
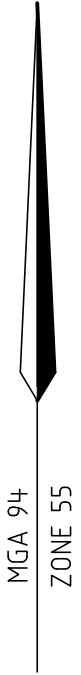
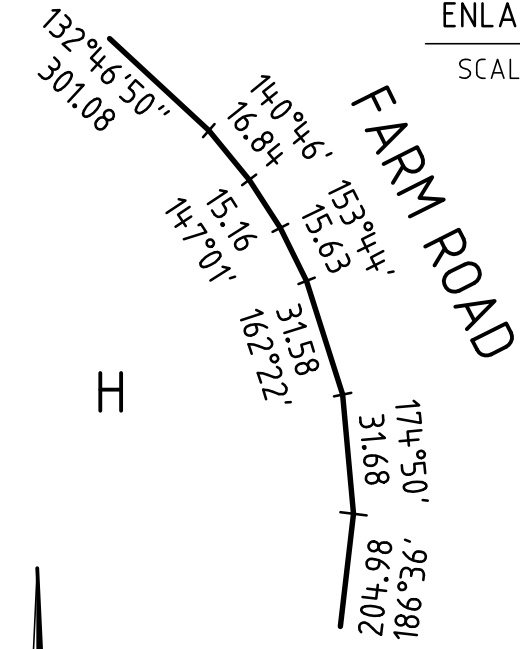


PLAN OF SUBDIVISION				EDITION 1	PS907683M
<b>LOCATION OF LAND</b> PARISH: MAMBOURIN TOWNSHIP: WERRIBEE CROWN ALLOTMENTS: 22A (PART) & 10A (PART)  PARISH: MAMBOURIN CROWN ALLOTMENTS: 4A (PT), 5A (PT), 7A (PT), 8A (PT) & 9A (PT) CROWN ALLOTMENTS: H (PART) SECTION 7  TITLE REFERENCE: LAST PLAN REF: LOT G ON PS907676J POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE, VIC 3030  MGA 94 CO-ORDINATES: E 292 940 ZONE 55 (of approx centre of land in plan) N 5 801 450 GDA 94				WYNDHAM CITY COUNCIL  <div style="border: 1px solid black; padding: 5px;"> <p><b>THIS IS A PRELIMINARY PLAN.</b>              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			
RESERVE No.1		WYNDHAM CITY COUNCIL			
RESERVE No.2		WYNDHAM CITY COUNCIL			
RESERVE No.3		POWERCOR AUSTRALIA LTD			
ROAD R1		WYNDHAM CITY COUNCIL			
NOTATIONS					
DEPTH LIMITATION: DOES NOT APPLY					
<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>RIVERWALK RELEASE 37</b>  Number of Lots: 9 (excludes Reserves and Lots J & H) Release 37 Land Area: 5.239Ha	
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-1	SEWERAGE	3	PS412756U	CITY WEST WATER LIMITED	
E-2	SEWERAGE	1.50	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-12	SEWERAGE	0.50	PS810599P	CITY WEST WATER CORPORATION	
E-13	DRAINAGE SEWERAGE	3	THIS PLAN	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION	
 <b>CRA SURVEY PTY LTD</b> LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS  7A/346 Belmore Road office@crsurvey.com.au Balwyn Vic 3103 Tel: 03 9890 0933		REF: 3936PS37	VERSION: 3 (09.01.2023)	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7
		JAMES SPROTT			

PS907683M

ENLARGEMENT

SCALE: 1:2000



HIGHWAY

FARM ROAD

SEE ENLARGEMENT ON THE LEFT

H  
18.70Ha

FARM ROAD

PRINCES

TOOMBON STREET

GAWLER STREET

MUSGRAVE STREET

AIRFORCE ROAD

SEE ENLARGEMENT BELOW

RESERVE No.1  
2.653Ha

SEE SHEET 4

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RESERVE No.2  
5040m<sup>2</sup>

SEE SHEET 3

5707m<sup>2</sup>

RESERVE No.1

PRINCES HIGHWAY

RESERVE No.1

SEE SHEET 4

ENLARGEMENT

SCALE: 1:1500

REF: 3936PS37

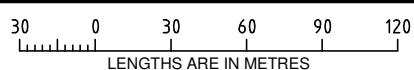
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SCALE  
1 : 3000



ORIGINAL SHEET  
SIZE: A3

SHEET 2

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SEE SHEET 2

SEE SHEET 4

PS907683M

RES  
No.2

19.10

38.52

R1  
1.165Ha

J  
5707m<sup>2</sup>

104

0°22'50"

AVENUE

19.10

115.94

0°22'50" 154.46

DUTCHELM

28.80

90°23' 28.80

DUTCHELM  
AVENUE

133°29'  
2.73

86°35' 39.79

38.49

NANDEWAR

1.30

16 STREET

43°29'  
4.38

86°35' 28.84

356°35'

3702

458m<sup>2</sup>

10.42

90°22'50" (32.11)

3

15.53

359°07'

28.03

3701

438m<sup>2</sup>

14.64

359°07'

2

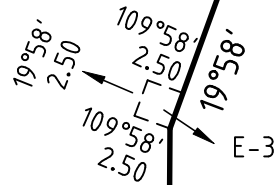
E-13

3

(12.49)

90°22'50"

86°34'50" 32.46



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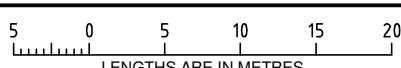


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SCALE  
1 : 500



ORIGINAL SHEET  
SIZE: A3

SHEET 3

JAMES SPROTT

SEE SHEET 2

PS907683M

H

SEE SHEETS 2 & 5

RESERVE No.1  
2.653Ha

R1  
1.165Ha

RESERVE No.2

J  
5707m<sup>2</sup>

RES No.3  
36.5m<sup>2</sup>

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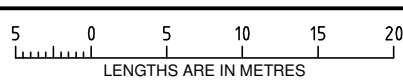


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SCALE  
1 : 500



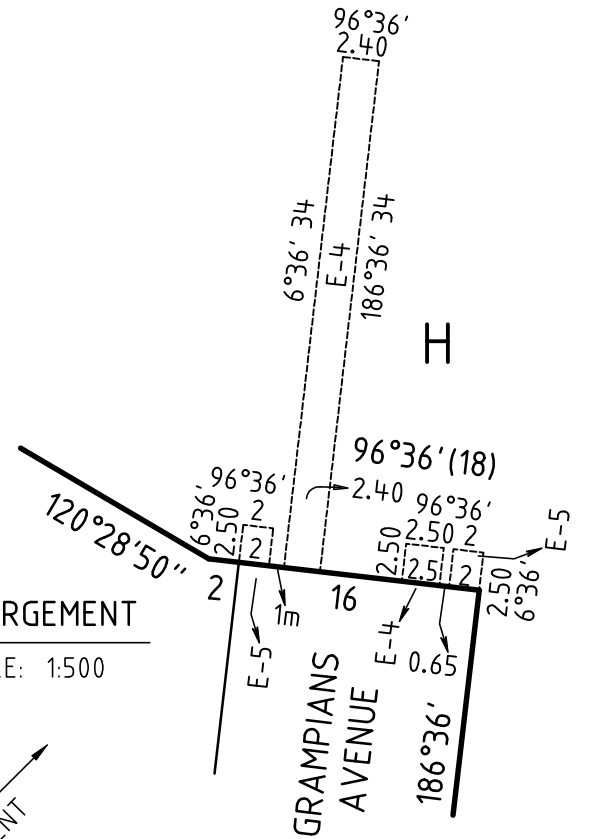
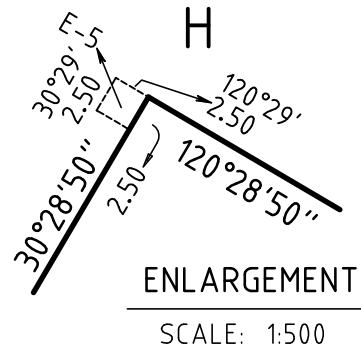
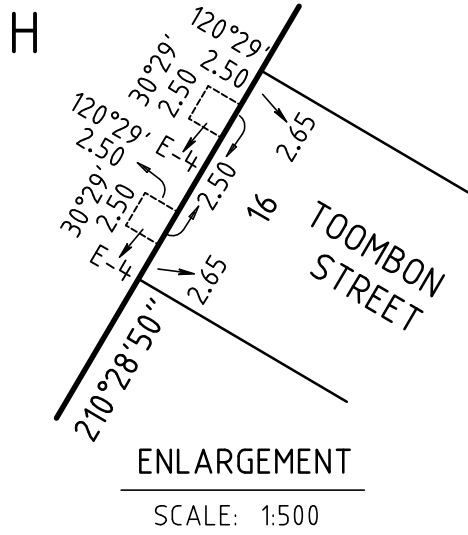
ORIGINAL SHEET  
SIZE: A3

SHEET 4

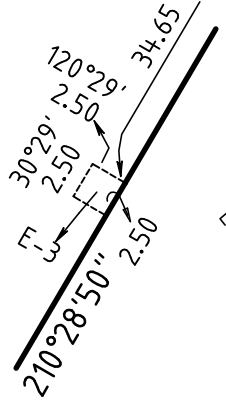
JAMES SPROTT

MGA 94  
ZONE 55

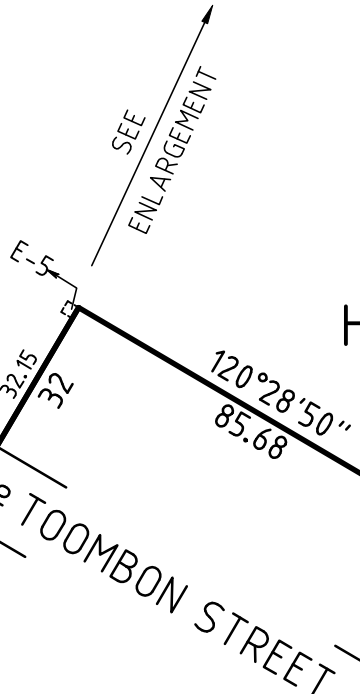
MGA 94  
ZONE 55



ENLARGEMENT  
SCALE: 1:500



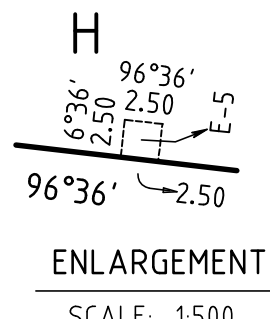
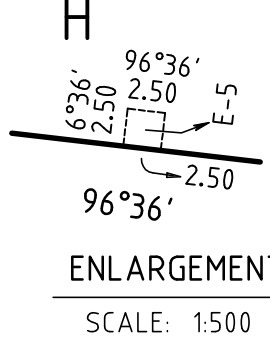
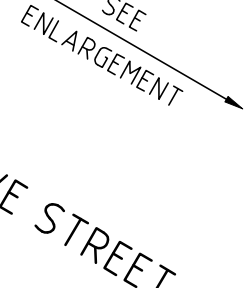
ENLARGEMENT  
SCALE: 1:500



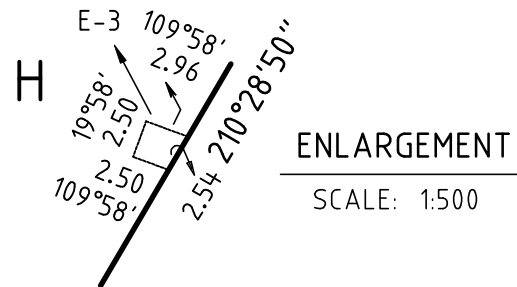
ENLARGEMENT  
SCALE: 1:500

ENLARGEMENT  
SCALE: 1:500

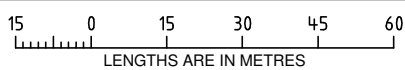
SEE SHEET 2



ENLARGEMENT  
SCALE: 1:500



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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.

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RIVERWALK RELEASE 37

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VERSION: 3 (09.01.2023)

ORIGINAL SHEET  
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
3701	3702
3702	3701
3703	3704, 3709
3704	3703, 3705, 3709
3705	3704, 3706, 3708, 3709
3706	3705, 3707, 3708
3707	3706, 3708
3708	3705, 3706, 3707, 3709
3709	3703, 3704, 3705, 3708

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SHEET 7

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