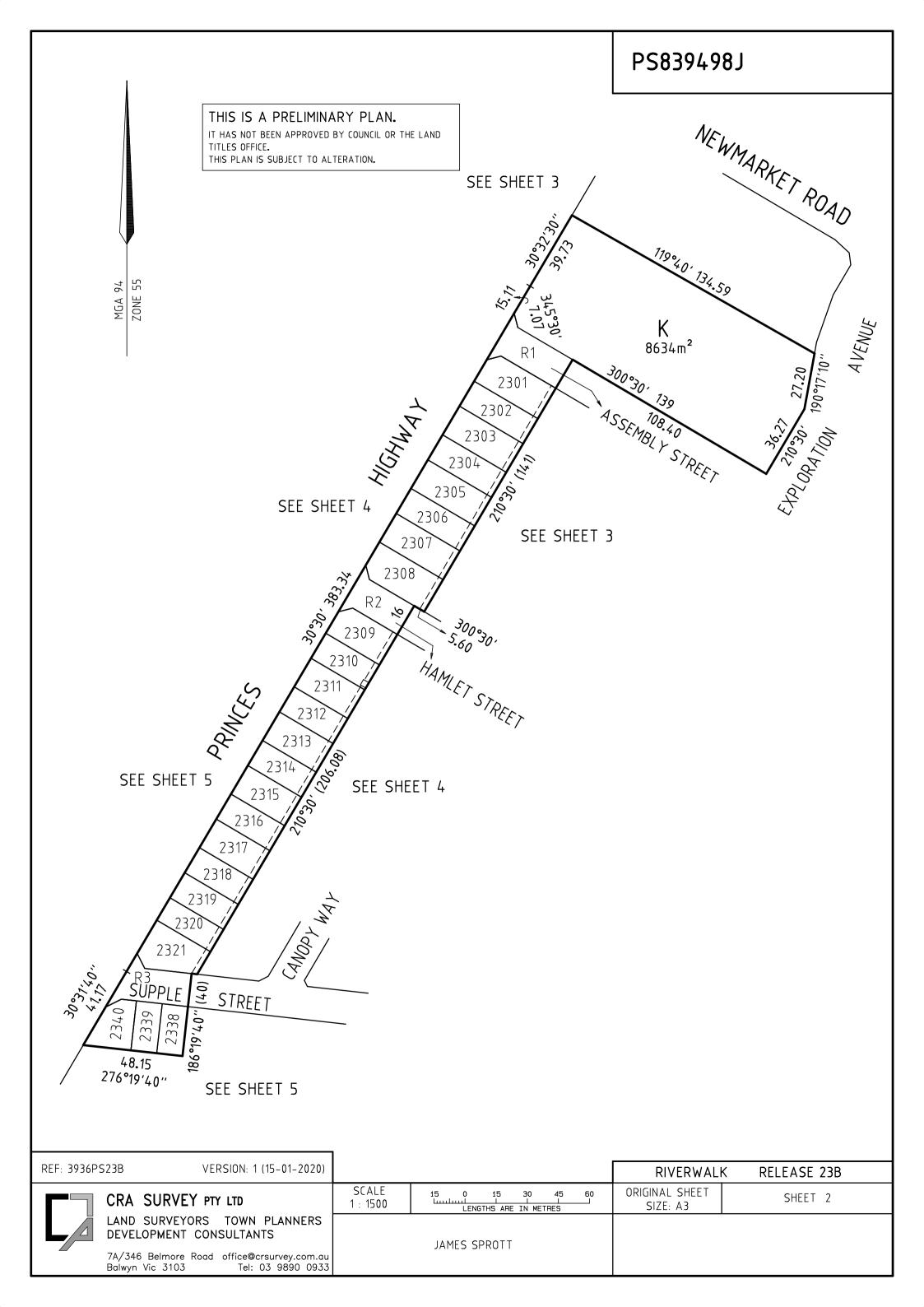
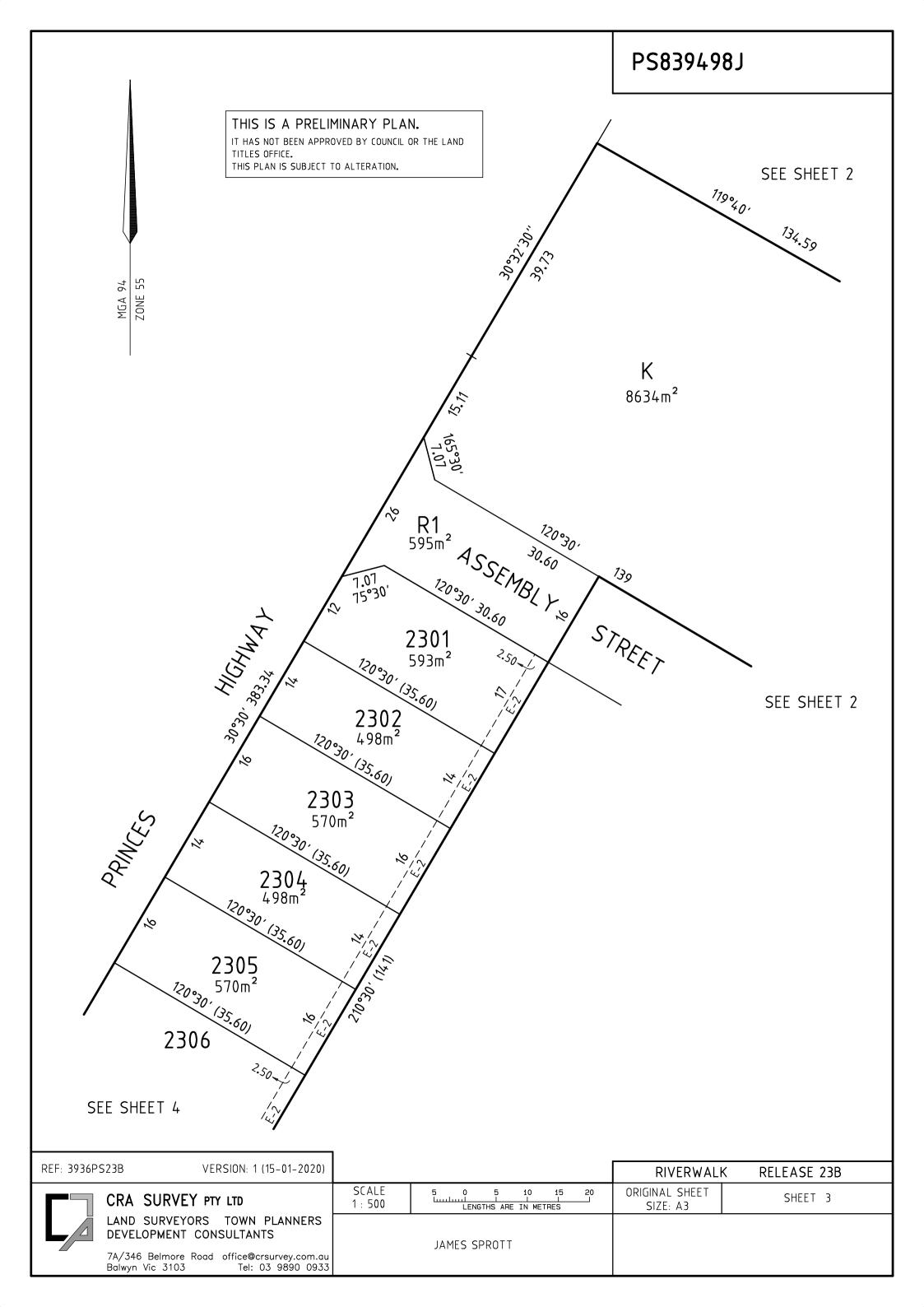
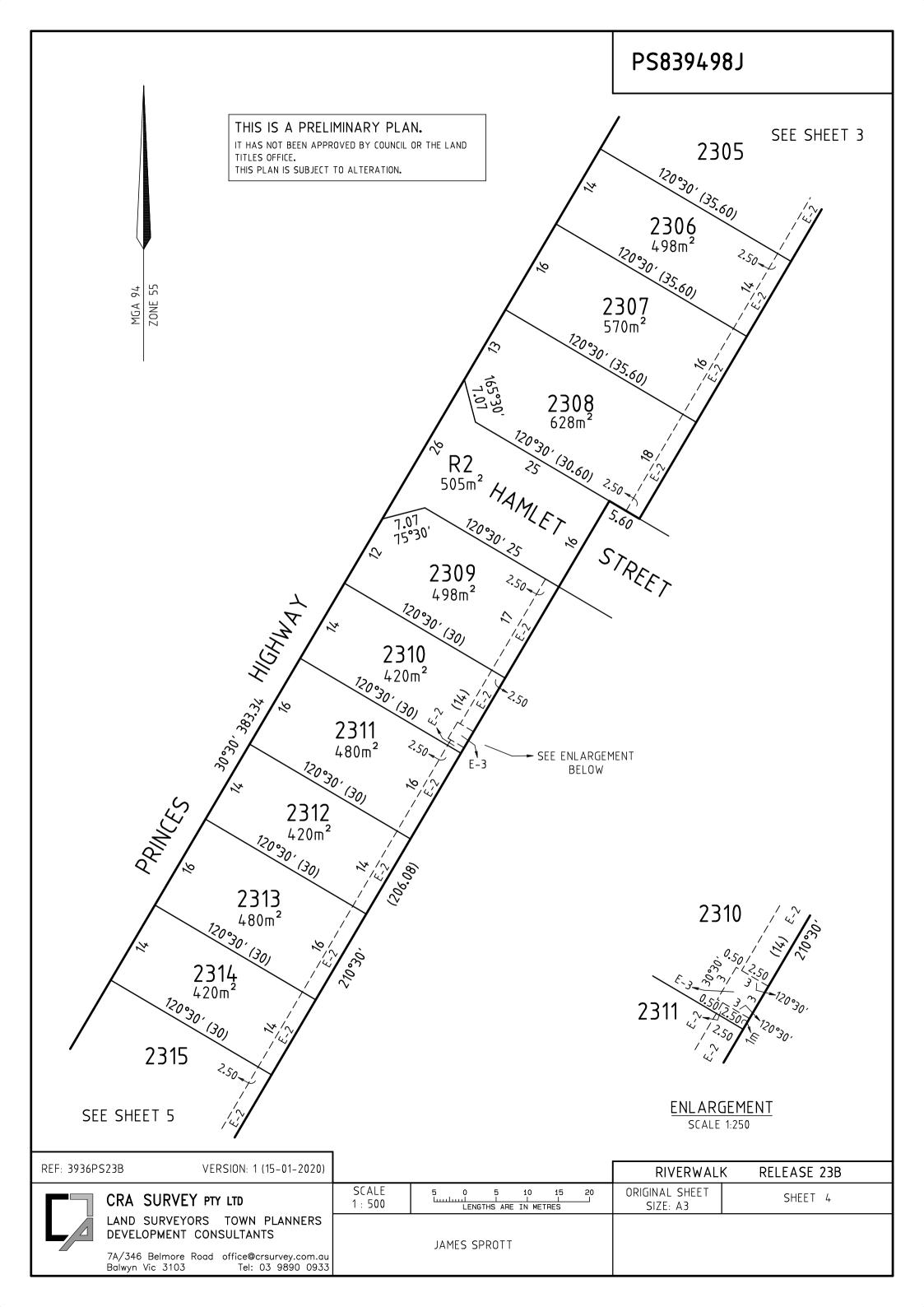
PLAN OF SUBDIVISION EDITION 1 PS839498J LOCATION OF LAND COUNCIL NAME: WYNDHAM CITY COUNCIL PARISH: MAMBOURIN CROWN ALLOTMENTS: 7A (PT) & 2007 CROWN ALLOTMENTS: H (PT) SECTION 7 CROWN ALLOTMENT: 8 (PT) SECTION 8 TITLE REFERENCE: VOL FOL LAST PLAN REF: LOT H ON PS812975B THIS IS A PRELIMINARY PLAN. IT HAS NOT BEEN APPROVED BY COUNCIL OR THE LAND POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS TITLES OFFICE. (at time of subdivision) WERRIBEE 3030 THIS PLAN IS SUBJECT TO ALTERATION. MGA 94 CO-ORDINATES: 292 310 ZONE 55 GDA 94 (of approx centre of land in plan) N 5 800 590 VESTING OF ROADS OR RESERVES NOTATIONS **IDENTIFIER** COUNCIL/BODY/PERSON OTHER PURPOSE OF PLAN: ROAD R1 WYNDHAM CITY COUNCIL TO REMOVE EASEMENT E-2 ON PS812975B AND CREATED IN ROAD R2 WYNDHAM CITY COUNCIL PS636838S AND AFFECTING ROAD R2 ON THIS PLAN. ROAD R3 WYNDHAM CITY COUNCIL GROUNDS FOR EASEMENT REMOVAL: BY AGREEMENT OF ALL INTERESTED PARTIES UNDER SECTION 6(1)(k) OF THE SUBDIVISION ACT 1988 NOTATIONS **DEPTH LIMITATION:** 15m APPLIES TO VOL 11416 FOL 247 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: RIVERWALK RELEASE 23B No. of Lots: 24 (excluding Lot K) Release 23B Land Area: 1.299ha EASEMENT INFORMATION LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) EASEMENT WIDTH **PURPOSE** ORIGIN LAND BENEFITED/IN FAVOUR OF REFERENCE (METRES) CITY WEST WATER CORPORATION SEWERAGE 2.50 THIS PLAN E-3 SEE PLAN WYNDHAM CITY COUNCIL DRAINAGE PS636838S SEWERAGE SEE PLAN PS636838S CITY WEST WATER LIMITED ORIGINAL SHEET SHEET 1 OF 6 CRA SURVEY PTY LTD REF: 3936PS23B VERSION: 1 (15-01-2020) SIZE: A3 LAND SURVEYORS TOWN PLANNERS **DEVELOPMENT CONSULTANTS** JAMES SPROTT 7A/346 Belmore Road office@crsurvey.com.au Balwyn Vic 3103 Tel: 03 9890 0933







PS839498J THIS IS A PRELIMINARY PLAN. SEE SHEET 4 IT HAS NOT BEEN APPROVED BY COUNCIL OR THE LAND TITLES OFFICE. 2314 THIS PLAN IS SUBJECT TO ALTERATION. 120°30' (30) 2315 480m² 2.50. 120°30' (30) ZONE 55 2316 420m² 120°30' (30) 2317 480m² 120°30' (30) 6 2318 420m² 120°30' (30) 30°30, 383,34 2319 420m² 120°30′(30) 2320 375m² 30, 30, 2321 554m² 96°19′40′′(25.48) 22.78 R3 577m² ≌ SUPPLE ₽ 2.70 STREET 96°19′40″ 32**.**36 840 7.36 12.50 12.50 186°19′40′′ | 2339 ⁷ ,02 300m² 50 2340 415m² 2338 ^{*} 300m² 23.15 276°19′40″ 48.15 12.50 SEE SHEET 2 REF: 3936PS23B VERSION: 1 (15-01-2020) RIVERWALK RELEASE 23B SCALE 5 0 5 10 15 LENGTHS ARE IN METRES ORIGINAL SHEET SHEET 5 CRA SURVEY PTY LTD 1:500 SIZE: A3

JAMES SPROTT

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DEVELOPMENT CONSULTANTS

Balwyn Vic 3103

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 _____ 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:

- 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"

<u>CREATION OF RESTRICTION</u>

BURDENED LOT No	BENEFITING LOTS	BURDENED LOT No	BENEFITING LOTS
2301	2302	2313	2312, 2314
2302	2301, 2303	2314	2313, 2315
2303	2302, 2304	2315	2314, 2316
2304	2303, 2305	2316	2315, 2317
2305	2304, 2306	2317	2316, 2318
2306	2305, 2307	2318	2317, 2319
2307	2306, 2308	2319	2318, 2320
2308	2307	2320	2319, 2321
2309	2310	2321	2320
2310	2309, 2311	2338	2339
2311	2310, 2312	2339	2338, 2340
2312	2311, 2313	2340	2339

THIS IS A PRELIMINARY PLAN.

IT HAS NOT BEEN APPROVED BY COUNCIL OR THE LAND TITLES OFFICE.
THIS PLAN IS SUBJECT TO ALTERATION.

RIVERWALK RELEASE 23B



CRA SURVEY PTY LTD

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REF: 3936PS23B VERSION: 1 (15-01-2020)

ORIGINAL SHEET SIZE: A3

SHEET 6

JAMES SPROTT