
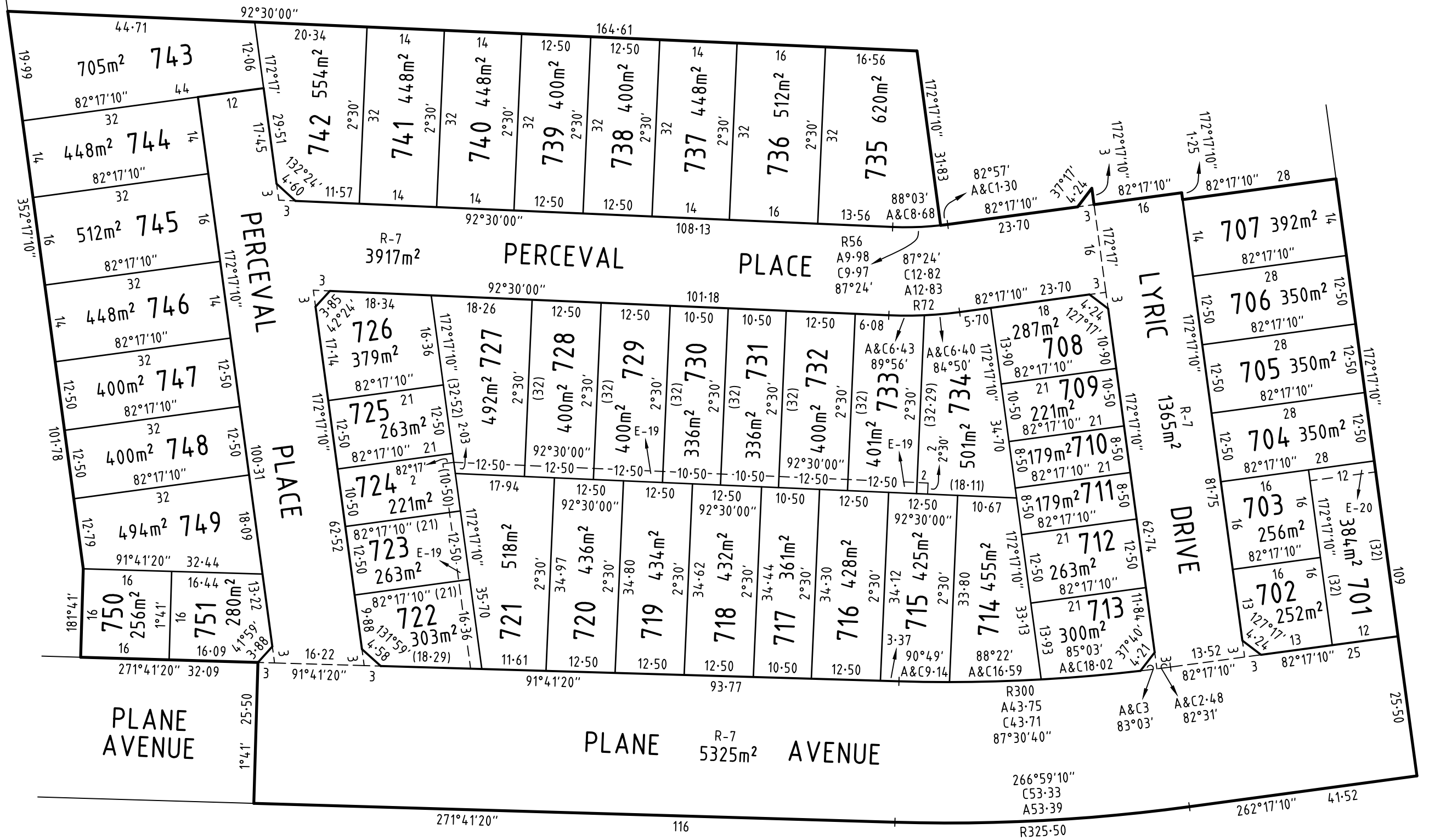
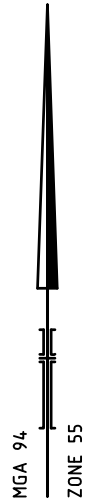


PLAN OF SUBDIVISION			EDITION 1	PS 819190C/S7
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: SECTION: 20 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: S7 on PS 819190C / S6 POSTAL ADDRESS: 974 BLACK FOREST ROAD (at time of subdivision) WYNDHAM VALE VIC 3024 MGA94 CO-ORDINATES: E: 288 650 ZONE: 55 (of approx centre of land in plan) N: 5 803 510			Council Name: Wyndham City Council SPEAR Reference Number: S132851H	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines. Lots 1 to 700 (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. <u>Other Purpose of this Plan</u> To remove by agreement that part of Easement E-31 Sewerage created in PS 819190C/S6 that lies within Lot S7 in that plan via Section 6 (i) (k) (iv) of the Subdivision Act 1988	
ROAD R-7	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 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-19	DRAINAGE	2	THIS PLAN - STAGE 7	WYNDHAM CITY COUNCIL
E-20	SEWERAGE	2	THIS PLAN - STAGE 7	CITY WEST WATER CORPORATION
MAMBOURIN ESTATE - STAGE 7 (51 LOTS)			AREA OF STAGE - 3.032ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 305172SV00 Digitally signed by: Terry John Mawson, Licensed Surveyor, Surveyor's Plan Version (5), 31/05/2020, SPEAR Ref: S132851H		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 3



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SCALE 1: 750

LENGTHS ARE IN METRES

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SHEET 2

CREATION OF RESTRICTION 7A

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C /S7 (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
701	702, 703, 704	721	720, 722, 723, 724, 727, 728	737	736, 738
704	701, 703, 705	722	721, 723	738	737, 739
705	704, 706	726	725, 727	739	738, 740
706	705, 707	727	721, 724, 725, 726, 728	740	739, 741
707	706	728	720, 721, 727, 729	741	740, 742
713	712, 714	729	719, 720, 728, 730	742	741, 743
714	711, 712, 713, 715, 734	730	718, 719, 729, 731	743	742, 744
715	714, 716, 733, 734	731	717, 718, 730, 732	744	743, 745
716	715, 717, 732, 733	732	716, 717, 731, 733	745	744, 746
717	716, 718, 731, 732	733	715, 716, 732, 734	746	745, 747
718	717, 719, 730, 731	734	708, 709, 710, 711, 714, 715, 733	747	746, 748
719	718, 720, 729, 730	735	736	748	747, 749
720	719, 721, 728, 729	736	735, 737	749	748, 750, 751

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/S7 (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
702	701, 703	710	709, 711, 734	724	721, 723, 725, 727
703	701, 702, 704	711	710, 712, 714, 734	725	724, 726, 727
708	709, 734	712	711, 713, 714	750	749, 751
709	708, 710, 734	723	721, 722, 724	751	749, 750

Lots 702, 703, 708 to 712, 723 to 725 (all inclusive), 750 and 751 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/S7

Owners Corporation No. 1

Plan No. PS819190C

Land affected by Owners Corporation: 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, 1201 to 1219 (all inclusive) S8, S9, S14, S15
Common Property No.: 1

Limitations of Owners Corporation: Unlimited

Notations
NIL

Totals		
	Entitlement	Liability
This schedule	510	510
Balance of existing OC	11750	3934
Overall Total	12260	4444

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
701	10	10	751	10	10						
702	10	10									
703	10	10									
704	10	10									
705	10	10									
706	10	10									
707	10	10									
708	10	10									
709	10	10									
710	10	10									
711	10	10									
712	10	10									
713	10	10									
714	10	10									
715	10	10									
716	10	10									
717	10	10									
718	10	10									
719	10	10									
720	10	10									
721	10	10									
722	10	10									
723	10	10									
724	10	10									
725	10	10									
726	10	10									
727	10	10									
728	10	10									
729	10	10									
730	10	10									
731	10	10									
732	10	10									
733	10	10									
734	10	10									
735	10	10									
736	10	10									
737	10	10									
738	10	10									
739	10	10									
740	10	10									
741	10	10									
742	10	10									
743	10	10									
744	10	10									
745	10	10									
746	10	10									
747	10	10									
748	10	10									
749	10	10									
750	10	10									



SURVEYORS FILE REFERENCE: 305172SV00

SHEET 1

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