


<h1>PLAN OF SUBDIVISION</h1>		<h2>EDITION 1</h2>	<h2>PS744986X</h2>	
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: WERRIBEE CROWN ALLOTMENTS: 22A (PART) & 10A (PART) PARISH: MAMBOURIN CROWN ALLOTMENTS: 4A, 5A, 6A (PART), 7A (PART), 8A & 9A CROWN ALLOTMENT: H (PART) SECTION 7 TITLE REFERENCE: VOL FOL LAST PLAN REF: PS 744997S LOT Y POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE 3030 MGA 94 CO-ORDINATES: E 293 050 ZONE 55 (of approx centre of land in plan) N 5 800 830 GDA 94		Council Name: Wyndham City Council Council Reference Number: WYS3689/16 Planning Permit Reference: WYP6793/13 SPEAR Reference Number: S086120A Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 02/07/2018 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Annette Susan Monk for Wyndham City Council on 05/03/2019 Statement of Compliance issued: 08/04/2019		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON			
ROAD R1 RESERVE No.1	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD			
NOTATIONS		RIVERWALK RELEASE 15 No. of Lots: 33 (excluding Lot U) Release 15 Land Area: 2.033ha		
DEPTH LIMITATION: DOES NOT APPLY				
SURVEY: THIS PLAN IS BASED ON SURVEY (PS 636838S) STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO: WYP6793/13 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
			SEE SHEET 2	
 CRA SURVEY PTY LTD LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS 7A/346 Belmore Road office@crasurvey.com.au Balwyn Vic 3103 Tel: 03 9890 0933		REF: 3936PS15 VERSION: 6 (13-12-2018) Digitally signed by: James Sprott, Licensed Surveyor, Surveyor's Plan Version (Version 6), 21/12/2018, SPEAR Ref: S086120A	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 9

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PS744986X

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-1	SEWERAGE	3	PS 412756U	CITY WEST WATER LIMITED
E-2	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	PS 744.065V PS 744.065V	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL
E-3	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
E-4	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	PS 744.980L PS 744.980L	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL
E-5	DRAINAGE	2	PS 744.065V	WYNDHAM CITY COUNCIL
E-6	SEWERAGE	SEE PLAN	PS 744.980L	CITY WEST WATER CORPORATION
E-7	DRAINAGE	2	PS 744.980L	WYNDHAM CITY COUNCIL
E-8	SEWERAGE	3	THIS PLAN	CITY WEST WATER CORPORATION
E-10	POWERLINE	SEE PLAN	PS 636838S - SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-21	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	PS 744.065V PS 744.065V	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL
E-26	DRAINAGE	3	PS 744.980L	WYNDHAM CITY COUNCIL
E-28	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	PS 735719Y PS 735719Y	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL

RIVERWALK RELEASE 15



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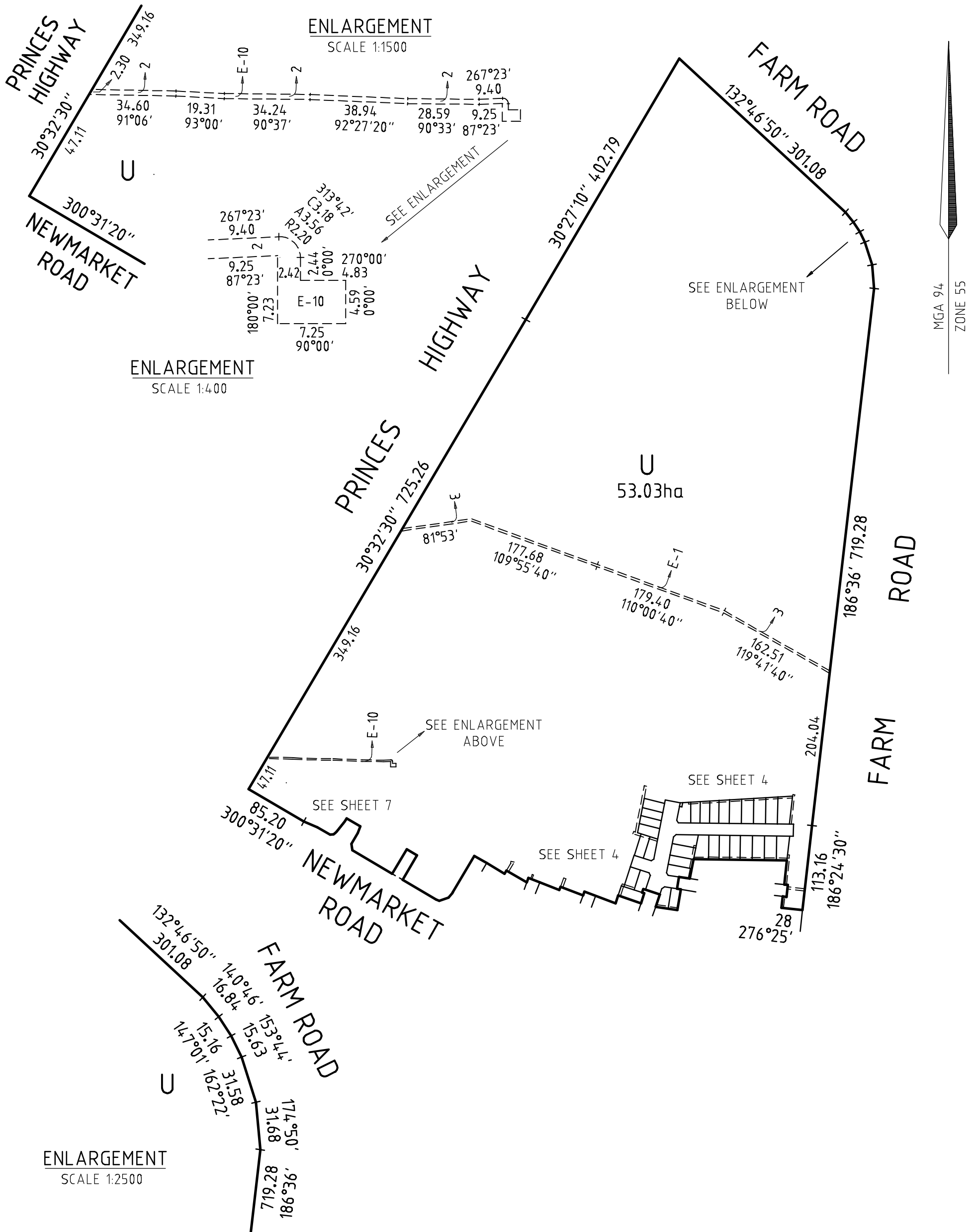
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SHEET 2

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RIVERWALK

RELEASE 15

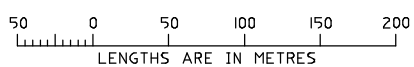


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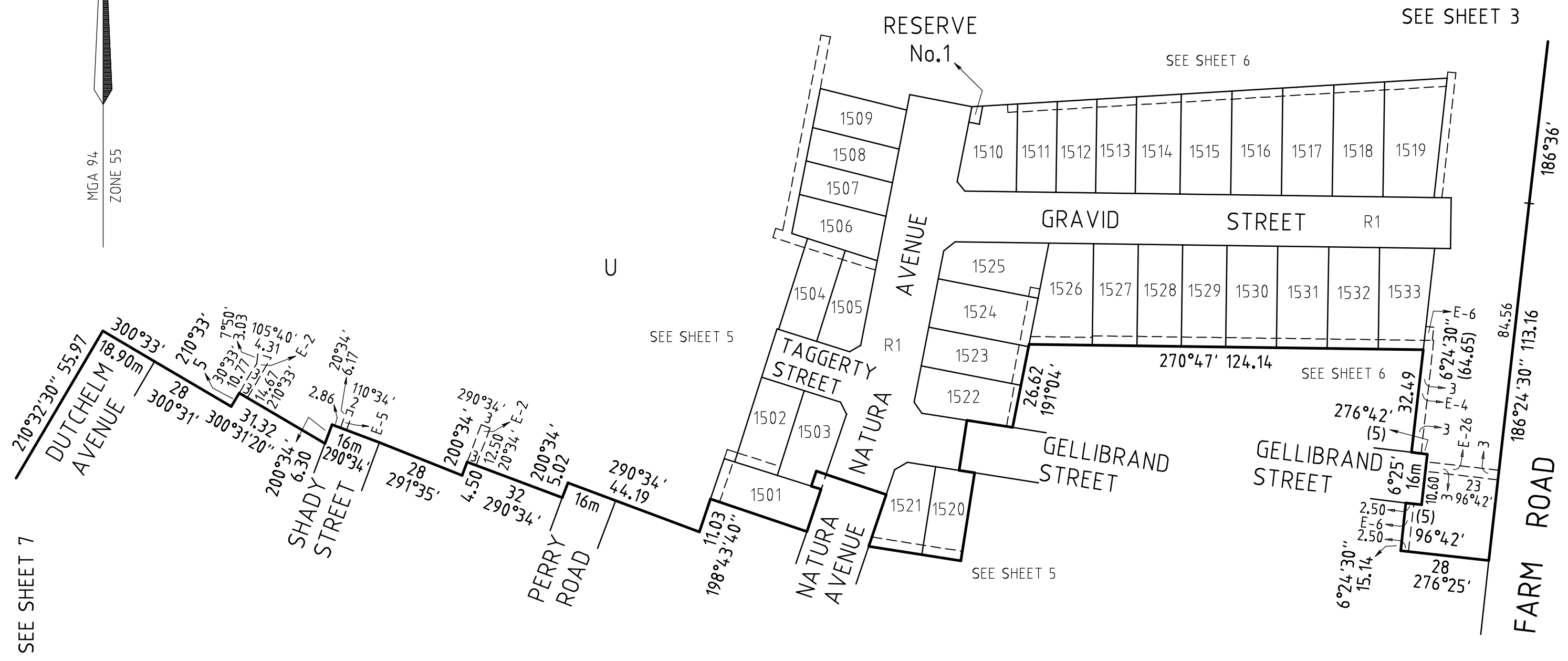
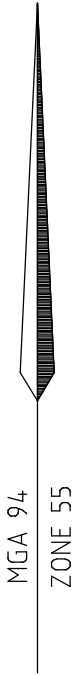
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SHEET 3

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SEE SHEET 7

SEE SHEET 3

SEE SHEET 6

SEE SHEET 5

SEE SHEET 6

SEE SHEET 5

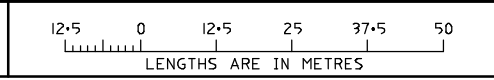
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SCALE
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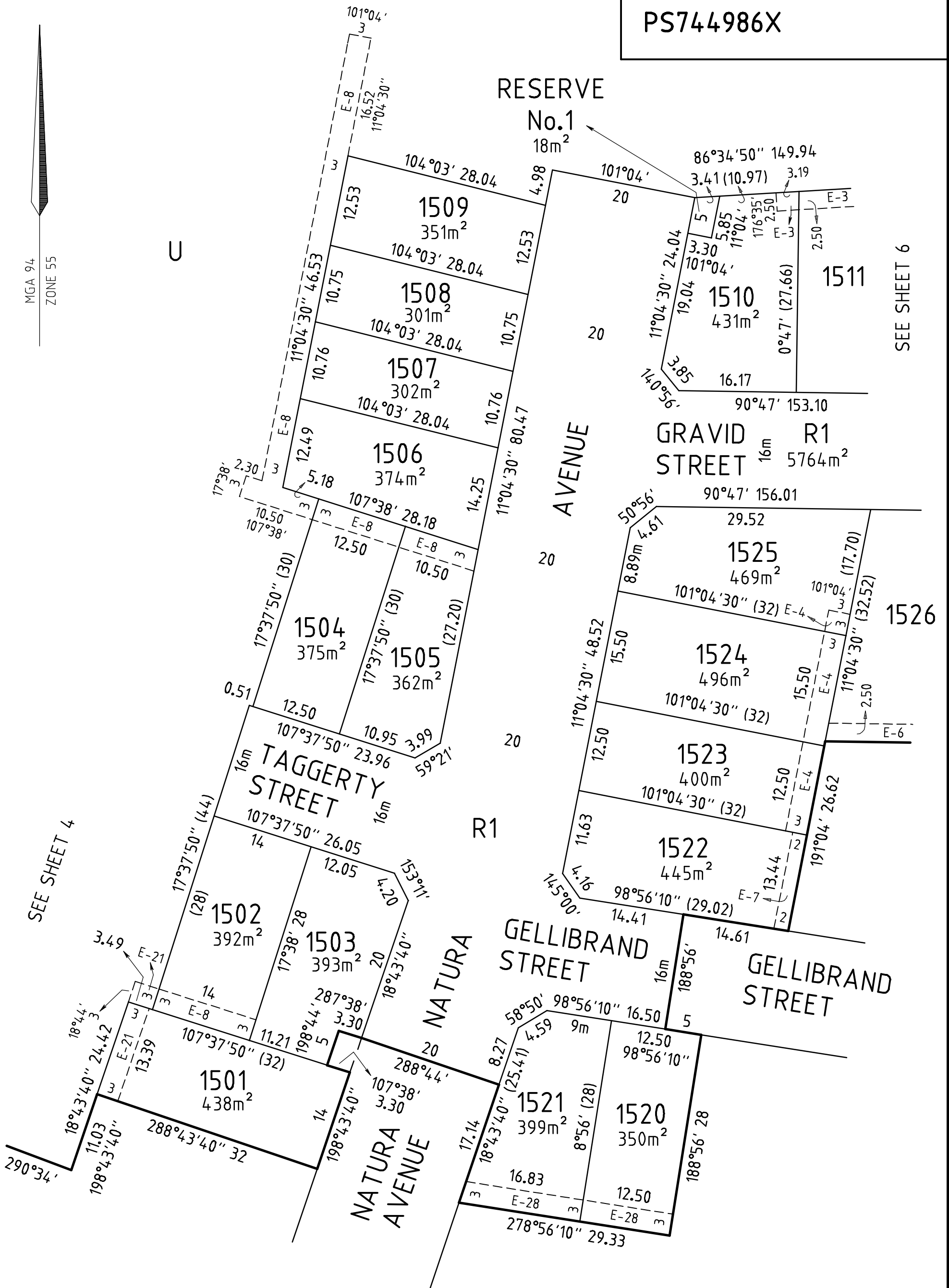
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MGA 94
ZONE 55

RESERVE
No.1
18m²

SEE SHEET 6



SEE SHEET 4

REF: 3936PS15

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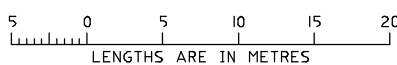


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RIVERWALK

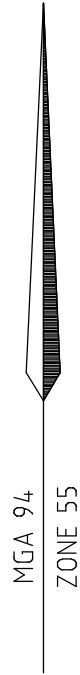
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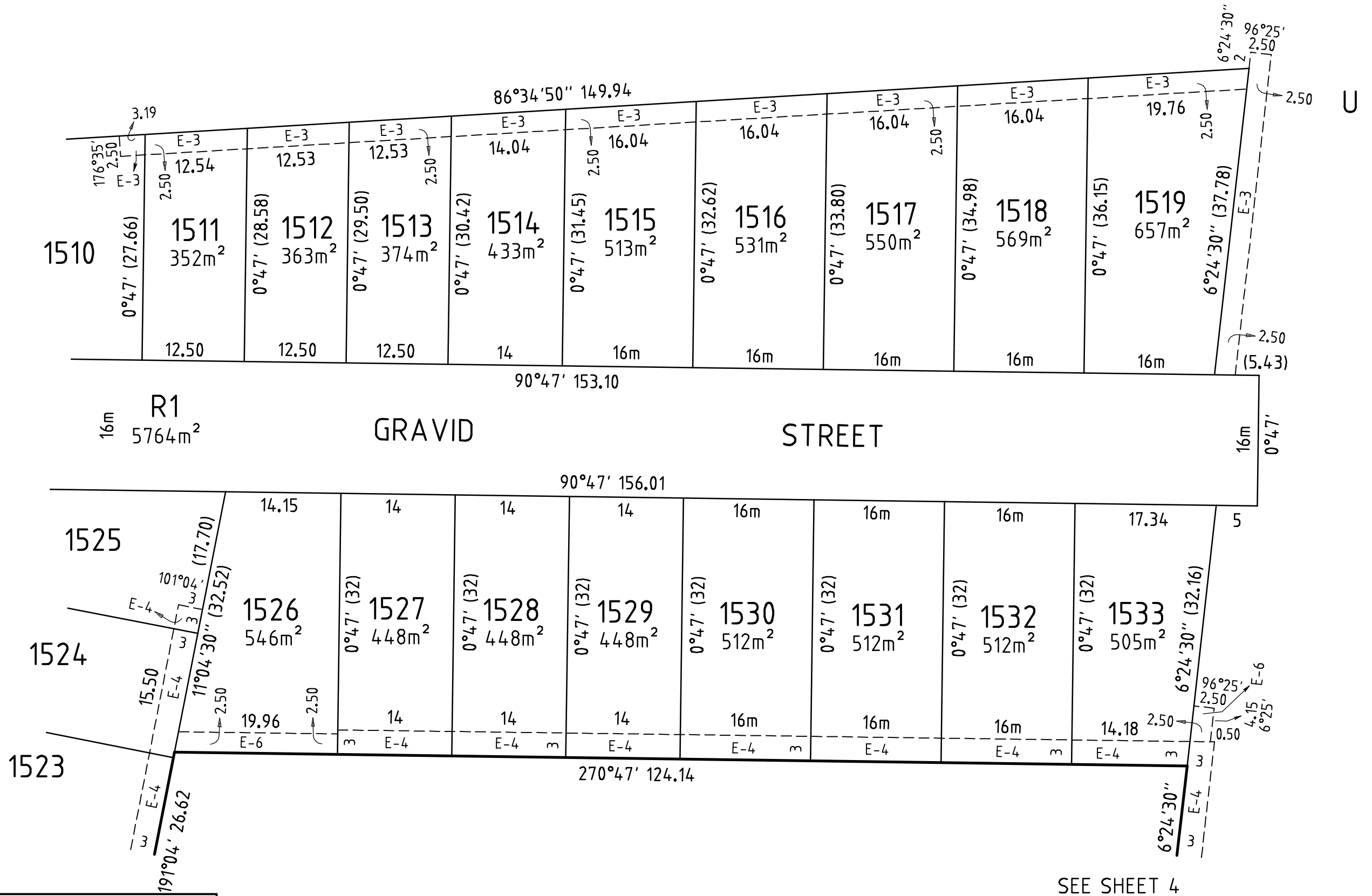
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SEE SHEET 5



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SCALE 1 : 500

LENGTHS ARE IN METRES

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SHEET 6

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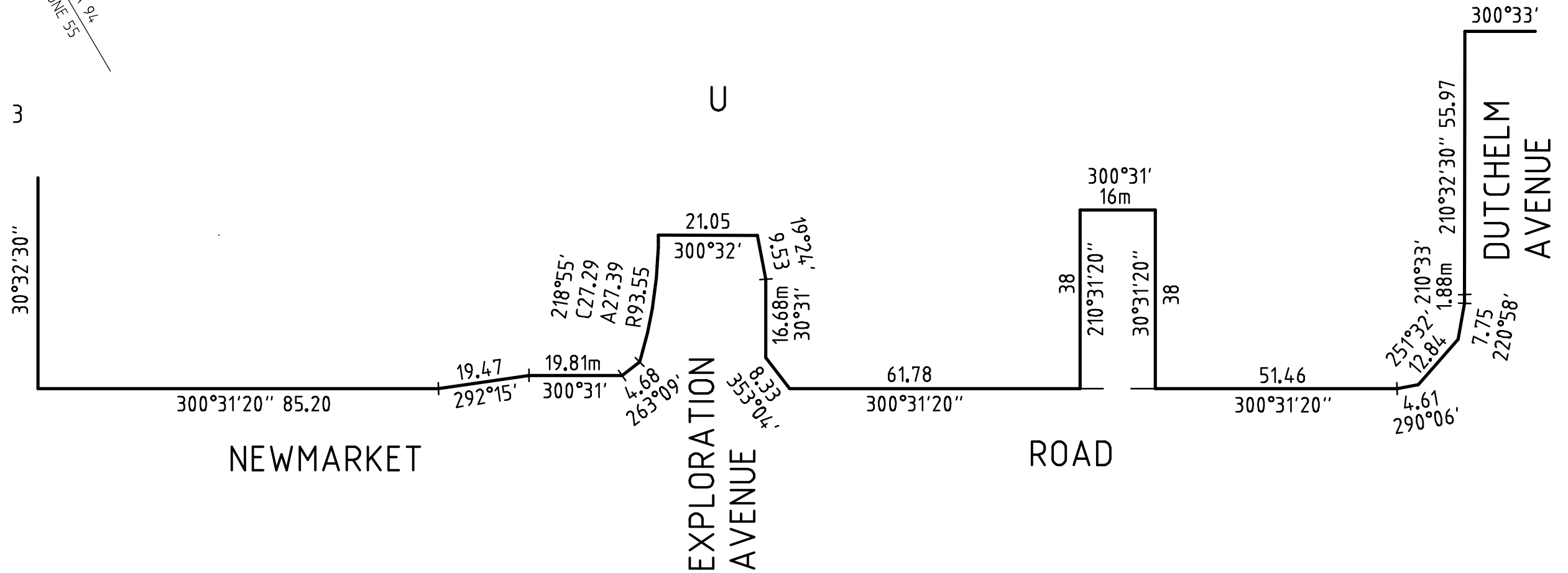
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MGA 94
ZONE 55

SEE SHEET 3

PRINCES HIGHWAY



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RIVERWALK RELEASE 15



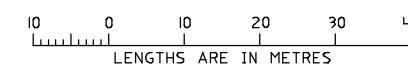
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SCALE
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CREATION OF RESTRICTION “A”

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 AA3739 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.

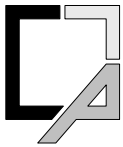
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TABLE 1

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

CREATION OF RESTRICTION

BURDENED LOT No	BENEFITING LOTS
1501	1502, 1503
1502	1501, 1503
1503	1501, 1502
1504	1505, 1506
1505	1504, 1506
1506	1504, 1505, 1507
1507	1506, 1508
1508	1507, 1509
1509	1508
1510	1511
1511	1510, 1512
1512	1511, 1513
1513	1512, 1514
1514	1513, 1515
1515	1514, 1516
1516	1515, 1517
1517	1516, 1518

BURDENED LOT No	BENEFITING LOTS
1518	1517, 1519
1519	1518
1520	1521
1521	1520
1522	1523
1523	1522, 1524
1524	1523, 1525, 1526
1525	1524, 1526
1526	1524, 1525, 1527
1527	1526, 1528
1528	1527, 1529
1529	1528, 1530
1530	1529, 1531
1531	1530, 1532
1532	1531, 1533
1533	1532

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