
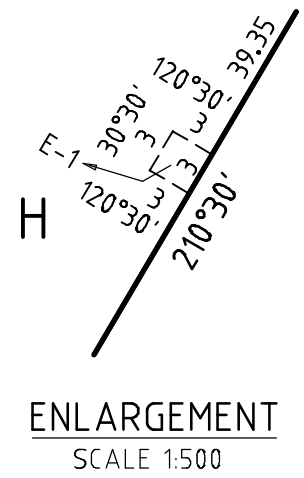
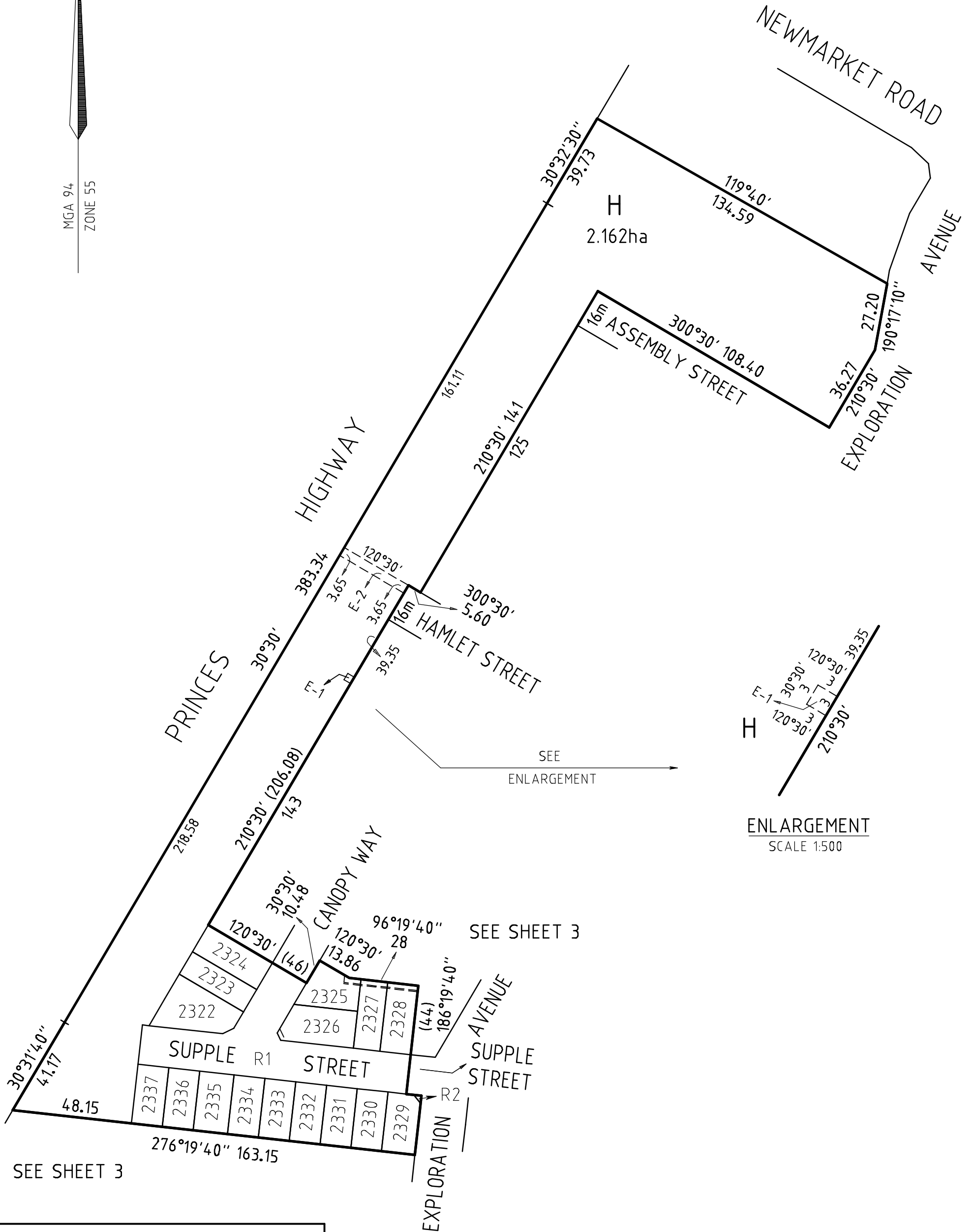
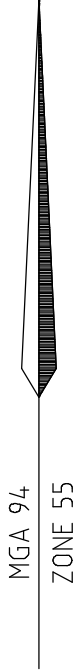


PLAN OF SUBDIVISION			EDITION 1	PS812975B			
LOCATION OF LAND PARISH: MAMBOURIN CROWN ALLOTMENTS: 7A (PT) & 2007 CROWN ALLOTMENTS: H (PT) SECTION 7 CROWN ALLOTMENT: 8 (PT) SECTION 8 TITLE REFERENCE: VOL FOL LAST PLAN REF: LOT F ON PS836614B POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE 3030 MGA 94 CO-ORDINATES: E 292 300 ZONE 55 (of approx centre of land in plan) N 5 800 440 GDA 94			COUNCIL NAME: WYNDHAM CITY COUNCIL				
VESTING OF ROADS OR RESERVES			NOTATIONS				
<table border="1"> <thead> <tr> <th>IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> </thead> <tbody> <tr> <td>ROAD R1 ROAD R2</td> <td>WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL</td> </tr> </tbody> </table>	IDENTIFIER	COUNCIL/BODY/PERSON	ROAD R1 ROAD R2	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL	OTHER PURPOSE OF PLAN: TO REMOVE EASEMENT E-1 (PART) ON PS836614B AND CREATED IN PS636838S AND AFFECTING ROAD R1 ON THIS PLAN. TO REMOVE EASEMENT E-3 ON PS836614B AND CREATED IN PS636838S AND 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		
IDENTIFIER	COUNCIL/BODY/PERSON						
ROAD R1 ROAD R2	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL						
NOTATIONS			RIVERWALK				
DEPTH LIMITATION: 15m APPLIES TO VOL 11416 FOL 247			RELEASE 23A				
SURVEY: THIS PLAN IS BASED ON SURVEY STAGING: 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: 16 (excluding Lot H)				
			Release Land Area: 7622m ²				
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	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS636838S PS636838S	WYNDHAM CITY COUNCIL CITY WEST WATER LIMITED			
E-2	POWERLINE	SEE PLAN	PS636838S - SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD			
E-3	SEWERAGE	SEE PLAN	PS636838S	CITY WEST WATER LIMITED			
E-4	SEWERAGE	0.50	PS836614B	CITY WEST WATER CORPORATION			
 CRA SURVEY PTY LTD LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS 7A/346 Belmore Road office@crsurvey.com.au Balwyn Vic 3103 Tel: 03 9890 0933		REF: 3936PS23A	VERSION: 9 (29-07-2020)	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4		
		JAMES SPROTT					



ENLARGEMENT
SCALE 1:500

SEE ENLARGEMENT

SEE SHEET 3

SEE SHEET 3

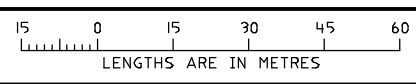
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SCALE
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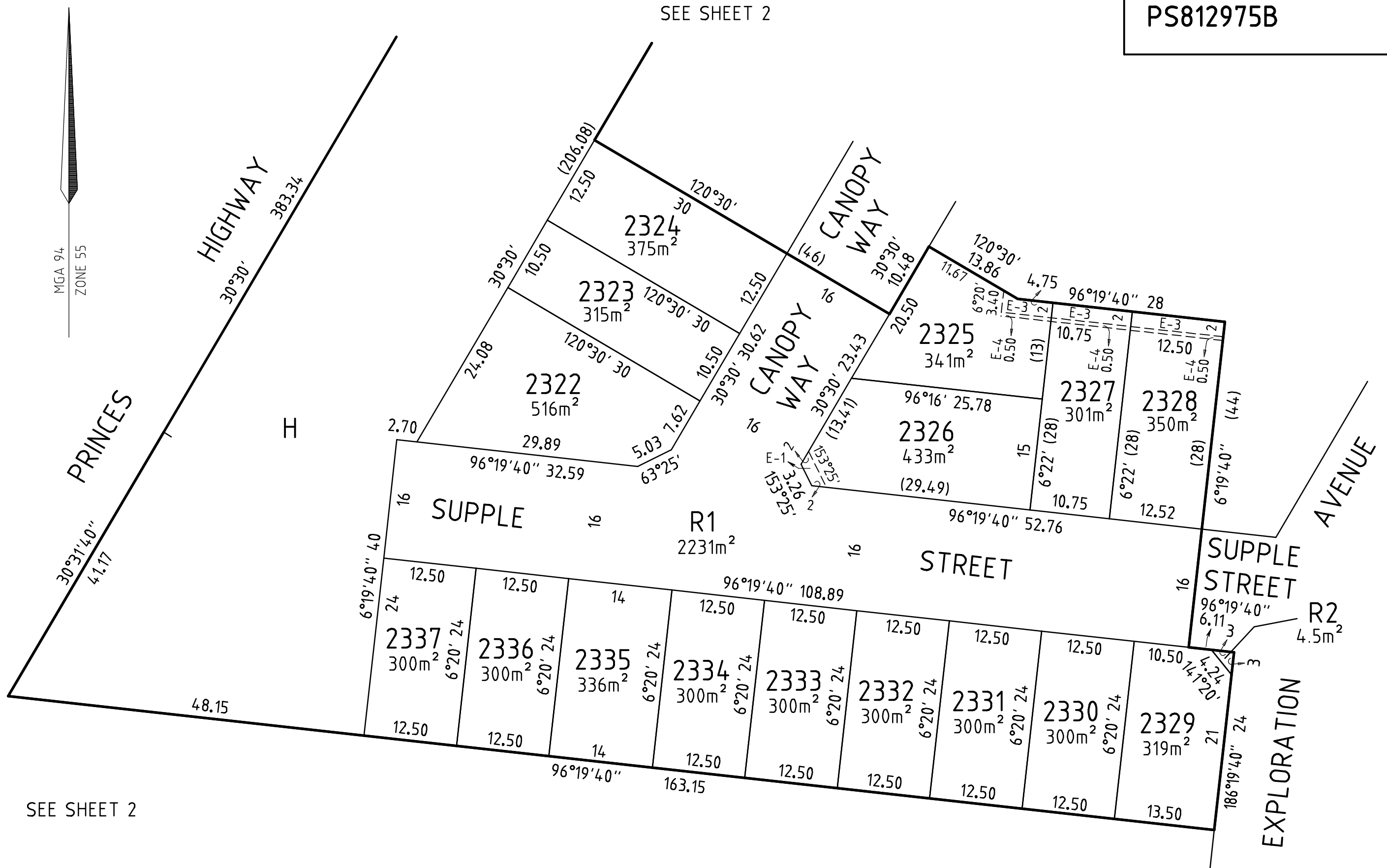
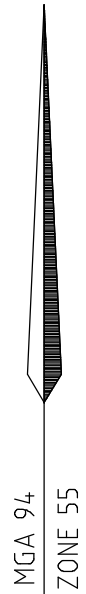


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RIVERWALK RELEASE 23A

ORIGINAL SHEET
SIZE: A3

SHEET 2



SEE SHEET 2

SEE SHEET 2

RIVERWALK RELEASE 23A



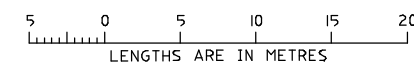
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SHEET 3

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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. AA6444 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.

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

BURDENED LOT No	BENEFITING LOTS
2322	2323
2323	2322, 2324
2324	2323
2325	2326, 2327
2326	2325, 2327
2327	2325, 2326, 2328
2328	2327
2329	2330
2330	2329, 2331
2331	2330, 2332
2332	2331, 2333
2333	2332, 2334
2334	2333, 2335
2335	2334, 2336
2336	2335, 2337
2337	2336

RIVERWALK RELEASE 23A



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SHEET 4

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