

<b>PLAN OF SUBDIVISION</b>			<b>EDITION 1</b>	<b>PS 744997S</b>
<b>LOCATION OF LAND</b> PARISH: MAMBOURIN TOWNSHIP: WERRIBEE CROWN ALLOTMENTS: 22A (PART) & 10A (PART)  PARISH: MAMBOURIN CROWN ALLOTMENTS: 4A, 5A, 6A (PART), 7A (PART), 8A & 9A CROWN ALLOTMENT: H (PART) SECTION 7  TITLE REFERENCE: VOL 11888 FOL 941 LAST PLAN REF: PS 744980L LOT T POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE  MGA 94 CO-ORDINATES: E 293 180 ZONE 55 (of approx centre of land in plan) N 5 800 640 GDA 94			Council Name: Wyndham City Council  Council Reference Number: WYS3846/16 Planning Permit Reference: WYP6793/13 SPEAR Reference Number: S092522J  Certification  This plan is certified under section 6 of the Subdivision Act 1988  Public Open Space  A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made  Digitally signed by: Annette Susan Monk for Wyndham City Council on 04/06/2018	
<b>VESTING OF ROADS OR RESERVES</b>			<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON		<b>OTHER PURPOSE OF PLAN:</b> TO REMOVE EASEMENT E-23 ON PS 744980L AND CREATED IN PS 744065V 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	WYNDHAM CITY COUNCIL			
<b>NOTATIONS</b>				
<b>DEPTH LIMITATION:</b> DOES NOT APPLY  <b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY (PS 636838S)  <b>STAGING:</b> THIS IS NOT A STAGED SUBDIVISION  PLANNING PERMIT NO: WYP6793/13  THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS:  IN PROCLAIMED SURVEY AREA NUMBER:			<b>RIVERWALK      RELEASE 19A</b>	
			No. of Lots: 13 (excluding Lots A & Y) Release 19A Land Area: 5605m2	
<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	
<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: 3936PS19A      VERSION: 2 (23.02.18)  Digitally signed by: Mark Sean Howley (CRA Survey Pty Ltd), Surveyor's Plan Version (2 (23.02.18)), 19/03/2018, SPEAR Ref: S092522J	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 10

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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-1	SEWERAGE	3	PS 412756U	CITY WEST WATER LIMITED
E-2	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	PS 744065V PS 744065V	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL
E-4	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	PS 744980L PS 744980L	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL
E-5	DRAINAGE	2	PS 744065V	WYNDHAM CITY COUNCIL
E-6	SEWERAGE	SEE PLAN	PS 744980L	CITY WEST WATER CORPORATION
E-7	DRAINAGE	2	PS 744980L	WYNDHAM CITY COUNCIL
E-10	POWERLINE	SEE PLAN	PS 636838S - SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-21	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	PS 744065V PS 744065V	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL
E-22	DRAINAGE	SEE PLAN	PS 735719Y	WYNDHAM CITY COUNCIL
E-26	DRAINAGE	3	PS 744980L	WYNDHAM CITY COUNCIL
E-28	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	PS 735719Y PS 735719Y	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL
E-30	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	THIS PLAN PS 735719Y	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL

RIVERWALK RELEASE 19A



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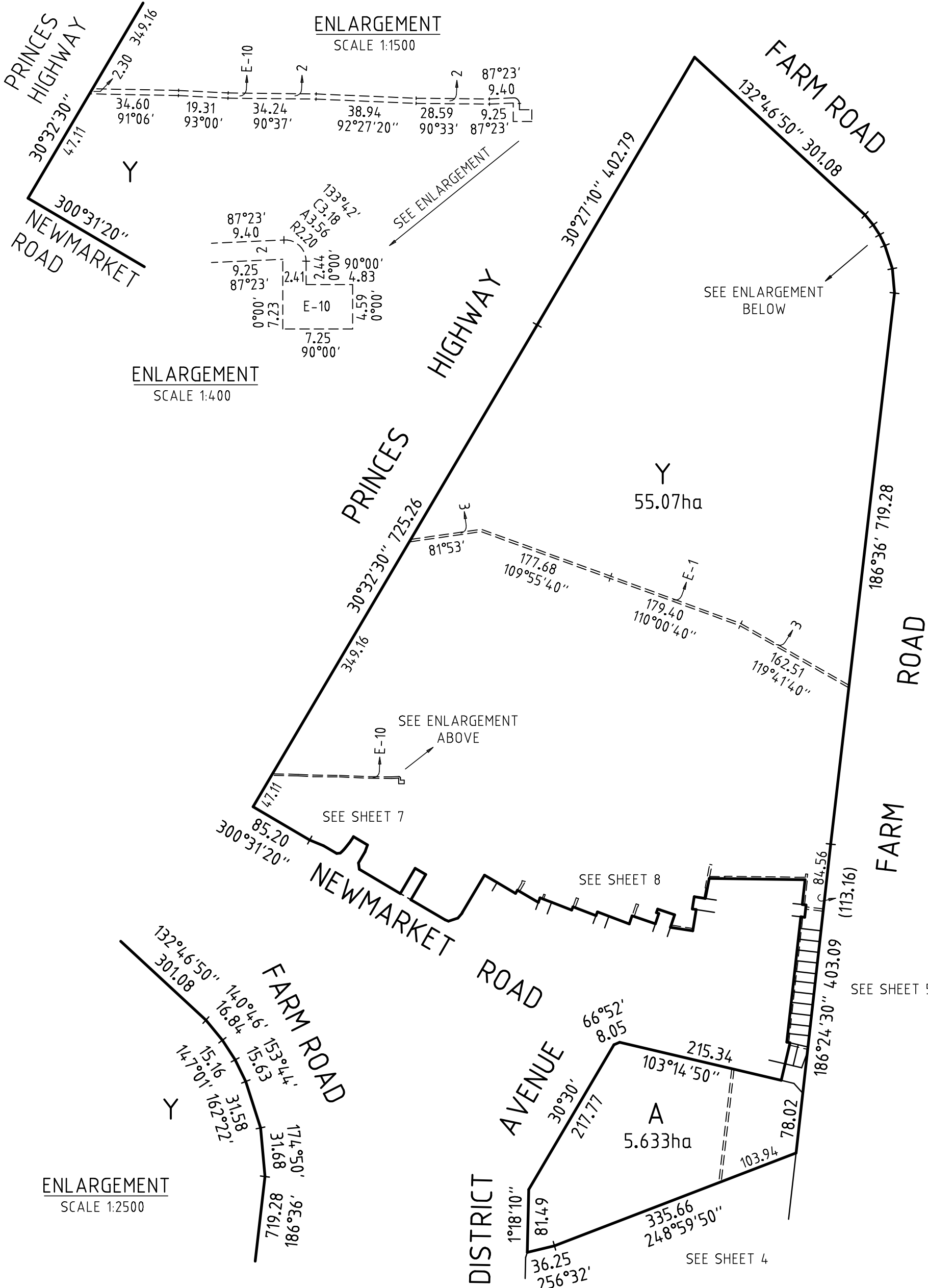
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SHEET 2

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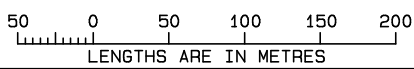


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SCALE  
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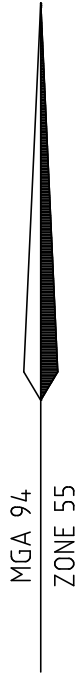
RIVERWALK

RELEASE 19A

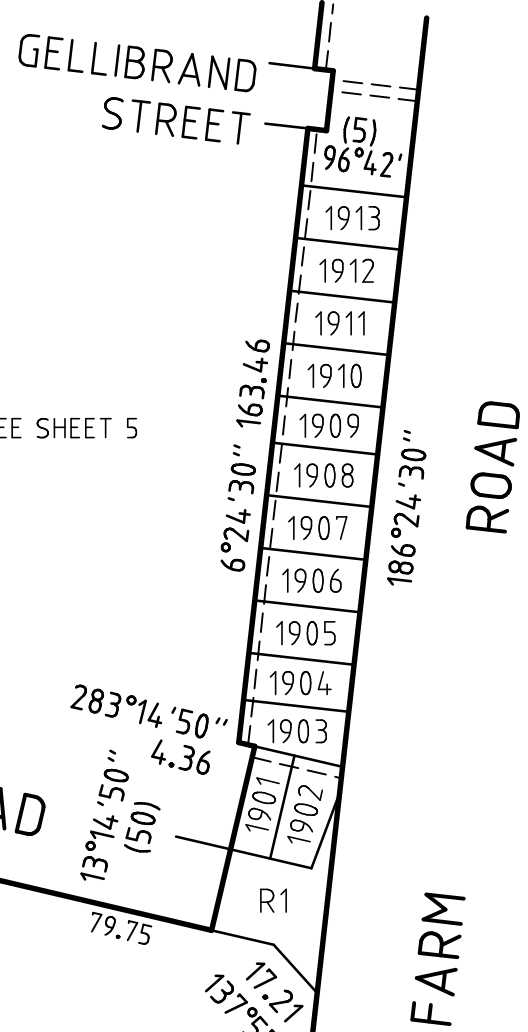
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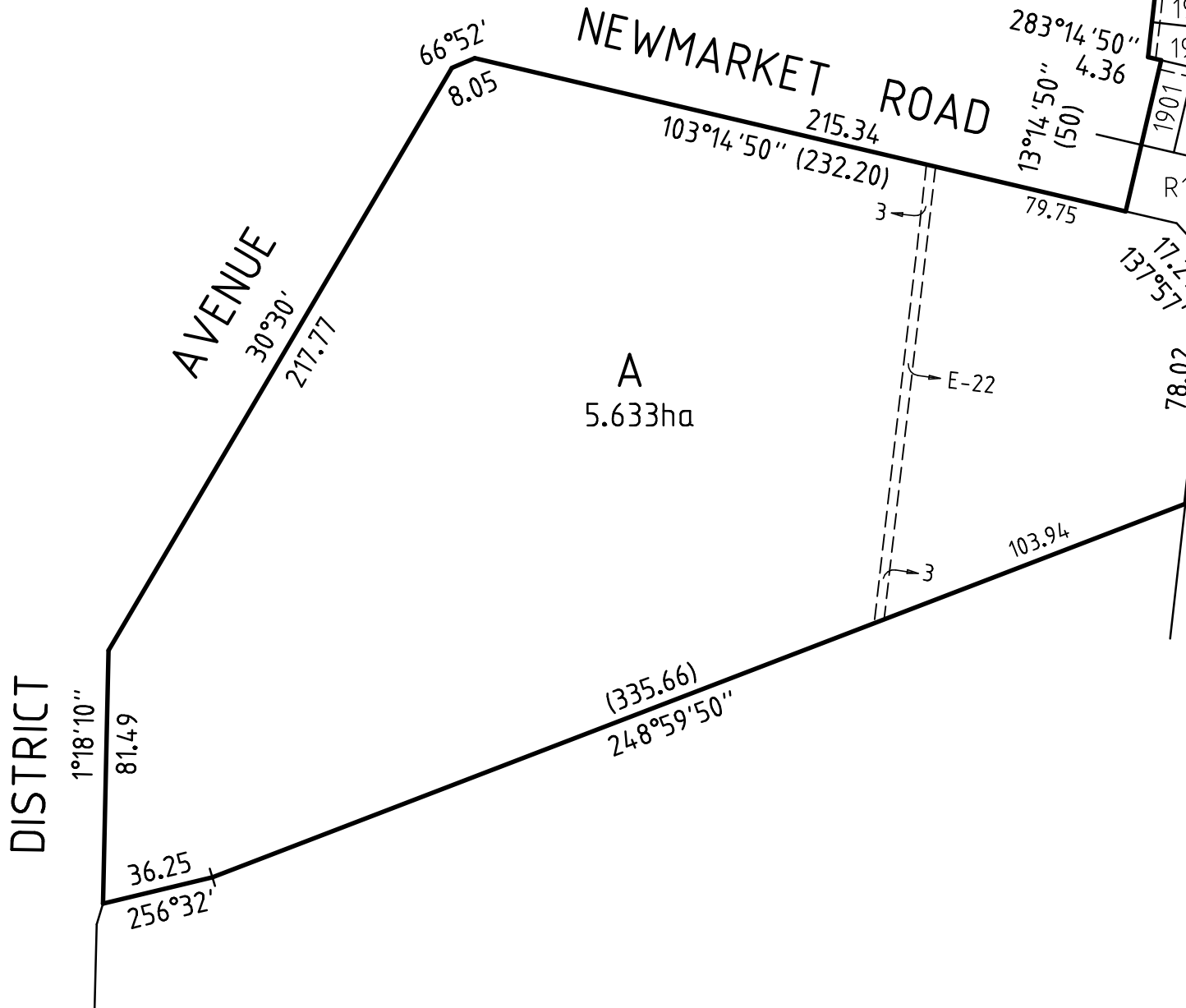


SEE SHEET 8



SEE SHEET 5

SEE SHEET 6



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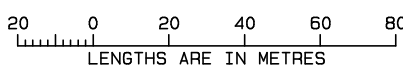
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SHEET 4

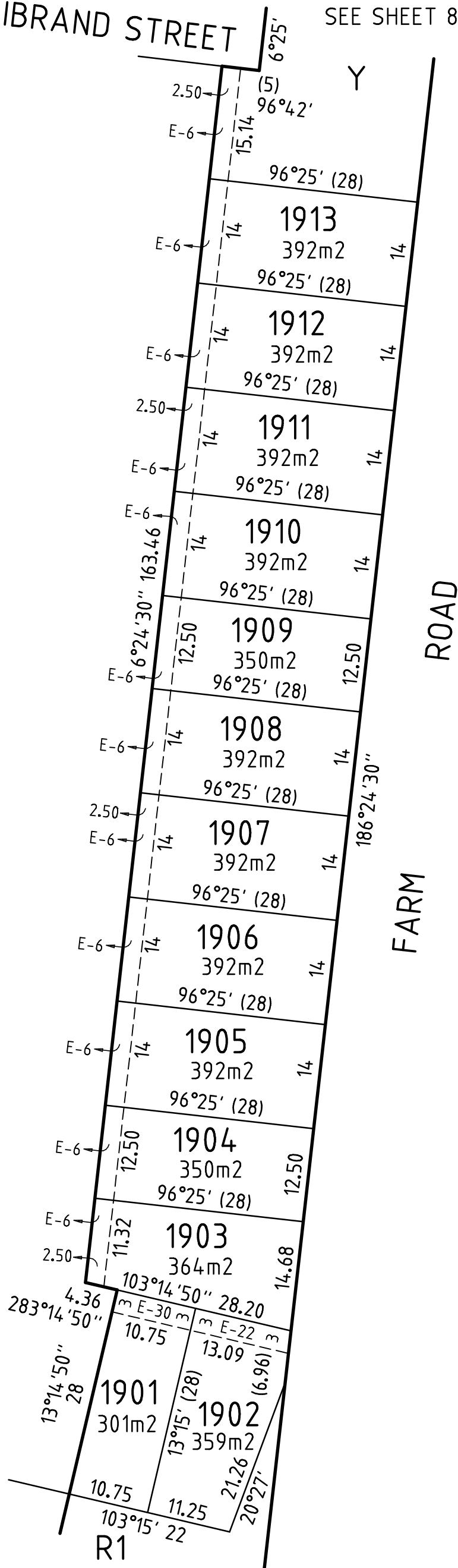
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GELLIBRAND STREET

SEE SHEET 8

PS 744997S

MGA 94  
ZONE 55



SEE SHEET 6

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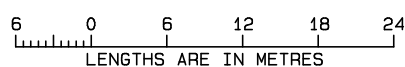


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SCALE  
1: 600



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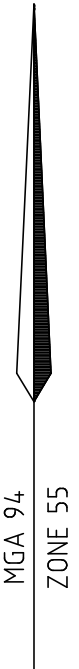
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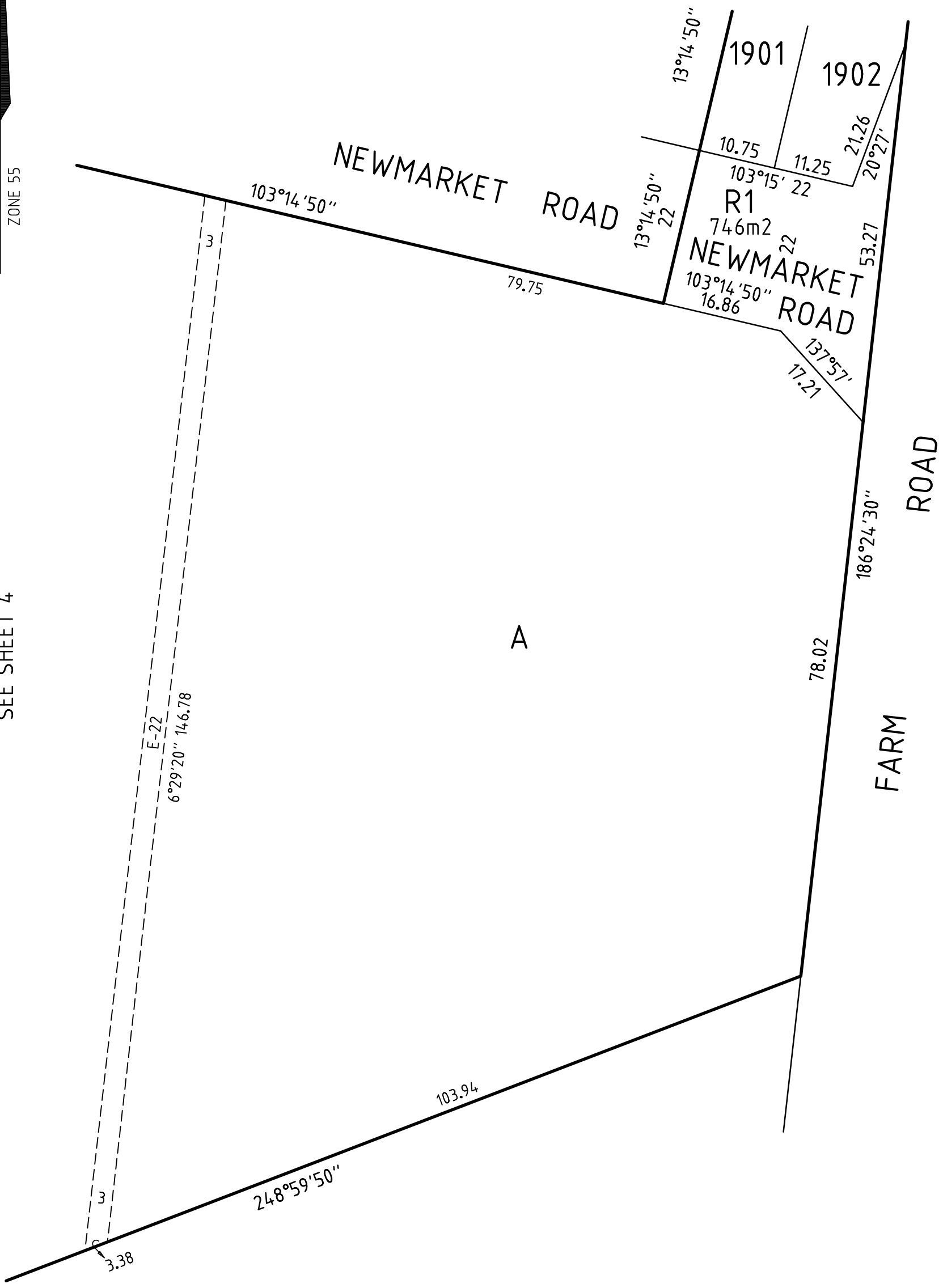
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SCALE  
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LENGTHS ARE IN METRES

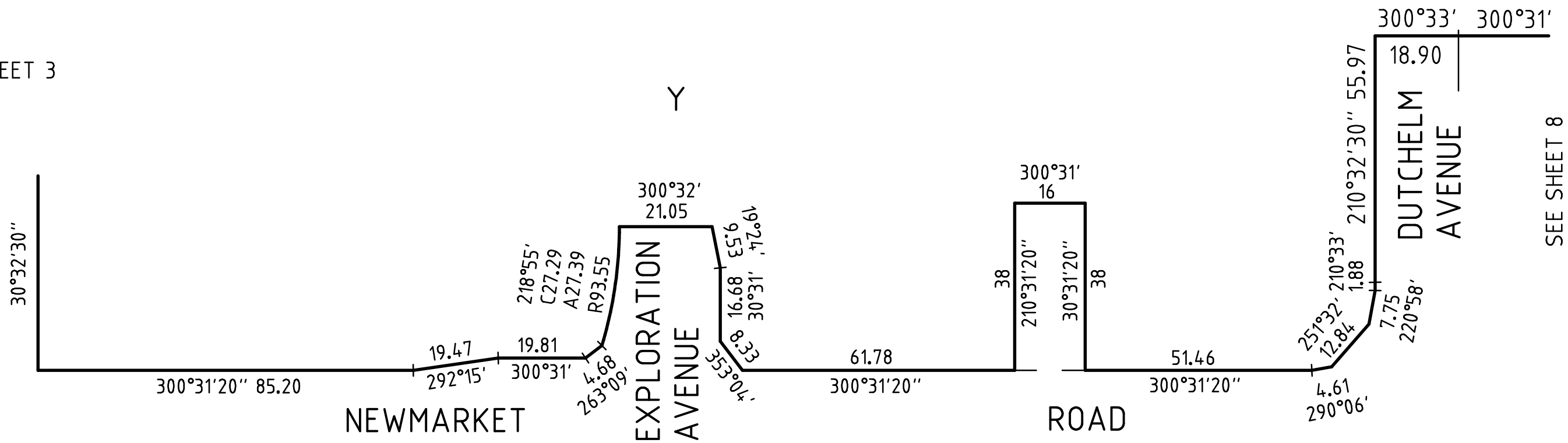
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MGA 94  
ZONE 55

SEE SHEET 3

PRINCES HIGHWAY



SEE SHEET 8

RIVERWALK RELEASE 19A



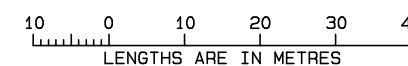
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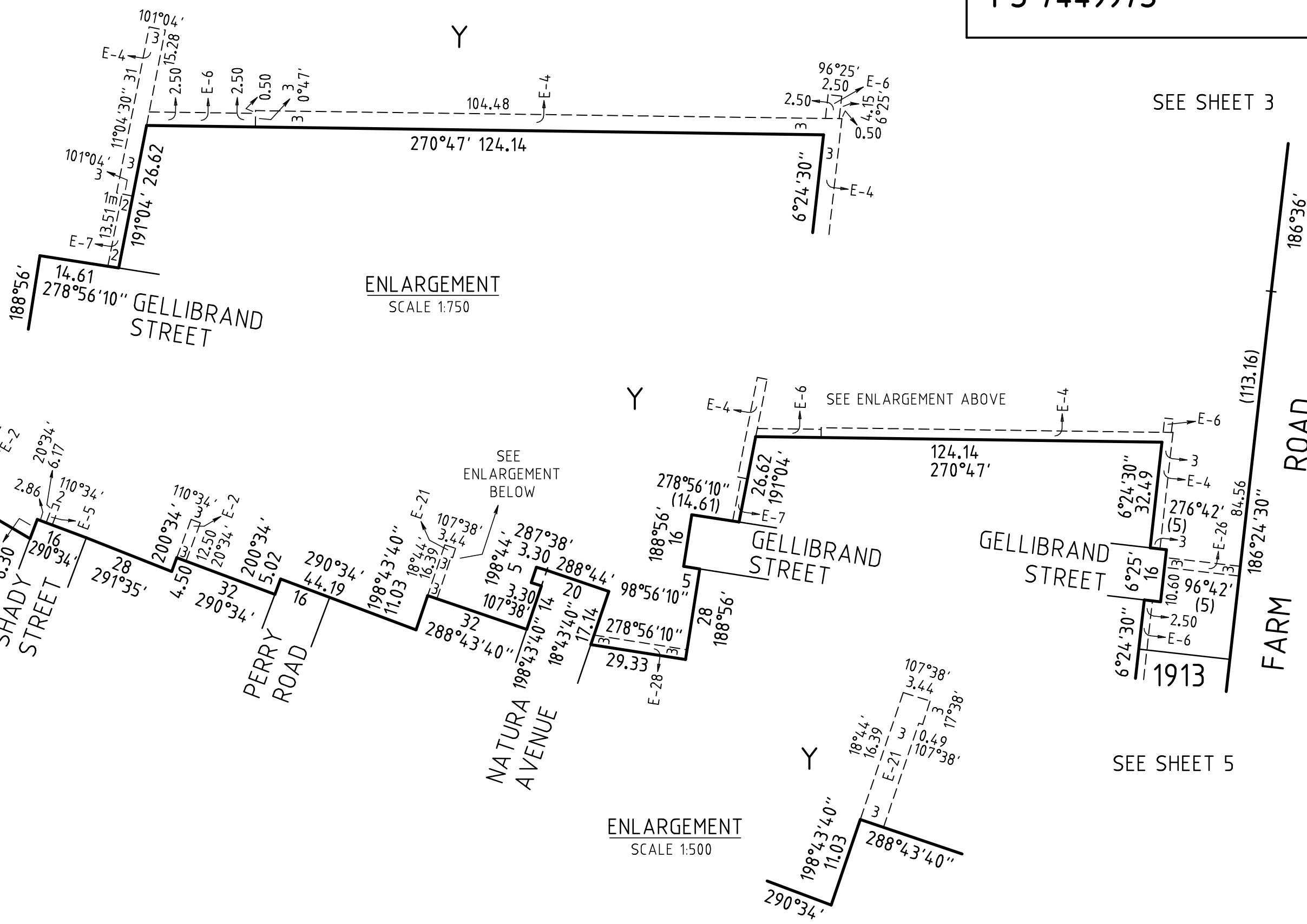
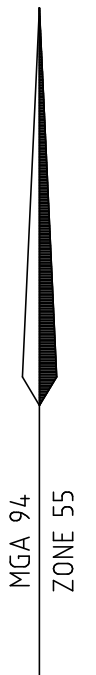


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SCALE  
1 : 1250

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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**

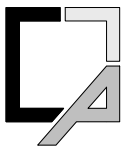
**DESCRIPTION OF RESTRICTION**

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

BURDENED LOT No	BENEFITING LOTS
1901	1902, 1903
1902	1901, 1903
1903	1901, 1902, 1904
1904	1903, 1905
1905	1904, 1906
1906	1905, 1907
1907	1906, 1908
1908	1907, 1909
1909	1908, 1910
1910	1909, 1911
1911	1910, 1912
1912	1911, 1913
1913	1912

RIVERWALK RELEASE 19A

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