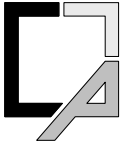
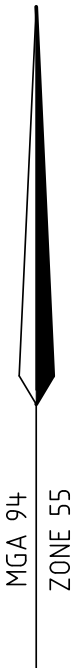
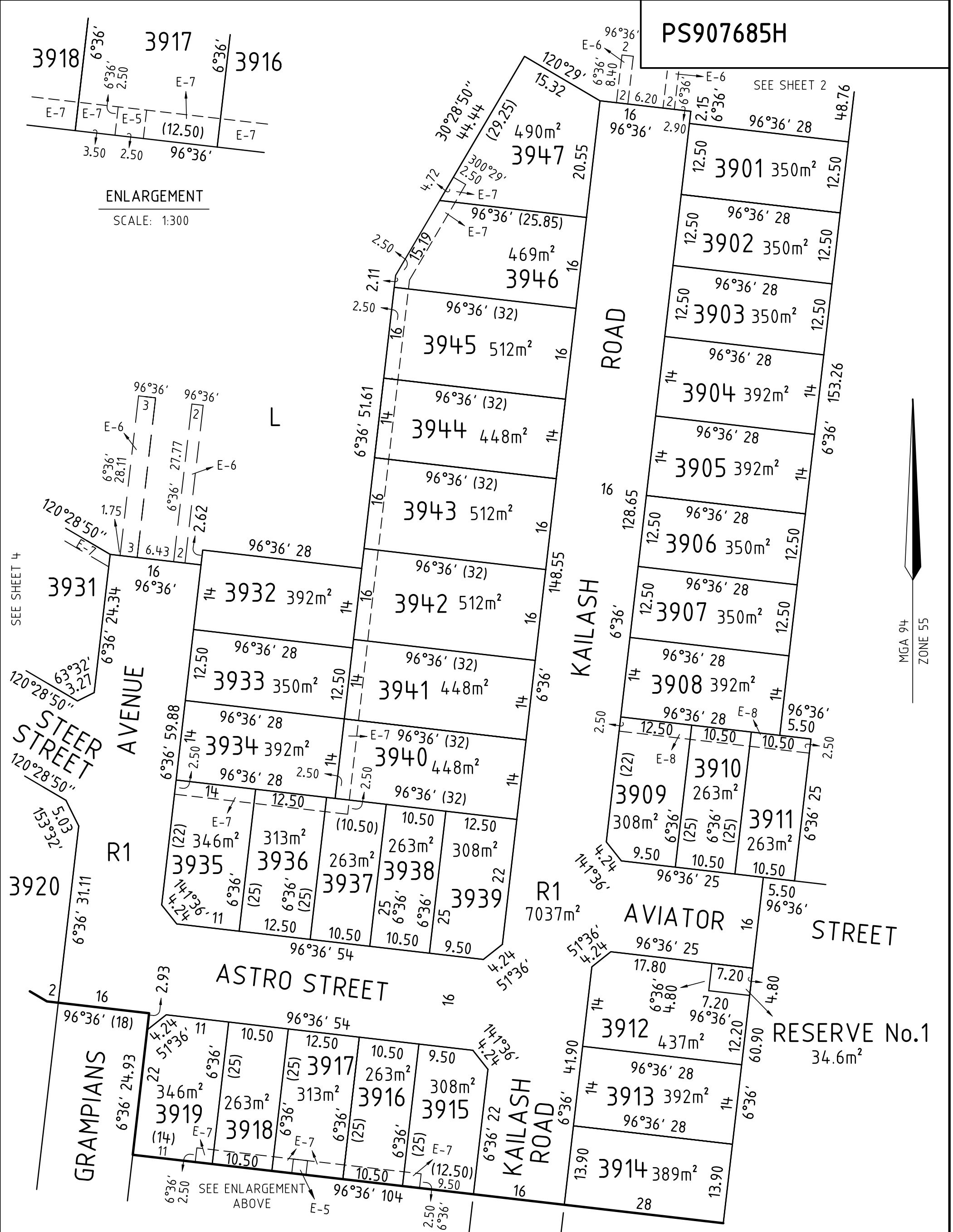
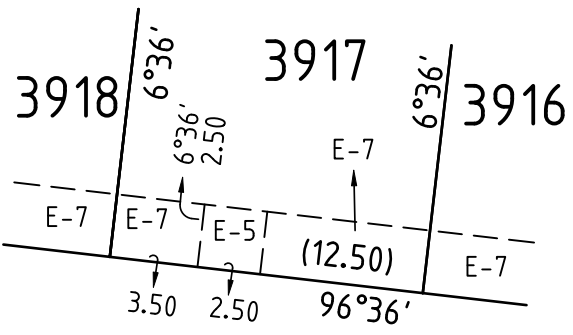


PLAN OF SUBDIVISION				EDITION 1	PS907685H
<b>LOCATION OF LAND</b> PARISH: MAMBOURIN TOWNSHIP: WERRIBEE CROWN ALLOTMENTS: 22A (PART) & 10A (PART)  PARISH: MAMBOURIN CROWN ALLOTMENTS: 4A (PT), 5A (PT), 7A (PT), 8A (PT) & 9A (PT) CROWN ALLOTMENTS: H (PART) SECTION 7  TITLE REFERENCE: LAST PLAN REF: LOT K ON PS907684K POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE, VIC 3030  MGA 94 CO-ORDINATES: E 293 175 ZONE 55 (of approx centre of land in plan) N 5 801 440 GDA 94				WYNDHAM CITY COUNCIL	
<b>VESTING OF ROADS OR RESERVES</b>				<b>NOTATIONS</b>	
IDENTIFIER		COUNCIL/BODY/PERSON		<b>OTHER PURPOSE OF PLAN:</b> TO REMOVE PART EASEMENT E-4 ON PS907684K AND CREATED IN PS810600J AND AFFECTING ROAD R1 ON THIS PLAN  TO REMOVE PART EASEMENT E-5 ON PS907684K AND CREATED IN PS810600J AND AFFECTING ROAD R1 ON THIS PLAN  TO REMOVE EASEMENTS E-6 & E-8 ON PS907684K AND CREATED IN PS907684K AND AFFECTING ROAD R1 ON THIS PLAN  TO REMOVE PART EASEMENT E-7 ON PS907684K AND CREATED IN PS907684K AND AFFECTING ROAD R1 ON THIS PLAN  <b>GROUNDS FOR EASEMENT REMOVAL:</b> BY AGREEMENT OF ALL INTERESTED PARTIES UNDER SECTION 6(1)(k) OF THE SUBDIVISION ACT 1988	
ROAD R1 RESERVE No.1		WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD			
<b>NOTATIONS</b>					
<b>DEPTH LIMITATION:</b> DOES NOT APPLY				<b>RIVERWALK RELEASE 39</b>  Number of Lots: 47 (excludes Reserves & Lot L) Release 39 Land Area: 2.455ha	
<b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY (PS636838S)  <b>STAGING:</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO:  THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS:  IN PROCLAIMED SURVEY AREA NUMBER:					
<b>EASEMENT INFORMATION</b>					
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	SEE PLAN	PS412756U	CITY WEST WATER LIMITED	
E-2	SEWERAGE	SEE PLAN	PS810598R	CITY WEST WATER CORPORATION	
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-7	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION	
E-8	SEWERAGE	SEE PLAN	PS907684K	GREATER WESTERN WATER CORPORATION	
E-12	SEWERAGE	SEE PLAN	PS810599P	CITY WEST WATER CORPORATION	
E-13	ELECTRICITY SUPPLY	SEE PLAN	THIS PLAN	POWERCOR AUSTRALIA LTD	
 <b>CRA SURVEY PTY LTD</b> LAND SURVEYORS DEVELOPMENT CONSULTANTS DIGITAL SCANNING 292 Canterbury Road office@crsurvey.com.au Surrey Hills, 3127 Tel: 03 9890 0933		REF: 3936PS39	VERSION: 9 (19.12.2023)	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 8
		JAMES SPROTT			



PS907685H

SEE SHEET 2

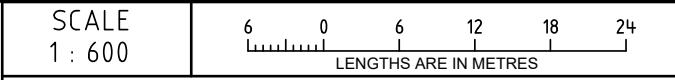


MGA 94  
ZONE 55

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RIVERWALK RELEASE 39

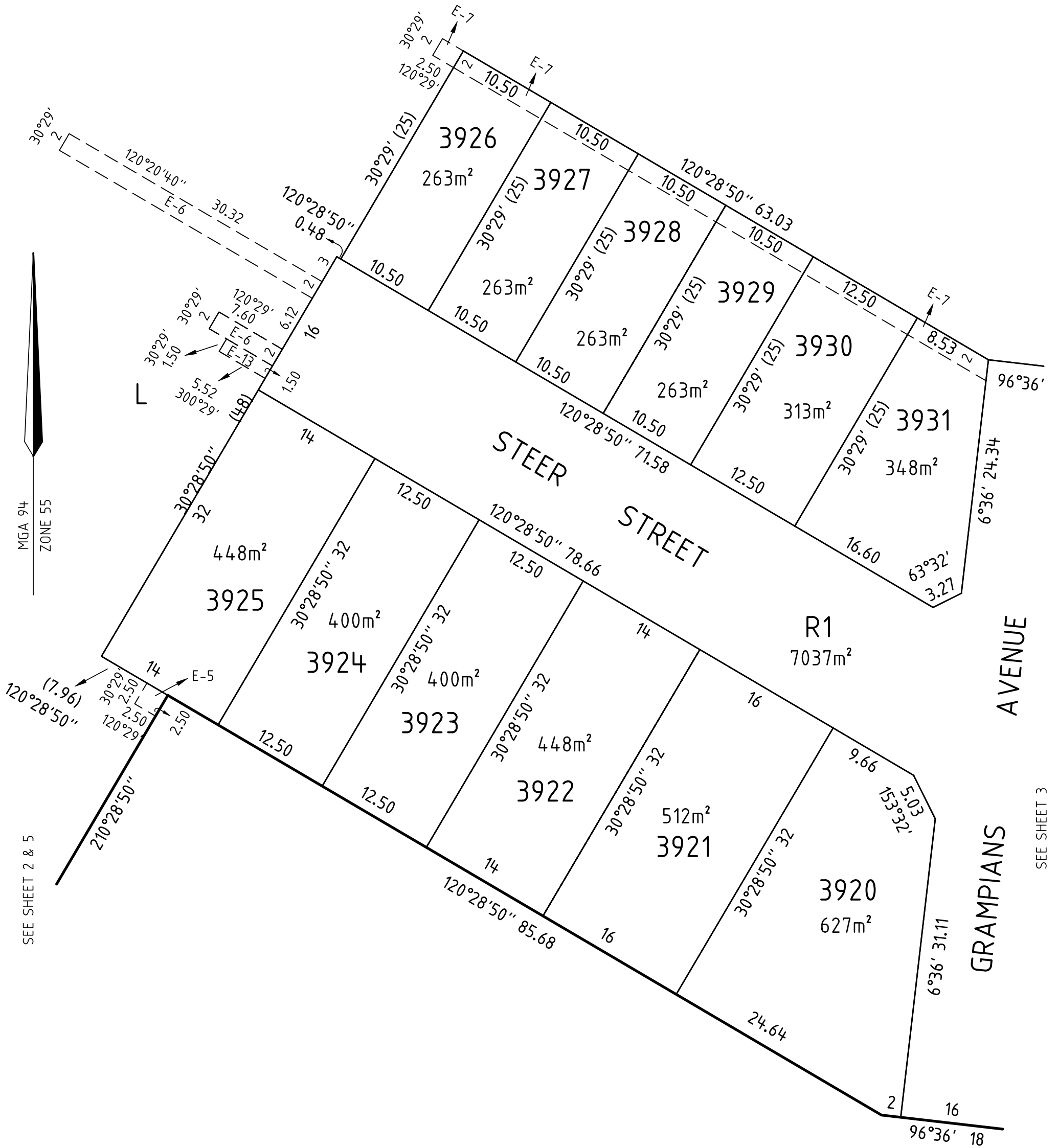
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SHEET 3

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SEE SHEET 2 & 5

SEE SHEET 3

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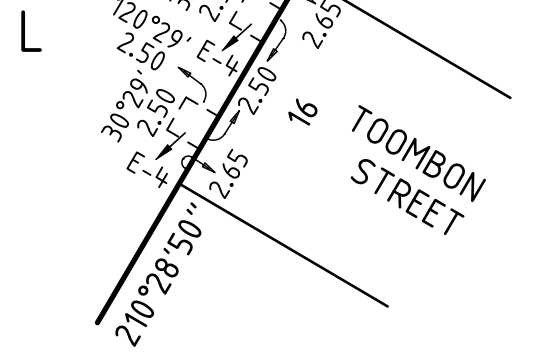
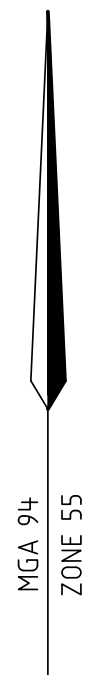
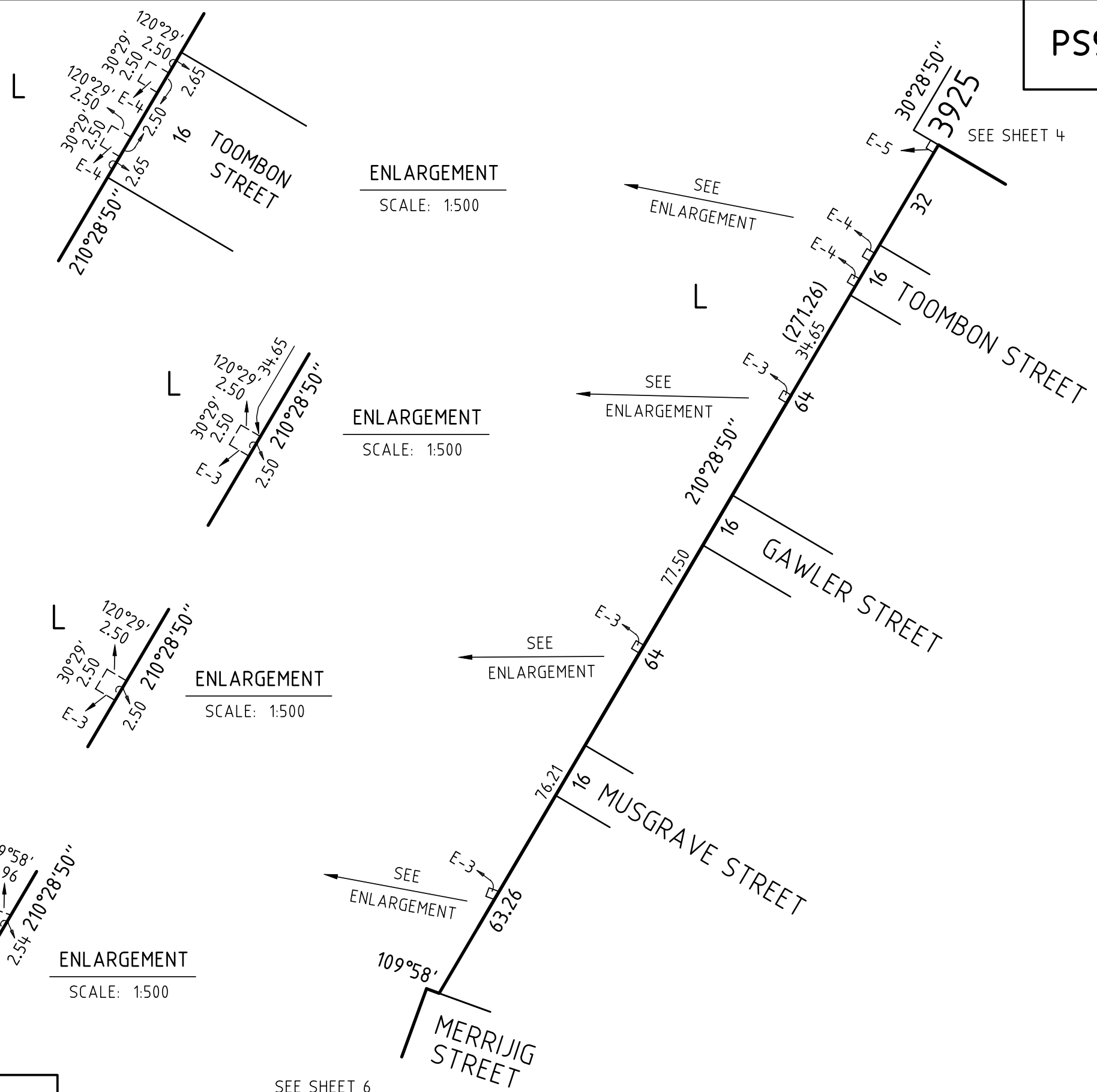
SCALE  
 1 : 400

LENGTHS ARE IN METRES

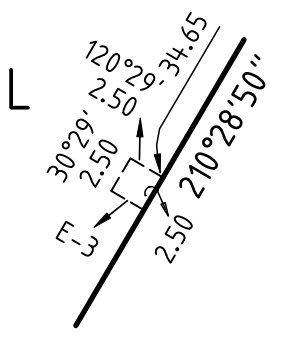
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SHEET 4

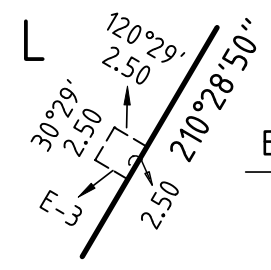
JAMES SPROTT



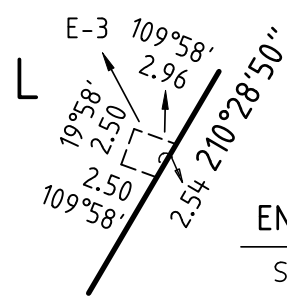
ENLARGEMENT  
SCALE: 1:500



ENLARGEMENT  
SCALE: 1:500



ENLARGEMENT  
SCALE: 1:500



ENLARGEMENT  
SCALE: 1:500

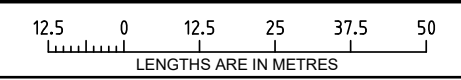
RIVERWALK RELEASE 39

SEE SHEET 6

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SCALE  
1 : 1250



ORIGINAL SHEET  
SIZE: A3

SHEET 5

JAMES SPROTT

SEE SHEET 5

ENLARGEMENT

SCALE: 1:300

SEE ENLARGEMENT

E-3  
64

210°28'50" (271.26)

29.50

SEE ENLARGEMENT

ENLARGEMENT  
SCALE: 1:300

ENLARGEMENT

SCALE: 1:300

SEE ENLARGEMENT

ENLARGEMENT

SCALE: 1:300

ENLARGEMENT

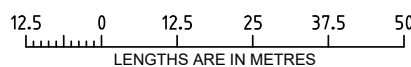
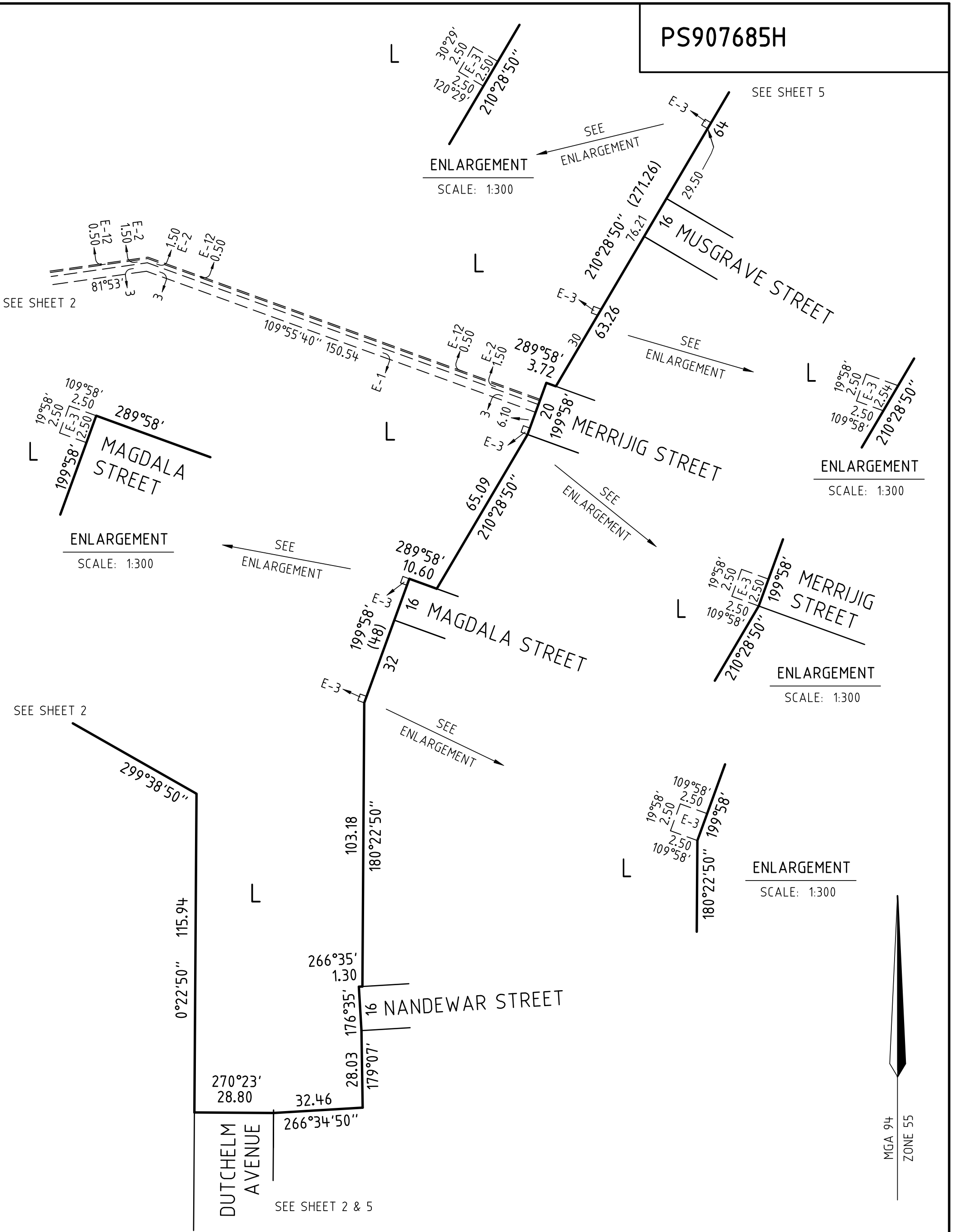
SCALE: 1:300

SEE SHEET 2

SEE SHEET 2

SEE SHEET 2 & 5

MGA 94  
ZONE 55



**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 39



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REF: 3936PS39

VERSION: 9 (19.12.2023)

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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
3901	3902
3902	3901, 3903
3903	3902, 3904
3904	3903, 3905
3905	3904, 3906
3906	3905, 3907
3907	3906, 3908
3908	3907, 3909, 3910, 3911
3909	3908, 3910
3910	3908, 3909, 3911
3911	3908, 3910
3912	3913
3913	3912, 3914
3914	3913
3915	3916
3916	3915, 3917
3917	3916, 3918
3918	3917, 3919
3919	3918
3920	3921
3921	3920, 3922
3922	3921, 3923
3923	3922, 3924
3924	3923, 3925

BURDENED LOT No	BENEFITING LOTS
3925	3924
3926	3927
3927	3926, 3928
3928	3927, 3929
3929	3928, 3930
3930	3929, 3931
3931	3930
3932	3933, 3941, 3942
3933	3932, 3934, 3941
3934	3933, 3935, 3936, 3937, 3940
3935	3934, 3936
3936	3934, 3935, 3937
3937	3934, 3936, 3938, 3940
3938	3937, 3939, 3940
3939	3938, 3940
3940	3934, 3937, 3938, 3939, 3941
3941	3932, 3933, 3940, 3942
3942	3932, 3941, 3943
3943	3942, 3944
3944	3943, 3945
3945	3944, 3946
3946	3945, 3947
3947	3946

RIVERWALK RELEASE 39



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SHEET 8

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