401	10	10	420	10	10			
402	10	10	421	10	10			
403	10	10	422	10	10			
404	10	10	423	10	10			
405	10	10	424	10	10			
406	10	10	425	10	10			
407	10	10	426	10	10			
408	10	10	427	10	10			
409	10	10	428	10	10			
410	10	10	429	10	10			
411	10	10	430	10	10			
412	10	10	431	10	10			
413	10	10	432	10	10			
414	10	10	433	10	10			
415	10	10	434	10	10			
416	10	10	435	10	10			
417	10	10	436	10	10			
418	10	10	437	10	10			
419	10	10						
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: 305169SV00
Version: 8

ORIGINAL SHEET
SIZE: A3

SHEET 1