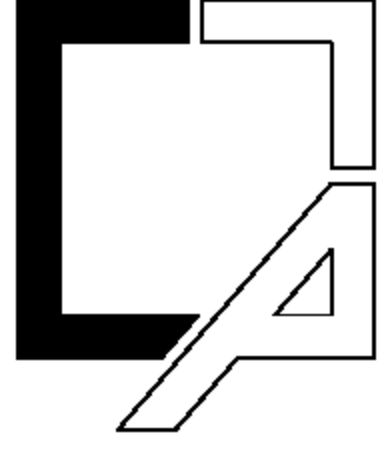
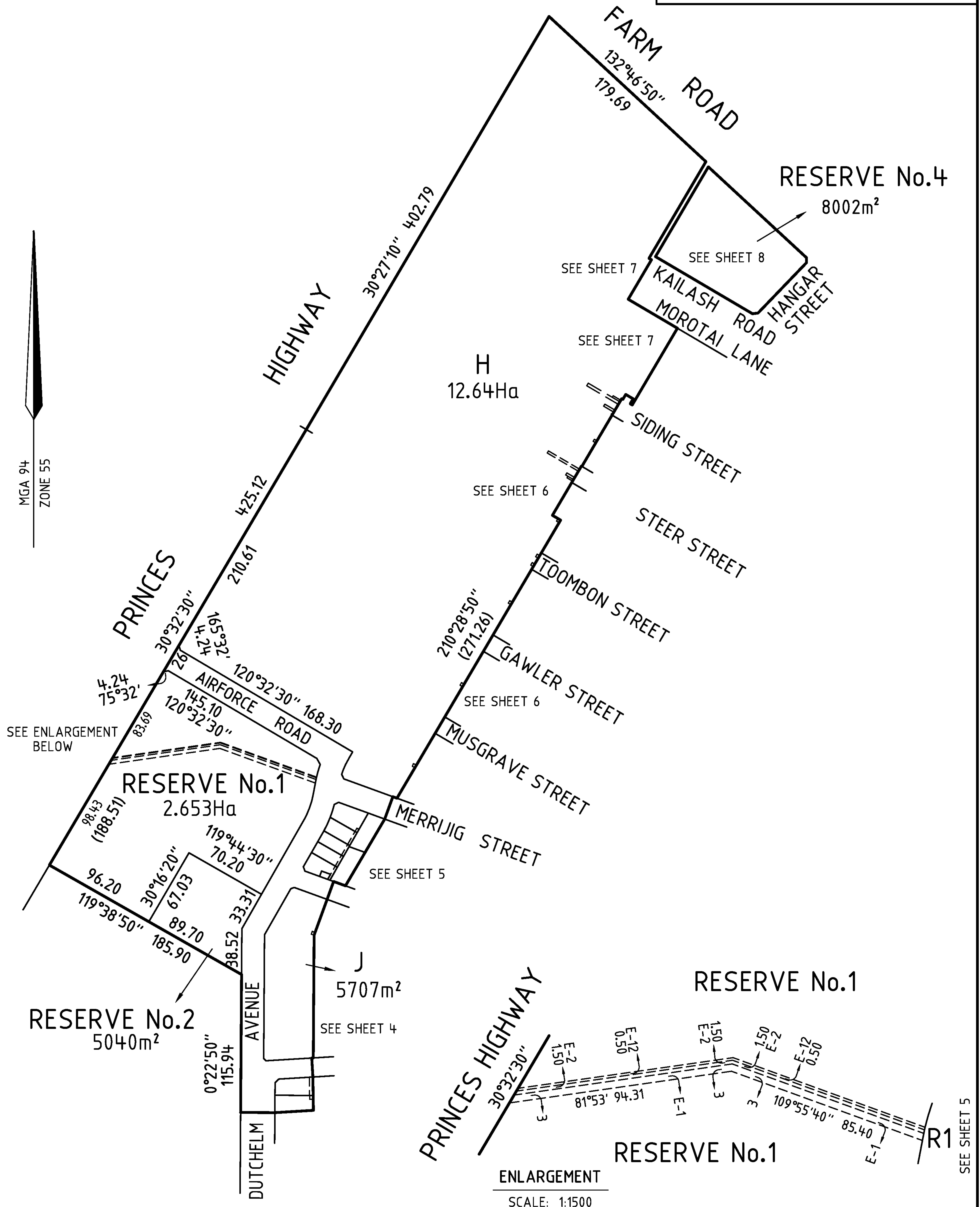


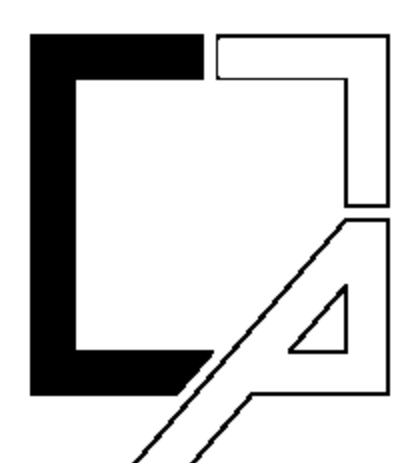
PLAN OF SUBDIVISION				EDITION 1		PS907683M	
LOCATION OF LAND  PARISH: MAMBOURIN TOWNSHIP: WERRIBEE CROWN ALLOTMENTS: 22A (PART) & 10A (PART)  PARISH: MAMBOURIN CROWN ALLOTMENTS: 4A (PT), 5A (PT), 7A (PT), 8A (PT) & 9A (PT) CROWN ALLOTMENTS: H (PART) SECTION 7  TITLE REFERENCE: LAST PLAN REF: LOT M ON 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			
VESTING OF ROADS OR RESERVES				NOTATIONS			
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					
NOTATIONS							
DEPTH LIMITATION: DOES NOT APPLY							
SURVEY: THIS PLAN IS BASED ON SURVEY (PS636838S)  STAGING: 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:				RIVERWALK RELEASE 37  Number of Lots: 9 (excludes Reserves and Lots J & H) Release 37 Land Area: 1.512Ha			
EASEMENT INFORMATION							
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)							
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF			
			SEE SHEET 2				
 <b>CRA SURVEY PTY LTD</b> LAND SURVEYORS DEVELOPMENT CONSULTANTS DIGITAL SCANNING 292 Canterbury Road office@crsurvey.com.au Surrey Hills, 3127 Tel: 03 9890 0933		REF: 3936PS37      VERSION: 7 (09.09.2024)  Digitally signed by: James Sprott, Licensed Surveyor, Surveyor's Plan Version (7), 12/02/2025, SPEAR Ref: S194722C		ORIGINAL SHEET SIZE: A3  Land Use Victoria Plan Registered 10:50 AM 30/04/2025 Assistant Registrar of Titles		SHEET 1 OF 10	





REF: 3936PS37

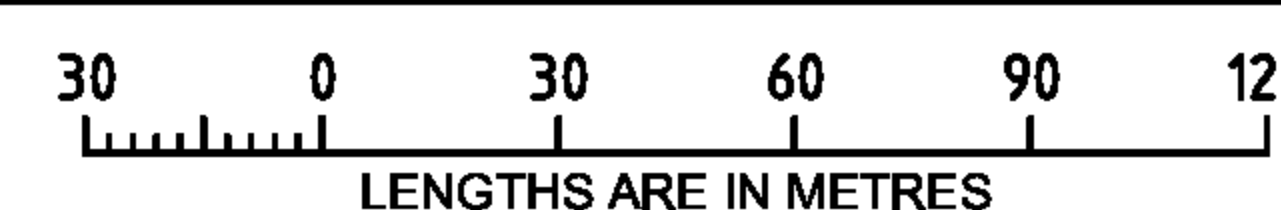
VERSION: 7 (09.09.2024)



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SCALE  
1 : 3000



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

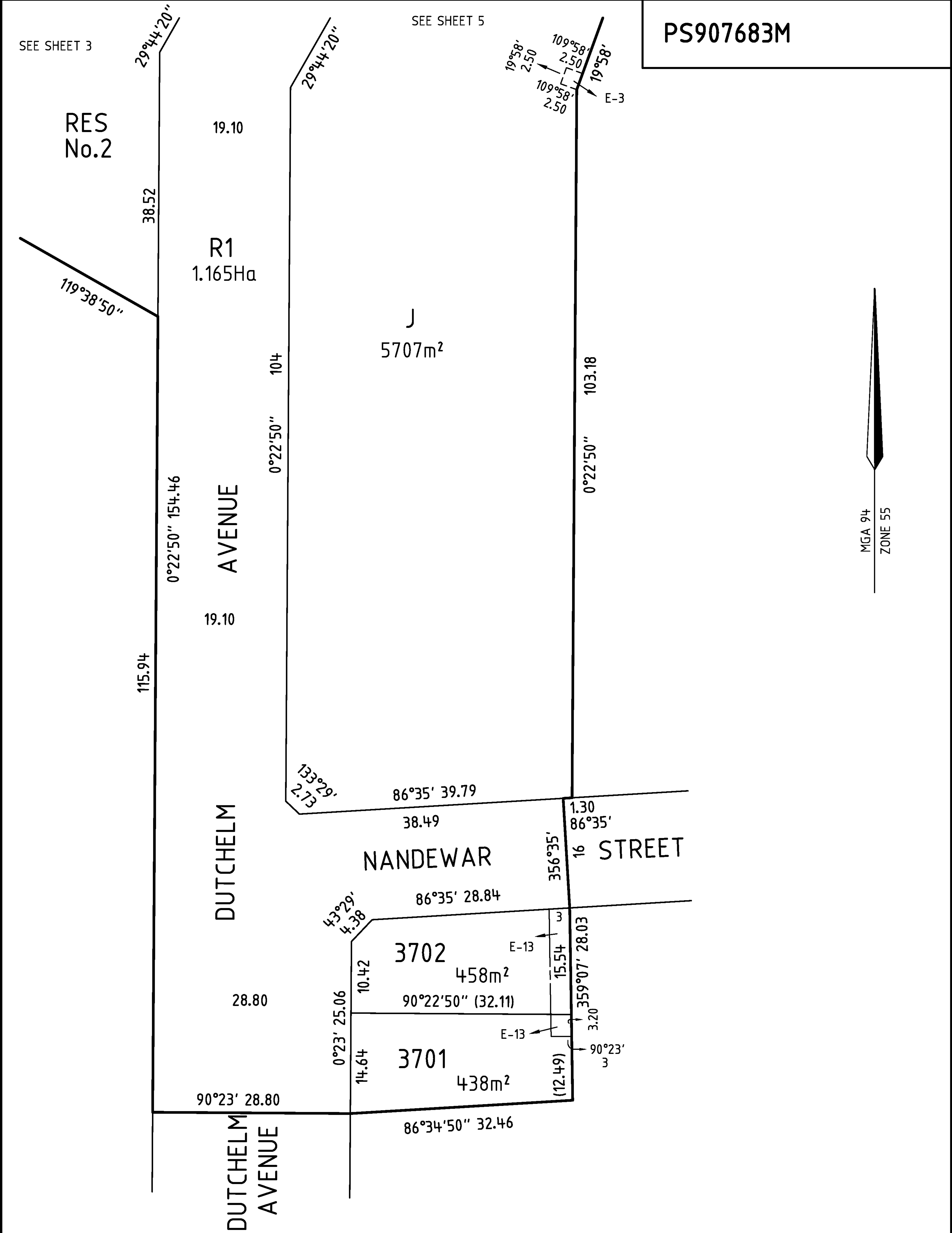
## RIVERWALK

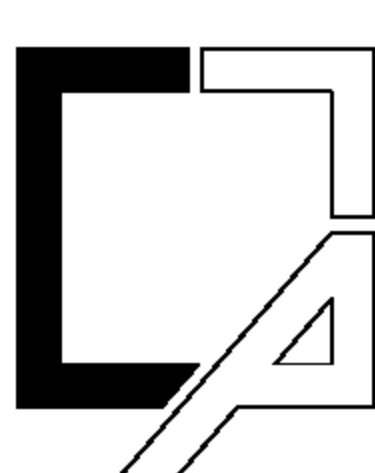

RELEASE 37

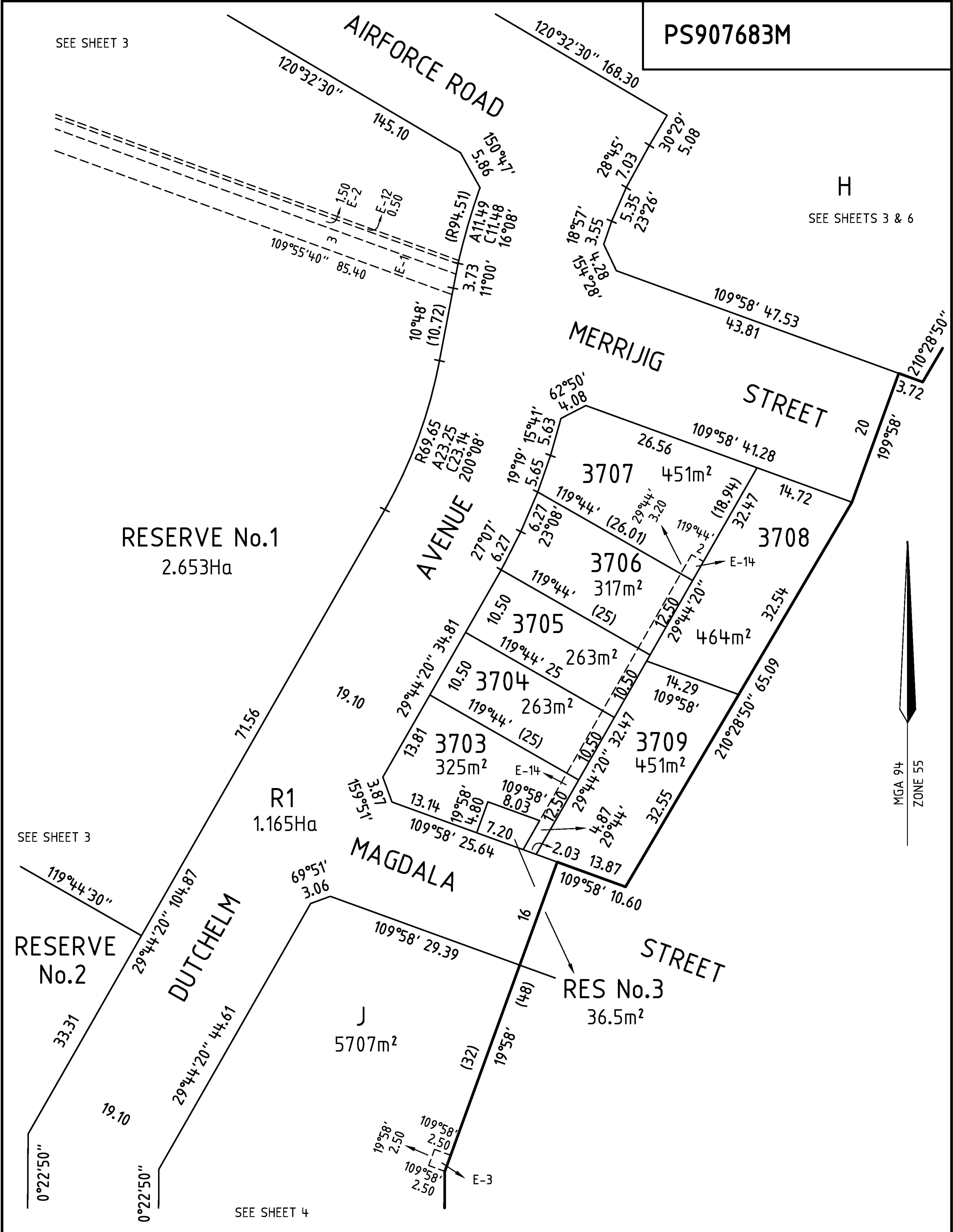
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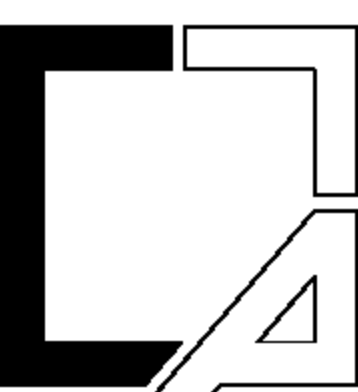

SHEET 3

Digitally signed by:  
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25/03/2025,  
SPEAR Ref: S194722C

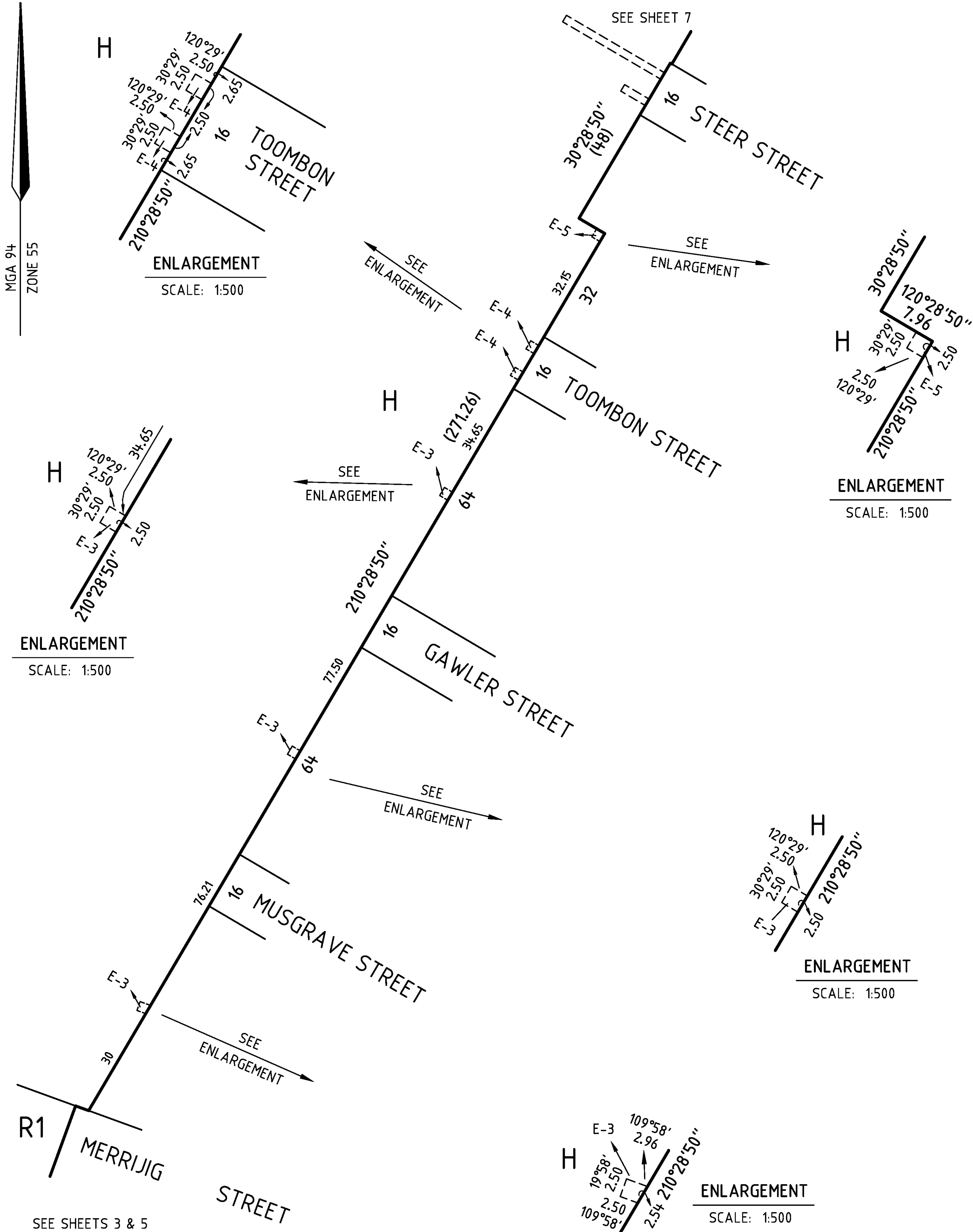


REF: 3936PS37		VERSION: 7 (09.09.2024)		RIVERWALK		RELEASE 37	
	<b>CRA SURVEY PTY LTD</b> <b>LAND SURVEYORS</b> <b>DEVELOPMENT CONSULTANTS</b> <b>DIGITAL SCANNING</b>  292 Canterbury Road office@crsurvey.com.au Surrey Hills, 3127 Tel: 03 9890 0933			SCALE 1 : 500		ORIGINAL SHEET SIZE: A3	SHEET 4
				Lengths are in metres			
				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> <b>LAND SURVEYORS</b> <b>DEVELOPMENT CONSULTANTS</b> <b>DIGITAL SCANNING</b>  292 Canterbury Road    office@crsurvey.com.au Surrey Hills, 3127        Tel: 03 9890 0933			SCALE 1 : 500	 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	

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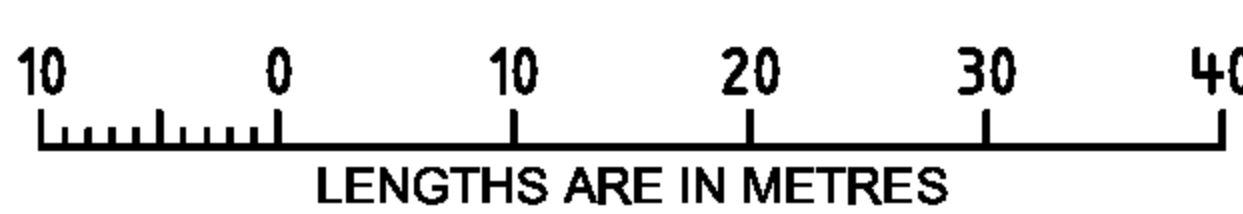
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VERSION: 7 (09.09.2024)



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SCALE  
1 : 1000



Digitally signed by: James Spratt, Licensed Surveyor,  
Surveyor's Plan Version (7),  
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**RIVERWALK RELEASE 37**

ORIGINAL SHEET  
SIZE: A3

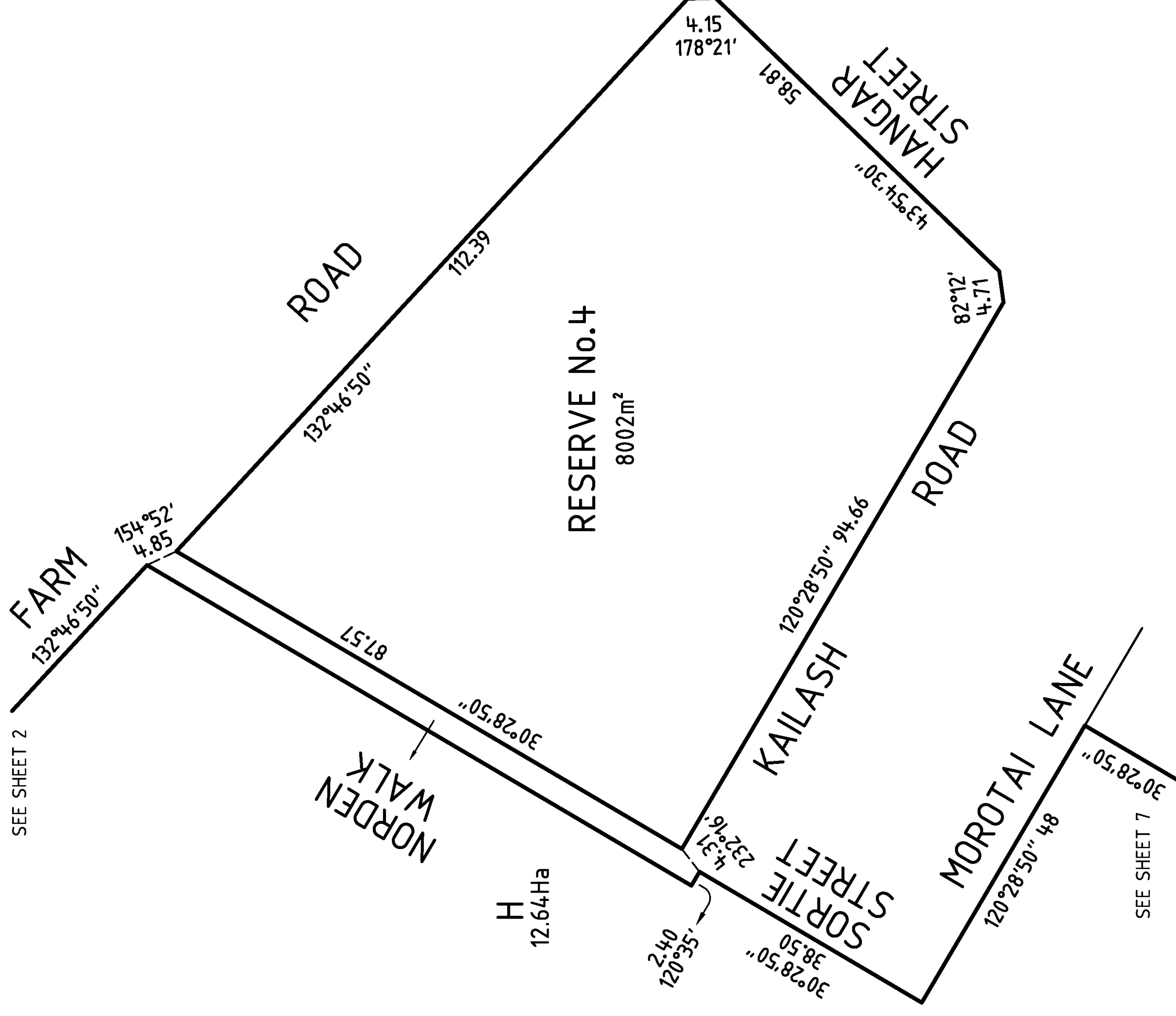
SHEET 6

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SPEAR Ref: S194722C






PS907683M



46 AGA

RIVERWALK RELEASE 37



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 Tel: 03 9890 0933

REF: 3936PS37

VERSION: 7 (09.09.2024)

**SCALE**  
**1 : 750**

ORIGINAL SHEET  
SIZE: A3

SHEET 3

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



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”**

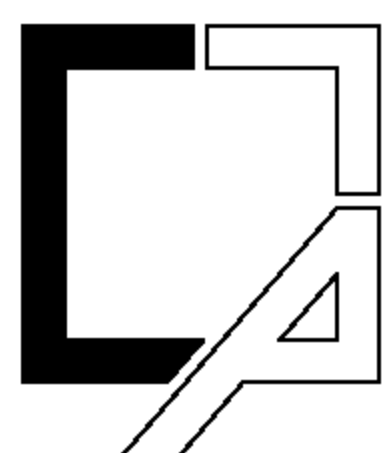
**LAND BURDENED AND LAND BENEFITED: REFER TO TABLE 1**

**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.

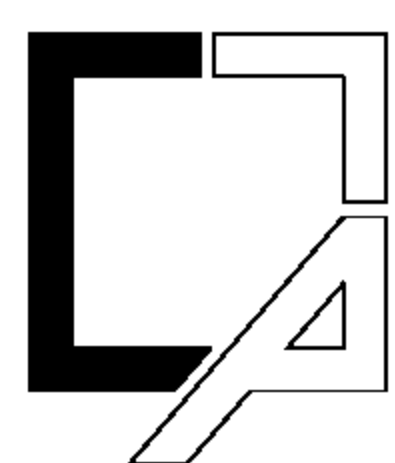
RIVERWALK		RELEASE 37			
	<b>CRA SURVEY PTY LTD</b> <b>LAND SURVEYORS TOWN PLANNERS</b> <b>DEVELOPMENT CONSULTANTS</b>  7A/346 Belmore Road office@crsurvey.com.au Balwyn Vic 3103 Tel: 03 9890 0933	REF: 3936PS37	VERSION: 7 (09.09.2024)	ORIGINAL SHEET SIZE: A3	SHEET 9
		Digitally signed by: James Sprott, 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



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