
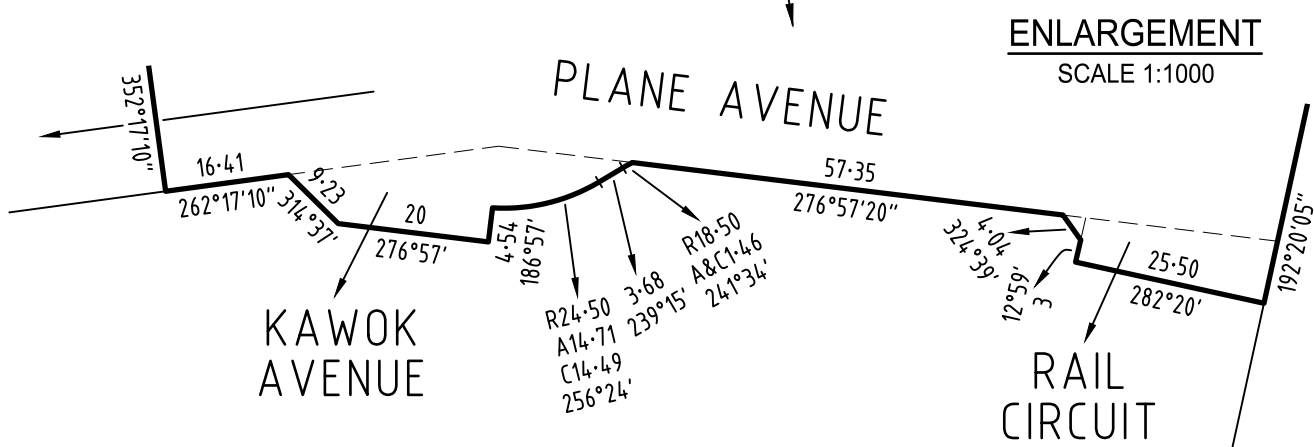
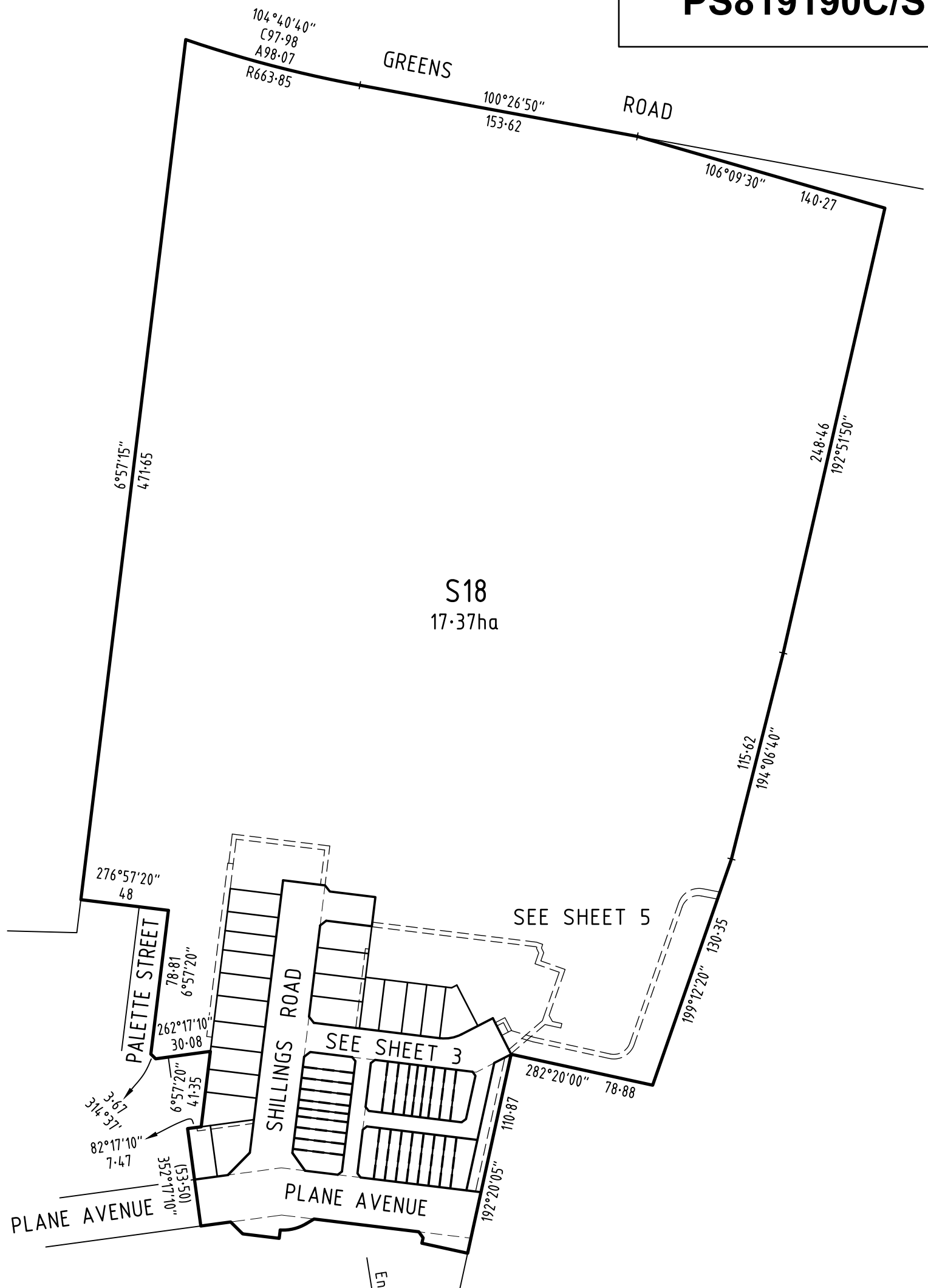
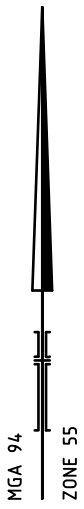


PLAN OF SUBDIVISION			EDITION 1	PS819190C/S17
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: 3 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL 12400 FOL 282 LAST PLAN REFERENCE: S17 on PS 819190C/S16 POSTAL ADDRESS: 370 BLACK FOREST ROAD (at time of subdivision) MAMBOURIN VIC 3024 MGA94 CO-ORDINATES: E: 289 150 ZONE: 55 (of approx centre of land in plan) N: 5 803 560			Council Name: Wyndham City Council Council Reference Number: WYS5886/21 Planning Permit Reference: WYP11481/19 SPEAR Reference Number: S185836V Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied Digitally signed by: Mark Tenner for Wyndham City Council on 06/09/2023 Statement of Compliance issued: 06/09/2023	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines. Lots 1 to 1700, and S1 to S17 (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-17 RESERVE No.13	WYNDHAM CITY COUNCIL 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 11481 / 19 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-33	PARTYWALL	0.20	THIS PLAN - PS819190C/S17	RELEVANT ABUTTING LOT
E-36	DRAINAGE	2	THIS PLAN - PS819190C/S17	WYNDHAM CITY COUNCIL
E-46	SEWERAGE	SEE DIAGRAM	THIS PLAN - PS819190C/S17	GREATER WESTERN WATER CORPORATION
E-47	DRAINAGE	SEE DIAGRAM	THIS PLAN - PS819190C/S17	WYNDHAM CITY COUNCIL
E-49	SEWERAGE	SEE DIAGRAM	THIS PLAN - PS819190C/S17	GREATER WESTERN WATER CORPORATION
E-49	DRAINAGE	SEE DIAGRAM	THIS PLAN - PS819190C/S17	WYNDHAM CITY COUNCIL
E-53	SEWERAGE	3	THIS PLAN - PS819190C/S17	GREATER WESTERN WATER CORPORATION
E-53	DRAINAGE	3	THIS PLAN - PS819190C/S17	WYNDHAM CITY COUNCIL
E-58	SEWERAGE	5	THIS PLAN - PS819190C/S17	GREATER WESTERN WATER CORPORATION
E-58	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	5	THIS PLAN - PS819190C/S17	GREATER WESTERN WATER CORPORATION
MAMBOURIN ESTATE - STAGE 17 (49 LOTS)			AREA OF STAGE - 2.505ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 309504SV00		ORIGINAL SHEET SIZE: A3
		Digitally signed by: Brent O'Grady, Licensed Surveyor, Surveyor's Plan Version (12), 24/08/2023, SPEAR Ref: S185836V		SHEET 1 OF 6



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 LENGTHS ARE IN METRES

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SHEET 2

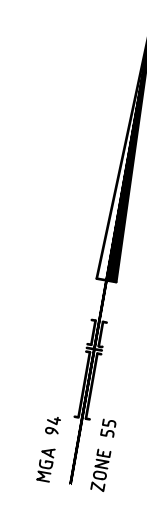
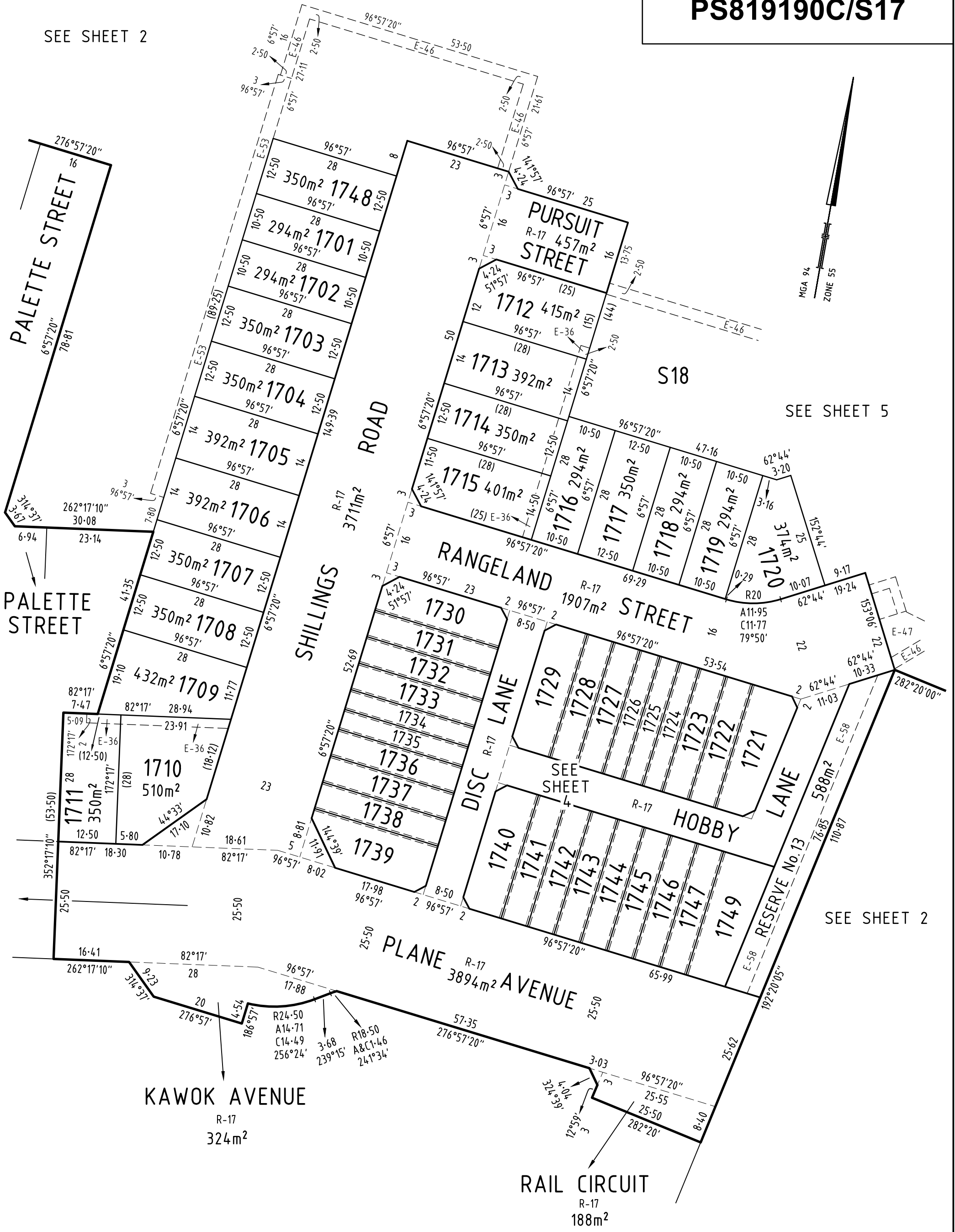


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SEE SHEET 5

SEE SHEET 2

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SCALE 1: 750

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

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SHEET 3

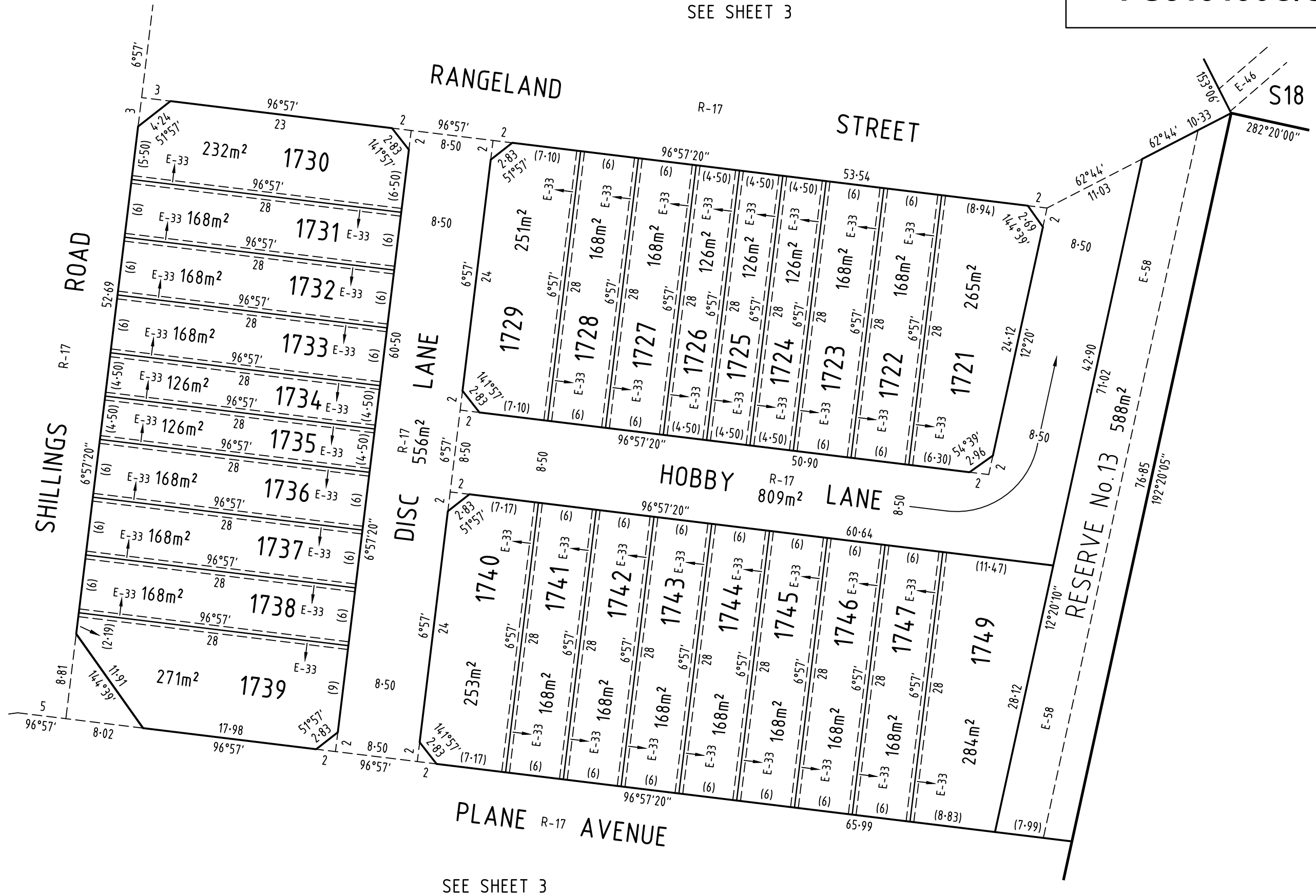
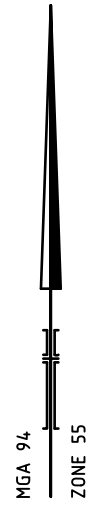


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SCALE 1: 400

 LENGTHS ARE IN METRES

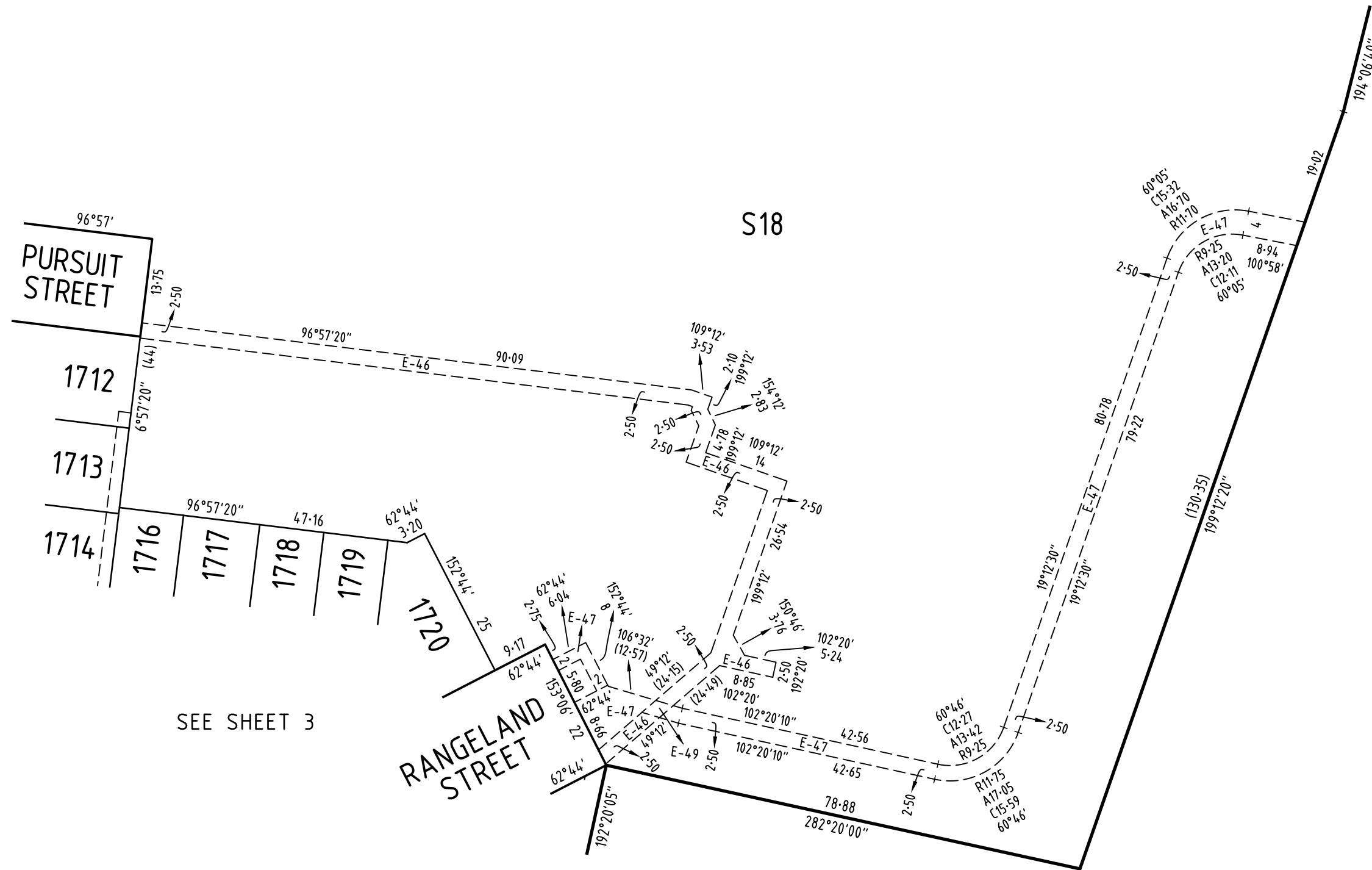
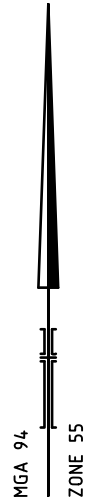
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SCALE 1: 750

LENGTHS ARE IN METRES

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SHEET 5



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CREATION OF RESTRICTION 17A

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S17 (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	Burdened Lot No.	Benefited Lots
1703	1702, 1704	1707	1706, 1708	1711	1709, 1710	1715	1714, 1716
1704	1703, 1705	1708	1707, 1709	1712	1713	1717	1716, 1718
1705	1704, 1706	1709	1708, 1710, 1711	1713	1712, 1714, 1716	1720	1719
1706	1705, 1707	1710	1709, 1711	1714	1713, 1715, 1716	1748	1701

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 AA9390, 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 17B

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S17 (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	Burdened Lot No.	Benefited Lots
1701	1702, 1748	1725	1724, 1726	1734	1733, 1735	1743	1742, 1744
1702	1701, 1703	1726	1725, 1727	1735	1734, 1736	1744	1743, 1745
1716	1713, 1714, 1715, 1717	1727	1726, 1728	1736	1735, 1737	1745	1744, 1746
1718	1717, 1719	1728	1727, 1729	1737	1736, 1738	1746	1745, 1747
1719	1718, 1720	1729	1728	1738	1737, 1739	1747	1746, 1749
1721	1722	1730	1731	1739	1738	1749	1747
1722	1721, 1723	1731	1730, 1732	1740	1741		
1723	1722, 1724	1732	1731, 1733	1741	1740, 1742		
1724	1723, 1725	1733	1732, 1734	1742	1741, 1743		

Lot 1701, 1702, 1716, 1718, and 1719 are defined as Type A lots under the Small Lot Housing Code.

Lot 1721 to 1747 (both inclusive), and 1749 are defined as Type B 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' shall not:

Small Lot Housing Code

- (a) build or allow to be built or remain on lots 1701, 1702, 1716, 1718, and 1719 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.
- (b) build or allow to be built or remain on lots 1721 to 1747 (both inclusive), and 1749 any remaining building or structure that has not been constructed in accordance with the 'Small Lot Building Code (Type B)' 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.

CREATION OF RESTRICTION 17C

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S17 (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
1721	1722
1749	1747

Note: The burdened lots fall within the Design and Development Overlay Schedule 10 (DDO10) under the Wyndham Planning Scheme.

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot must not construct a dwelling on that burdened lot unless the dwelling proposed to be constructed contains the building treatments detailed below;

- (a) External Façade Window/Doors
 - Conventional external façade glazing system.
- (a) External Façade Walls
 - Masonry construction including brick veneer combined with an internal stud wall clad internally with 10mm thick plasterboard. The stud wall will be separated from the veneer by 20mm, and the cavity will include fibreglass fibrous insulation not less than 75mm x 11kg/m3. Care must be taken to ensure that mortar is full depth, and that all junctions and gaps are well sealed using resilient mastic eg. Sikaflex Pro.
 - Should lightweight construction be adopted, facade walls will be constructed using 92mm steel studs clad externally using 9mm cement sheet and internally using 13mm thick fire rated plasterboard. The partition cavity must include 75mm x 14kg/m3 fibreglass fibrous insulation, and all junctions and gaps must be well sealed using resilient mastic eg. Sikaflex Pro.
- (a) Roof / Ceiling Construction.
 - Conventional roof / ceiling construction including external metal deck sheeting, building blanket incorporating fibrous insulation and sisalation, and a suspended plasterboard ceiling.

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OWNERS CORPORATION SCHEDULE

PS819190C/S17

Owners Corporation No. 1

Plan No. PS819190C

Land affected by Owners Corporation: 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	5890	491
Balance of existing OC	8610	6611
Overall Total	14500	7102

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1701	10	10									
1702	10	10									
1703	10	10									
1704	10	10									
1705	10	10									
1706	10	10									
1707	10	10									
1708	10	10									
1709	10	10									
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1711	10	10									
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1744	10	10									
1745	10	10									
1746	10	10									
1747	10	10									
1748	10	10									
1749	10	10									
S18	5400	1									

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