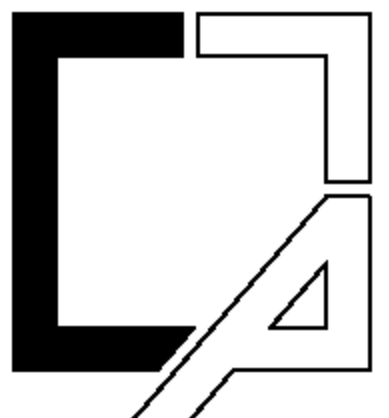
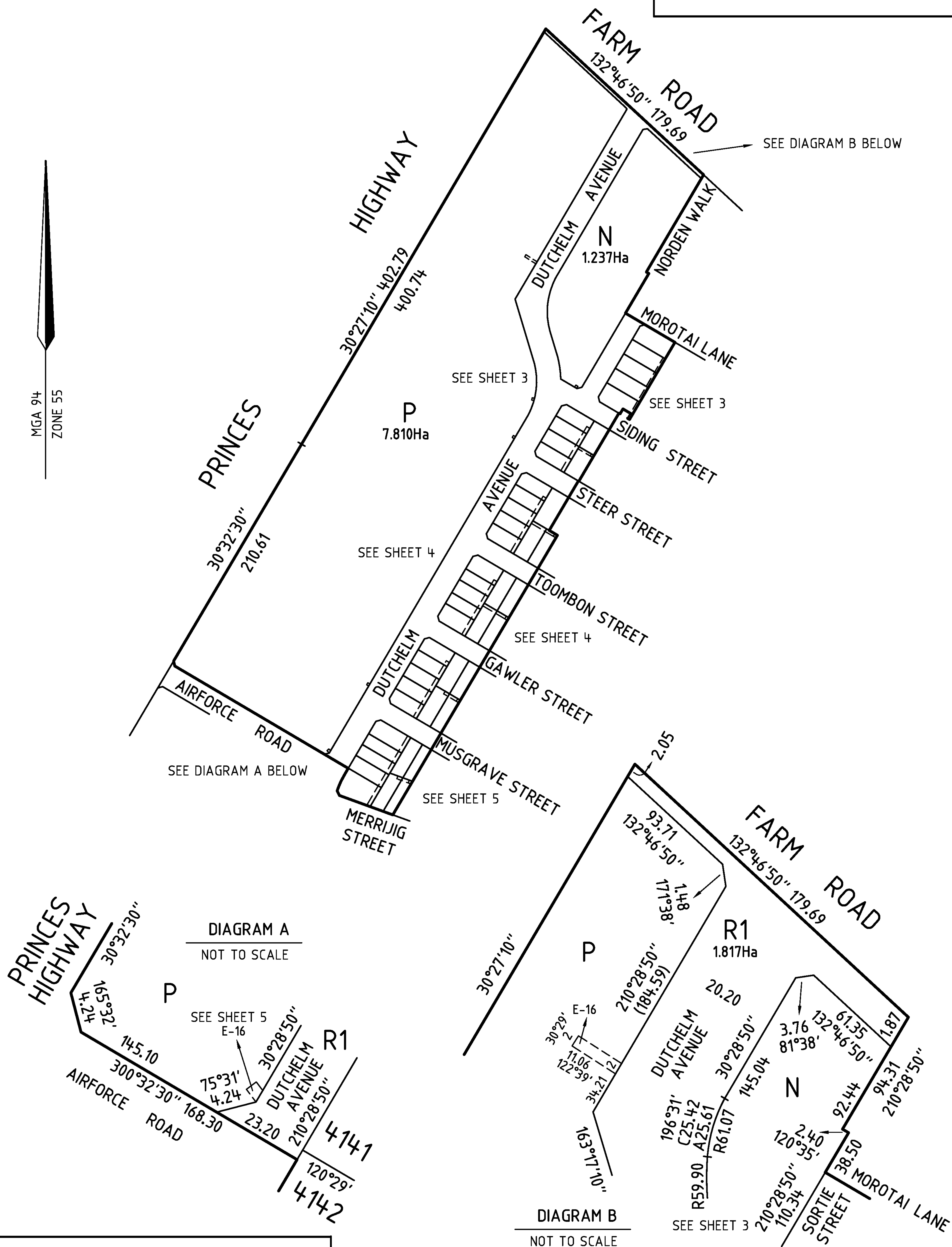
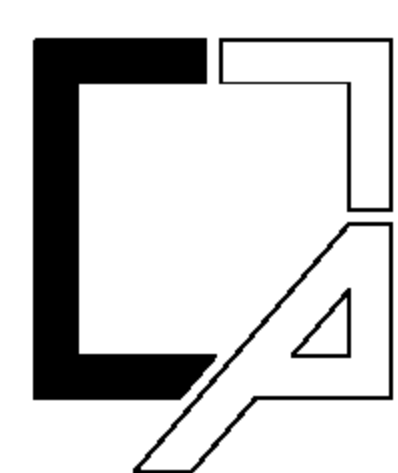


PLAN OF SUBDIVISION				EDITION 1		PS907690Q	
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: WERRIBEE CROWN ALLOTMENTS: 22A (PART) & 10A (PART) PARISH: MAMBOURIN CROWN ALLOTMENTS: 4A (PT), 5A (PT), 7A (PT), 8A (PT) & 9A (PT) CROWN ALLOTMENTS: H (PART) SECTION 7 TITLE REFERENCE: LAST PLAN REF: LOT H ON PS907683M POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE, VIC 3030 MGA 94 CO-ORDINATES: E 292 970 ZONE 55 (of approx centre of land in plan) N 5 801 420 GDA 94				Council Name: Wyndham City Council Council Reference Number: WYS6129/22 Planning Permit Reference: WYP12383/20 SPEAR Reference Number: S201524C Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 25/03/2025 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 Digitally signed by: Mark Tenner for Wyndham City Council on 22/04/2025 Statement of Compliance issued: 22/04/2025			
VESTING OF ROADS OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON					
ROAD R1		WYNDHAM CITY COUNCIL					
NOTATIONS				RIVERWALK RELEASE 41 Number of Lots: 46 (excludes Lots P & N) Release 41 Land Area: 3.572ha			
DEPTH LIMITATION: DOES NOT APPLY							
SURVEY: THIS PLAN IS BASED ON SURVEY (PS636838S) 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-3	SEWERAGE	SEE PLAN	PS810599P	CITY WEST WATER CORPORATION			
E-5	SEWERAGE	SEE PLAN	PS810600J	CITY WEST WATER CORPORATION			
E-7	SEWERAGE	SEE PLAN	PS907685H	WYNDHAM CITY COUNCIL			
E-14, E-15	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION			
E-14, E-16	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL			
 CRA SURVEY PTY LTD LAND SURVEYORS DEVELOPMENT CONSULTANTS DIGITAL SCANNING 292 Canterbury Road office@crsurvey.com.au Surrey Hills, 3127 Tel: 03 9890 0933		REF: 3936PS41		VERSION: 13 (08.04.2025)		ORIGINAL SHEET SIZE: A3	
		Digitally signed by: James Sprott, Licensed Surveyor, Surveyor's Plan Version (13), 09/04/2025, SPEAR Ref: S201524C		Land Use Victoria Plan Registered 11:30 AM 30/04/2025 Assistant Registrar of Titles			



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SCALE
1 : 3000

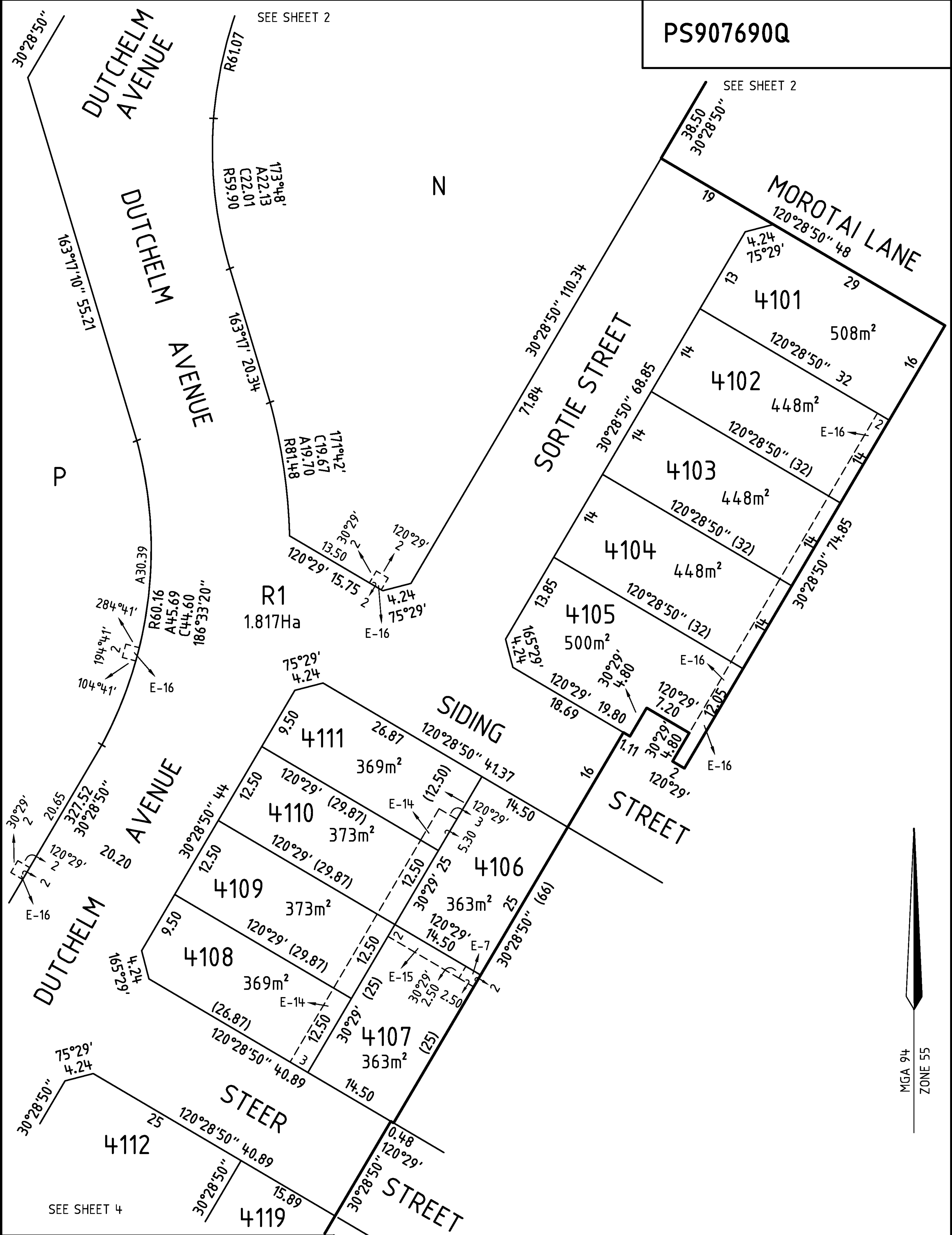


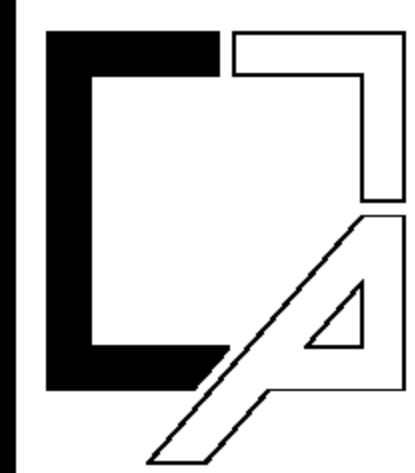

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ORIGINAL SHEET
SIZE: A3

SHEET 2

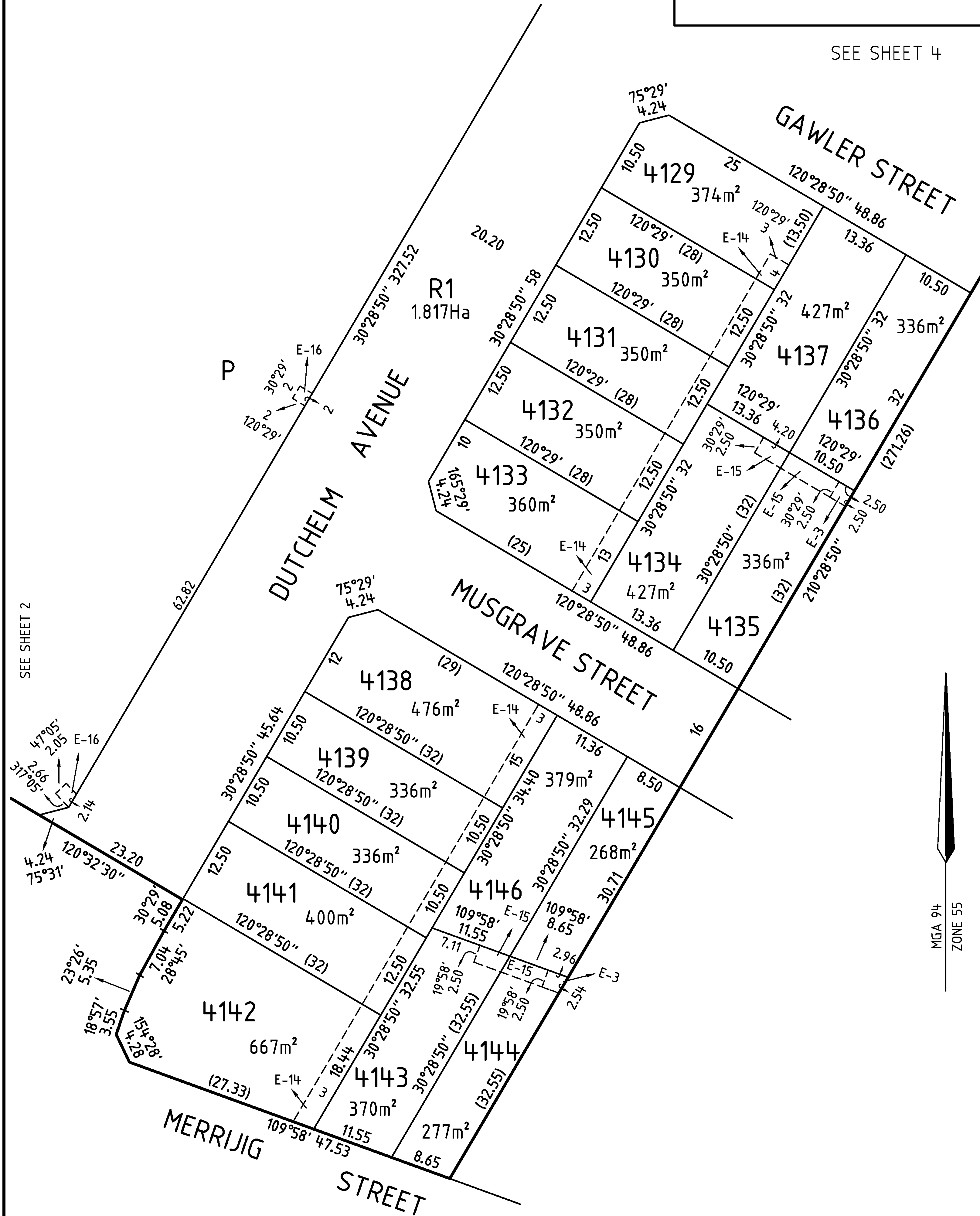
Digitally signed by:
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SPEAR Ref: S201524C



REF: 3936PS41		VERSION: 13 (08.04.2025)	
 CRA SURVEY PTY LTD LAND SURVEYORS DEVELOPMENT CONSULTANTS DIGITAL SCANNING 292 Canterbury Road Surrey Hills, 3127 office@crsurvey.com.au Tel: 03 9890 0933	SCALE 1 : 500		ORIGINAL SHEET SIZE: A3
	 LENGTHS ARE IN METRES		SHEET 3
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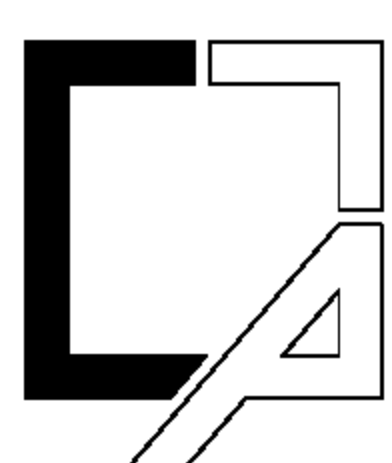
PS907690Q

SEE SHEET 4



MGA 94
ZONE 55

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SCALE
1 : 500



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SHEET 5

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SPEAR Ref: S201524C

PS907690Q

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 AA010081 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

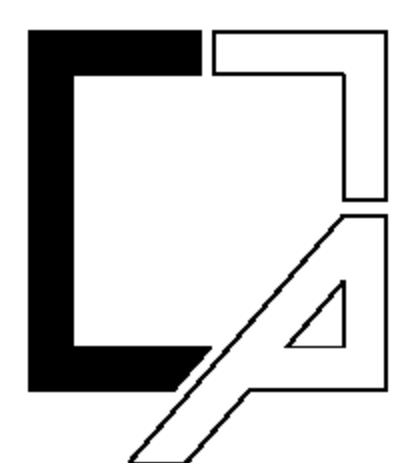
DESCRIPTION OF RESTRICTION

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 41



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SHEET 6

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22/04/2025,
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PS907690Q

TABLE 1

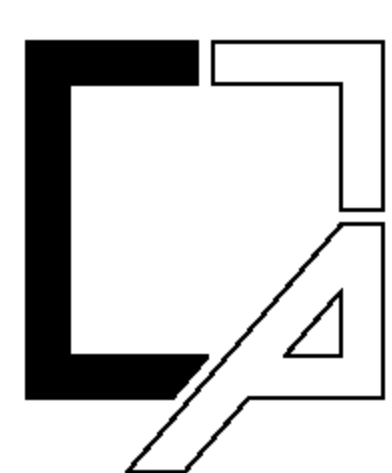
LAND BURDENED AND LAND BENEFITED – REFER RESTRICTIONS “A” AND “B”

CREATION OF RESTRICTION

BURDENED LOT No	BENEFITING LOTS
4101	4102
4102	4101, 4103
4103	4102, 4104
4104	4103, 4105
4105	4104
4106	4107, 4110, 4111
4107	4106, 4108, 4109
4108	4107, 4109
4109	4107, 4108, 4110
4110	4106, 4109, 4111
4111	4106, 4110
4112	4113, 4119
4113	4112, 4114, 4119
4114	4113, 4115, 4117, 4119
4115	4114, 4116, 4117
4116	4115, 4117
4117	4114, 4115, 4116, 4118, 4119
4118	4117, 4119
4119	4112, 4113, 4114, 4117
4120	4121, 4128
4121	4120, 4122, 4128
4122	4121, 4123, 4125, 4128
4123	4122, 4124, 4125

BURDENED LOT No	BENEFITING LOTS
4124	4123, 4125
4125	4122, 4123, 4124, 4126, 4128
4126	4125, 4127
4127	4126, 4128
4128	4120, 4121, 4122, 4125, 4127
4129	4130, 4137
4130	4129, 4131, 4137
4131	4130, 4132, 4134, 4137
4132	4131, 4133, 4134
4133	4132, 4134
4134	4131, 4132, 4133, 4135, 4137
4135	4134, 4136
4136	4135, 4137
4137	4129, 4130, 4131, 4134, 4136
4138	4139, 4146
4139	4138, 4140, 4146
4140	4139, 4141, 4146, 4143
4141	4140, 4142, 4143
4142	4141, 4143
4143	4140, 4141, 4142, 4144, 4146
4144	4143, 4145
4145	4144, 4146
4146	4138, 4139, 4140, 4143, 4145

RIVERWALK RELEASE 41



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SHEET 7

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