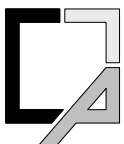


<b>PLAN OF SUBDIVISION</b>				<b>EDITION 1</b>	<b>PS907683M</b>
<b>LOCATION OF LAND</b> PARISH: MAMBOURIN TOWNSHIP: WERRIBEE CROWN ALLOTMENTS: 22A (PART) & 10A (PART)  PARISH: MAMBOURIN CROWN ALLOTMENTS: 4A (PT), 5A (PT), 7A (PT), 8A (PT) & 9A (PT) CROWN ALLOTMENTS: H (PART) SECTION 7  TITLE REFERENCE: LAST PLAN REF: LOT M ON PS907689Y POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE, VIC 3030  MGA 94 CO-ORDINATES: E 292 785 ZONE 55 (of approx centre of land in plan) N 5 801 170 GDA 94				WYNDHAM CITY COUNCIL	
<b>VESTING OF ROADS OR RESERVES</b>				<b>NOTATIONS</b>	
<b>IDENTIFIER</b>		<b>COUNCIL/BODY/PERSON</b>			
RESERVE No.1		WYNDHAM CITY COUNCIL			
RESERVE No.2		WYNDHAM CITY COUNCIL			
RESERVE No.3		POWERCOR AUSTRALIA LTD			
ROAD R1		WYNDHAM CITY COUNCIL			
<b>NOTATIONS</b>					
<b>DEPTH LIMITATION:</b> 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	
<b>EASEMENT INFORMATION</b>					
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)					
<b>EASEMENT REFERENCE</b>	<b>PURPOSE</b>	<b>WIDTH (METRES)</b>	<b>ORIGIN</b>	<b>LAND BENEFITED/IN FAVOUR OF</b>	
			SEE SHEET 2		
 <b>CRA SURVEY PTY LTD</b> LAND SURVEYORS DEVELOPMENT CONSULTANTS DIGITAL SCANNING 292 Canterbury Road office@crsurvey.com.au Surrey Hills, 3127 Tel: 03 9890 0933		REF: 3936PS37	VERSION: 6 (10.04.2024)	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 9
		JAMES SPROTT			

PS907683M

## 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-6	DRAINAGE	SEE PLAN	PS907685H	WYNDHAM CITY COUNCIL
E-7	SEWERAGE	SEE PLAN	PS907685H	GREATER WESTERN WATER CORPORATION
E-9	DRAINAGE	SEE PLAN	PS907689Y	WYNDHAM CITY COUNCIL
E-12	SEWERAGE	0.50	PS810599P	CITY WEST WATER CORPORATION
E-13	DRAINAGE SEWERAGE	3	THIS PLAN	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-14	SEWERAGE	2	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-15	ELECTRICITY SUPPLY	SEE PLAN	PS907689Y	POWERCOR AUSTRALIA LTD



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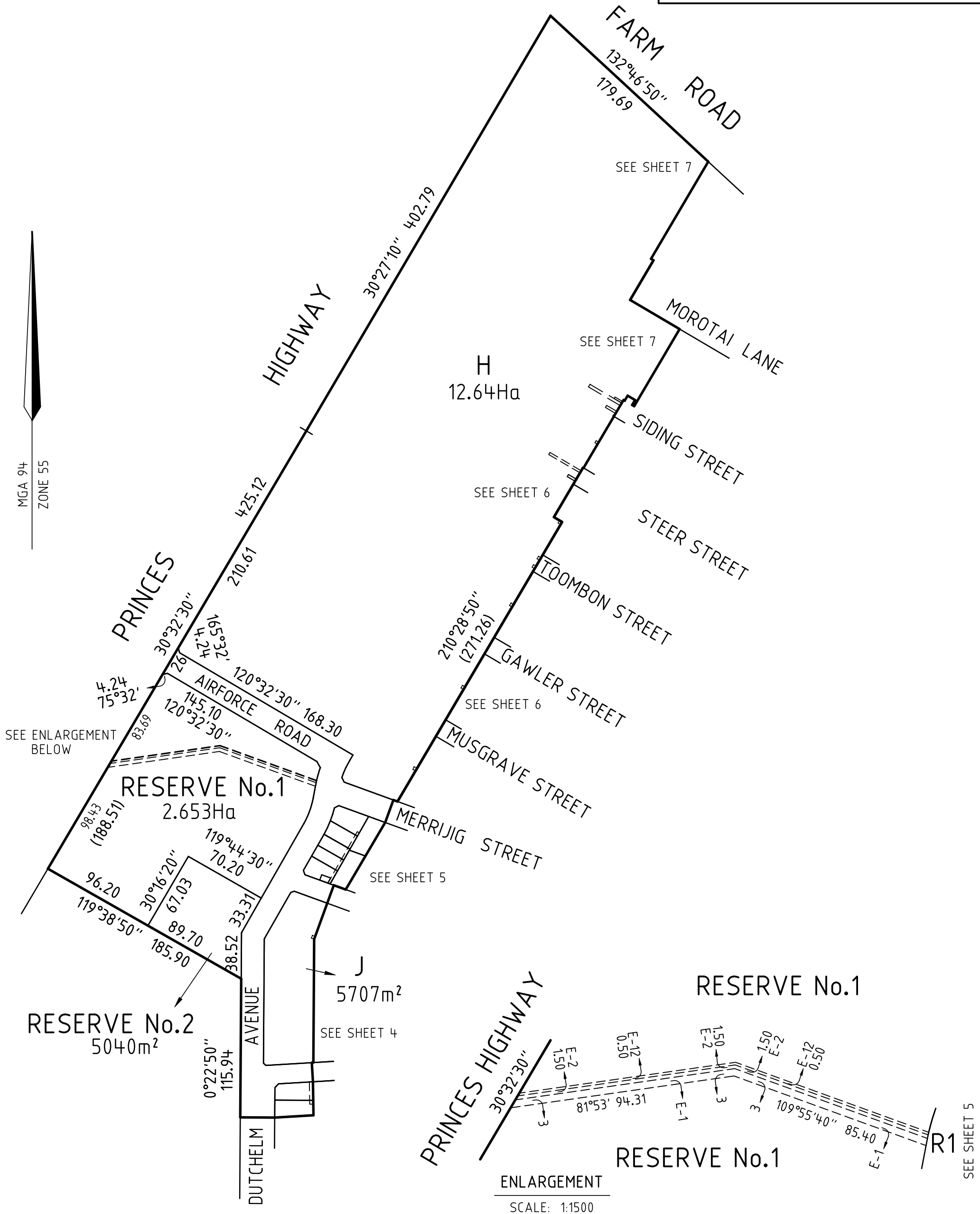
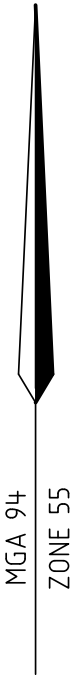
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SHEET 2

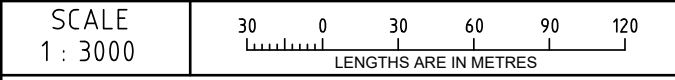
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SCALE 1 : 3000

RIVERWALK      RELEASE 37



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SEE SHEET 5

SEE SHEET 3

SEE SHEET 5

PS907683M

RES  
No.2

19.10

R1  
1.165Ha

J  
5707m<sup>2</sup>

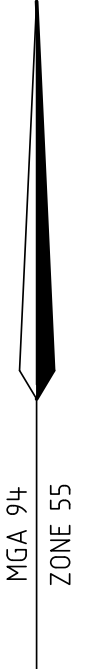
DUTCHELM  
AVENUE

DUTCHELM  
AVENUE

NANDEWAR

16 STREET

DUTCHELM  
AVENUE



29°44'20"

29°44'20"

19°58' 2.50  
109°58' 2.50  
109°58' 2.50  
19°58' E-3

119°38'50"

38.52

0°22'50" 154.46

104

0°22'50"

19.10

115.94

103.18

0°22'50"

133°29' 2.73

86°35' 39.79

38.49

1.30  
86°35'

86°35' 28.84

43°29' 4.38

3702

458m<sup>2</sup>

E-13

28.80

0°23' 25.06

10.42

3701

438m<sup>2</sup>

E-13

90°22'50" (32.11)

3

15.54  
359°07' 28.03

3.20  
90°23' 3

90°23' 28.80

86°34'50" 32.46

REF: 3936PS37

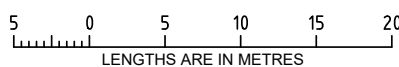
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SCALE  
1 : 500



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RIVERWALK RELEASE 37

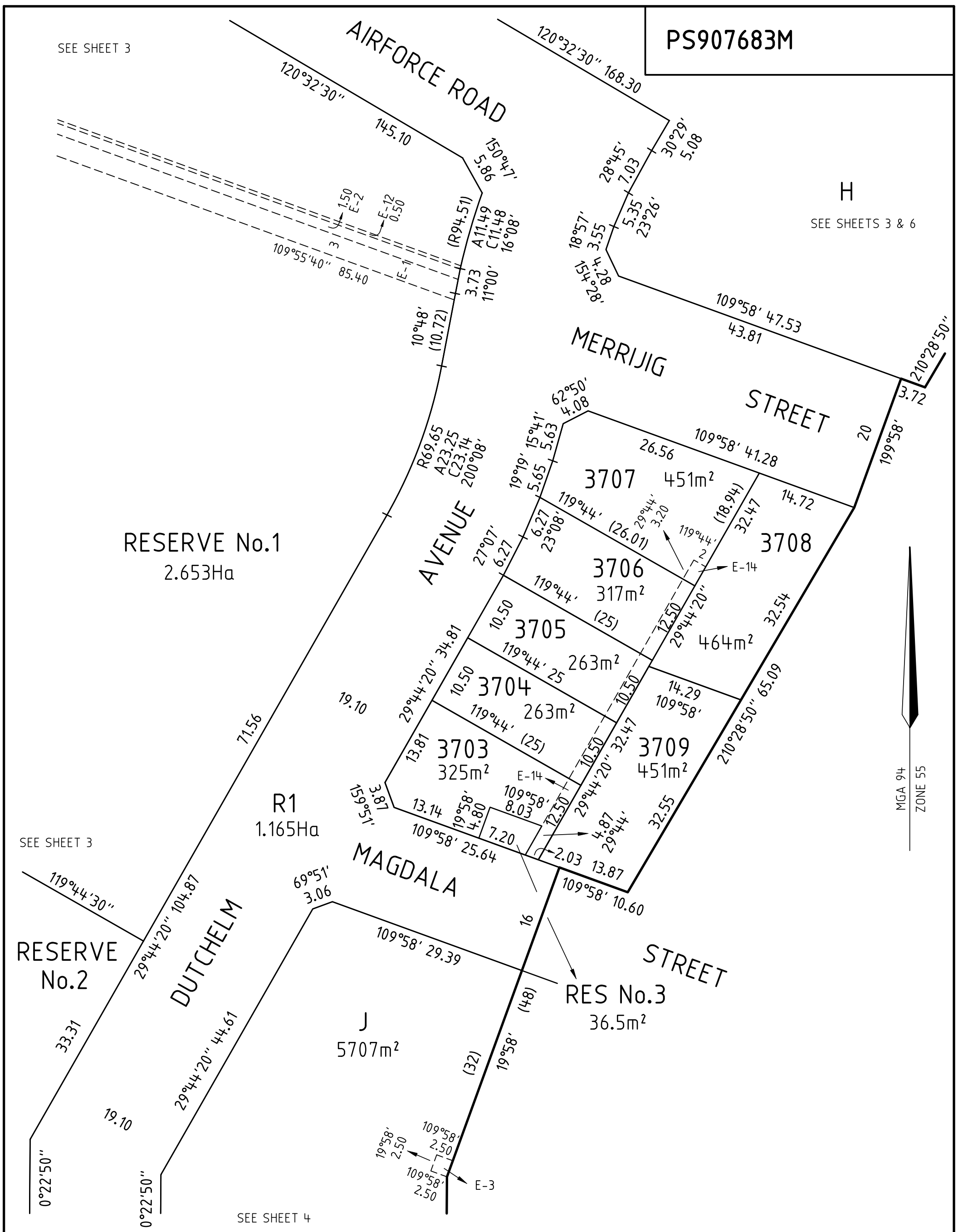
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SIZE: A3

SHEET 4

SEE SHEET 3

PS907683M

H  
SEE SHEETS 3 & 6



SEE SHEET 3

SEE SHEET 4

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RIVERWALK      RELEASE 37

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SCALE  
1 : 500

LENGTHS ARE IN METRES

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ORIGINAL SHEET  
SIZE: A3

SHEET 5



SEE SHEET 3

FARM ROAD  
132°46'50"

94.31  
WALK

30°28'50"  
NORDEN

30°28'50"  
SORTIE STREET

120°28'50" 48  
MOROTAI LANE

30°28'50" 74.85

16  
SIDING STREET

23  
STEER STREET

16  
STEER STREET

SEE SHEET 6

30°29' 2.50  
120°28'50"

120°28'50" E-9

H

30°29' 1.50  
30.84

120°29' 7.39  
E-15

120°29' 7.20  
30°29' 4.80

30°28'50"

120°29' 1.50  
30°29' 4.80  
2  
120°29'  
30°28'50"  
SIDING STREET

30°29' 2

300°29' 9.91  
E-9

30°29' 1  
E-15

300°29' 1

ENLARGEMENT  
SCALE: 1:300

ENLARGEMENT  
SCALE: 1:500

30°29' 2  
120°29' 2  
30°28'50" 2  
E-7

SEE ENLARGEMENT

SEE ENLARGEMENT

ENLARGEMENT  
SCALE: 1:500

30°29' 2  
120°20'40" 30.32  
E-6  
120°28'50" 0.48  
30°28'50"  
12.13  
120°29' 7.60  
30°29' 2  
E-6  
12.16  
12.12  
16  
STEER STREET

H

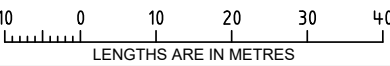
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SCALE  
1 : 1000



ORIGINAL SHEET  
SIZE: A3

SHEET 7

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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.

RIVERWALK RELEASE 37



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ORIGINAL SHEET  
SIZE: A3

SHEET 8

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**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

RIVERWALK RELEASE 37



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SHEET 9

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