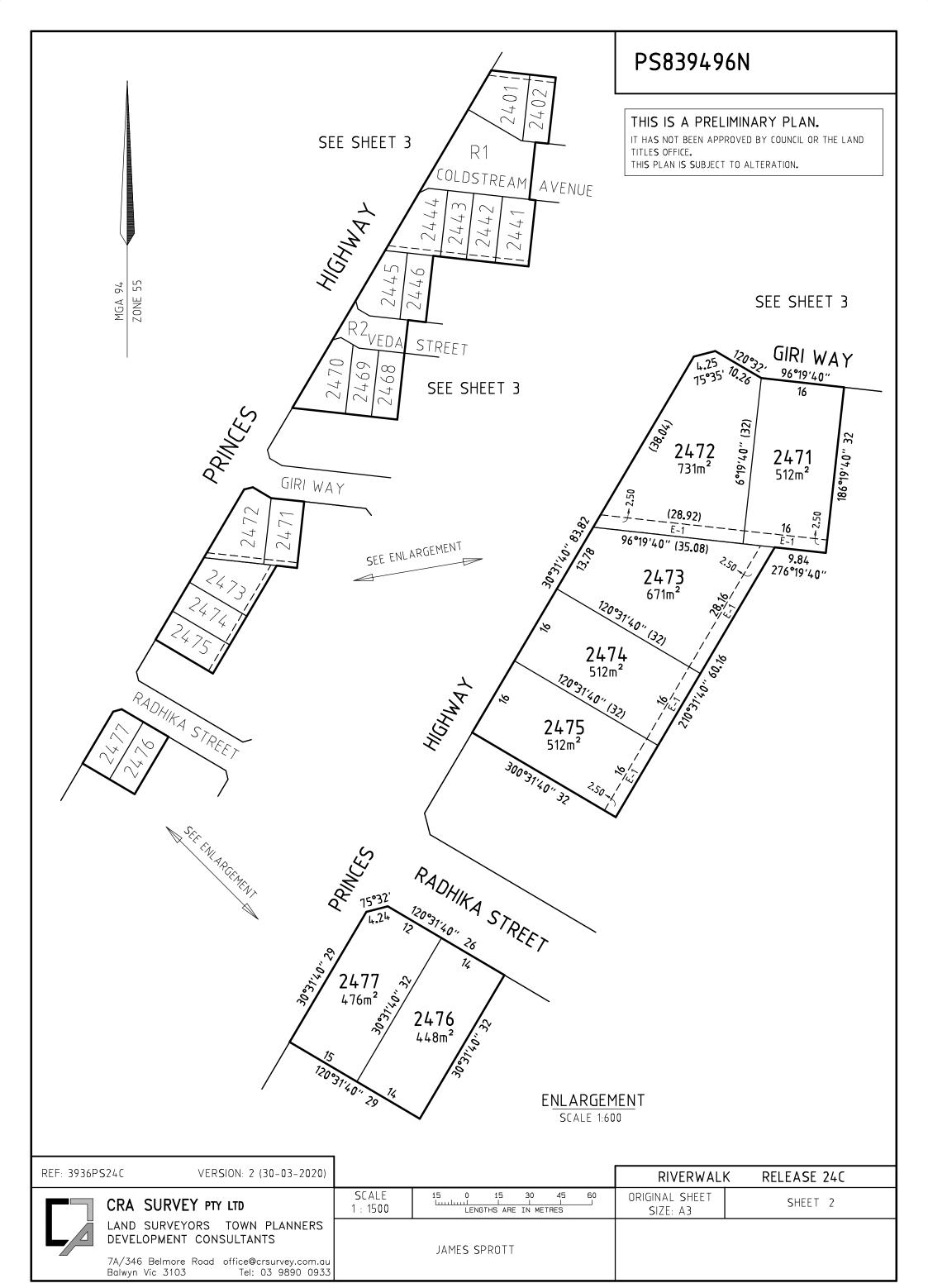
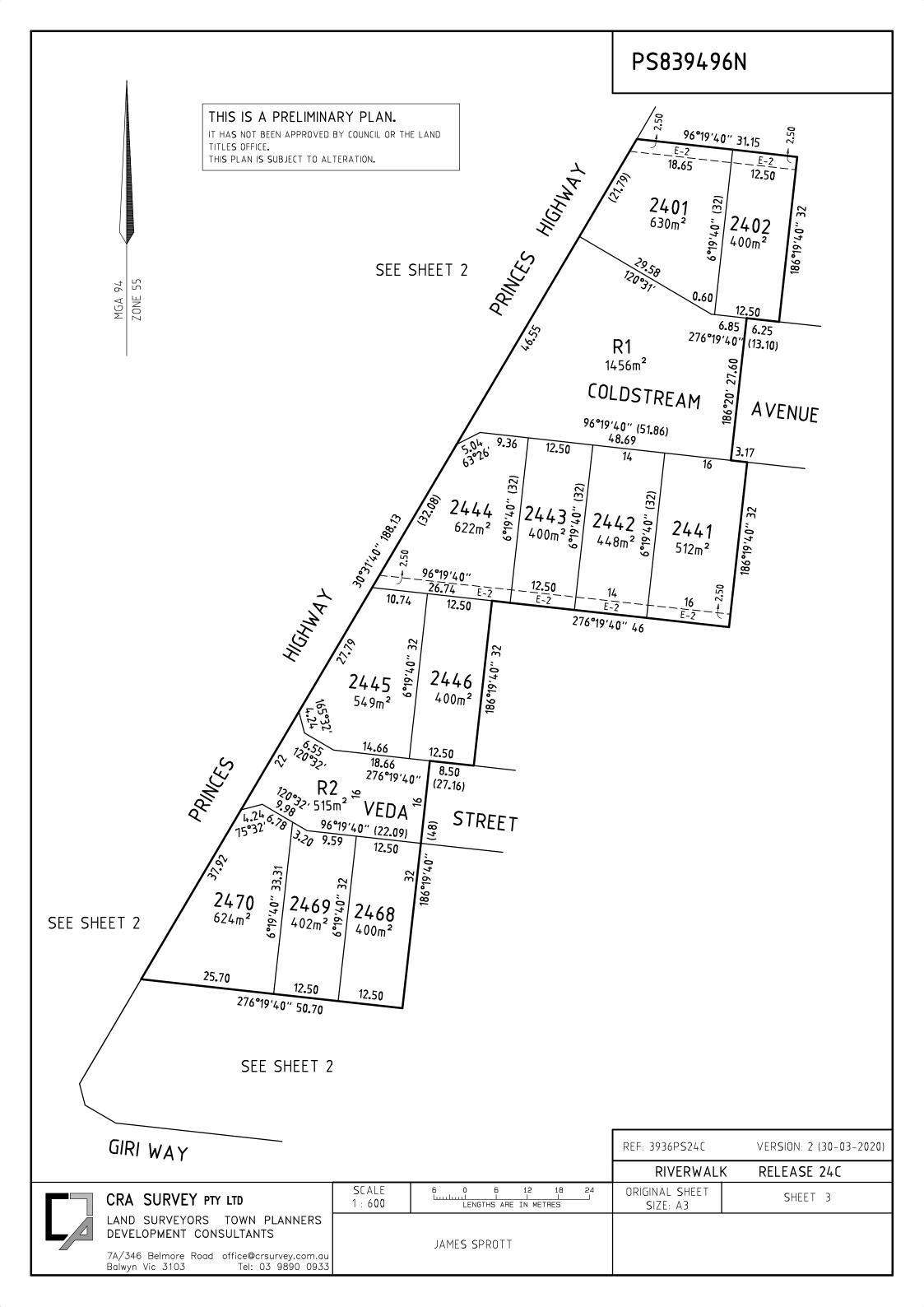
## PLAN OF SUBDIVISION EDITION 1 PS839496N LOCATION OF LAND COUNCIL NAME: WYNDHAM CITY COUNCIL PARISH: MAMBOURIN CROWN ALLOTMENT: 8 (PART) SECTION 8 TITLE REFERENCE: VOL FOL LAST PLAN REF: LOTS N & Q ON PS820861W & LOT T ON PS832406F POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE 3030 THIS IS A PRELIMINARY PLAN. IT HAS NOT BEEN APPROVED BY COUNCIL OR THE LAND TITLES OFFICE. MGA 94 CO-ORDINATES: Ε 292 110 ZONE 55 THIS PLAN IS SUBJECT TO ALTERATION. GDA 94 EASEMENTS AND ROAD NAMES HAVE EITHER NOT BEEN (of approx centre of land in plan) N 5 800 250 SHOWN OR ARE NOT YET FINAL VESTING OF ROADS OR RESERVES NOTATIONS IDENTIFIER COUNCIL/BODY/PERSON OTHER PURPOSE OF PLAN: ROAD R1 WYNDHAM CITY COUNCIL TO REMOVE SEWERAGE EASEMENT E-3 ON PS832406F AND CREATED IN PS636838S AND AFFECTING ROAD R1 ON THIS PLAN. ROAD R2 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:** 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: RIVERWALK RELEASE 240 No. of Lots: 18 Release 24C Land Area: 1.122ha EASEMENT INFORMATION R - ENCUMBERING EASEMENT (ROAD) LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT EASEMENT WIDTH **PURPOSE** ORIGIN LAND BENEFITED/IN FAVOUR OF REFERENCE (METRES) E-1 SEWERAGE 2.50 PS820861W CITY WEST WATER CORPORATION E-2 SEWERAGE 2.50 THIS PLAN CITY WEST WATER CORPORATION ORIGINAL SHEET SHEET 1 OF 4 REF: 3936PS24C VERSION: 2 (30-03-2020) CRA SURVEY PTY LTD 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





## **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.AA6066 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"

# **CREATION OF RESTRICTION**

BURDENED	BENEFITING LOTS
LOT No	
2401	2402
2402	2401
2441	2442
2442	2441, 2443
2443	2442, 2444
2444	2443, 2445, 2446
2445	2444, 2446
2446	2444, 2445
2468	2469

BURDENED	BENEFITING LOTS
LOT No	
2469	2468, 2470
2470	2469
2471	2472, 2473
2472	2471, 2473
2473	2471, 2472, 2474
2474	2473, 2475
2475	2474
2476	2477
2477	2476

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 24C

CRA SURVEY PTY LTD

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REF: 3936PS24C

VERSION: 2 (30-03-2020)

ORIGINAL SHEET SIZE: A3

SHEET 4