

<h1>PLAN OF SUBDIVISION</h1>	EDITION 1	PS842937Q
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LOCATION OF LAND

PARISH: MAMBOURIN
 CROWN ALLOTMENTS: G (PT) & H (PT) SECTION 7

TITLE REFERENCE: VOL FOL
 LAST PLAN REF: LOT V ON PS842936S

POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS
 (at time of subdivision) WERRIBEE 3030

MGA 94 CO-ORDINATES: E 292 650 ZONE 55
 (of approx centre of land in plan) N 5 800 060 GDA 94

COUNCIL NAME: WYNDHAM CITY COUNCIL

THIS IS A PRELIMINARY PLAN.
 IT HAS NOT BEEN APPROVED BY COUNCIL OR THE LAND TITLES OFFICE.
 THIS PLAN IS SUBJECT TO ALTERATION.
 EASEMENTS AND ROAD NAMES HAVE EITHER NOT BEEN SHOWN OR ARE NOT YET FINAL

VESTING OF ROADS OR RESERVES	
IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD

NOTATIONS
<p>OTHER PURPOSE OF PLAN: TO REMOVE EASEMENT E-3 ON PS842936S AND CREATED IN PS820860Y AND AFFECTING ROAD R1 ON THIS PLAN.</p> <p>GROUNDS FOR EASEMENT REMOVAL: BY AGREEMENT OF ALL INTERESTED PARTIES UNDER SECTION 6(1)(k) OF THE SUBDIVISION ACT 1988</p> <p>EASEMENT E-1 ON PS842936S AND CREATED IN PS707851H AND EASEMENT E-4 ON PS842936S AND CREATED IN PS820861W MERGE WITH E-1 IN THIS PLAN, UPON REGISTRATION OF THIS PLAN</p>
<p>RIVERWALK RELEASE 32</p> <p>No. of Lots: 70 (Excl Reserves & Lot W) Release 32 Land Area: 3.487ha</p>

NOTATIONS
<p>DEPTH LIMITATION: DOES NOT APPLY</p> <p>SURVEY: THIS PLAN IS BASED ON SURVEY</p> <p>STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO:</p> <p>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS: IN PROCLAIMED SURVEY AREA NUMBER:</p>

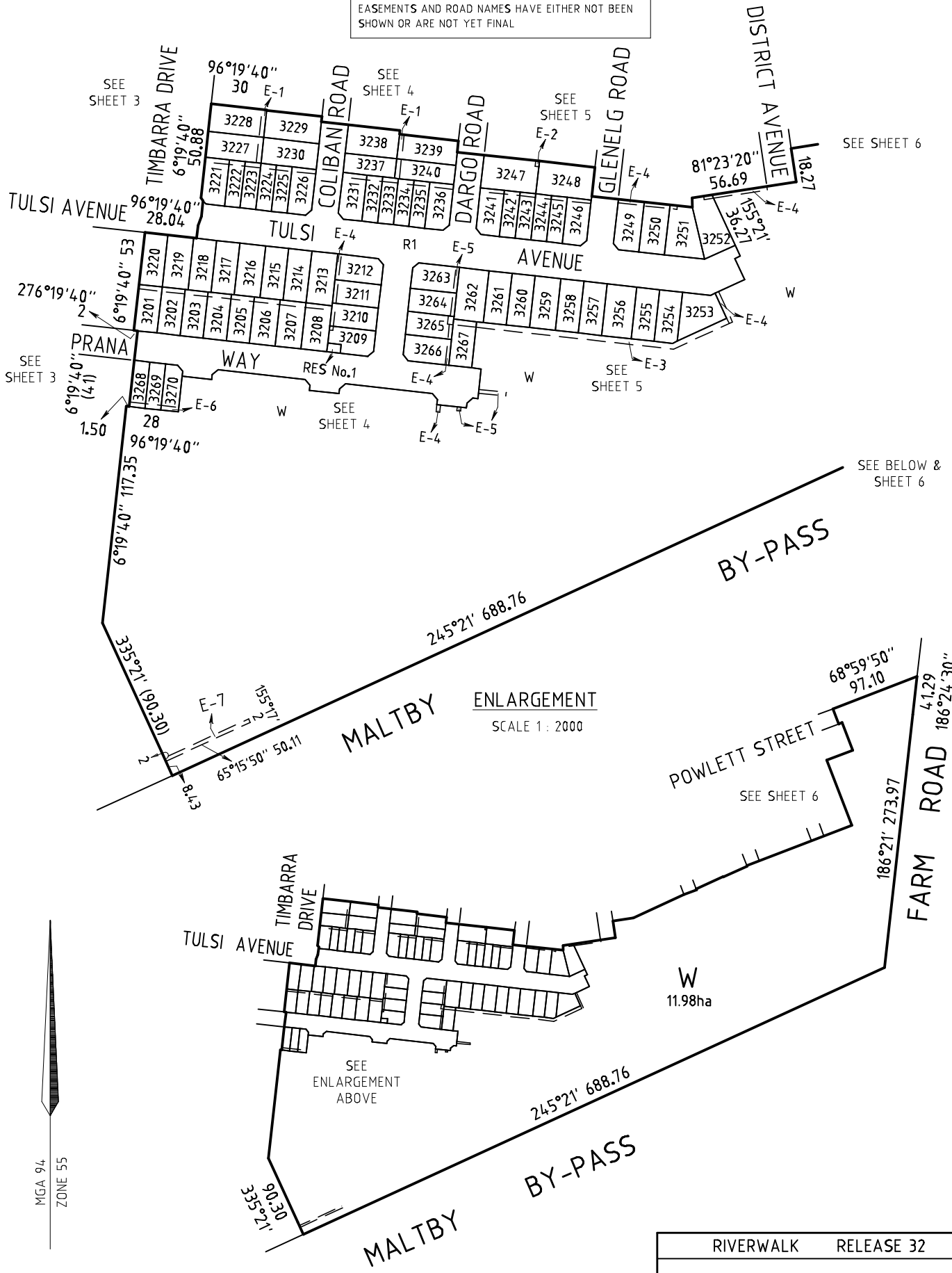
EASEMENT INFORMATION

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	2.50	THIS PLAN	CITY WEST WATER CORPORATION
E-2	DRAINAGE	2	PS707851Y	WYNDHAM CITY COUNCIL
E-3	DRAINAGE SEWERAGE	3	THIS PLAN	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION
E-4	SEWERAGE	2	THIS PLAN	CITY WEST WATER CORPORATION
E-5	DRAINAGE	2	THIS PLAN	WYNDHAM CITY COUNCIL
E-6	SEWERAGE	2.50	PS842936S	CITY WEST WATER CORPORATION
E-7	DRAINAGE	2	PS842936S	WYNDHAM CITY COUNCIL

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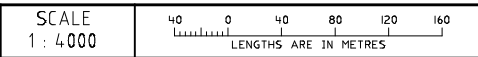
PS842937Q



ENLARGEMENT
 SCALE 1 : 2000

MGA 94
 ZONE 55

RIVERWALK	RELEASE 32
REF: 3936PS32	VERSION: 3 (4-11-2020)



ORIGINAL SHEET SIZE: A3	SHEET 2
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 DEVELOPMENT CONSULTANTS

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JAMES SPROTT

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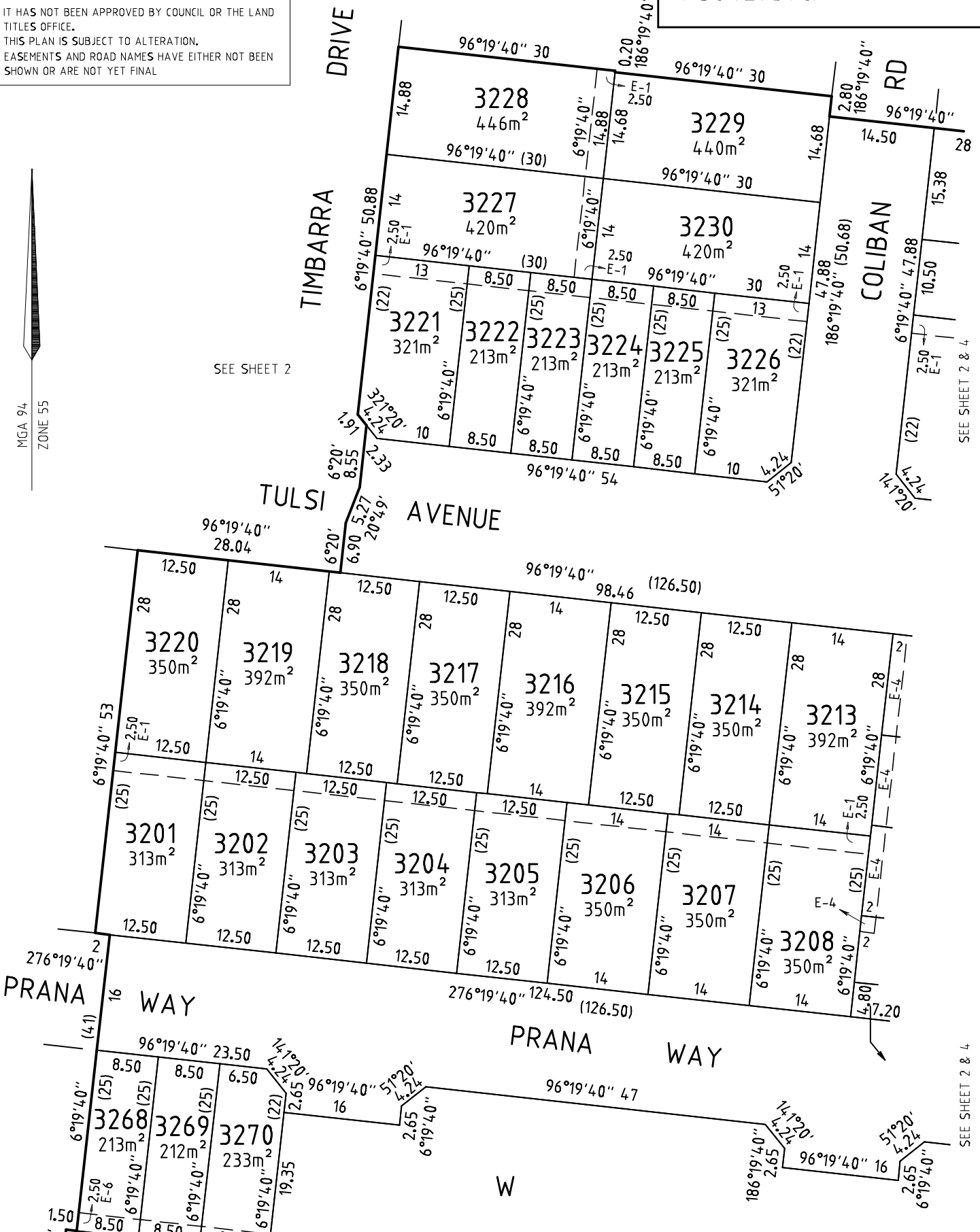
PS842937Q



SEE SHEET 2

SEE SHEET 2 & 4

SEE SHEET 2 & 4



PRANA WAY

PRANA WAY

COLIBAN RD

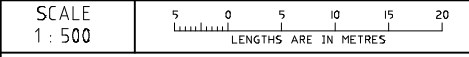
TIMBARRA DRIVE

TULSI AVENUE

SEE SHEET 2

RIVERWALK	RELEASE 32
REF: 3936PS32	VERSION: 3 (4-11-2020)

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ORIGINAL SHEET SIZE: A3	SHEET 3
JAMES SPROTT	

THIS IS A PRELIMINARY PLAN.

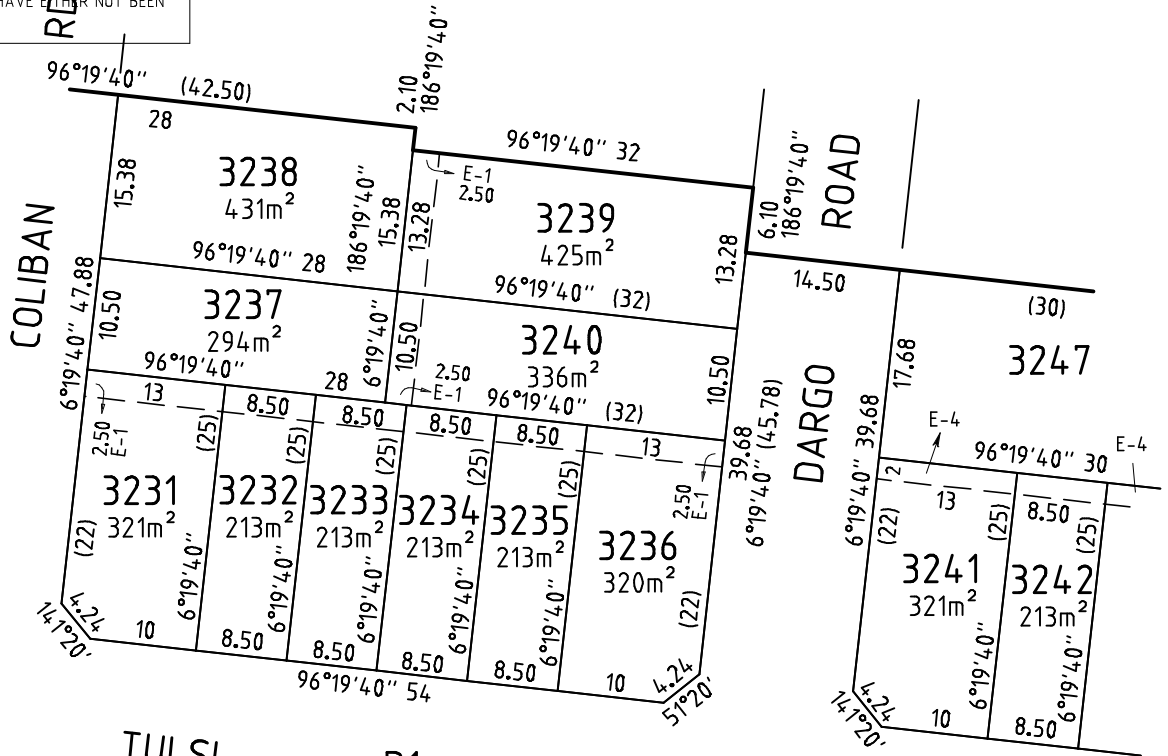
IT HAS NOT BEEN APPROVED BY COUNCIL OR THE LAND TITLES OFFICE.

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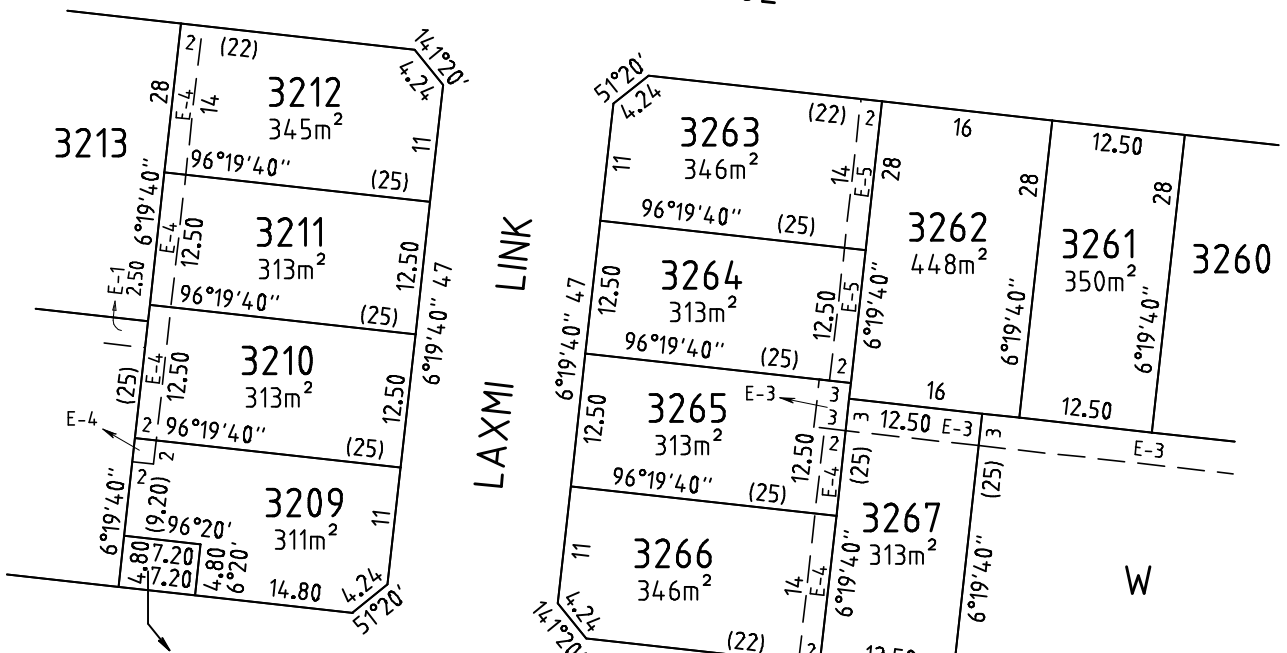


SEE SHEET 2 & 3



SEE SHEET 2 & 5

TULSI AVENUE R1 1.15Ha



SEE SHEET 2 & 3

SEE SHEET 2 & 5

RIVERWALK RELEASE 32

REF: 3936PS32

VERSION: 3 (4-11-2020)

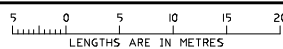


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SCALE 1:500



ORIGINAL SHEET SIZE: A3

SHEET 4

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PS842937Q

SEE SHEET 2 & 6

DISTRICT AVENUE

81°23'20"

351°23'20" 18.27

W

MGA 94
ZONE 55

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SHEET 5

ORIGINAL SHEET
SIZE: A3

SCALE
1 : 500
LENGTHS ARE IN METRES

VERSION: 3 (4-11-2020)

REF: 3936P532

RIVERWALK RELEASE 32

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ROAD

96°19'40" (74.50)

DARGO ROAD

6°19'40" 39.68

3247
530m²

3248
530m²

3249
375m²

3250
379m²

3251
458m²

3252
470m²

3253
439m²

3254
348m²

3255
350m²

3256
448m²

3257
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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 _____ 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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RIVERWALK RELEASE 32



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REF: 3936PS32

VERSION: 3 (4-11-2020)

ORIGINAL SHEET
SIZE: A3

SHEET 7

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TABLE 1

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

CREATION OF RESTRICTION

BURDENED LOT No	BENEFITING LOTS
3201	3202, 3220
3202	3201, 3203, 3219
3203	3202, 3204, 3218, 3219
3204	3203, 3205, 3217, 3218
3205	3204, 3206, 3216, 3217
3206	3205, 3207, 3215, 3216
3207	3206, 3208, 3214, 3215
3208	3207, 3209, 3210, 3213
3209	3208, 3210
3210	3208, 3209, 3211, 3213
3211	3210, 3212, 3213
3212	3211, 3213
3213	3208, 3211, 3212, 3214, 3210
3214	3207, 3213, 3215
3215	3206, 3207, 3214, 3216
3216	3205, 3206, 3215, 3217
3217	3204, 3205, 3216, 3218
3218	3203, 3204, 3217, 3219
3219	3202, 3203, 3218, 3220
3220	3201, 3219
3221	3222, 3227
3222	3221, 3223, 3227
3223	3222, 3224, 3227
3224	3223, 3225, 3230
3225	3224, 3226, 3230
3226	3225, 3230
3227	3221, 3222, 3223, 3228, 3230
3228	3227, 3229
3229	3228, 3230
3230	3224, 3225, 3226, 3227, 3229
3231	3232, 3237
3232	3231, 3233, 3237
3233	3232, 3234, 3237, 3240
3234	3233, 3235, 3240
3235	3234, 3236, 3240

BURDENED LOT No	BENEFITING LOTS
3236	3235, 3240
3237	3231, 3232, 3233, 3238, 3240
3238	3237, 3239
3239	3238, 3240
3240	3233, 3234, 3235, 3236, 3237, 3239
3241	3242, 3247
3242	3241, 3243, 3247
3243	3242, 3244, 3247
3244	3243, 3245, 3248
3245	3244, 3246, 3248
3246	3245, 3248
3247	3241, 3242, 3243, 3248
3248	3244, 3245, 3246, 3247
3249	3250
3250	3249, 3251
3251	3250, 3252
3252	3251
3253	3254
3254	3253, 3255
3255	3254, 3256
3256	3255, 3257
3257	3256, 3258
3258	3257, 3259
3259	3258, 3260
3260	3259, 3261
3261	3260, 3262
3262	3261, 3263, 3264, 3265, 3267
3263	3262, 3264
3264	3262, 3263, 3265
3265	3264, 3266, 3267
3266	3265, 3267
3267	3265, 3266, 3262
3268	3269
3269	3268, 3270
3270	3269

RIVERWALK RELEASE 32



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SHEET 8

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