

| | | |
|------------------------------|--------------------|--------------------|
| <h1>PLAN OF SUBDIVISION</h1> | <h2>EDITION 1</h2> | <h2>PS842936S</h2> |
|------------------------------|--------------------|--------------------|

LOCATION OF LAND

PARISH: MAMBOURIN
 CROWN ALLOTMENTS: G (PT) & H (PT) SECTION 7
 CROWN ALLOTMENT: 7 (PT) & 8 (PT) SECTION 8

TITLE REFERENCE: VOL FOL
 LAST PLAN REF: LOT Q ON PS830046V

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

MGA 94 CO-ORDINATES: E 292 400 ZONE 55
 (of approx centre of land in plan) N 5 799 940 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 |
| ROADS R1 & R2 | WYNDHAM CITY COUNCIL |
| RESERVE No.1 | WYNDHAM CITY COUNCIL |
| RESERVE No.2 | WYNDHAM CITY COUNCIL |
| RESERVE No.3 | POWERCOR AUSTRALIA LTD |

NOTATIONS

OTHER PURPOSE OF PLAN:
 TO REMOVE EASEMENT E-3 (PART) ON PS830046V AND CREATED IN PS820860Y AND AFFECTING ROAD R1 ON THIS PLAN.

 TO REMOVE EASEMENT E-7 (PART) CREATED IN PS830046V AND AFFECTING ROAD R2 ON THIS PLAN.

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 31

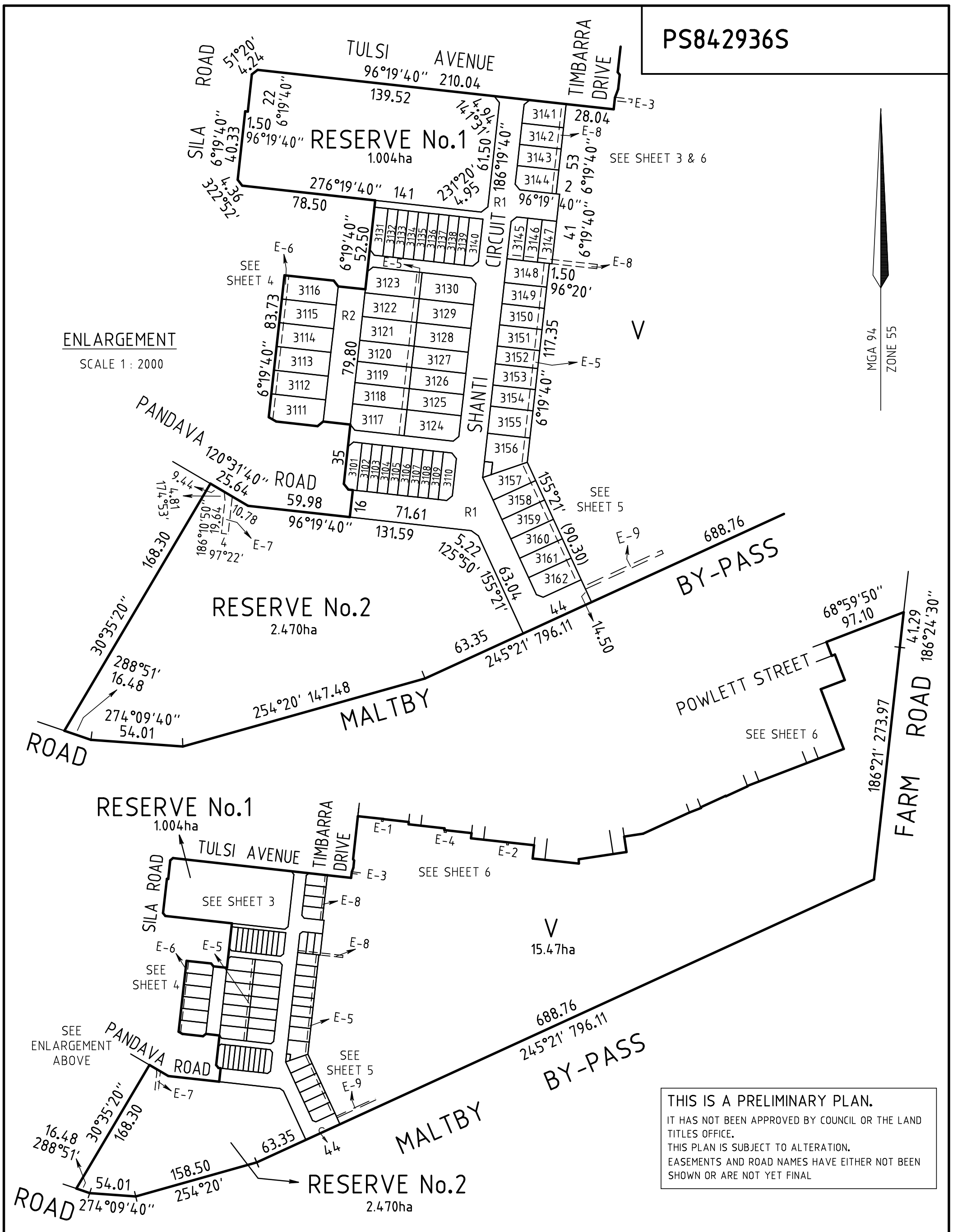
No. of Lots: 62 (Excl Reserves & Lot V) Release 31 Land Area: 3.926ha

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 | PS707851H | CITY WEST WATER CORPORATION |
| E-2 | DRAINAGE | 2 | PS707855Y | WYNDHAM CITY COUNCIL |
| E-3 | DRAINAGE | 2 | PS820860Y | WYNDHAM CITY COUNCIL |
| E-4 | SEWERAGE | 2.50 | PS820861W | CITY WEST WATER CORPORATION |
| E-5 | DRAINAGE SEWERAGE | 3 | THIS PLAN | WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION |
| E-6 | SEWERAGE | 2.50 | PS830046V | CITY WEST WATER CORPORATION |
| E-7 | DRAINAGE | SEE PLAN | PS830046V | WYNDHAM CITY COUNCIL |
| E-8 | SEWERAGE | 2.50 | THIS PLAN | CITY WEST WATER CORPORATION |
| E-9 | DRAINAGE | 2 | THIS PLAN | WYNDHAM CITY COUNCIL |

PS842936S



ENLARGEMENT
SCALE 1 : 2000

MGA 94
ZONE 55

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

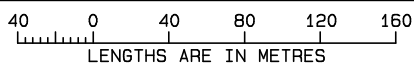
REF: 3936PS31 VERSION: 6 (25-01-2022)



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

SCALE
1 : 4000



JAMES SPROTT

RIVERWALK RELEASE 31

ORIGINAL SHEET
SIZE: A3

SHEET 2

PS842936S

SEE SHEET 2 & 6

TULSI AVENUE

96°19'40" 139.52

96°19'40"

210.04

20.98

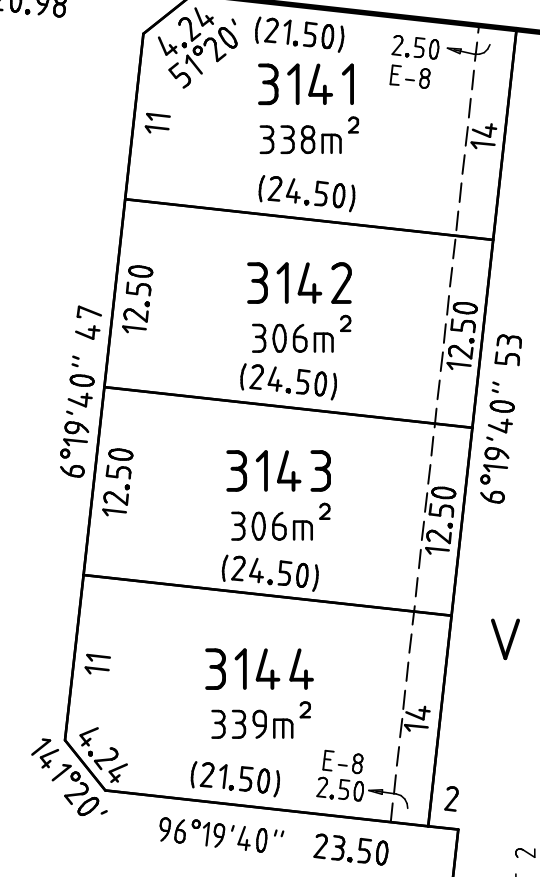
SILA ROAD

6°19'40" 22

1.50
96°19'40"

6°19'40" 40.33

RESERVE No.1
1.004Ha



SEE SHEET 2

PRIYA STREET

78.50

96°19'40" 141

4 DUO 62.50

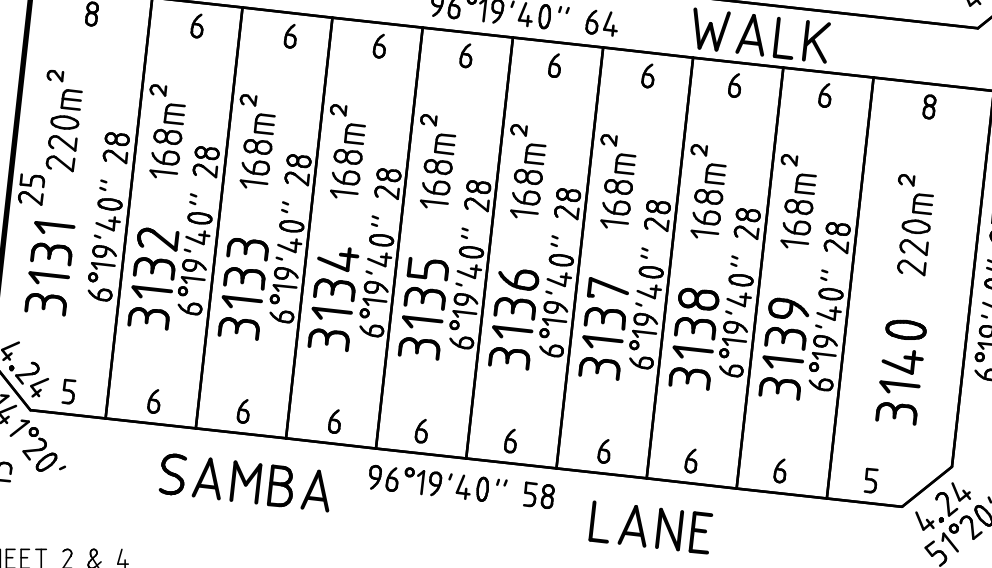
96°19'40" 64

WALK

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

PRIYA STREET

6°19'40" 52.50



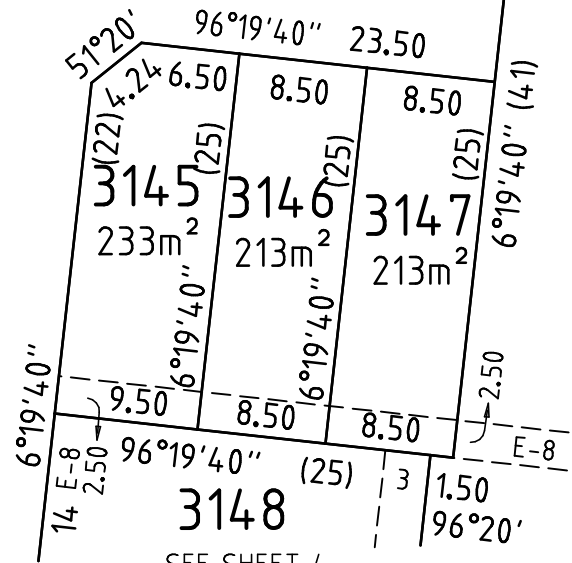
SAMBA LANE

96°19'40" 58

SHANTI

PRANA WAY

96°19'40" 23.50



SEE SHEET 4

MGA 94
ZONE 55

RIVERWALK RELEASE 31

SEE SHEET 2 & 4



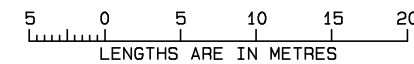
CRA SURVEY PTY LTD
LAND SURVEYORS TOWN PLANNERS
DEVELOPMENT CONSULTANTS

7A/346 Belmore Road office@crsurvey.com.au
Balwyn Vic 3103 Tel: 03 9890 0933

REF: 3936PS31

VERSION: 6 (25-01-2022)

SCALE
1 : 500



ORIGINAL SHEET
SIZE: A3

SHEET 3

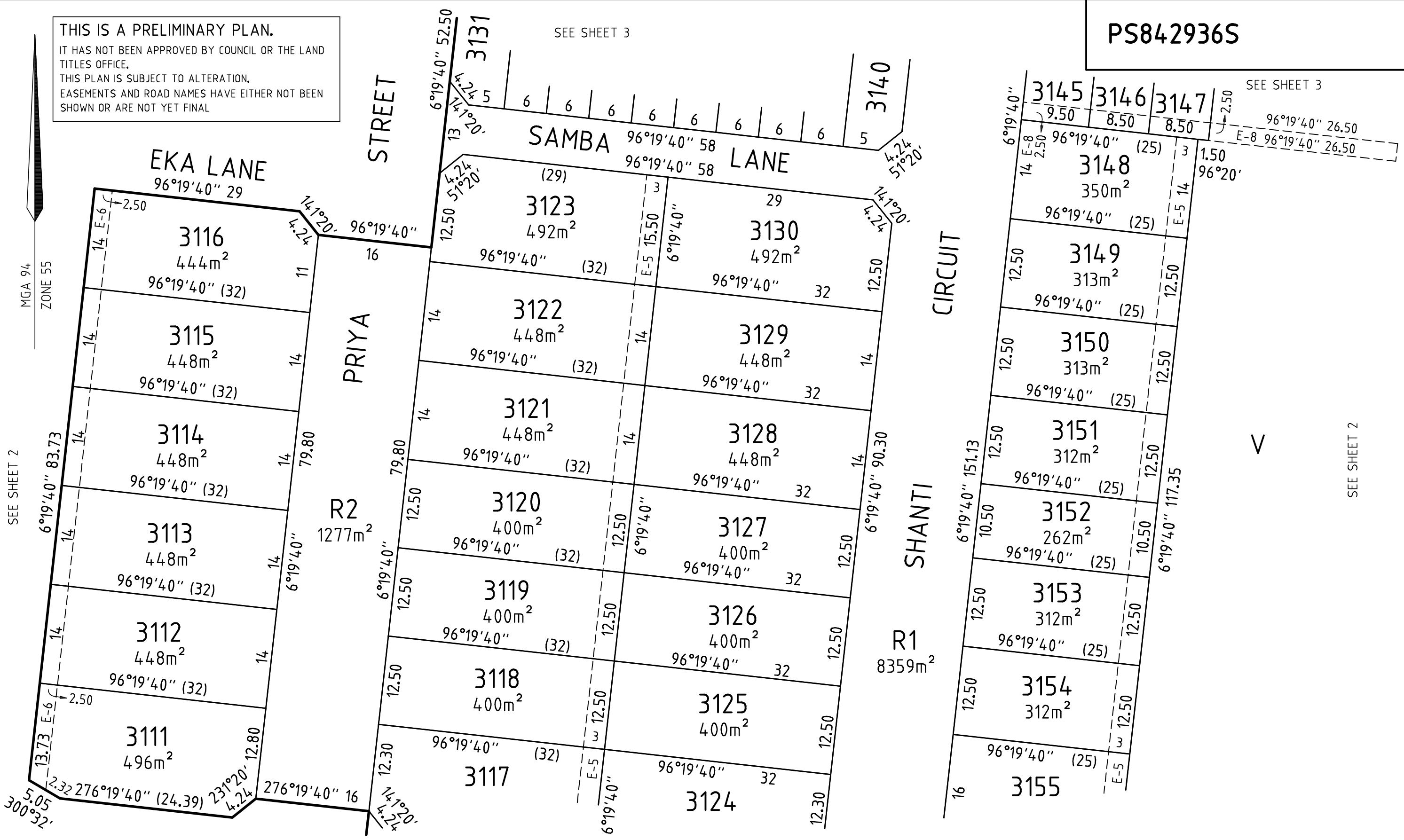
JAMES SPROTT

PS842936S

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

SEE SHEET 3

SEE SHEET 3



SEE SHEET 2

SEE SHEET 2

RIVERWALK RELEASE 31

SEE SHEET 5

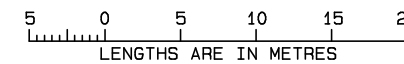


CRA SURVEY PTY LTD
LAND SURVEYORS TOWN PLANNERS
DEVELOPMENT CONSULTANTS

REF: 3936PS31

VERSION: 6 (25-01-2022)

SCALE
1 : 500



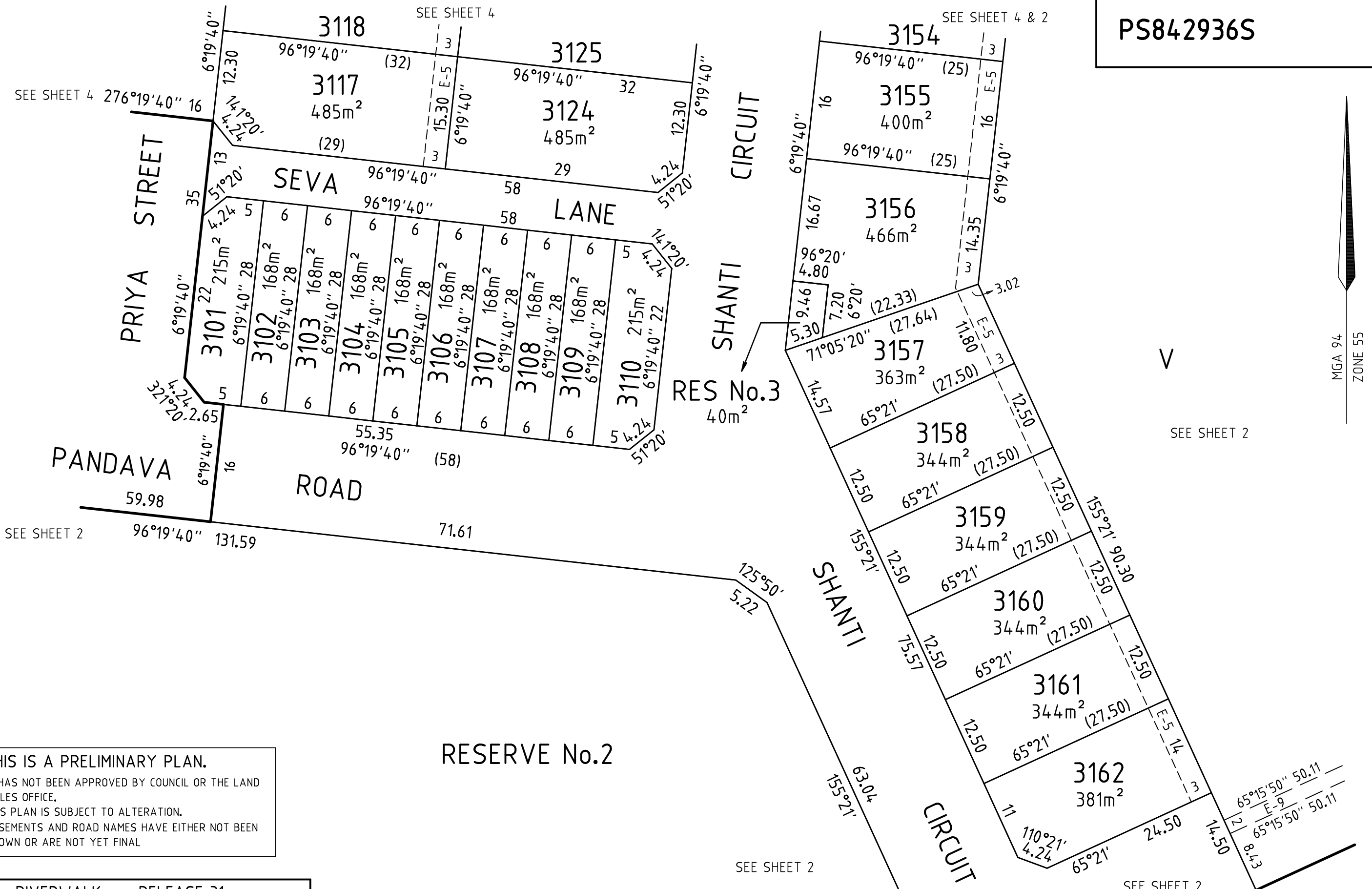
ORIGINAL SHEET
SIZE: A3

SHEET 4

7A/346 Belmore Road office@crsurvey.com.au
Balwyn Vic 3103 Tel: 03 9890 0933

JAMES SPROTT

PS842936S



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

RIVERWALK RELEASE 31

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: 3936PS31 VERSION: 6 (25-01-2022)

SCALE 1:500
 5 0 5 10 15 20
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3 SHEET 5

JAMES SPROTT

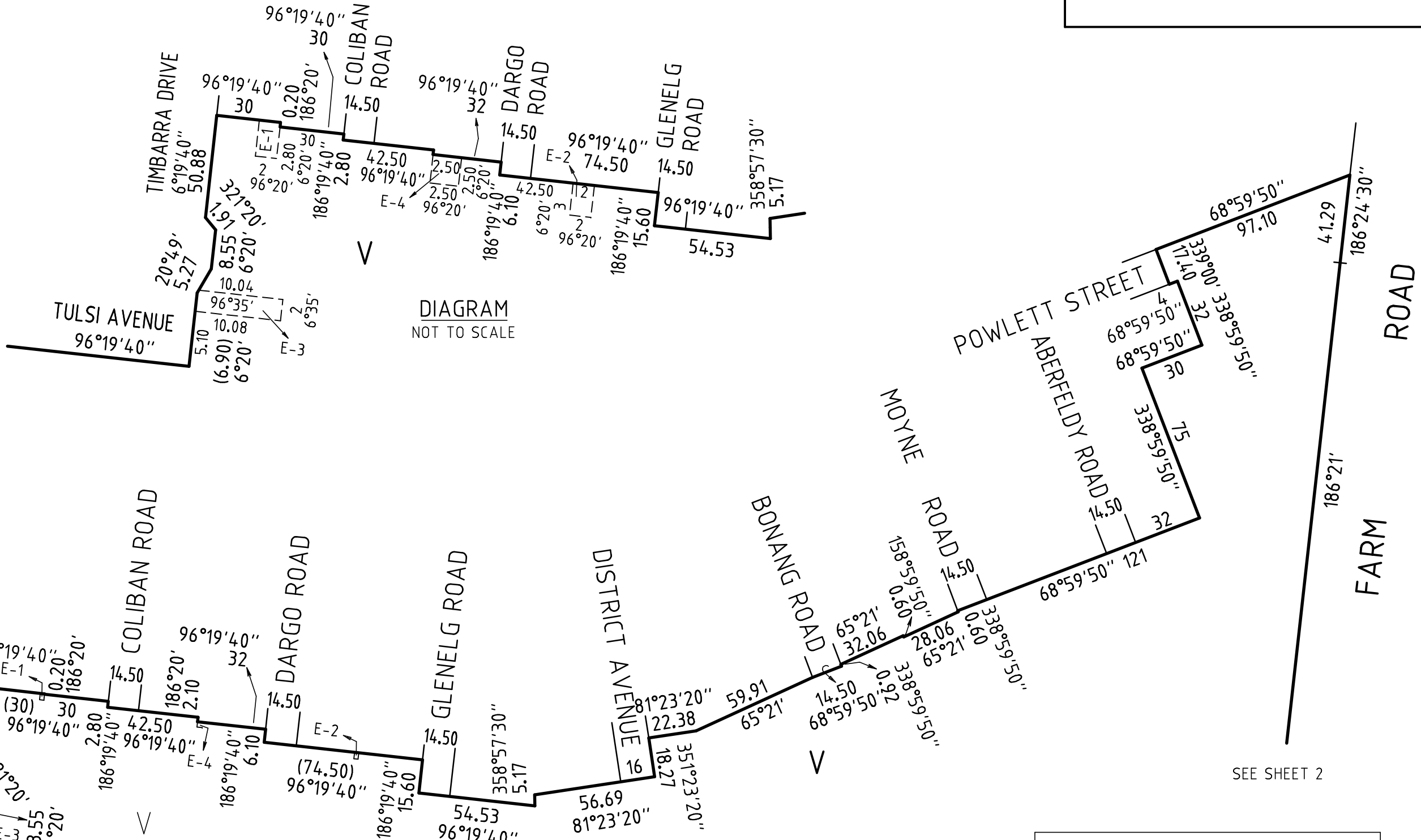
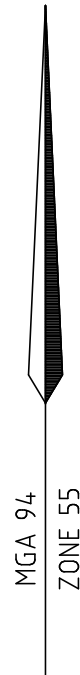


DIAGRAM
NOT TO SCALE

SEE SHEET 2 & 3

SEE DIAGRAM ABOVE
FOR EASEMENT DIMENSIONS

SEE SHEET 2

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

RIVERWALK RELEASE 31

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: 3936PS31 VERSION: 6 (25-01-2022)

SCALE
1 : 2000
20 0 20 40 60 80
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 6

JAMES SPROTT

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.

RIVERWALK RELEASE 31

**CRA SURVEY PTY LTD**LAND SURVEYORS TOWN PLANNERS
DEVELOPMENT CONSULTANTS7A/346 Belmore Road office@crsurvey.com.au
Balwyn Vic 3103 Tel: 03 9890 0933

REF: 3936PS31

VERSION: 6 (25-01-2022)

ORIGINAL SHEET
SIZE: A3

SHEET 7

JAMES SPROTT

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

| BURDENED LOT No | BENEFITING LOTS |
|-----------------|------------------|
| 3101 | 3102 |
| 3102 | 3101, 3103 |
| 3103 | 3102, 3104 |
| 3104 | 3103, 3105 |
| 3105 | 3104, 3106 |
| 3106 | 3105, 3107 |
| 3107 | 3106, 3108 |
| 3108 | 3107, 3109 |
| 3109 | 3108, 3110 |
| 3110 | 3109 |
| 3111 | 3112 |
| 3112 | 3111, 3113 |
| 3113 | 3112, 3114 |
| 3114 | 3113, 3115 |
| 3115 | 3114, 3116 |
| 3116 | 3115 |
| 3117 | 3118, 3124 |
| 3118 | 3117, 3119, 3125 |
| 3119 | 3118, 3120, 3126 |
| 3120 | 3119, 3121, 3127 |
| 3121 | 3120, 3122, 3128 |
| 3122 | 3121, 3123, 3129 |
| 3123 | 3122, 3130 |
| 3124 | 3125, 3117 |
| 3125 | 3124, 3126, 3118 |
| 3126 | 3125, 3127, 3119 |
| 3127 | 3126, 3128, 3120 |
| 3128 | 3127, 3129, 3121 |
| 3129 | 3128, 3130, 3122 |
| 3130 | 3129, 3123 |
| 3131 | 3132 |

| BURDENED LOT No | BENEFITING LOTS |
|-----------------|------------------------|
| 3132 | 3131, 3133 |
| 3133 | 3132, 3134 |
| 3134 | 3133, 3135 |
| 3135 | 3134, 3136 |
| 3136 | 3135, 3137 |
| 3137 | 3136, 3138 |
| 3138 | 3137, 3139 |
| 3139 | 3138, 3140 |
| 3140 | 3139 |
| 3141 | 3142 |
| 3142 | 3141, 3143 |
| 3143 | 3142, 3144 |
| 3144 | 3143 |
| 3145 | 3146, 3148 |
| 3146 | 3145, 3147, 3148 |
| 3147 | 3146, 3148 |
| 3148 | 3145, 3146, 3147, 3149 |
| 3149 | 3148, 3150 |
| 3150 | 3149, 3151 |
| 3151 | 3150, 3152 |
| 3152 | 3151, 3153 |
| 3153 | 3152, 3154 |
| 3154 | 3153, 3155 |
| 3155 | 3154, 3156 |
| 3156 | 3155, 3157 |
| 3157 | 3156, 3158 |
| 3158 | 3157, 3159 |
| 3159 | 3158, 3160 |
| 3160 | 3159, 3161 |
| 3161 | 3160, 3162 |
| 3162 | 3161 |

RIVERWALK RELEASE 31

**CRA SURVEY PTY LTD**LAND SURVEYORS TOWN PLANNERS
DEVELOPMENT CONSULTANTS7A/346 Belmore Road office@crsurvey.com.au
Balwyn Vic 3103 Tel: 03 9890 0933

REF: 3936PS31

VERSION: 6 (25-01-2022)

ORIGINAL SHEET
SIZE: A3

SHEET 8

JAMES SPROTT