
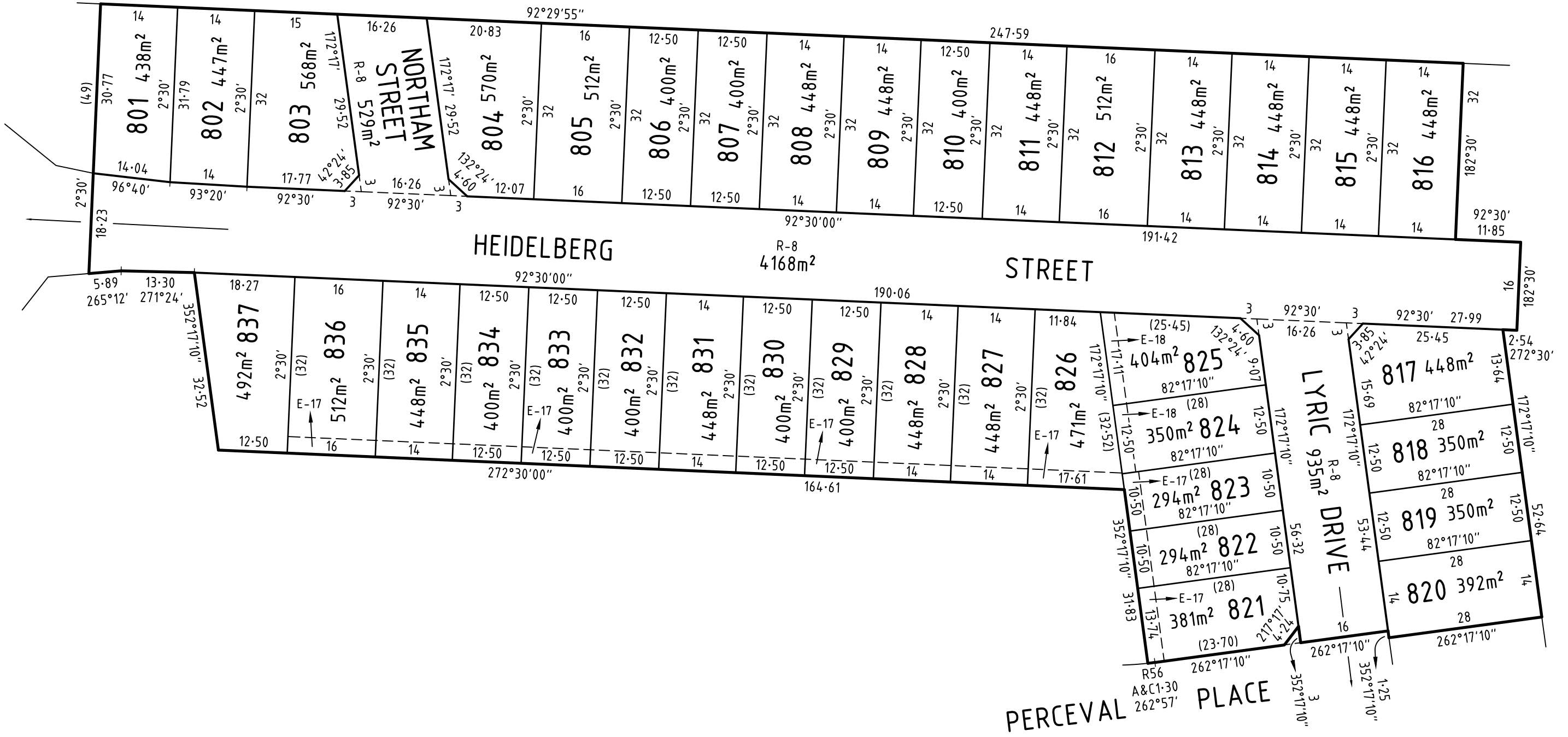
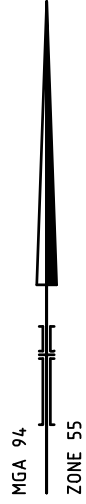


PLAN OF SUBDIVISION		EDITION 1	PS 819190C/S8	
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: SECTION: 20 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: S8 on PS 819190C / S6 POSTAL ADDRESS: 974 BLACK FOREST ROAD (at time of subdivision) WYNDHAM VALE VIC 3024 MGA94 CO-ORDINATES: E: 288 640 ZONE: 55 (of approx centre of land in plan) N: 5 803 610		Council Name: Wyndham City Council SPEAR Reference Number: S132855P		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Land being subdivided is enclosed within thick continuous lines. Lots 1 to 800 (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. Other Purpose of this Plan To remove by agreement that part of Easement E-18 Sewerage created in PS819190C/S6 via Section 6 (i) (k) (iv) of the Subdivision Act 1988.		
ROAD R-8	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-17	DRAINAGE	3	PS 819190C - STAGE 6	WYNDHAM CITY COUNCIL
E-17	SEWERAGE	3	PS 819190C - STAGE 6	CITY WEST WATER CORPORATION
E-18	SEWERAGE	2.50	PS 819190C - STAGE 6	CITY WEST WATER CORPORATION
MAMBOURIN ESTATE - STAGE 8 (37 LOTS)			AREA OF STAGE - 2.154ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 305173SV00		ORIGINAL SHEET SIZE: A3
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SURVEYOR'S FILE REF: 305173SV00



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PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

SCALE 1: 750
7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

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SHEET 2

CREATION OF RESTRICTION 8A

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C /S8 (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
801	802	813	812, 814	827	826, 828
802	801, 803	814	813, 815	828	827, 829
803	802	815	814, 816	829	828, 830
804	805	816	815	830	829, 831
805	804, 806	817	818	831	830, 832
806	805, 807	818	817, 819	832	831, 833
807	806, 808	819	818, 820	833	832, 834
808	807, 809	820	819	834	833, 835
809	808, 810	821	822	835	834, 836
810	809, 811	824	823, 825, 826	836	835, 837
811	810, 812	825	824, 826	837	836
812	811, 813	826	823, 824, 825, 827		

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/S8 (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
822	821, 823
823	822, 824, 826

Lots 822 and 823 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/S8

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, 801 to 837, 1201 to 1219 (all inclusive) S9, S14, S15
Common Property No.: 1

Limitations of Owners Corporation: Unlimited

Notations
NIL

Totals		
	Entitlement	Liability
This schedule	370	370
Balance of existing OC	11890	4443
Overall Total	12260	4813

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
801	10	10									
802	10	10									
803	10	10									
804	10	10									
805	10	10									
806	10	10									
807	10	10									
808	10	10									
809	10	10									
810	10	10									
811	10	10									
812	10	10									
813	10	10									
814	10	10									
815	10	10									
816	10	10									
817	10	10									
818	10	10									
819	10	10									
820	10	10									
821	10	10									
822	10	10									
823	10	10									
824	10	10									
825	10	10									
826	10	10									
827	10	10									
828	10	10									
829	10	10									
830	10	10									
831	10	10									
832	10	10									
833	10	10									
834	10	10									
835	10	10									
836	10	10									
837	10	10									



SURVEYORS FILE REFERENCE: 305173SV00

SHEET 1

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