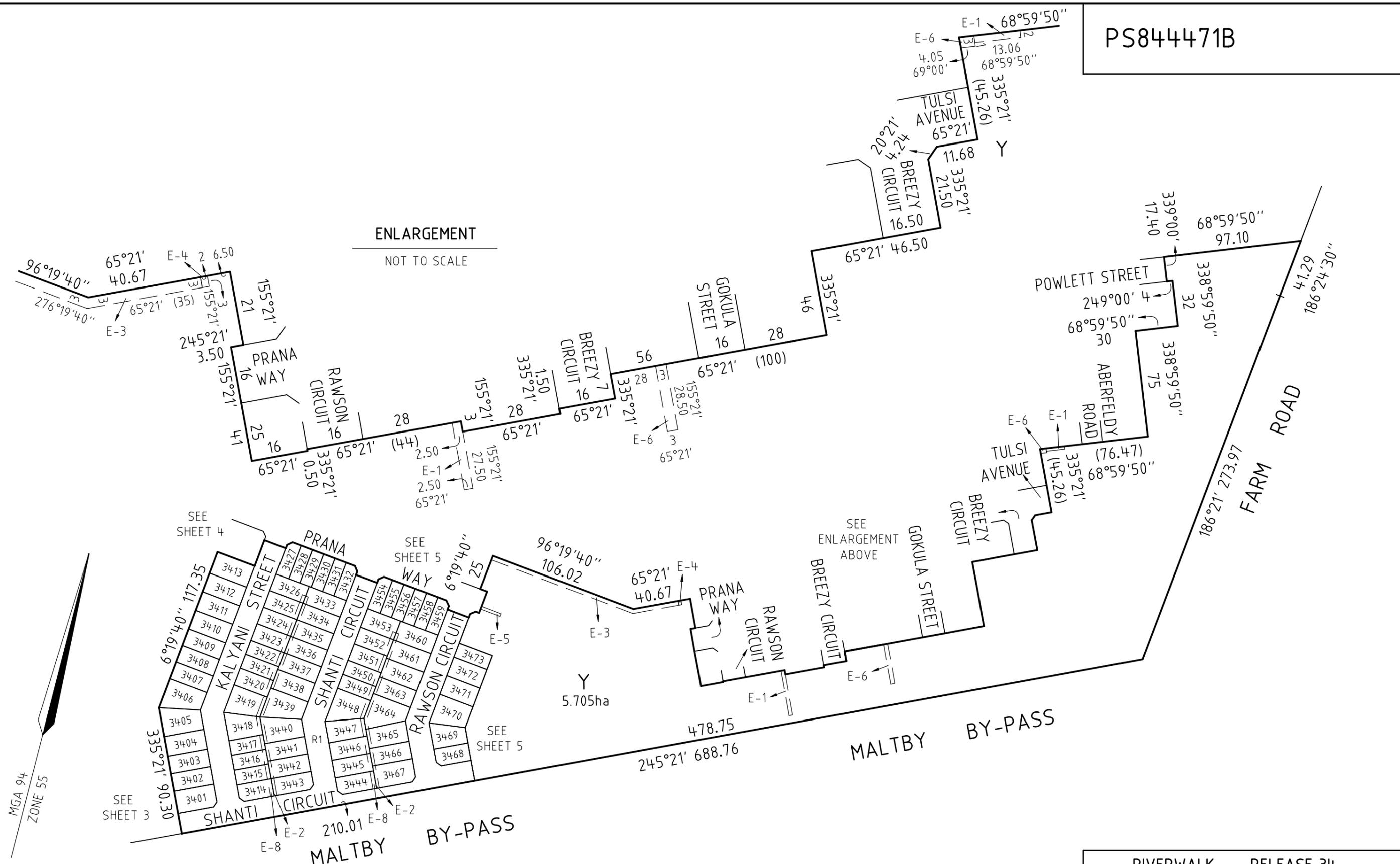


PLAN OF SUBDIVISION			EDITION 1	PS844471B
<b>LOCATION OF LAND</b>  PARISH: MAMBOURIN CROWN ALLOTMENTS: G (PT) & H (PT) SECTION 7  TITLE REFERENCE: VOL FOL LAST PLAN REF: LOT X ON PS842938N  POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE 3030  MGA 94 CO-ORDINATES: E 292 570 ZONE 55 (of approx centre of land in plan) N 5 799 920 GDA 94			COUNCIL NAME: WYNDHAM CITY COUNCIL	
VESTING OF ROADS OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		<b>OTHER PURPOSE OF PLAN:</b> TO REMOVE PART EASEMENT E-4 ON PS842938N AND CREATED IN PS842937Q AND AFFECTING ROAD R1 ON THIS PLAN.  TO REMOVE PART EASEMENT E-5 ON PS842938N AND CREATED IN PS842937Q AND AFFECTING ROAD R1 ON THIS PLAN.  TO REMOVE EASEMENT E-7 ON PS842938N AND CREATED IN PS842936S AND AFFECTING ROAD R1 ON THIS PLAN.  <b>GROUND 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			
NOTATIONS				
<b>DEPTH LIMITATION:</b> DOES NOT APPLY			RIVERWALK RELEASE 34	
<b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY  <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:			No. of Lots: 73 (Excluding Lot Y)      Release 34 Land Area: 3.478ha	
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	SEE PLAN	PS842938N	GREATER WESTERN WATER CORPORATION
E-2	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-3	DRAINAGE SEWERAGE	3	PS842937Q	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-4	SEWERAGE	2	PS842937Q	GREATER WESTERN WATER CORPORATION
E-5	DRAINAGE	2	PS842937Q	WYNDHAM CITY COUNCIL
E-6	DRAINAGE SEWERAGE	SEE PLAN	PS842938N	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-8	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
<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: 3936PS34      VERSION: 5 (03-05-2022)  JAMES SPROTT		ORIGINAL SHEET SIZE: A3  SHEET 1 OF 7

PS844471B

ENLARGEMENT  
NOT TO SCALE



MGA 94  
ZONE 55

RIVERWALK RELEASE 34

**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: 3936PS34 VERSION: 5 (03-05-2022)

SCALE 1: 2500  
25 0 25 50 75 100  
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3 SHEET 2

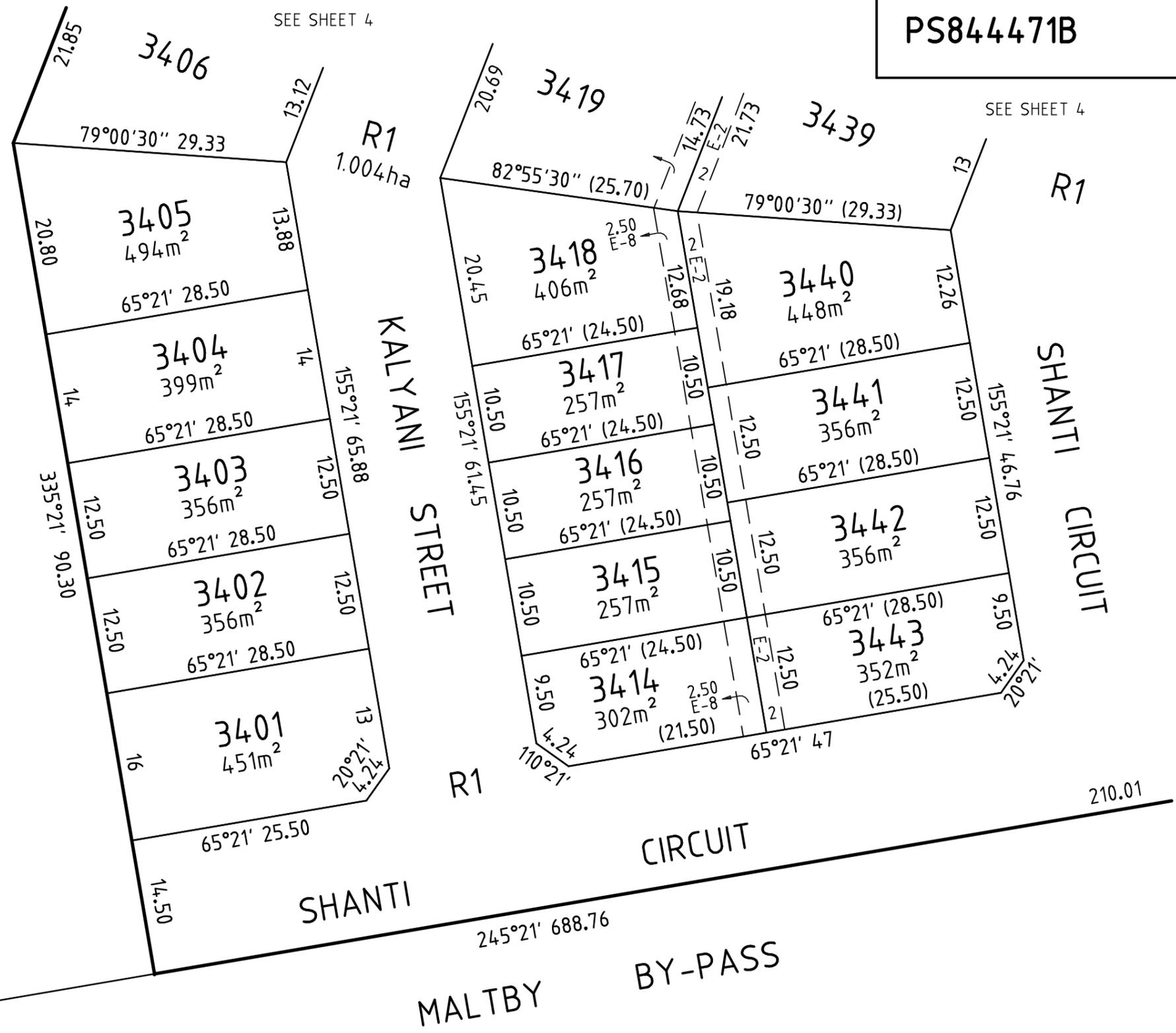
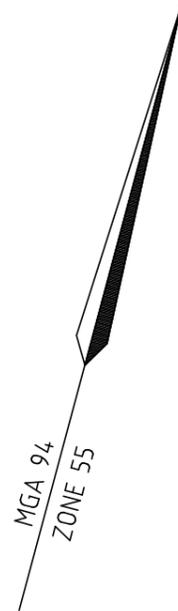
JAMES SPROTT

PS844471B

SEE SHEET 4

SEE SHEET 4

SEE SHEET 2



SEE SHEET 2

SEE SHEET 5

RIVERWALK RELEASE 34



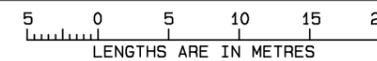
**CRA SURVEY PTY LTD**  
LAND SURVEYORS TOWN PLANNERS  
DEVELOPMENT CONSULTANTS

7A/346 Belmore Road office@crsurvey.com.au  
Balwyn Vic 3103 Tel: 03 9890 0933

REF: 3936PS34

VERSION: 5 (03-05-2022)

SCALE  
1 : 500



ORIGINAL SHEET  
SIZE: A3

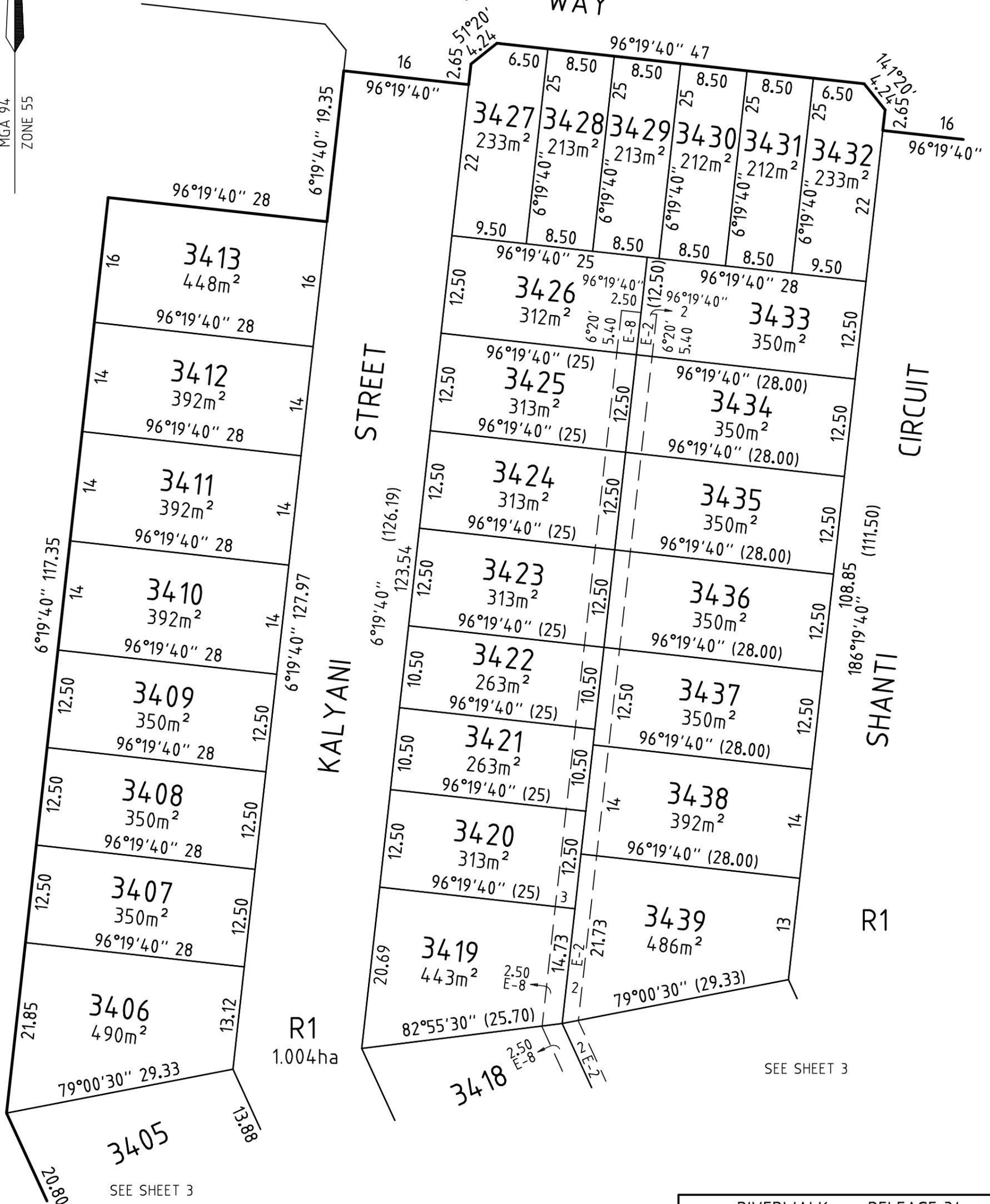
SHEET 3

JAMES SPROTT



SEE SHEET 2

PRANA WAY



SEE SHEET 5

SEE SHEET 5

SEE SHEET 3

SEE SHEET 2

SEE SHEET 3

RIVERWALK	RELEASE 34
REF: 3936PS34	VERSION: 5 (03-05-2022)

**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

SCALE  
 1 : 500

LENGTHS ARE IN METRES

JAMES SPROTT

ORIGINAL SHEET SIZE: A3	SHEET 4
----------------------------	---------

SEE SHEET 4

SEE SHEET 4

SEE SHEET 3

SEE SHEET 2

SEE SHEET 2

MGA 94  
ZONE 55

SHANTI  
CIRCUIT

PRANA  
WAY

RAWSON

RAWSON

CIRCUIT

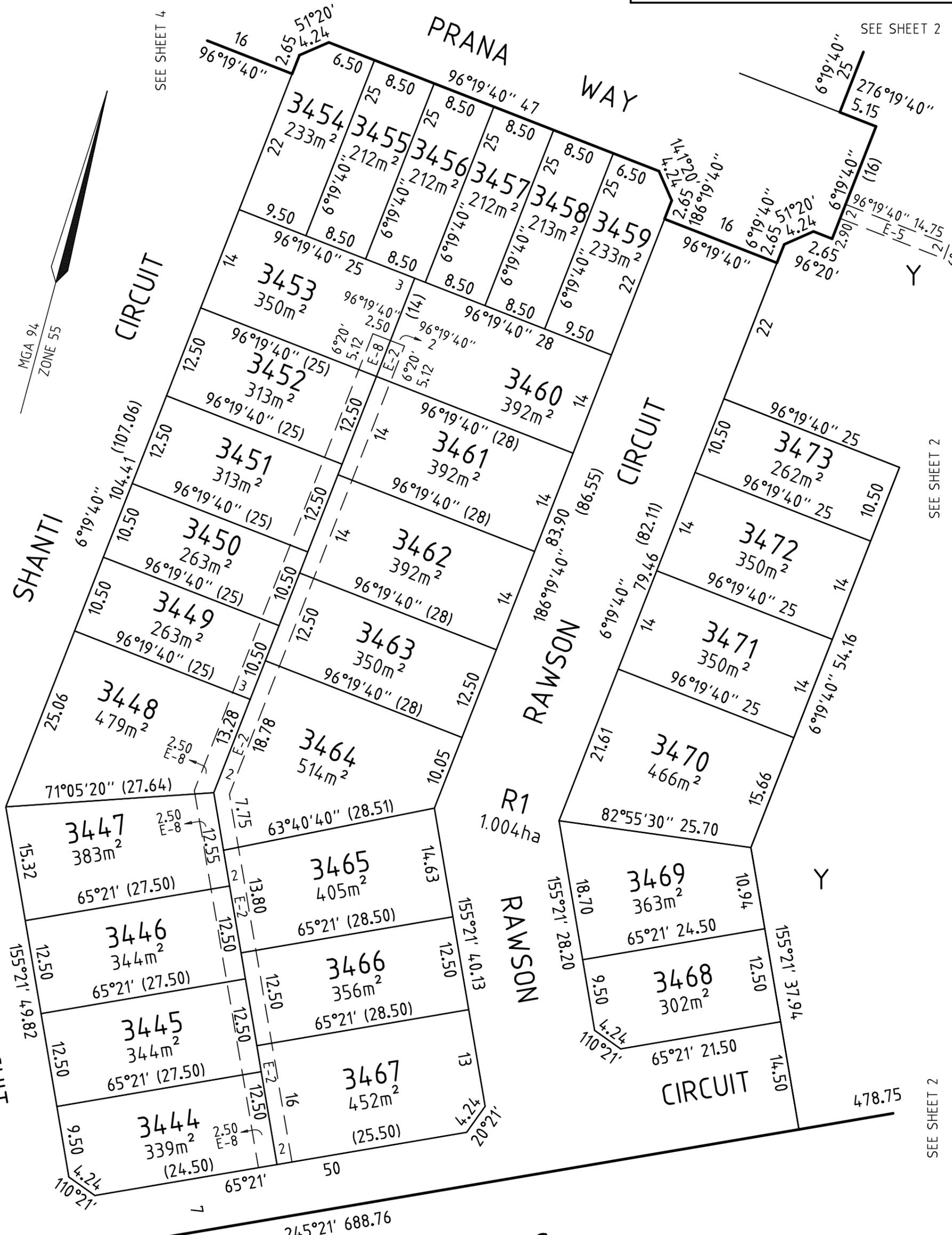
CIRCUIT

R1

R1  
1.004ha

SHANTI  
CIRCUIT

MALTBY  
BY-PASS



RIVERWALK	RELEASE 34
REF: 3936PS34	VERSION: 5 (03-05-2022)



**CRA SURVEY PTY LTD**  
 LAND SURVEYORS TOWN PLANNERS  
 DEVELOPMENT CONSULTANTS  
 7A/346 Belmore Road office@crasurvey.com.au  
 Balwyn Vic 3103 Tel: 03 9890 0933

SCALE  
 1 : 500  
  
 LENGTHS ARE IN METRES

JAMES SPROTT

ORIGINAL SHEET  
 SIZE: A3

SHEET 5

**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 34

**CRA SURVEY PTY LTD**LAND SURVEYORS TOWN PLANNERS  
DEVELOPMENT CONSULTANTS7A/346 Belmore Road office@crsurvey.com.au  
Balwyn Vic 3103 Tel: 03 9890 0933

REF: 3936PS34

VERSION: 5 (03-05-2022)

ORIGINAL SHEET  
SIZE: A3

SHEET 6

JAMES SPROTT

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

BURDENED LOT No	BENEFITING LOTS
3401	3402
3402	3401, 3403
3403	3402, 3404
3404	3403, 3405
3405	3404, 3406
3406	3405, 3407
3407	3406, 3408
3408	3407, 3409
3409	3408, 3410
3410	3409, 3411
3411	3410, 3412
3412	3411, 3413
3413	3412
3414	3415, 3443
3415	3414, 3416, 3442
3416	3415, 3417, 3441, 3442
3417	3416, 3418, 3440, 3441
3418	3417, 3419, 3440
3419	3418, 3420, 3439
3420	3419, 3421, 3438, 3439
3421	3420, 3422, 3437, 3438
3422	3421, 3423, 3437
3423	3422, 3424, 3436
3424	3423, 3425, 3435
3425	3424, 3426, 3434
3426	3425, 3427, 3428, 3429, 3433
3427	3426, 3428
3428	3426, 3427, 3429
3429	3426, 3428, 3430, 3433
3430	3429, 3431, 3433
3431	3430, 3432, 3433
3432	3431, 3433
3433	3426, 3429, 3430, 3431, 3432, 3434
3434	3425, 3433, 3435
3435	3424, 3434, 3436
3436	3423, 3435, 3437
3437	3421, 3422, 3436, 3438

BURDENED LOT No	BENEFITING LOTS
3438	3420, 3421, 3437, 3439
3439	3419, 3420, 3438, 3440
3440	3417, 3418, 3439, 3441
3441	3416, 3417, 3440, 3442
3442	3415, 3416, 3441, 3443
3443	3414, 3442
3444	3445, 3467
3445	3444, 3446, 3466, 3467
3446	3445, 3447, 3465, 3466
3447	3446, 3448, 3464, 3465
3448	3447, 3449, 3464
3449	3448, 3450, 3463, 3464
3450	3449, 3451, 3462, 3463
3451	3450, 3452, 3461, 3462
3452	3451, 3453, 3461
3453	3452, 3454, 3455, 3456, 3460
3454	3453, 3455
3455	3453, 3454, 3456
3456	3453, 3455, 3457, 3460
3457	3456, 3458, 3460
3458	3457, 3459, 3460
3459	3458, 3460
3460	3453, 3456, 3457, 3458, 3459, 3461
3461	3451, 3452, 3460, 3462
3462	3450, 3451, 3461, 3463
3463	3449, 3450, 3462, 3464
3464	3447, 3448, 3449, 3463, 3465
3465	3446, 3447, 3464, 3466
3466	3445, 3446, 3465, 3467
3467	3444, 3445, 3466
3468	3469
3469	3468, 3470
3470	3469, 3471
3471	3470, 3472
3472	3471, 3473
3473	3472

RIVERWALK RELEASE 34

**CRA SURVEY PTY LTD**LAND SURVEYORS TOWN PLANNERS  
DEVELOPMENT CONSULTANTS7A/346 Belmore Road office@crsurvey.com.au  
Balwyn Vic 3103 Tel: 03 9890 0933

REF: 3936PS34

VERSION: 5 (03-05-2022)

ORIGINAL SHEET  
SIZE: A3

SHEET 7

JAMES SPROTT