

Register Search Statement - Volume 11468 Folio 708

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11468 FOLIO 708

Security no : 124048962240B  
Produced 17/01/2014 03:28 pm

LAND DESCRIPTION

Lot C on Plan of Subdivision 639367Q.  
PARENT TITLE Volume 11367 Folio 778  
Created by instrument PS639367Q 17/01/2014

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
MELBOURNE WATER CORPORATION of 990 LA TROBE STREET DOCKLANDS VIC 3008  
PS639367Q 17/01/2014

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section  
24 Subdivision Act 1988 and any other encumbrances shown or entered on the  
plan set out under DIAGRAM LOCATION below.

NOTICE as to part Section 47(2) Heritage Act 1995

REGISTER NO. 1884  
X234908X 29/12/2000

AGREEMENT Section 173 Planning and Environment Act 1987

AG017913K 08/08/2008

DIAGRAM LOCATION

SEE PS639367Q FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS639367Q (S)		Registered	17/01/2014

DOCUMENT END

Delivered from the Landata ® System by SAI Global Property Division Pty Ltd  
Delivered at 17/01/2014, for Order Number 18857843. Your reference: 7380628.00606.

Signed by Council: Wyndham City Council, Council Ref: WYP4474/10, WYS1816/11, Original Certification: 16/09/2011, Recertification: 16/04/2012, S.O.C.: 20/07/2012

<b>PLAN OF SUBDIVISION</b>	STAGE NO _____	LRS USE ONLY <b>EDITION 1</b>	PLAN NUMBER <b>PS 639367Q</b>
<b>LOCATION OF LAND</b>	<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b>		
PARISH: MAMBOURIN TOWNSHIP: WERRIBEE CROWN ALLOTMENTS: 22A (PART) & 10A (PART)  PARISH: MAMBOURIN CROWN ALLOTMENTS: 4A, 5A, 6A, 7A, 8A & 9A CROWN ALLOTMENTS: G (PT) & H (PT) SECTION 7 CROWN ALLOTMENT: 7 (PT) & 8 (PT) SECTION 8  LAST PLAN REF: PS 636839Q LOT B TITLE REFERENCE: VOL FOL  POSTAL ADDRESS: CNR PRINCES HIGHWAY & MALTBY BYPASS WERRIBEE 3030  MGA CO-ORDINATES: E 292 760 OF APPROX. CENTRE N 5 800 420 OF LAND IN PLAN ZONE 55	COUNCIL NAME: WYNDHAM CITY COUNCIL REF: (1) THIS PLAN IS CERTIFIED UNDER SECTION 6 OF THE SUBDIVISION ACT 1988. (2) THIS PLAN IS CERTIFIED UNDER SEC. 11(7) OF THE SUBDIVISION ACT 1988. DATE OF ORIGINAL CERTIFICATION UNDER SECTION 6 / / (3) THIS IS A STATEMENT OF COMPLIANCE ISSUED UNDER SECTION 21 OF THE SUBDIVISION ACT 1988  OPEN SPACE: (A) A REQUIREMENT FOR PUBLIC OPEN SPACE UNDER SECTION 18 OF THE SUBDIVISION ACT 1988 HAS NOT BEEN MADE (B) THE REQUIREMENT HAS BEEN SATISFIED (C) THE REQUIREMENT IS TO BE SATISFIED IN STAGE:  COUNCIL DELEGATE COUNCIL SEAL SURVEYOR'S PLAN VERSION DATE / /  RE-CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988 COUNCIL DELEGATE COUNCIL SEAL SURVEYOR'S PLAN VERSION DATE / /		
<b>VESTING OF ROADS OR RESERVES</b>			
IDENTIFIER	COUNCIL/BODY/PERSON		
R1 (ROAD)	WYNDHAM CITY COUNCIL		
<b>NOTATIONS</b>			
DEPTH LIMITATION: DOES NOT APPLY  THIS IS A SPEAR PLAN  STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO: WYP4474/10  SURVEY: THIS PLAN IS BASED ON SURVEY (PS 636838S) THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS: IN PROCLAIMED SURVEY AREA NUMBER:		OTHER PURPOSE OF PLAN: REMOVAL OF PART OF EASEMENT E-17 CREATED ON PS 636839Q AFFECTING ROAD R1 ON THIS PLAN  GROUNDS FOR EASEMENT REMOVAL: BY AGREEMENT OF ALL INTERESTED PARTIES UNDER SECTION 6(1)(k) OF THE SUBDIVISION ACT 1988  LOTS 1 TO 170 (BOTH INCLUSIVE), A & B HAVE BEEN OMITTED FROM THIS PLAN  EASEMENT IDENTIFIERS E-3 & E-4 HAVE BEEN OMITTED FROM THIS PLAN	
		<b>RIVERWALK</b>	<b>RELEASE 3</b>
<b>EASEMENT INFORMATION</b>			
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)			
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN
			SEE SHEET 2
			LAND BENEFITED/IN FAVOUR OF
			LRS USE ONLY
			STATEMENT OF COMPLIANCE EXEMPTION STATEMENT
			RECEIVED <input checked="" type="checkbox"/>
			DATE 7 / 1 / 14
			LRS USE ONLY
			PLAN REGISTERED
			TIME 8:46
			DATE 17/1/2014
			..... S. Bobko..... ASSISTANT REGISTRAR OF TITLES
			SHEET 1 OF 11 SHEETS
<b>CHRIS RUNTING &amp; ASSOCIATES PTY LTD</b>		LICENSED SURVEYOR: P.J.S. TYNKKYEN	
TOWN SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS		SIGNATURE: DIGITALLY SIGNED	
20 Hamilton Street Mont Albert Vic 3127 Tel: 9890 0933 Fax: 9898 2543		REF: 3936PS3 VERSION: 15 (24.10.11)	
		DATE / /	
		..... COUNCIL DELEGATE SIGNATURE	
		ORIGINAL SHEET SIZE A3	

**PLAN OF SUBDIVISION**

STAGE NO

\_\_\_\_\_

PLAN NUMBER

**PS 639367Q**

**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-1	SEWERAGE	3	PS412756U	CITY WEST WATER LIMITED
E-2	SEWERAGE	2.50	PS636838S	CITY WEST WATER LIMITED
E-5	DRAINAGE	2	PS641301K	WYNDHAM CITY COUNCIL
E-6	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS636838S PS636838S	WYNDHAM CITY COUNCIL CITY WEST WATER LIMITED
E-7	DRAINAGE	SEE PLAN	PS636838S	WYNDHAM CITY COUNCIL
E-8	SEWERAGE	2	PS636838S	CITY WEST WATER LIMITED
E-9	DRAINAGE	2	PS636838S	WYNDHAM CITY COUNCIL
E-10	POWERLINE	SEE PLAN	PS636838S - SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-11	DRAINAGE	2	THIS PLAN	WYNDHAM CITY COUNCIL
E-12	SEWERAGE	2	THIS PLAN	CITY WEST WATER LIMITED
E-13	DRAINAGE SEWERAGE	3 3	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL CITY WEST WATER LIMITED
E-14	DRAINAGE	SEE PLAN	PS636838S	MELBOURNE WATER CORPORATION
E-15	SEWERAGE DRAINAGE	2.50 2.50	PS636838S PS636838S	CITY WEST WATER LIMITED MELBOURNE WATER CORPORATION
E-16	SEWERAGE	2	PS636839Q	CITY WEST WATER LIMITED
E-17	DRAINAGE	4	PS636839Q	WYNDHAM CITY COUNCIL
E-18	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS636839Q PS636839Q	WYNDHAM CITY COUNCIL CITY WEST WATER LIMITED
E-19	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS636838S PS636839Q	MELBOURNE WATER CORPORATION CITY WEST WATER LIMITED
E-20	POWERLINE	1.50	PS636839Q - SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-21	DRAINAGE	2	PS636839Q	WYNDHAM CITY COUNCIL
E-22	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN PS636839Q	WYNDHAM CITY COUNCIL CITY WEST WATER LIMITED
E-23	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL CITY WEST WATER LIMITED

**RIVERWALK RELEASE 3**

No of Lots: 22 (excluding Lot C) Release 3 Land Area: 1.237ha

SHEET 2

**CHRIS RUNTING & ASSOCIATES** PTY LTD  
 LAND SURVEYORS  
 TOWN PLANNERS  
 DEVELOPMENT CONSULTANTS

20 Hamilton Street  
 Mont Albert Vic 3127  
 Tel: 9890 0933  
 Fax: 9898 2543

LICENSED SURVEYOR: P.J.S. TYNKKYNNEN

SIGNATURE ..... DATE / /

REF: 3936PS3

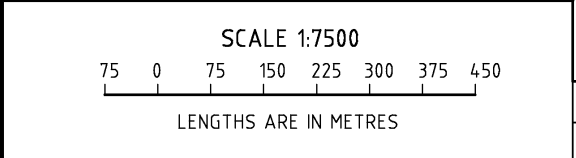
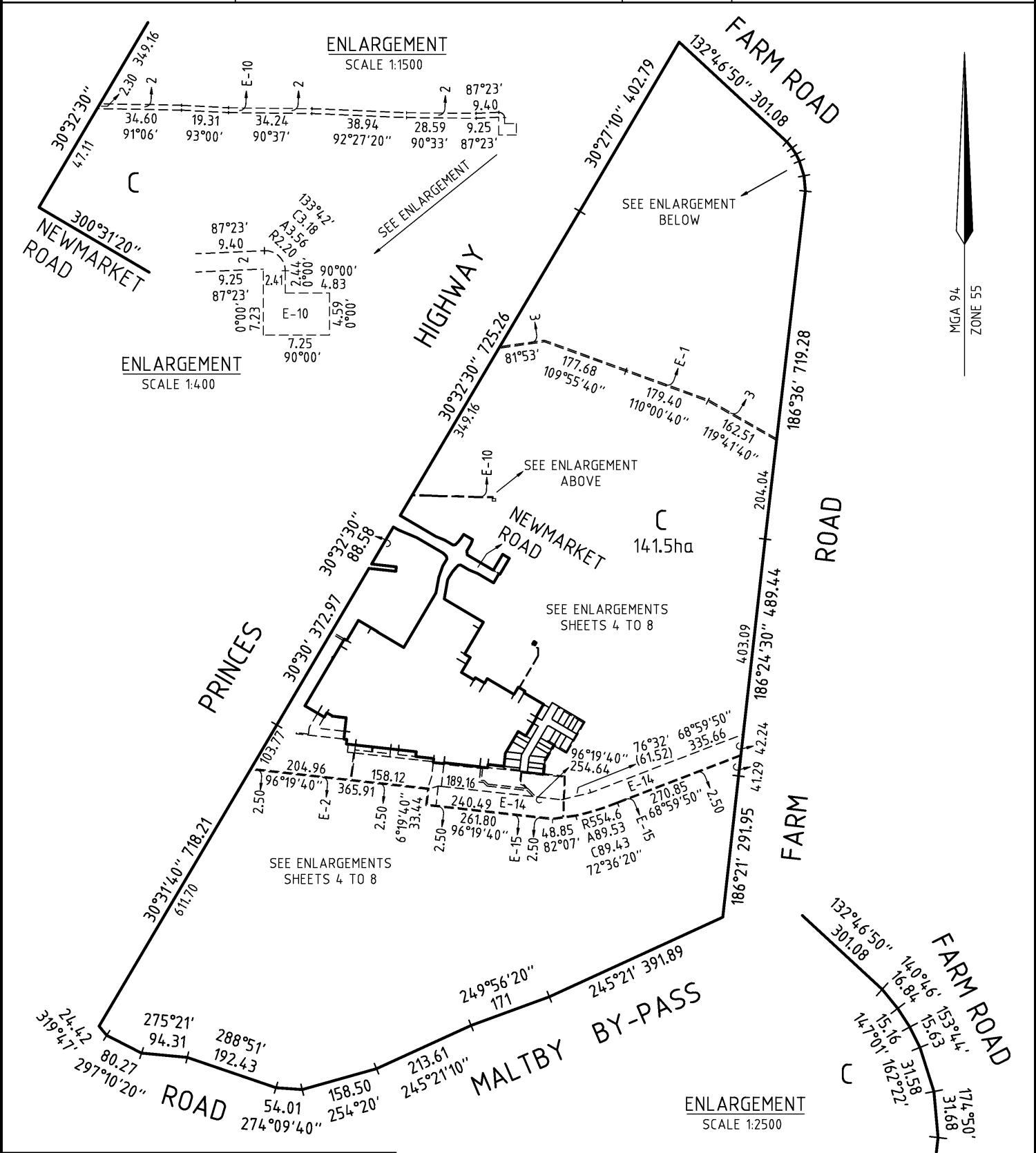
VERSION: 15 (24.10.11)

DATE / /

.....  
 COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION	STAGE NO —	PLAN NUMBER <b>PS 639367Q</b>
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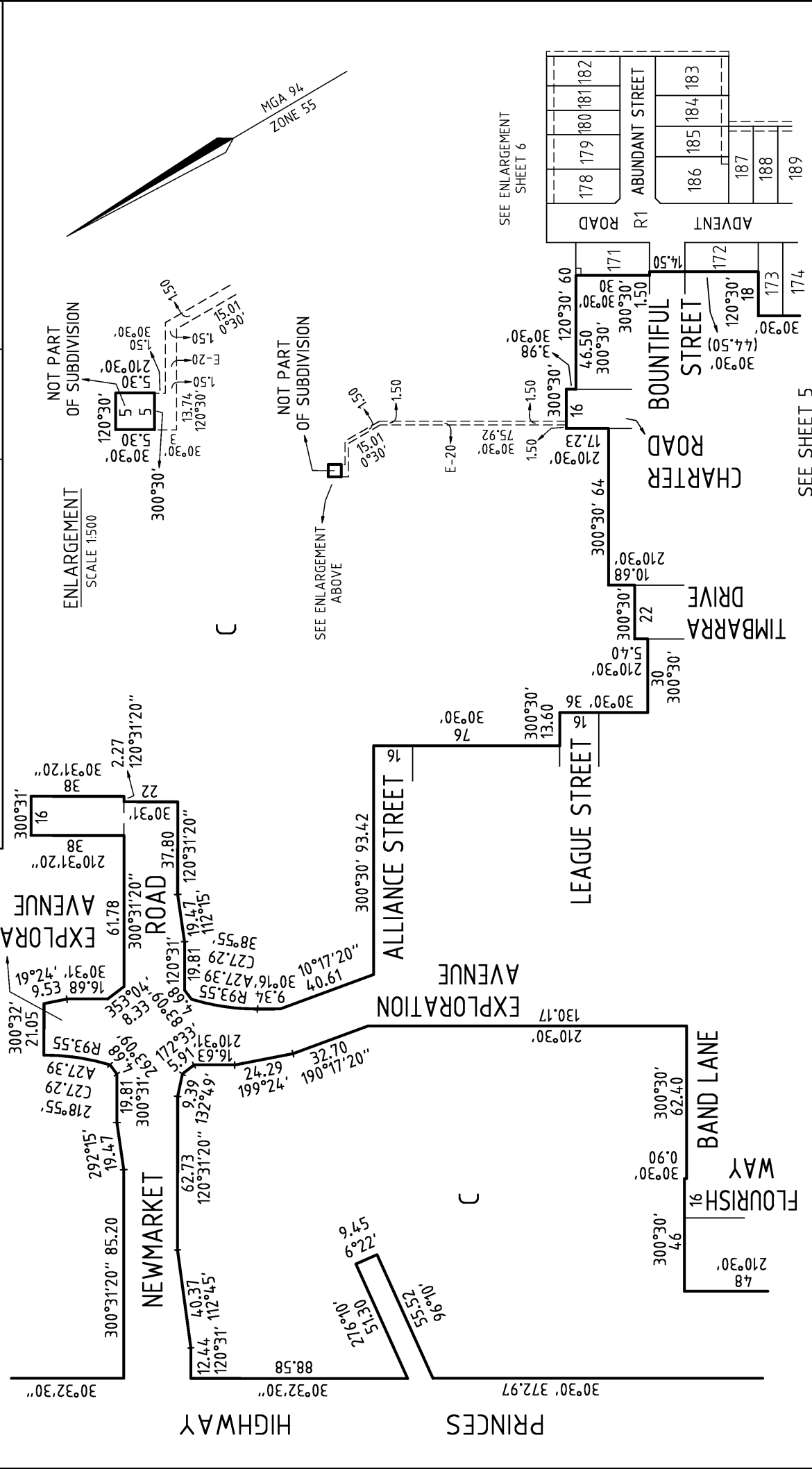


<p><b>CHRIS RUNTING &amp; ASSOCIATES PTY LTD</b>                  LAND SURVEYORS                  TOWN PLANNERS                  DEVELOPMENT CONSULTANTS</p> <p style="font-size: 0.8em;">20 Hamilton Street                  Mont Albert Vic 3127                  Tel: 9890 0933                  Fax: 9898 2543</p>	<p><b>RIVERWALK RELEASE 3</b></p> <p>No of Lots: 22 (excluding Lot C) Release 3 Land Area: 1.237ha</p>	<p>SHEET 3</p> <p>DATE / /</p> <p>.....                  COUNCIL DELEGATE SIGNATURE</p>
	<p>LICENSED SURVEYOR: P.J.S. TYNKKYNNEN</p> <p>SIGNATURE .....</p> <p>REF: 3936PS3      VERSION: 15 (24.10.11)</p>	<p>ORIGINAL SHEET SIZE A3</p>

PLAN OF SUBDIVISION

STAGE NO \_\_\_\_\_

PLAN NUMBER  
**PS 639367Q**



SEE SHEET 3

SEE SHEET 4

SEE SHEET 5

SEE ENLARGEMENT ABOVE

SEE ENLARGEMENT SHEET 6

NOT PART OF SUBDIVISION

NOT PART OF SUBDIVISION

ENLARGEMENT SCALE 1:500

SCALE 1:1500

LENGTHS ARE IN METRES

0 15 30 45 60 75 90

NO OF LOTS: 22 (excluding Lot C) Release 3 Land Area: 1.237ha

RIVERWALK RELEASE 3

CHRIS RUNTING & ASSOCIATES PTY LTD

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TOWN PLANNERS  
DEVELOPMENT CONSULTANTS

20 Hamilton Street  
Mont. Albert Vic 3127  
Tel: 9890 0933  
Fax: 9898 2545

LICENSED SURVEYOR: P.J.S. TYNKKYNNEN

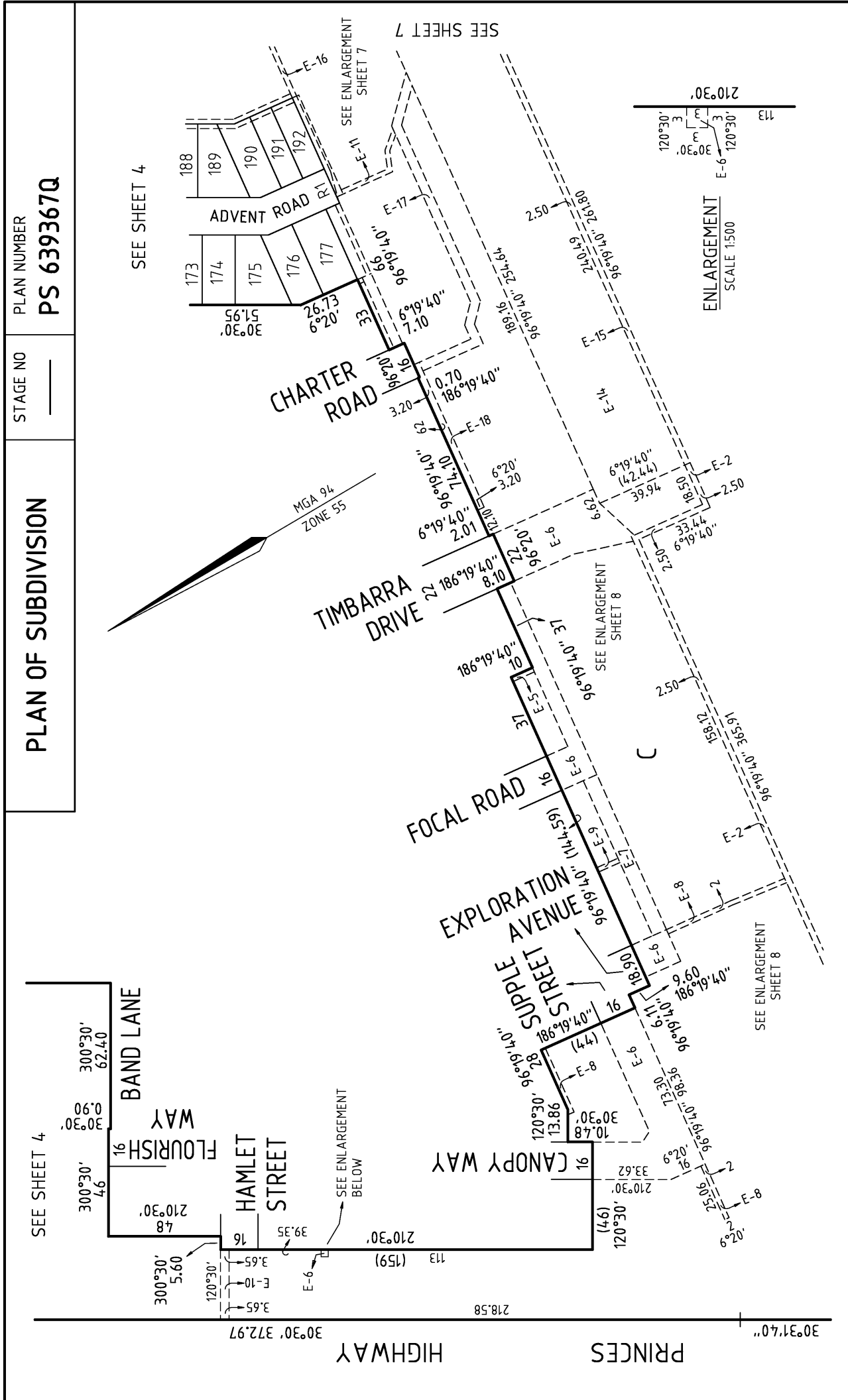
SIGNATURE \_\_\_\_\_ DATE / /

REF: 3936PS3 VERSION: 15 (24.10.11)

DATE / /

.....  
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3



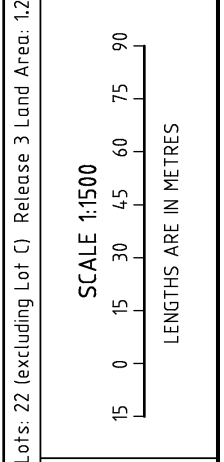
PLAN NUMBER  
**PS 639367Q**

STAGE NO  
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**PLAN OF SUBDIVISION**

SHEET 5  
DATE / /  
.....  
COUNCIL DELEGATE SIGNATURE  
ORIGINAL SHEET SIZE A3

LICENSED SURVEYOR: P.J.S. TYNKKYNNEN  
SIGNATURE ..... DATE / /  
REF: 3936PS3 VERSION: 15 (24.10.11)

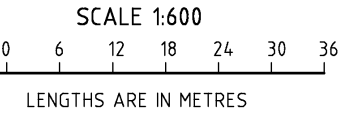
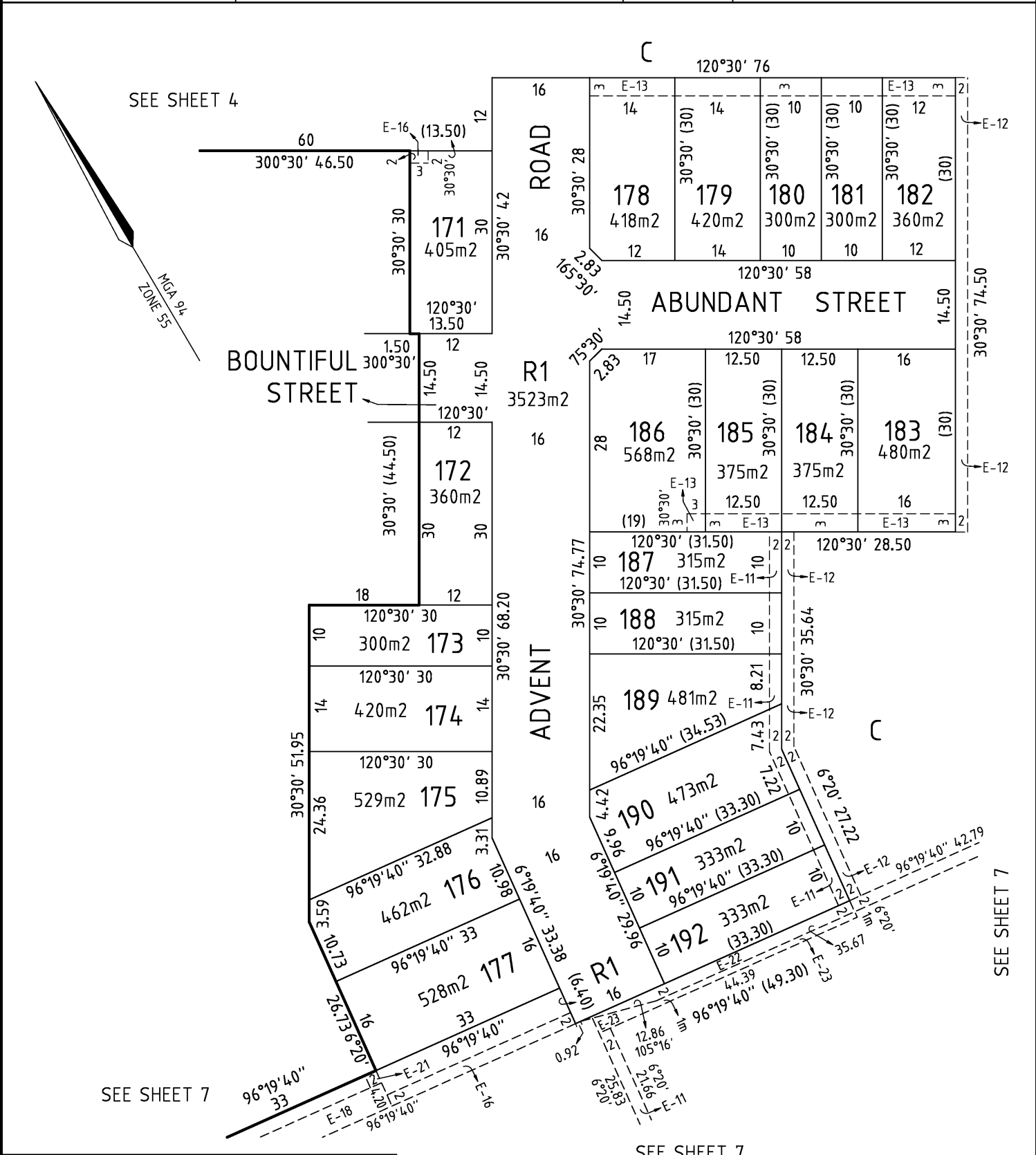


RIVERWALK RELEASE 3

**CHRIS RUNTIG & ASSOCIATES PTY LTD**  
LAND SURVEYORS  
TOWN PLANNERS  
DEVELOPMENT CONSULTANTS

20 Hamilton Street  
Mont Albert Vic 3127  
Tel: 9890 0933  
Fax: 9898 2545

<b>PLAN OF SUBDIVISION</b>	STAGE NO —	PLAN NUMBER <b>PS 639367Q</b>
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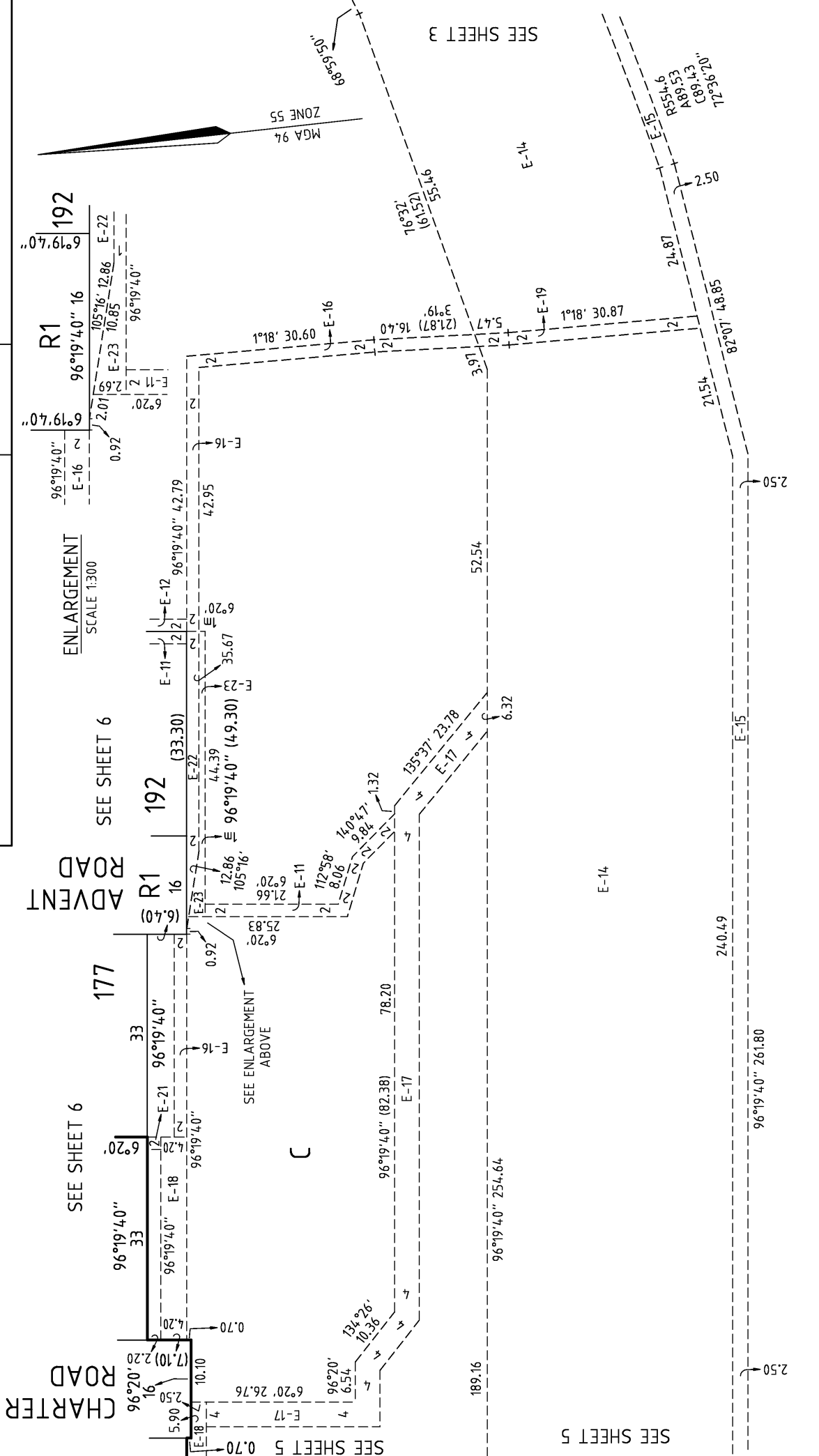
<p><b>CHRIS RUNTING &amp; ASSOCIATES PTY LTD</b> LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS</p> <p>20 Hamilton Street Mont Albert Vic 3127 Tel: 9890 0933 Fax: 9898 2543</p>	RIVERWALK RELEASE 3	SHEET 6
	No of Lots: 22 (excluding Lot C) Release 3 Land Area: 1.237ha	DATE / /
<p>LICENSED SURVEYOR: P.J.S. TYNKKYNNEN</p> <p>SIGNATURE _____ DATE / /</p> <p>REF: 3936PS3 VERSION: 15 (24.10.11)</p>	COUNCIL DELEGATE SIGNATURE	ORIGINAL SHEET SIZE A3

Signed by: Paavo Jukka Tynkkyen (Chris Runting & Associates Pty Ltd) Surveyor's Plan Version (15 (24.10.11)) SPEAR Ref: S011788T 28/02/2012

# PLAN OF SUBDIVISION

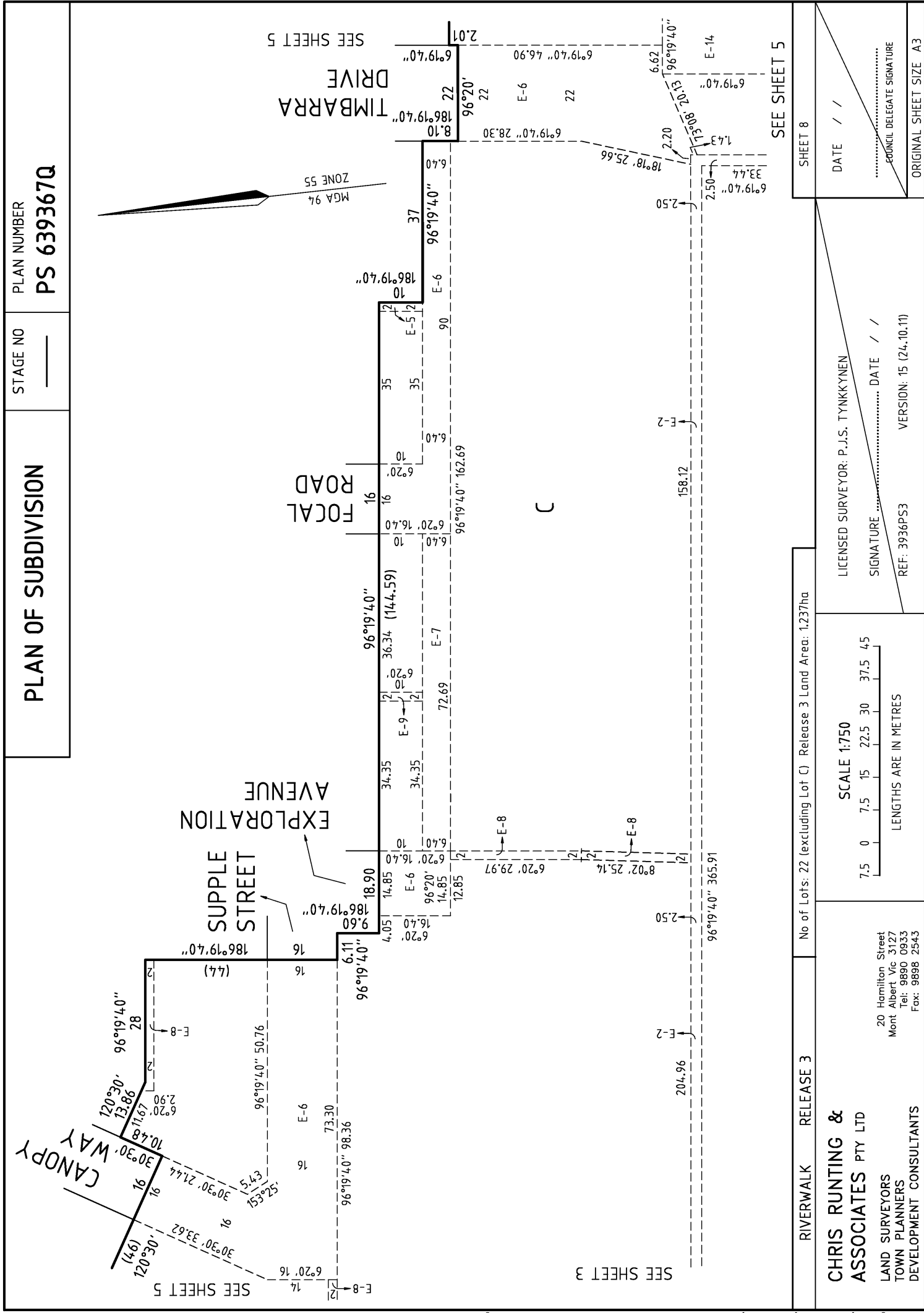
STAGE NO \_\_\_\_\_

PLAN NUMBER  
**PS 639367Q**



RIVERWALK RELEASE 3		No of Lots: 22 (excluding Lot C) Release 3 Land Area: 1.237ha	
<b>CHRIS RUNTING &amp; ASSOCIATES</b> PTY LTD LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS		20 Hamilton Street Mont Albert Vic 3127 Tel: 9890 0933 Fax: 9898 2545	
SCALE 1:600 LENGTHS ARE IN METRES 		LICENSED SURVEYOR: P.J.S. TYNKKYEN SIGNATURE ..... DATE / / REF: 3936PS3 VERSION: 15 (24.10.11)	
SHEET 7		DATE / /	
ORIGINAL SHEET SIZE A3		MUNICIPAL DELEGATE SIGNATURE .....	





PLAN OF SUBDIVISION

STAGE NO \_\_\_\_\_

PLAN NUMBER  
**PS 639367Q**

SHEET 8

DATE / /

.....  
MUNICIPAL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

LICENSED SURVEYOR: P.J.S. TYNKKYNNEN

SIGNATURE .....

DATE / /

REF: 3936PS3

VERSION: 15 (24.10.11)

No of Lots: 22 (excluding Lot C) Release 3 Land Area: 1.237ha

SCALE 1:750

LENGTHS ARE IN METRES

7.5 0 7.5 15 22.5 30 37.5 45

RIVERWALK RELEASE 3

Chris Runtig & Associates Pty Ltd

LAND SURVEYORS  
TOWN PLANNERS  
DEVELOPMENT CONSULTANTS

20 Hamilton Street  
Mont Albert Vic 3127  
Tel: 9890 0933  
Fax: 9898 2545

<b>PLAN OF SUBDIVISION</b>	STAGE NO _____	PLAN NUMBER <b>PS 639367Q</b>
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**CREATION OF RESTRICTION "A"**

**LAND BURDENED AND LAND BENEFITED: REFER TO TABLE 1**

**DESCRIPTION OF RESTRICTION**

The registered proprietor or proprietors for the time being of any burdened lot on this plan to which this restriction applies shall not build or permit to be built or remain on the lot any building other than a building which has been constructed in accordance with endorsed memorandum of common provisions registered in dealing no AA2303 which memorandum of common provisions is incorporated into this plan.

This restriction shall cease to have affect 10 years after the date of registration of this plan.

**CREATION OF RESTRICTION "B"**

**LAND BURDENED AND LAND BENEFITED: REFER TO TABLE 1**

**DESCRIPTION OF RESTRICTION**

The registered proprietor or proprietors for the time being of any burdened lot must not:

- B1 build or erect or permit to be built or erected or remain on the burdened lot or any part of it, any building or structure other than a building or structure which has been constructed in accordance with plans, drawings, designs and specifications which have first been approved in writing by Places Victoria ABN 61 868 774 623 in accordance with Places Victoria's Riverwalk Design Requirements and Controls as amended from time to time;
- B2 erect or allow any signs to remain on the burdened lot other than the following:
  - B2.1 where a dwelling constructed on the burdened lot has been completed and is offered for sale (but not if the burdened lot remains vacant or the dwelling is partly completed and is offered for sale) any real estate agent's "for sale" sign not exceeding 2.4 metres x 1.8 metres; or
  - B2.2 during the period of construction of a dwelling on the burdened lot signs of builders and tradespersons who are carrying out construction work on the burdened lot;
- B3 use the burdened lot or any part of it as a display home except with Places Victoria's prior written consent.

Restriction B shall cease to have affect 10 years after the date of registration of this plan.

**RIVERWALK RELEASE 3**

No of Lots: 22 (excluding Lot C)  
Release 3 Land Area: 1.237ha

**CHRIS RUNTING & ASSOCIATES PTY LTD**  
LAND SURVEYORS  
TOWN PLANNERS  
DEVELOPMENT CONSULTANTS  
20 Hamilton Street  
Mont Albert Vic 3127  
Tel: 9890 0933  
Fax: 9898 2543

LICENSED SURVEYOR: P.J.S. TYNKKYNNEN  
SIGNATURE ..... DATE / /  
REF: 3936PS3                      VERSION: 15 (24.10.11)

**SHEET 9**

DATE / /  
.....  
COUNCIL DELEGATE SIGNATURE  
ORIGINAL SHEET SIZE A3

**PLAN OF SUBDIVISION**

STAGE NO

PLAN NUMBER

**PS 639367Q**

**CREATION OF RESTRICTION "C"**

UPON REGISTRATION OF THIS PLAN OF SUBDIVISION THE FOLLOWING RESTRICTION IS CREATED

**LAND BURDENED AND LAND BENEFITED:**

LAND TO BE BURDENED:

Lots 171 to 192 (inclusive)

LAND TO BENEFIT:

Lot F on Plan of Subdivision number PS636838S

**DESCRIPTION OF RESTRICTION**

The registered proprietor or proprietors for the time being of a burdened lot:

1. shall not develop a burdened lot, permit a burdened lot to be developed or permit a burdened lot to remain developed, other than in accordance with the Places Victoria Fibre To The Home Building Guidelines; and
2. must not occupy a dwelling on a burdened lot and must not obtain or procure an Occupancy Permit under the Building Act 1993 (Vic) for a dwelling on a burdened lot, prior to Places Victoria issuing a Fibre To The Home compliance certificate in respect of the dwelling on the burdened lot.

This restriction applies for the period from the date of registration of this Plan of Subdivision until the date that is 10 years after the issuing of an Occupancy Permit under the Building Act 1993 (Vic) in respect of the dwelling on the burdened lot.

RIVERWALK RELEASE 3

No of Lots: 22 (excluding Lot C)  
Release 3 Land Area: 1.237ha

**CHRIS RUNTING &  
ASSOCIATES PTY LTD**

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Fax: 9898 2543

LICENSED SURVEYOR: P.J.S. TYNKKYNNEN

SIGNATURE ..... DATE / /

REF: 3936PS3

VERSION: 15 (24.10.11)

SHEET 10

DATE / /

.....  
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

**PLAN OF SUBDIVISION**

STAGE NO

PLAN NUMBER

**PS 639367Q**

**TABLE 1**

**LAND BURDENED AND LAND BENEFITED – REFER RESTRICTIONS “A” AND “B”**

**CREATION OF RESTRICTION**

BURDENED LOT No	BENEFITING LOTS
171	172, 178, 186
172	173
173	172, 174
174	173, 175
175	174, 176
176	175, 177
177	176
178	179
179	178, 180
180	179, 181
181	180, 182
182	181
183	184
184	183, 185
185	184, 186, 187
186	185, 187
187	185, 186, 188
188	187, 189
189	188, 190
190	189, 191
191	190, 192
192	191

**RIVERWALK RELEASE 3**

No of Lots: 22 (excluding Lot C)  
Release 3 Land Area: 1.237ha

**CHRIS RUNTING &  
ASSOCIATES PTY LTD**

LAND SURVEYORS  
TOWN PLANNERS  
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LICENSED SURVEYOR: P.J.S. TYNKKYNNEN

SIGNATURE ..... DATE / /

REF: 3936PS3

VERSION: 15 (24.10.11)

SHEET 11

DATE / /

.....  
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3



**Plan of Subdivision PS639367Q  
Certifying a New Version of an Existing Plan (Form 21)**

SUBDIVISION (PROCEDURES) REGULATIONS 2000

SPEAR Reference Number: S011788T  
Plan Number: PS639367Q  
Responsible Authority Name: Wyndham City Council  
Responsible Authority Reference Number 1: WYP4474/10  
Responsible Authority Reference Number 2: WYS1816/11  
Surveyor's Plan Version: 15 (24.10.11)

**Certification**

This plan is certified under section 11 (7) of the Subdivision Act 1988  
Date of original certification under section 6: 16/09/2011

**Public Open Space**

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made at Certification

Digitally signed by Council Delegate: Annette Monk  
Organisation: Wyndham City Council  
Date: 16/04/2012