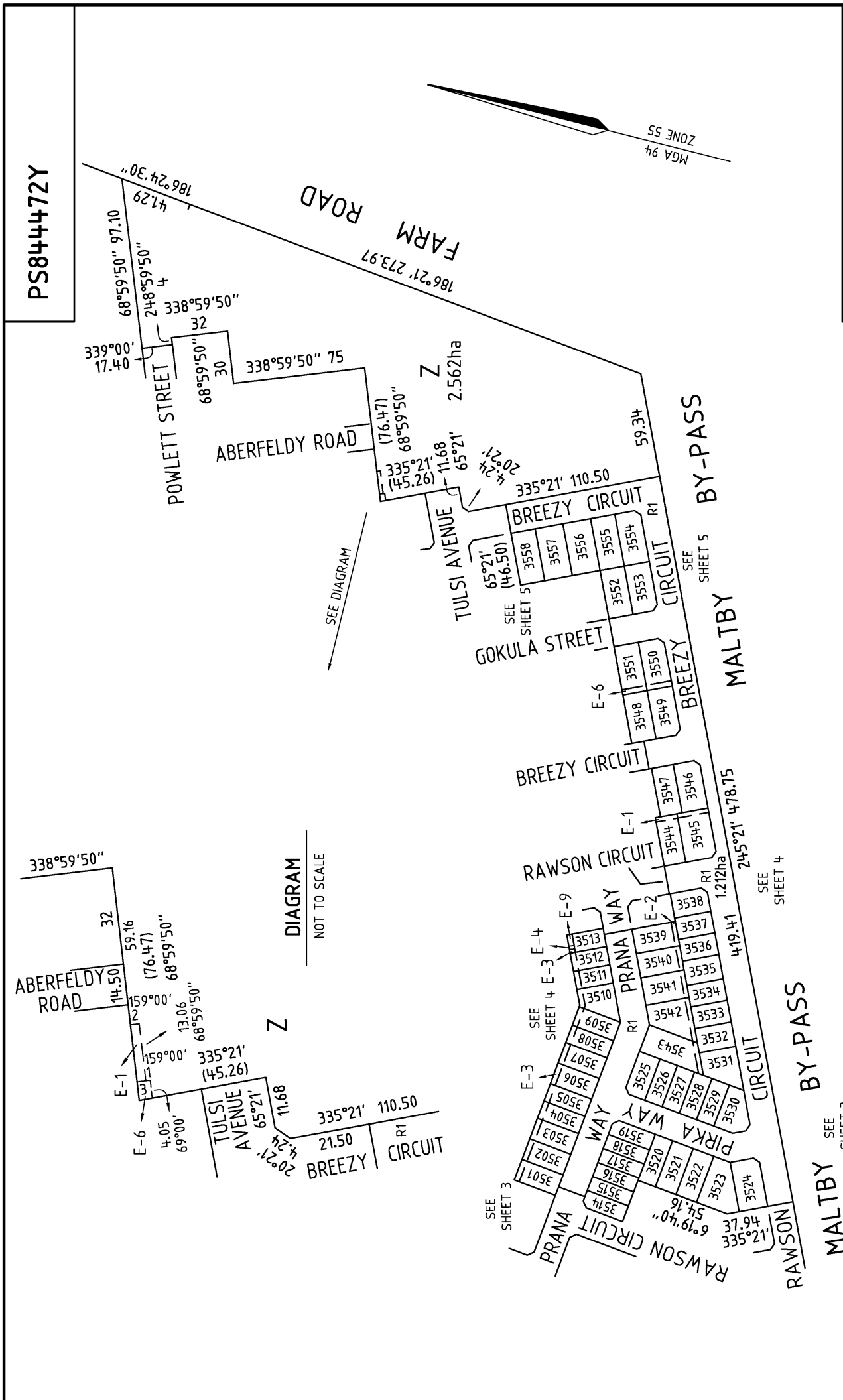


PLAN OF SUBDIVISION			EDITION 1	PS844472Y
<b>LOCATION OF LAND</b>  PARISH: MAMBOURIN CROWN ALLOTMENTS: G (PT) & H (PT) SECTION 7   TITLE REFERENCE: VOL.12495 FOL.630 LAST PLAN REF: LOT Y ON PS844471B   POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE 3030  MGA 94 CO-ORDINATES: E 292 835 ZONE 55 (of approx centre of land in plan) N 5 799 995 GDA 94			Council Name: Wyndham City Council  Council Reference Number: WYS5585/20 Planning Permit Reference: WYP11630/19 SPEAR Reference Number: S168735C  <b>Certification</b>  This plan is certified under section 6 of the Subdivision Act 1988  <b>Statement of Compliance</b>  This is a statement of compliance issued under section 21 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: Maria Pereira for Wyndham City Council on 15/11/2023	
VESTING OF ROADS OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		<b>OTHER PURPOSE OF PLAN:</b>  TO REMOVE EASEMENT E-5 ON PS844471B AND CREATED IN PS842937Q AND AFFECTING ROAD R1 ON THIS PLAN.  <b>GROUNDS FOR EASEMENT REMOVAL:</b>  BY AGREEMENT OF ALL INTERESTED PARTIES UNDER SECTION 6(1)(k) OF THE SUBDIVISION ACT 1988	
ROAD R1	WYNDHAM CITY COUNCIL			
NOTATIONS				
DEPTH LIMITATION: DOES NOT APPLY			RIVERWALK RELEASE 35	
<b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY  <b>STAGING:</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO:  THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS:  IN PROCLAIMED SURVEY AREA NUMBER:			No. of Lots: 58 (Excluding Lot Z) Release 35 Land Area: 3.144ha	
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	SEE PLAN	PS842938N	GREATER WESTERN WATER CORPORATION
E-2	SEWERAGE	2.50	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-3	DRAINAGE SEWERAGE	3	PS842937Q	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-4	SEWERAGE	2	PS842937Q	GREATER WESTERN WATER CORPORATION
E-6	DRAINAGE SEWERAGE	3	PS842938N	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-9	DRAINAGE SEWERAGE	3	THIS PLAN	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
<b>CRA SURVEY PTY LTD</b> LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS  7A/346 Belmore Road office@crsurvey.com.au Belwyn Vic 3103 Tel: 03 9890 0933		REF: 3936PS35 VERSION: 7 (23.10.2023)  Digitally signed by: James Sprott, Licensed Surveyor, Surveyor's Plan Version (7), 23/10/2023, SPEAR Ref: S168735C		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 7  PLAN REGISTERED TIME: 5.04pm DATE: 23 / 11 / 2023 HEATH RICHARDS Assistant Registrar of Titles

PS844472Y



RIVERWALK	RELEASE 35
ORIGINAL SHEET SIZE: A3	SHEET 2

SCALE 1 : 2000  
 LENGTHS ARE IN METRES  
 0 20 40 60 80

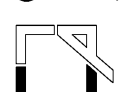
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PS844472Y

SEE SHEET 2

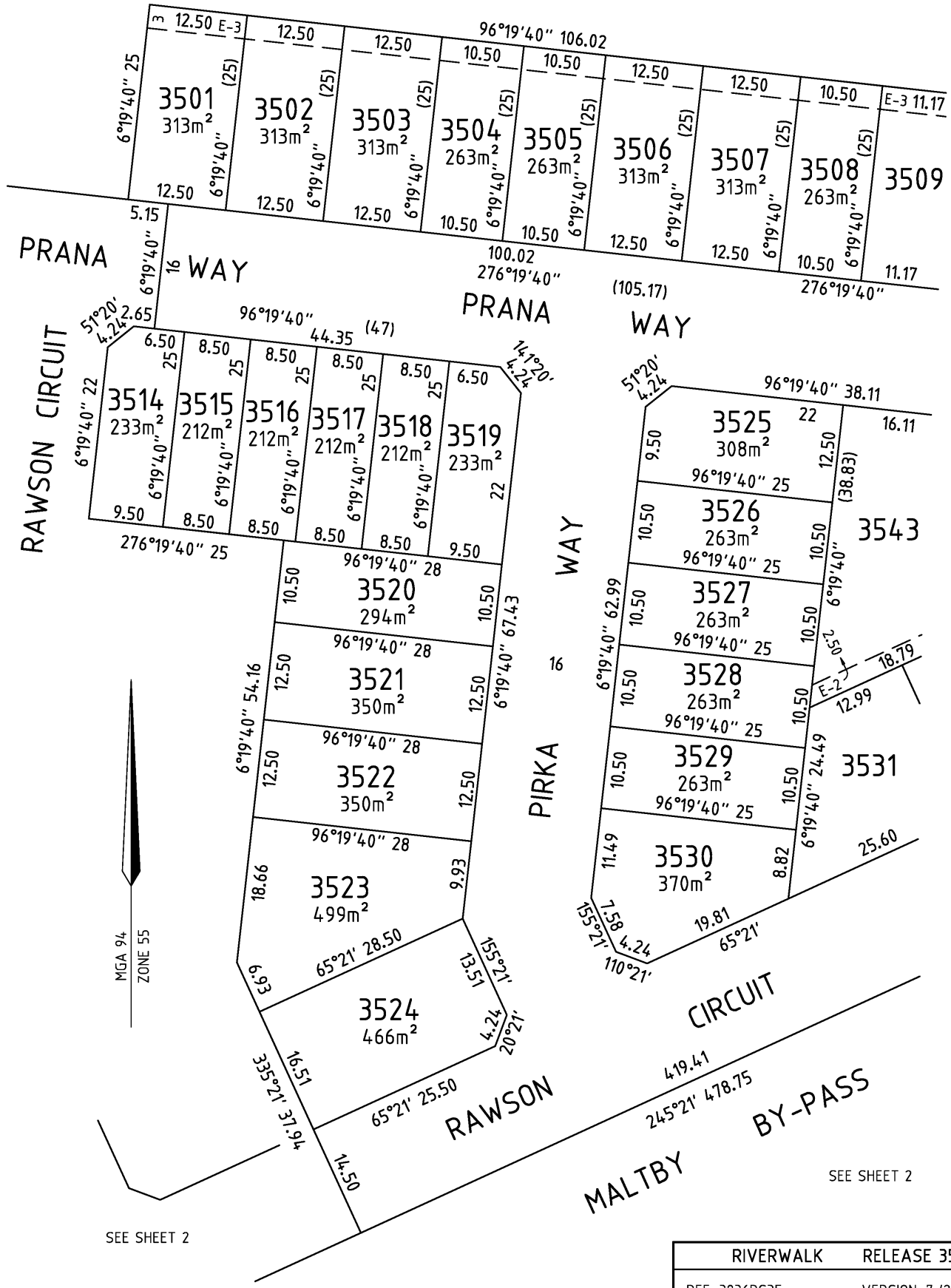
SEE SHEET 4

SEE SHEET 4

SEE SHEET 2

SEE SHEET 2

SEE SHEET 2



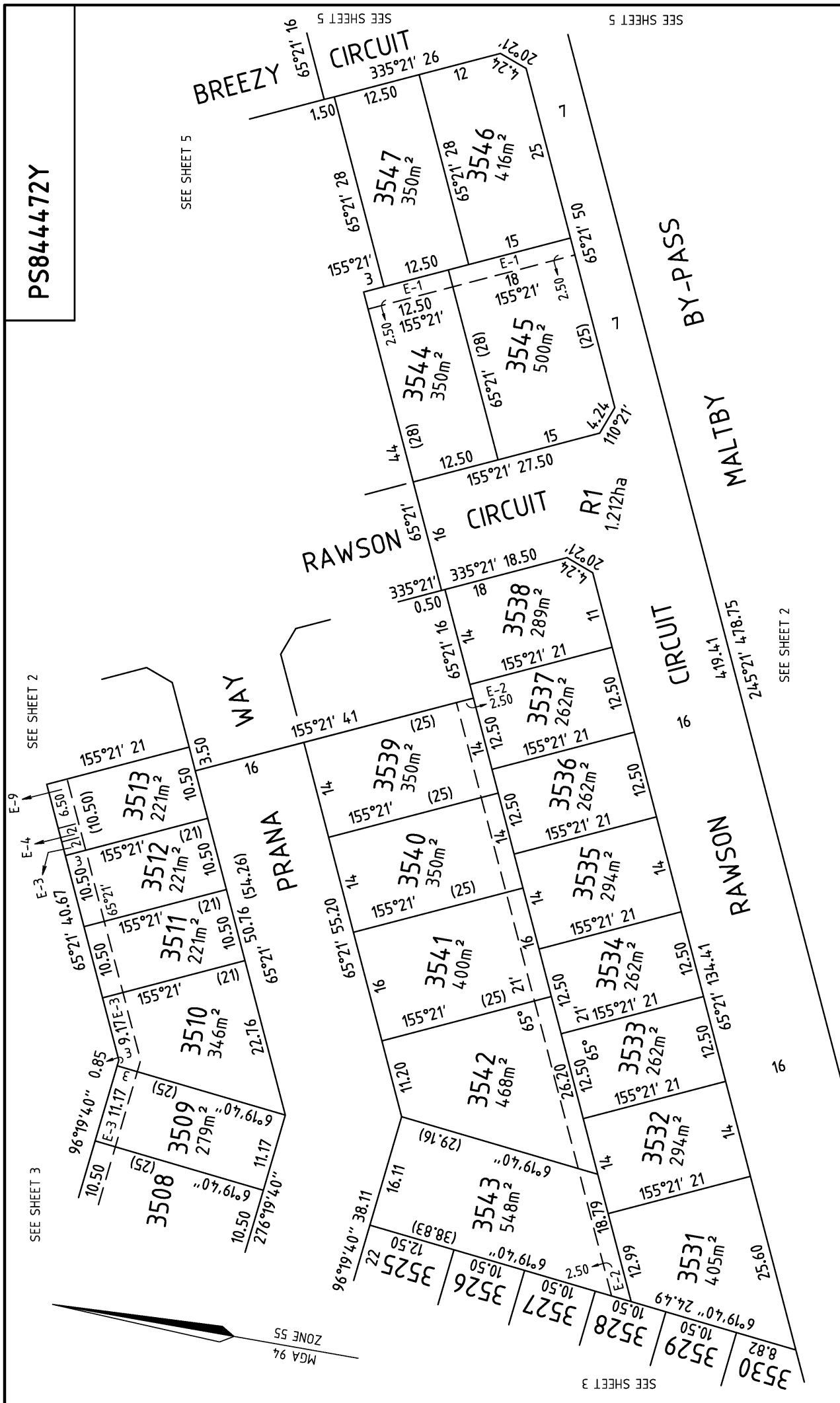
RIVERWALK	RELEASE 35
REF: 3936PS35	VERSION: 7 (23.10.2023)

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SCALE  
 1 : 500  
  
 LENGTHS ARE IN METRES

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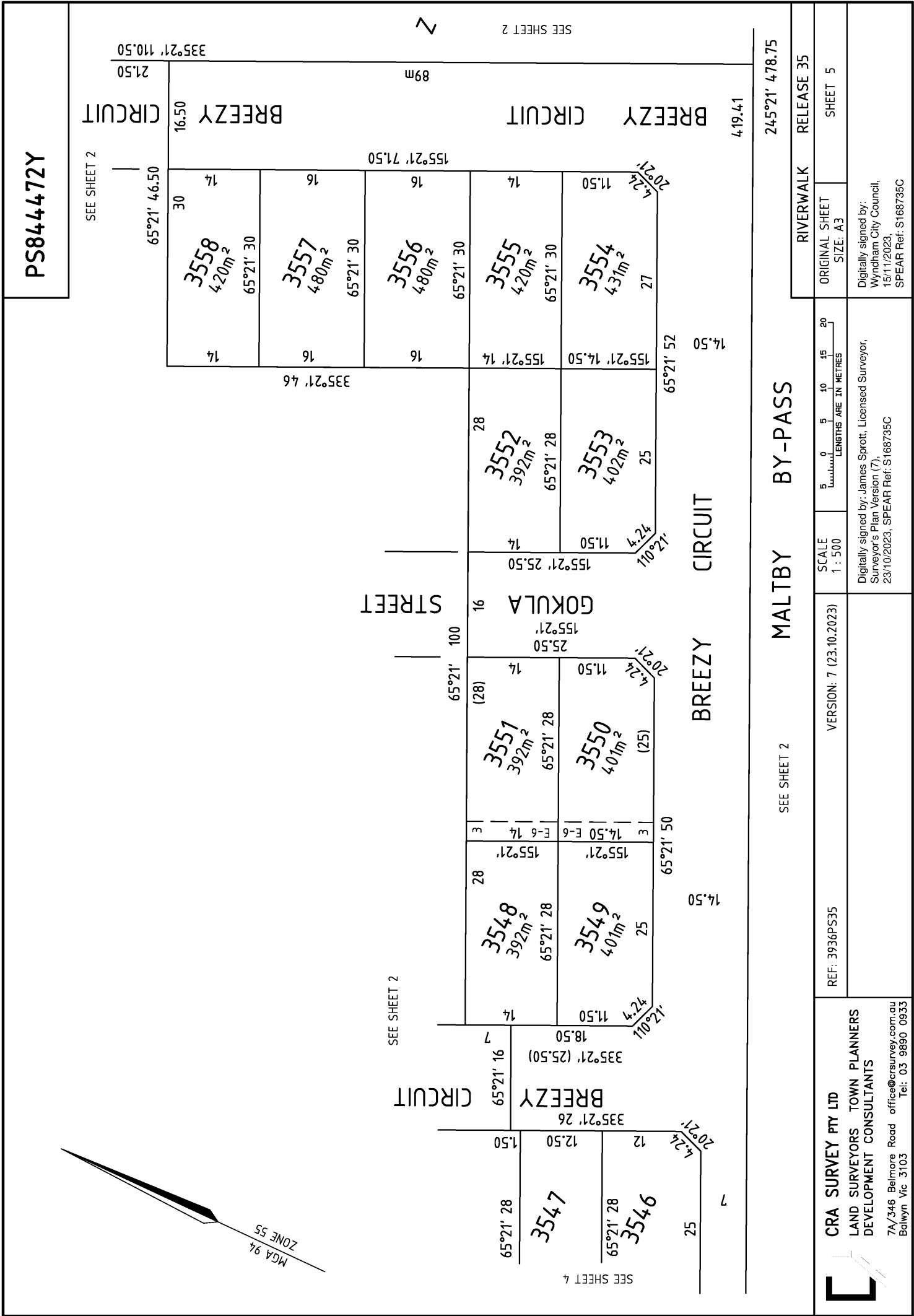
ORIGINAL SHEET SIZE: A3	SHEET 3
Digitally signed by: Wyndham City Council, 15/11/2023, SPEAR Ref: S168735C	



<b>CRA SURVEY PTY LTD</b> LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS 7A/346 Belmore Road office@craurvey.com.au Balaclava Vic 3103 Tel: 03 9890 0933	REF: 3936PS35	SCALE 1:500 LENGTHS ARE IN METRES	RIVERWALK RELEASE 35
	VERSION: 7 (23.10.2023)	ORIGINAL SHEET SIZE: A3	SHEET 4

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PS844472Y

SEE SHEET 2

65°21' 46.50  
21.50  
335°21' 110.50

BREEZY STREET

335°21' 46

GOKULA STREET

SEE SHEET 2

BREEZY STREET

SEE SHEET 2

SEE SHEET 4

BREEZY STREET

14.50

14.50

419.41

245°21' 478.75

MALTBY BY-PASS

SEE SHEET 2

RIVERWALK  
RELEASE 35

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REF: 3936PS35

SCALE  
1 : 500  
LENGTHS ARE IN METRES  
0 5 10 15 20

ORIGINAL SHEET  
SIZE: A3

SHEET 5

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 Wyndham City Council,  
 15/11/2023,  
 SPEAR Ref: S168735C

PS844472Y

**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 **AA9677** 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 Development Victoria ABN 61 868 774 623 in accordance with Development 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 Development Victoria’s prior written consent.

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

RIVERWALK RELEASE 35



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SHEET 6

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PS844472Y

**TABLE 1**  
**LAND BURDENED AND LAND BENEFITED – REFER RESTRICTIONS “A” AND “B”**

**CREATION OF RESTRICTION**

BURDENED LOT No	BENEFITING LOTS
3501	3502
3502	3501, 3503
3503	3502, 3504
3504	3503, 3505
3505	3504, 3506
3506	3505, 3507
3507	3506, 3508
3508	3507, 3509
3509	3508, 3510
3510	3509, 3511
3511	3510, 3512
3512	3511, 3513
3513	3512
3514	3515
3515	3514, 3516
3516	3515, 3517, 3520
3517	3516, 3518, 3520
3518	3517, 3519, 3520
3519	3518, 3520
3520	3516, 3517, 3518, 3519, 3521
3521	3520, 3522
3522	3521, 3523
3523	3522, 3524
3524	3523
3525	3526, 3543
3526	3525, 3527, 3543
3527	3526, 3528, 3543
3528	3527, 3529, 3531, 3543
3529	3528, 3530, 3531

BURDENED LOT No	BENEFITING LOTS
3530	3529, 3531
3531	3528, 3529, 3530, 3532, 3543
3532	3531, 3533, 3542, 3543
3533	3532, 3534, 3542
3534	3533, 3535, 3541, 3542
3535	3534, 3536, 3540, 3541
3536	3535, 3537, 3539, 3540
3537	3536, 3538, 3539
3538	3537
3539	3536, 3537, 3540
3540	3535, 3536, 3539, 3541
3541	3534, 3535, 3540, 3542
3542	3532, 3533, 3534, 3541, 3543
3543	3525, 3526, 3527, 3528, 3531, 3532, 3542
3544	3545, 3547
3545	3544, 3546, 3547
3546	3545, 3547
3547	3544, 3545, 3546
3548	3549, 3551
3549	3548, 3550
3550	3549, 3551
3551	3548, 3550
3552	3553, 3555
3553	3552, 3554
3554	3553, 3555
3555	3552, 3554, 3556
3556	3555, 3557
3557	3556, 3558
3558	3557

RIVERWALK RELEASE 35



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SHEET 7

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