


PLAN OF SUBDIVISION				EDITION 1	PS 744065V
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: WERRIBEE CROWN ALLOTMENTS: 22A (PART) & 10A (PART) PARISH: MAMBOURIN CROWN ALLOTMENTS: 4A, 5A, 6A, 7A, 8A & 9A CROWN ALLOTMENTS: H (PART) SECTION 7 TITLE REFERENCE: VOL 11689 FOL 959 LAST PLAN REF: PS 710502R LOT M POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE MGA 94 CO-ORDINATES: E 292 850 ZONE 55 (of approx centre of land in plan) N 5 800 720 GDA 94				Council Name: Wyndham City Council Council Reference Number: WYS3513/15 Planning Permit Reference: WYP6793/13 SPEAR Reference Number: S077771H Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 03/11/2016 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 Has not been made at Certification Digitally signed by: Annette Susan Monk for Wyndham City Council on 22/03/2017	
VESTING OF ROADS OR RESERVES				NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON				
ROAD R1 ROAD R2	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL				
NOTATIONS					
DEPTH LIMITATION: DOES NOT APPLY				RIVERWALK RELEASE 13	
SURVEY: THIS PLAN IS BASED ON SURVEY IN PS 636838S STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO: WYP6793/13 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS: IN PROCLAIMED SURVEY AREA NUMBER:				No. of Lots: 36 (excluding Lot Q) Release 13 Land Area: 1.835ha	
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: 3936PS13 VERSION: 8 (7.03.17) Digitally signed by: Paavo Jukka Tynkkynen (CRA Survey Pty Ltd), Surveyor's Plan Version (8 (7.03.17)), 07/03/2017		ORIGINAL SHEET SIZE: A3 PLAN REGISTERED TIME: 10.55 AM DATE: 21/04/2017 RHills Assistant Registrar of Titles	SHEET 1 OF 9

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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	THIS PLAN THIS PLAN	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL
E-5	DRAINAGE	2	THIS PLAN	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	THIS PLAN THIS PLAN	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL
E-23	SEWERAGE	2.50	THIS PLAN	CITY WEST WATER CORPORATION

RIVERWALK RELEASE 13



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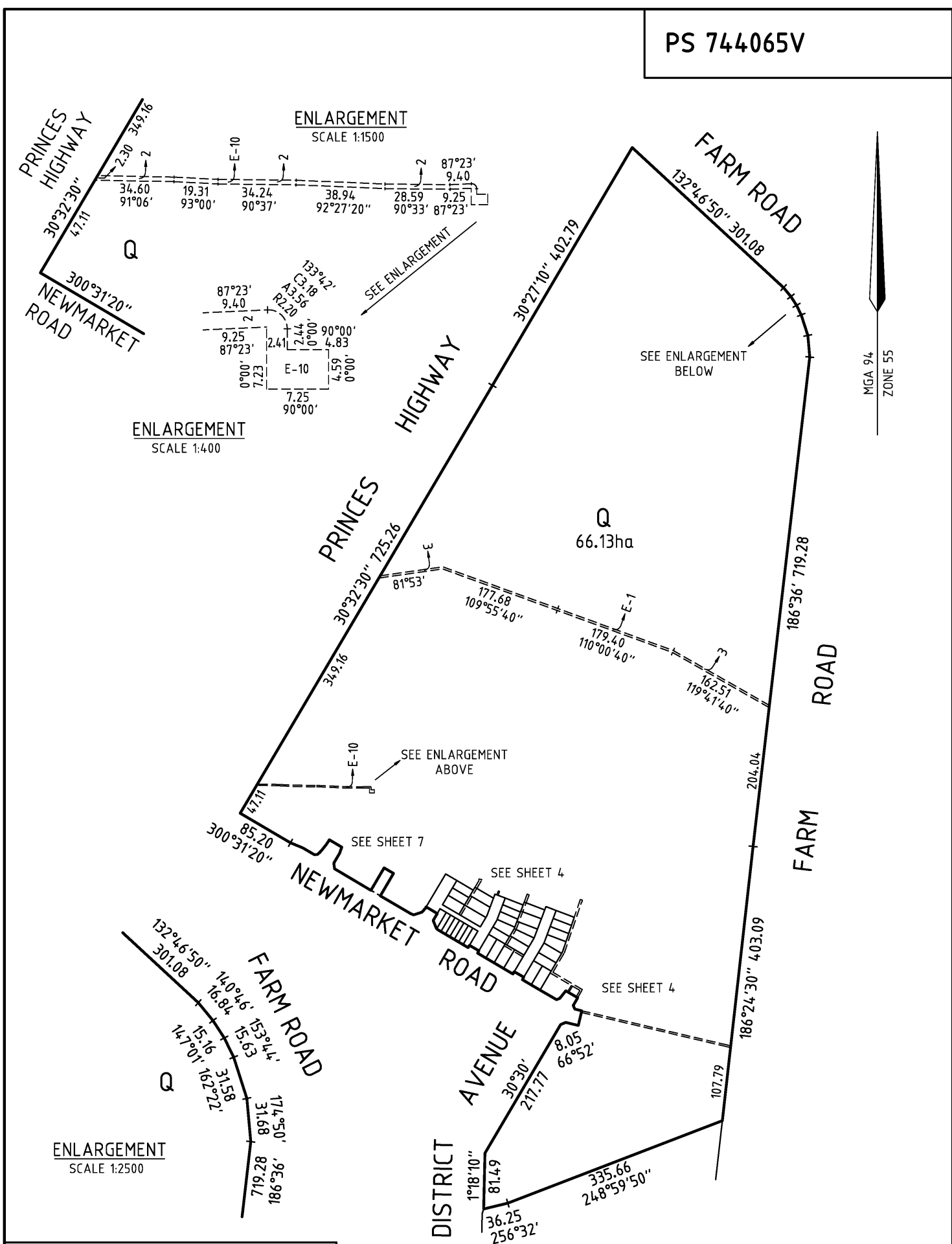
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SHEET 2

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SCALE
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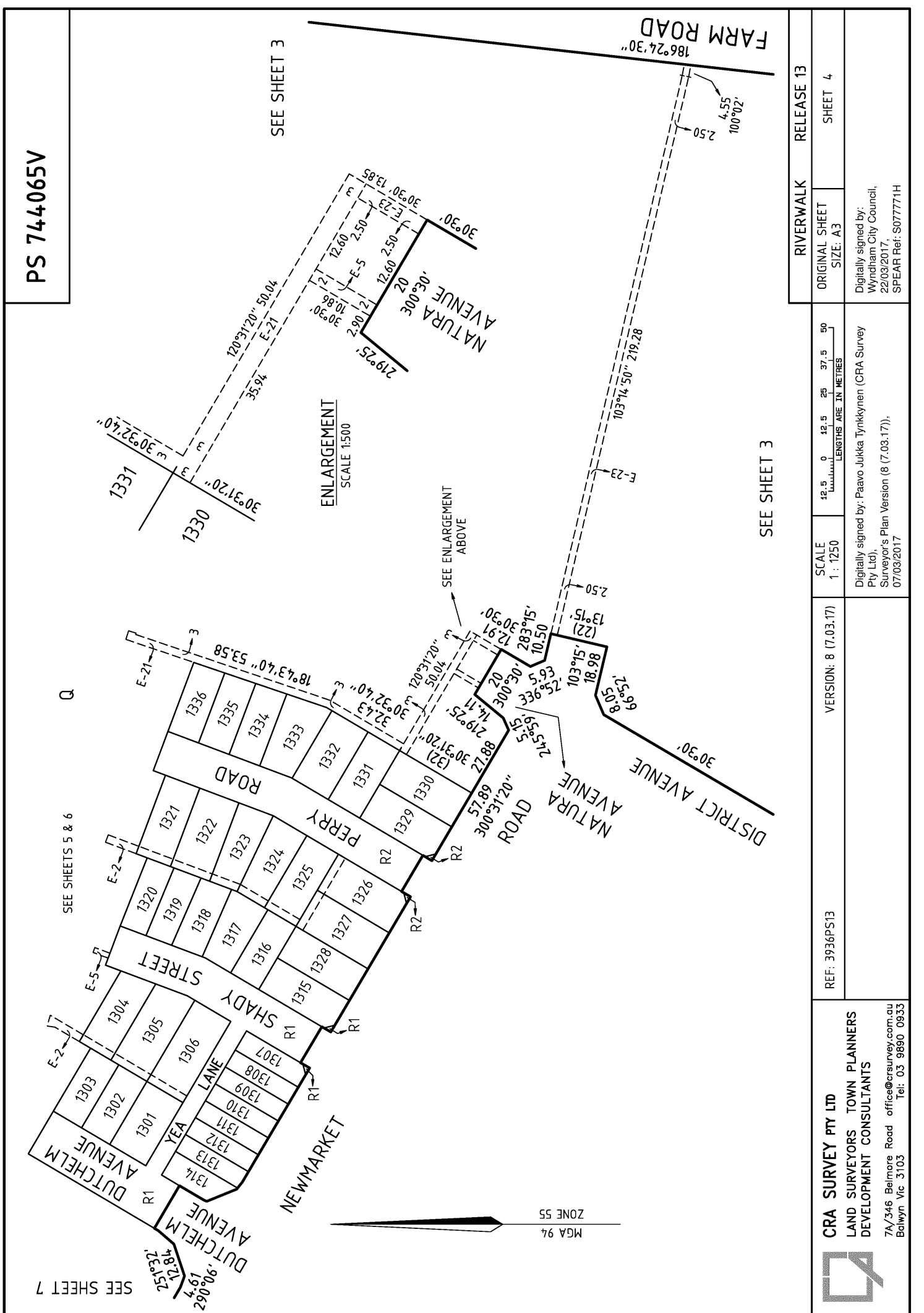
LENGTHS ARE IN METRES

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SEE SHEET 7

SEE SHEETS 5 & 6


Q

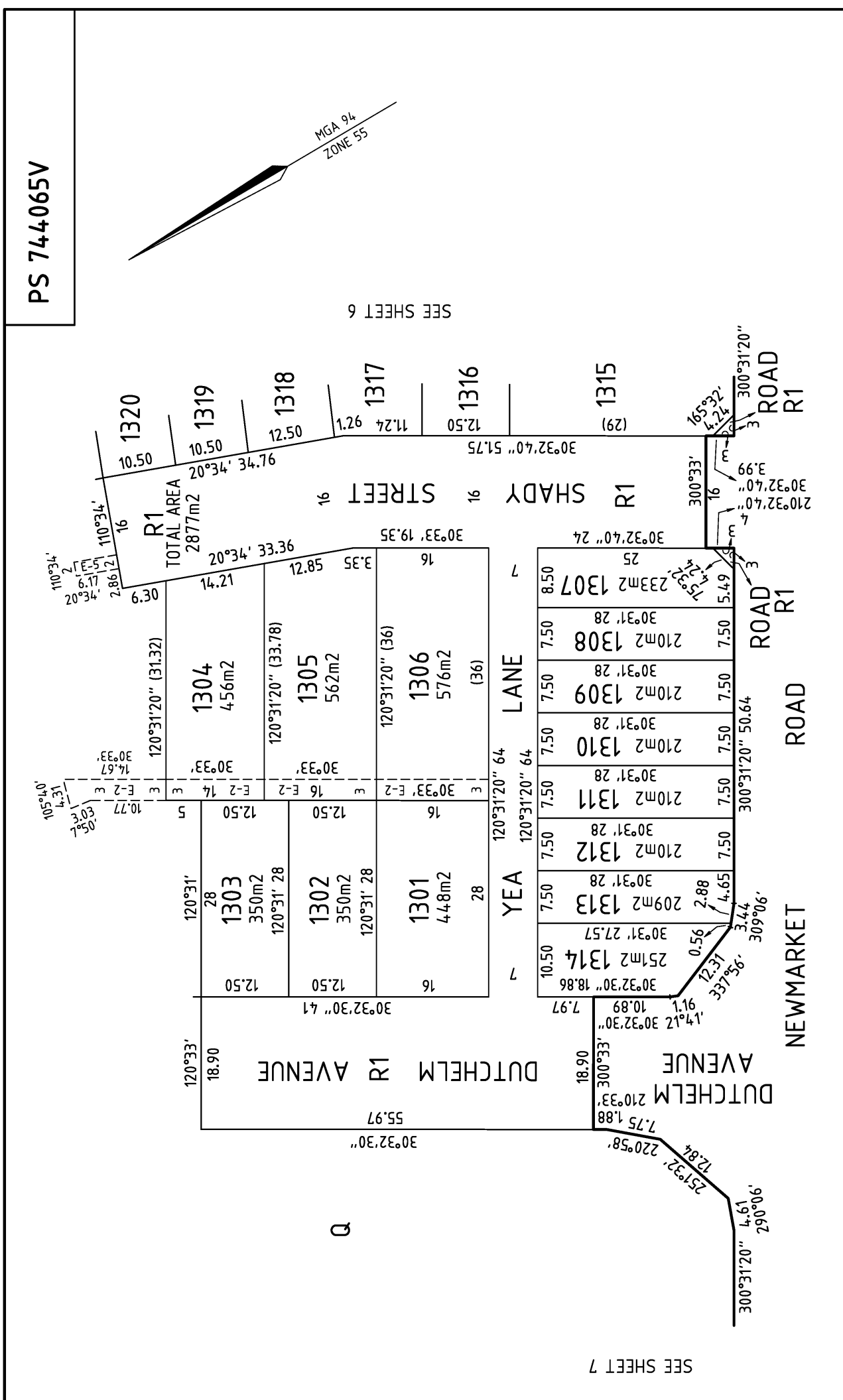
SEE SHEET 3

ENLARGEMENT
SCALE 1:1500

SEE ENLARGEMENT
ABOVE

SEE SHEET 3


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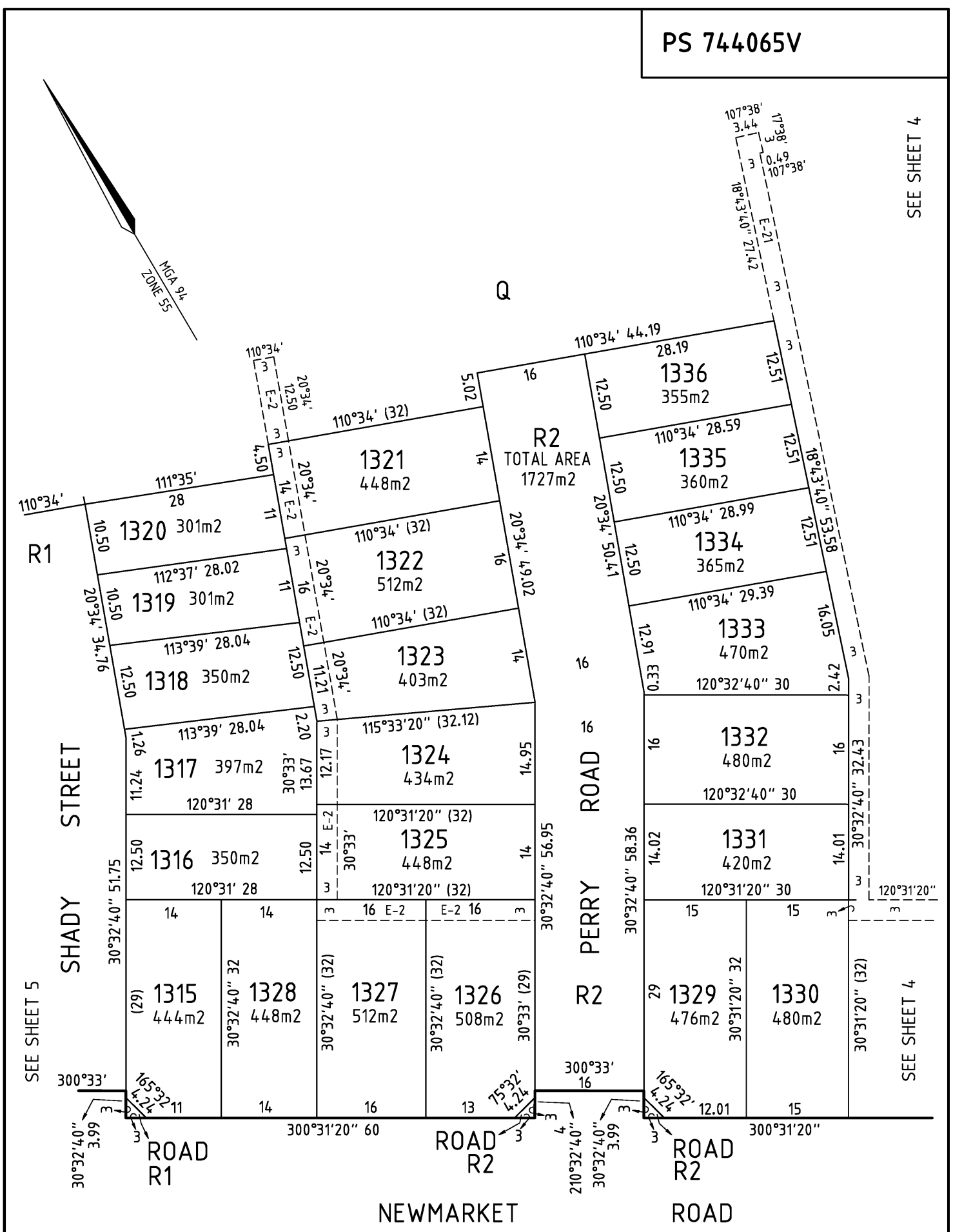
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SEE SHEET 7

 <p>CRA SURVEY PTY LTD LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS 7A/346 Belmore Road office@craurvey.com.au Balwyn Vic 3103 Tel: 03 9890 0933</p>	REF: 3936PS13	VERSION: 8 (7.03.17)	SCALE 1 : 500	LENGTHS ARE IN METRES 0 5 10 15 20	RIVERWALK RELEASE 13
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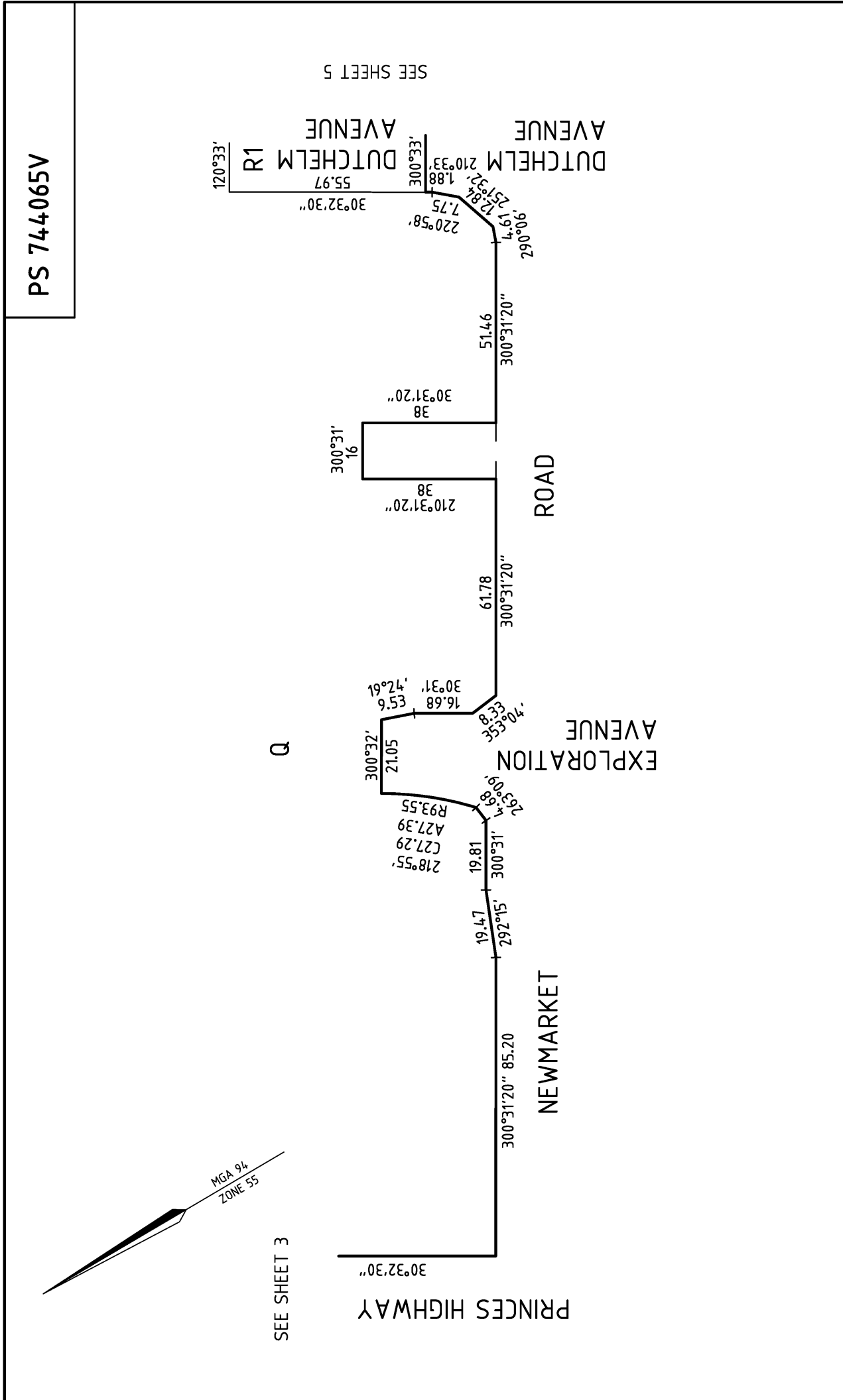
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LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3 SHEET 6

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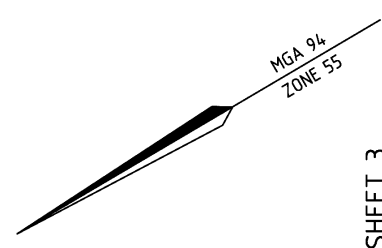



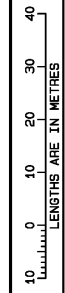
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SEE SHEET 3

Q

SEE SHEET 5



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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. AA 3226 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 13



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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
1301	1302, 1306
1302	1301, 1303, 1305
1303	1302, 1304, 1305
1304	1303, 1305
1305	1302, 1303, 1304, 1306
1306	1301, 1305
1307	1308
1308	1307, 1309
1309	1308, 1310
1310	1309, 1311
1311	1310, 1312
1312	1311, 1313
1313	1312, 1314
1314	1313
1315	1316, 1328
1316	1315, 1317, 1325, 1328
1317	1316, 1318, 1323, 1324
1318	1317, 1319, 1322, 1323

BURDENED LOT No	BENEFITING LOTS
1319	1318, 1320, 1322
1320	1319, 1321, 1322
1321	1320, 1322
1322	1318, 1319, 1320, 1321, 1323
1323	1317, 1318, 1322, 1324
1324	1317, 1323, 1325
1325	1316, 1317, 1324, 1326, 1327
1326	1325, 1327
1327	1325, 1326, 1328
1328	1315, 1316, 1327
1329	1330, 1331
1330	1329, 1331
1331	1329, 1330, 1332
1332	1331, 1333
1333	1332, 1334
1334	1333, 1335
1335	1334, 1336
1336	1335

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