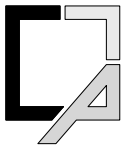


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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------------------------------------------------------------------------------------------------------------|------------------|
| <b>PLAN OF SUBDIVISION</b>                                                                                                                                                                                                                                                                                                                                                                                         |                                              |                                                                                                                                                                              |             | <b>EDITION 1</b>                                                                                                    | <b>PS916703H</b> |
| <b>LOCATION OF LAND</b><br><br>PARISH: MAMBOURIN<br>TOWNSHIP: -<br>SECTION: 7<br>CROWN ALLOTMENT: A, B & C (PARTS)<br>CROWN PORTION: 1 (PART)<br>TITLE REFERENCE: VOL. 12630 FOL. 537<br><br>LAST PLAN REF: LOT T ON PS 912109S<br>POSTAL ADDRESS : 137 FARM ROAD<br>(at time of subdivision) WERRIBEE 3030<br><br>MGA 94 CO-ORDINATES: E 293 240 ZONE 55<br>(of approx centre of land in plan) N 5 800 180 GDA 94 |                                              |                                                                                                                                                                              |             | Council Name: Wyndham City Council<br><br>SPEAR Reference Number: S222964B                                          |                  |
| <b>VESTING OF ROADS OR RESERVES</b>                                                                                                                                                                                                                                                                                                                                                                                |                                              |                                                                                                                                                                              |             | <b>NOTATIONS</b>                                                                                                    |                  |
| IDENTIFIER                                                                                                                                                                                                                                                                                                                                                                                                         | COUNCIL/BODY/PERSON                          |                                                                                                                                                                              |             |                                                                                                                     |                  |
| RESERVE No.1<br>ROAD R1                                                                                                                                                                                                                                                                                                                                                                                            | WYNDHAM CITY COUNCIL<br>WYNDHAM CITY COUNCIL |                                                                                                                                                                              |             |                                                                                                                     |                  |
| <b>NOTATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                   |                                              |                                                                                                                                                                              |             | <b>RIVERWALK RELEASE 45</b><br><br>No. of Lots: 61 (Excl Reserves & Lot W & Lot V)<br>Release 45 Land Area: 5.974ha |                  |
| DEPTH LIMITATION: DOES NOT APPLY                                                                                                                                                                                                                                                                                                                                                                                   |                                              |                                                                                                                                                                              |             |                                                                                                                     |                  |
| SURVEY:<br>THIS PLAN IS BASED ON SURVEY<br><br>STAGING:<br>THIS IS NOT A STAGED SUBDIVISION<br>PLANNING PERMIT NO:<br><br>SURVEY CONNECTED TO PERMANENT MARKS: PM915, PM916, PM917, PM918<br>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                                                                                         |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                    |                                              |                                                                                                                                                                              | SEE SHEET 2 |                                                                                                                     |                  |
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## 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, E-30                                      | GAS SUPPLY                                                                                                                                 | SEE PLAN       | V838708A                             | TRANSMISSION PIPELINES AUSTRALIA (ASSETS) PTY. LIMITED<br>VOL. 10392 FOL. 613 |
| E-6, E-12<br>E-32 & E-33                       | SEWERAGE                                                                                                                                   | SEE PLAN       | AJ138134J                            | CITY WEST WATER LTD.                                                          |
| E-4, E-35                                      | DRAINAGE                                                                                                                                   | SEE PLAN       | AJ138125K                            | MELBOURNE WATER CORPORATION                                                   |
| E-4                                            | CREATION AND MAINTENANCE OF<br>WETLANDS, FLOODWAY & DRAINAGE<br>AS SPECIFIED & SET OUT IN<br>MEMORANDUM OF COMMON<br>PROVISIONS No. AA2741 | SEE PLAN       | PS828095U                            | MELBOURNE WATER CORPORATION                                                   |
| E-5, E-30,<br>E-31, E-32, E-33,<br>E-34 & E-35 | TRANSMISSION OF ELECTRICITY<br>(OVERHEAD POWERLINE)                                                                                        | SEE PLAN       | BA222342B                            | POWERCOR AUSTRALIA LTD.                                                       |
| E-12, E-18,<br>E-22, E-31, E-33<br>& E34       | GAS TRANSMISSION                                                                                                                           | SEE PLAN       | PS401043W (GAS<br>INDUSTRY ACT 1994) | G.T.C.                                                                        |
| E-9                                            | DRAINAGE                                                                                                                                   | SEE PLAN       | PS828095U                            | WYNDHAM CITY COUNCIL                                                          |
| E-22, E-34                                     | WATER SUPPLY                                                                                                                               | SEE PLAN       | PS828101D                            | GREATER WESTERN WATER CORPORATION                                             |
| E-26                                           | DRAINAGE                                                                                                                                   | SEE PLAN       | PS912107W                            | WYNDHAM CITY COUNCIL                                                          |
| E-25, E-26                                     | SEWERAGE                                                                                                                                   | SEE PLAN       | PS912107W                            | GREATER WESTERN WATER CORPORATION                                             |
| E-27                                           | DRAINAGE                                                                                                                                   | SEE PLAN       | PS912109S                            | WYNDHAM CITY COUNCIL                                                          |
| E-28                                           | SEWERAGE                                                                                                                                   | SEE PLAN       | PS912109S                            | GREATER WESTERN WATER CORPORATION                                             |
| E-36                                           | SEWERAGE                                                                                                                                   | SEE PLAN       | THIS PLAN                            | GREATER WESTERN WATER CORPORATION                                             |
| E-37                                           | VEHICULAR ACCESS TO ACOUSTIC<br>WALL FOR MAINTENANCE PURPOSES                                                                              | SEE PLAN       | THIS PLAN                            | HEAD, TRANSPORT FOR VICTORIA                                                  |
| E-38                                           | DRAINAGE                                                                                                                                   | SEE PLAN       | THIS PLAN                            | WYNDHAM CITY COUNCIL                                                          |



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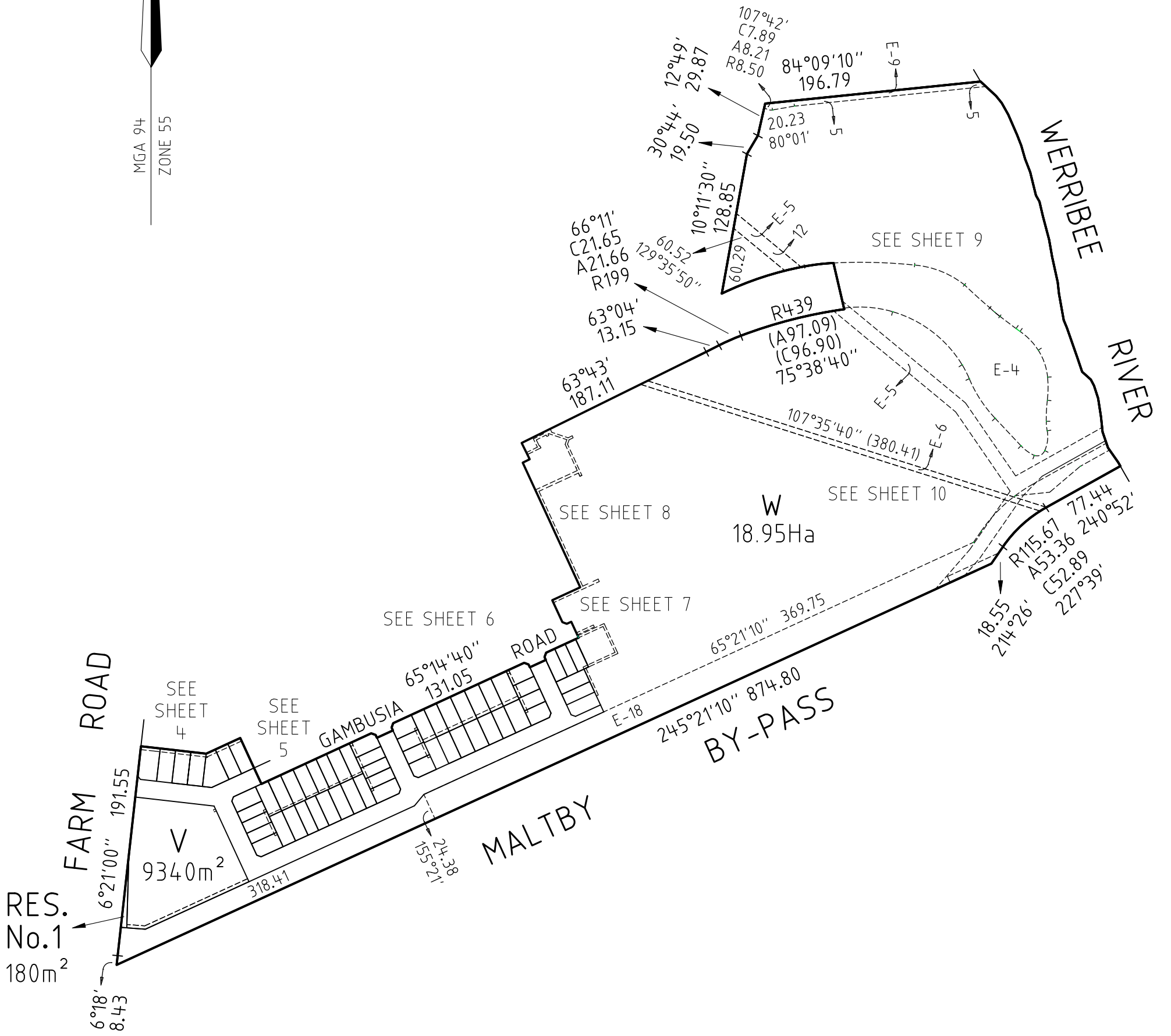
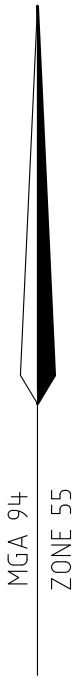
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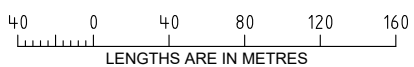
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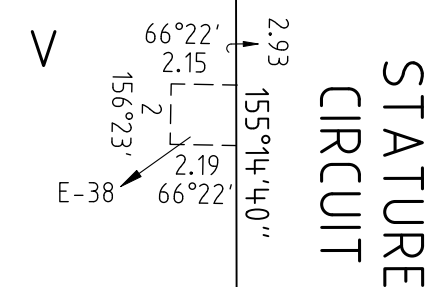
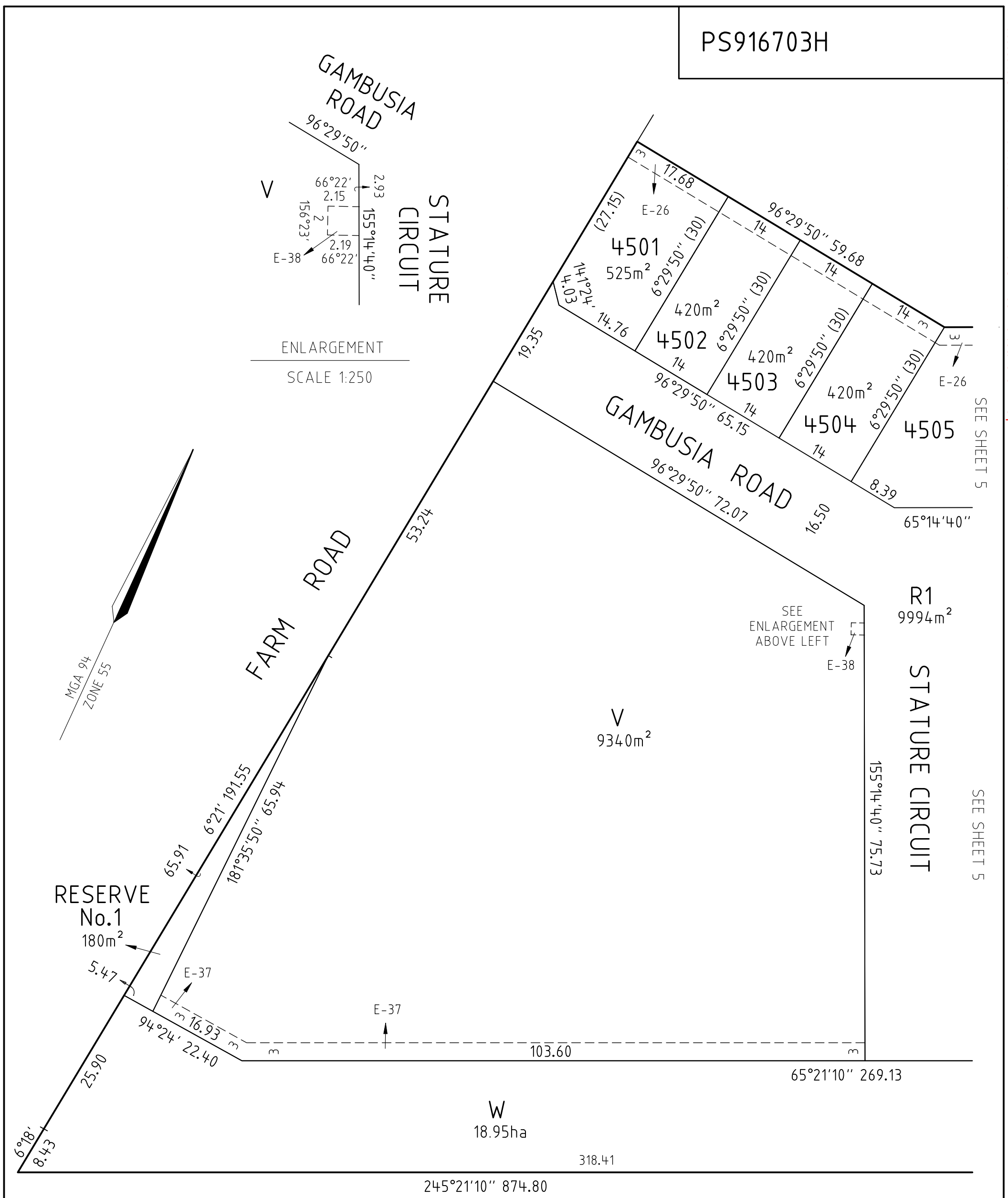
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SHEET 3



SEE ENLARGEMENT ABOVE LEFT

SEE SHEET 5

SEE SHEET 5

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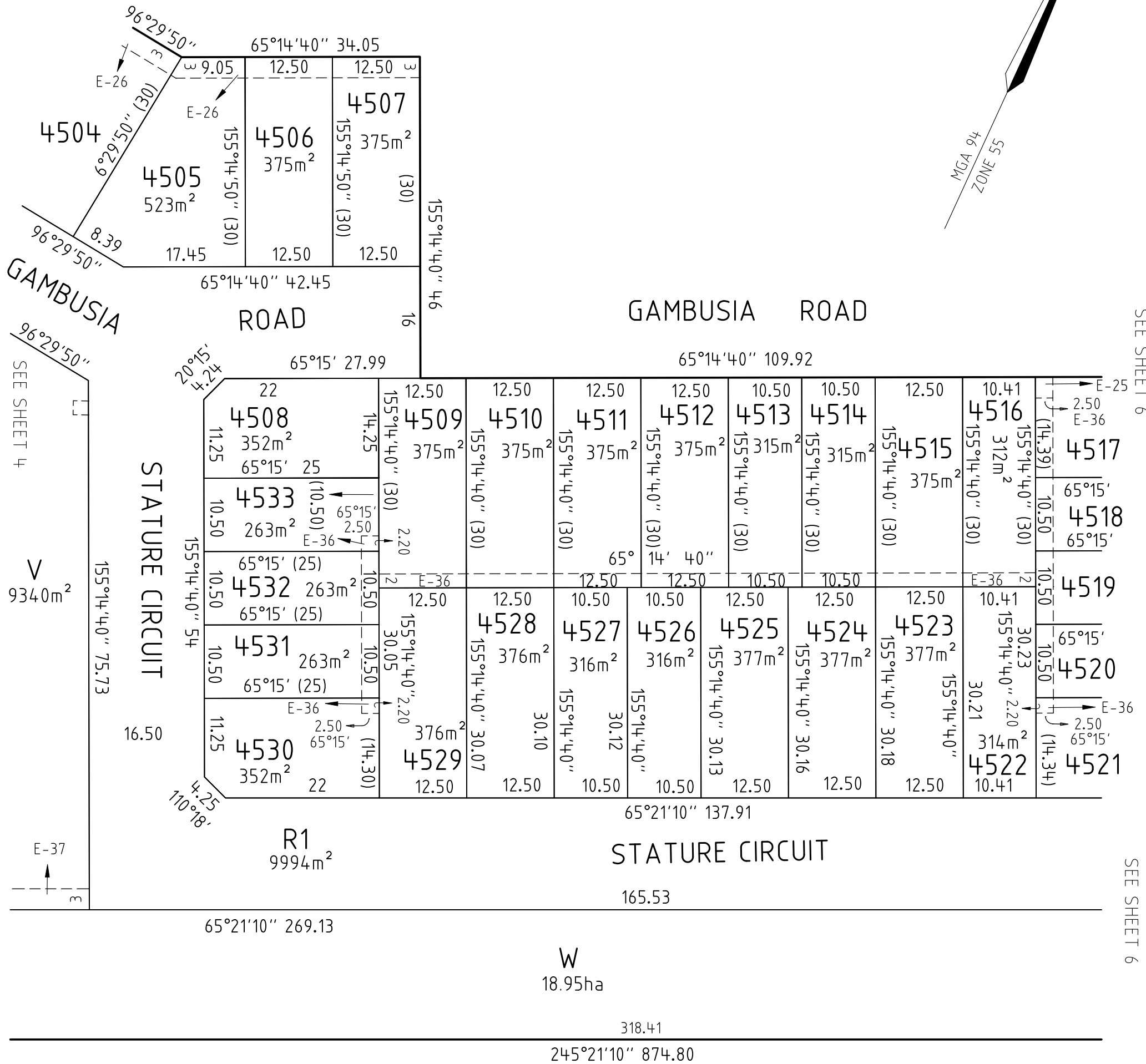
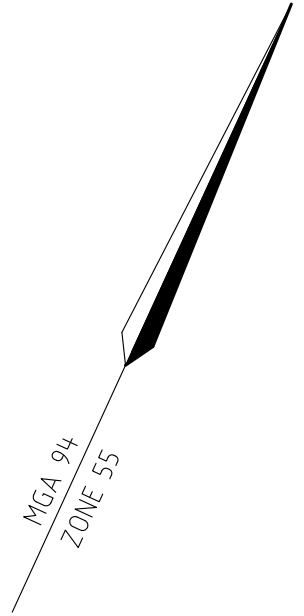
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SCALE  
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LENGTHS ARE IN METRES

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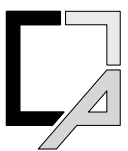


SEE SHEET 6

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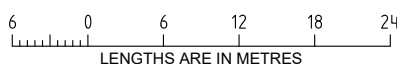
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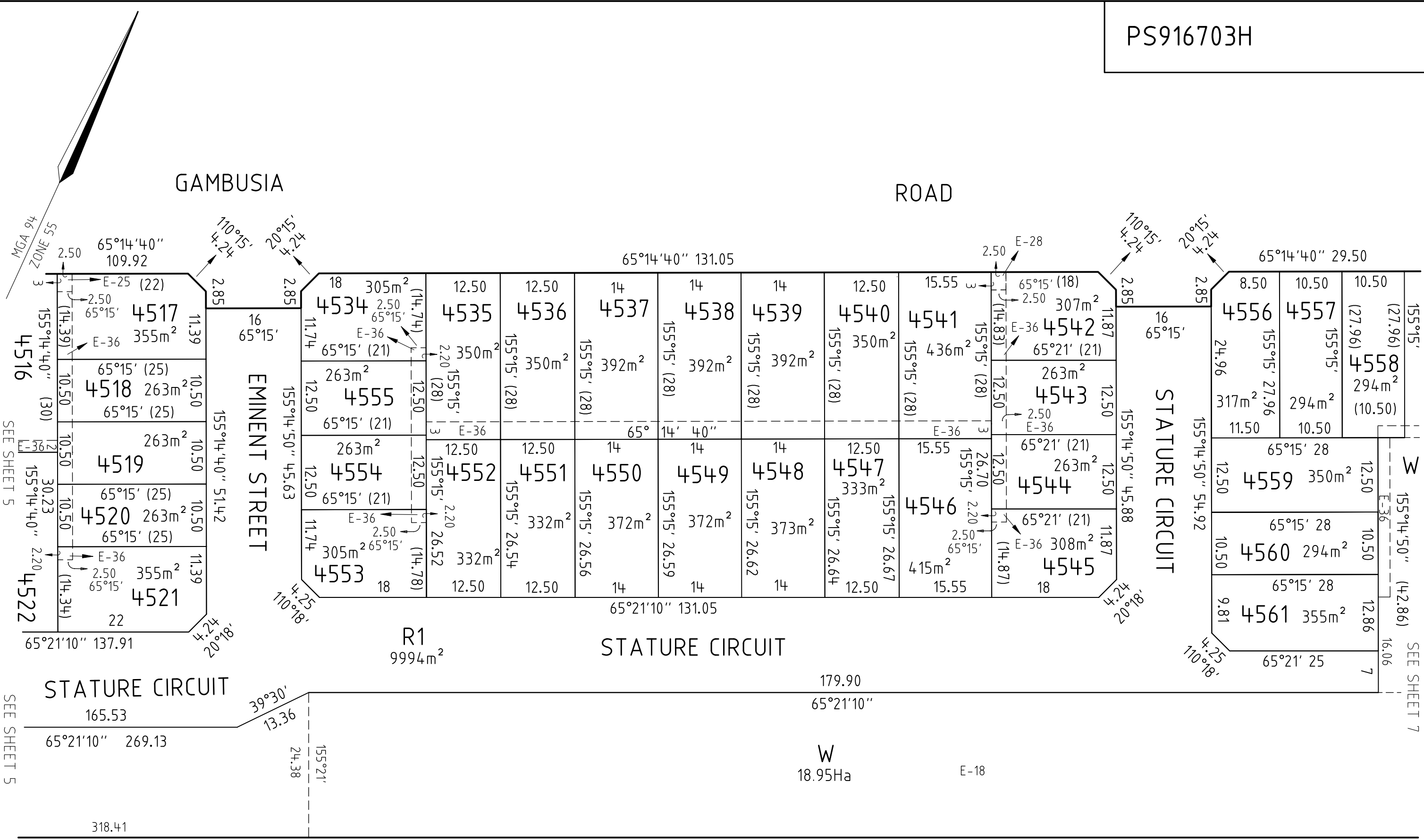
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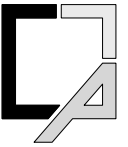
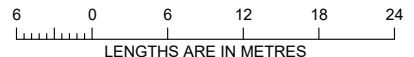
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SHEET 5



GAMBUSIA ROAD MALTBY BY-PASS

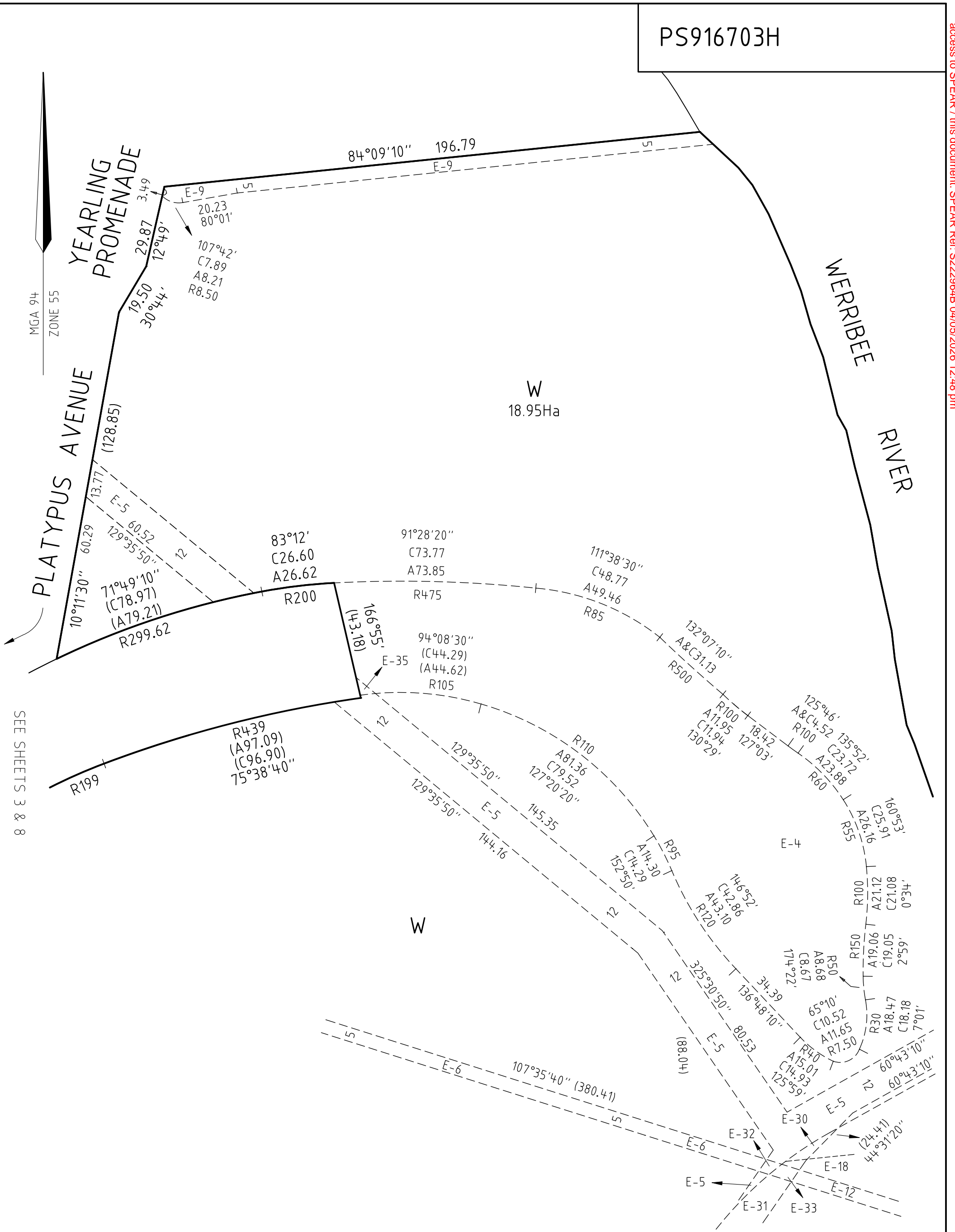
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MGA 94  
ZONE 55

SEE SHEETS 3 & 8

SEE SHEET 10

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SCALE  
 1 : 1250

LENGTHS ARE IN METRES

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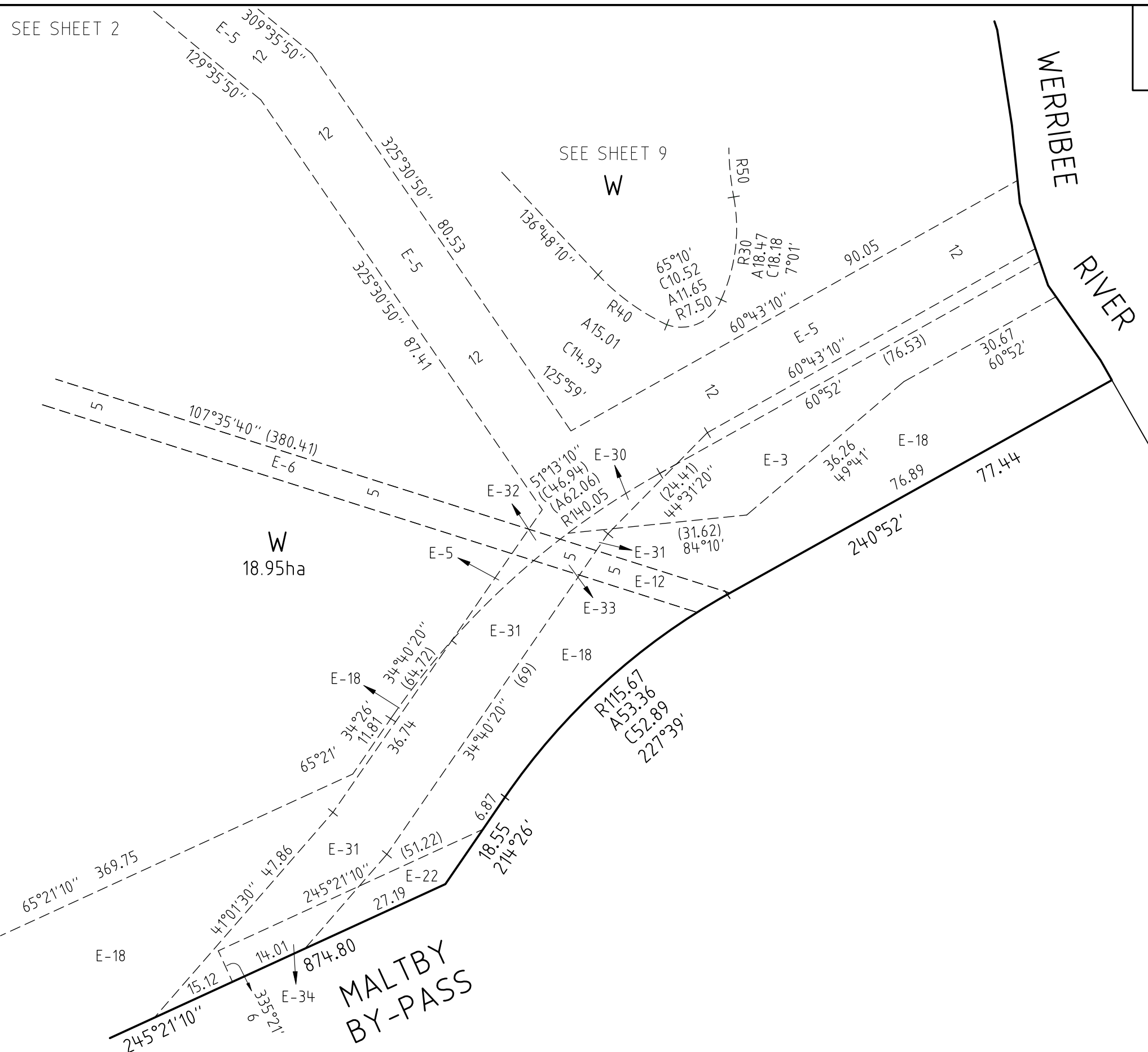
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SHEET 9

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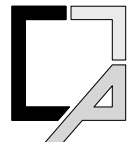
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WERRIBEE RIVER



MGA 94  
ZONE 55

SEE SHEET 2



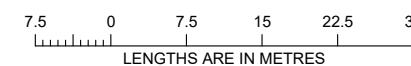
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1 : 750



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SHEET 10

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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. AA011313 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 45



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SHEET 11

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

| BURDENED LOT No | BENEFITING LOTS              |
|-----------------|------------------------------|
| 4501            | 4502                         |
| 4502            | 4501, 4503                   |
| 4503            | 4502, 4504                   |
| 4504            | 4503, 4505                   |
| 4505            | 4504, 4506                   |
| 4506            | 4505, 4507                   |
| 4507            | 4506                         |
| 4508            | 4509, 4533                   |
| 4509            | 4508, 4510, 4529, 4533       |
| 4510            | 4509, 4511, 4528             |
| 4511            | 4510, 4512, 4526, 4527       |
| 4512            | 4511, 4513, 4525, 4526       |
| 4513            | 4512, 4514, 4524, 4525       |
| 4514            | 4513, 4515, 4524             |
| 4515            | 4514, 4516, 4523             |
| 4516            | 4515, 4517, 4518, 4519, 4522 |
| 4517            | 4516, 4518                   |
| 4518            | 4516, 4517, 4519             |
| 4519            | 4516, 4518, 4520, 4522       |
| 4520            | 4519, 4521, 4522             |
| 4521            | 4520, 4522                   |
| 4522            | 4516, 4519, 4520, 4521, 4523 |
| 4523            | 4515, 4522, 4524             |
| 4524            | 4513, 4514, 4523, 4525       |
| 4525            | 4512, 4513, 4524, 4526       |
| 4526            | 4511, 4512, 4525, 4527       |
| 4527            | 4511, 4526, 4528             |
| 4528            | 4510, 4527, 4529             |
| 4529            | 4509, 4528, 4530, 4531, 4532 |
| 4530            | 4529, 4531                   |
| 4531            | 4529, 4530, 4532             |

| BURDENED LOT No | BENEFITING LOTS              |
|-----------------|------------------------------|
| 4532            | 4509, 4529, 4531, 4533       |
| 4533            | 4508, 4509, 4532             |
| 4534            | 4535, 4555                   |
| 4535            | 4534, 4536, 4552, 4554, 4555 |
| 4536            | 4535, 4537, 4551             |
| 4537            | 4536, 4538, 4550             |
| 4538            | 4537, 4539, 4549             |
| 4539            | 4538, 4540, 4548             |
| 4540            | 4539, 4541, 4547             |
| 4541            | 4540, 4542, 4543, 4544, 4546 |
| 4542            | 4541, 4543                   |
| 4543            | 4541, 4542, 4544             |
| 4544            | 4541, 4543, 4545             |
| 4545            | 4544, 4546                   |
| 4546            | 4541, 4544, 4545, 4547       |
| 4547            | 4540, 4546, 4548             |
| 4548            | 4539, 4547, 4549             |
| 4549            | 4538, 4548, 4550             |
| 4550            | 4537, 4549, 4551             |
| 4551            | 4536, 4550, 4552             |
| 4552            | 4535, 4551, 4553, 4554       |
| 4553            | 4552, 4554                   |
| 4554            | 4535, 4552, 4553, 4555       |
| 4555            | 4534, 4535, 4554             |
| 4556            | 4557, 4559                   |
| 4557            | 4556, 4558, 4559             |
| 4558            | 4557                         |
| 4559            | 4556, 4557, 4558, 4560       |
| 4560            | 4559, 4561                   |
| 4561            | 4560                         |

RIVERWALK RELEASE 45



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