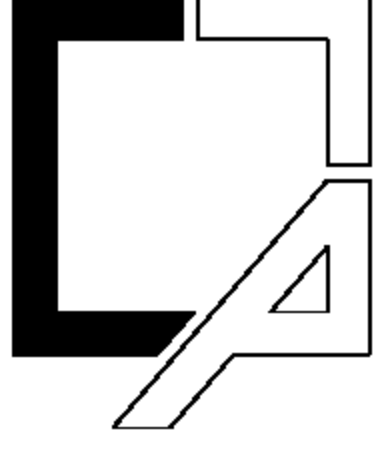
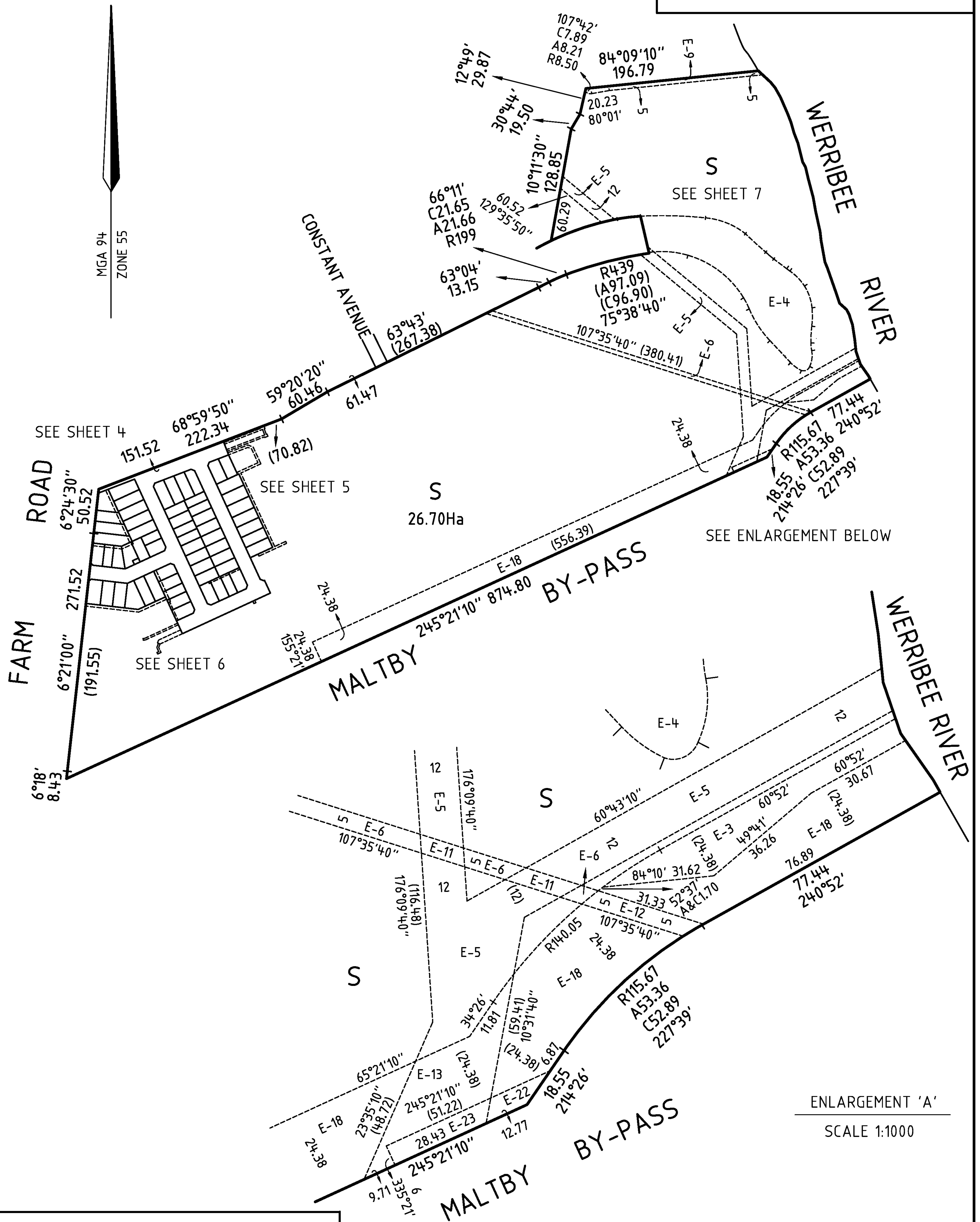


PLAN OF SUBDIVISION				EDITION 1		PS912107W	
LOCATION OF LAND  PARISH: MAMBOURIN TOWNSHIP: - SECTION: 7 CROWN ALLOTMENT: A, B & C (PARTS) CROWN PORTION: 1 (PART) TITLE REFERENCE: VOL. 12481 FOL. 414  LAST PLAN REF: LOT Q ON PS828101D POSTAL ADDRESS : 137 FARM ROAD (at time of subdivision) WERRIBEE 3030  MGA 94 CO-ORDINATES: E 293 310 ZONE 55 (of approx centre of land in plan) N 5 800 360 GDA 94				Council Name: Wyndham City Council  Council Reference Number: WYS4156/23 Planning Permit Reference: WYP13560/22 SPEAR Reference Number: S217999P  <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 07/05/2025  <b>Statement of Compliance</b> issued: 07/05/2025  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					
ROAD R1		WYNDHAM CITY COUNCIL					
RESERVE No.1		POWERCOR AUSTRALIA LTD					
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: MAMBOURIN PM's 32, 488, 489 & 490				RIVERWALK RELEASE 42  No. of Lots: 60 (exclude reserves & Lot S)                 Release 42 Land Area: 3.084ha			
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				
 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: 3936PS42      VERSION: 7 (29-04-2025)  Digitally signed by: James Sprott, Licensed Surveyor, Surveyor's Plan Version (7), 29/04/2025, SPEAR Ref: S217999P		ORIGINAL SHEET SIZE: A3  Land Use Victoria Plan Registered 02:08 PM 12/05/2025 Assistant Registrar of Titles		
					SHEET 1 OF 9		



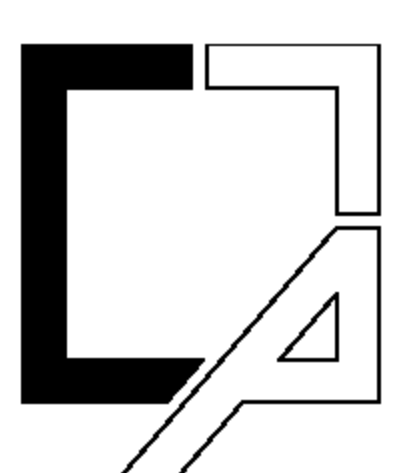


ENLARGEMENT 'A'

SCALE 1:1000

REF: 3936PS42

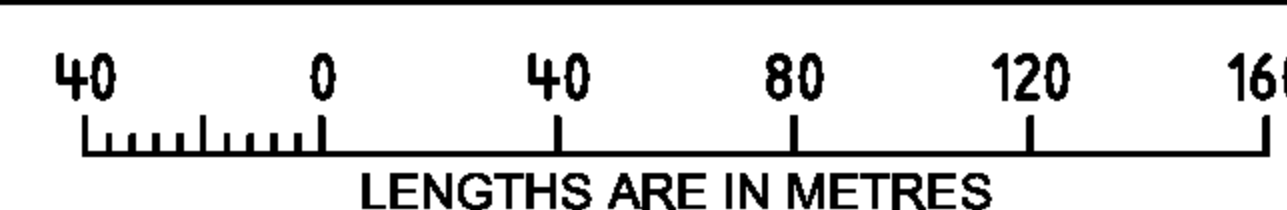
VERSION: 7 (29-04-2025)



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SCALE  
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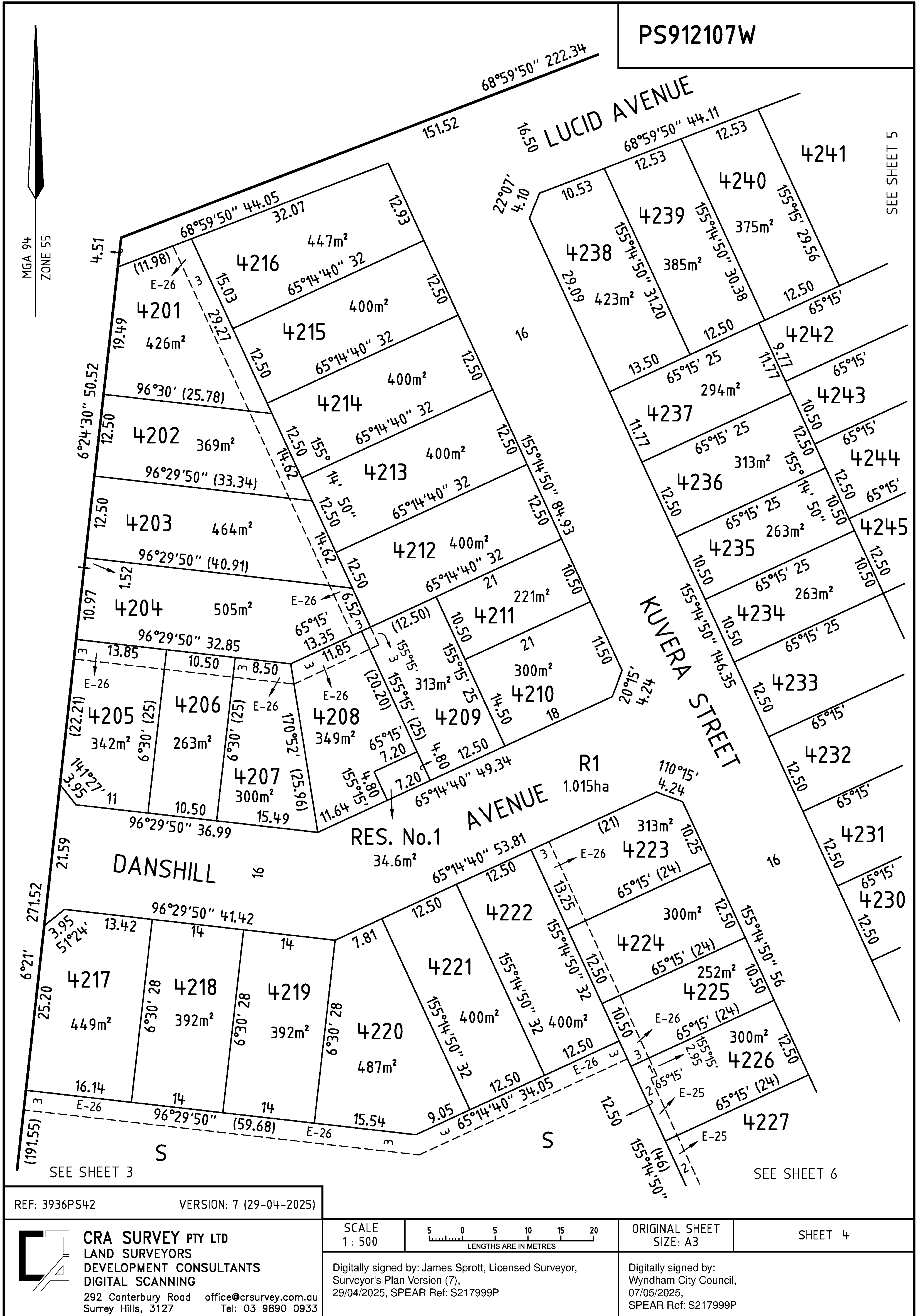


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29/04/2025, SPEAR Ref: S217999P

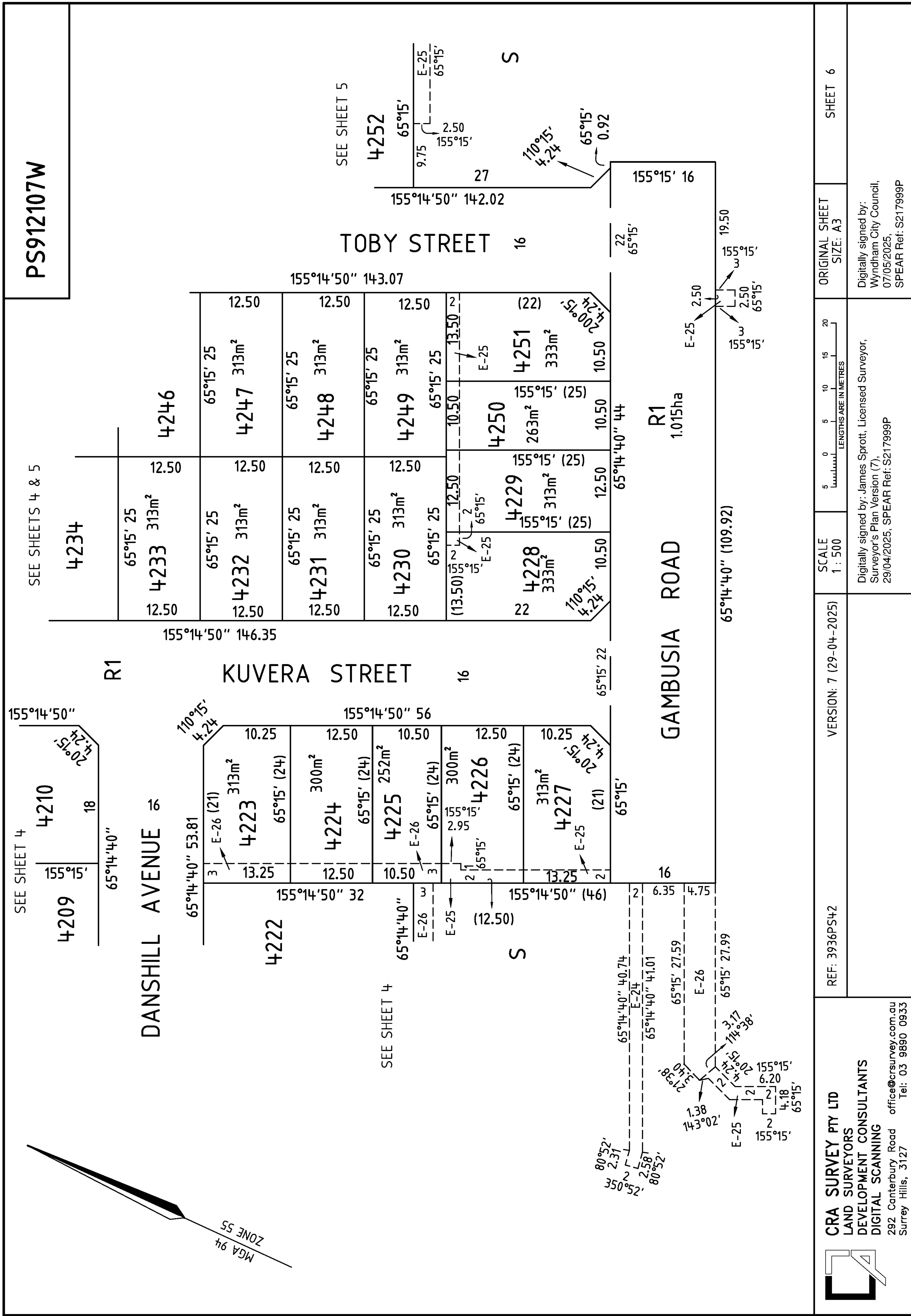
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SHEET 3

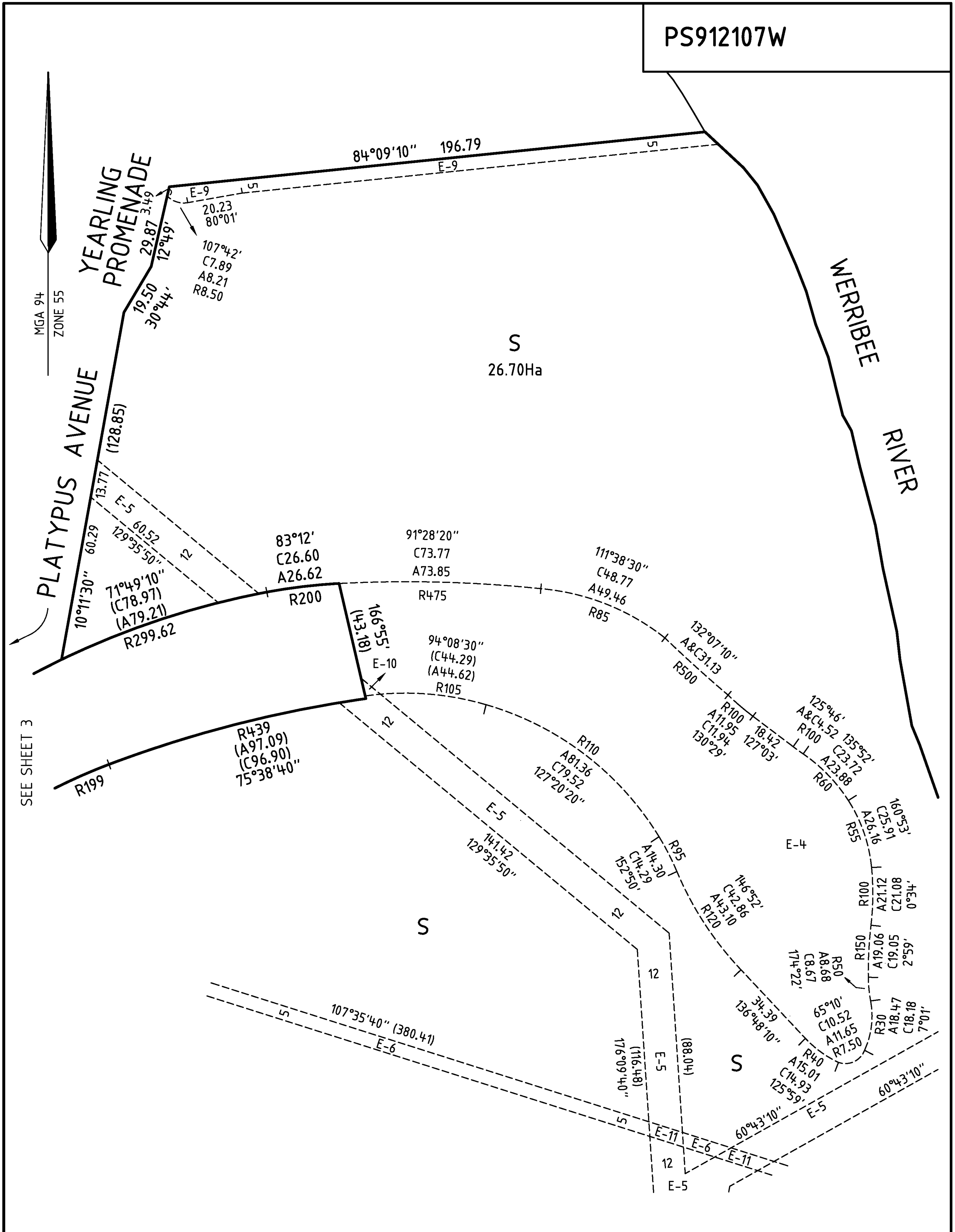
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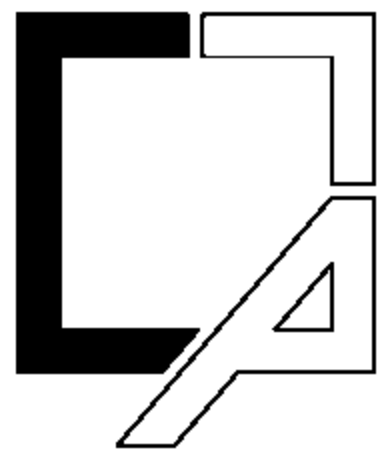
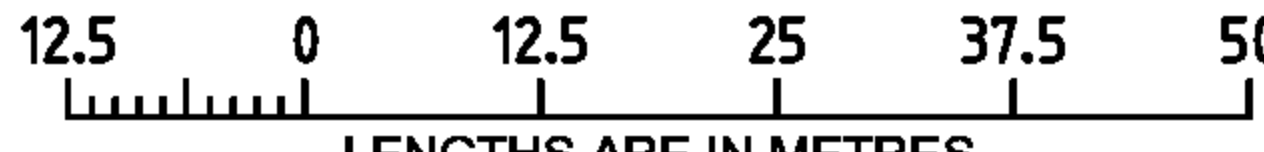


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REF: 3936PS42		VERSION: 7 (29-04-2025)	
 <b>CRA SURVEY PTY LTD</b> LAND SURVEYORS DEVELOPMENT CONSULTANTS DIGITAL SCANNING 292 Canterbury Road Surrey Hills, 3127 office@crsurvey.com.au Tel: 03 9890 0933	SCALE 1 : 1250	 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3
	Digitally signed by: James Sprott, Licensed Surveyor, Surveyor's Plan Version (7), 29/04/2025, SPEAR Ref: S217999P		Digitally signed by: Wyndham City Council, 07/05/2025, SPEAR Ref: S217999P

PS912107W

**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 **AA010725** 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.

**CREATION OF RESTRICTION “C”**

**LAND BURDENED AND LAND BENEFITED: REFER TO TABLE 2**

**TABLE 2**

**LAND BURDENED AND LAND BENEFITED – REFER TO RESTRICTION “C”**

BURDENED LOT No	BENEFITING LOTS
4238	4237, 4239
4241	4240, 4242

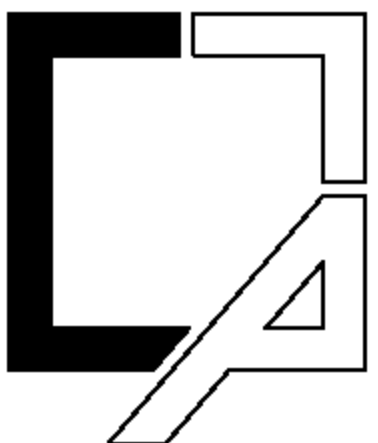
BURDENED LOT No	BENEFITING LOTS
4259	4258, 4260

**DESCRIPTION OF RESTRICTION**

The registered proprietor or proprietors for the time being of any burdened lot must not:

- C1 build or permit to be built on the burdened lot other than a double storey dwelling.

Restriction C shall cease to have affect 10 years after the date of registration of this plan.

RIVERWALK RELEASE 42			
 <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	REF: 3936PS42	VERSION: 7 (29-04-2025)	ORIGINAL SHEET SIZE: A3
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		SHEET 8	



PS912107W

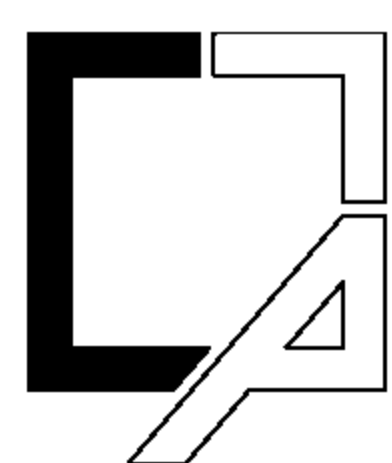
**TABLE 1**  
**LAND BURDENED AND LAND BENEFITED – REFER RESTRICTIONS “A” AND “B”**

**CREATION OF RESTRICTION**

BURDENED LOT No	BENEFITING LOTS
4201	4202, 4214, 4215, 4216
4202	4201, 4203, 4213, 4214
4203	4202, 4204, 4212, 4213
4204	4203, 4205, 4206, 4207, 4208, 4209, 4212
4205	4204, 4206
4206	4204, 4205, 4207
4207	4204, 4206, 4208
4208	4204, 4207, 4209
4209	4204, 4208, 4210, 4211, 4212
4210	4209, 4211
4211	4209, 4210, 4212
4212	4203, 4204, 4209, 4211, 4213
4213	4202, 4203, 4212, 4214
4214	4201, 4202, 4213, 4215
4215	4201, 4214, 4216
4216	4201, 4215
4217	4218
4218	4217, 4219
4219	4218, 4220
4220	4219, 4221
4221	4220, 4222
4222	4221, 4223, 4224, 4225
4223	4222, 4224
4224	4222, 4223, 4225
4225	4222, 4224, 4226
4226	4225, 4227
4227	4226
4228	4229, 4230
4229	4228, 4230, 4249, 74250
4230	4228, 4229, 4231, 4249

BURDENED LOT No	BENEFITING LOTS
4231	4230, 4232, 4248
4232	4231, 4233, 4247
4233	4232, 4234, 4235, 4236
4234	4233, 4235, 4245
4235	4234, 4236, 4244, 4245
4236	4235, 4237, 4243, 4244
4237	4236, 4238, 4239, 4242, 4243
4238	4237, 4239
4239	4237, 4238, 4240, 4242
4240	4239, 4241, 4242
4241	4240, 4242
4242	4237, 4239, 4240, 4241, 4243
4243	4236, 4237, 4242, 4244
4244	4235, 4236, 4243, 4245
4245	4234, 4235, 4244, 4246
4246	4233, 4245, 4247
4247	4232, 4246, 4248
4248	4231, 4247, 4249
4249	4229, 4230, 4248, 4250, 4251
4250	4229, 4249, 4251
4251	4249, 4250
4252	4253
4253	4252, 4254
4254	4253, 4255
4255	4254, 4256
4256	4255, 4257
4257	4256, 4258
4258	4257, 4259, 4260
4259	4258, 4260
4260	4258, 4259

RIVERWALK      RELEASE 42



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