

PLAN OF SUBDIVISION			EDITION 1	PS820860Y
LOCATION OF LAND PARISH: MAMBOURIN CROWN ALLOTMENTS: G (PT) & H (PT) SECTION 7 CROWN ALLOTMENT: 7 (PT) & 8 (PT) SECTION 8 TITLE REFERENCE: VOL 11989 FOL 435 LAST PLAN REF: LOT E ON PS816433T POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE 3030 MGA 94 CO-ORDINATES: E 292 280 ZONE 55 (of approx centre of land in plan) N 5 800 130 GDA 94			COUNCIL NAME: WYNDHAM CITY COUNCIL	
VESTING OF ROADS OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		OTHER PURPOSE OF PLAN: TO REMOVE EASEMENT E-19 ON PS816433T AND CREATED IN PS707851H 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 DRAINAGE EASEMENT E-17 CREATED BY INSTRUMENT AL917167H AND SEWERAGE EASEMENT E-18 CREATED BY PS636838S AND SHOWN ON PS816433T MERGES UPON REGISTRATION OF THIS PLAN.	
ROAD R1	WYNDHAM CITY COUNCIL			
RESERVE No.1	POWERCOR AUSTRALIA LTD			
RESERVE No.2	POWERCOR AUSTRALIA LTD			
NOTATIONS				
DEPTH LIMITATION: 15m APPLIES TO VOL 11416 FOL 247				
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 26A	
			No. of Lots: 50 (excluding Lots K & J) Release 26A Land Area: 3.93ha	
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@crsurvey.com.au Balwyn Vic 3103 Tel: 03 9890 0933		REF: 3936PS26A VERSION: 9 (27-03-2020)		ORIGINAL SHEET SIZE: A3
		JAMES SPROTT		SHEET 1 OF 15

PS820860Y

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	PS636838S	CITY WEST WATER LIMITED
E-3	DRAINAGE	3	THIS PLAN	WYNDHAM CITY COUNCIL
	SEWERAGE	3	THIS PLAN	CITY WEST WATER CORPORATION
E-4	SEWERAGE	2.50	THIS PLAN	CITY WEST WATER CORPORATION
E-5	DRAINAGE	2	PS641301K	WYNDHAM CITY COUNCIL
E-1, E-6	DRAINAGE	SEE PLAN	PS636838S	WYNDHAM CITY COUNCIL
	SEWERAGE	SEE PLAN	PS636838S	CITY WEST WATER LIMITED
E-7	DRAINAGE	SEE PLAN	PS636838S	WYNDHAM CITY COUNCIL
E-8	SEWERAGE	SEE PLAN	PS636838S	CITY WEST WATER LIMITED
E-9	DRAINAGE	2	PS636838S	WYNDHAM CITY COUNCIL
E-10	POWERLINE	SEE PLAN	PS636838S - SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-13	SEWERAGE	2	PS707855Y	CITY WEST WATER CORPORATION
E-14	SEWERAGE	2	PS707851H	CITY WEST WATER CORPORATION
E-16	DRAINAGE	2	PS707855Y	WYNDHAM CITY COUNCIL
E-20	DRAINAGE	2	THIS PLAN	WYNDHAM CITY COUNCIL
E-22	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
	SEWERAGE			CITY WEST WATER CORPORATION
E-23	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
	SEWERAGE			CITY WEST WATER CORPORATION
E-24	DRAINAGE	5.65	THIS PLAN	WYNDHAM CITY COUNCIL
	SEWERAGE			CITY WEST WATER CORPORATION
E-25	SEWERAGE	0.50	THIS PLAN	CITY WEST WATER CORPORATION

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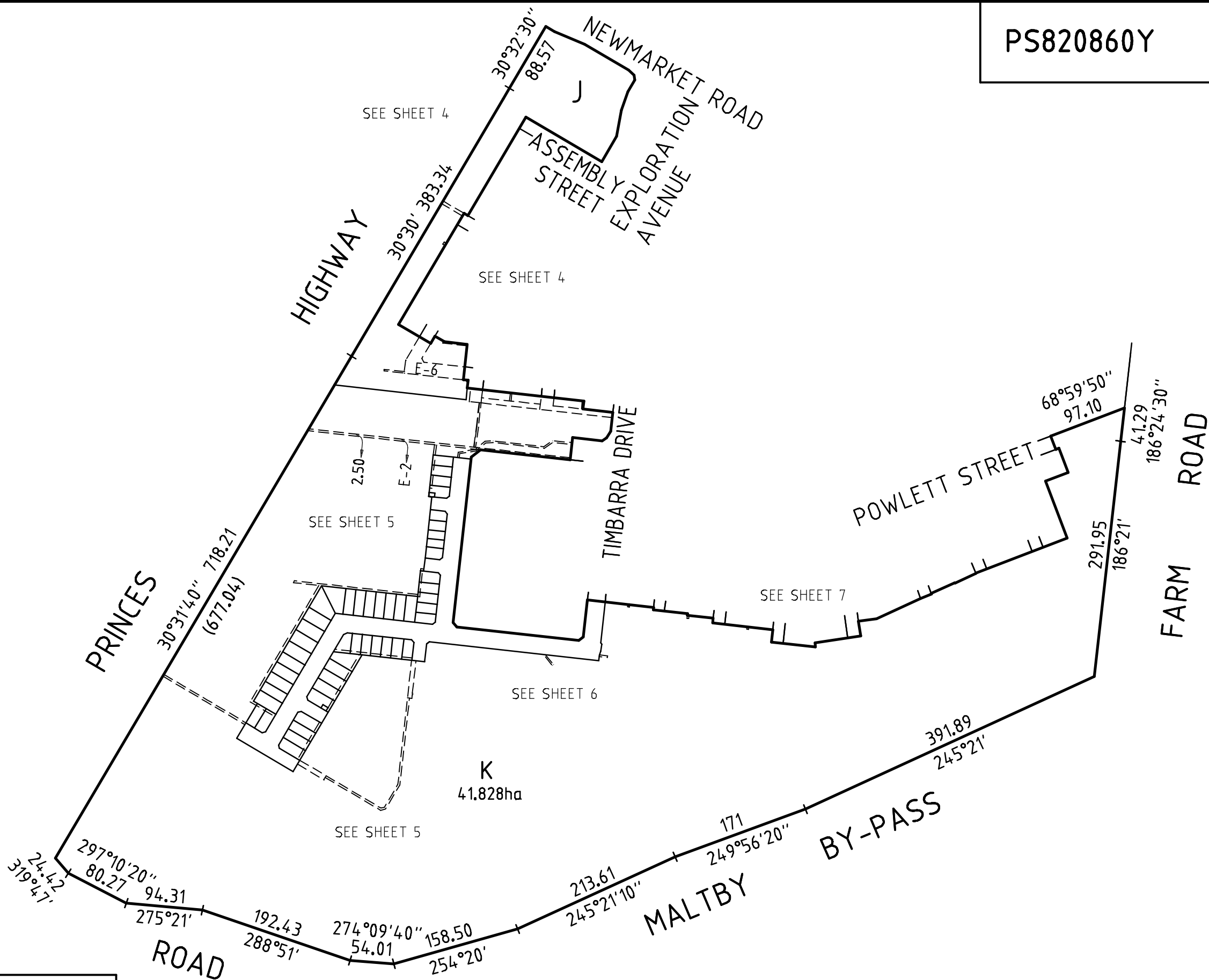
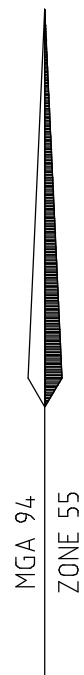
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SHEET 2

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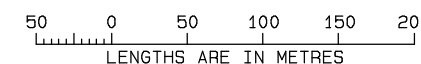
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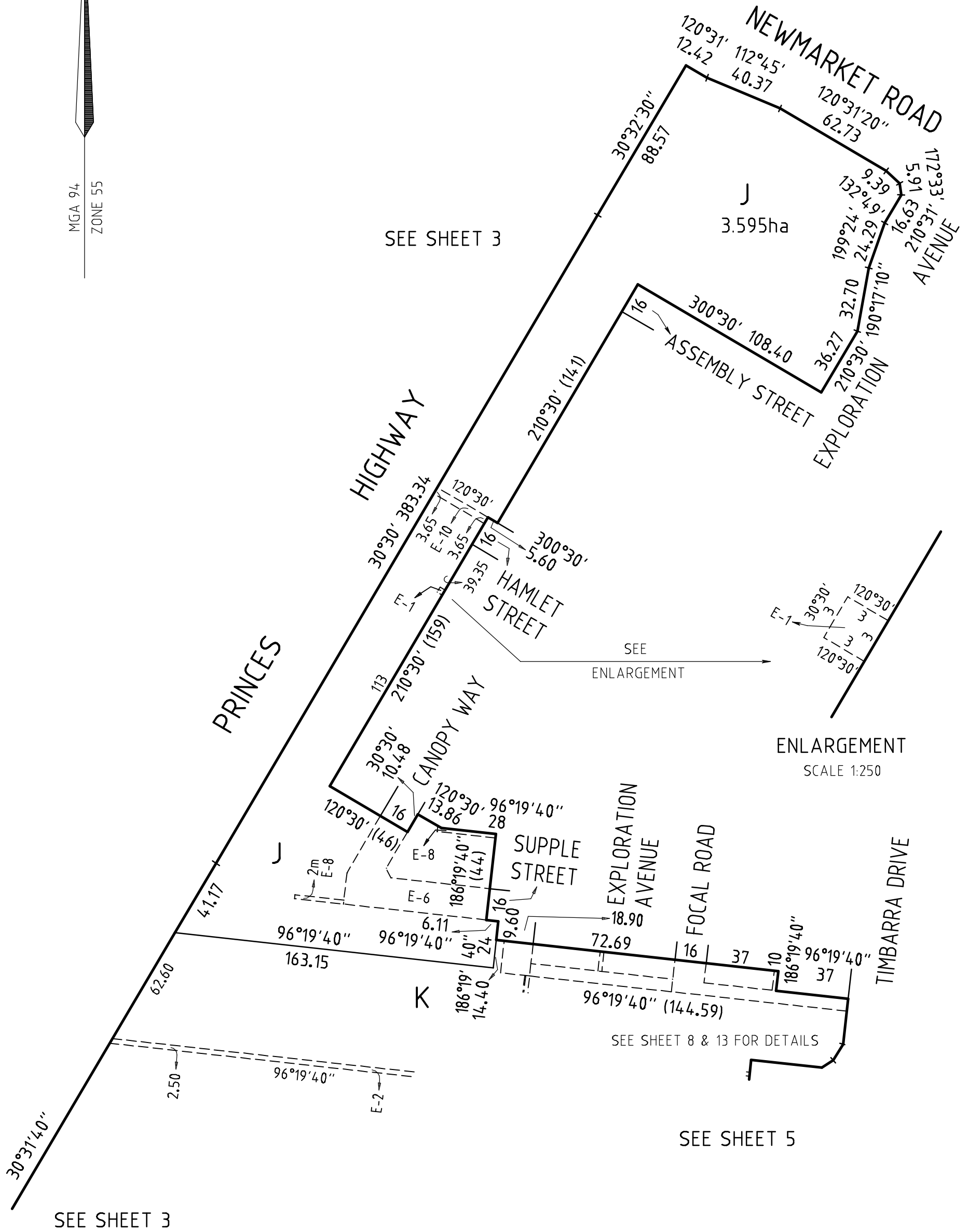
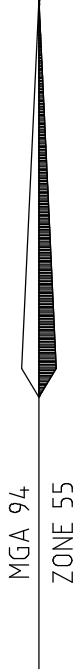
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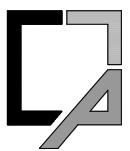
SHEET 3

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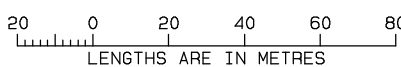


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SCALE
1 : 2000



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RELEASE 26A

ORIGINAL SHEET
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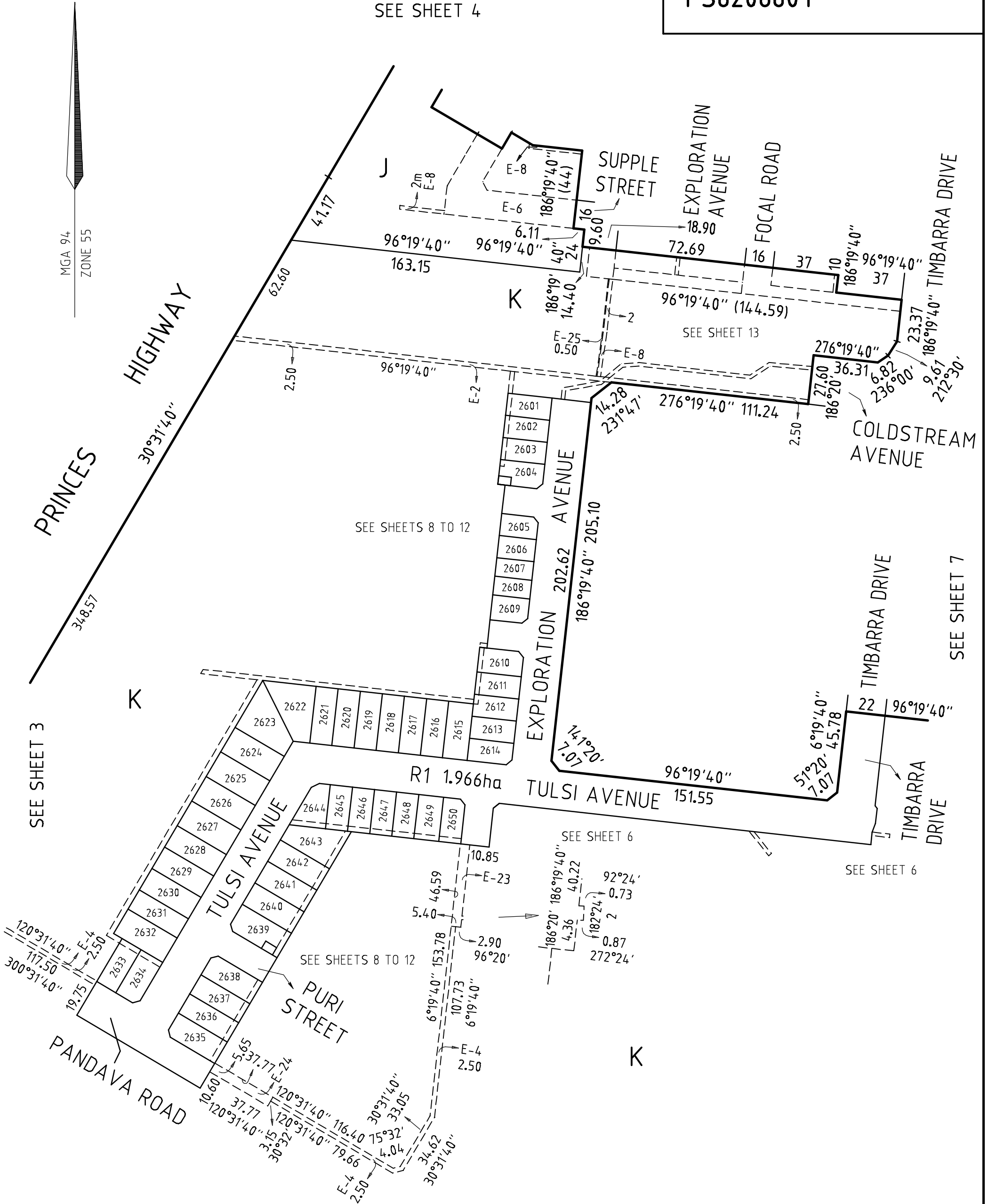
SHEET 4

SEE SHEET 4

MGA 94
ZONE 55

PRINCES HIGHWAY
348.57
30°31'40"

SEE SHEET 3



SEE SHEETS 8 TO 12

R1 1.966ha

SEE SHEET 3

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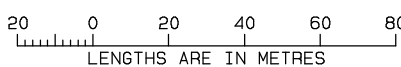


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SCALE
1: 2000



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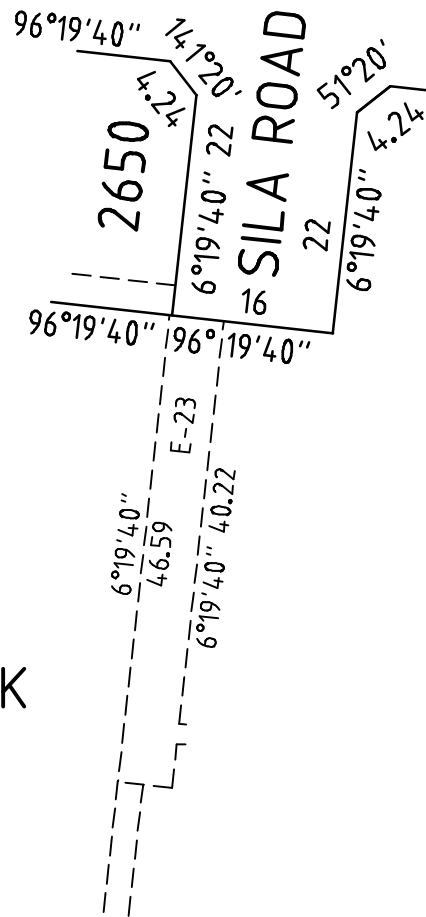
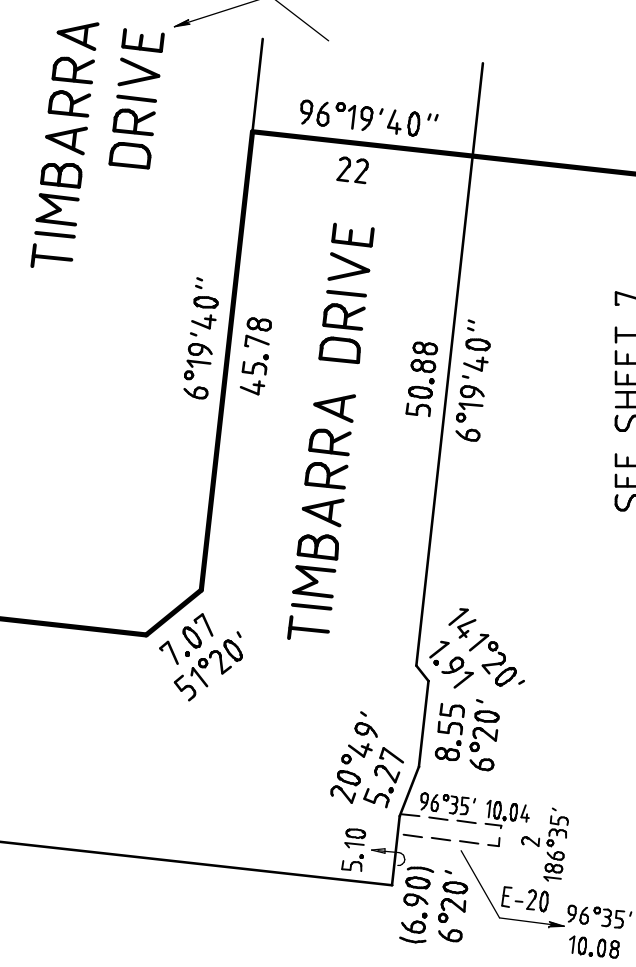
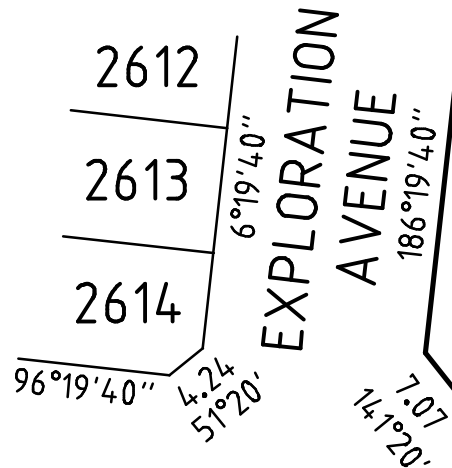
RELEASE 26A

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SHEET 5

SEE SHEET 5 & 9

MGA 94
ZONE 55



R1
TULSI AVENUE

SEE SHEET 5 & 10

SEE SHEET 5

SEE SHEET 7

SEE SHEET 5

RIVERWALK RELEASE 26A



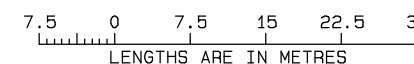
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1 : 750



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SHEET 6

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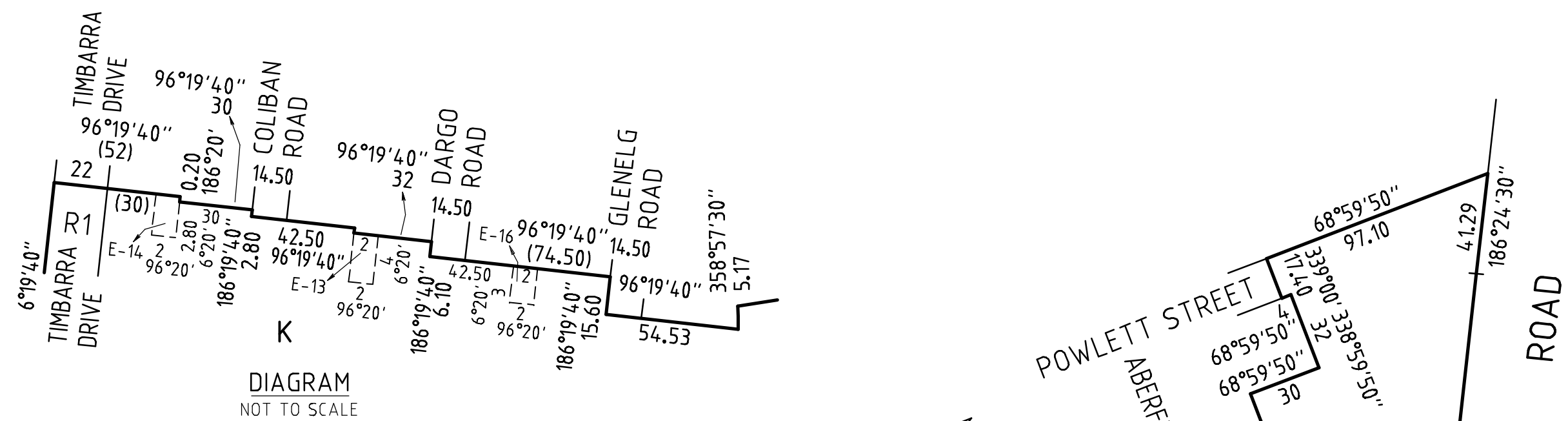
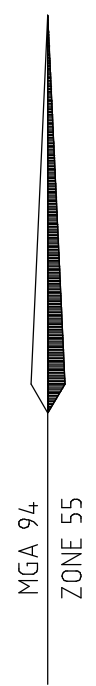
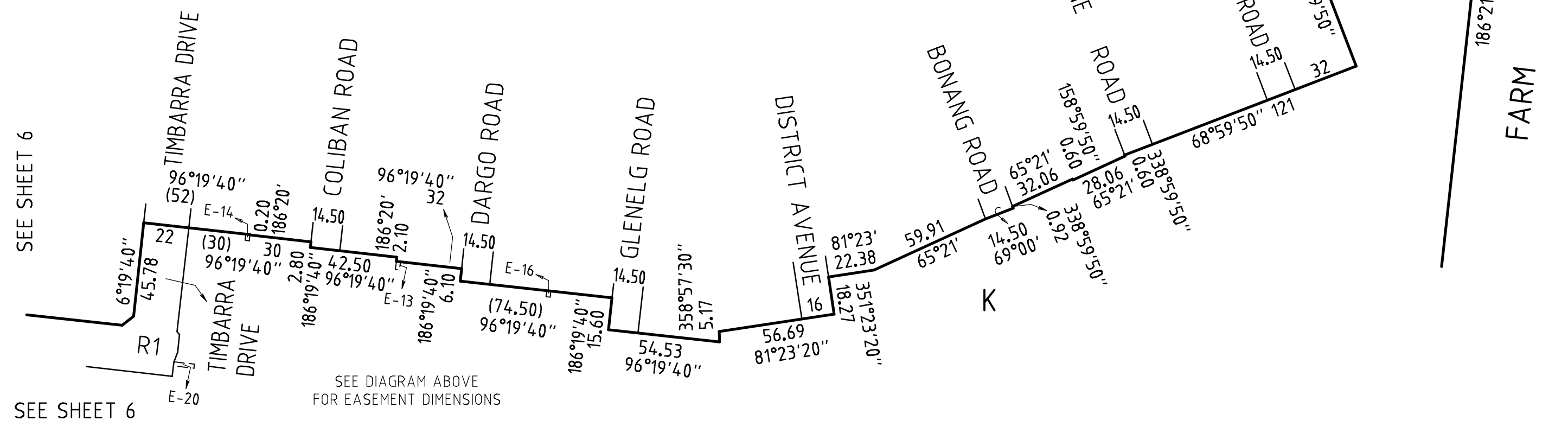


DIAGRAM
NOT TO SCALE

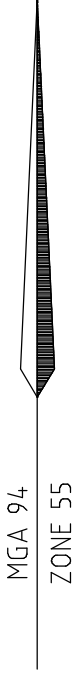


SEE DIAGRAM ABOVE
FOR EASEMENT DIMENSIONS

SEE SHEET 6

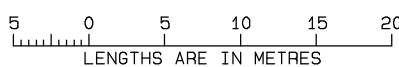
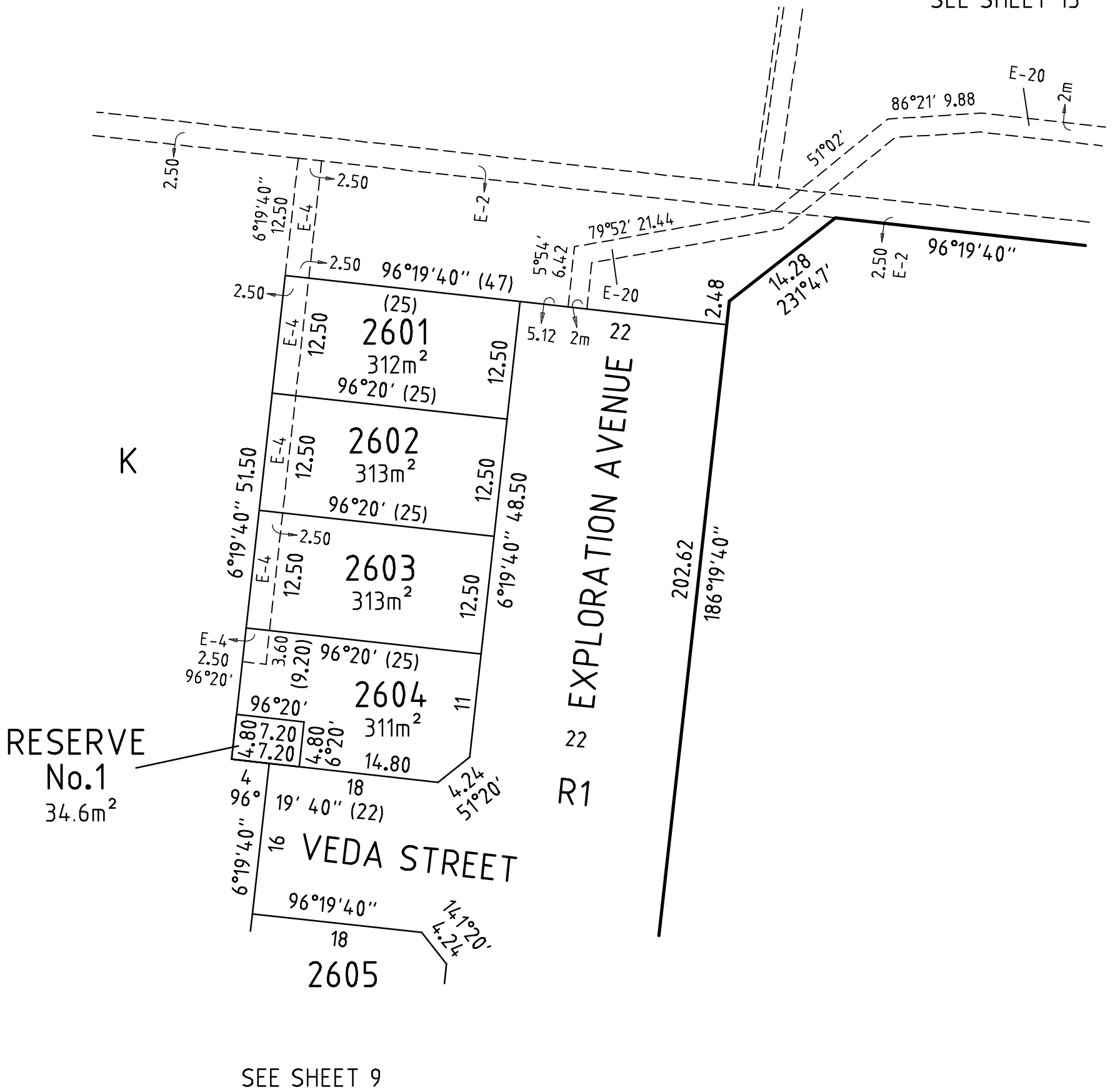
SEE SHEET 6

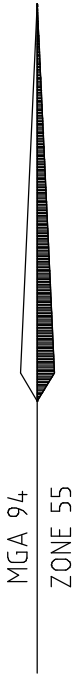
RIVERWALK RELEASE 26A		REF: 3936PS26A	VERSION: 9 (27-03-2020)	SCALE 1: 2000	<p>LENGTHS ARE IN METRES</p>	ORIGINAL SHEET SIZE: A3	SHEET 7
<p>CRA SURVEY PTY LTD LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS</p> <p>7A/346 Belmore Road office@crsurvey.com.au Balwyn Vic 3103 Tel: 03 9890 0933</p>	JAMES SPROTT						



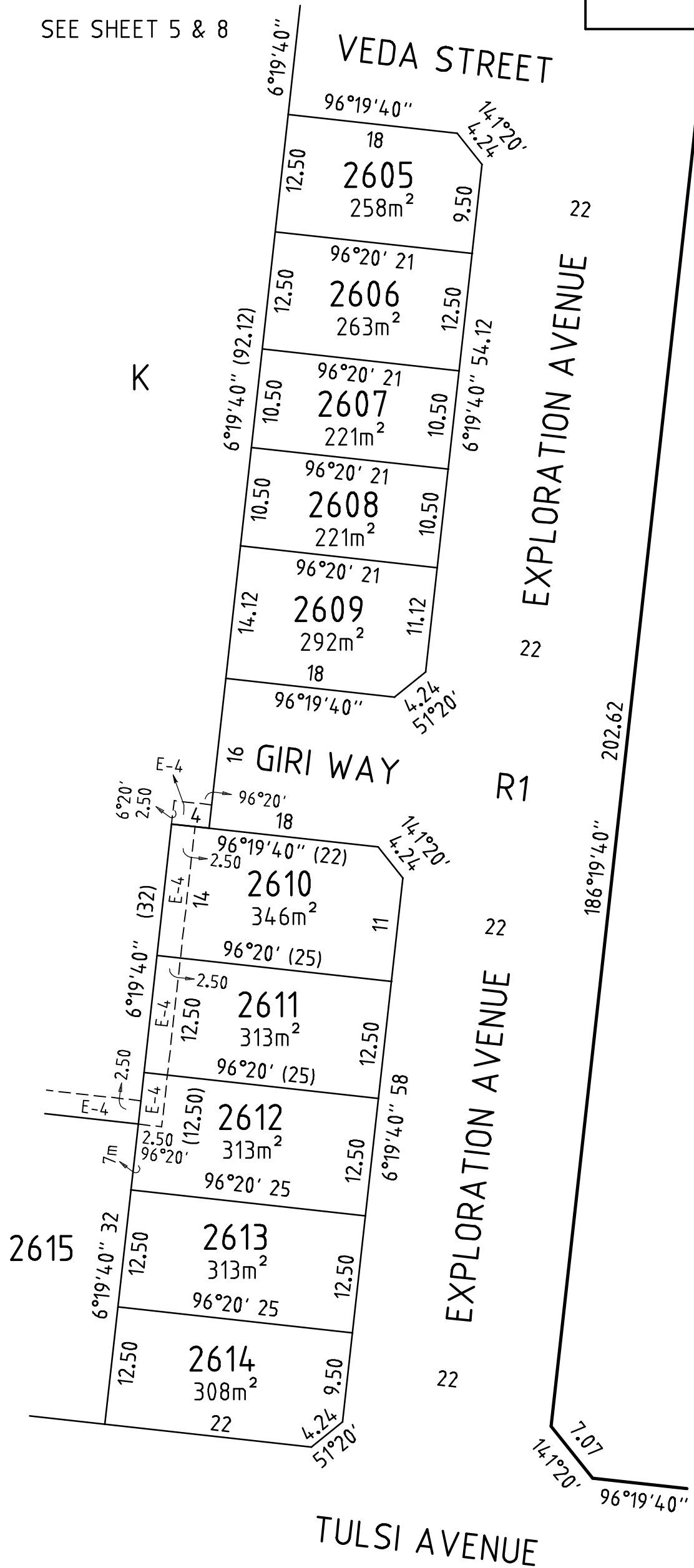
SEE SHEET 5

SEE SHEET 13





SEE SHEET 5 & 8



SEE SHEET 5 & 10

SEE SHEET 5 & 6

REF: 3936PS26A

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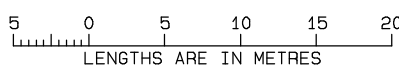


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SCALE
1 : 500



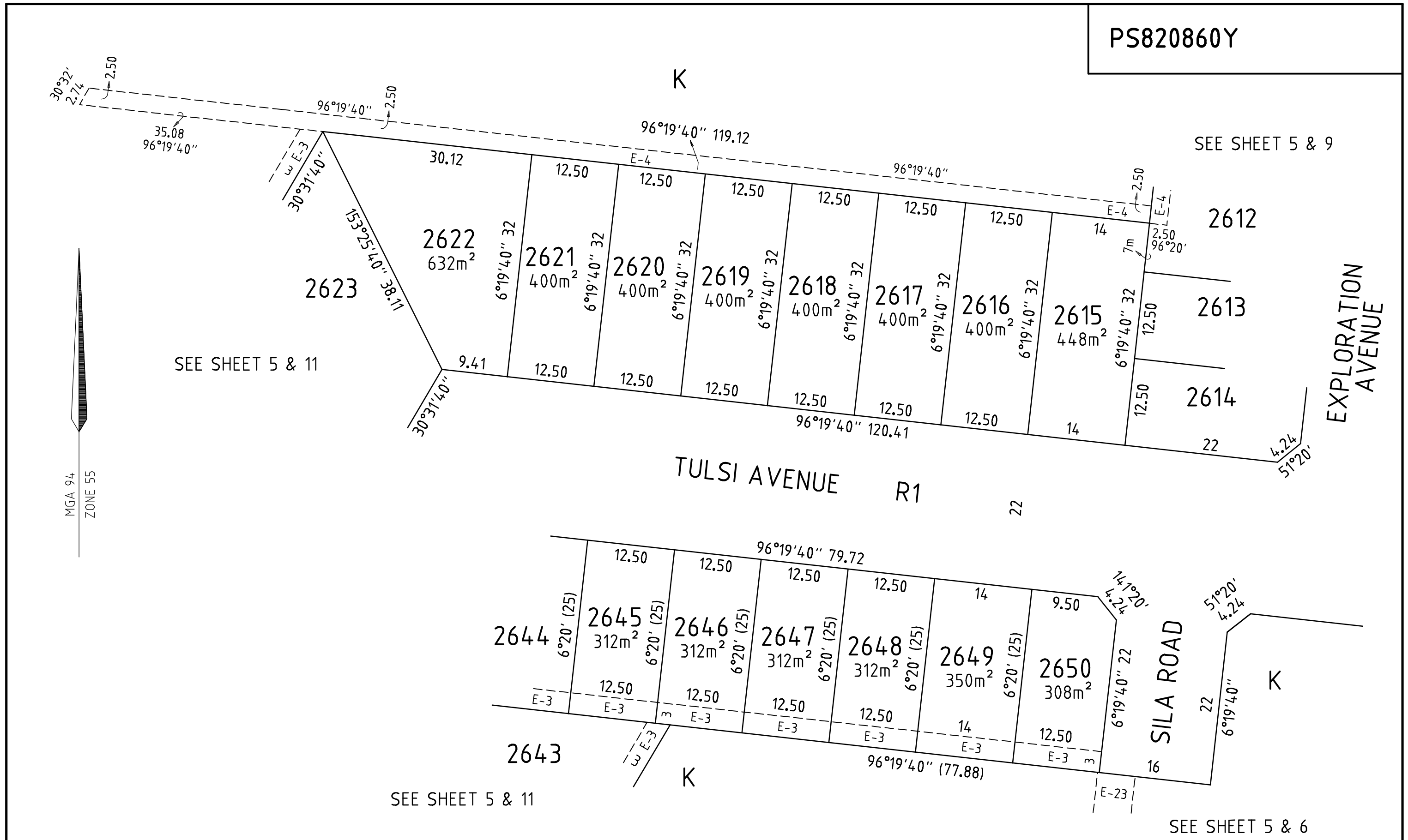
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RELEASE 26A

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SIZE: A3

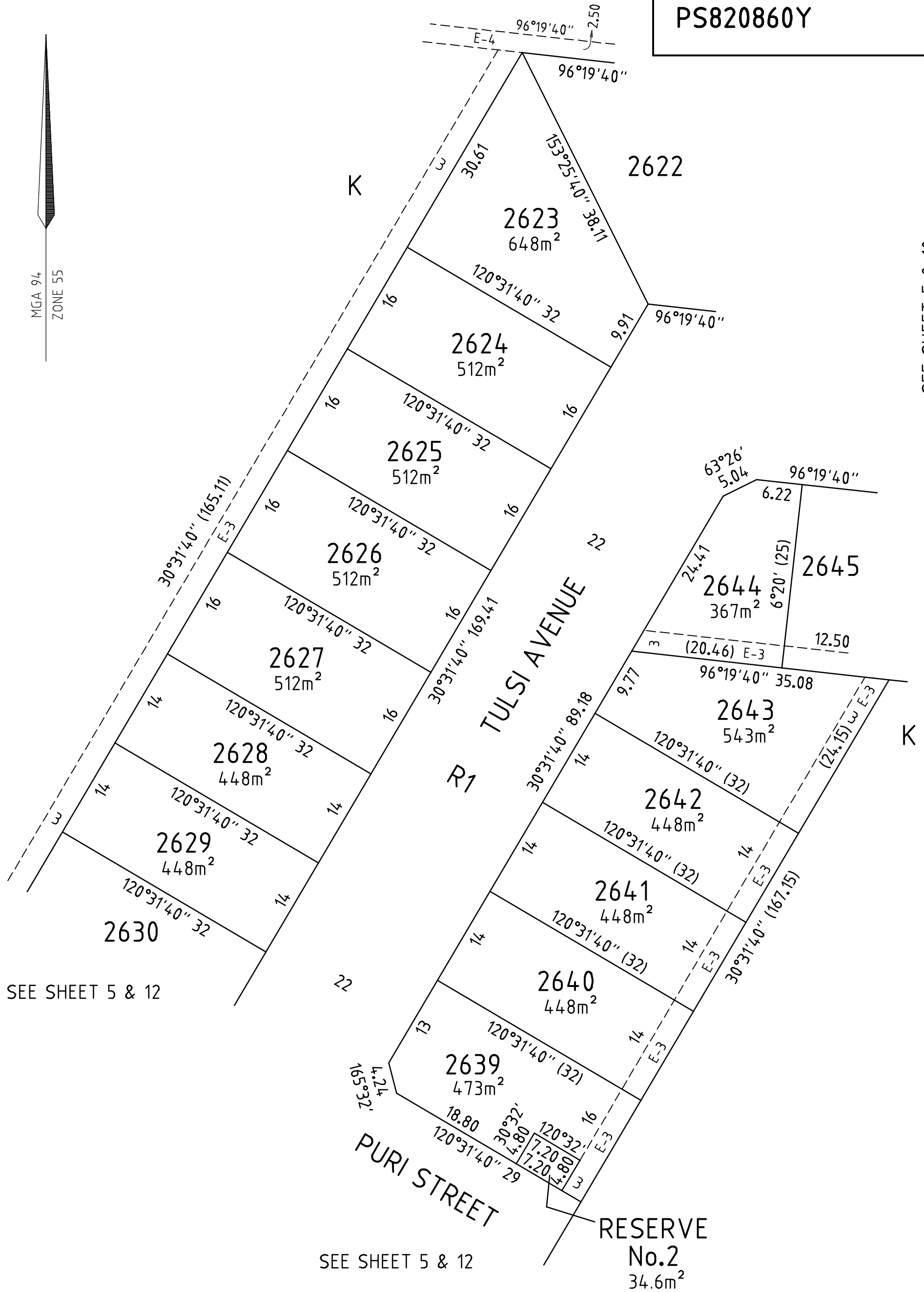
SHEET 9



PS820860Y

MGA 94
ZONE 55

SEE SHEET 5 & 10



SEE SHEET 5 & 12

SEE SHEET 5 & 12

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RIVERWALK

RELEASE 26A

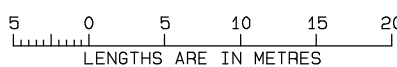


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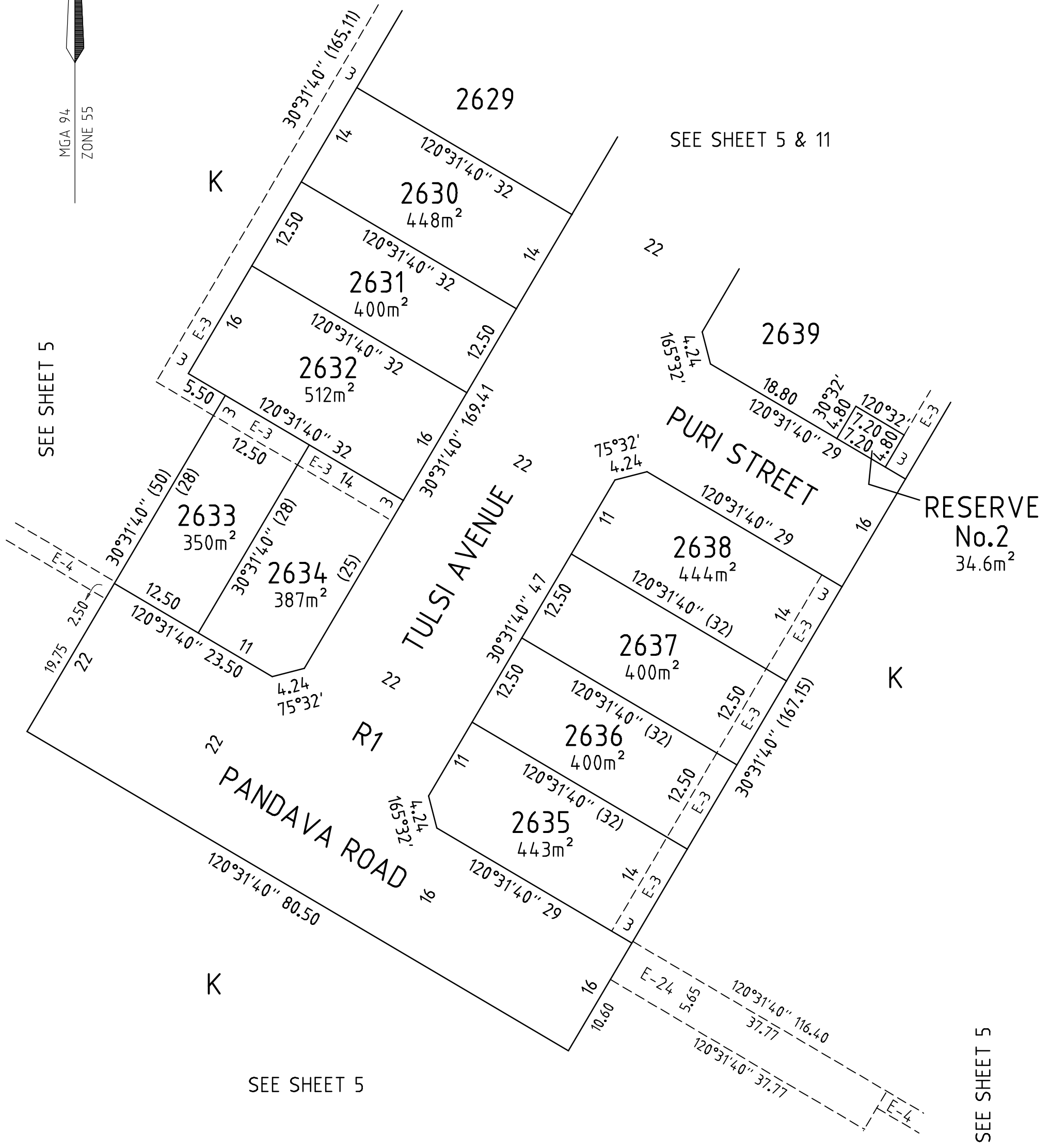
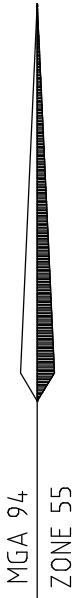
SCALE
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ORIGINAL SHEET
SIZE: A3

SHEET 11



SEE SHEET 5

SEE SHEET 5 & 11

SEE SHEET 5

SEE SHEET 5

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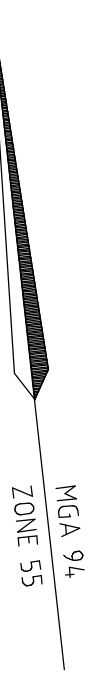
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LENGTHS ARE IN METRES

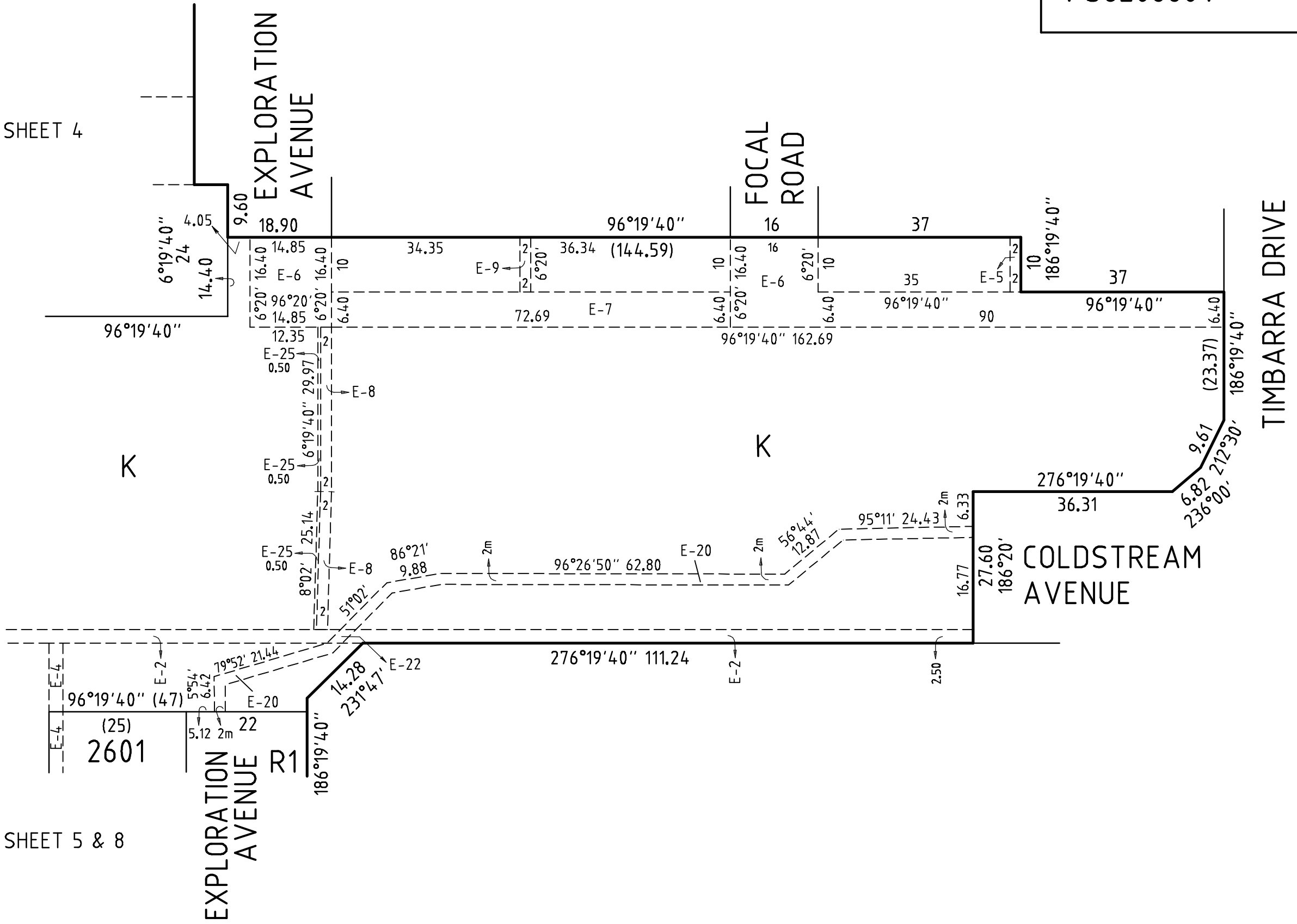
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ORIGINAL SHEET SIZE: A3 SHEET 12

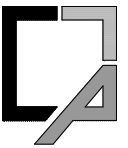


SEE SHEET 4



SEE SHEET 5 & 8

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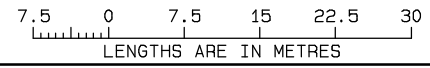


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SHEET 13

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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 n No AA5904 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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SHEET 14

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

BURDENED LOT No	BENEFITING LOTS
2601	2602
2602	2601, 2603
2603	2602, 2604
2604	2603
2605	2606
2606	2605, 2607
2607	2606, 2608
2608	2607, 2609
2609	2608
2610	2611
2611	2610, 2612
2612	2611, 2613, 2615
2613	2612, 2614, 2615
2614	2613, 2615
2615	2612, 2613, 2614, 2616
2616	2615, 2617
2617	2616, 2618
2618	2617, 2619
2619	2618, 2620
2620	2619, 2621
2621	2620, 2622
2622	2621, 2623
2623	2622, 2624
2624	2623, 2625
2625	2624, 2626

BURDENED LOT No	BENEFITING LOTS
2626	2625, 2627
2627	2626, 2628
2628	2627, 2629
2629	2628, 2630
2630	2629, 2631
2631	2630, 2632
2632	2631, 2633, 2634
2633	2632, 2634
2634	2632, 2633
2635	2636
2636	2635, 2637
2637	2636, 2638
2638	2637
2639	2640
2640	2639, 2641
2641	2640, 2642
2642	2641, 2643
2643	2642, 2644, 2645, 2646
2644	2643, 2645
2645	2643, 2644, 2646
2646	2643, 2645, 2647
2647	2646, 2648
2648	2647, 2649
2649	2648, 2650
2650	2649

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SHEET 15

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