

PLAN OF SUBDIVISION				EDITION 1	PS916703H
<b>LOCATION OF LAND</b> PARISH: MAMBOURIN TOWNSHIP: - SECTION: 7 CROWN ALLOTMENT: A, B & C (PARTS) CROWN PORTION: 1 (PART) TITLE REFERENCE: VOL. FOL.  LAST PLAN REF: LOT U ON PS916702K POSTAL ADDRESS : 137 FARM ROAD (at time of subdivision) WERRIBEE 3030  MGA 94 CO-ORDINATES: E 293 240 ZONE 55 (of approx centre of land in plan) N 5 800 180 GDA 94				Council Name: Wyndham City Council SPEAR Reference Number: S222964B	
VESTING OF ROADS OR RESERVES				NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON				
RESERVE No.1 RESERVE No.2 ROAD R1	HEAD, TRANSPORT FOR VICTORIA WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL				
NOTATIONS					
DEPTH LIMITATION: DOES NOT APPLY				RIVERWALK RELEASE 45	
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: 61 (Excl Reserves & Lot W & Lot V) Release 45 Land Area: 3.105ha	
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		
 <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: 3936PS45	VERSION: 9 (05-06-2025)	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 11
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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-3	GAS SUPPLY	SEE PLAN	V838708A	TRANSMISSION PIPELINES AUSTRALIA (ASSETS) PTY. LIMITED VOL. 10392 FOL. 613
E-6, E-11, E-12 E-33	SEWERAGE	SEE PLAN	AJ138134J	CITY WEST WATER LTD.
E-4, E-10	DRAINAGE	SEE PLAN	AJ138125K	MELBOURNE WATER CORPORATION
E-4	CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY & DRAINAGE AS SPECIFIED & SET OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA2741	SEE PLAN	PS828095U	MELBOURNE WATER CORPORATION
E-5, E-10, E-11, E-13 & E-23	POWERLINE	SEE PLAN	AJ138125K - SECT 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD.
E-12, E-13, E-18, E-22 & E-23	GAS TRANSMISSION	SEE PLAN	PS401043W (GAS INDUSTRY ACT 1994)	G.T.C.
E-9	DRAINAGE	SEE PLAN	PS828095U	WYNDHAM CITY COUNCIL
E-22, E-23	WATER SUPPLY	SEE PLAN	PS828101D	GREATER WESTERN WATER CORPORATION
E-26	DRAINAGE	SEE PLAN	PS912107W	WYNDHAM CITY COUNCIL
E-25, E-26	SEWERAGE	SEE PLAN	PS912107W	GREATER WESTERN WATER CORPORATION
E-28	SEWERAGE	SEE PLAN	PS912109S	GREATER WESTERN WATER CORPORATION
E-30, E-32, E-33	DRAINAGE	SEE PLAN	PS916702K	WYNDHAM CITY COUNCIL
E-31, E-32	SEWERAGE	SEE PLAN	PS916702K	GREATER WESTERN WATER CORPORATION
E-35	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-36	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-37	VEHICULAR ACCESS TO ACOUSTIC WALL FOR MAINTENANCE PURPOSES	SEE PLAN	THIS PLAN	HEAD, TRANSPORT FOR VICTORIA



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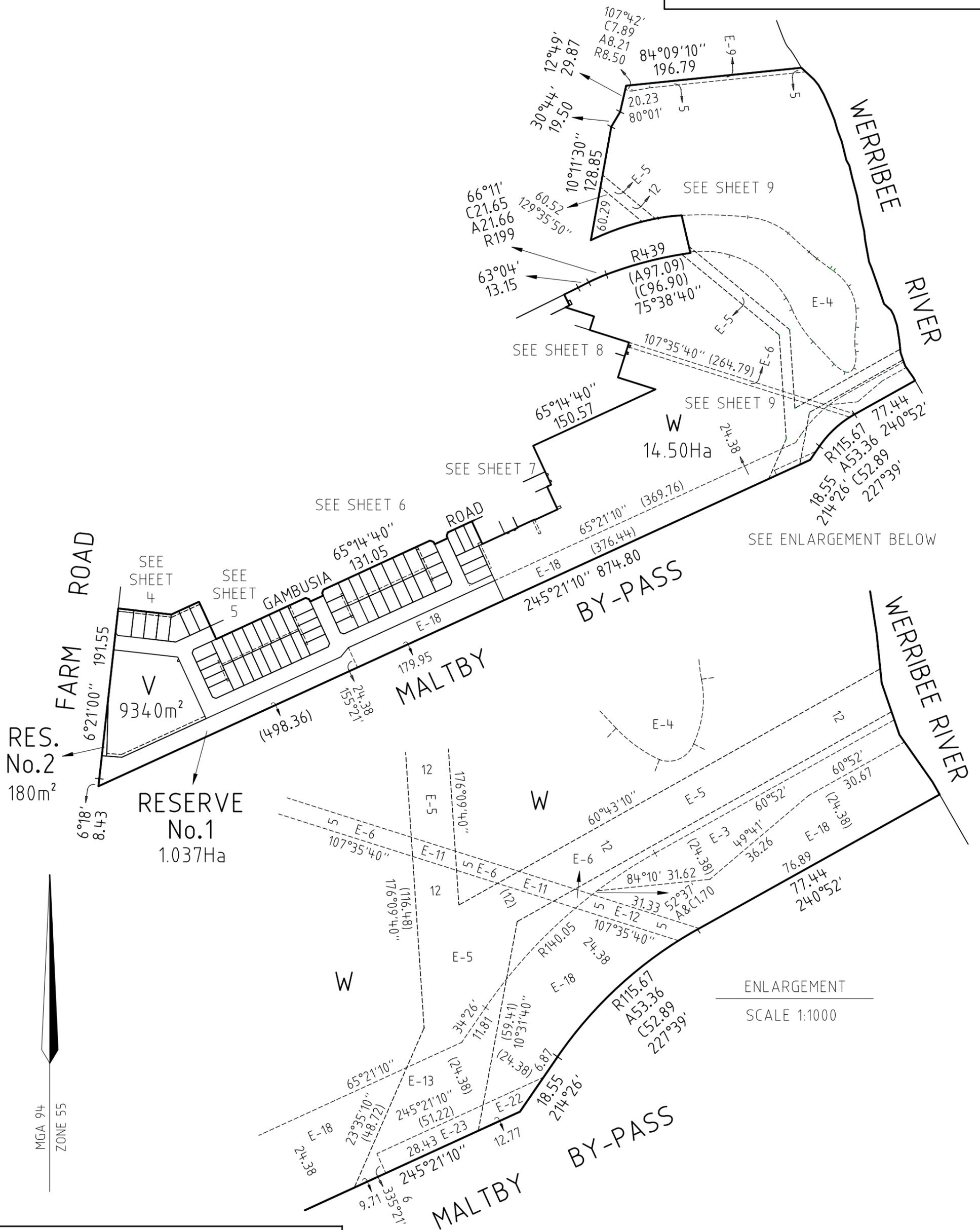
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SHEET 2

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ENLARGEMENT  
SCALE 1:1000

REF: 3936PS45

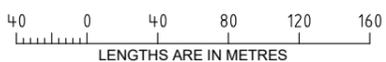
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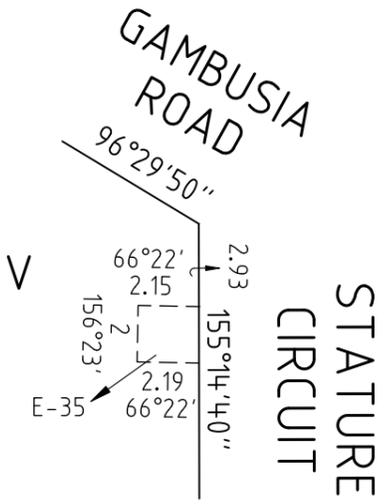
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SHEET 3

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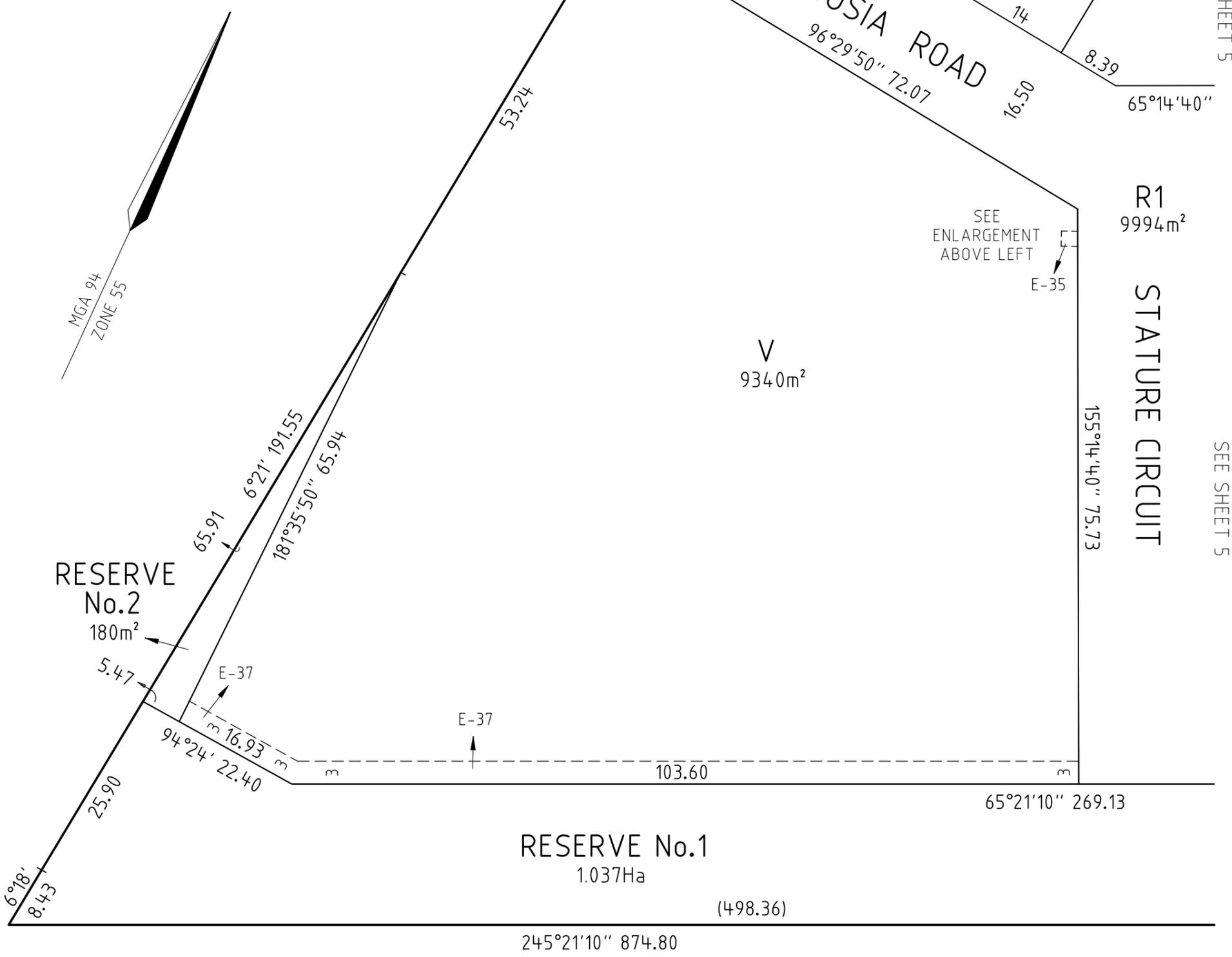
PS916703H

GAMBUSIA ROAD



ENLARGEMENT  
SCALE 1:250

MGA 94  
ZONE 55



SEE SHEET 5

SEE SHEET 5

RESERVE No.1  
1.037Ha

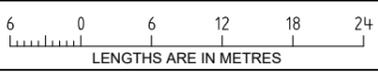
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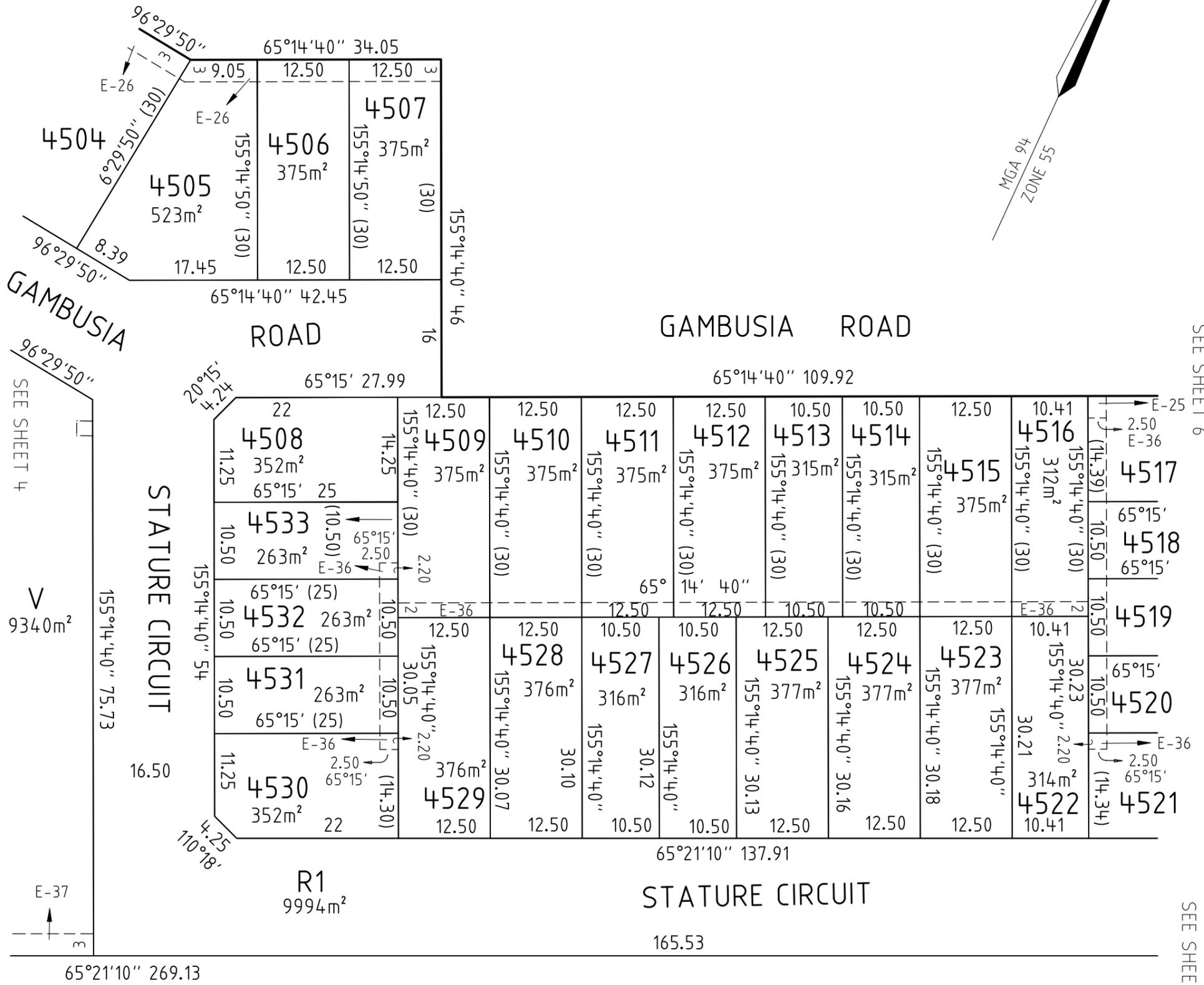
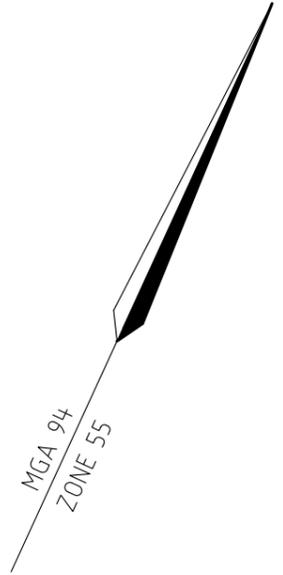


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SHEET 4

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SEE SHEET 6

SEE SHEET 6

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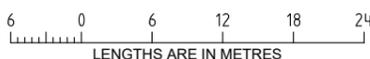
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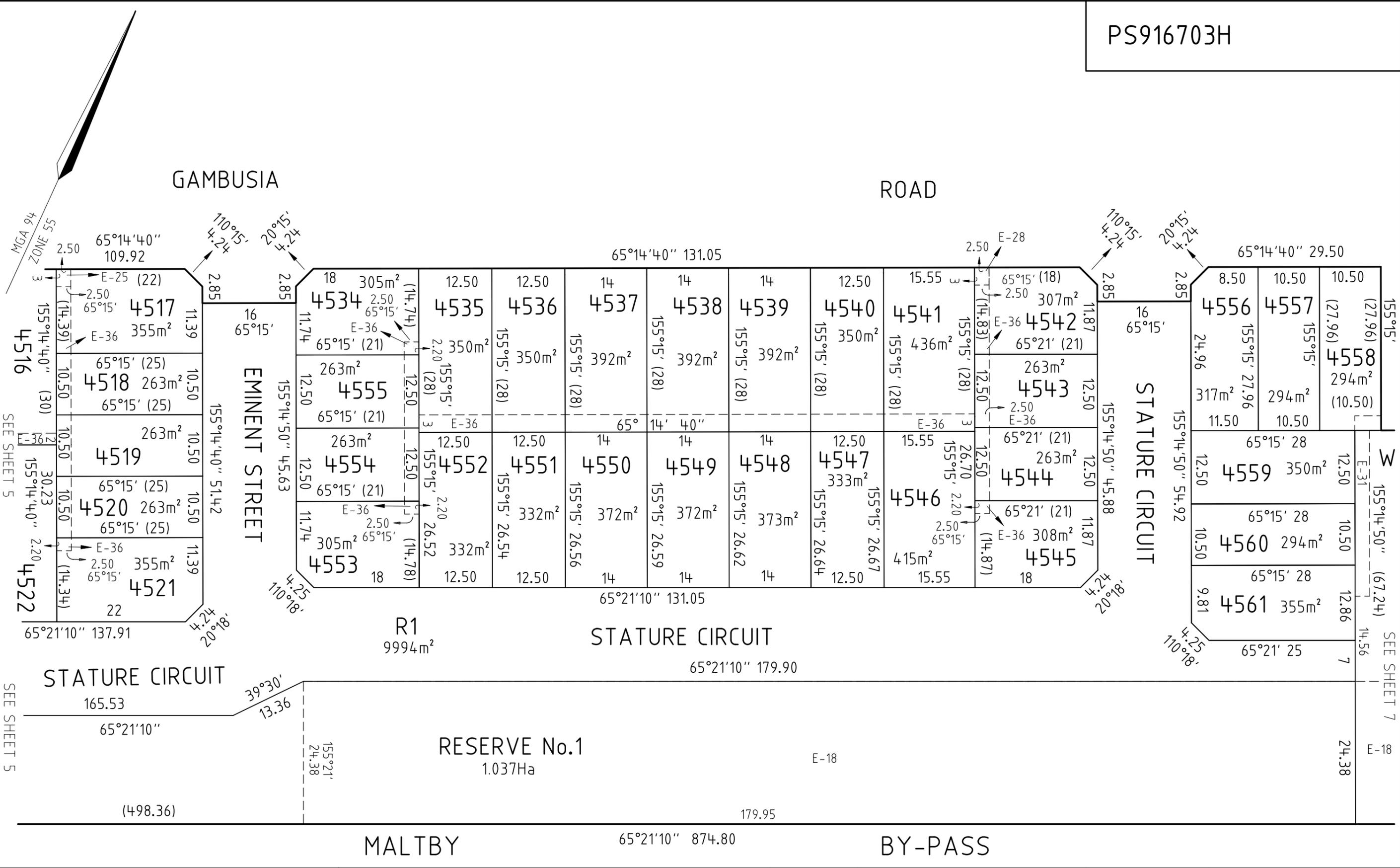
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SHEET 5

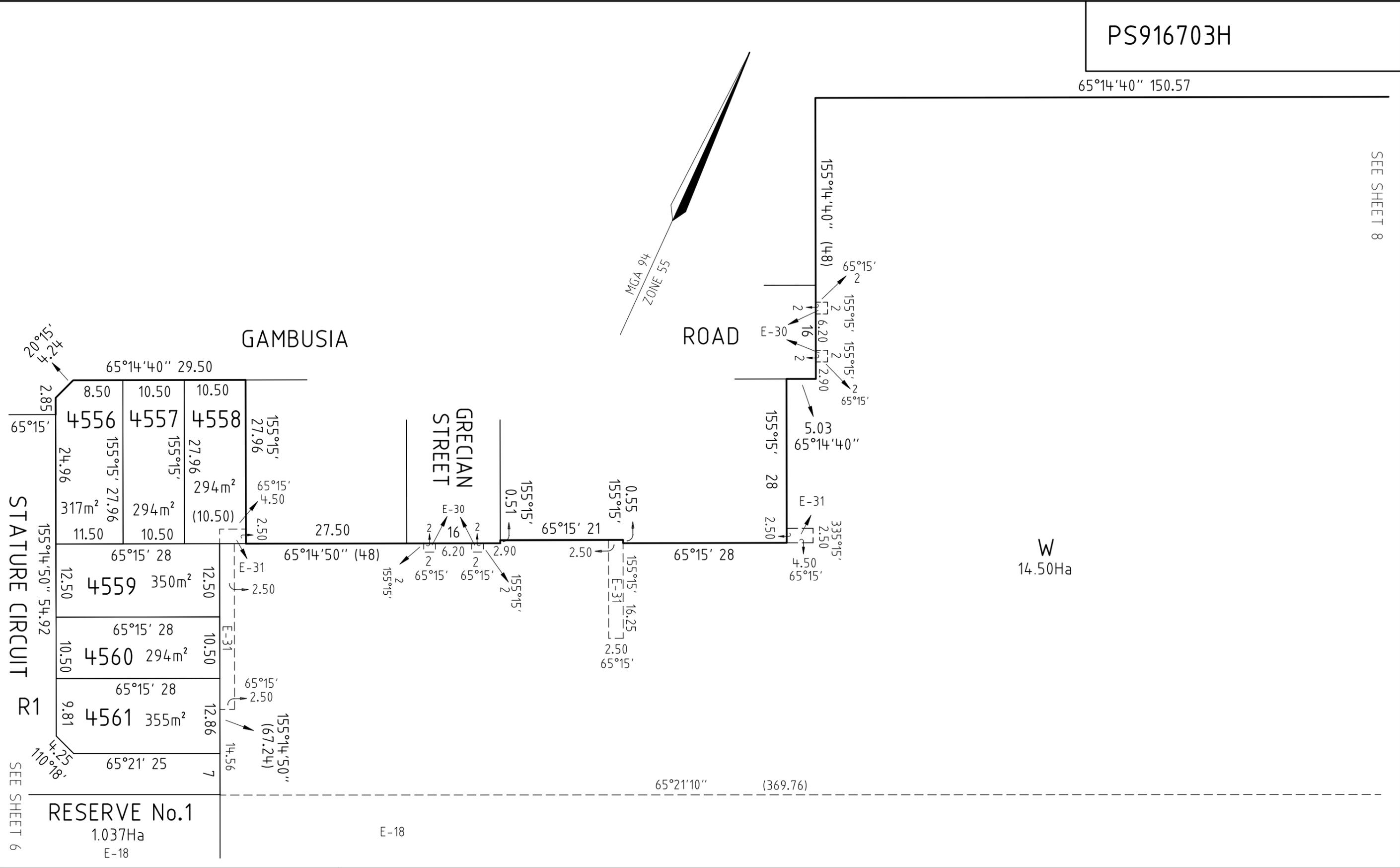
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65°14'40" 150.57

SEE SHEET 8



STATURE CIRCUIT R1

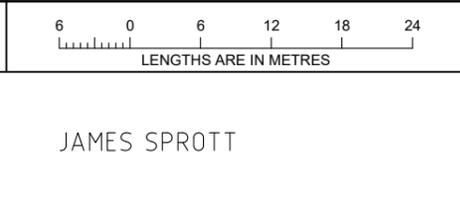
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W  
14.50Ha

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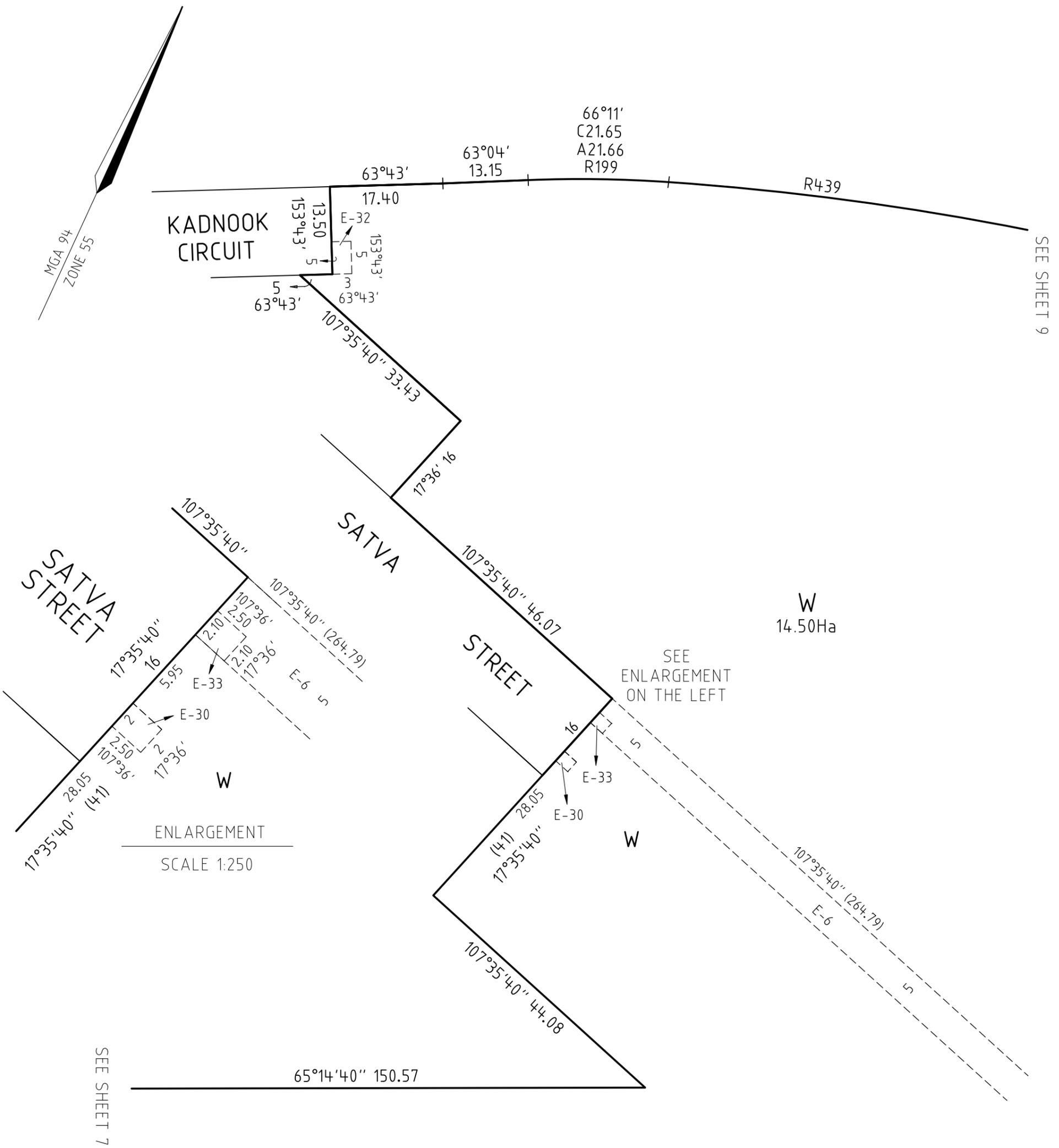


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SHEET 7

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SEE SHEET 9

SEE SHEET 7

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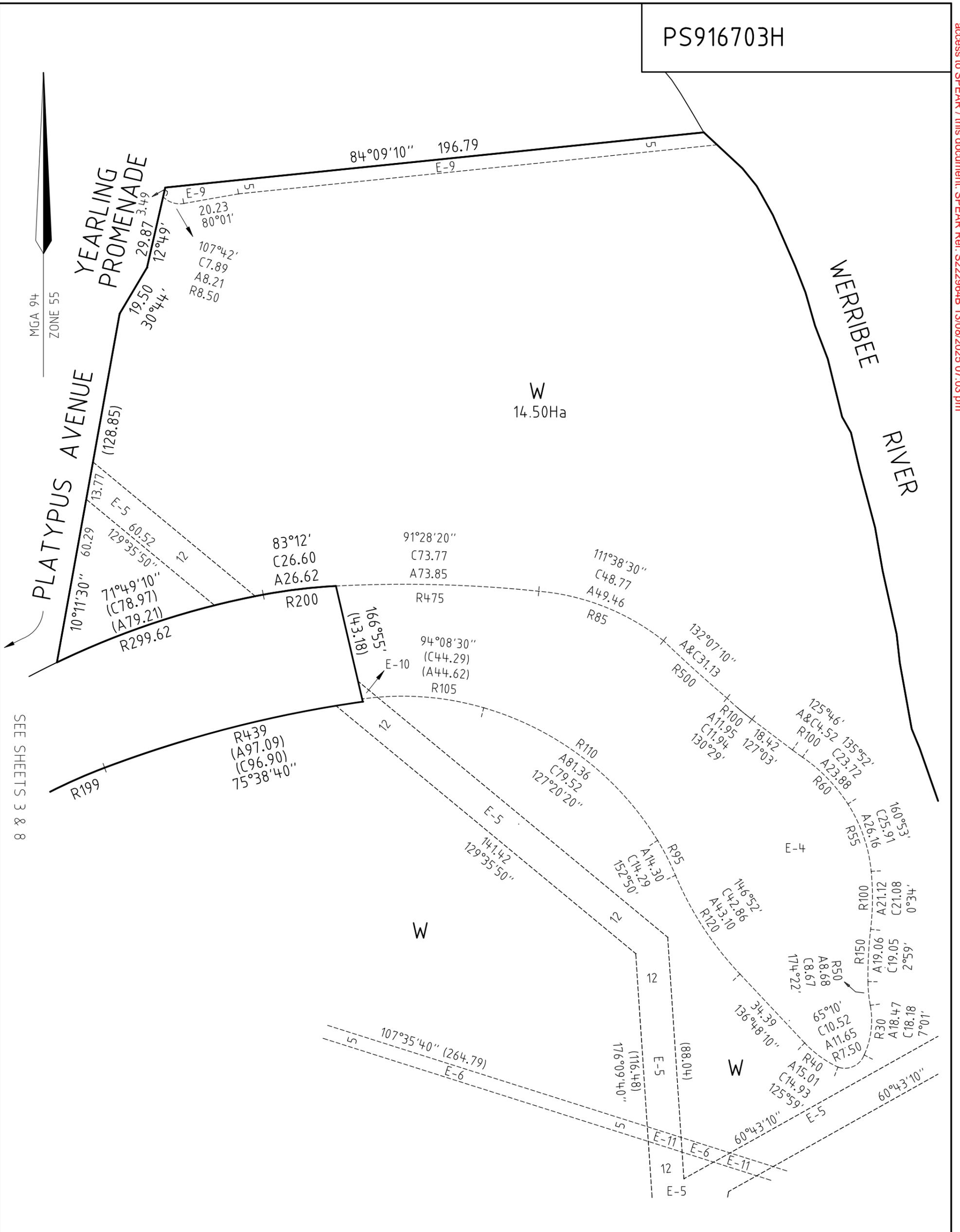
LENGTHS ARE IN METRES

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SHEET 8

PS916703H



MGA 94  
ZONE 55

SEE SHEETS 3 & 8

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SCALE  
1 : 1250

LENGTHS ARE IN METRES

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SHEET 9

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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 45



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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
4501	4502
4502	4501, 4503
4503	4502, 4504
4504	4503, 4505
4505	4504, 4506
4506	4505, 4507
4507	4506
4508	4509, 4533
4509	4508, 4510, 4529, 4533
4510	4509, 4511, 4528
4511	4510, 4512, 4526, 4527
4512	4511, 4513, 4525, 4526
4513	4512, 4514, 4524, 4525
4514	4513, 4515, 4524
4515	4514, 4516, 4523
4516	4515, 4517, 4518, 4519, 4522
4517	4516, 4518
4518	4516, 4517, 4519
4519	4516, 4518, 4520, 4522
4520	4519, 4521, 4522
4521	4520, 4522
4522	4516, 4519, 4520, 4521, 4523
4523	4515, 4522, 4524
4524	4513, 4514, 4523, 4525
4525	4512, 4513, 4524, 4526
4526	4511, 4512, 4525, 4527
4527	4511, 4526, 4528
4528	4510, 4527, 4529
4529	4509, 4528, 4530, 4531, 4532
4530	4529, 4531
4531	4529, 4530, 4532

BURDENED LOT No	BENEFITING LOTS
4532	4509, 4529, 4531, 4533
4533	4508, 4509, 4532
4534	4535, 4555
4535	4534, 4536, 4552, 4554, 4555
4536	4535, 4537, 4551
4537	4536, 4538, 4550
4538	4537, 4539, 4549
4539	4538, 4540, 4548
4540	4539, 4541, 4547
4541	4540, 4542, 4543, 4544, 4546
4542	4541, 4543
4543	4541, 4542, 4544
4544	4541, 4543, 4545
4545	4544, 4546
4546	4541, 4544, 4545, 4547
4547	4540, 4546, 4548
4548	4539, 4547, 4549
4549	4538, 4548, 4550
4550	4537, 4549, 4551
4551	4536, 4550, 4552
4552	4535, 4551, 4553, 4554
4553	4552, 4554
4554	4535, 4552, 4553, 4555
4555	4534, 4535, 4554
4556	4557, 4559
4557	4556, 4558, 4559
4558	4557
4559	4556, 4557, 4558, 4560
4560	4559, 4561
4561	4560

RIVERWALK RELEASE 45



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