
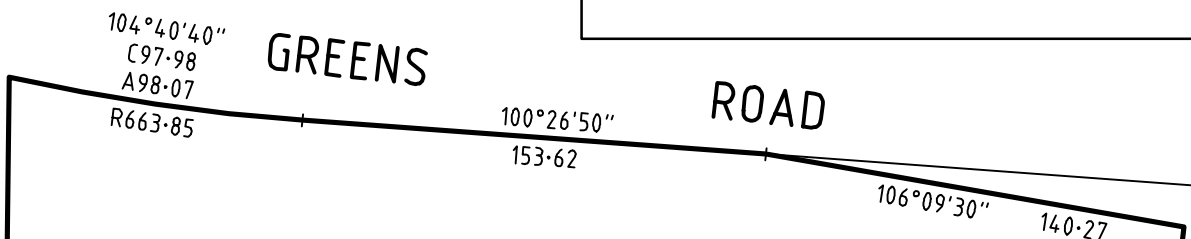
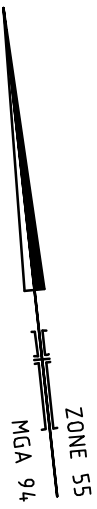


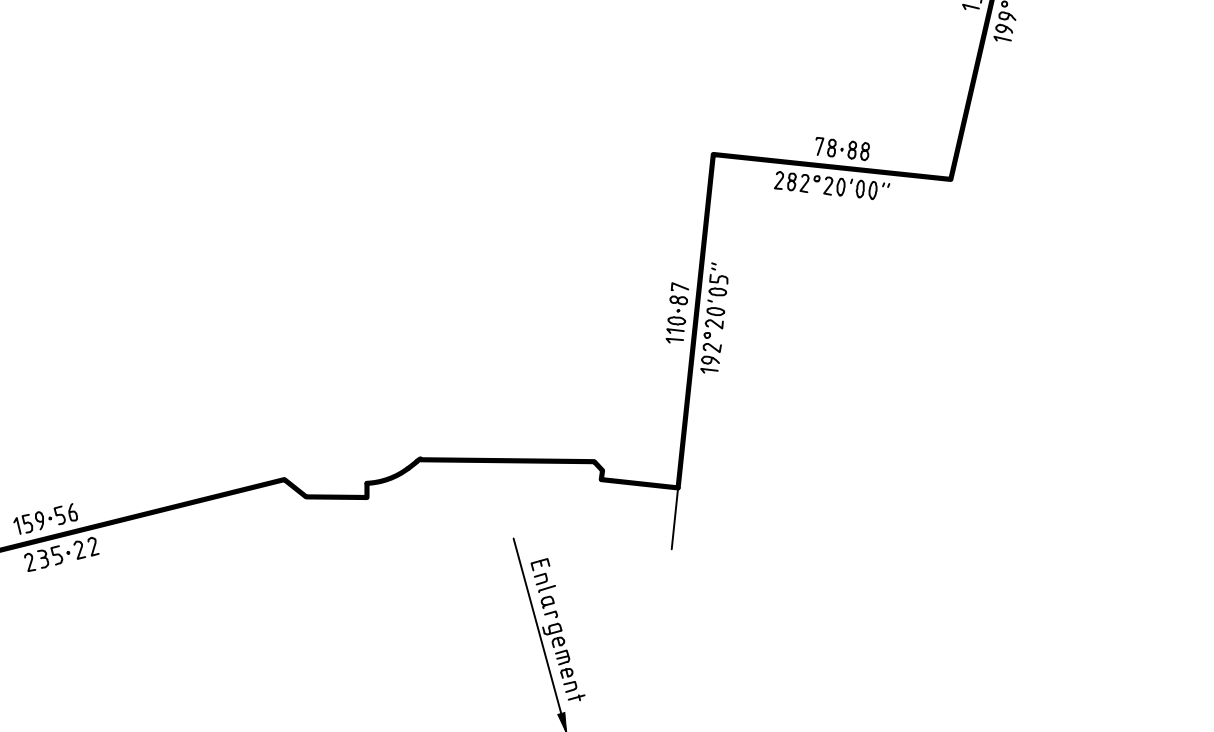
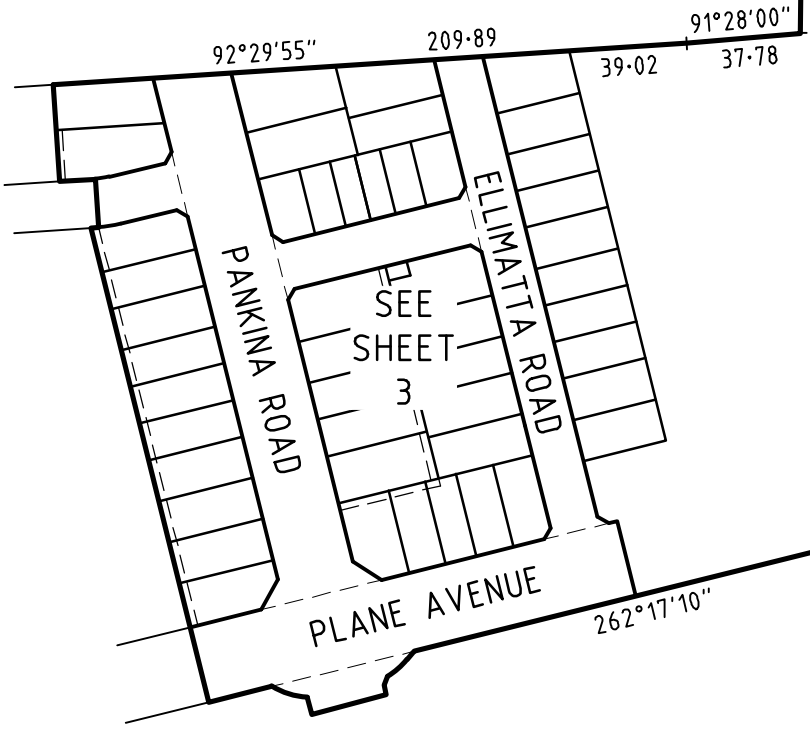
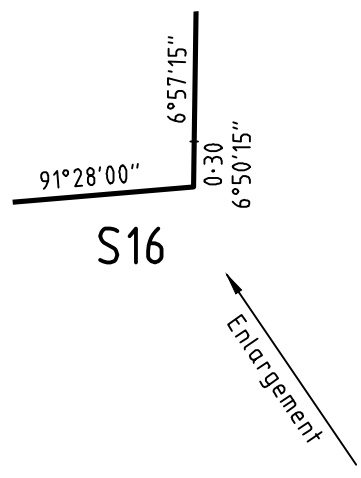
<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS 819190C/S15</b>	
<b>LOCATION OF LAND</b> PARISH: MAMBOURIN TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: 2 (PART), 3 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL 12248 FOL 076  LAST PLAN REFERENCE: S15 ON PS 819190C/S6  POSTAL ADDRESS: 974 BLACK FOREST ROAD (at time of subdivision) MAMBOURIN VIC 3024 MGA94 CO-ORDINATES: E: 288 850 ZONE: 55 (of approx centre of land in plan) N: 5 803 560				
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL / BODY / PERSON	Land being subdivided is enclosed within thick continuous lines.  Lots 1 to 1500, and S1 to S15 (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.  <u>Other purpose of this plan</u>  To remove by agreement that part of the Easement E-31 (Sewerage) created in PS 819190C/S6 that lies within this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.		
ROAD R-15 RESERVE No.12	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LIMITED			
<b>NOTATIONS</b>				
DEPTH LIMITATION : DOES NOT APPLY				
SURVEY: This plan is based on survey BP003363K & PS825328P  STAGING: This is a staged subdivision Planning Permit No. WYP 11481 / 19  This survey has been connected to permanent marks No(s). PM28 & PM63  In Proclaimed Survey Area No. -				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-18	SEWERAGE	2.50	PS 819190C/S6	CITY WEST WATER CORPORATION
E-21	SEWERAGE	2	PS 819190C/S6	CITY WEST WATER CORPORATION
E-32	SEWERAGE	2.50	THIS PLAN - STAGE 15	GREATER WESTERN WATER CORPORATION
MAMBOURIN ESTATE - STAGE 15 (47 LOTS)			AREA OF STAGE - 3.199ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 305180SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Terry J Mawson Version: 5		SHEET 1 OF 4



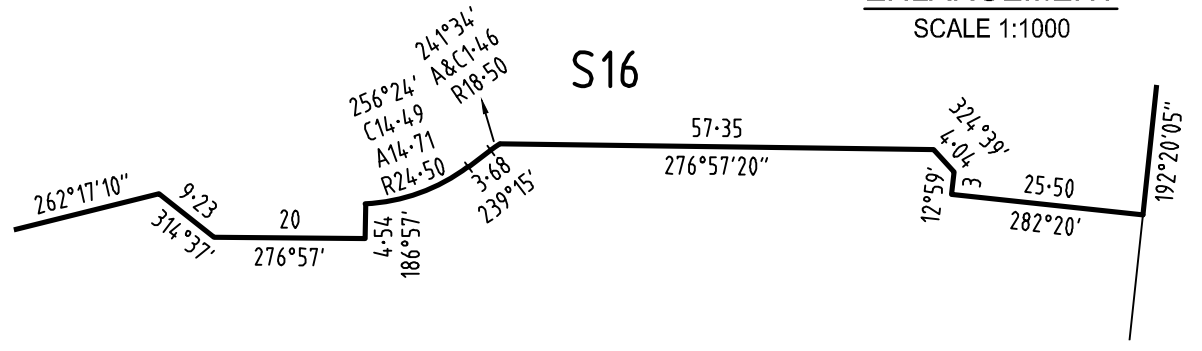
6°57'15"  
489.44

S16  
22.13ha

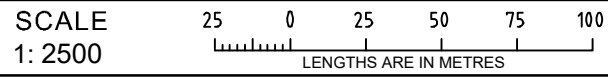
ENLARGEMENT  
SCALE 1:50



ENLARGEMENT  
SCALE 1:1000



SURVEYOR'S FILE REF: 305180SV00



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SIZE: A3

SHEET 2

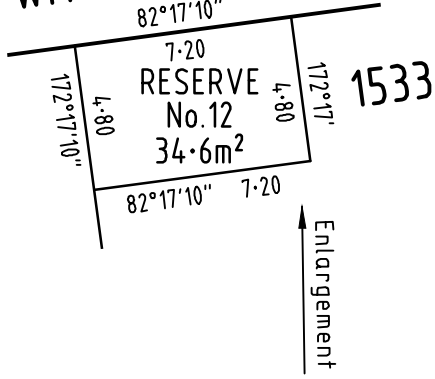


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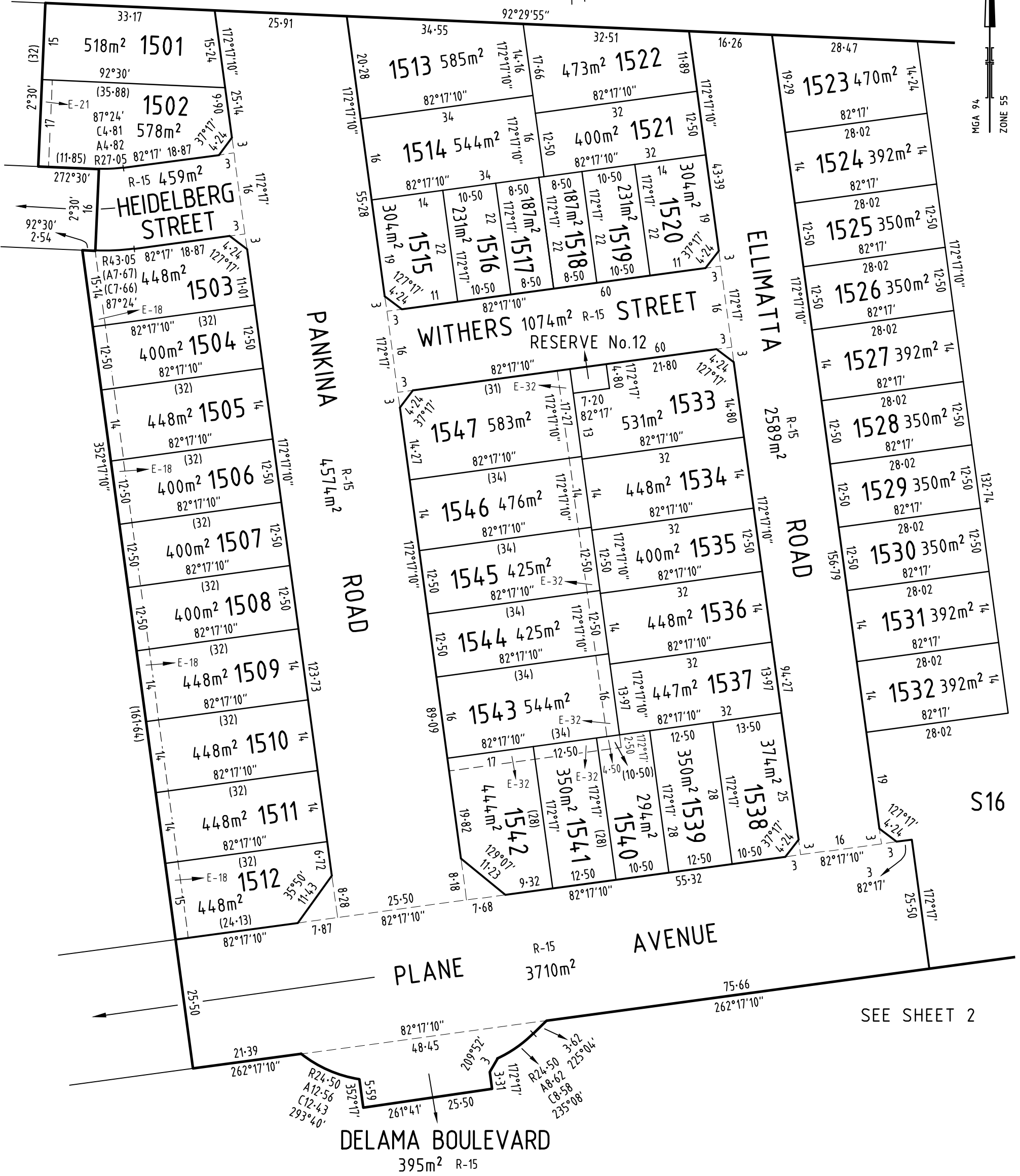
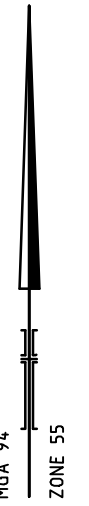
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Version: 5

ENLARGEMENT  
SCALE 1:250

WITHERS STREET



SEE SHEET 2



S16

SEE SHEET 2

SURVEYOR'S FILE REF: 305180SV00

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

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SHEET 3



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**CREATION OF RESTRICTION 15A**

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S15 (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
1501	1502	1515	1514, 1516	1533	1534, 1546, 1547
1502	1501	1520	1519, 1521	1534	1533, 1535, 1545, 1546
1503	1504	1521	1514, 1518, 1519, 1520, 1522	1535	1534, 1536, 1544, 1545
1504	1503, 1505	1522	1513, 1514, 1521	1536	1535, 1537, 1543, 1544
1505	1504, 1506	1523	1524	1537	1536, 1538, 1539, 1540, 1543
1506	1505, 1507	1524	1523, 1525	1538	1537, 1539
1507	1506, 1508	1525	1524, 1526	1539	1537, 1538, 1540
1508	1507, 1509	1526	1525, 1527	1541	1540, 1542, 1543
1509	1508, 1510	1527	1526, 1528	1542	1541, 1543
1510	1509, 1511	1528	1527, 1529	1543	1536, 1537, 1540, 1541, 1542, 1544
1511	1510, 1512	1529	1528, 1530	1544	1535, 1536, 1543, 1545
1512	1511	1530	1529, 1531	1545	1534, 1535, 1544, 1546
1513	1514, 1522	1531	1530, 1532	1546	1533, 1534, 1545, 1547
1514	1513, 1515, 1516, 1517, 1518, 1521, 1522	1532	1531	1547	1533, 1546

**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 AA8646, 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/S15 (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
1516	1514, 1515, 1517
1517	1514, 1516, 1518
1518	1514, 1517, 1519, 1521
1519	1518, 1520, 1521
1540	1537, 1539, 1541, 1543

Lot 1516 to 1519 (both inclusive), and 1540 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/S15

Owners Corporation No. 1 Plan No. PS819190C/S15

Land affected by Owners Corporation Lots: ALL LAND AFFECTED BY OWNERS CORPORATION 1 ON PREVIOUS STAGES OF THIS PLAN AND ALL OF THE LOTS IN THE TABLE BELOW

Common Property No.: 1

Limitations of Owners Corporation: Unlimited

Notations  
NIL

Totals		
	Entitlement	Liability
This schedule	5270	471
Previous stages	7750	5751
Overall Total	13020	6222

### Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1501	10	10									
1502	10	10									
1503	10	10									
1504	10	10									
1505	10	10									
1506	10	10									
1507	10	10									
1508	10	10									
1509	10	10									
1510	10	10									
1511	10	10									
1512	10	10									
1513	10	10									
1514	10	10									
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1526	10	10									
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1529	10	10									
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1533	10	10									
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1535	10	10									
1536	10	10									
1537	10	10									
1538	10	10									
1539	10	10									
1540	10	10									
1541	10	10									
1542	10	10									
1543	10	10									
1544	10	10									
1545	10	10									
1546	10	10									
1547	10	10									
S16	4800	1									

Surveyors file reference: 305180SV00

SHEET 1

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Terry J Mawson / Version 5