



PS828095U

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	GAS SUPPLY	SEE PLAN	V838708A	TRANSMISSION PIPELINES AUSTRALIA (ASSETS) PTY. LIMITED VOL.10392 FOL.613
E-6, E-7, E-11 & E-12	SEWERAGE	SEE PLAN	AJ138134J	CITY WEST WATER LTD
E-4, E-7 & E-10	DRAINAGE	SEE PLAN	AJ138125K	MELBOURNE WATER CORPORATION
E-5, E-10, E-11 & E-13	POWERLINE	SEE PLAN	AJ138125K - SECT 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-14	DRAINAGE	SEE PLAN	PS825546D	WYNDHAM CITY COUNCIL
E-15 & E-17	SEWERAGE	2.50	PS825546D	CITY WEST WATER CORPORATION
E-16 & E-17	DRAINAGE	SEE PLAN	PS825546D	WYNDHAM CITY COUNCIL
E-12, E-13 & E-18	GAS TRANSMISSION	SEE PLAN	PS401043W (GAS INDUSTRY ACT 1994)	G.T.C.
E-1	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-1	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
E-2	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
E-4	CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY & DRAINAGE AS SPECIFIED & SET OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA2741	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
E-8	ELECTRICITY SUPPLY	SEE PLAN	AT509172W (X43(3) ELECTRICITY INDUSTRY ACT 1993)	POWERCOR AUSTRALIA LTD
E-9	DRAINAGE	SEE PLAN	THIS PLAN	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



**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: 3936PS27

VERSION: 10 (21-10-2020)

ORIGINAL SHEET  
 SIZE: A3

SHEET 2

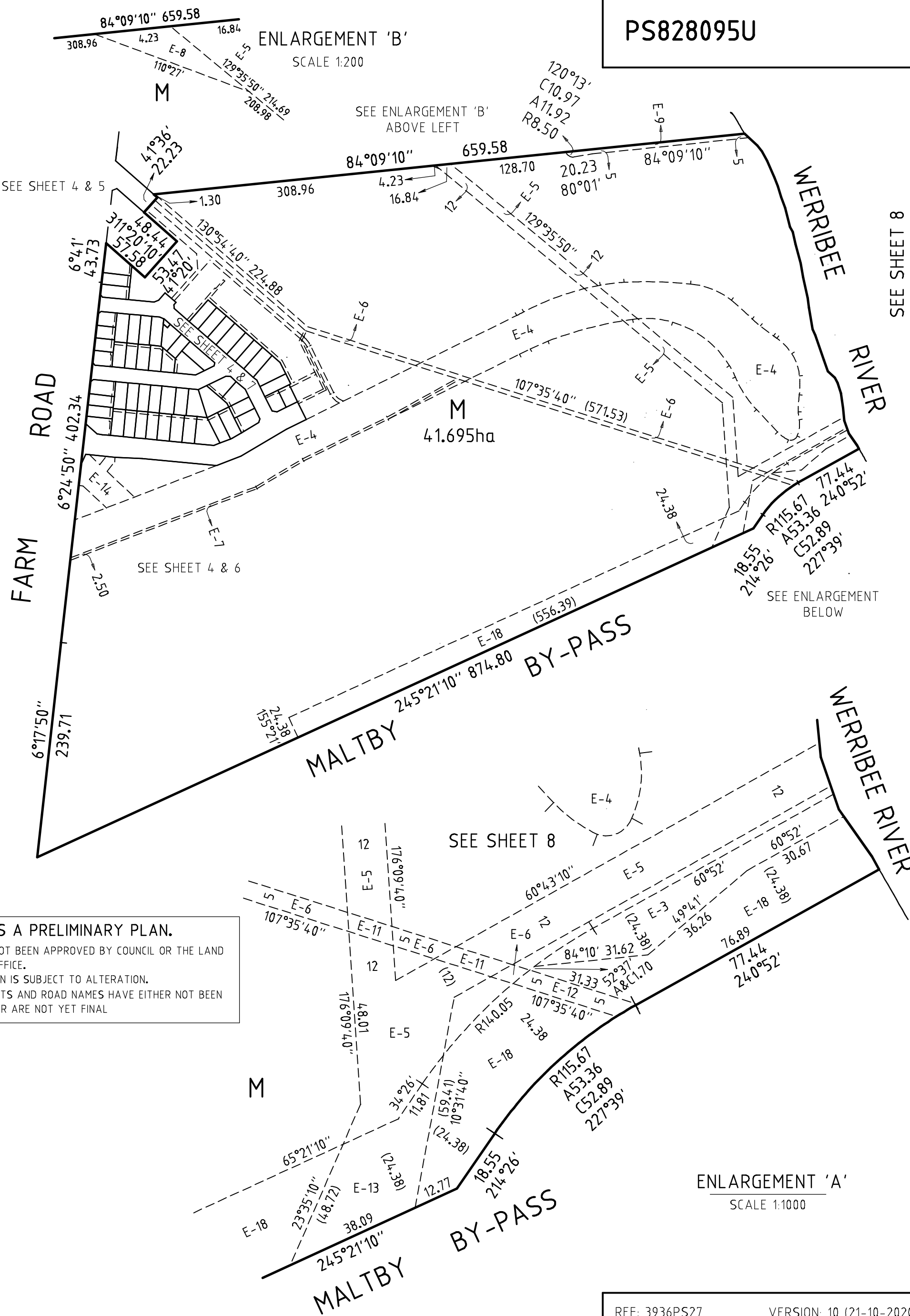
JAMES SPROTT

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from CRA Survey Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S145375A 25/11/2020 04:11 pm

PS828095U

ENLARGEMENT 'B'  
SCALE 1:200

SEE SHEET 8



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

ENLARGEMENT 'A'  
SCALE 1:1000

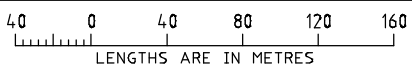
REF: 3936PS27      VERSION: 10 (21-10-2020)



**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

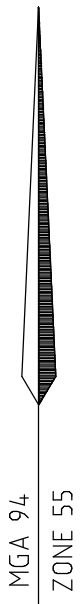


JAMES SPROTT

ORIGINAL SHEET  
SIZE: A3

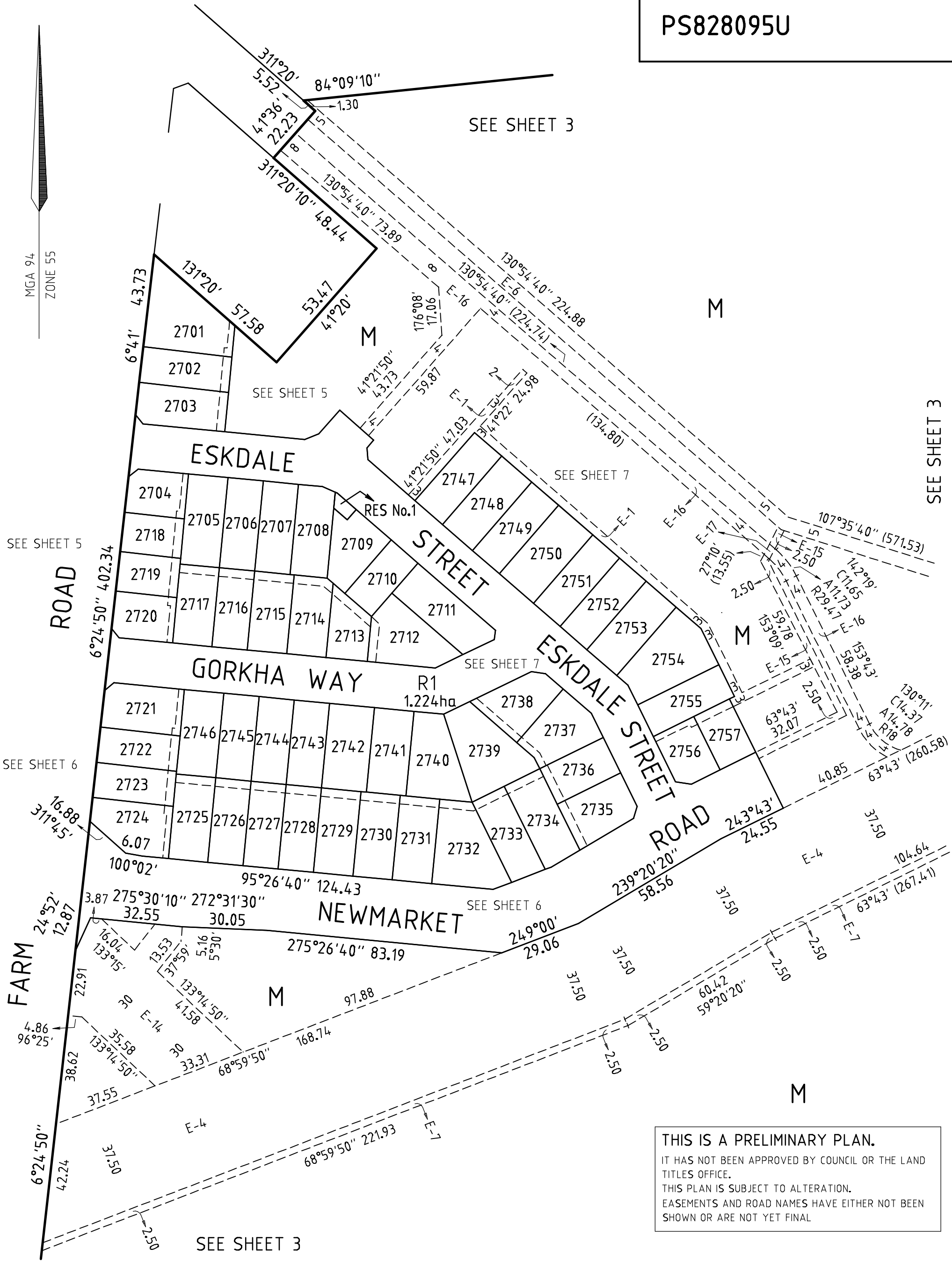
SHEET 3

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from CRA Survey Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S145375A 25/11/2020 04:11 pm



SEE SHEET 3

SEE SHEET 3



**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: 3936PS27      VERSION: 10 (21-10-2020)

**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 : 1250

LENGTHS ARE IN METRES

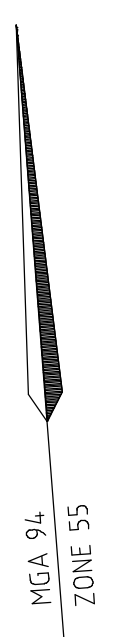
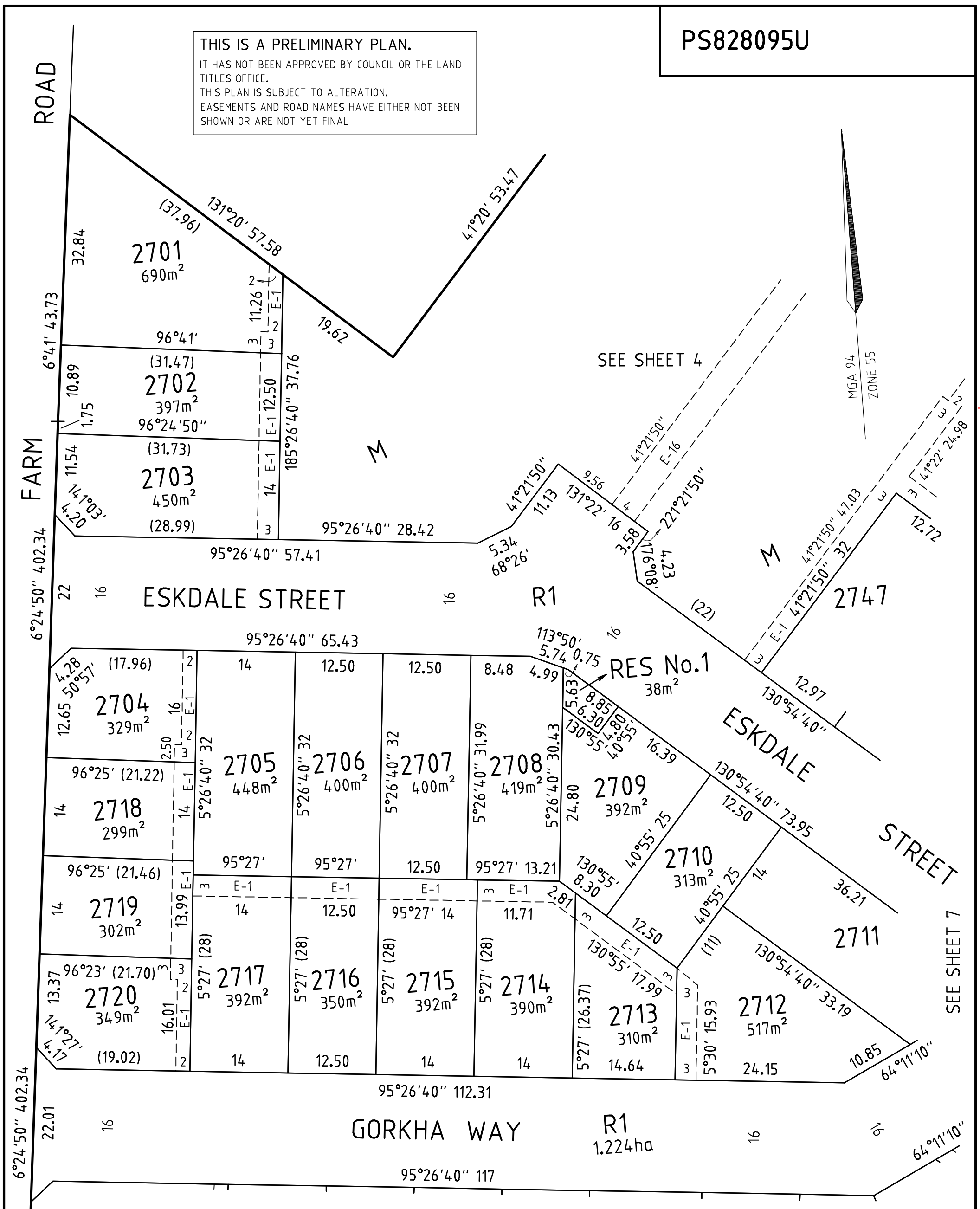
JAMES SPROTT

ORIGINAL SHEET SIZE: A3      SHEET 4

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from CRA Survey Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S145375A 25/11/2020 04:11 pm

PS828095U

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 4

SEE SHEET 7

SEE SHEET 6

REF: 3936PS27      VERSION: 10 (21-10-2020)

**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 : 500

LENGTHS ARE IN METRES

JAMES SPROTT

ORIGINAL SHEET  
SIZE: A3

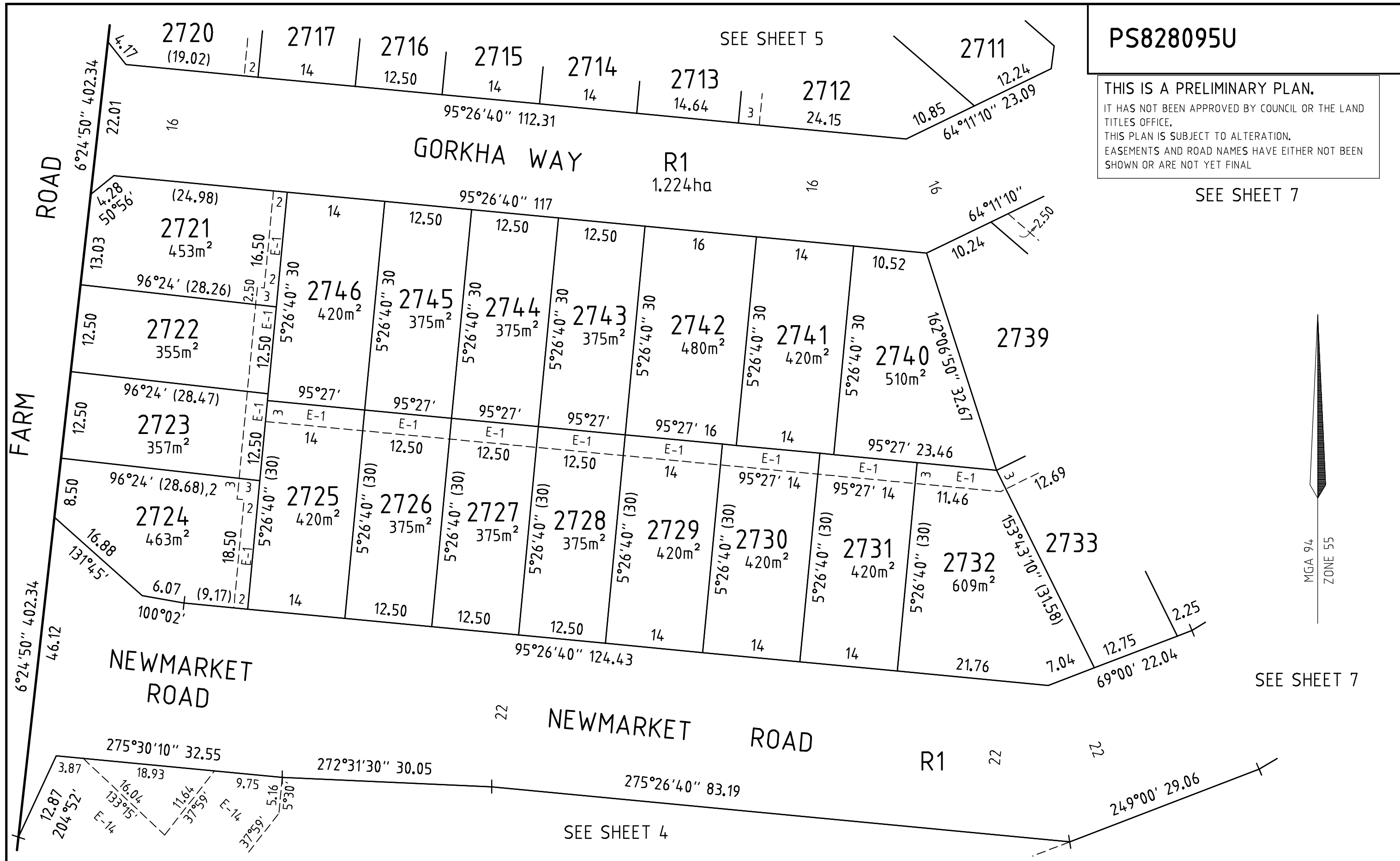
SHEET 5

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from CRA Survey Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S145375A 25/11/2020 04:11 pm

PS828095U

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

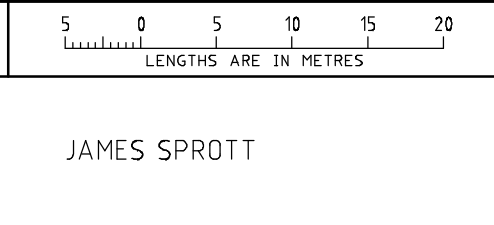
SEE SHEET 7



**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: 3936PS27  
 VERSION: 10 (21-10-2020)

SCALE  
 1 : 500



ORIGINAL SHEET  
 SIZE: A3

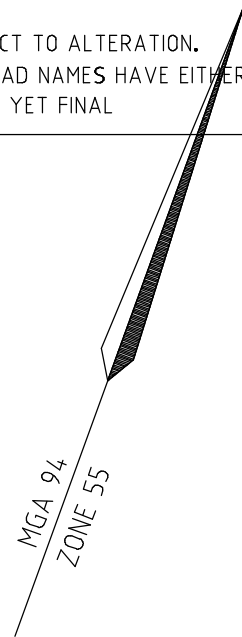
SHEET 6

JAMES SPROTT

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from CRA Survey Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S145375A 25/11/2020 04:11 pm

PS828095U

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



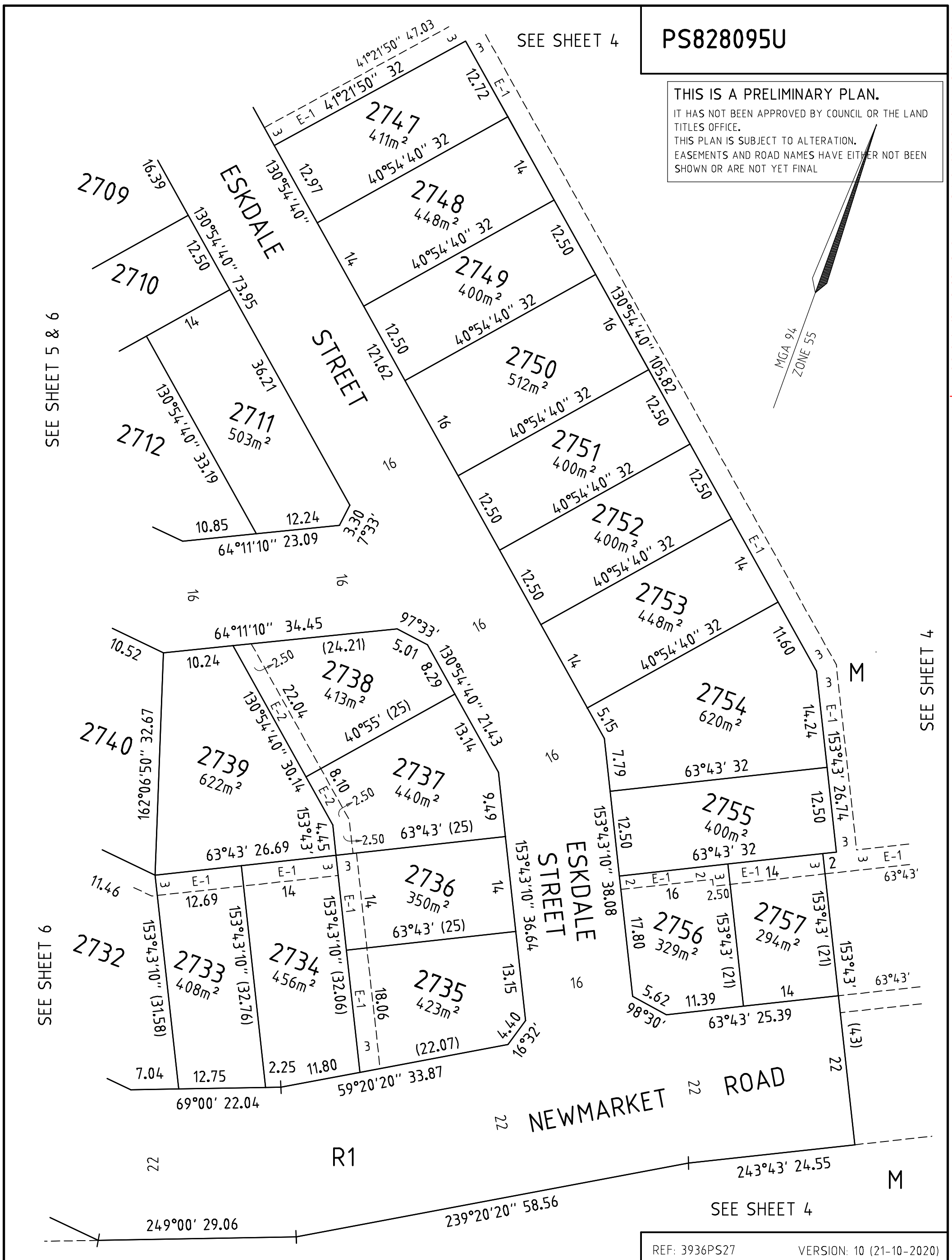
7 SHEETS SEE

SEE SHEET 4

SEE SHEET 4

SEE SHEET 5 & 6

SEE SHEET 6



REF: 3936PS27      VERSION: 10 (21-10-2020)

**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: 500

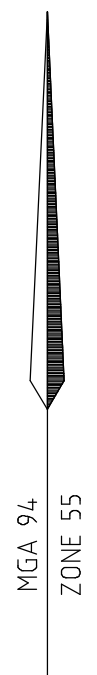
LENGTHS ARE IN METRES

JAMES SPROTT

ORIGINAL SHEET SIZE: A3      SHEET 7

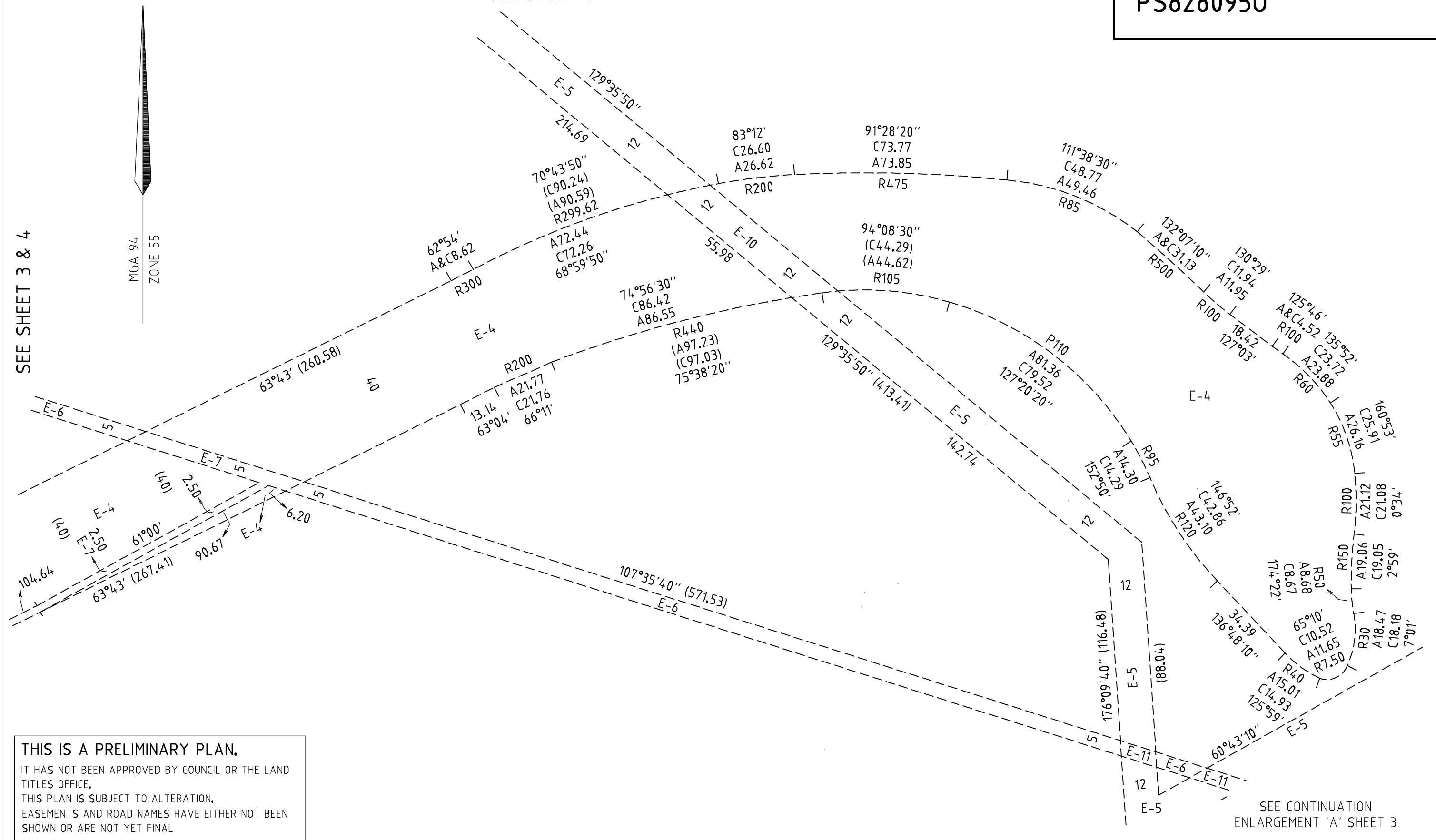
WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from CRA Survey Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S145375A 25/11/2020 04:11 pm

PS828095U



SEE SHEET 3 & 4

SEE SHEET 3



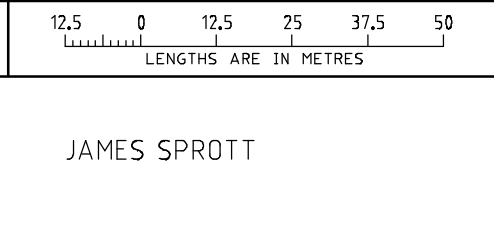
**THIS IS A PRELIMINARY PLAN.**  
 IT HAS NOT BEEN APPROVED BY COUNCIL OR THE LAND TITLES OFFICE.  
 THIS PLAN IS SUBJECT TO ALTERATION.  
 EASEMENTS AND ROAD NAMES HAVE EITHER NOT BEEN SHOWN OR ARE NOT YET FINAL

SEE CONTINUATION ENLARGEMENT 'A' SHEET 3

**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: 3936PS27	VERSION: 10 (21-10-2020)
---------------	--------------------------

SCALE  
 1 : 1250



ORIGINAL SHEET  
 SIZE: A3

SHEET 8

JAMES SPROTT

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from CRA Survey Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S145375A 25/11/2020 04:11 pm



**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.

**THIS IS A PRELIMINARY PLAN.**

IT HAS NOT BEEN APPROVED BY COUNCIL OR THE LAND  
TITLES OFFICE.  
THIS PLAN IS SUBJECT TO ALTERATION.

RIVERWALK RELEASE 27



**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: 3936PS27

VERSION: 10 (21-10-2020)

ORIGINAL SHEET  
SIZE: A3

SHEET 9

JAMES SPROTT

**TABLE 1**

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

**CREATION OF RESTRICTION**

BURDENED LOT No	BENEFITING LOTS
2701	2702
2702	2701, 2703
2703	2702
2704	2705, 2718
2705	2704, 2706, 2717, 2718, 2719
2706	2705, 2707, 2716
2707	2706, 2708, 2715
2708	2707, 2709, 2714, 2715
2709	2708, 2710, 2713, 2714
2710	2709, 2711, 2712, 2713
2711	2710, 2712
2712	2710, 2711, 2713
2713	2709, 2712, 2710, 2714
2714	2708, 2709, 2713, 2715
2715	2707, 2708, 2714, 2716
2716	2706, 2715, 2717
2717	2705, 2716, 2719, 2720
2718	2704, 2705, 2719
2719	2705, 2718, 2717, 2720
2720	2719, 2717
2721	2722, 2746
2722	2721, 2723, 2746
2723	2722, 2724, 2725, 2746
2724	2723, 2725
2725	2724, 2723, 2726, 2746
2726	2725, 2727, 2745
2727	2726, 2728, 2744
2728	2727, 2729, 2743
2729	2728, 2730, 2742

BURDENED LOT No	BENEFITING LOTS
2730	2729, 2731, 2741, 2742
2731	2730, 2732, 2740, 2741
2732	2731, 2733, 2740
2733	2732, 2734, 2739
2734	2733, 2735, 2736, 2739
2735	2734, 2736
2736	2734, 2735, 2737
2737	2736, 2738, 2739
2738	2737, 2739
2739	2733, 2734, 2737, 2738, 2740
2740	2731, 2732, 2739, 2741
2741	2730, 2731, 2740, 2742
2742	2729, 2730, 2741, 2743
2743	2728, 2742, 2744
2744	2727, 2743, 2745
2745	2726, 2744, 2746
2746	2721, 2722, 2723, 2725, 2745
2747	2748
2748	2747, 2749
2749	2748, 2750
2750	2749, 2751
2751	2750, 2752
2752	2751, 2753
2753	2752, 2754
2754	2753, 2755
2755	2754, 2756, 2757
2756	2755, 2757
2757	2755, 2756

THIS IS A PRELIMINARY PLAN.  
 IT HAS NOT BEEN APPROVED BY COUNCIL OR THE LAND TITLES OFFICE.  
 THIS PLAN IS SUBJECT TO ALTERATION.

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from CRA Survey Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S145375A 25/11/2020 04:11 pm