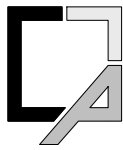
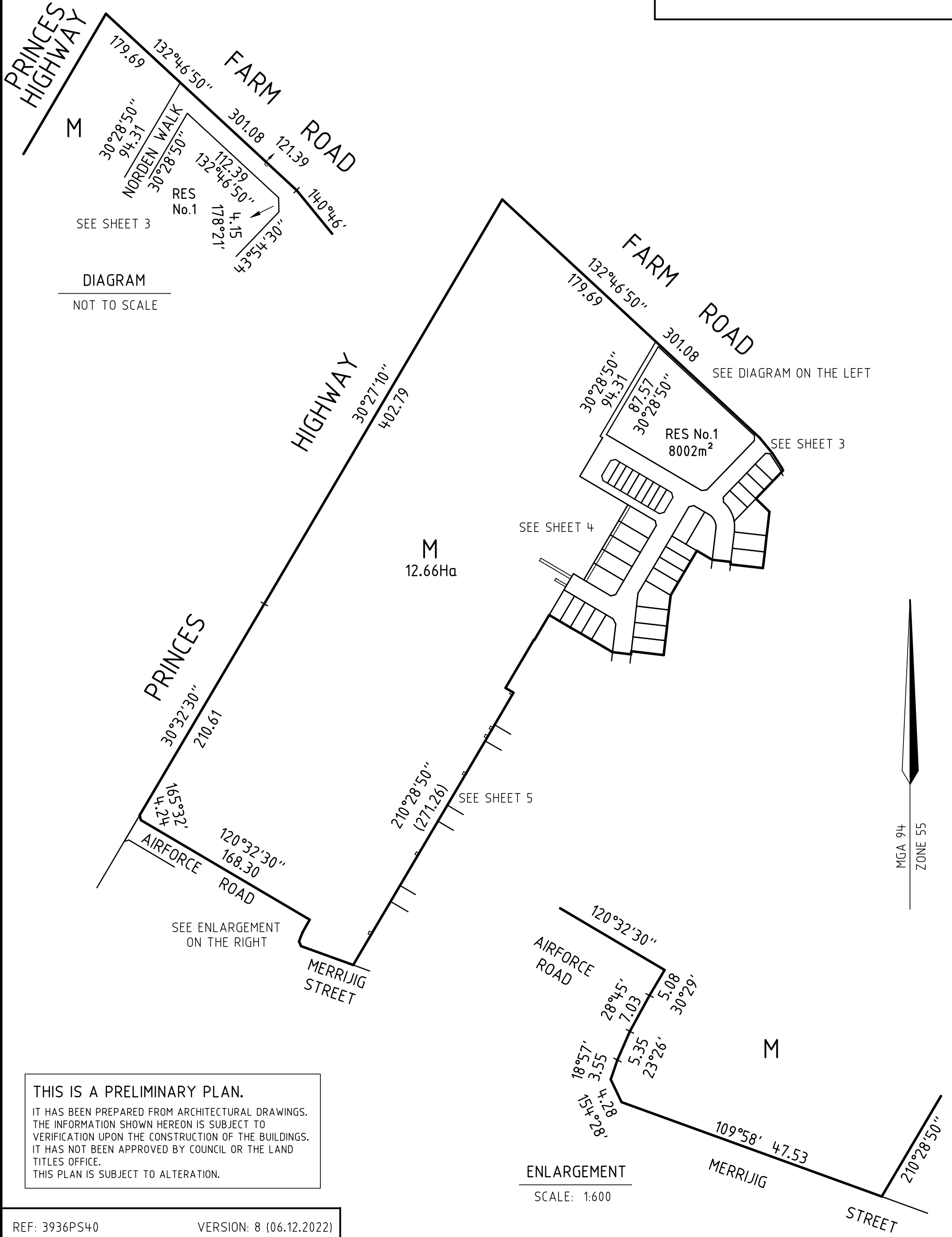


PLAN OF SUBDIVISION				EDITION 1	PS907689Y
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: WERRIBEE CROWN ALLOTMENTS: 22A (PART) & 10A (PART) PARISH: MAMBOURIN CROWN ALLOTMENTS: 4A (PT), 5A (PT), 7A (PT), 8A (PT) & 9A (PT) CROWN ALLOTMENTS: H (PART) SECTION 7 TITLE REFERENCE: LAST PLAN REF: LOT L ON PS907685H 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 PART EASEMENT E-6 ON PS907685H AND CREATED IN PS907685H 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	
ROAD R1 RESERVE No.1		WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL			
NOTATIONS				RIVERWALK RELEASE 40 Number of Lots: 37 (excludes Lot M) Release 40 Land Area: 2.736ha	
DEPTH LIMITATION: DOES NOT APPLY					
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	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION	
E-7	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL	
 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: 3936PS40	VERSION: 8 (06.12.2022)	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7
			JAMES SPROTT		

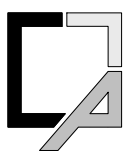


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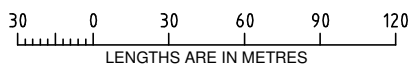


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SCALE
1 : 3000



ORIGINAL SHEET
SIZE: A3

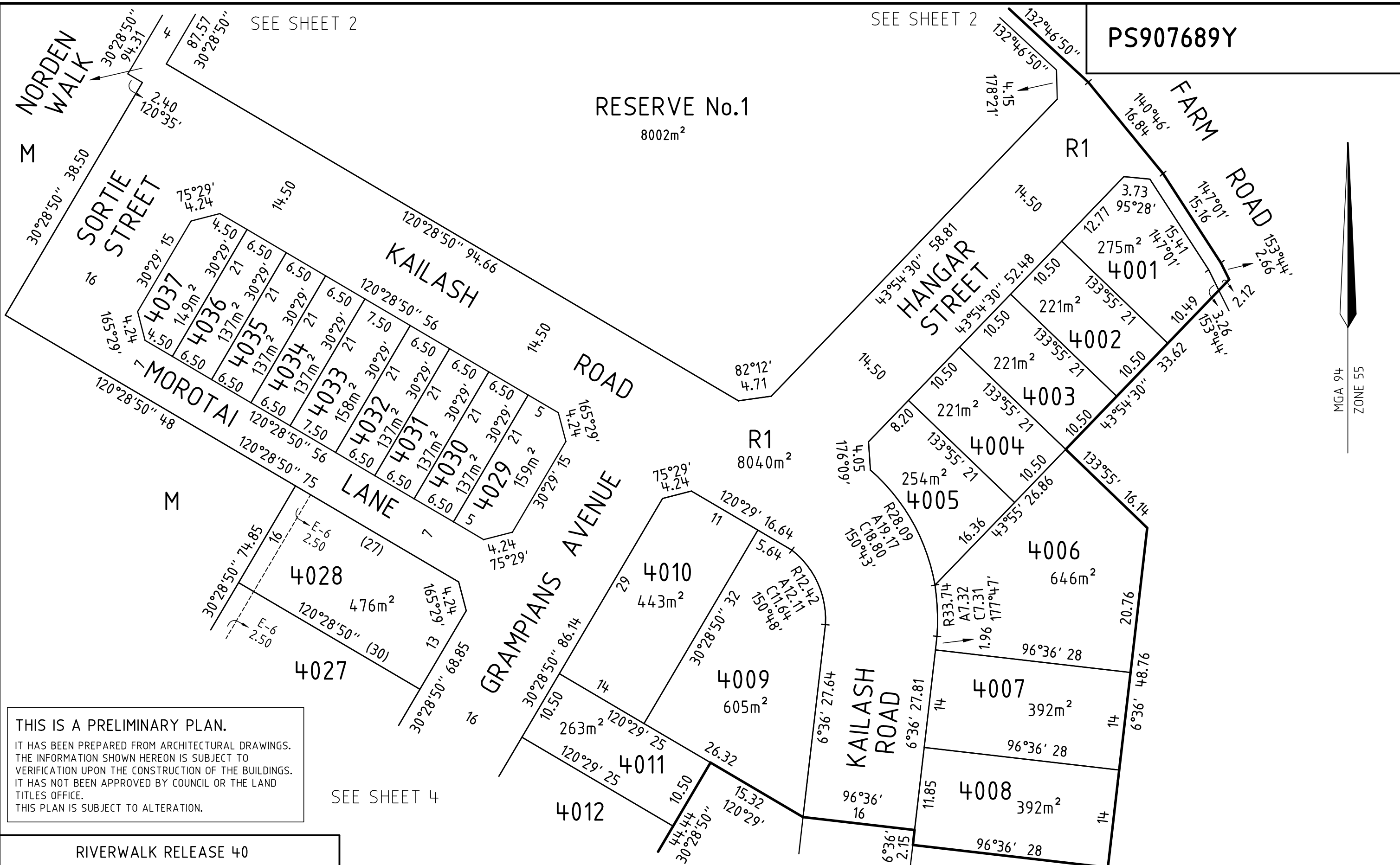
SHEET 2

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PS907689Y

RESERVE No.1

8002m²



MGA 94
ZONE 55

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SEE SHEET 4

RIVERWALK RELEASE 40

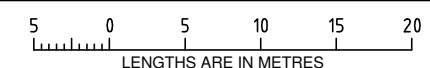
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SCALE
1 : 500

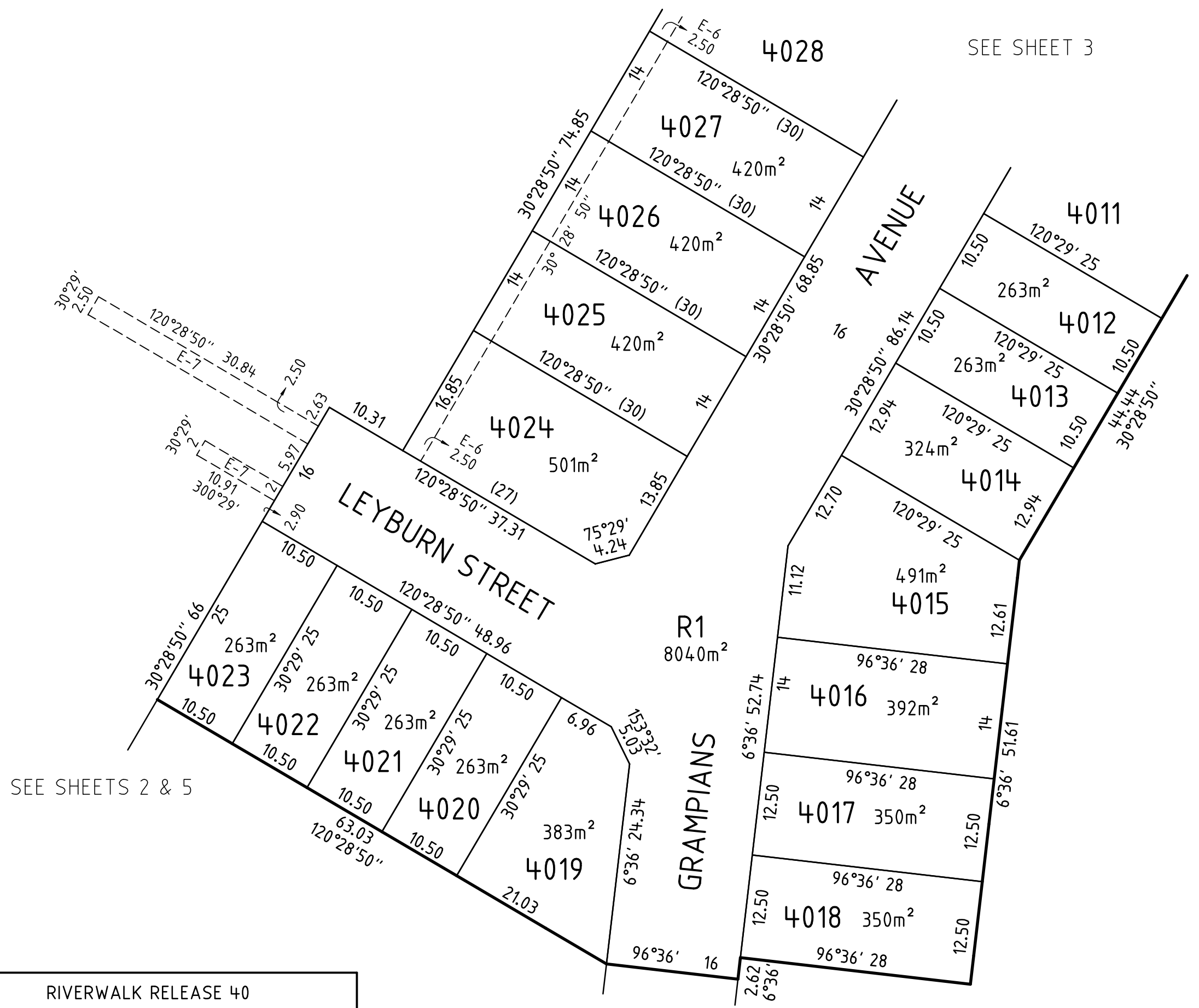
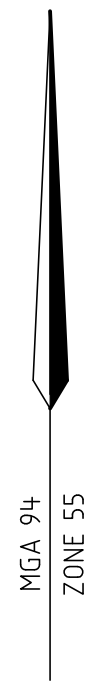


ORIGINAL SHEET
SIZE: A3

SHEET 3

JAMES SPROTT

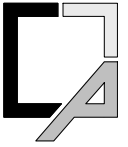
SEE SHEET 3



SEE SHEETS 2 & 5

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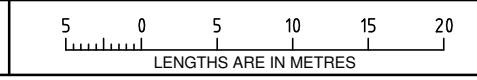


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SCALE
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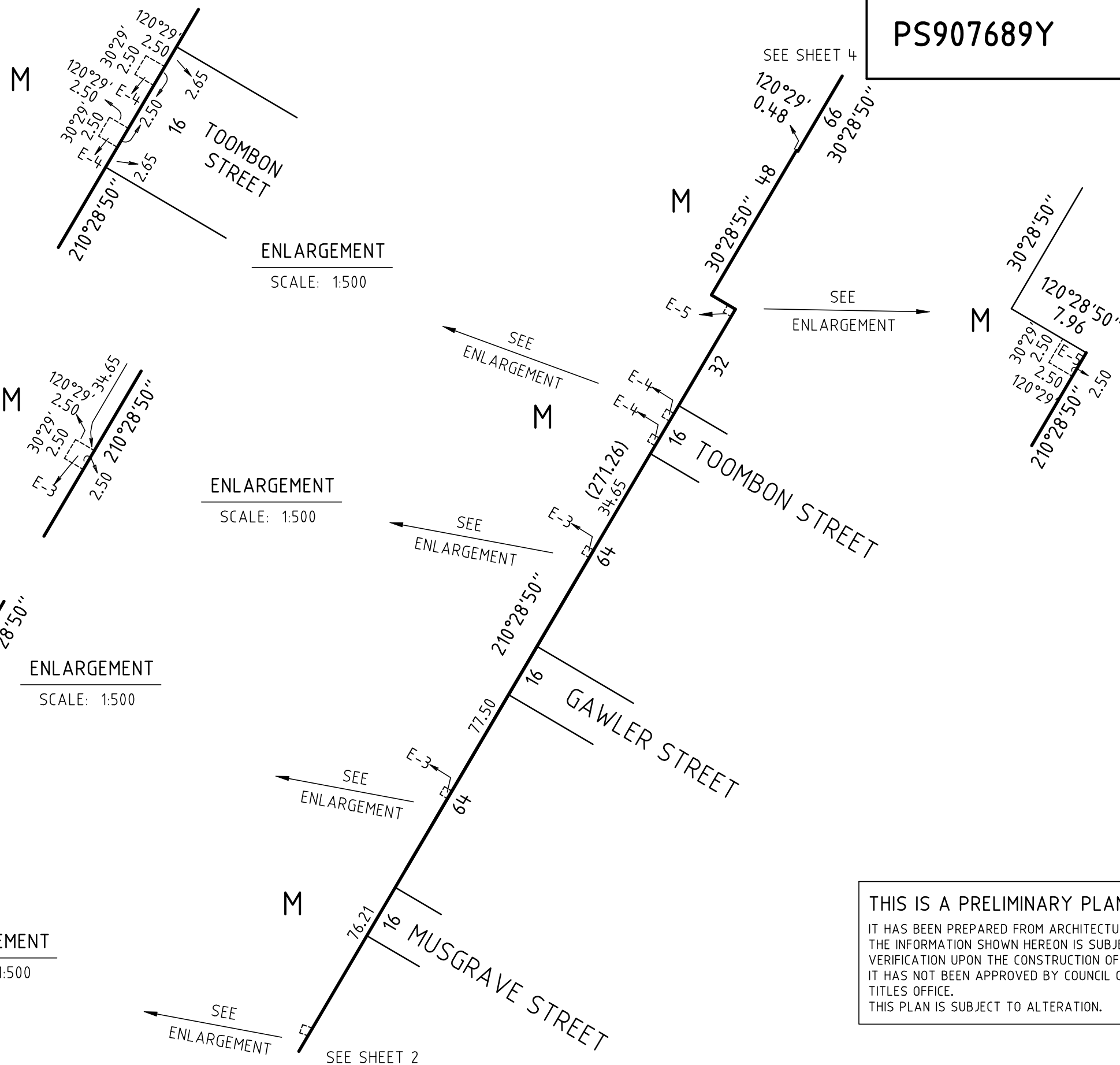


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SHEET 4

JAMES SPROTT

MGA 94
ZONE 55



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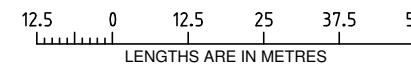
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VERSION: 8 (06.12.2022)

SCALE
1 : 1250



ORIGINAL SHEET
SIZE: A3

SHEET 5

JAMES SPOTT

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 40		REF: 3936PS40	VERSION: 8 (06.12.2022)	ORIGINAL SHEET SIZE: A3	SHEET 6
 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	JAMES SPROTT				

TABLE 1

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

CREATION OF RESTRICTION

BURDENED LOT No	BENEFITING LOTS
4001	4002
4002	4001, 4003
4003	4002, 4004
4004	4003, 4005, 4006
4005	4004, 4006
4006	4004, 4005, 4007
4007	4006, 4008
4008	4007
4009	4010, 4011
4010	4009, 4011
4011	4009, 4010, 4012
4012	4011, 4013
4013	4012, 4014
4014	4013, 4015
4015	4014, 4016
4016	4015, 4017
4017	4016, 4018
4018	4017
4019	4020

BURDENED LOT No	BENEFITING LOTS
4020	4019, 4021
4021	4020, 4022
4022	4021, 4023
4023	4022
4024	4025
4025	4024, 4026
4026	4025, 4027
4027	4026, 4028
4028	4027
4029	4030
4030	4029, 4031
4031	4030, 4032
4032	4031, 4033
4033	4032, 4034
4034	4033, 4035
4035	4034, 4036
4036	4035, 4037
4037	4036

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RIVERWALK RELEASE 40



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SHEET 7

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