
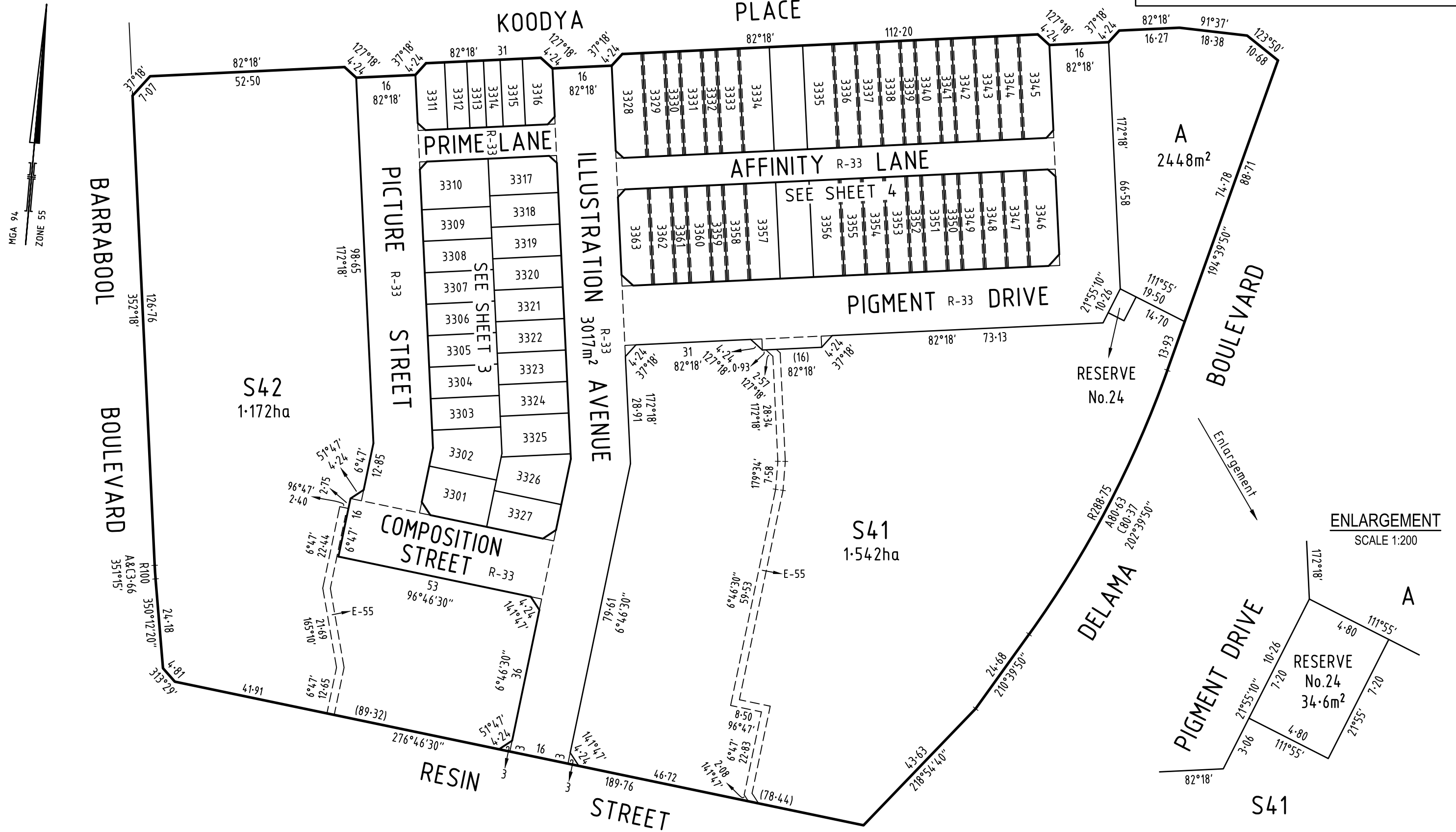




PLAN OF SUBDIVISION			EDITION 1		PS819190C/S33	
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: 2 (PART), 3 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL .... FOL ...  LAST PLAN REFERENCE: S33 on PS819190C/S32  POSTAL ADDRESS: 974 BLACK FOREST ROAD, (at time of subdivision) MAMBOURIN, VIC 3024 MGA94 CO-ORDINATES: E: 288 680 ZONE: 55 (of approx centre of land in plan) N: 5 803 020						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines  Lots 1 to 3300, and S1 to S40 (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.		
ROAD R-33 RESERVE Nos. 19 & 20 RESERVE No. 24		WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LIMITED				
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 13151-21  This survey has been connected to permanent marks Nos. PM28 & PM63  In Proclaimed Survey Area No. -						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Section 12(2) of the Subdivision Act 1988 applies to Lots 3328 to 3363 (both inclusive) on this plan						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-54	PARTYWALL	0.20	THIS PLAN - PS819190C/S33	RELEVANT ABUTTING LOT		
E-55	DRAINAGE	2	THIS PLAN - PS819190C/S33	WYNDHAM CITY COUNCIL		
MAMBOURIN ESTATE - STAGE 33 (63 LOTS)				AREA OF STAGE - 2.100ha		
 <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>			SURVEYORS FILE REF: 309341SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
			Licensed Surveyor: Brent Kevin O'Grady Version: 8			



SURVEYOR'S FILE REF: 309341SV00

SCALE 1: 1000

ORIGINAL SHEET SIZE: A3

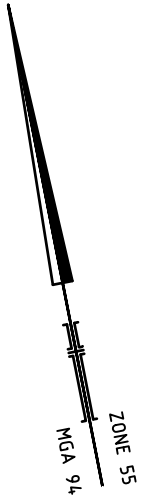
SHEET 2



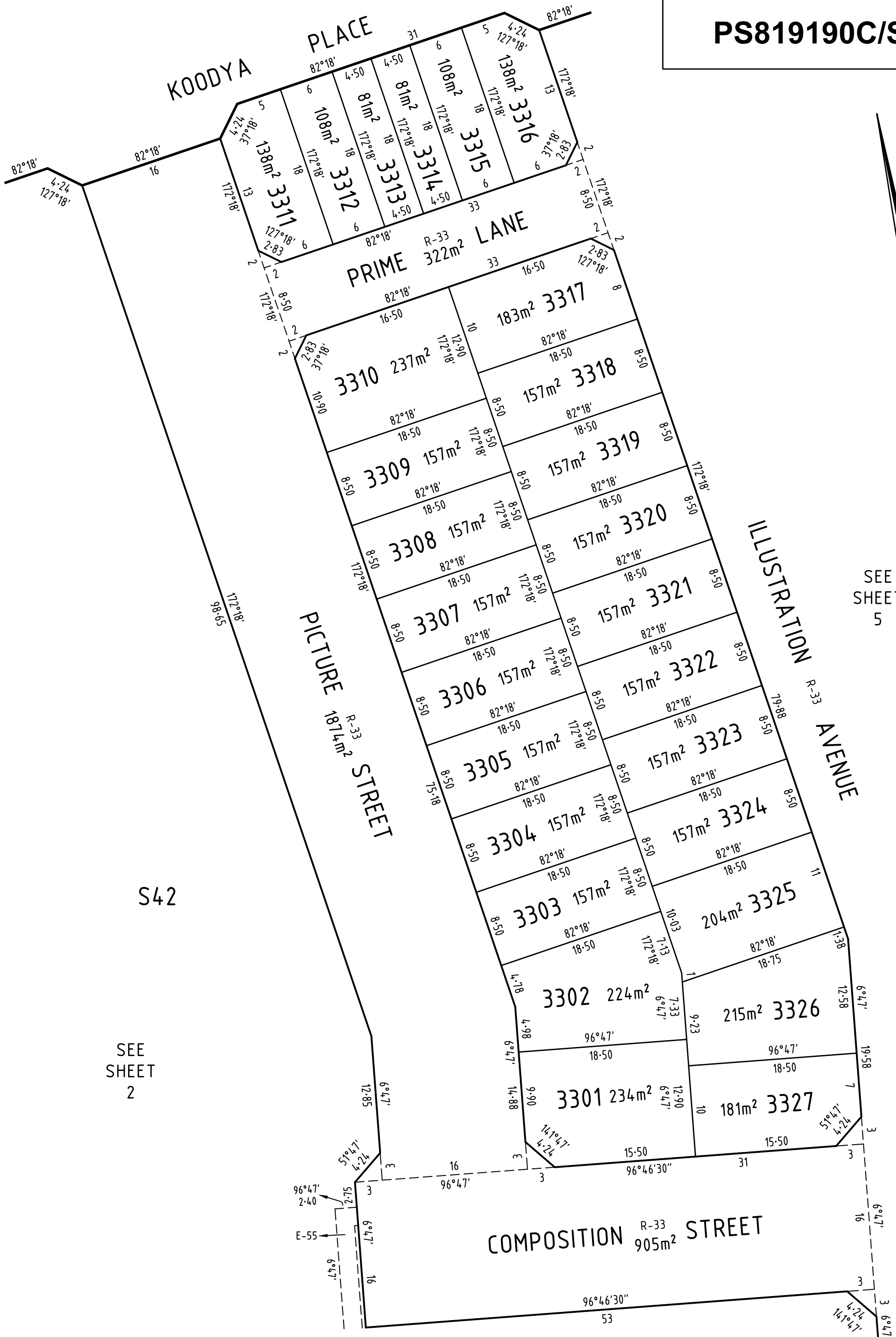
414 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
spiire.com.au

Licensed Surveyor: Brent Kevin O'Grady  
Version: 8

**PS819190C/S33**



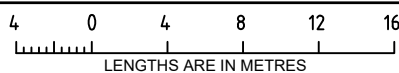
SEE  
SHEET  
5



SURVEYOR'S FILE REF: 309341SV00

SCALE  
1: 400

LENGTHS ARE IN METRES



ORIGINAL SHEET  
SIZE: A3

SHEET 3



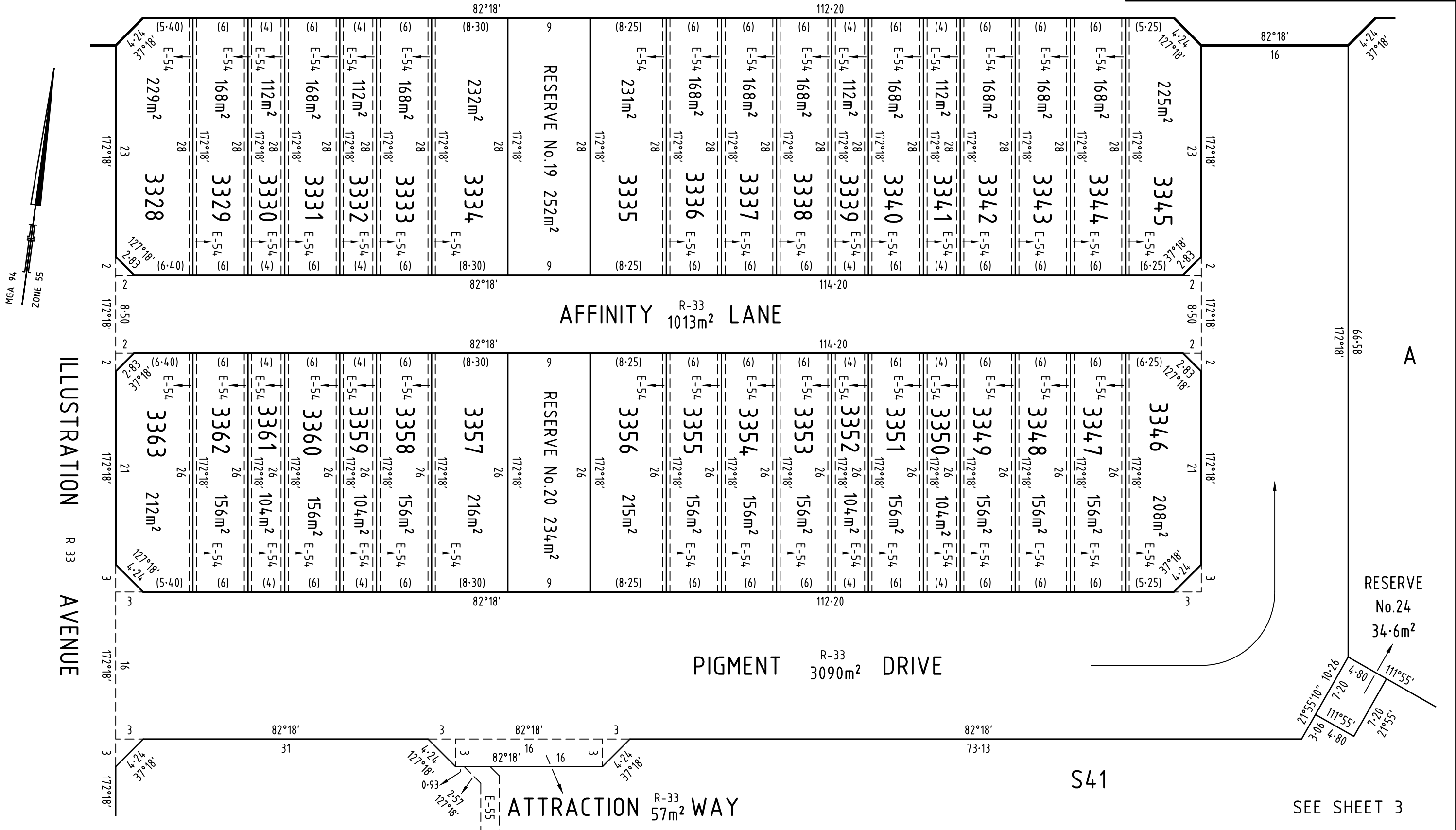
414 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
[spiire.com.au](http://spiire.com.au)

Licensed Surveyor: Brent Kevin O'Grady  
Version: 8



**PS819190C/S33**

KOODYA PLACE



ORIGINAL SHEET SIZE: A3	SHEET 4
----------------------------	---------

ORIGINAL SHEET  
SIZE: A3

SCALE  
1: 400

LENGTHS ARE IN METRES

Licensed Surveyor: Brent Kevin O'Grady  
Version: 8

--

**CREATION OF RESTRICTION 33A**

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S33 (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
3301	3302, 3326, 3327	3322	3305, 3306, 3321, 3323	3343	3342, 3344
3302	3301, 3303, 3325, 3326	3323	3304, 3305, 3322, 3324	3344	3343, 3345
3303	3302, 3304, 3324, 3325	3324	3303, 3304, 3323, 3325	3345	3344
3304	3303, 3305, 3323, 3324	3325	3302, 3303, 3324, 3326	3346	3347
3305	3304, 3306, 3322, 3323	3326	3301, 3302, 3325, 3327	3347	3346, 3348
3306	3305, 3307, 3321, 3322	3327	3301, 3326	3348	3347, 3349
3307	3306, 3308, 3320, 3321	3328	3329	3349	3348, 3350
3308	3307, 3309, 3319, 3320	3329	3328, 3330	3350	3349, 3351
3309	3308, 3310, 3318, 3319	3330	3329, 3331	3351	3350, 3352
3310	3309, 3317, 3318	3331	3330, 3332	3352	3351, 3353
3311	3312	3332	3331, 3333	3353	3352, 3354
3312	3311, 3313	3333	3332, 3334	3354	3353, 3355
3313	3312, 3314	3334	3333	3355	3354, 3356
3314	3313, 3315	3335	3336	3356	3355
3315	3314, 3316	3336	3335, 3337	3357	3358
3316	3315	3337	3336, 3338	3358	3357, 3359
3317	3310, 3318	3338	3337, 3339	3359	3358, 3360
3318	3309, 3310, 3317, 3319	3339	3338, 3340	3360	3359, 3361
3319	3308, 3309, 3318, 3320	3340	3339, 3341	3361	3360, 3362
3320	3307, 3308, 3319, 3321	3341	3340, 3342	3362	3361, 3363
3321	3306, 3307, 3320, 3322	3342	3341, 3343	3363	3362

Lots 3301 to 3363 (both inclusive) 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:

**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 AA9426, 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.

**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 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.

SURVEYOR'S FILE REF: 309341SV00

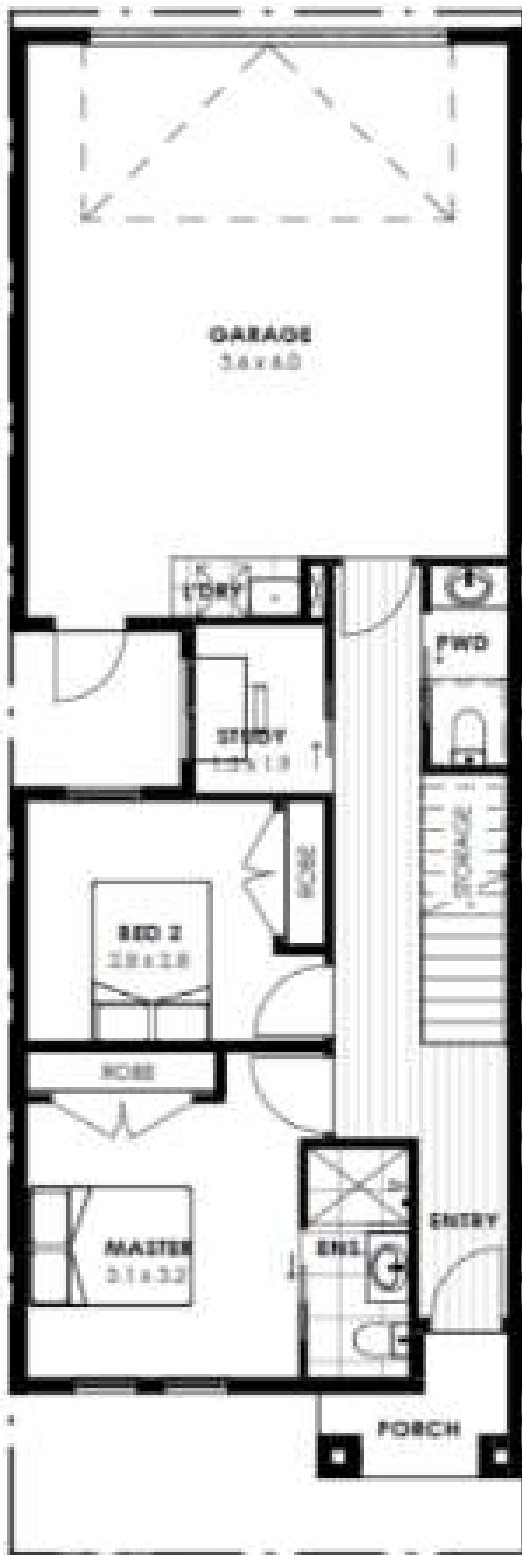
ORIGINAL SHEET  
SIZE: A3

SHEET 5



414 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
spiire.com.au

Licensed Surveyor: Brent Kevin O'Grady  
Version: 8



**GROUND FLOOR PLAN**  
 SCALE 1 : 100



**FIRST FLOOR PLAN**  
 SCALE 1 : 100

# THE INCLUSIONS

---

## PRE-CONSTRUCTION

- + Soil report and Feature Survey
- + 6 Star Energy Report
- + Building Permit
- + Statutory Warranty Insurance +
- + 90-day maintenance

---

## EXTERNAL INCLUSIONS

- + Architecturally designed facade
- + Rendered Autoclaved Aerated Concrete panels to lower floor walls(design specific)
- + Rendered Board Foam Panel Cladding to first floor walls (design specific)
- + Total of 2 garden taps: 1 at meter location- 1 attached to dwelling
- + Colorbond metal roof
- + Colorbond fascia, gutter and downpipes

---

## KITCHEN INCLUSIONS

- + 600mm gas cooktop
  - + 600mm dishwasher
  - + 600m multifunction oven
  - + 20mm reconstituted stone benchtop with 40mm polished edge to kitchen
  - + Brushed nickel mixer tap
- 

---

## INTERNAL INCLUSIONS

- + Carpet to bedrooms and robes
- + Ceramic wall tiles to bathroom and ensuite
- + Ceramic floor tiles to wet areas including tiled skirt
- + Ceramic wall tiles to kitchen and laundry
- + 8mm laminate timberlook floating floor system to kitchen and living areas
- + Blockout roller blinds to windows
- + Provide multihead split system(s) to living & master bedroom
- + 2400mm ceiling height to lower floor
- + 2550mm ceiling height to upper floor
- + Double power points throughout (refer to plan for locations)
- + Television and telephone/data points
- + LED down lights to living areas (Batten lights to remaining areas)

---

## BATHROOM / ENSUITE/ WC INCLUSIONS

- + 20mm reconstituted stone benchtop with 20mm polished edge to vanities
- + Acrylic bath tub
- + Brushed nickel mixer tap to basins
- + Tiled showerbases to lower floor only (design specific)

---

## TURN KEY

- + Clothesline
  - + Letterbox
  - + Television antenna
  - + Landscaping to front and rear yard, including turf, topping to pathways and mulched garden beds with plants (site specific)
  - + Coloured concrete driveway and path
  - + Side and rear boundary fences to building line as required
  - + Developer guidelines
  - + Building permit
- 

## POST CONSTRUCTION

- + 3 month defects period
  - + Internal and external builder's house clean
  - + Final inspection
  - + Appliance manuals/compliance certificates
  - + Homeowners warranty in accordance with Victorian regulations
-