
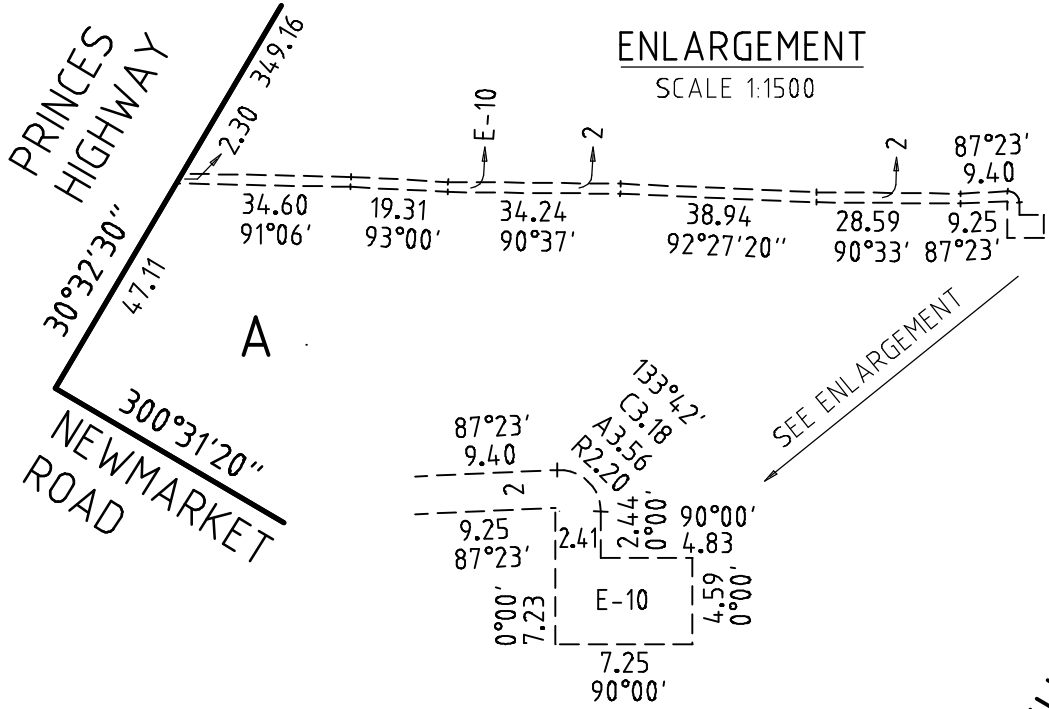


PLAN OF SUBDIVISION				EDITION 1	PS810598R
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: WERRIBEE CROWN ALLOTMENTS: 22A (PART) & 10A (PART) PARISH: MAMBOURIN CROWN ALLOTMENTS: 4A, 5A, 6A (PART), 7A (PART), 8A & 9A CROWN ALLOTMENT: H (PART) SECTION 7 TITLE REFERENCE: VOL FOL LAST PLAN REF: PS 744995W LOT X POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE MGA 94 CO-ORDINATES: E 293 080 ZONE 55 (of approx centre of land in plan) N 5 801 060 GDA 94				COUNCIL NAME: WYNDHAM CITY COUNCIL <div style="border: 1px solid black; padding: 5px;"> <p>THIS IS A PRELIMINARY PLAN. IT HAS NOT BEEN APPROVED BY COUNCIL OR THE LAND TITLES OFFICE. THIS PLAN IS SUBJECT TO ALTERATION. EASEMENTS AND ROAD NAMES HAVE EITHER NOT BEEN SHOWN OR ARE NOT YET FINAL</p> </div>	
VESTING OF ROADS OR RESERVES				NOTATIONS	
IDENTIFIER		COUNCIL/BODY/PERSON		OTHER PURPOSE OF PLAN: TO REMOVE EASEMENT E-1 (PART) ON PS 744998Q AND CREATED IN PS 412756U AND AFFECTING ROAD R1 ON THIS PLAN. GROUNDS FOR EASEMENT REMOVAL: BY AGREEMENT OF ALL INTERESTED PARTIES UNDER SECTION 6(1)(k) OF THE SUBDIVISION ACT 1988 PLANNING PERMIT NO: WYP9626/16 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS: IN PROCLAIMED SURVEY AREA NUMBER: <div style="text-align: center;">RIVERWALK RELEASE 20</div> No. of Lots: 67 (excluding Lots A & B) Release 20 Land Area: 6.045ha	
ROAD R1		WYNDHAM CITY COUNCIL			
RESERVE No.1		WYNDHAM CITY COUNCIL			
RESERVE No.2		WYNDHAM CITY COUNCIL			
RESERVE No.3		POWERCOR AUSTRALIA LTD			
NOTATIONS					
DEPTH LIMITATION: DOES NOT APPLY					
SURVEY: THIS PLAN IS BASED ON SURVEY (PS 636838S)					
STAGING: THIS IS NOT A STAGED SUBDIVISION					
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	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION	
E-3	SEWERAGE	SEE PLAN	PS 744986X	CITY WEST WATER CORPORATION	
E-4	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	PS 744980L PS 744980L	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL	
E-5	SEWERAGE	2.50	PS 744995W	CITY WEST WATER CORPORATION	
E-6	SEWERAGE	SEE PLAN	PS 744980L	CITY WEST WATER CORPORATION	
E-10	POWERLINE	SEE PLAN	PS 636838S - SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD	
E-11	DRAINAGE	3	PS 744980L	WYNDHAM CITY COUNCIL	
E-12	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	PS 744995W PS 744995W	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL	
E-13	SEWERAGE	2	PS 744995W	CITY WEST WATER CORPORATION	
E-14	GAS	3	PS 744987V	AUSNET GAS SERVICES PTY LTD	
E-15	GAS	3	THIS PLAN	AUSNET GAS SERVICES PTY LTD	
 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: 3936PS20	VERSION: 11 (6-03-2019)	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 12
		JAMES SPROTT			

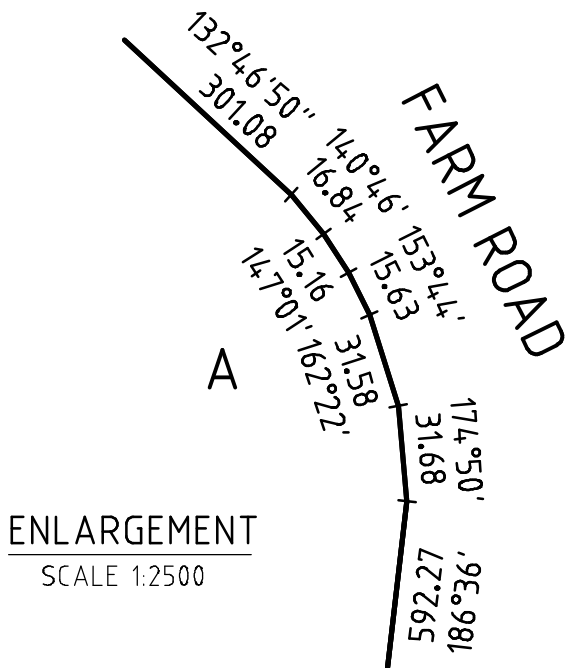
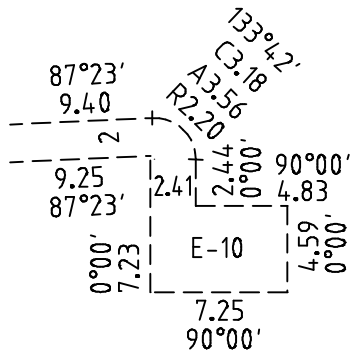
ENLARGEMENT

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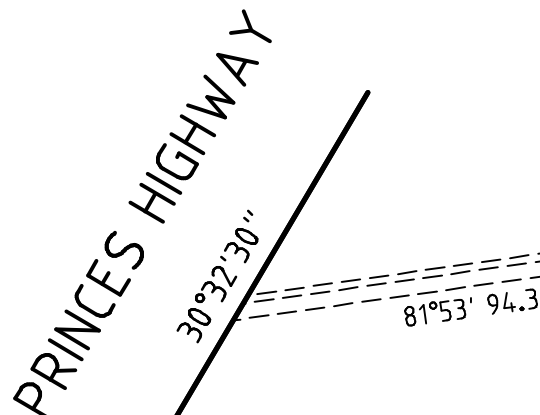
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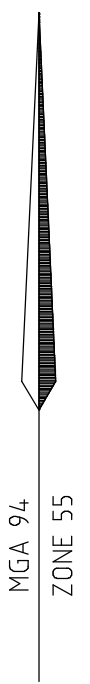
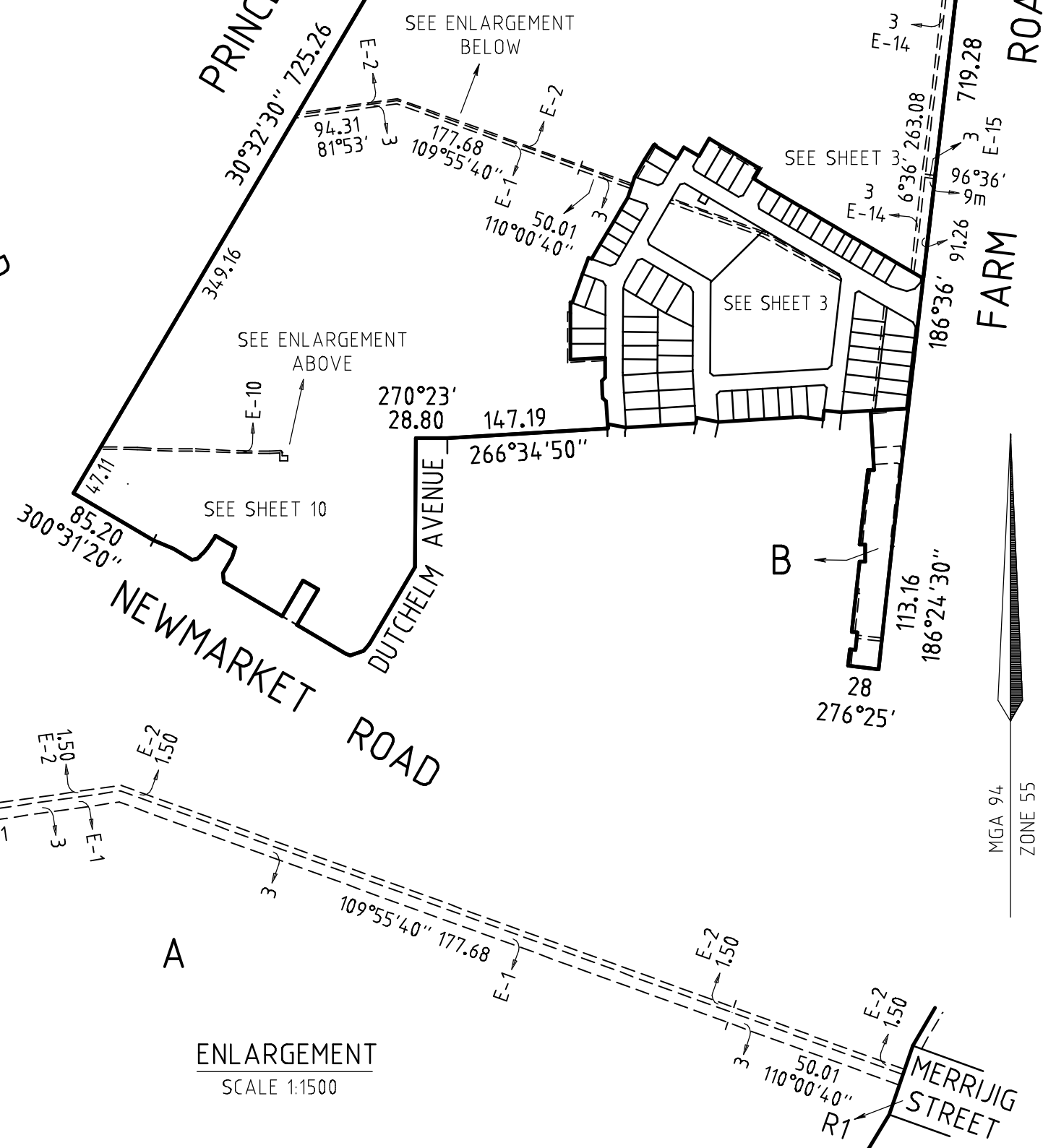
ENLARGEMENT

SCALE 1:2500



ENLARGEMENT

SCALE 1:1500



SEE SHEET 6

REF: 3936PS20

VERSION: 11 (6-03-2019)

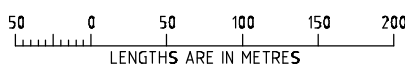


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SCALE
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JAMES SPROTT

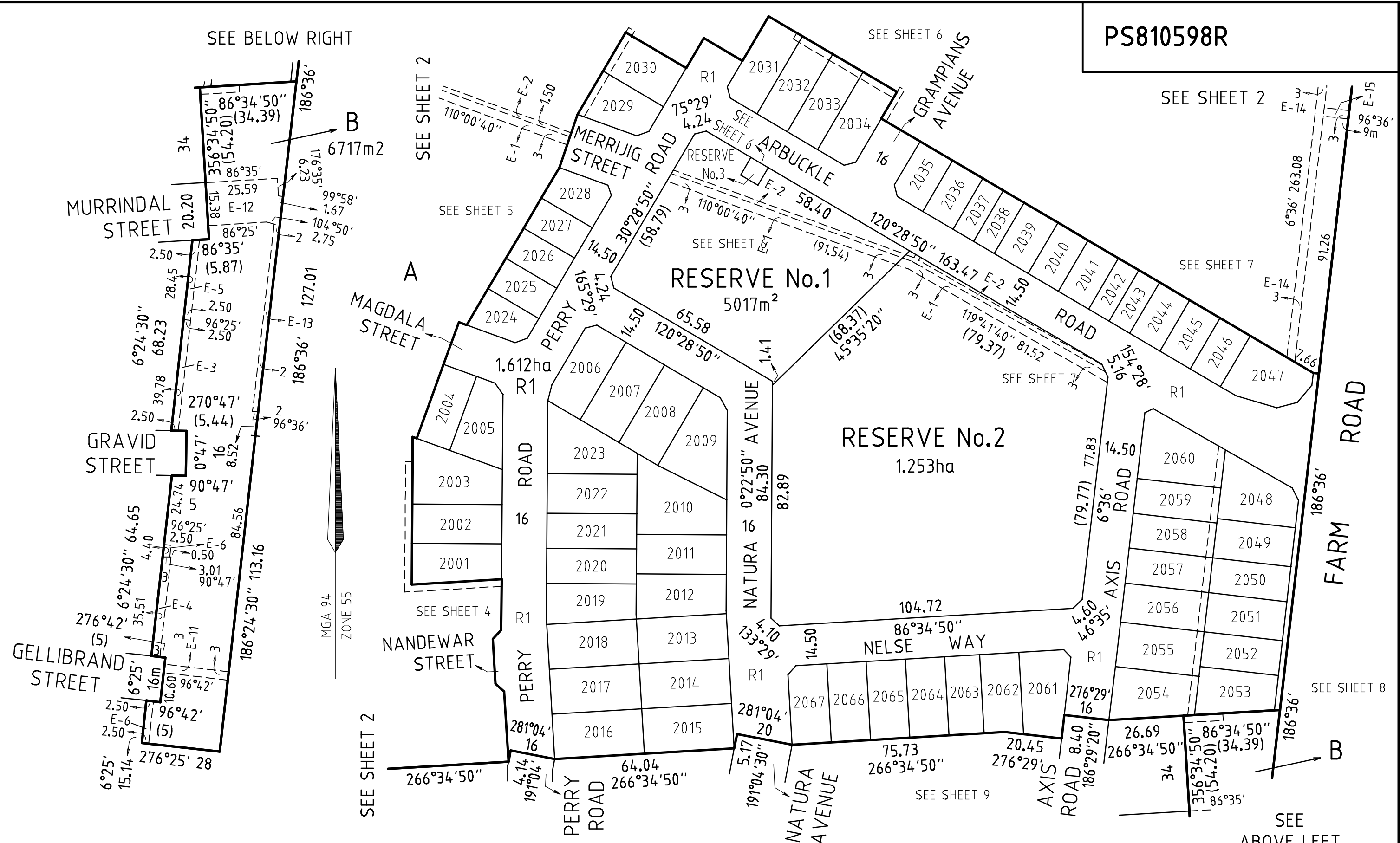
RIVERWALK

RELEASE 20

ORIGINAL SHEET
SIZE: A3

SHEET 2

PS810598R



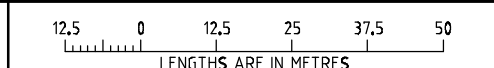
RIVERWALK RELEASE 20

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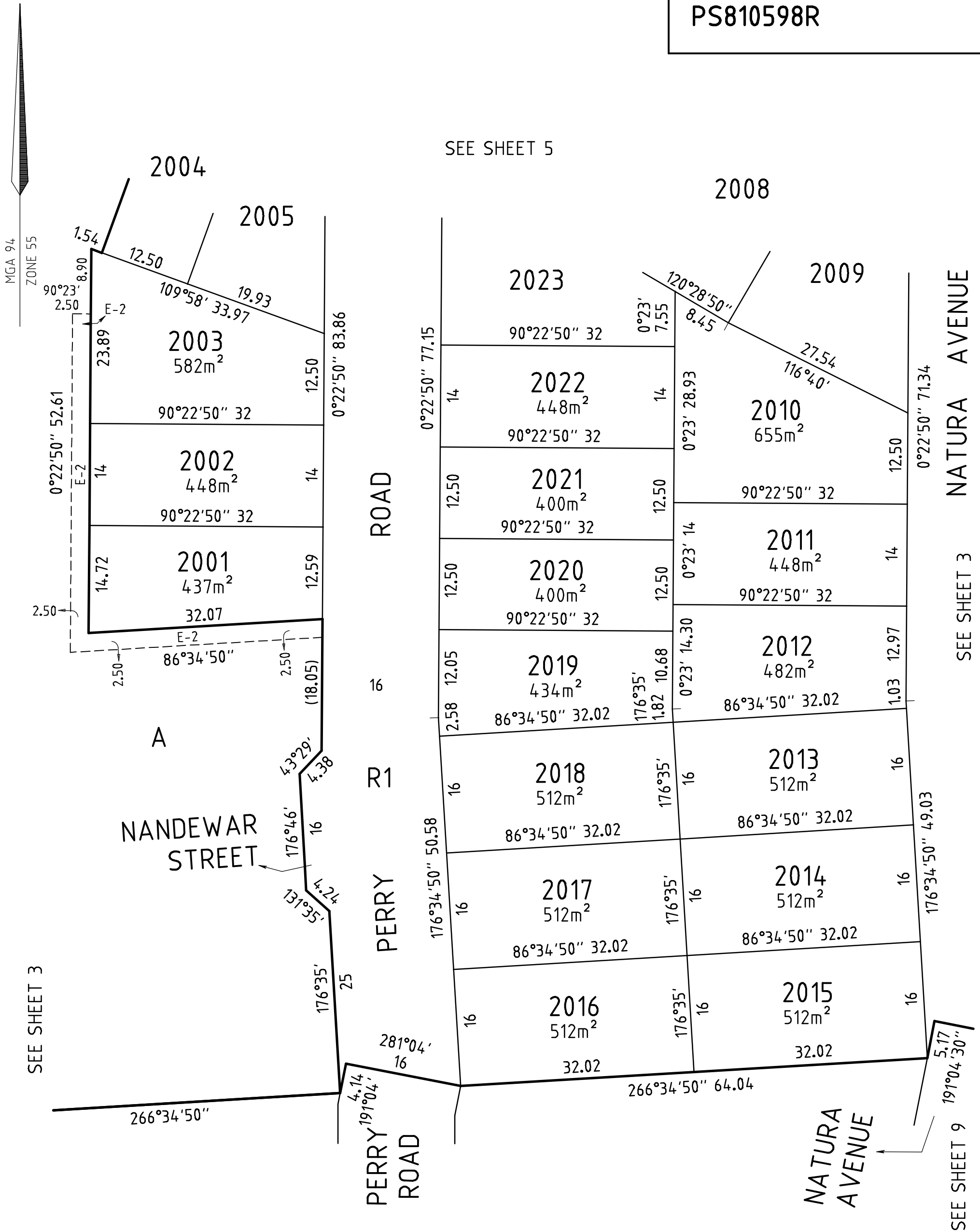


ORIGINAL SHEET SIZE: A3

SHEET 3

JAMES SPROTT

SEE SHEET 5



REF: 3936PS20

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SCALE
1 : 500



JAMES SPROTT

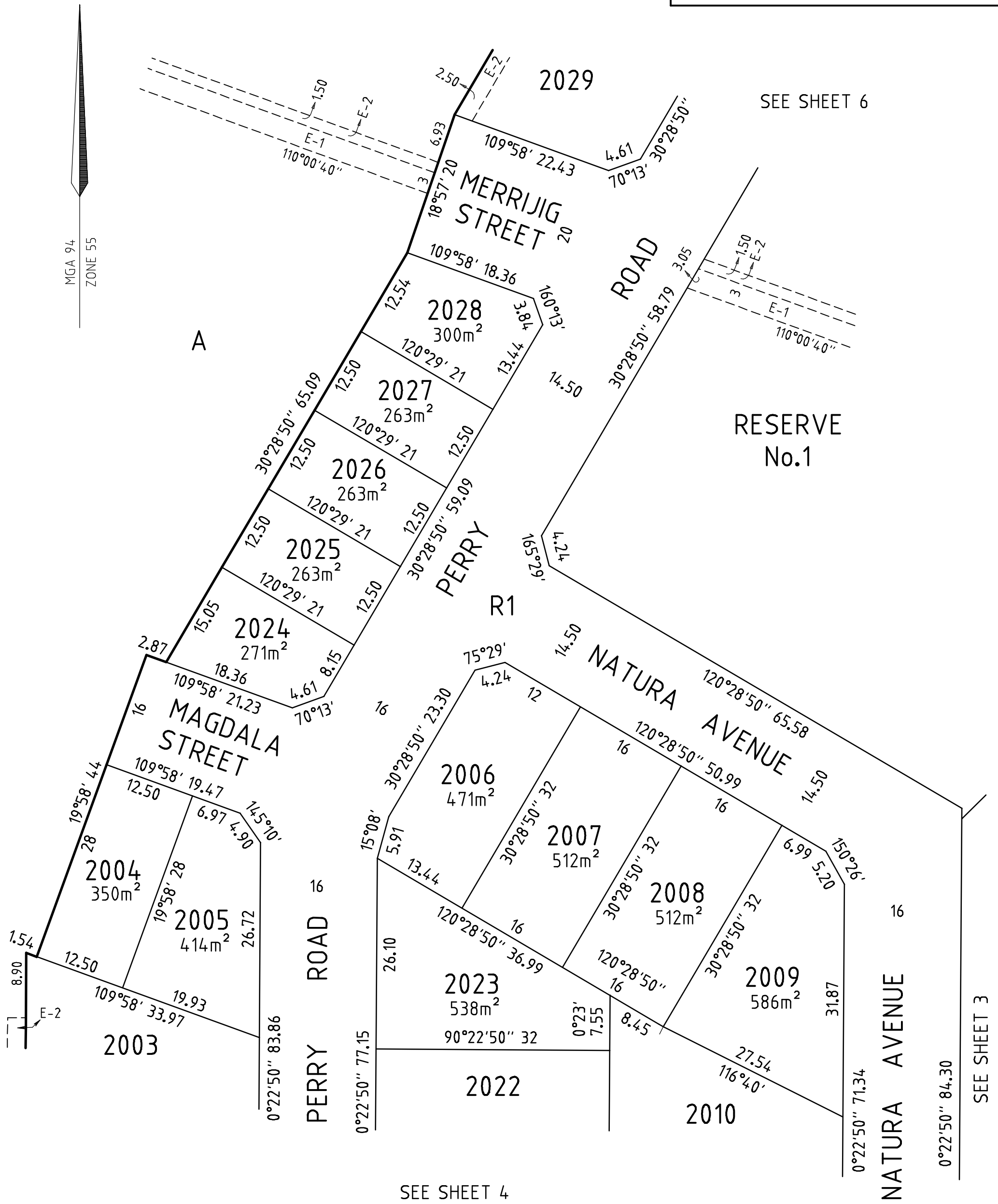
RIVERWALK

RELEASE 20

ORIGINAL SHEET
SIZE: A3

SHEET 4

MGA 94
ZONE 55



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SCALE
1 : 500



JAMES SPROTT

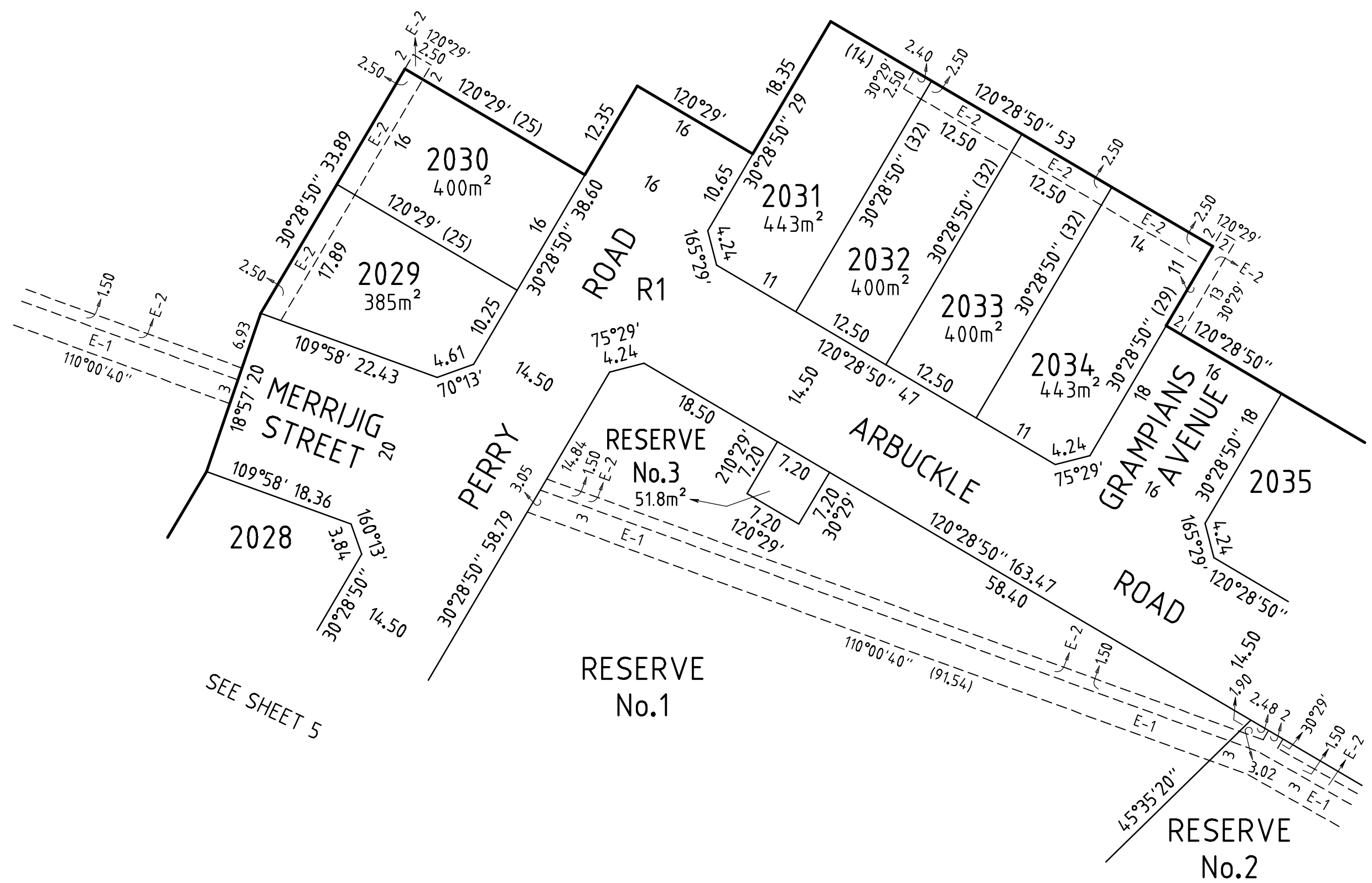
RIVERWALK

RELEASE 20

ORIGINAL SHEET
SIZE: A3

SHEET 5

MGA 94
ZONE 55



SEE SHEET 5

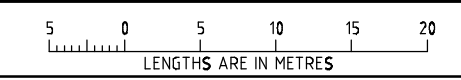
SEE SHEET 7

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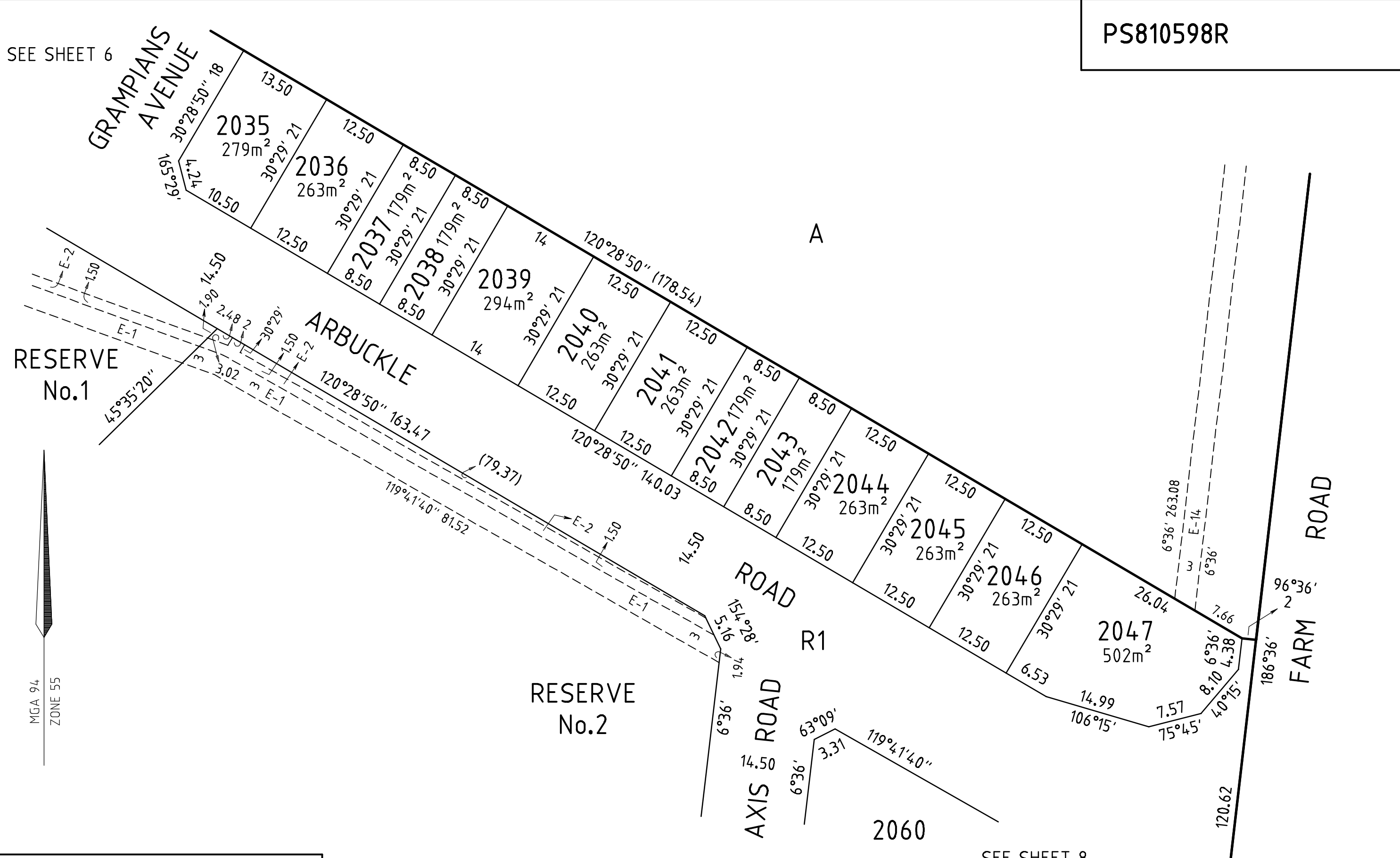


ORIGINAL SHEET
SIZE: A3

SHEET 6

JAMES SPROTT

SEE SHEET 6



MGA 94
ZONE 55



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SCALE
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ORIGINAL SHEET
SIZE: A3

SHEET 7

JAMES SPROTT

SEE SHEET 8

PS810598R

2044

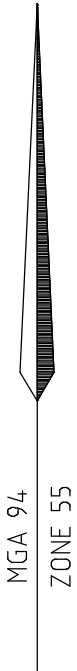
2045

2046

2047

SEE SHEET 7

SEE SHEET 7



RESERVE No.2

R1

ARBUCKLE ROAD

FARM ROAD

ROAD

NELSE WAY

R1

AXIS

AXIS ROAD

SEE SHEET 9

SEE SHEET 3

2061

2060
600m²

2059
375m²

2058
375m²

2057
375m²

2056
420m²

2055
480m²

2054
498m²

2048
521m²

2049
392m²

2050
350m²

2051
392m²

2052
350m²

2053
418m²

REF: 3936PS20

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RIVERWALK

RELEASE 20



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SCALE
1 : 500



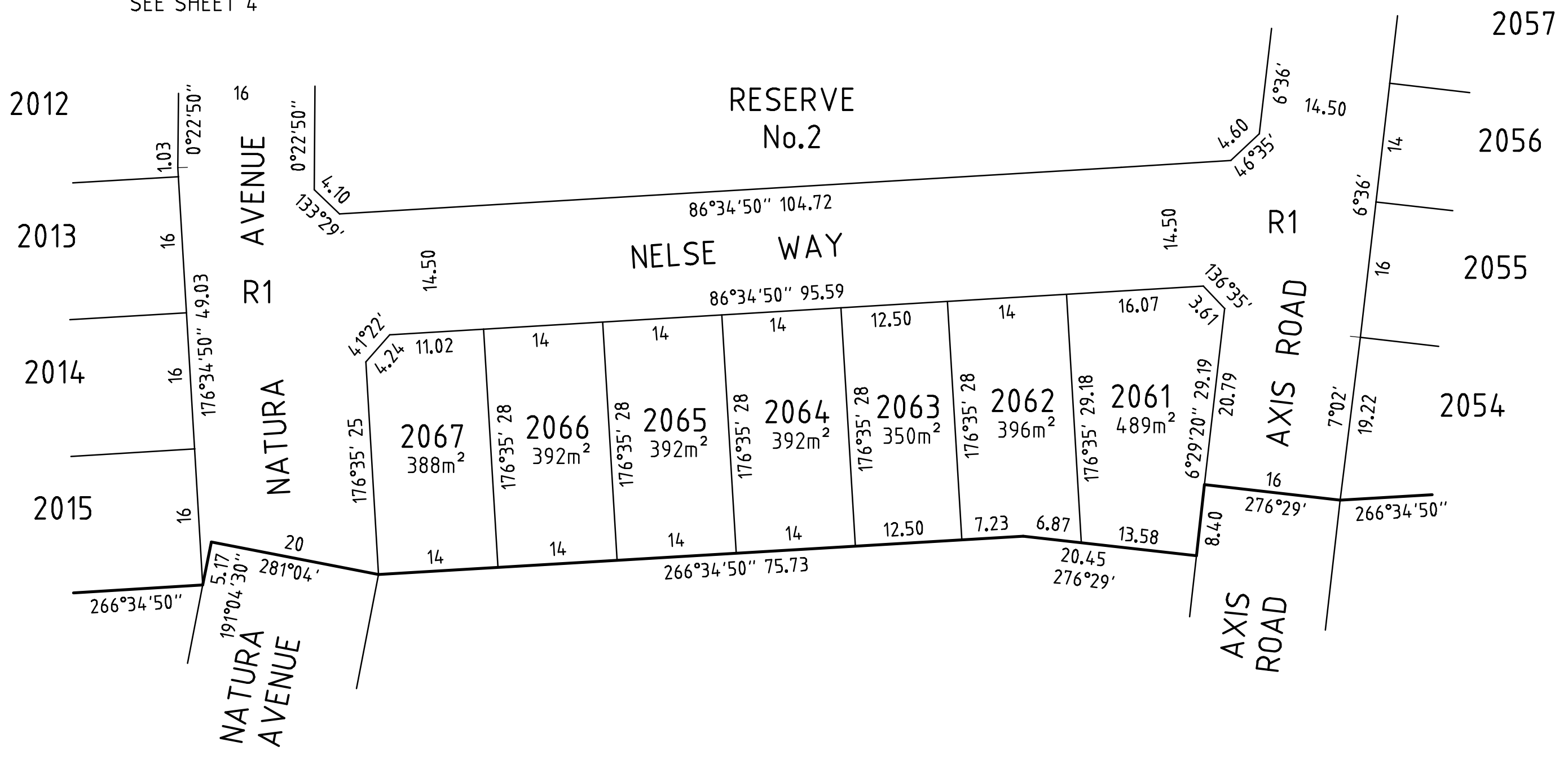
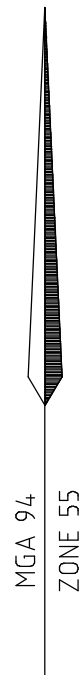
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SHEET 8

JAMES SPROTT

SEE SHEET 8

SEE SHEET 4



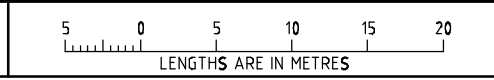
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SCALE
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ORIGINAL SHEET
SIZE: A3

SHEET 9

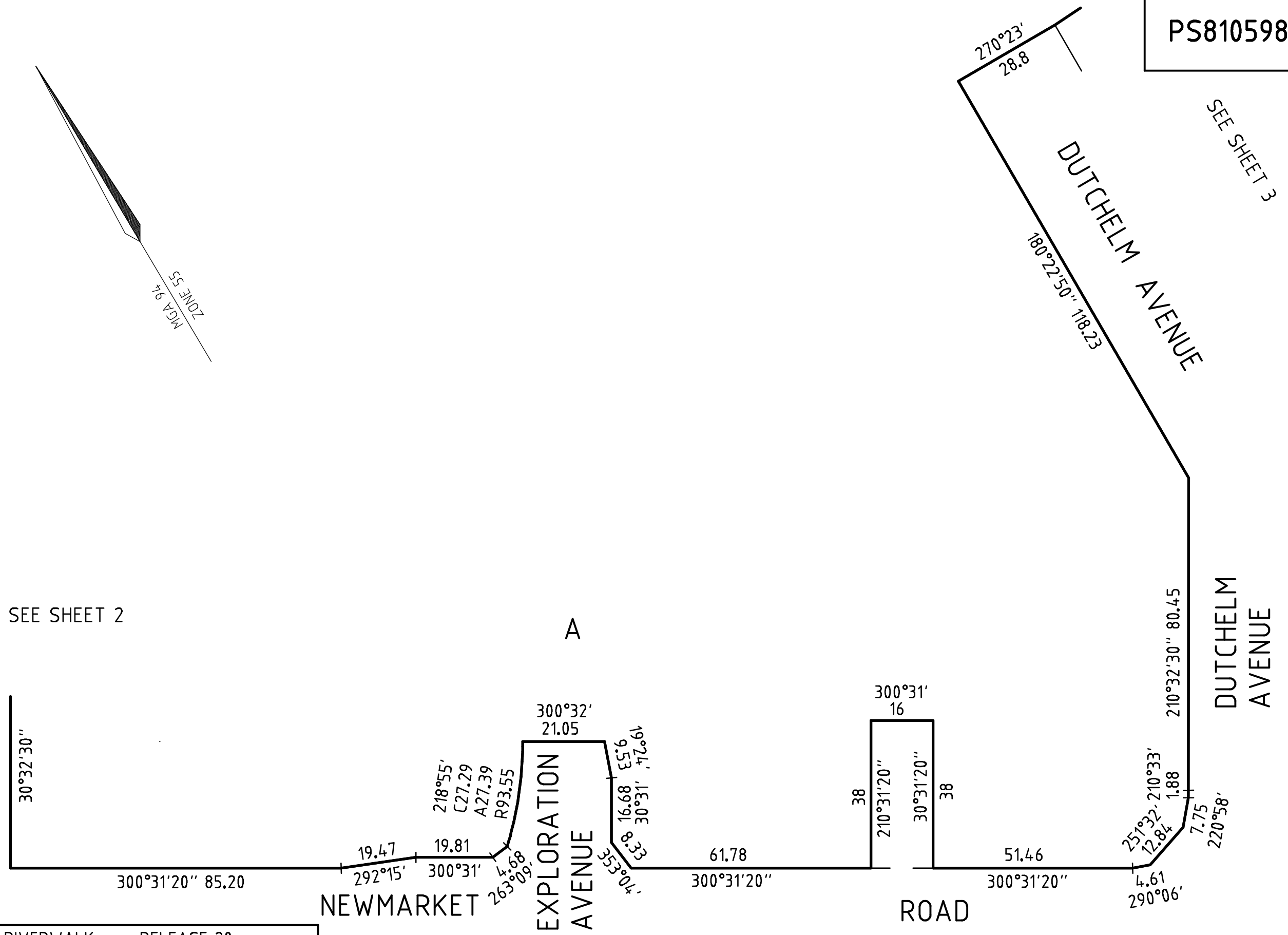
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PS810598R

SEE SHEET 3

MGA 94
ZONE 55

PRINCES HIGHWAY
SEE SHEET 2



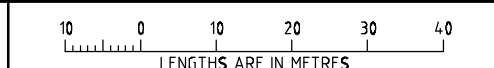
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SCALE 1:1000



ORIGINAL SHEET SIZE: A3

SHEET 10

JAMES SPROTT

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 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.

THIS IS A PRELIMINARY PLAN.

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SIZE: A3

SHEET 11

JAMES SPROTT

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

BURDENED LOT No	BENEFITING LOTS
2001	2002
2002	2001, 2003
2003	2002, 2004, 2005
2004	2003, 2005
2005	2003, 2004
2006	2007, 2023
2007	2006, 2008, 2023
2008	2007, 2009, 2010, 2023
2009	2008, 2010
2010	2008, 2009, 2011, 2021, 2022, 2023
2011	2010, 2012, 2020, 2021
2012	2011, 2013, 2019, 2020
2013	2012, 2014, 2018
2014	2013, 2015, 2017
2015	2014, 2016
2016	2015, 2017
2017	2014, 2016, 2018
2018	2013, 2017, 2019
2019	2012, 2018, 2020
2020	2011, 2012, 2019, 2021
2021	2010, 2011, 2020, 2022
2022	2010, 2021, 2023
2023	2006, 2007, 2008, 2010, 2022
2024	2025
2025	2024, 2026
2026	2025, 2027
2027	2026, 2028
2028	2027
2029	2030
2030	2029
2031	2032
2032	2031, 2033
2033	2032, 2034
2034	2033

BURDENED LOT No	BENEFITING LOTS
2035	2036
2036	2035, 2037
2037	2036, 2038
2038	2037, 2039
2039	2038, 2040
2040	2039, 2041
2041	2040, 2042
2042	2041, 2043
2043	2042, 2044
2044	2043, 2045
2045	2044, 2046
2046	2045, 2047
2047	2046
2048	2049, 2059, 2060
2049	2048, 2050, 2058, 2059
2050	2049, 2051, 2057
2051	2050, 2052, 2056
2052	2051, 2053, 2055
2053	2052, 2054, 2055
2054	2053, 2055
2055	2052, 2053, 2054, 2056
2056	2051, 2055, 2057
2057	2050, 2056, 2058
2058	2049, 2057, 2059
2059	2048, 2049, 2058, 2060
2060	2048, 2059
2061	2062
2062	2061, 2063
2063	2062, 2064
2064	2063, 2065
2065	2064, 2066
2066	2065, 2067
2067	2066

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SHEET 12

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