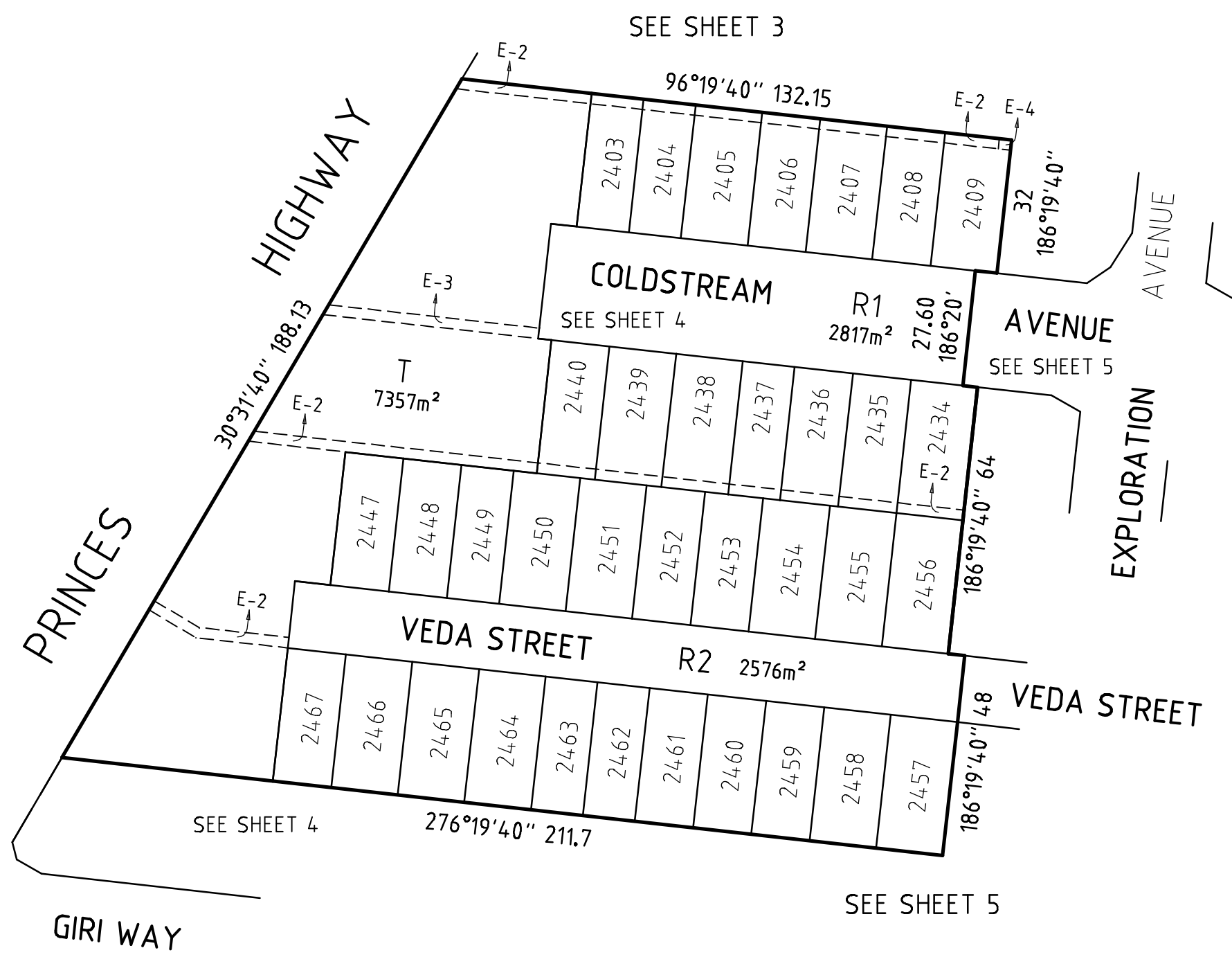
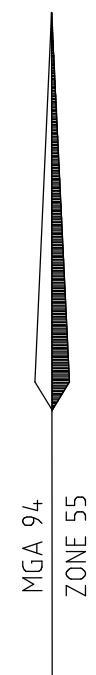


PLAN OF SUBDIVISION			EDITION 1	PS832406F	
LOCATION OF LAND PARISH: MAMBOURIN CROWN ALLOTMENT: 8 (PART) SECTION 8 TITLE REFERENCE: VOL FOL LAST PLAN REF: LOT M ON PS820861W POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE MGA 94 CO-ORDINATES: E 292 200 ZONE 55 (of approx centre of land in plan) N 5 800 300 GDA 94		COUNCIL NAME: WYNDHAM CITY COUNCIL <div style="border: 1px solid black; padding: 5px; text-align: left; font-size: 10px;"> THIS IS A PRELIMINARY PLAN. IT HAS NOT BEEN APPROVED BY COUNCIL OR THE LAND TITLES OFFICE. THIS PLAN IS SUBJECT TO ALTERATION. EASEMENTS AND ROAD NAMES HAVE EITHER NOT BEEN SHOWN OR ARE NOT YET FINAL </div>			
VESTING OF ROADS OR RESERVES		NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON	OTHER PURPOSE OF PLAN: TO REMOVE SEWERAGE EASEMENT E-2 (PART) ON PS820861W AND CREATED IN PS636838S AND AFFECTING ROAD R1 ON THIS PLAN. TO REMOVE DRAINAGE EASEMENT E-27 ON PS820861W AND CREATED IN PS820862U 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			
ROAD R1	WYNDHAM CITY COUNCIL				
ROAD R2	WYNDHAM CITY COUNCIL				
NOTATIONS		RIVERWALK RELEASE 24B No. of Lots: 35 Release 24B Land Area: 2.181ha			
DEPTH LIMITATION: DOES NOT APPLY					
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:					
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-2	SEWERAGE	2.50	THIS PLAN	CITY WEST WATER CORPORATION	
E-3	SEWERAGE	2.50	PS636838S	CITY WEST WATER LIMITED	
E-4	SEWERAGE	2.50	PS820862U	CITY WEST WATER LIMITED	
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: 3936PS24B	VERSION: 5 (27-03-2020)	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
		JAMES SPROTT			



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RIVERWALK	RELEASE 24B
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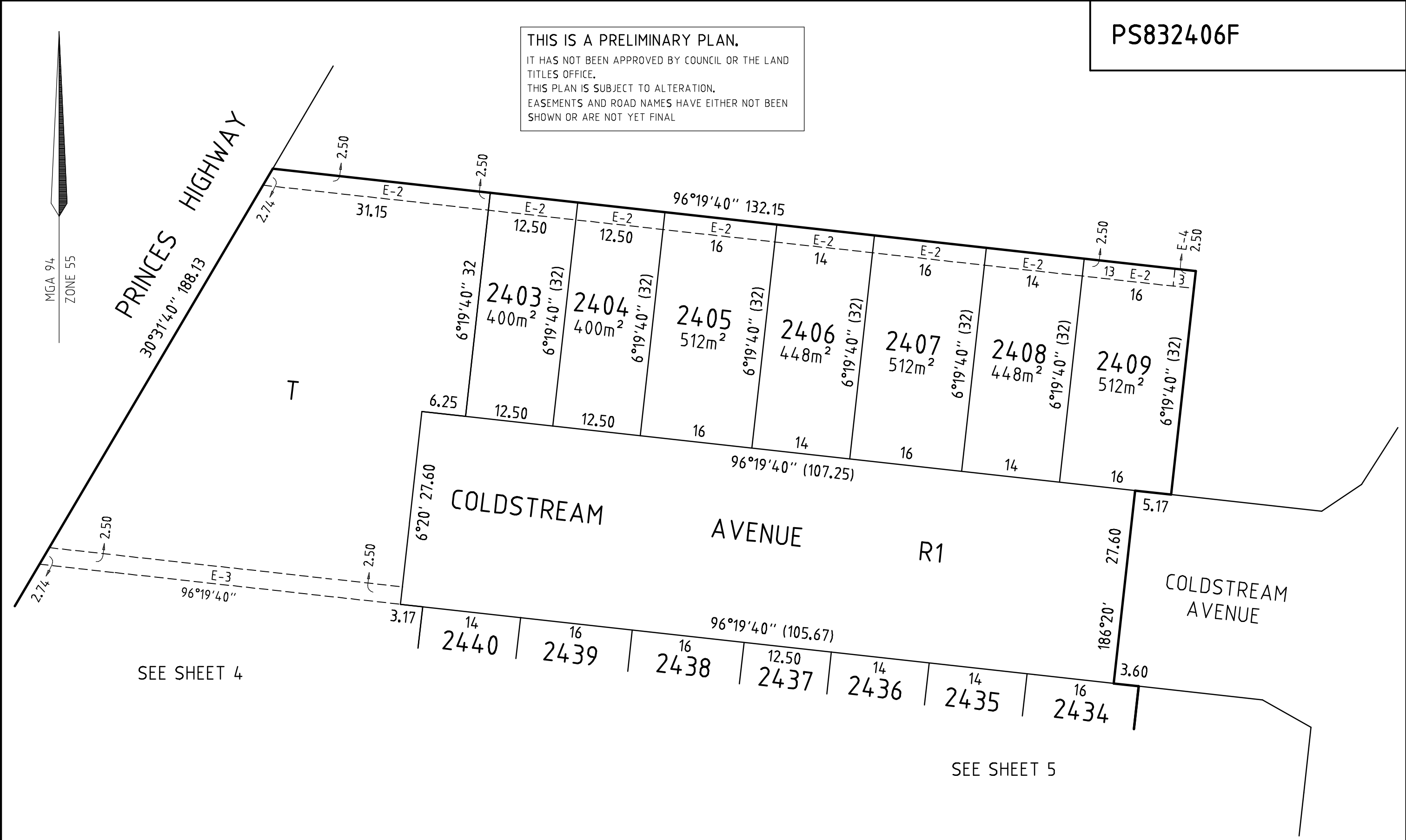
SCALE 1:1250

LENGTHS ARE IN METRES

JAMES SPROTT

PS832406F

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MGA 94
 ZONE 55

PRINCES HIGHWAY
 30°31'40" 188.13

T

COLDSTREAM AVENUE

R1

COLDSTREAM AVENUE

SEE SHEET 4

SEE SHEET 5

RIVERWALK RELEASE 24B

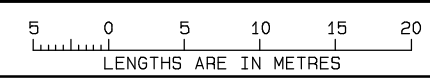


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SCALE
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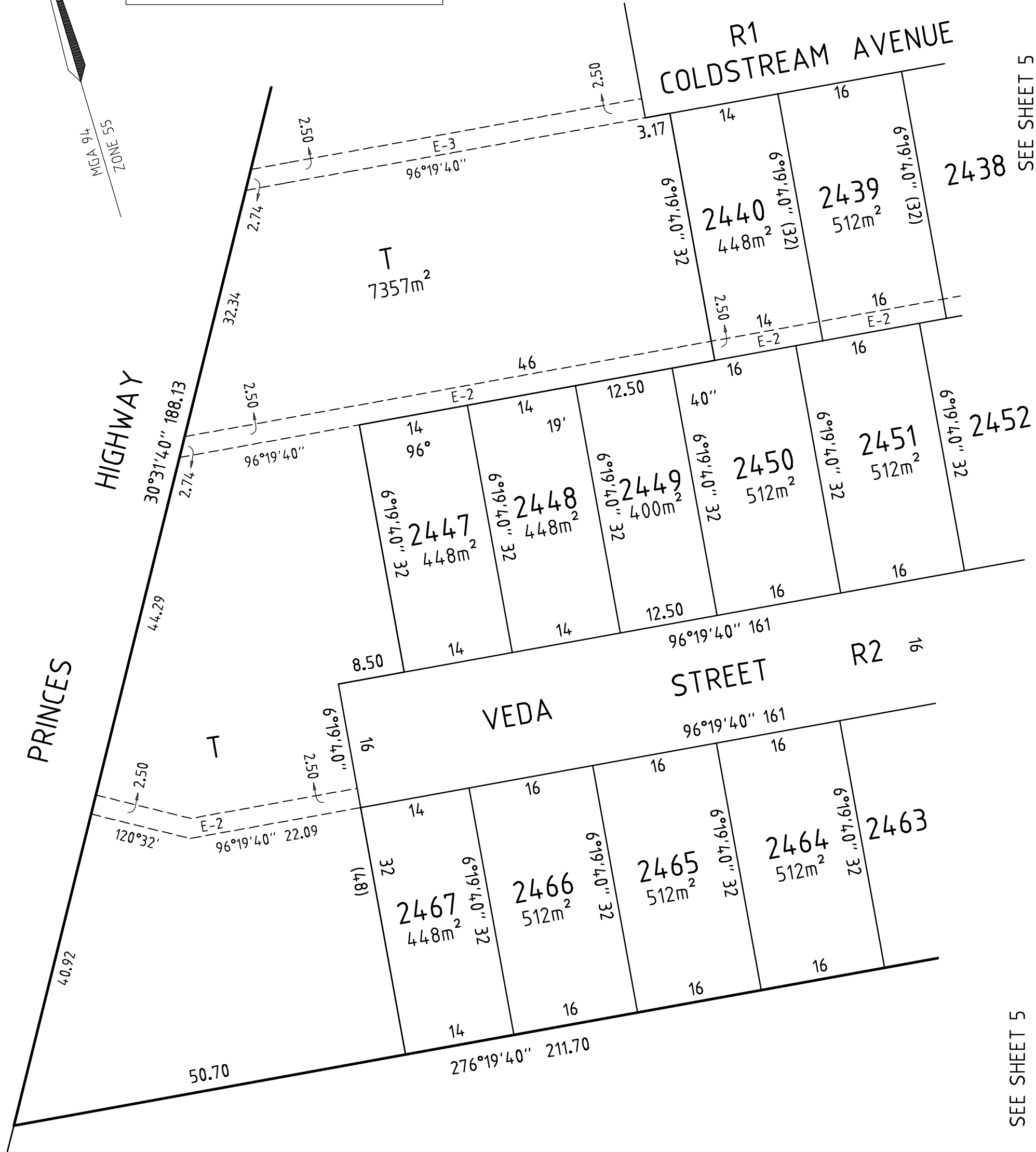
ORIGINAL SHEET
 SIZE: A3

SHEET 3

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SEE SHEET 3



SEE SHEET 5

SEE SHEET 5

REF: 3936PS24B

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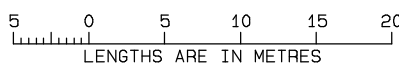


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SCALE
 1 : 500



JAMES SPROTT

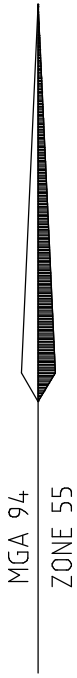
RIVERWALK

RELEASE 24B

ORIGINAL SHEET
 SIZE: A3

SHEET 4

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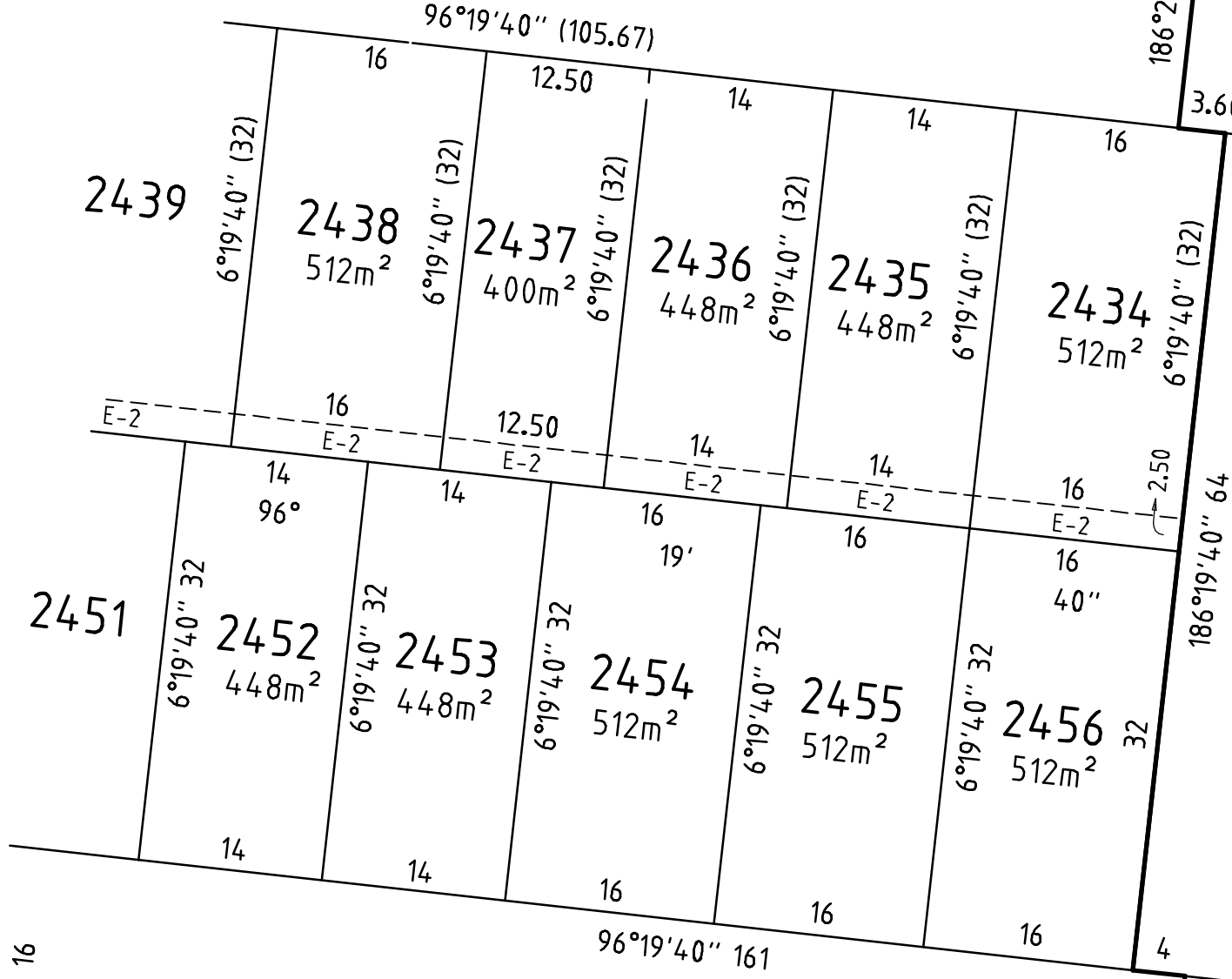
SEE SHEET 3

SEE SHEET 2

COLDSTREAM AVENUE
 R1

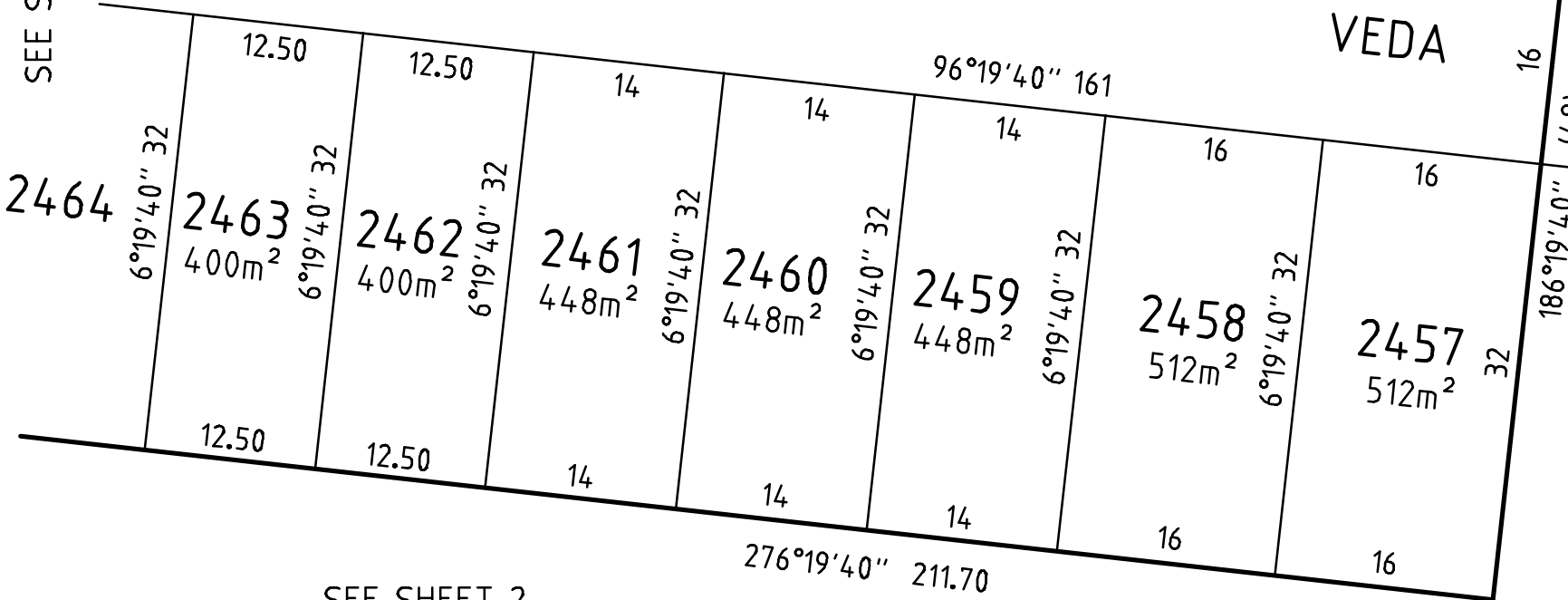
COLDSTREAM AVENUE

SEE SHEET 4



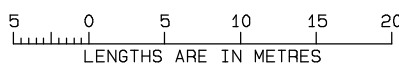
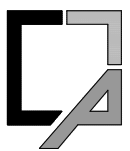
R2 16

SEE SHEET 4



SEE SHEET 2

SEE SHEET 2



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. AA6097 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
2403	2404
2404	2403, 2405
2405	2404, 2406
2406	2405, 2407
2407	2406, 2408
2408	2407, 2409
2409	2408
2434	2435, 2456
2435	2434, 2436, 2455
2436	2435, 2437, 2454, 2455
2437	2436, 2438, 2453, 2454
2438	2437, 2439, 2452, 2453
2439	2438, 2440, 2451, 2452
2440	2439, 2450, 2451
2447	2448
2448	2447, 2449
2449	2448, 2450
2450	2440, 2449, 2451

BURDENED LOT No	BENEFITING LOTS
2451	2439, 2440, 2450, 2452
2452	2438, 2439, 2451, 2453
2453	2437, 2438, 2452, 2454
2454	2436, 2437, 2453, 2455
2455	2435, 2436, 2454, 2456
2456	2434, 2455
2457	2458
2458	2457, 2459
2459	2458, 2460
2460	2459, 2461
2461	2460, 2462
2462	2461, 2463
2463	2462, 2464
2464	2463, 2465
2465	2464, 2466
2466	2465, 2467
2467	2466

RIVERWALK RELEASE 24B



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SHEET 6

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