

PLAN OF SUBDIVISION			EDITION 1	PS820861W	
LOCATION OF LAND PARISH: MAMBOURIN CROWN ALLOTMENTS: G (PT) & H (PT) SECTION 7 CROWN ALLOTMENT: 7 (PT) & 8 (PT) SECTION 8 TITLE REFERENCE: VOL FOL LAST PLAN REF: LOT L ON PS820862U POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE 3030 MGA 94 CO-ORDINATES: E 292 110 ZONE 55 (of approx centre of land in plan) N 5 800 170 GDA 94			COUNCIL NAME: WYNDHAM CITY COUNCIL		
VESTING OF ROADS OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		OTHER PURPOSE OF PLAN: TO REMOVE EASEMENT E-4 (PART) ON PS 820862U AND CREATED IN PS 820860Y AND AFFECTING ROAD R1 ON THIS PLAN. TO VARY THE DIMENSION OF EASEMENT E-13 ON PS820862U WHICH WAS CREATED IN PS707855Y TO E-29 AS SHOWN ON THIS PLAN GROUNDS FOR EASEMENT REMOVAL AND VARIATION: BY AGREEMENT OF ALL INTERESTED PARTIES UNDER SECTION 6(1)(k) OF THE SUBDIVISION ACT 1988		
ROAD R1	WYNDHAM CITY COUNCIL				
NOTATIONS			RIVERWALK RELEASE 25		
DEPTH LIMITATION: DOES NOT APPLY SURVEY: THIS PLAN IS BASED ON SURVEY STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO: THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS: IN PROCLAIMED SURVEY AREA NUMBER:			No. of Lots: 59 (excluding Lots M, N, P & Q) Release 25 Land Area: 3.498ha		
EASEMENT INFORMATION					
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		
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: 3936PS25	VERSION: 10 (28-04-2020)	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 11
		JAMES SPROTT			

PS820861W

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-2	SEWERAGE	2.50	PS636838S	CITY WEST WATER LIMITED
E-3	DRAINAGE	3	PS820860Y	WYNDHAM CITY COUNCIL
	SEWERAGE	3	PS820860Y	CITY WEST WATER CORPORATION
E-4	SEWERAGE	2.50	PS820860Y	CITY WEST WATER CORPORATION
E-14	SEWERAGE	2	PS707851H	CITY WEST WATER CORPORATION
E-16	DRAINAGE	2	PS707855Y	WYNDHAM CITY COUNCIL
E-20	DRAINAGE	2	PS820860Y	WYNDHAM CITY COUNCIL
E-23	DRAINAGE SEWERAGE	SEE PLAN	PS820860Y	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION
E-24	DRAINAGE SEWERAGE	5.65	PS820860Y	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION
E-27	DRAINAGE	SEE PLAN	PS820862U	WYNDHAM CITY COUNCIL
E-28	SEWERAGE	2.50	THIS PLAN	CITY WEST WATER CORPORATION
E-29	SEWERAGE	2.50	THIS PLAN	CITY WEST WATER CORPORATION

RIVERWALK RELEASE 25



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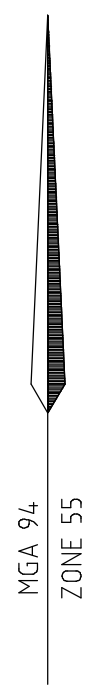
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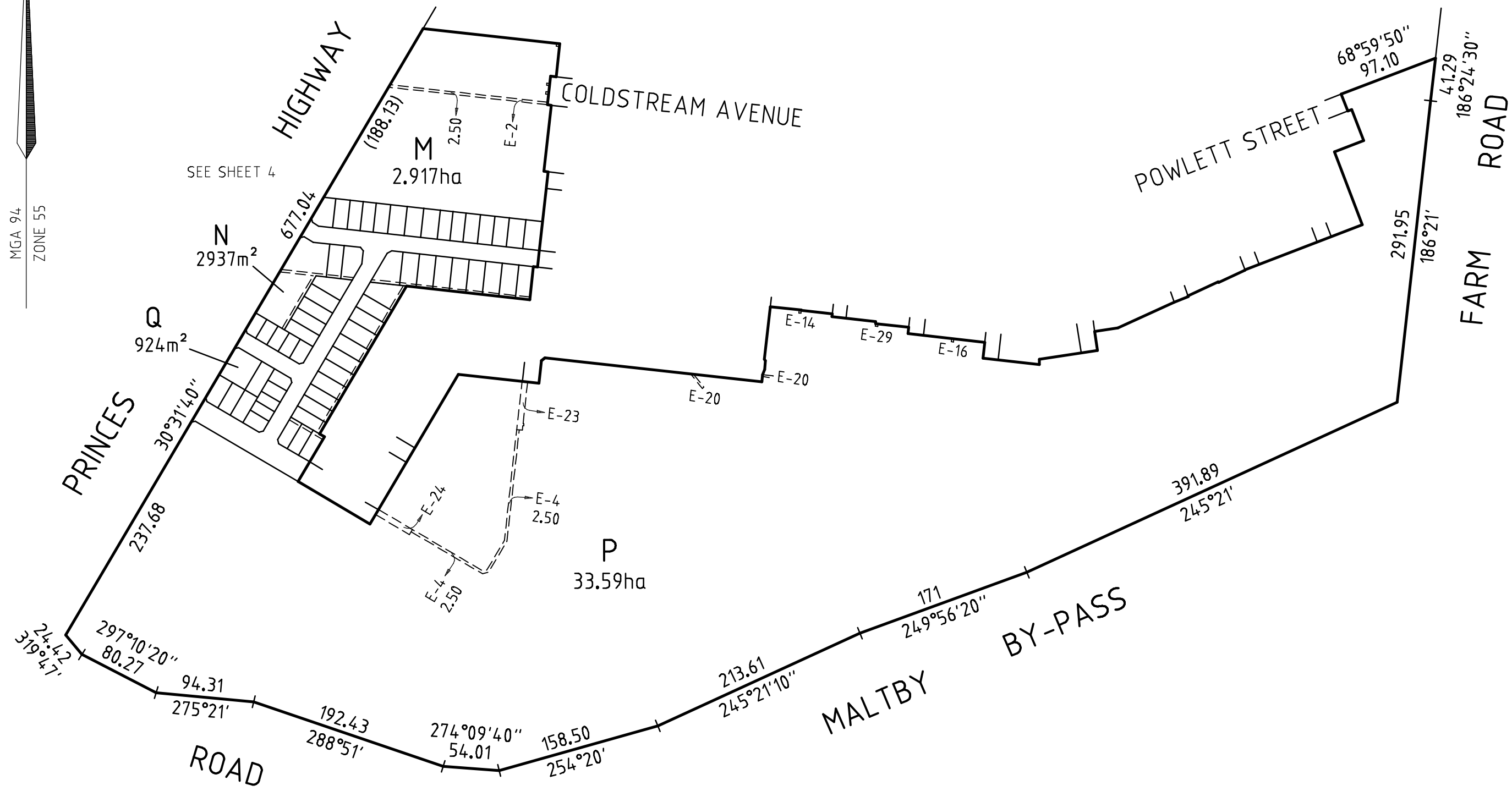
ORIGINAL SHEET
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SHEET 2

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SEE SHEET 4

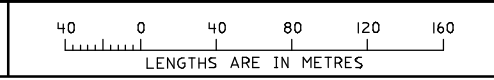


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SCALE
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ORIGINAL SHEET
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SHEET 3

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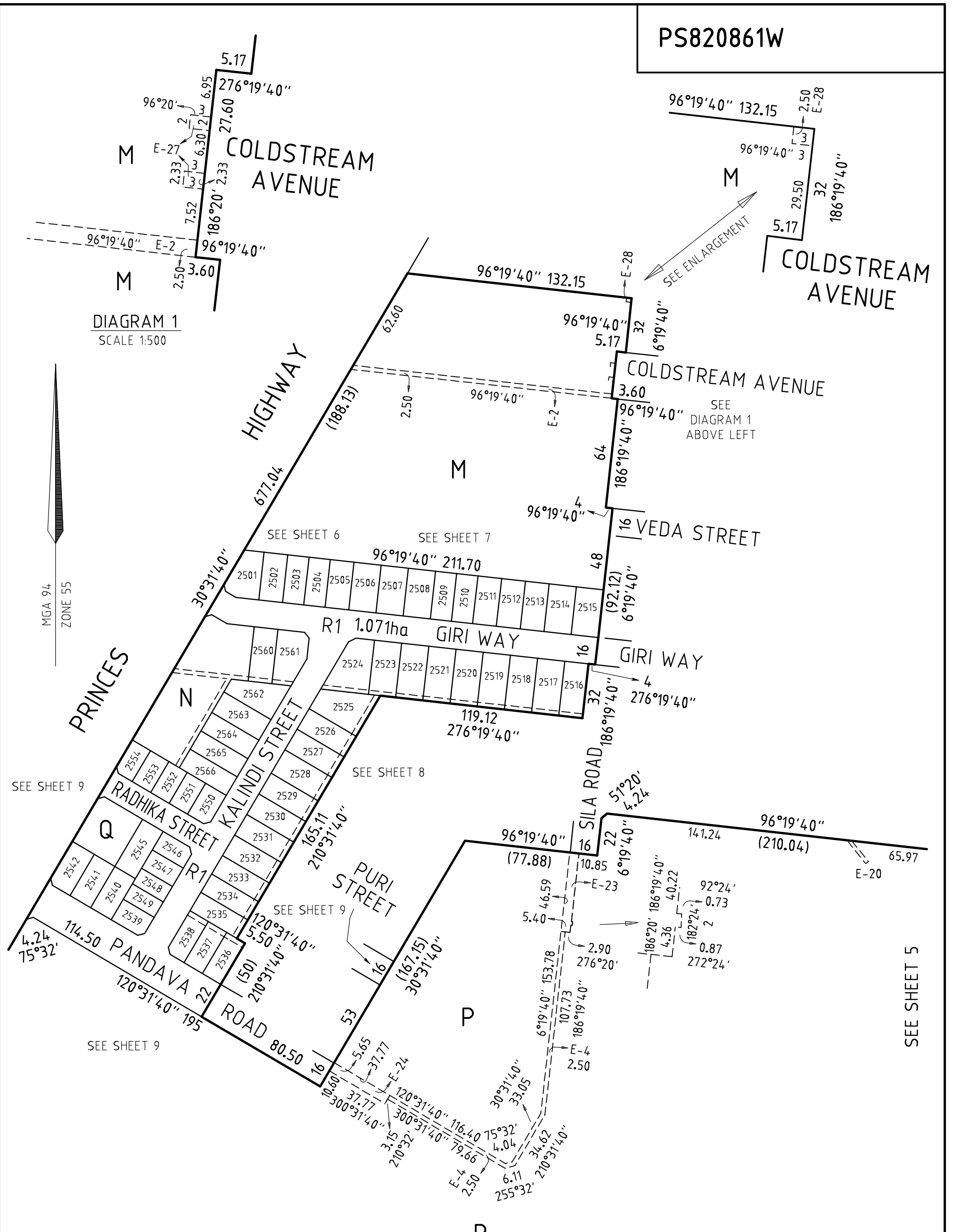


DIAGRAM 1
SCALE 1:500

MGA 94
ZONE 55

SEE SHEET 9

SEE SHEET 9

SEE SHEET 5

REF: 3936PS25

VERSION: 10 (28-04-2020)

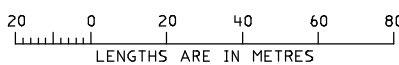


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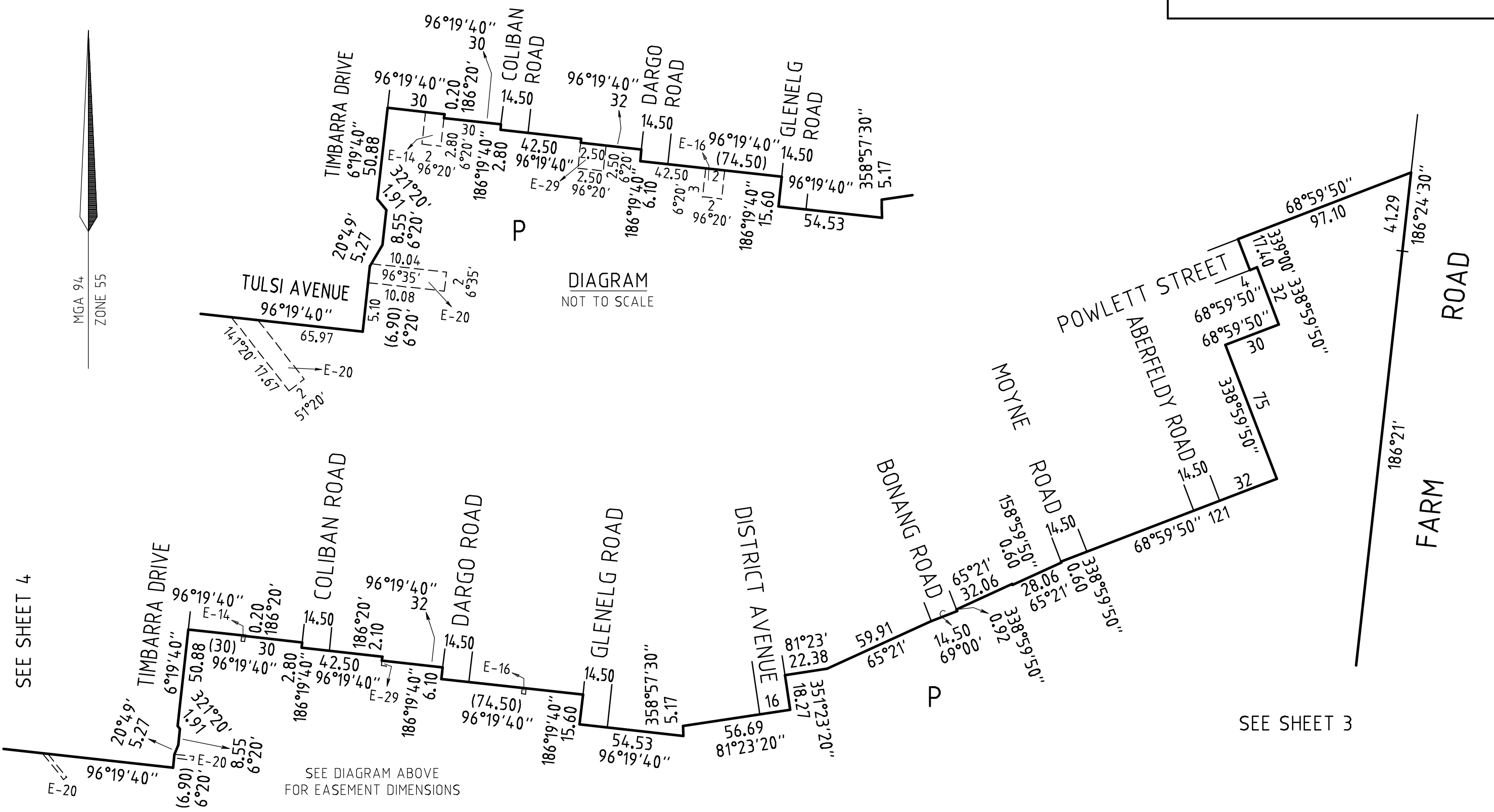
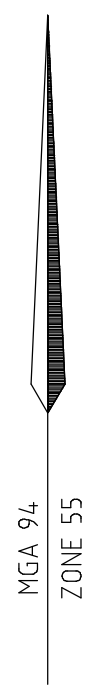
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RELEASE 25

ORIGINAL SHEET
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SHEET 4



SEE SHEET 4

SEE DIAGRAM ABOVE FOR EASEMENT DIMENSIONS

SEE SHEET 3

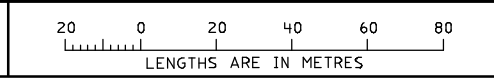
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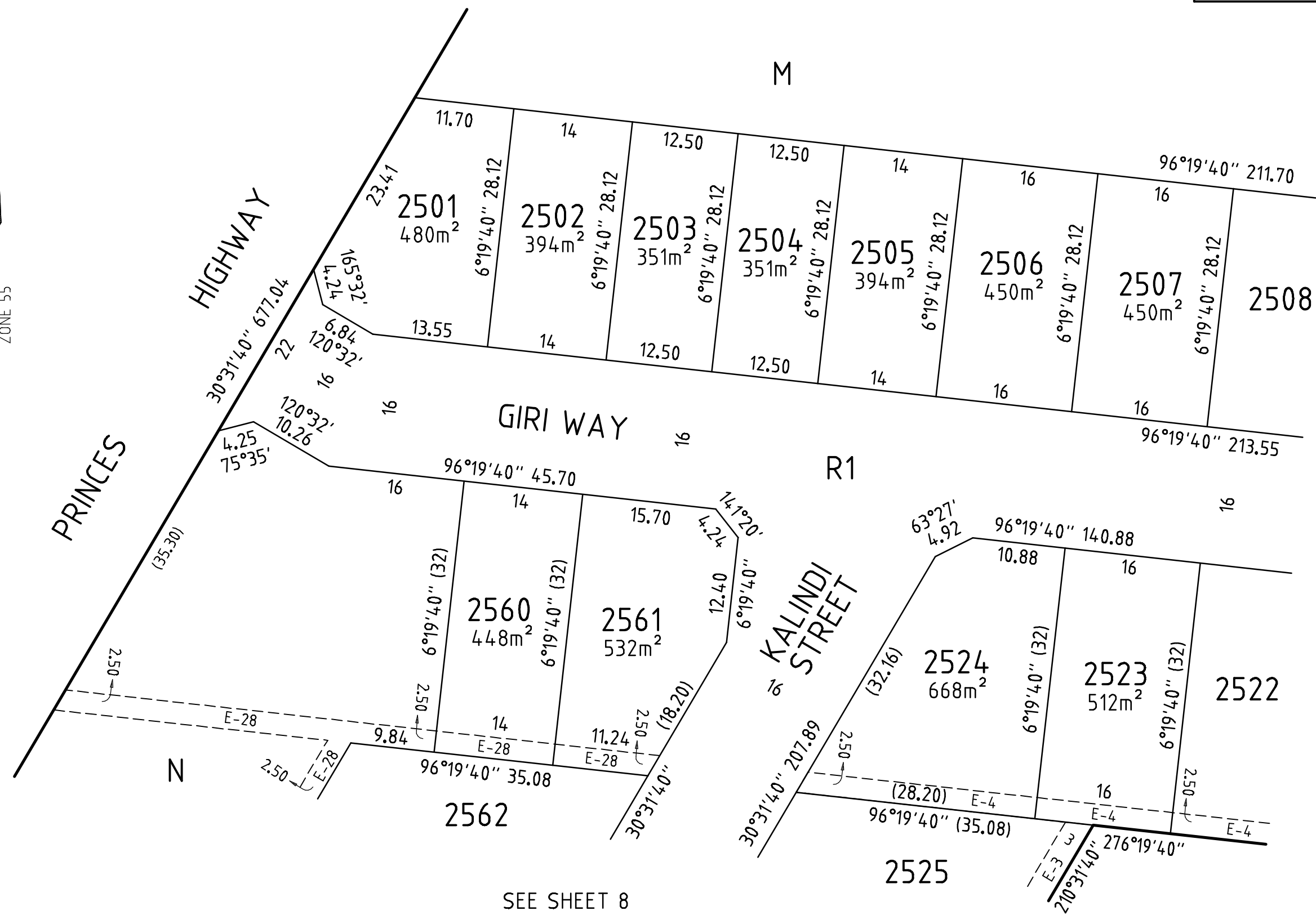
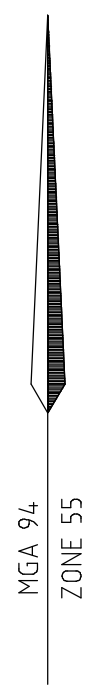


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SHEET 5

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SEE SHEET 4



SEE SHEET 7

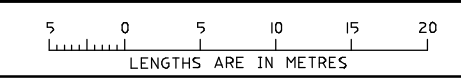
SEE SHEET 8

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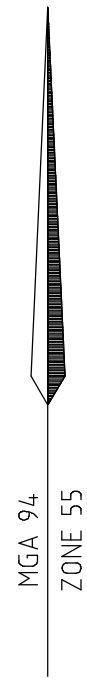


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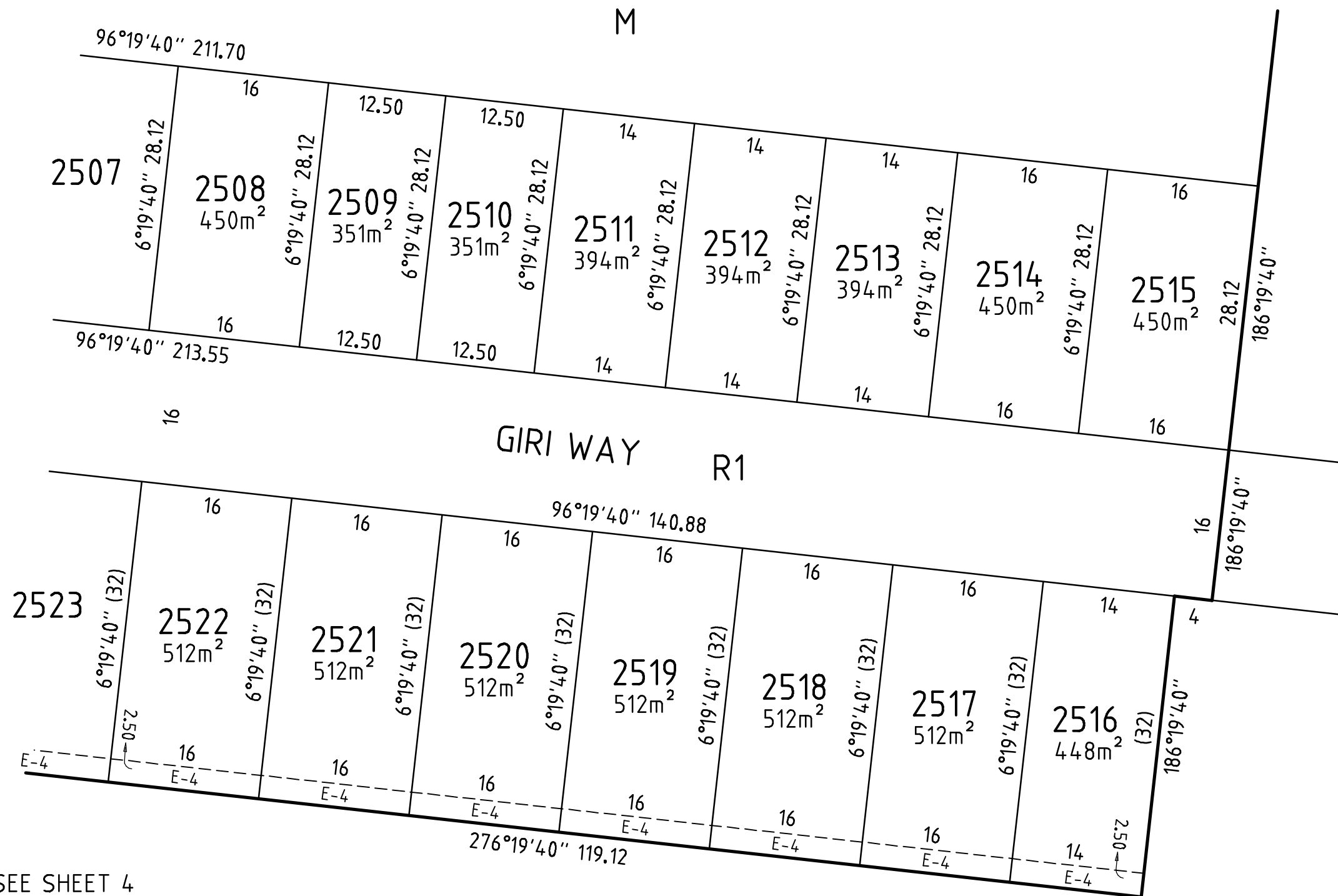
SHEET 6

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SEE SHEET 4



SEE SHEET 6



SEE SHEET 4

RIVERWALK RELEASE 25



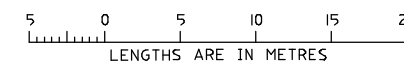
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SCALE
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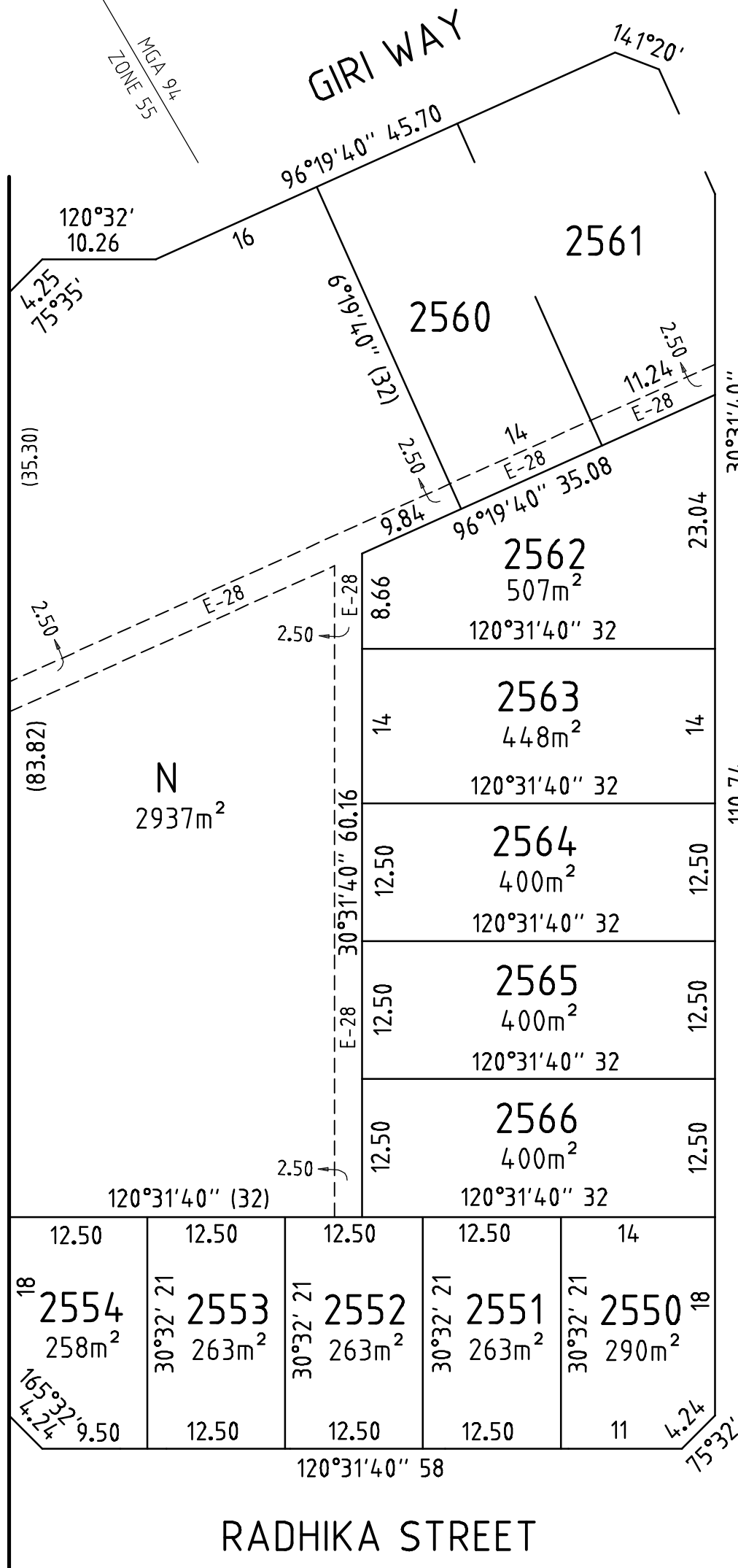
ORIGINAL SHEET
 SIZE: A3

SHEET 7

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SEE SHEET 6

PRINCES HIGHWAY
30°31'40" 677.04



SEE SHEET 9

KALINDI STREET R1
16

SEE SHEET 4

SEE SHEET 9

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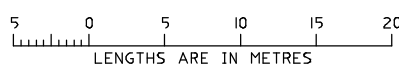


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SCALE
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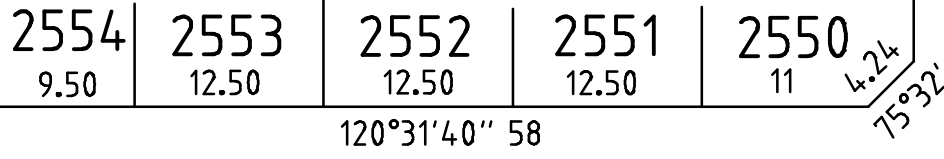
RELEASE 25

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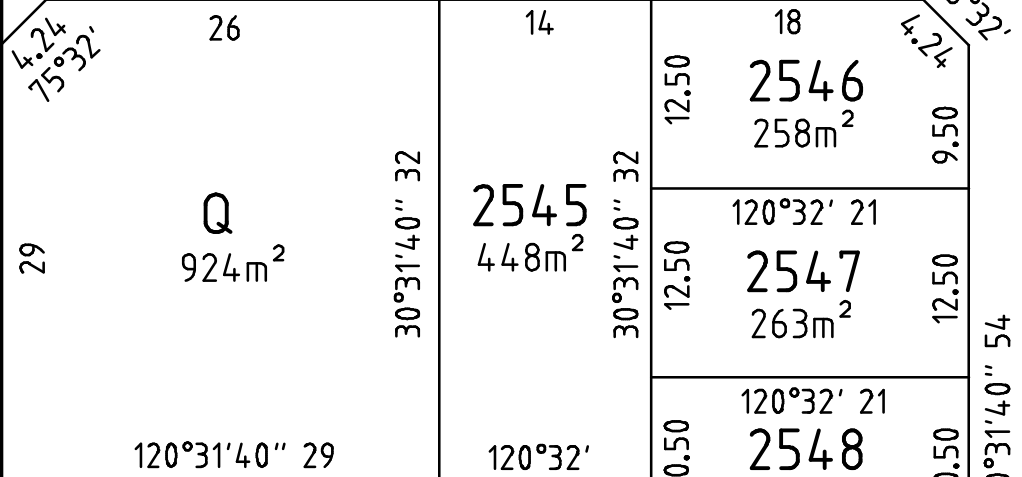
SHEET 8

PS820861W

SEE SHEET 8



RADHIKA STREET

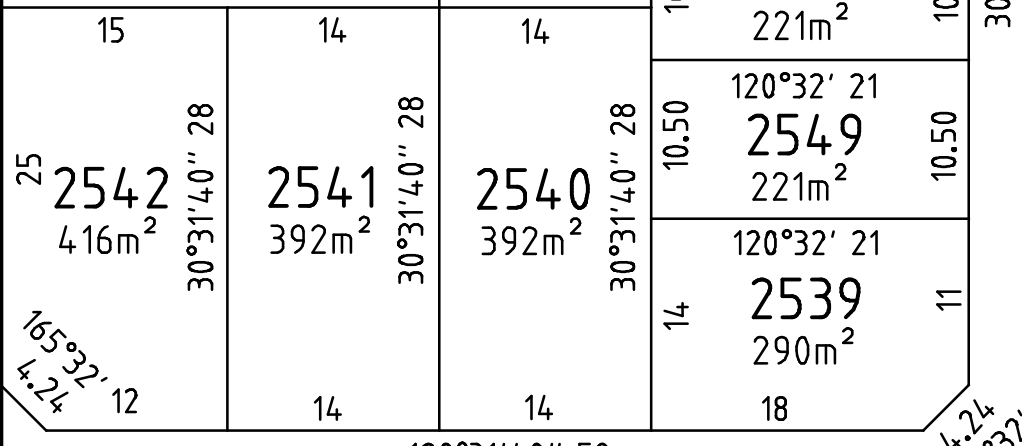


Q
924m²

2546
258m²

2547
263m²

2548
221m²



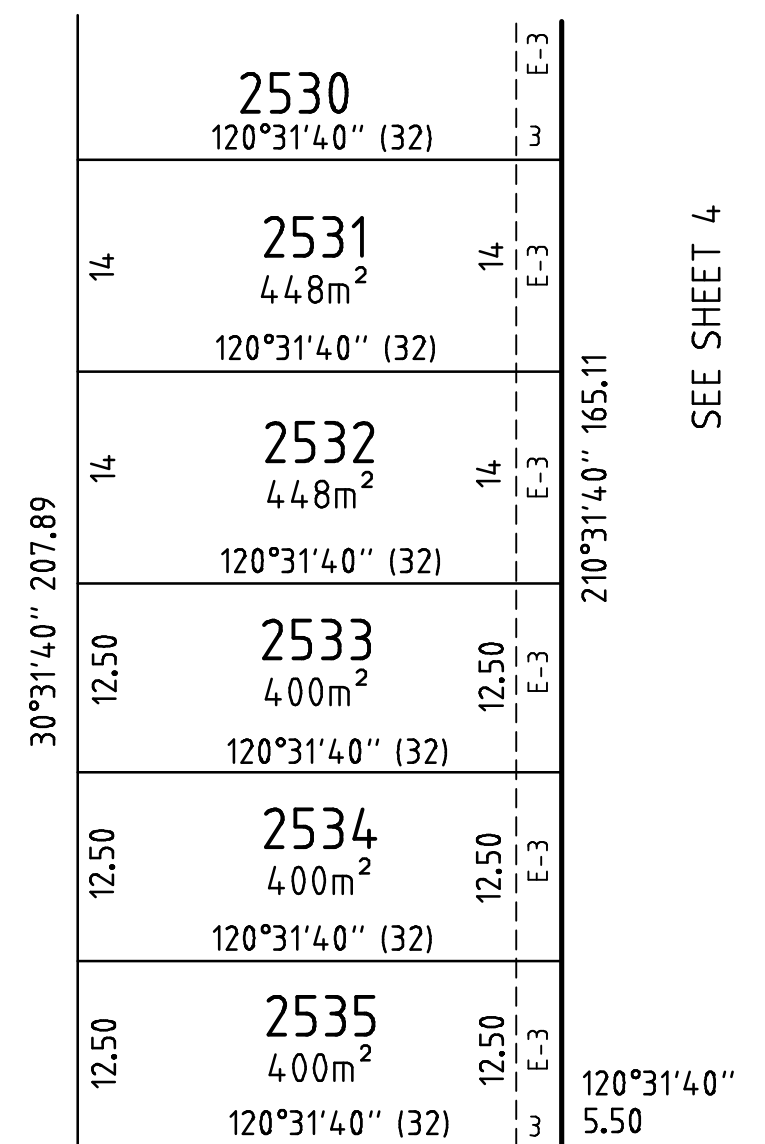
2542
416m²

2541
392m²

2540
392m²

2549
221m²

2539
290m²



2530
120°31'40'' (32)

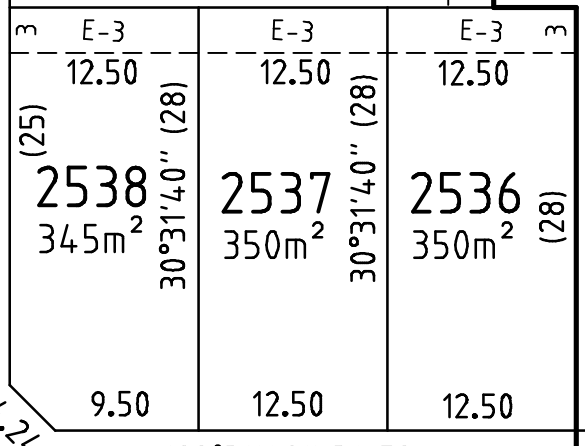
2531
448m²
120°31'40'' (32)

2532
448m²
120°31'40'' (32)

2533
400m²
120°31'40'' (32)

2534
400m²
120°31'40'' (32)

2535
400m²
120°31'40'' (32)



2538
345m²
30°31'40'' (28)

2537
350m²
30°31'40'' (28)

2536
350m²
(28)

PANDAVA ROAD

120°31'40'' 114.50

P

SEE SHEET 3 & 4

SEE SHEET 4

PRINCES HIGHWAY

R1 KALINDI STREET

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SCALE 1:500

LENGTHS ARE IN METRES

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RIVERWALK RELEASE 25

ORIGINAL SHEET SIZE: A3 SHEET 9

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 AA6065 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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SHEET 10

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

BURDENED LOT No	BENEFITING LOTS
2501	2502
2502	2501, 2503
2503	2502, 2504
2504	2503, 2505
2505	2504, 2506
2506	2505, 2507
2507	2506, 2508
2508	2507, 2509
2509	2508, 2510
2510	2509, 2511
2511	2510, 2512
2512	2511, 2513
2513	2512, 2514
2514	2513, 2515
2515	2514
2516	2517
2517	2516, 2518
2518	2517, 2519
2519	2518, 2520
2520	2519, 2521
2521	2520, 2522
2522	2521, 2523
2523	2522, 2524, 2525
2524	2523, 2525
2525	2523, 2524, 2526
2526	2525, 2527
2527	2526, 2528
2528	2527, 2529
2529	2528, 2530
2530	2529, 2531

BURDENED LOT No	BENEFITING LOTS
2531	2530, 2532
2532	2531, 2533
2533	2532, 2534
2534	2533, 2535
2535	2534, 2536, 2537, 2538
2536	2535, 2537
2537	2535, 2536, 2538
2538	2535, 2537
2539	2540, 2549
2540	2539, 2541, 2545, 2548, 2549
2541	2540, 2542
2542	2541
2545	2540, 2546, 2547, 2548
2546	2545, 2547
2547	2545, 2546, 2548
2548	2540, 2545, 2547, 2549
2549	2539, 2540, 2548
2550	2551, 2566
2551	2550, 2552, 2566
2552	2551, 2553, 2566
2553	2552, 2554
2554	2553
2560	2561, 2562
2561	2560, 2562
2562	2560, 2561, 2563
2563	2562, 2564
2564	2563, 2565
2565	2564, 2566
2566	2550, 2551, 2552, 2565

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SHEET 11

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