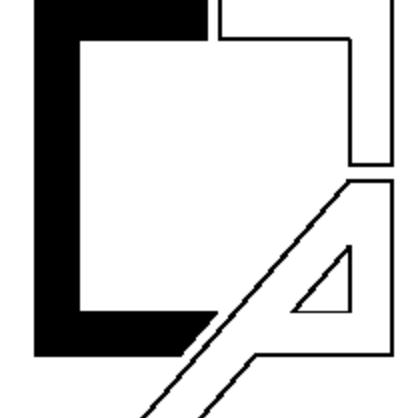


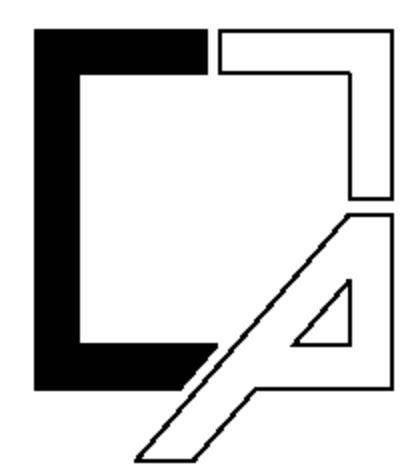
<b>PLAN OF SUBDIVISION</b>		<b>EDITION 1</b>	<b>PS907683M</b>		
<b>LOCATION OF LAND</b> PARISH: MAMBOURIN TOWNSHIP: WERRIBEE CROWN ALLOTMENTS: 22A (PART) & 10A (PART)  PARISH: MAMBOURIN CROWN ALLOTMENTS: 4A (PT), 5A (PT), 7A (PT), 8A (PT) & 9A (PT) CROWN ALLOTMENTS: H (PART) SECTION 7  TITLE REFERENCE: LAST PLAN REF: LOT M ON PS907689Y POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE, VIC 3030  MGA 94 CO-ORDINATES: E 292 785 ZONE 55 (of approx centre of land in plan) N 5 801 170 GDA 94		Council Name: Wyndham City Council Council Reference Number: WYS6007/22 Planning Permit Reference: WYP12383/20 SPEAR Reference Number: S194722C  <b>Certification</b> This plan is certified under section 6 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 not been satisfied at Certification Digitally signed by: Maria Pereira for Wyndham City Council on 25/03/2025  <b>Statement of Compliance</b> issued: 22/04/2025 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 at Statement of Compliance			
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>			
IDENTIFIER	COUNCIL/BODY/PERSON				
RESERVE No.1	WYNDHAM CITY COUNCIL				
RESERVE No.2	WYNDHAM CITY COUNCIL				
RESERVE No.3	POWERCOR AUSTRALIA LTD				
RESERVE No.4	WYNDHAM CITY COUNCIL				
ROAD R1	WYNDHAM CITY COUNCIL				
<b>NOTATIONS</b>					
DEPTH LIMITATION: DOES NOT APPLY					
<b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY (PS636838S)					
<b>STAGING:</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO: WYP12383/20.16					
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS:					
IN PROCLAIMED SURVEY AREA NUMBER:					
<b>RIVERWALK RELEASE 37</b>					
Number of Lots: 9 (excludes Reserves and Lots J & H) Release 37 Land Area: 1.512Ha					
<b>EASEMENT INFORMATION</b>					
LEGEND: A - APPURTEnant EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)					
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN		
			SEE SHEET 2		
 <b>CRA SURVEY PTY LTD</b> LAND SURVEYORS DEVELOPMENT CONSULTANTS DIGITAL SCANNING 292 Canterbury Road office@crssurvey.com.au Surrey Hills, 3127 Tel: 03 9890 0933		REF: 3936PS37	VERSION: 7 (09.09.2024)	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 10
		Digitally signed by: James Sprott, Licensed Surveyor, Surveyor's Plan Version (7), 12/02/2025, SPEAR Ref: S194722C		Land Use Victoria Plan Registered 10:50 AM 30/04/2025 Assistant Registrar of Titles	


PS907683M

## EASEMENT INFORMATION

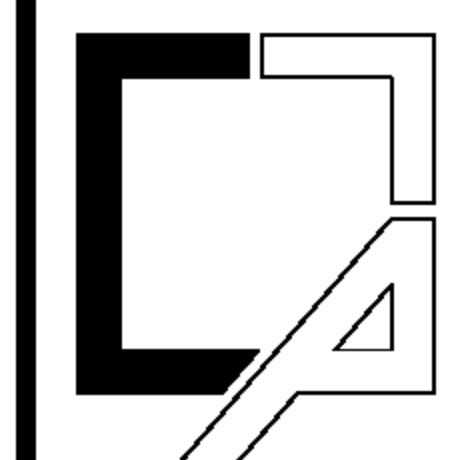

LEGEND: A - APPURTEnant EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)

EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	SEWERAGE	3	PS412756U	CITY WEST WATER LIMITED
E-2	SEWERAGE	1.50	PS810598R	CITY WEST WATER CORPORATION
E-3	SEWERAGE	SEE PLAN	PS810599P	CITY WEST WATER CORPORATION
E-4	DRAINAGE	SEE PLAN	PS810600J	WYNDHAM CITY COUNCIL
E-5	SEWERAGE	SEE PLAN	PS810600J	CITY WEST WATER CORPORATION
E-6	DRAINAGE	SEE PLAN	PS907685H	WYNDHAM CITY COUNCIL
E-7	SEWERAGE	SEE PLAN	PS907685H	GREATER WESTERN WATER CORPORATION
E-9	DRAINAGE	SEE PLAN	PS907689Y	WYNDHAM CITY COUNCIL
E-12	SEWERAGE	0.50	PS810599P	CITY WEST WATER CORPORATION
E-13	DRAINAGE SEWERAGE	3	THIS PLAN	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-14	SEWERAGE	2	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-15	ELECTRICITY SUPPLY (THROUGH UNDERGROUND CABLE)	SEE PLAN	PS907689Y	POWERCOR AUSTRALIA LTD

 <b>CRA SURVEY PTY LTD</b> LAND SURVEYORS DEVELOPMENT CONSULTANTS DIGITAL SCANNING 292 Canterbury Road Surrey Hills, 3127 office@crsurvey.com.au Tel: 03 9890 0933	REF: 3936PS37	VERSION: 7 (09.09.2024)	ORIGINAL SHEET SIZE: A3	SHEET 2
	Digitally signed by: James Sprott, Licensed Surveyor, Surveyor's Plan Version (7), 12/02/2025, SPEAR Ref: S194722C		Digitally signed by: Wyndham City Council, 25/03/2025, SPEAR Ref: S194722C	



REF: 3936PS37	VERSION: 7 (09.09.2024)	RIVERWALK	RELEASE 37
	<b>CRA SURVEY PTY LTD</b> LAND SURVEYORS DEVELOPMENT CONSULTANTS DIGITAL SCANNING 292 Canterbury Road Surrey Hills, 3127	SCALE 1 : 3000	ORIGINAL SHEET SIZE: A3
		30 0 30 60 90 120 LENGTHS ARE IN METRES	SHEET 3



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DIGITAL SCANNING  
292 Canterbury Road office@crsurvey.com.au  
Surrey Hills, 3127 Tel: 03 9890 0933

SCALE  
1 : 500

5 0 5 10 15 20


LENGTHS ARE IN METRES

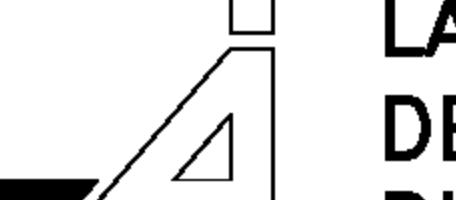
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Surveyor's Plan Version (7),  
12/02/2025, SPEAR Ref: S194722C

ORIGINAL SHEET  
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
SHEET 4

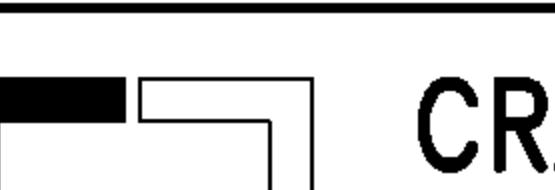
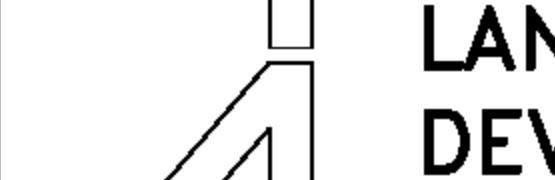
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Wyndham City Council,  
25/03/2025,  
SPEAR Ref: S194722C



REF: 3936PS37	VERSION: 7 (09.09.2024)	RIVERWALK	RELEASE 37
 <b>CRA SURVEY PTY LTD</b> LAND SURVEYORS   DEVELOPMENT CONSULTANTS DIGITAL SCANNING  292 Canterbury Road Surrey Hills, 3127	<b>SCALE</b> 1 : 500  5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 5
Digitally signed by: James Sprott, Licensed Surveyor; Surveyor's Plan Version (7), 12/02/2025, SPEAR Ref: S194722C		Digitally signed by: Wyndham City Council, 25/03/2025, SPEAR Ref: S194722C	

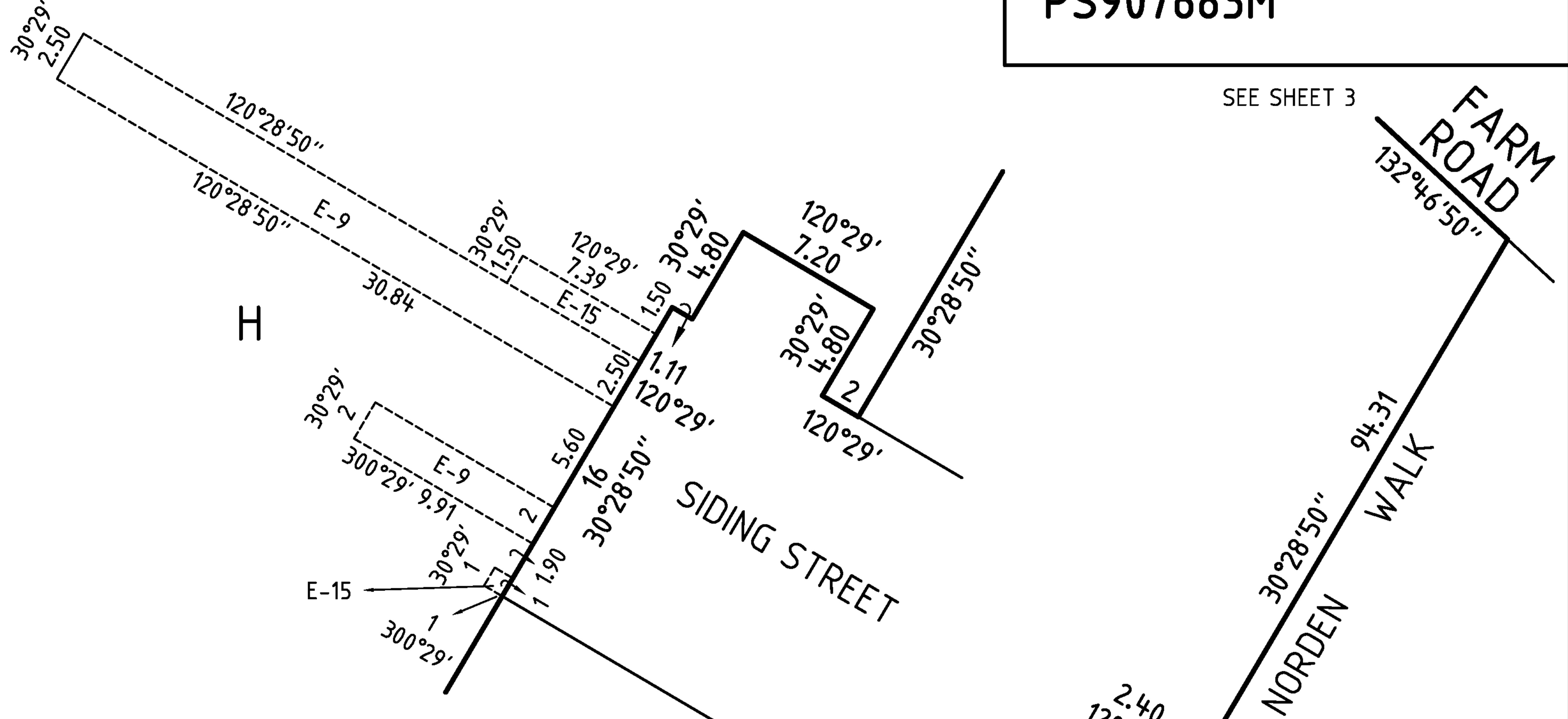
PS907683M



REF: 3936PS37	VERSION: 7 (09.09.2024)	RIVERWALK	RELEASE 37
 <b>CRA SURVEY PTY LTD</b> LAND SURVEYORS DEVELOPMENT CONSULTANTS DIGITAL SCANNING 292 Canterbury Road Surrey Hills, 3127	 SCALE 1 : 1000 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 6
 office@crsurvey.com.au Tel: 03 9890 0933	Digital signed by: James Sprott, Licensed Surveyor, Surveyor's Plan Version (7), 12/02/2025, SPEAR Ref: S194722C	Digital signed by: Wyndham City Council, 25/03/2025, SPEAR Ref: S194722C	

PS907683M

SEE SHEET 3



MGA 94

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ZONE 55

## ENLARGEMENT

SCALE: 1:300

SEE SHEET 8

50"  
8.50  
SORTIE  
STREET

MOROTAI LANE

120°28'50" 48

H

SEE  
ENLARGEMENT

## ENLARGEMENT

SCALE: 1:500

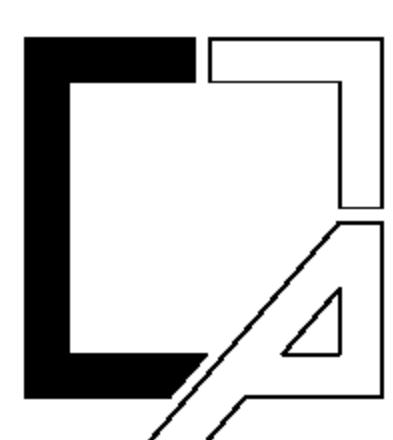
## ENLARGEMENT

SCALE: 1:500

SEE  
ENLARGEMENT

SEE  
ENLARGEMENT

SEE SHEI



**CRA SURVEY PTY LTD**  
**LAND SURVEYORS**  
**DEVELOPMENT CONSULT**  
**DIGITAL SCANNING**

292 Canterbury Road      office@crsurvey.com.au  
Surrey Hills, 3127              Tel: 03 9890 0933

A scale bar and title block for a technical drawing. The title block contains the text 'SCALE 1 : 1000' and 'LENGTHS ARE IN METRES'. The scale bar is a horizontal line with tick marks. It has numerical labels '10', '0', '10', '20', and '30' at regular intervals. Below the scale bar, the text 'LENGTHS ARE IN METRES' is printed.

ORIGINAL SHEET  
SIZE: A3

SHEET 7



PS907683M

**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 AA010321 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.

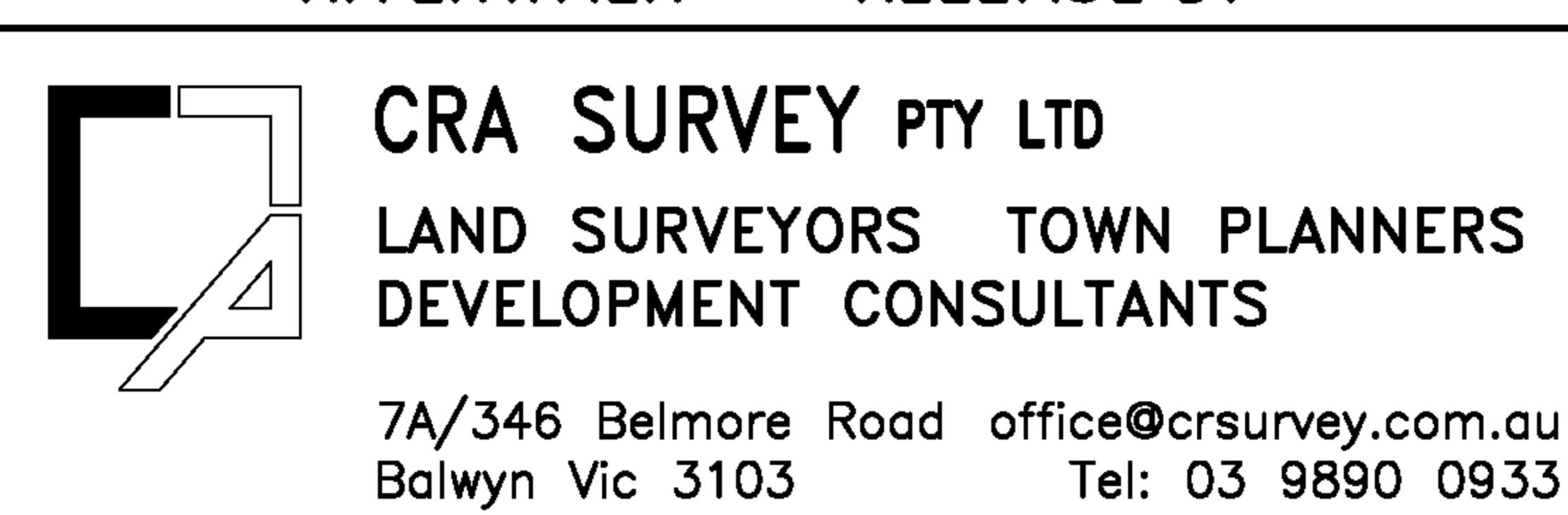
**CREATION OF RESTRICTION "B"****LAND BURDENED AND LAND BENEFITED: REFER TO TABLE 1****DESCRIPTION OF RESTRICTION**

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 37



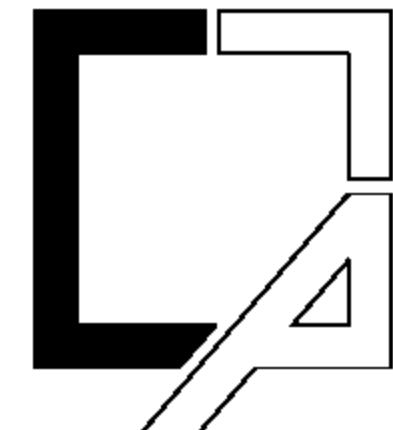
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Digitally signed by: James Sprott, Licensed Surveyor, Surveyor's Plan Version (7), 12/02/2025, SPEAR Ref: S194722C	Digitally signed by: Wyndham City Council, 25/03/2025, SPEAR Ref: S194722C		

PS907683M

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

BURDENED LOT No	BENEFITING LOTS
3701	3702
3702	3701
3703	3704, 3709
3704	3703, 3705, 3709
3705	3704, 3706, 3708, 3709
3706	3705, 3707, 3708
3707	3706, 3708
3708	3705, 3706, 3707, 3709
3709	3703, 3704, 3705, 3708

RIVERWALK RELEASE 37



**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

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VERSION: 7 (09.09.2024)

ORIGINAL SHEET  
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SHEET 10

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