


<b>PLAN OF SUBDIVISION</b>			<b>EDITION 1</b>	<b>PS 641304D</b>
<b>LOCATION OF LAND</b>  PARISH: MAMBOURIN CROWN ALLOTMENTS: 4A, 5A, 6A, 7A, 8A, 9A & 2007 CROWN ALLOTMENTS: G (PT) & H (PT) SECTION 7 CROWN ALLOTMENT: 7 (PT) & 8 (PT) SECTION 8  TITLE REFERENCE: VOL 11689 FOL 958 LAST PLAN REF: PS 710502R LOT N  POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE  MGA 94 CO-ORDINATES: E 292 450 ZONE 55 (of approx centre of land in plan) N 5 800 690 GDA 94			COUNCIL NAME: WYNDHAM CITY COUNCIL	
<b>VESTING OF ROADS OR RESERVES</b>			<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON			
R1 (ROAD)	WYNDHAM CITY COUNCIL			
<b>NOTATIONS</b>			<b>RIVERWALK      RELEASE 5</b> No. of Lots: 20 (excluding Lot G) Release 5 Land Area: 1.014ha	
<b>DEPTH LIMITATION:</b> 15m APPLIES TO VOL 11416 FOL 247				
<b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY  <b>STAGING:</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO: WYP4474/10  THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS:  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	
 <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: 3936PS5      VERSION: 12 (21.06.17)	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 9
		P.J.S. TYNKKYEN		

PS 641304D

## 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-4	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
E-5	DRAINAGE	2	PS641301K	WYNDHAM CITY COUNCIL
E-6	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS636838S PS636838S	WYNDHAM CITY COUNCIL CITY WEST WATER LIMITED
E-7	DRAINAGE	SEE PLAN	PS636838S	WYNDHAM CITY COUNCIL
E-8	SEWERAGE	2	PS636838S	CITY WEST WATER LIMITED
E-9	DRAINAGE	2	PS636838S	WYNDHAM CITY COUNCIL
E-10	POWERLINE	SEE PLAN	PS636838S - SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-13	SEWERAGE	2	PS707855Y	CITY WEST WATER CORPORATION
E-14	SEWERAGE	2	PS707851H	CITY WEST WATER CORPORATION
E-16	DRAINAGE	2	PS707855Y	WYNDHAM CITY COUNCIL
E-17	DRAINAGE	6	INST. AL917167H	MELBOURNE WATER CORPORATION
E-18	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	INST. AL917167H PS636838S	MELBOURNE WATER CORPORATION CITY WEST WATER LIMITED
E-19	DRAINAGE	SEE PLAN	PS707851H	WYNDHAM CITY COUNCIL
E-20	DRAINAGE SEWERAGE	3 3	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION

RIVERWALK RELEASE 5



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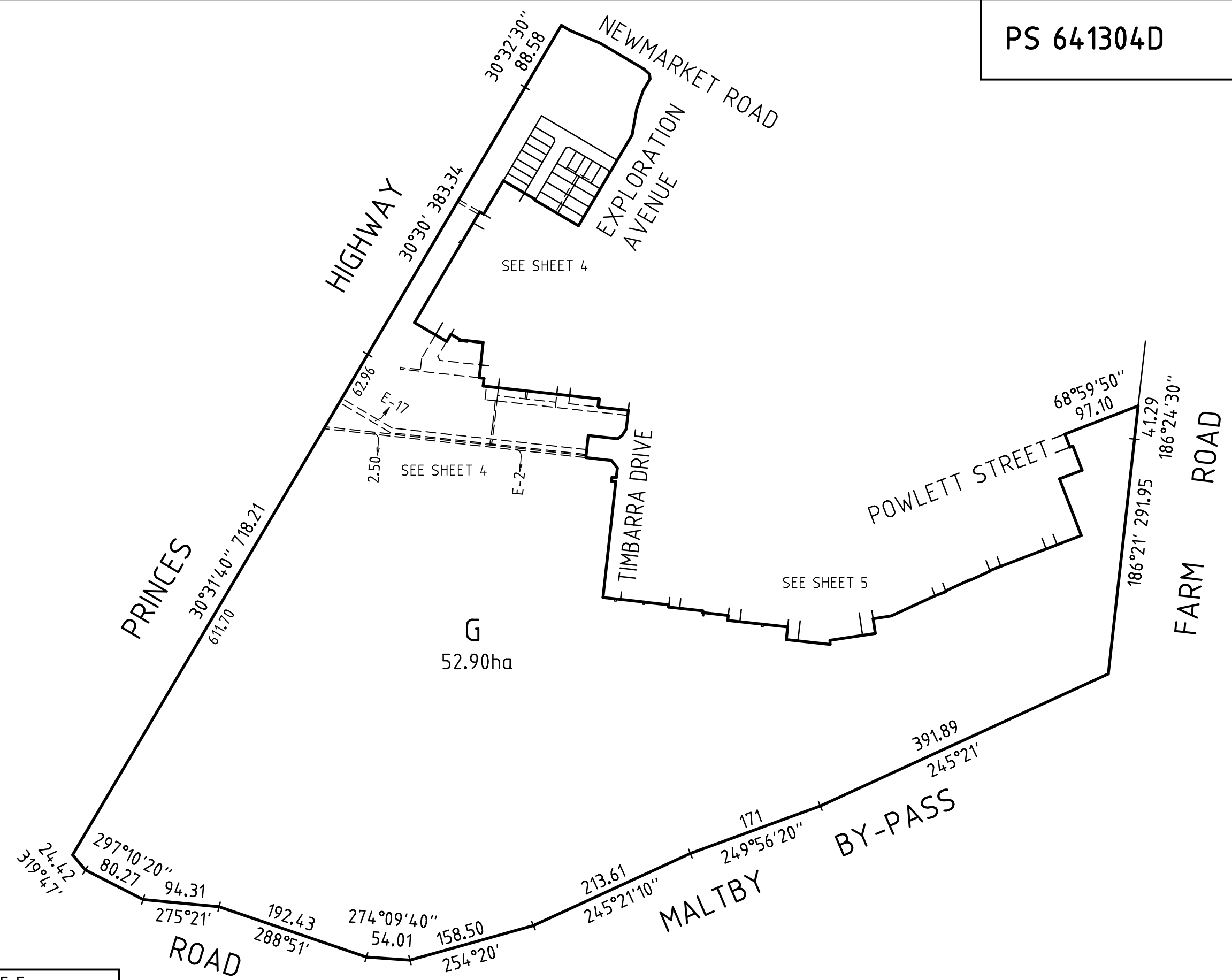
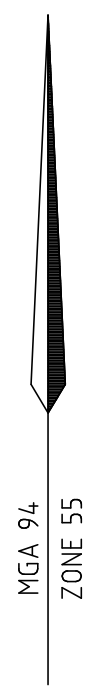
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SHEET 2

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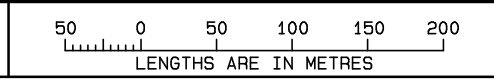
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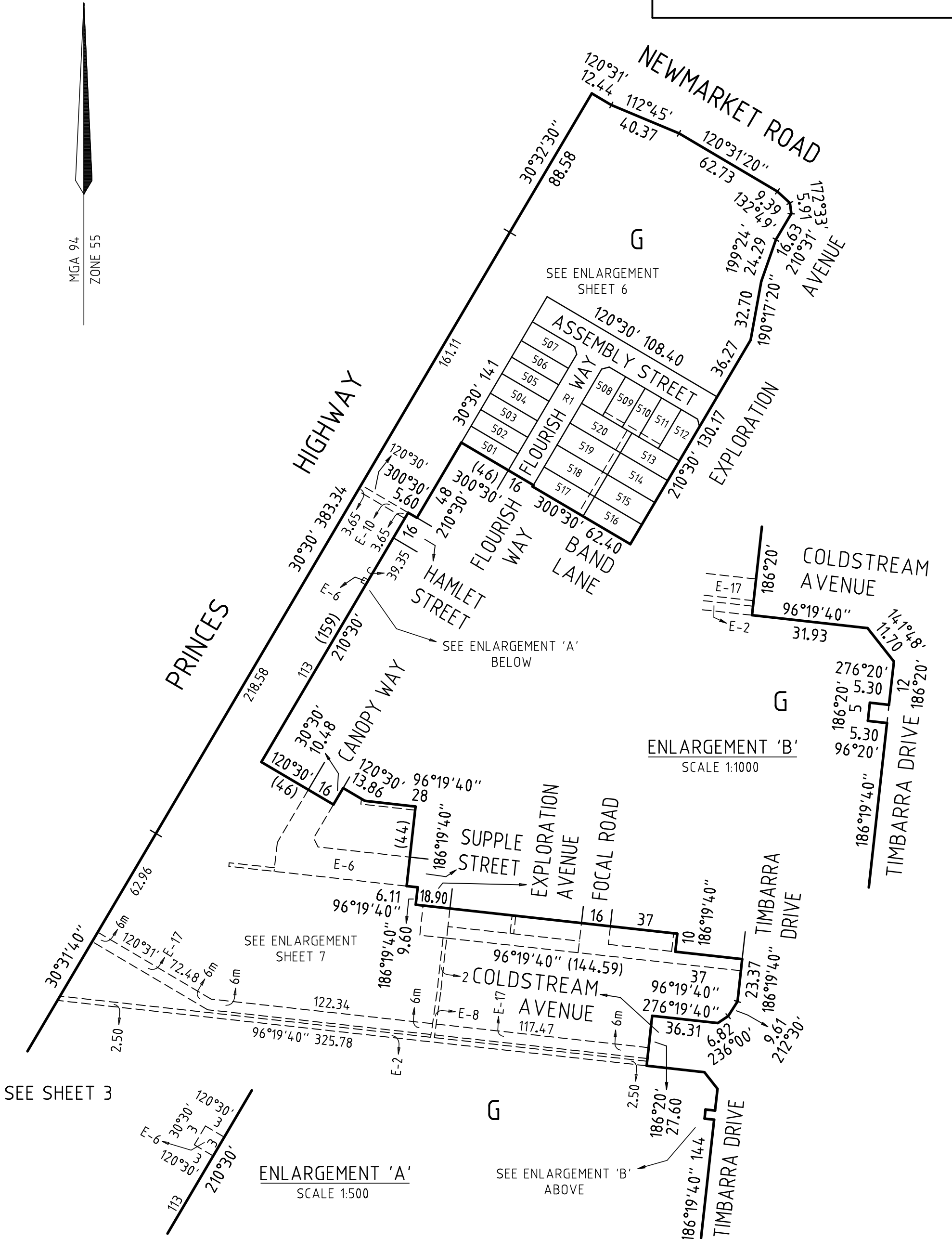


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SHEET 3

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MGA 94  
ZONE 55



PRINCES HIGHWAY

NEWMARKET ROAD

SEE ENLARGEMENT SHEET 6

ASSEMBLY STREET

HAMLET STREET

CANOPY WAY

FLOURISH WAY

SUPPLE STREET

EXPLORATION AVENUE

FOCAL ROAD

COLDSTREAM AVENUE

TIMBARRA DRIVE

ENLARGEMENT 'B'  
SCALE 1:1000

ENLARGEMENT 'A'  
SCALE 1:500

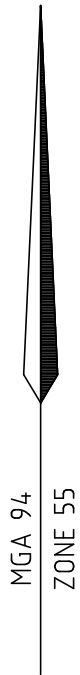
SEE ENLARGEMENT 'B' ABOVE

SEE SHEET 5

SEE SHEET 3

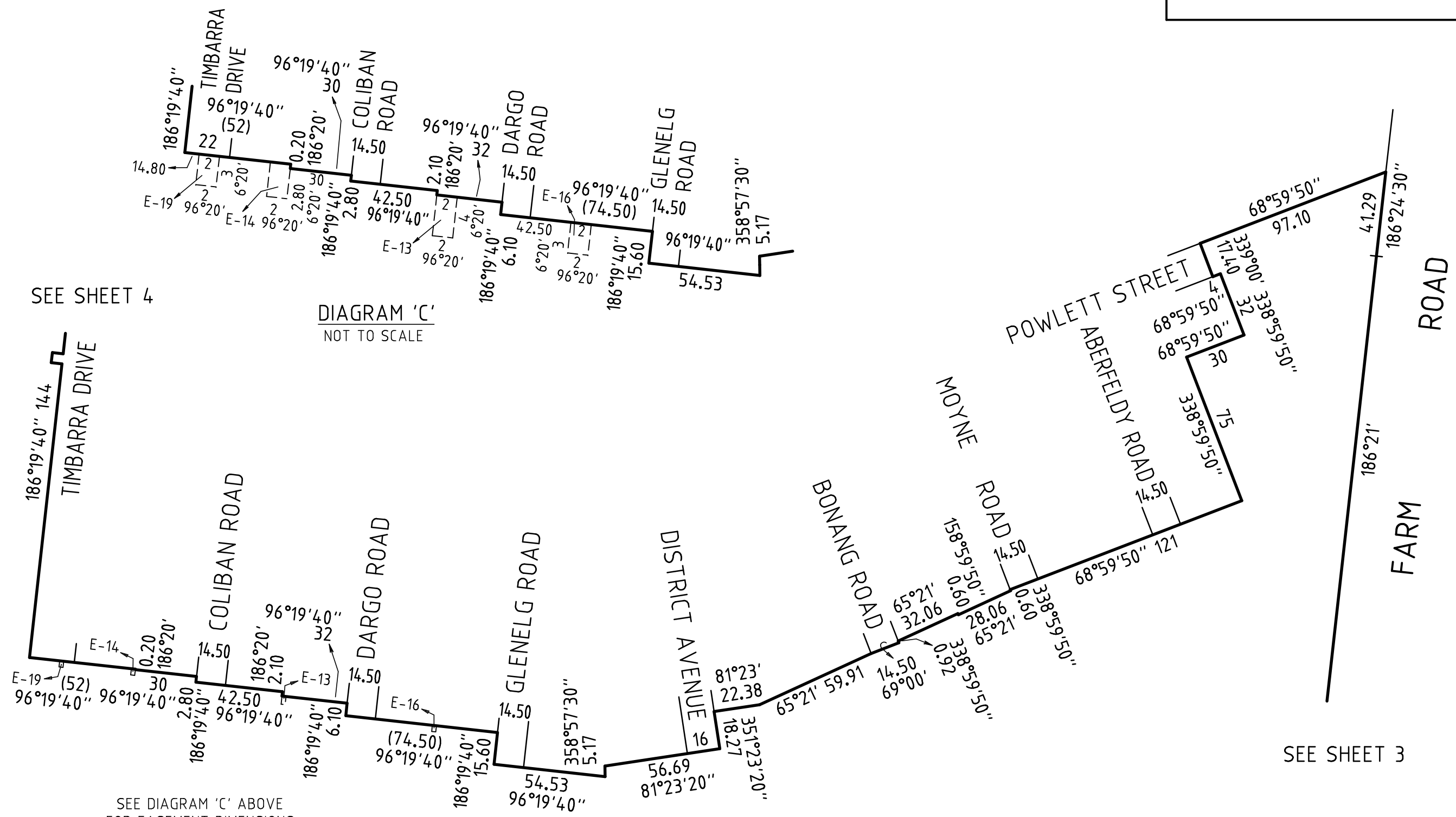
SEE ENLARGEMENT SHEET 7

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SEE SHEET 4

DIAGRAM 'C'  
NOT TO SCALE



SEE DIAGRAM 'C' ABOVE FOR EASEMENT DIMENSIONS

SEE SHEET 3

G

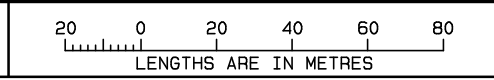
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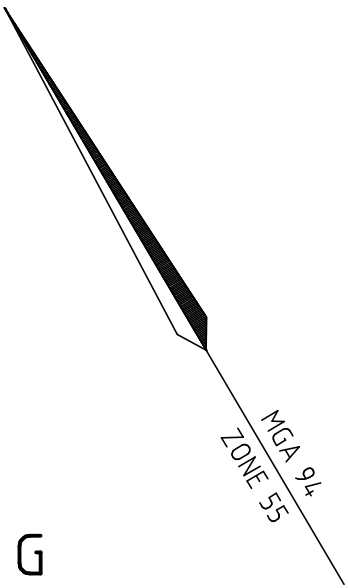


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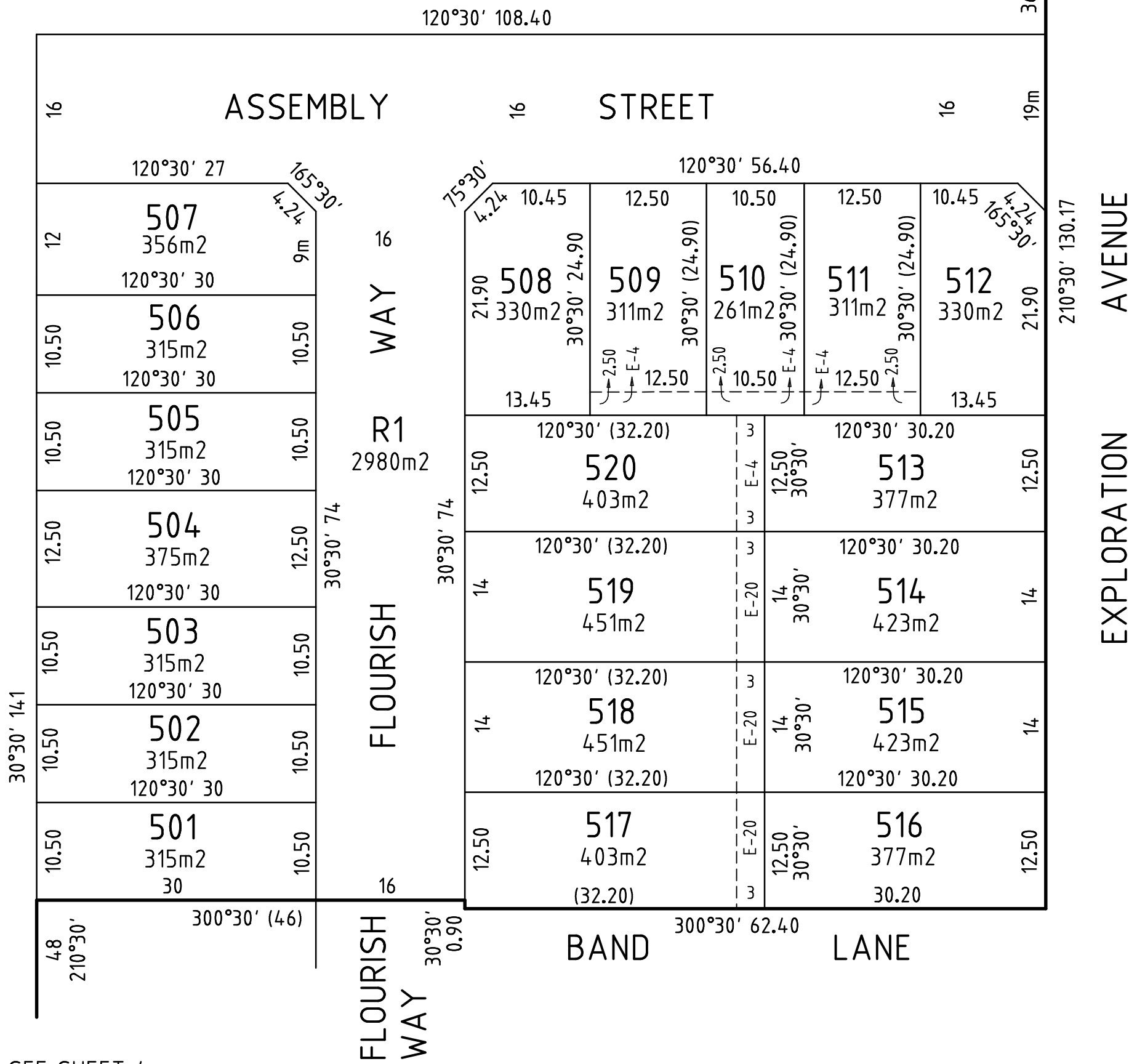
SHEET 5

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SEE SHEET 4



G



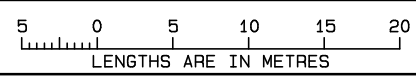
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SCALE  
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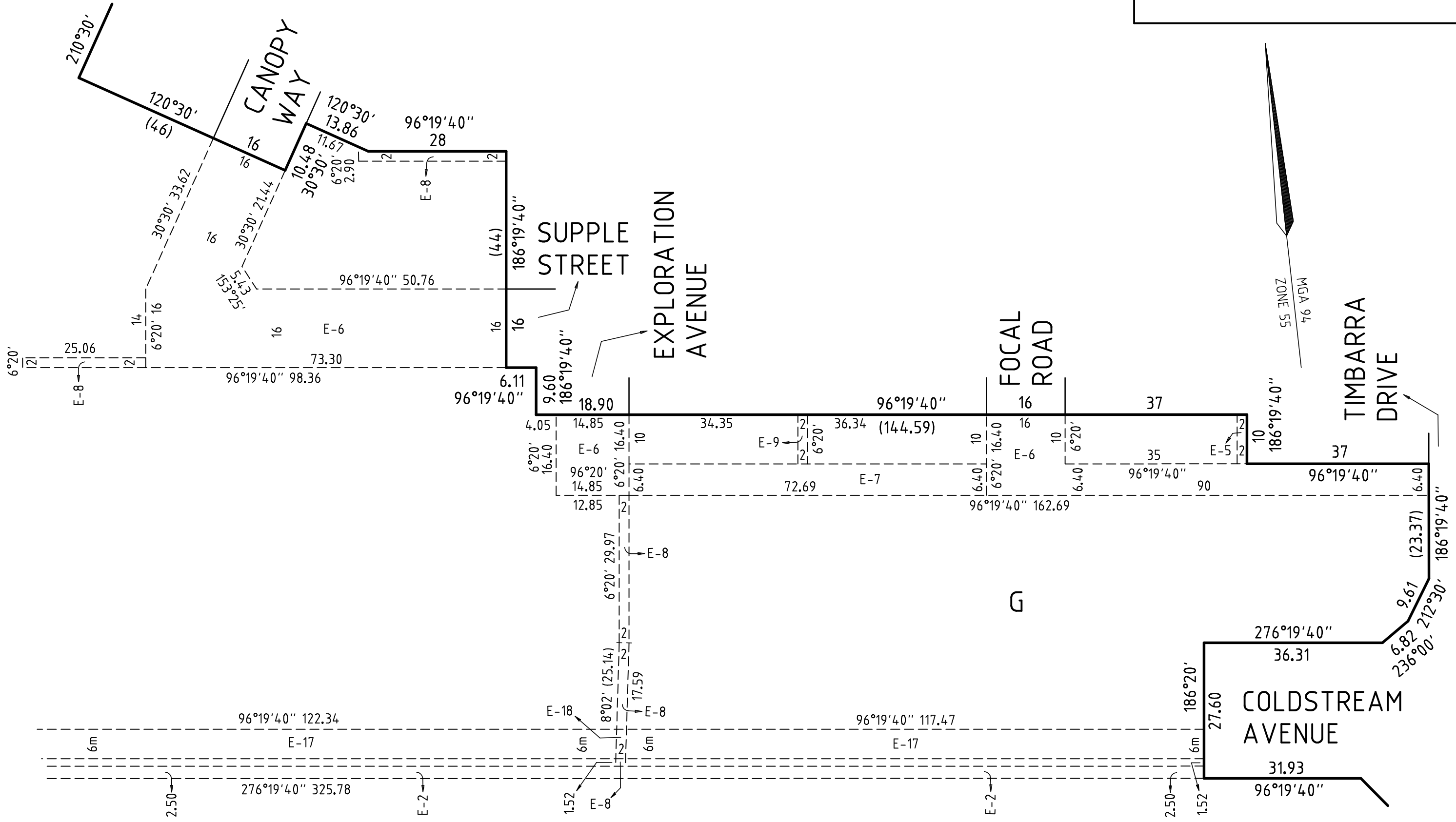
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RIVERWALK RELEASE 5

ORIGINAL SHEET  
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SHEET 6

SEE SHEET 4



SEE SHEET 4

RIVERWALK RELEASE 5



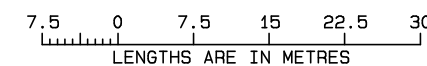
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SCALE  
1 : 750



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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 AA3304 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 Places Victoria ABN 61 868 774 623 in accordance with Places 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 Places Victoria’s prior written consent.

Restriction B shall cease to have affect 10 years after the date of registration of this plan.

RIVERWALK RELEASE 5

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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
501	502
502	501, 503
503	502, 504
504	503, 505
505	504, 506
506	505, 507
507	506
508	509, 520
509	508, 510, 520
510	509, 511, 513, 520
511	510, 512, 513
512	511, 513
513	510, 511, 512, 514, 520
514	513, 515, 519
515	514, 516, 518
516	515, 517
517	516, 518
518	515, 517, 519
519	514, 518, 520
520	508, 509, 510, 513, 519

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SHEET 9

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