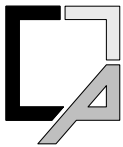
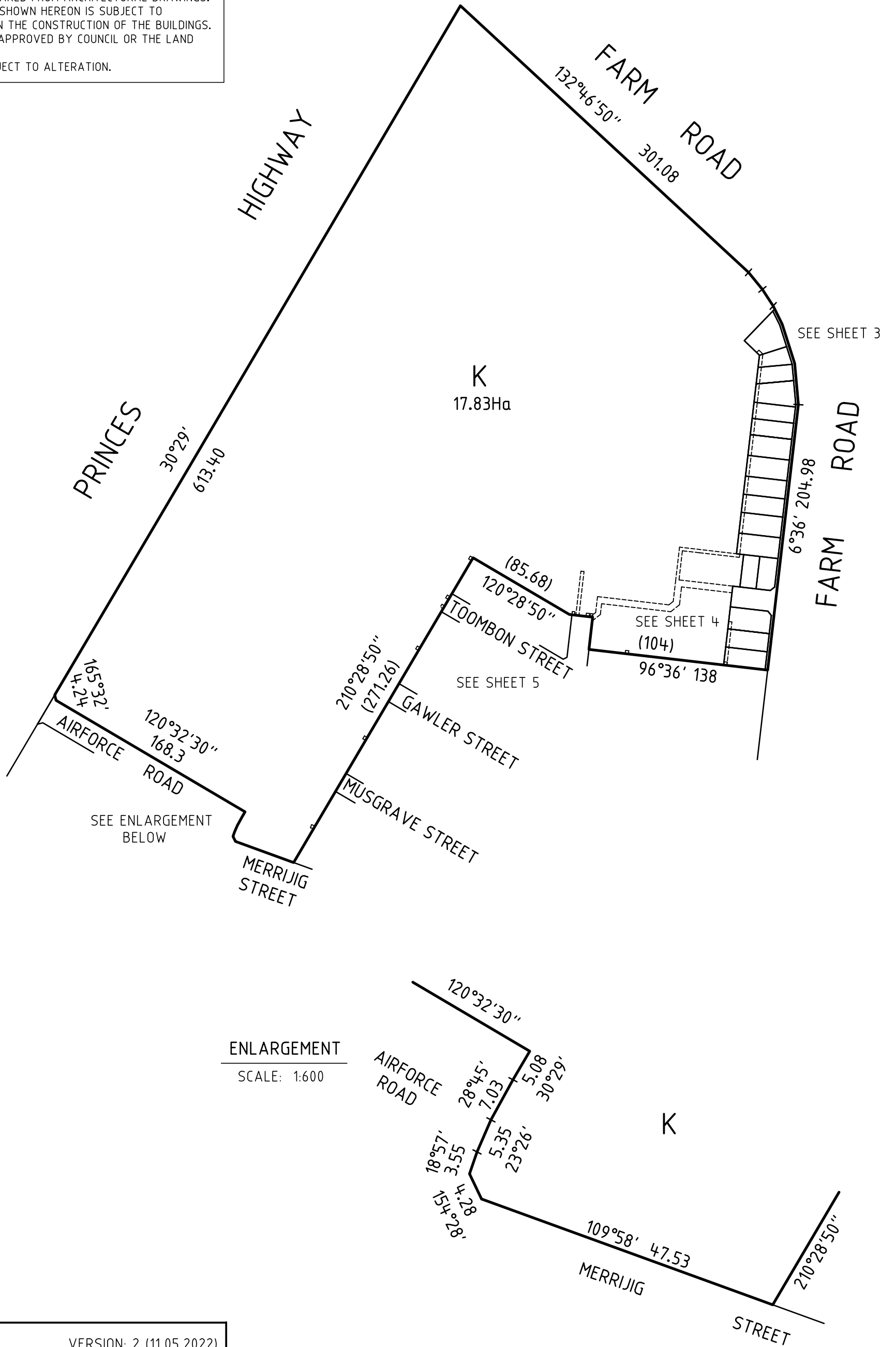
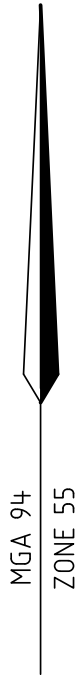


PLAN OF SUBDIVISION				EDITION 1	PS907684K
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: WERRIBEE CROWN ALLOTMENTS: 22A (PART) & 10A (PART) PARISH: MAMBOURIN CROWN ALLOTMENTS: 4A (PT), 5A (PT), 7A (PT), 8A (PT) & 9A (PT) CROWN ALLOTMENTS: H (PART) SECTION 7 TITLE REFERENCE: LAST PLAN REF: LOT H ON PS907683M POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE, VIC 3030 MGA 94 CO-ORDINATES: E 292 970 ZONE 55 (of approx centre of land in plan) N 5 801 510 GDA 94				WYNDHAM CITY COUNCIL <div style="border: 1px solid black; padding: 5px;"> <p>THIS IS A PRELIMINARY PLAN. IT HAS BEEN PREPARED FROM ARCHITECTURAL DRAWINGS. THE INFORMATION SHOWN HEREON IS SUBJECT TO VERIFICATION UPON THE CONSTRUCTION OF THE BUILDINGS. IT HAS NOT BEEN APPROVED BY COUNCIL OR THE LAND TITLES OFFICE. THIS PLAN IS SUBJECT TO ALTERATION.</p> </div>	
VESTING OF ROADS OR RESERVES				NOTATIONS	
IDENTIFIER		COUNCIL/BODY/PERSON		OTHER PURPOSE OF PLAN: TO REMOVE GAS EASEMENT E-14 ON AV109205W AND CREATED IN AV109205W GROUNDS FOR EASEMENT REMOVAL: BY AGREEMENT OF ALL INTERESTED PARTIES UNDER SECTION 6(1)(k) OF THE SUBDIVISION ACT 1988	
ROAD R1		WYNDHAM CITY COUNCIL			
NOTATIONS					
DEPTH LIMITATION:		DOES NOT APPLY		RIVERWALK RELEASE 38 Number of Lots: 17 (excludes Lot K) Release 38 Land Area: 8647m ²	
SURVEY: THIS PLAN IS BASED ON SURVEY (PS636838S) STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO: 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	
E-3	SEWERAGE	SEE PLAN	PS810599P	CITY WEST WATER CORPORATION	
E-4	DRAINAGE	SEE PLAN	PS810600J	WYNDHAM CITY COUNCIL	
E-5	SEWERAGE	SEE PLAN	PS810600J	CITY WEST WATER CORPORATION	
E-6	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL	
E-6, E-7	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION	
 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: 3936PS38	VERSION: 2 (11.05.2022)	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7
			JAMES SPROTT		

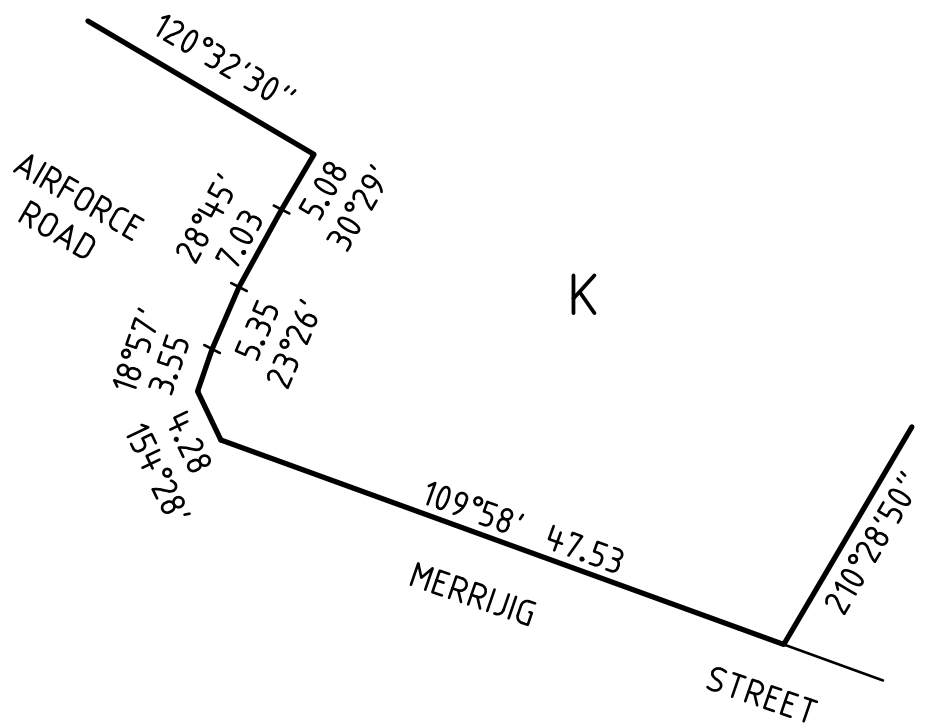
PS907684K

THIS IS A PRELIMINARY PLAN.

IT HAS BEEN PREPARED FROM ARCHITECTURAL DRAWINGS.
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ENLARGEMENT
SCALE: 1:600



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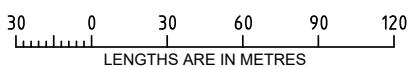


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SCALE
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ORIGINAL SHEET
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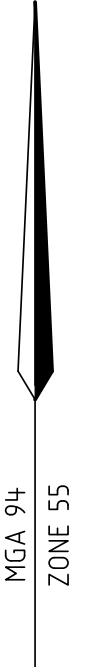
SHEET 2

JAMES SPROTT

PS907684K

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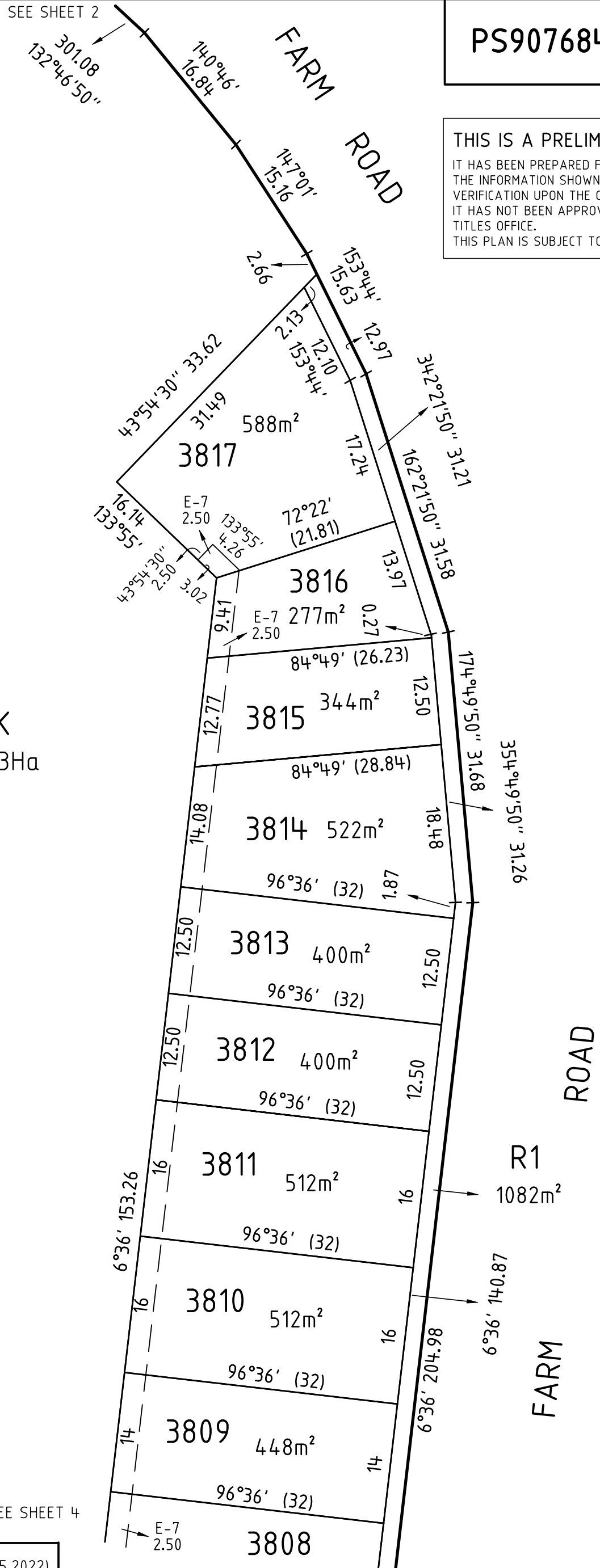
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K
17.83Ha

SEE SHEET 2

SEE SHEET 4



REF: 3936PS38

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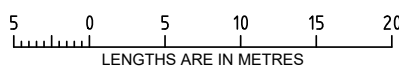


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SCALE
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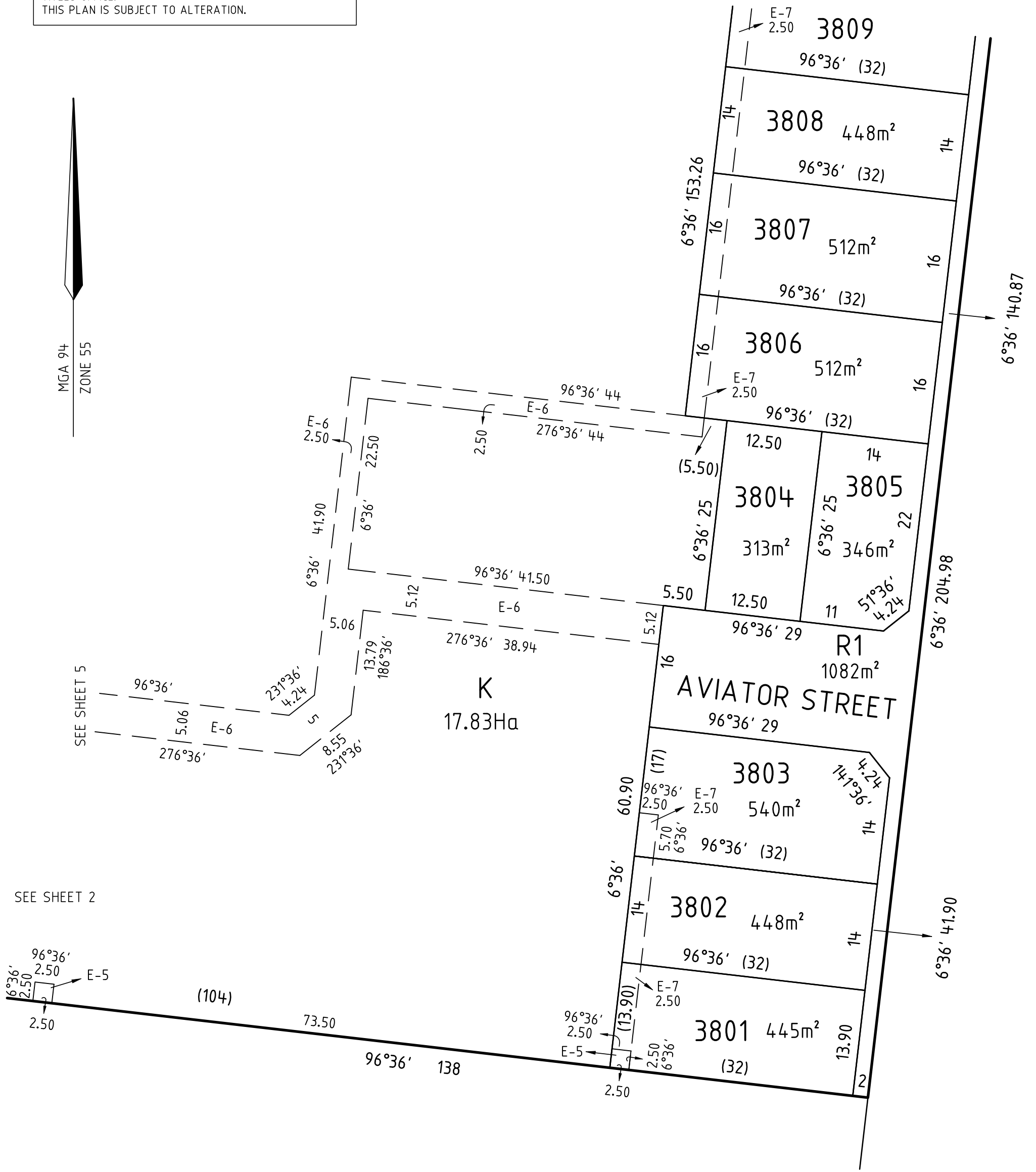
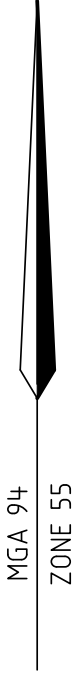
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SHEET 3

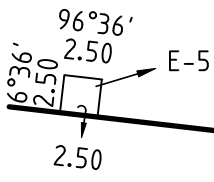
JAMES SPROTT

THIS IS A PRELIMINARY PLAN.

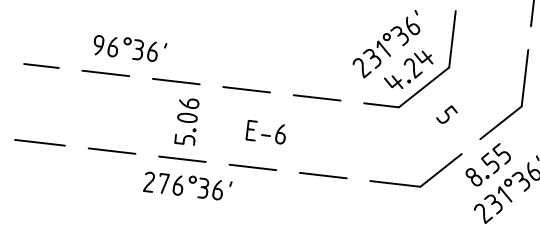
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SEE SHEET 2



SEE SHEET 5



REF: 3936PS38 VERSION: 2 (11.05.2022)

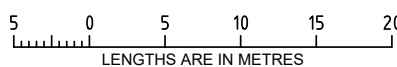


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SCALE
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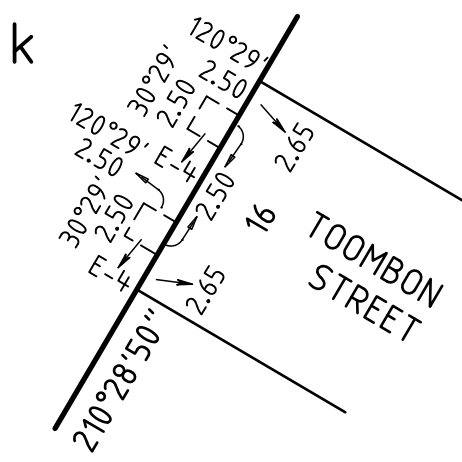


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SHEET 4

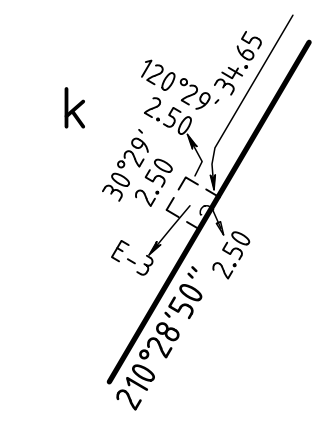
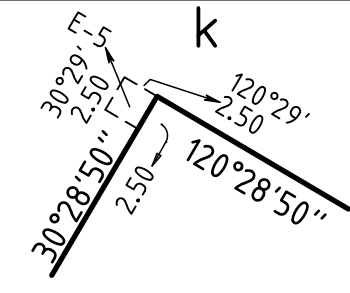
JAMES SPROTT

MGA 94
ZONE 55

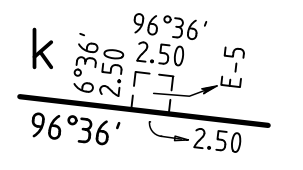


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SCALE: 1:500

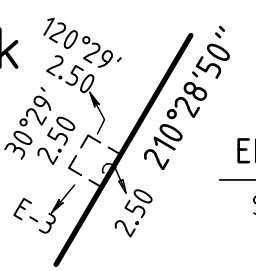
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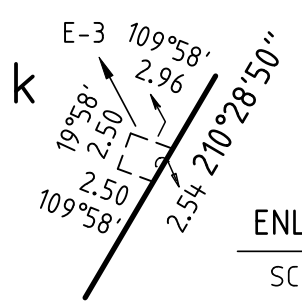
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ENLARGEMENT
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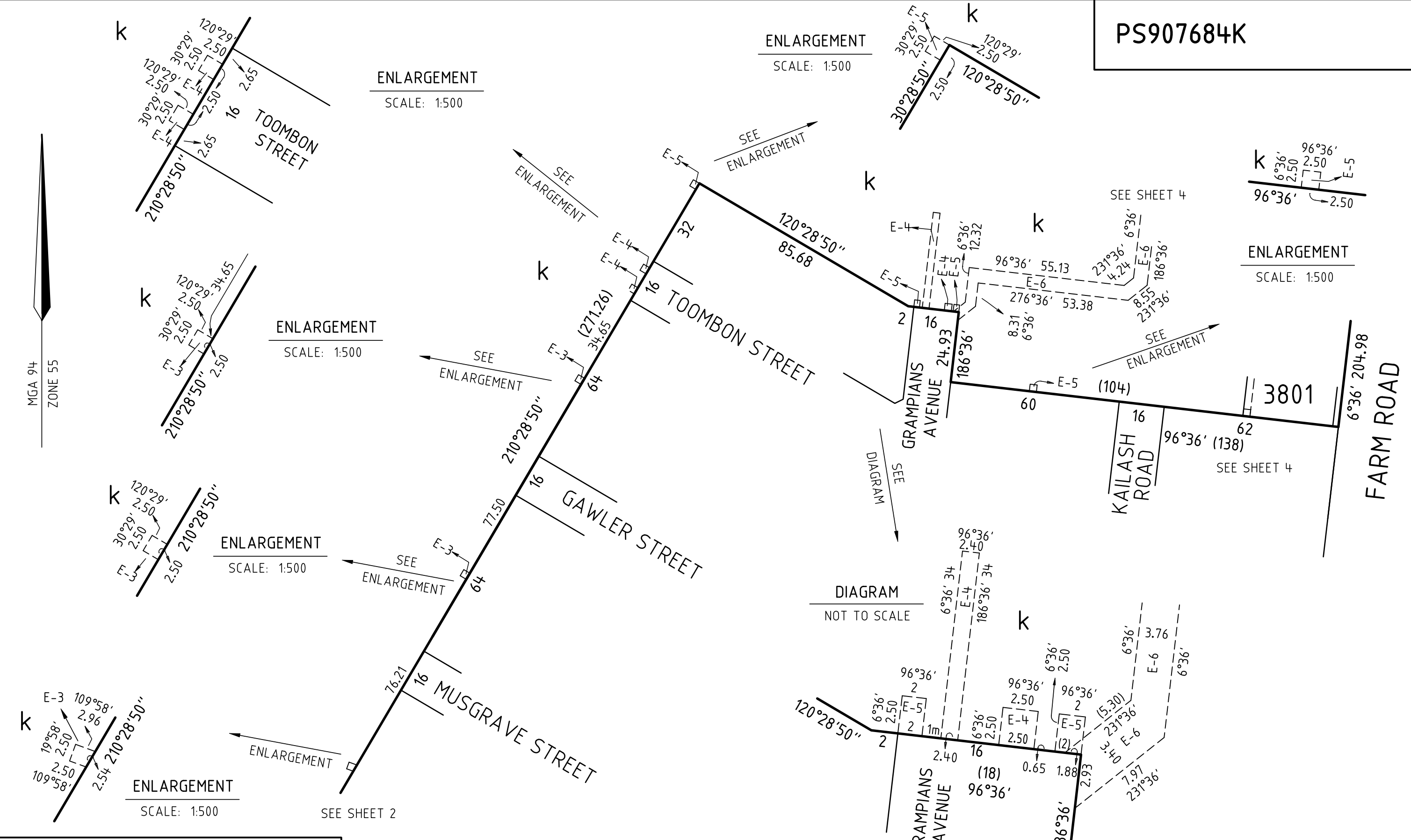


ENLARGEMENT
SCALE: 1:500



ENLARGEMENT
SCALE: 1:500

SEE SHEET 2



RIVERWALK RELEASE 38



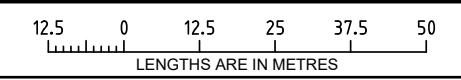
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VERSION: 2 (11.05.2022)

SCALE
1: 1250



ORIGINAL SHEET
SIZE: A3

SHEET 5

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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.

RIVERWALK RELEASE 38

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SIZE: A3

SHEET 6

JAMES SPROTT

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

BURDENED LOT No	BENEFITING LOTS
3801	3802
3802	3801, 3803
3803	3802
3804	3805, 3806
3805	3804, 3806
3806	3804, 3805, 3807
3807	3806, 3808
3808	3807, 3809
3809	3808, 3810
3810	3809, 3811
3811	3810, 3812
3812	3811, 3813
3813	3812, 3814
3814	3813, 3815
3815	3814, 3816
3816	3815, 3817
3817	3816

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SHEET 7

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