

# PLAN OF SUBDIVISION

EDITION 1

**PS 819190C/S9**

## LOCATION OF LAND

PARISH: MAMBOURIN

TOWNSHIP:

SECTION: 20

CROWN ALLOTMENT: 1 (PART)

CROWN PORTION: -

TITLE REFERENCE: C/T VOL 12279 FOL 917

LAST PLAN REFERENCE: S9 on PS 819190C / S13

POSTAL ADDRESS: 974 BLACK FOREST ROAD  
(at time of subdivision) WYNDHAM VALE VIC 3024MGA94 CO-ORDINATES: E: 288 300 ZONE: 55  
(of approx centre of land in plan) N: 5 803 570

## VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL / BODY / PERSON
ROAD R-9	WYNDHAM CITY COUNCIL
RESERVE No. 8	WYNDHAM CITY COUNCIL
RESERVE No. 9	POWERCOR AUSTRALIA LIMITED

## NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

### SURVEY:

This plan is based on survey BP003363K &amp; PS825328P

### STAGING:

This is a staged subdivision

Planning Permit No. WYP 10554/17

This survey has been connected to permanent marks No(s). PM28 &amp; PM63

In Proclaimed Survey Area No. -

## NOTATIONS

Land being subdivided is enclosed within thick continuous lines.

Lots 1 to 900 and S1 to S9 (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.


## EASEMENT INFORMATION

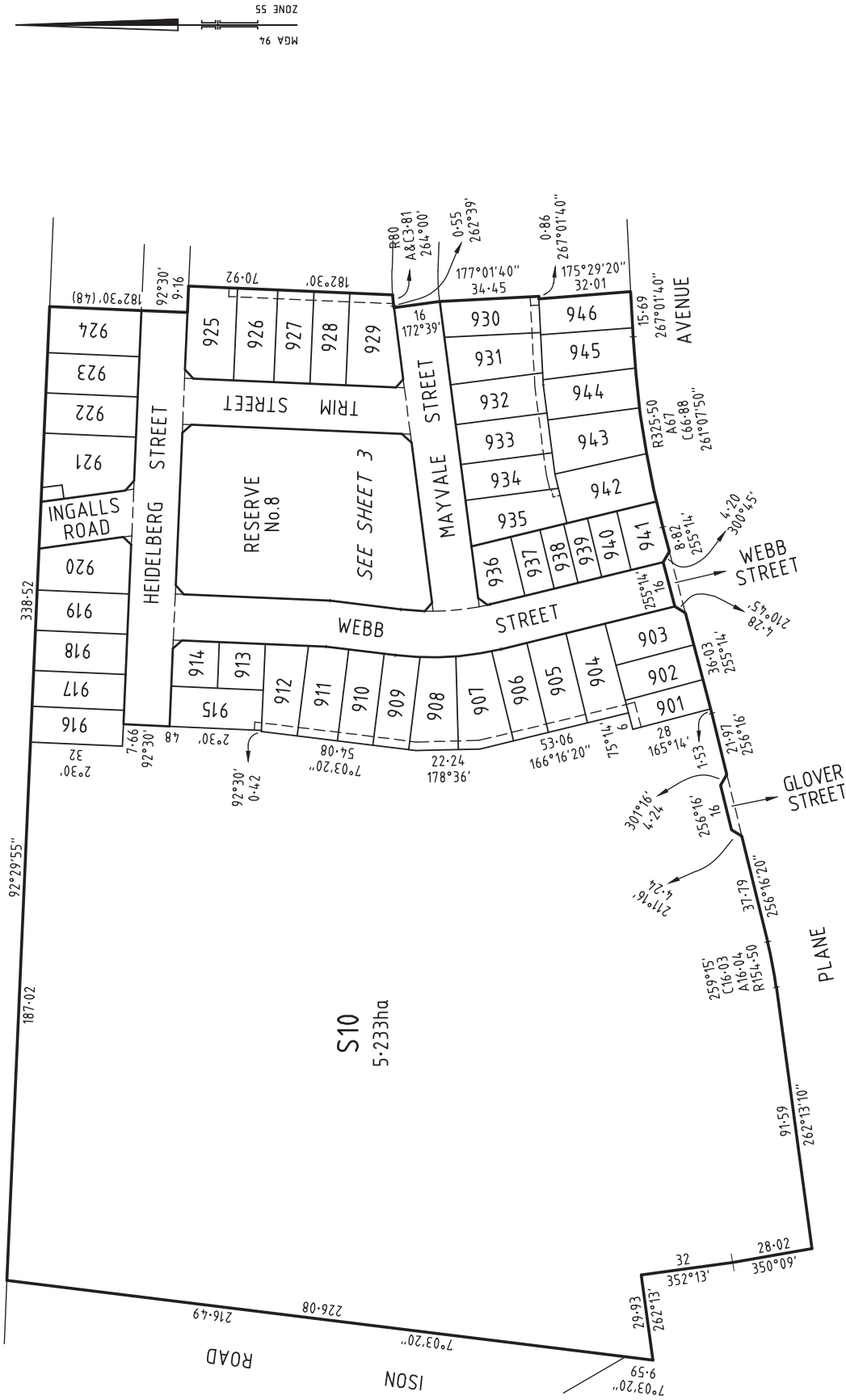
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

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-22	SEWERAGE	2.50	THIS PLAN - STAGE 9	CITY WEST WATER CORPORATION
E-23	DRAINAGE	3	THIS PLAN - STAGE 9	WYNDHAM CITY COUNCIL
E-23	SEWERAGE	3	THIS PLAN - STAGE 9	CITY WEST WATER CORPORATION

MAMBOURIN ESTATE - STAGE 9 (46 LOTS)

AREA OF STAGE - 3.282ha

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MGA 94  
ZONE 55

SCALE 1:1500	15 0 15 30 45 60 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
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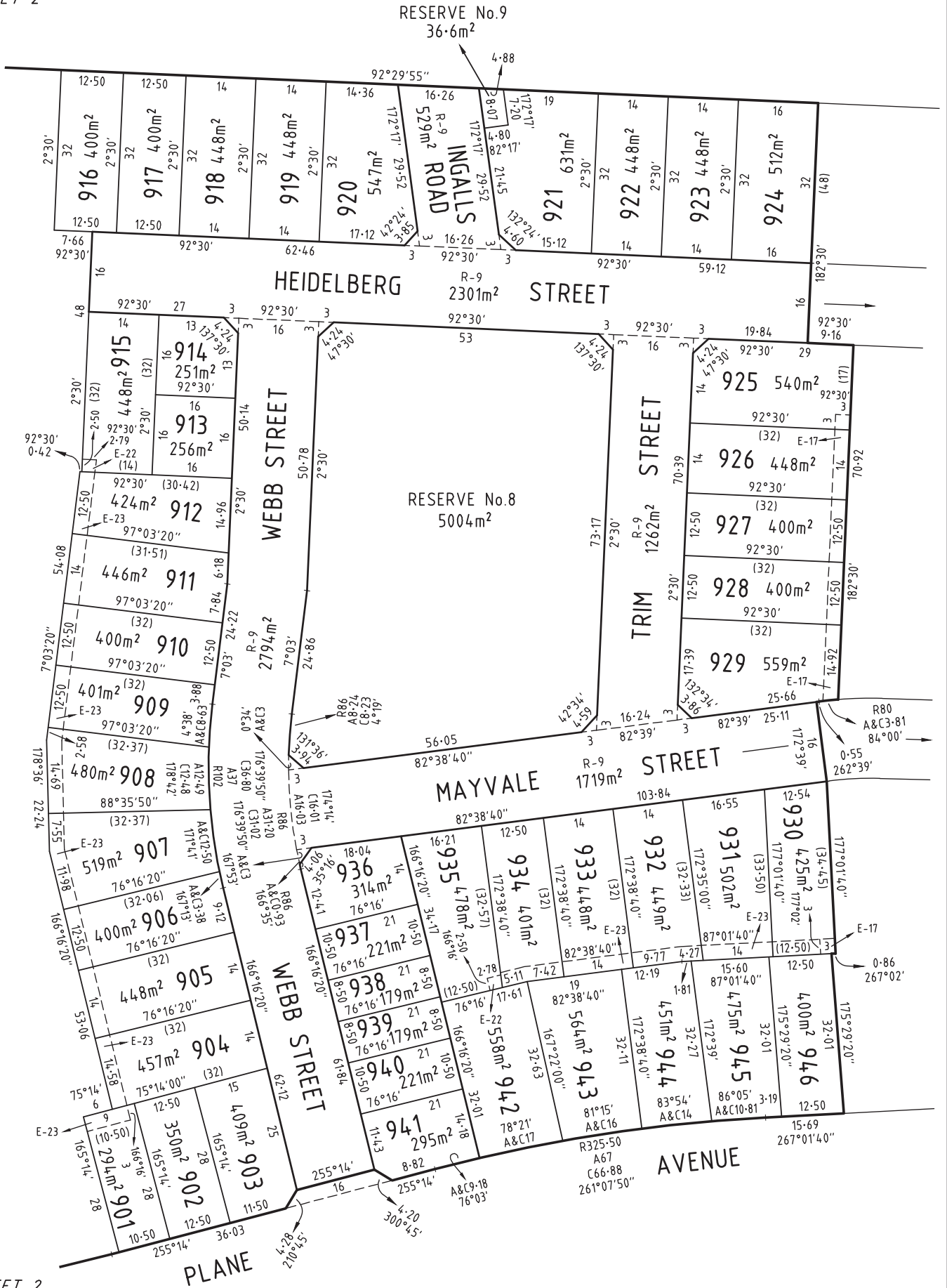
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SEE SHEET 2

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ZONE 55

S10

SEE SHEET 2



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

ORIGINAL SHEET  
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SHEET 3



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**CREATION OF RESTRICTION 9A**

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S9 (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
902	901, 903, 904	917	916, 918	930	931, 946
903	902, 904	918	917, 919	931	930, 932, 945, 946
904	901, 902, 903, 905	919	918, 920	932	931, 933, 944, 945
905	904, 906	920	919	933	932, 934, 943, 944
906	905, 907	921	922	934	933, 935, 942, 943
907	906, 908	922	921, 923	935	934, 936, 937, 938, 939, 942
908	907, 909	923	922, 924	936	935, 937
909	908, 910	924	923	942	934, 935, 939, 940, 941, 943
910	909, 911	925	926	943	933, 934, 942, 944
911	910, 912	926	925, 927	944	932, 933, 943, 945
912	911, 913, 915	927	926, 928	945	931, 932, 944, 946
915	912, 913, 914	928	927, 929	946	930, 931, 945
916	917	929	928		

**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/S9 (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
901	902, 904	938	935, 937, 939
913	912, 914, 915	939	935, 938, 940, 942
914	913, 915	940	939, 941, 942
937	935, 936, 938	941	940, 942

Lots 901, 913, 914 and 937 to 941 (both 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

# PS819190C/S9

Owners Corporation No. 1 Plan No. PS819190C/S9

Land affected by Owners Corporation Lots: 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, 901 to 946, 1201 to 1219 (all inclusive), S10, S15 and S30

Common Property No.: 1

Limitations of Owners Corporation: Unlimited

Notations  
NIL

Totals		
	Entitlement	Liability
This schedule	1450	461
Previous stages	10300	4302
Overall Total	11750	4763

### Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
901	10	10	942	10	10						
902	10	10	943	10	10						
903	10	10	944	10	10						
904	10	10	945	10	10						
905	10	10	946	10	10						
906	10	10	S10	990	1						
907	10	10									
908	10	10									
909	10	10									
910	10	10									
911	10	10									
912	10	10									
913	10	10									
914	10	10									
915	10	10									
916	10	10									
917	10	10									
918	10	10									
919	10	10									
920	10	10									
921	10	10									
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929	10	10									
930	10	10									
931	10	10									
932	10	10									
933	10	10									
934	10	10									
935	10	10									
936	10	10									
937	10	10									
938	10	10									
939	10	10									
940	10	10									
941	10	10									



Surveyors file reference: 305174SV00

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