
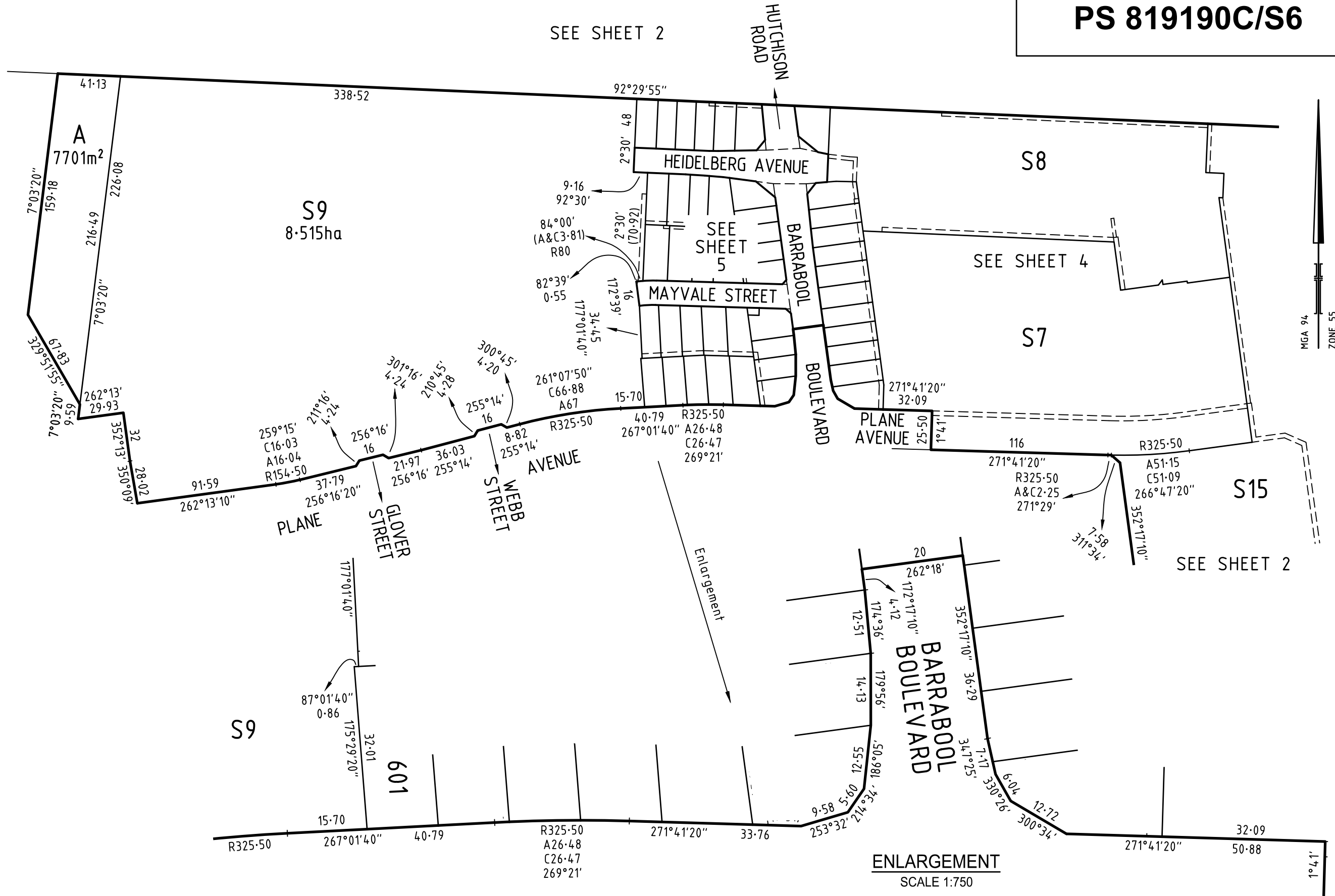


PLAN OF SUBDIVISION			EDITION 1	PS 819190C/S6
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: SECTION: 20 CROWN ALLOTMENT: 1 (PART), 2 (PART), 3 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: S6 on PS 819190C / S14 POSTAL ADDRESS: 974 BLACK FOREST ROAD (at time of subdivision) WYNDHAM VALE VIC 3024 MGA94 CO-ORDINATES: E: 288 460 ZONE: 55 (of approx centre of land in plan) N: 5 803 570				
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines. Lots 1 to 600, S1 to S6 (all inclusive), S10 to S14 (all 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-6 RESERVE No. 6	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. -				
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-16	DRAINAGE	2	THIS PLAN - STAGE 6	WYNDHAM CITY COUNCIL
E-17	DRAINAGE	3	THIS PLAN - STAGE 6	WYNDHAM CITY COUNCIL
E-17	SEWERAGE	3	THIS PLAN - STAGE 6	CITY WEST WATER CORPORATION
E-18	SEWERAGE	2.50	THIS PLAN - STAGE 6	CITY WEST WATER CORPORATION
E-21	SEWERAGE	2	THIS PLAN - STAGE 6	CITY WEST WATER CORPORATION
E-30	SEWERAGE	3	THIS PLAN - STAGE 6	CITY WEST WATER CORPORATION
MAMBOURIN ESTATE - STAGE 6 (45 LOTS)			AREA OF STAGE - 2.726ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 305171SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Terry J Mawson Version: 9		SHEET 1 OF 6

SEE SHEET 2



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SCALE
1: 2500

LENGTHS ARE IN METRES

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SHEET 3

HEIDELBERG AVENUE

SEE SHEET 5

PLANE AVENUE

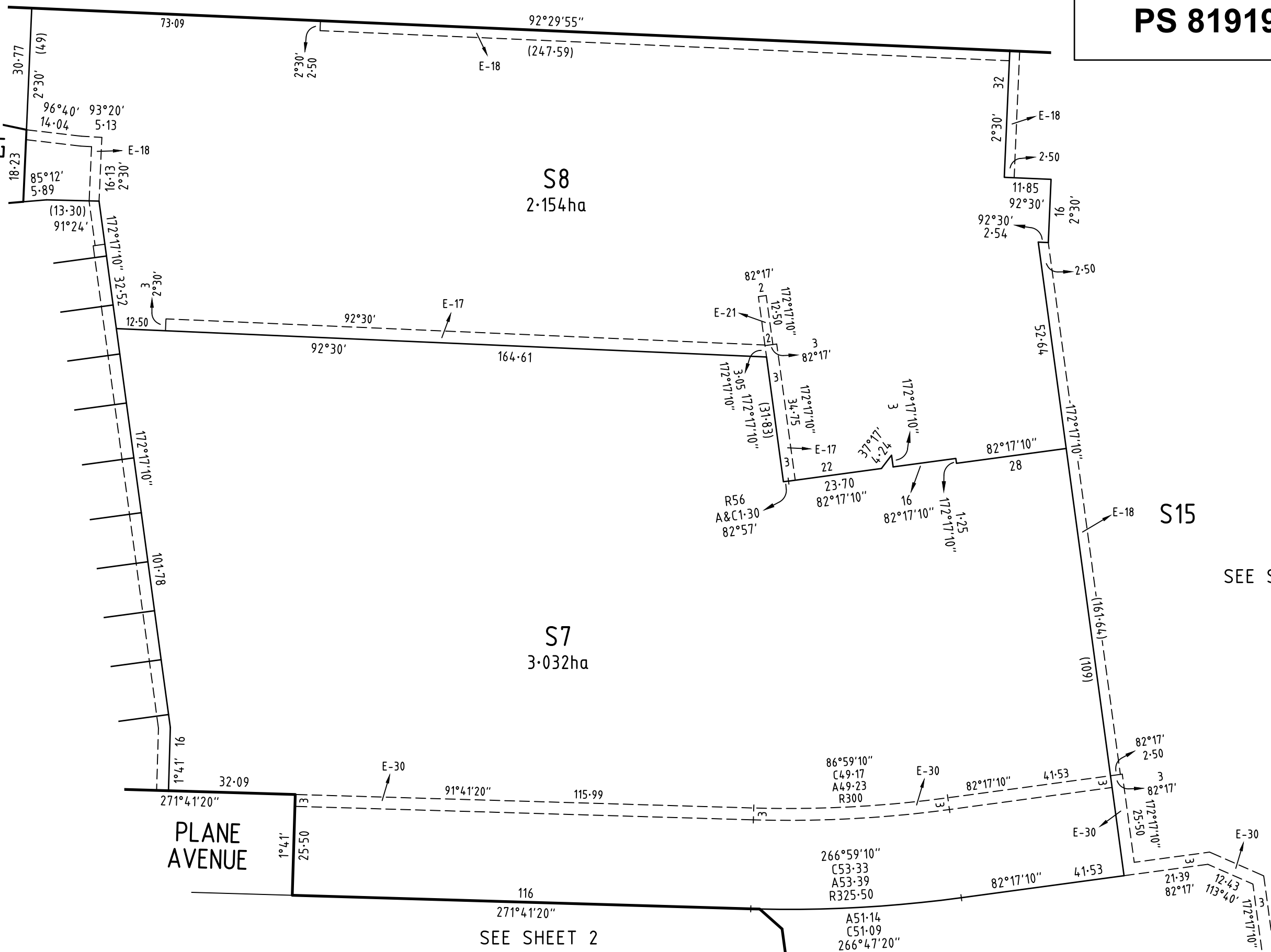
SEE SHEET 2

SEE SHEET 2

S8
2.154ha

S7
3.032ha

S15

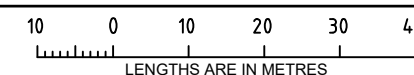


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SCALE
1: 1000

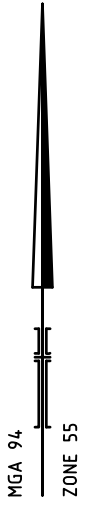


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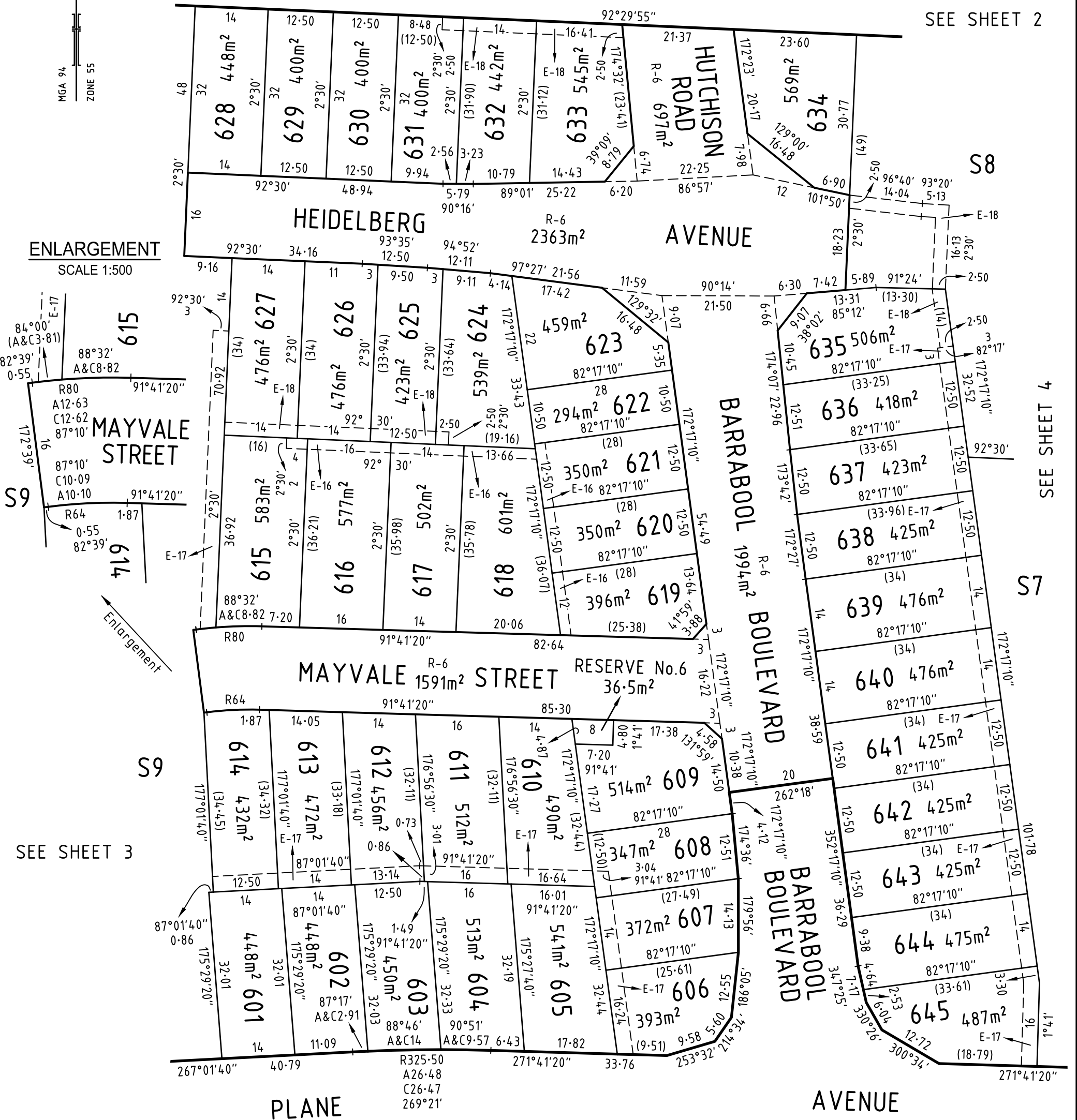
SHEET 4

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ENLARGEMENT
SCALE 1:500

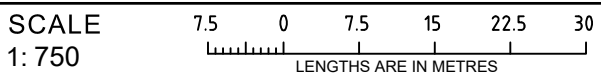


4 SHEETS SEE

S7

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ORIGINAL SHEET
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SHEET 5



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CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S6 (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
601	602, 613, 614	616	615, 617, 625, 626	631	630, 632
602	601, 603, 612, 613	617	616, 618, 624, 625	632	631, 633
603	602, 604, 611, 612	618	617, 619, 620, 621, 624	633	632
604	603, 605, 610, 611	619	618, 620	634	633, 635
605	604, 606, 607, 608, 610	620	618, 619, 621	635	636
606	605, 607	621	618, 620, 622, 624	636	635, 637
607	605, 606, 608	623	622, 624	637	636, 638
608	605, 607, 609, 610	624	617, 618, 621, 622, 623, 625	638	637, 639
609	608, 610	625	616, 617, 624, 626	639	638, 640
610	604, 605, 608, 609, 611	626	615, 616, 625, 627	640	639, 641
611	603, 604, 610, 612	627	615, 626	641	640, 642
612	602, 603, 611, 613	628	629	642	641, 643
613	601, 602, 612, 614	629	628, 630	643	642, 644
614	601, 613	630	629, 631	644	643, 645
615	616, 626, 627			645	644

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/S6 (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
622	621, 623, 624

Lot 622 is 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

Stage No
/

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, 501 to 535, 601 to 645 (all inclusive)
S7, S8, S9, S12, S15 and COMMON PROPERTY No.1

Limitations on Owners Corporation : Unlimited

Totals		
	Entitlement	Liability
This Schedule	8970	455
Previous Stages	2780	2780
Overall Total	11750	3235

LOT ENTITLEMENT AND LOT LIABILITY

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
601	10	10	624	10	10	S7	510	1
602	10	10	625	10	10	S8	370	1
603	10	10	626	10	10	S9	1450	1
604	10	10	627	10	10	S12	190	1
605	10	10	628	10	10	S15	6000	1
606	10	10	629	10	10			
607	10	10	630	10	10			
608	10	10	631	10	10			
609	10	10	632	10	10			
610	10	10	633	10	10			
611	10	10	634	10	10			
612	10	10	635	10	10			
613	10	10	636	10	10			
614	10	10	637	10	10			
615	10	10	638	10	10			
616	10	10	639	10	10			
617	10	10	640	10	10			
618	10	10	641	10	10			
619	10	10	642	10	10			
620	10	10	643	10	10			
621	10	10	644	10	10			
622	10	10	645	10	10			
623	10	10						
Total			Total			Total		

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