

PS828100F

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-7, E-11 & E-12	SEWERAGE	SEE PLAN	AJ138134J	CITY WEST WATER LTD.
E-4, E-7 & E-10	DRAINAGE	SEE PLAN	AJ138125K	MELBOURNE WATER CORPORATION
E-5, E-10, E-11 & E-13	POWERLINE	SEE PLAN	AJ138125K - SECT 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD.
E-14	DRAINAGE	SEE PLAN	PS825546D	WYNDHAM CITY COUNCIL
E-12, E-13 & E-18	GAS TRANSMISSION	SEE PLAN	PS401043W (GAS INDUSTRY ACT 1994)	G.T.C.
E-19	DRAINAGE	SEE PLAN	PS828095U	WYNDHAM CITY COUNCIL
E-19	SEWERAGE	SEE PLAN	PS828095U	CITY WEST WATER CORPORATION
E-1	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-1	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
E-2	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
E-15	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
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-8	ELECTRICITY SUPPLY	SEE PLAN	INSTRUMENT ??	POWERCOR AUSTRALIA LTD.
E-9	DRAINAGE	SEE PLAN	INSTRUMENT ??	WYNDHAM CITY COUNCIL

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TITLES OFFICE.
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EASEMENTS AND ROAD NAMES HAVE EITHER NOT BEEN
SHOWN OR ARE NOT YET FINAL

**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: 3936PS28

VERSION: 7 (5-03-2020)

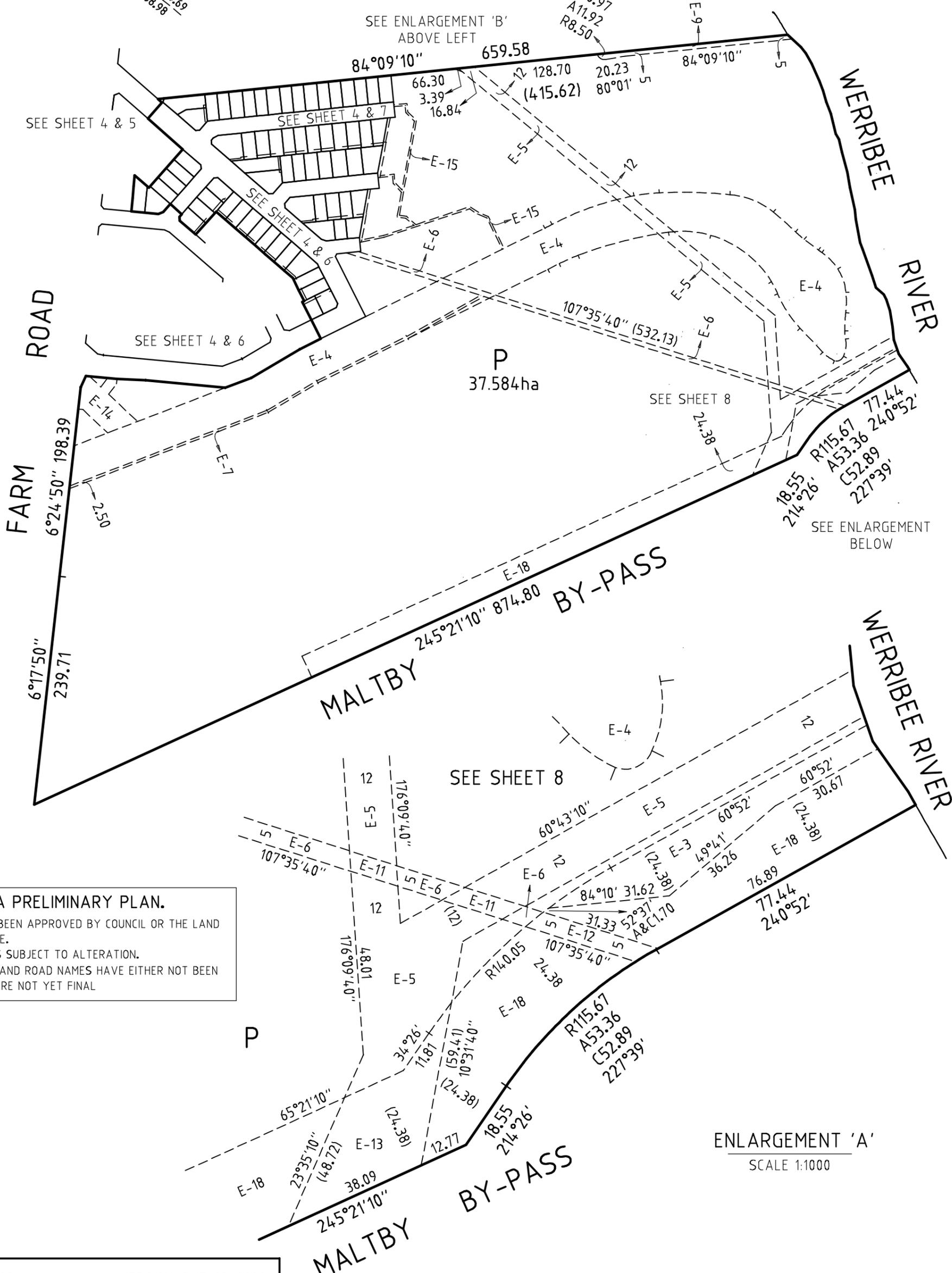
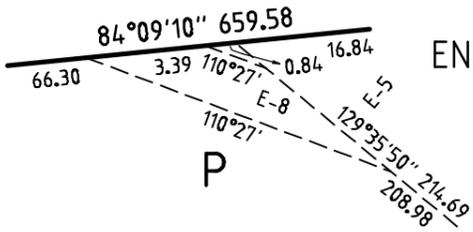
ORIGINAL SHEET
SIZE: A3

SHEET 2

JAMES SPROTT

PS828100F

ENLARGEMENT 'B'
SCALE 1:200



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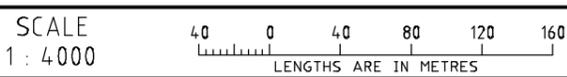
ENLARGEMENT 'A'
SCALE 1:1000

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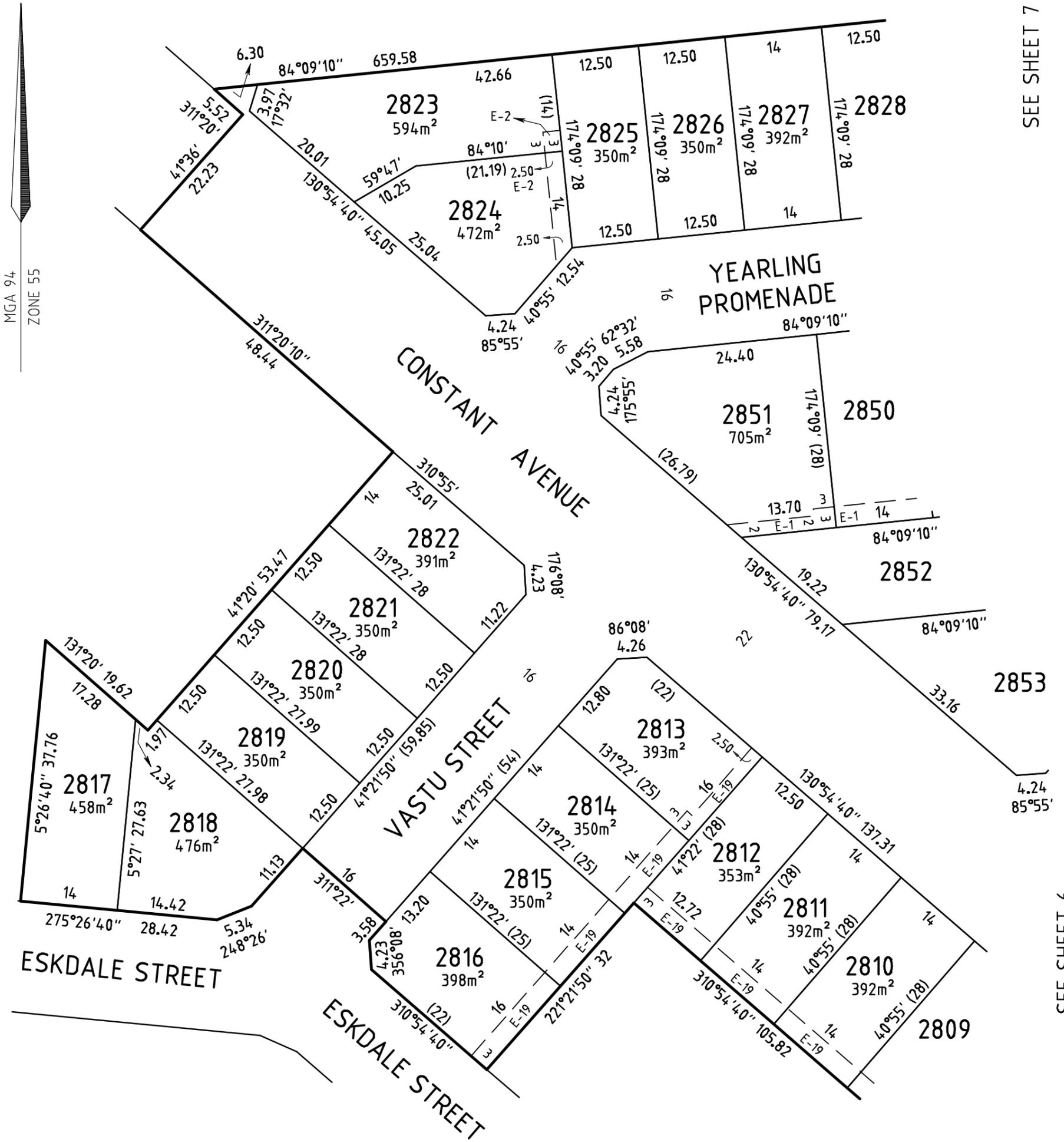
JAMES SPROTT

ORIGINAL SHEET
SIZE: A3

SHEET 3

SEE SHEET 4

SEE SHEET 7



SEE SHEET 6

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SCALE
 1 : 600

LENGTHS ARE IN METRES

JAMES SPROTT

ORIGINAL SHEET SIZE: A3

SHEET 5

2852

2853

MAHATMA ROAD

SEE SHEET 5

R1
13878m²

2865
691m²

2864
350m²

2863
392m²

2862
350m²

2861
403m²

2810

CONSTANT AVENUE

2809
350m²

2808
350m²

2807
392m²

2806
392m²

2805
554m²

2804
371m²

2803
372m²

2802
373m²

2801
294m²

LIBERATION
CIRCUIT

CONSTANT AVENUE

ROAD

NEWMARKET ROAD

MGA 94
ZONE 55

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SEE SHEET 3, 4 & 8

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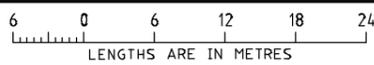


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SCALE
1 : 600



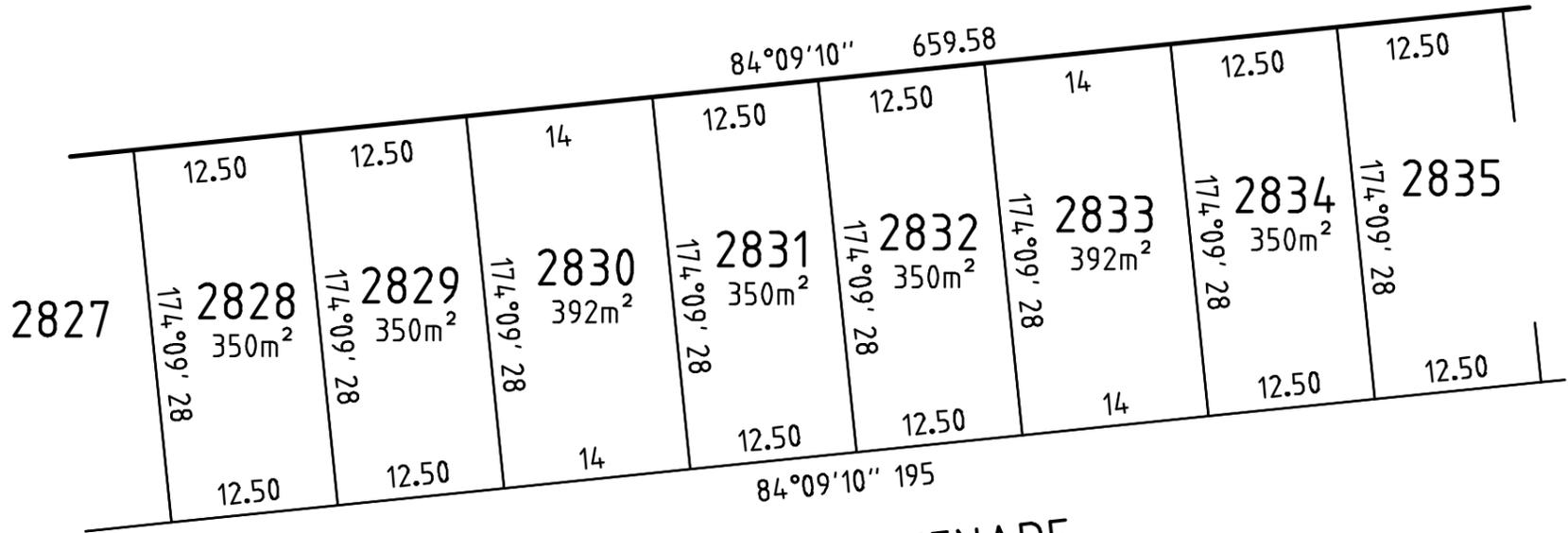
ORIGINAL SHEET
SIZE: A3

SHEET 6

JAMES SPROTT

SEE SHEET 3

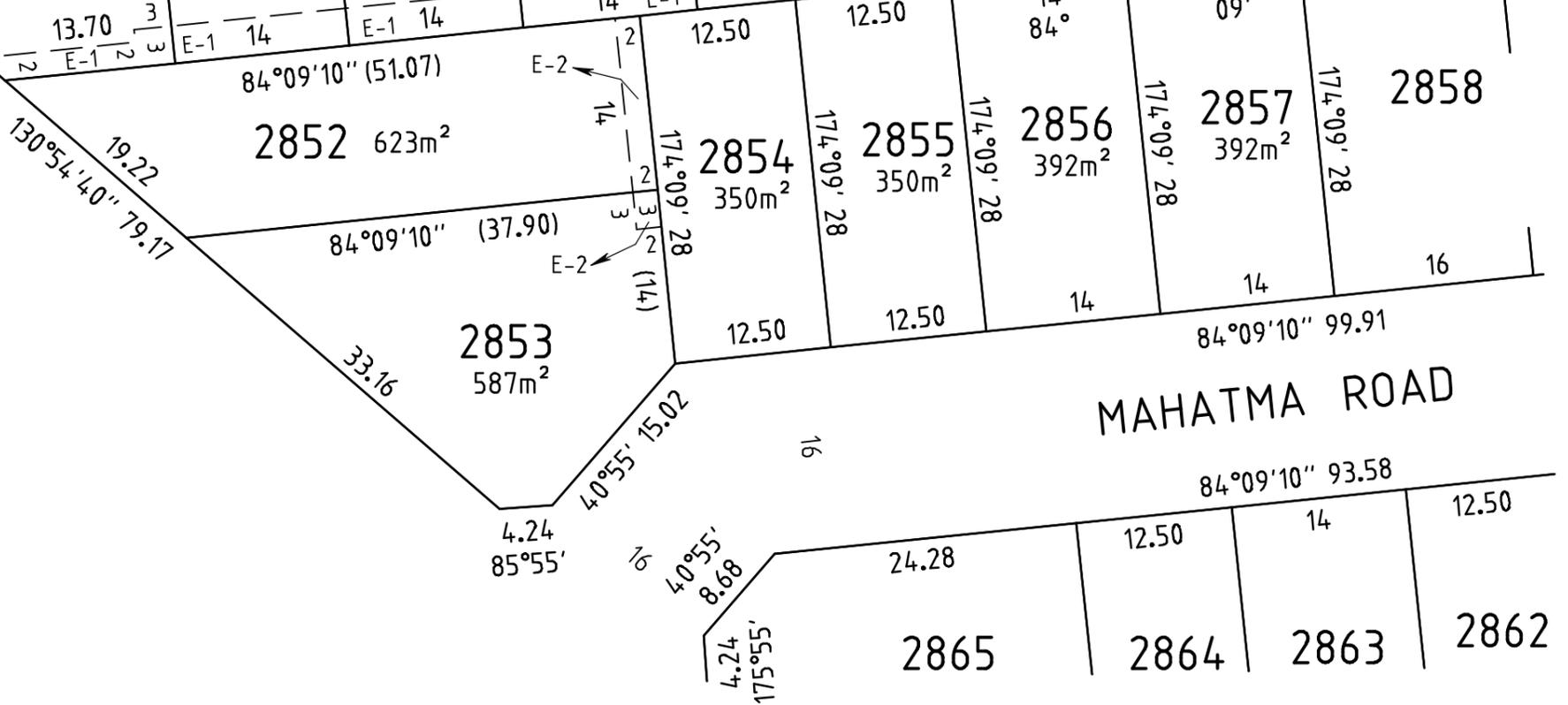
SEE SHEET 5



YEARLING PROMENADE



MAHATMA ROAD



SEE SHEET 6

SEE SHEET 8

SEE SHEET 8

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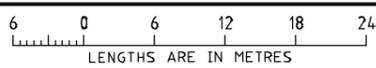


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SCALE
1 : 600

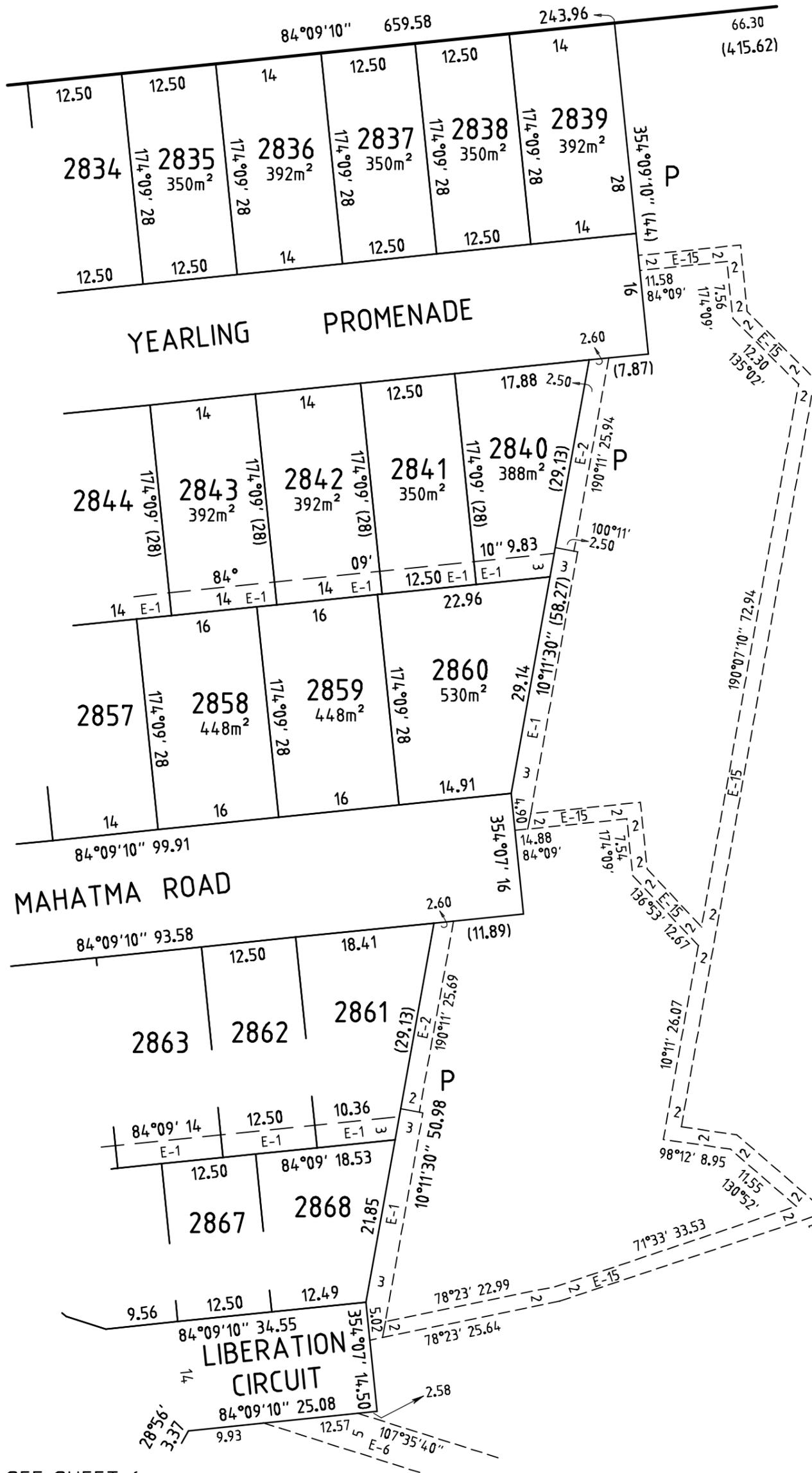


JAMES SPROTT

ORIGINAL SHEET
SIZE: A3

SHEET 7

SEE SHEET 3



SEE SHEET 7

SEE SHEET 3 & 4

SEE SHEET 6

SEE SHEET 9

SEE SHEET 6

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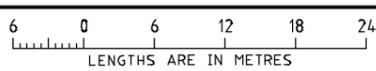


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SCALE
1 : 600



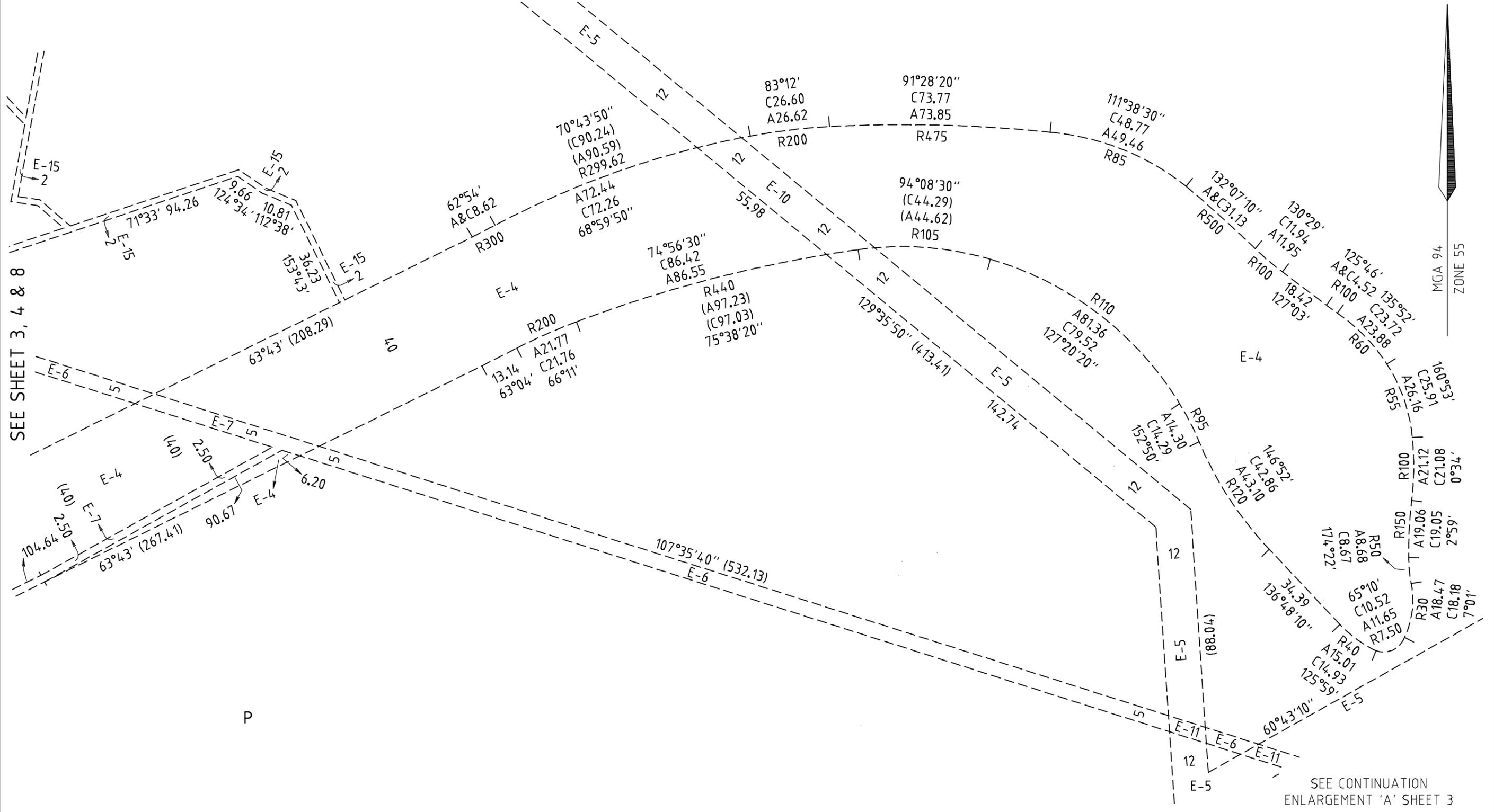
JAMES SPROTT

ORIGINAL SHEET
SIZE: A3

SHEET 8

SEE SHEET 3

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SEE SHEET 3, 4 & 8

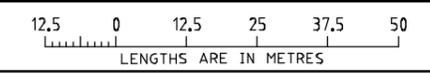


SEE CONTINUATION ENLARGEMENT 'A' SHEET 3

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SCALE 1:1250



ORIGINAL SHEET SIZE: A3

SHEET 9

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 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.

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RIVERWALK RELEASE 28



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ORIGINAL SHEET
SIZE: A3

SHEET 10

JAMES SPROTT

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TABLE 1
LAND BURDENED AND LAND BENEFITED – REFER RESTRICTIONS “A” AND “B”

CREATION OF RESTRICTION

BURDENED LOT No	BENEFITING LOTS
2801	2802, 2803
2802	2801, 2803
2803	2801, 2802, 2804
2804	2803, 2805
2805	2804, 2806
2806	2805, 2807
2807	2806, 2808
2808	2807, 2809
2809	2808, 2810
2810	2809, 2811
2811	2810, 2812
2812	2811, 2813, 2814
2813	2812, 2814
2814	2812, 2813, 2815
2815	2814, 2816
2816	2815
2817	2818
2818	2817, 2819
2819	2818, 2820
2820	2819, 2821
2821	2820, 2822
2822	2821
2823	2824, 2825
2824	2823, 2825
2825	2823, 2824, 2826
2826	2825, 2827
2827	2826, 2828
2828	2827, 2829
2829	2828, 2830
2830	2829, 2831
2831	2830, 2832
2832	2831, 2833
2833	2832, 2834
2834	2833, 2835

BURDENED LOT No	BENEFITING LOTS
2835	2834, 2836
2836	2835, 2837
2837	2836, 2838
2838	2837, 2839
2839	2838
2840	2841, 2860
2841	2840, 2842, 2860
2842	2841, 2843, 2859, 2860
2843	2842, 2844, 2858, 2859
2844	2843, 2845, 2857, 2858
2845	2844, 2846, 2856, 2857
2846	2845, 2847, 2855, 2856
2847	2846, 2848, 2854, 2855
2848	2847, 2849, 2852, 2854
2849	2848, 2850, 2852
2850	2849, 2851, 2852
2851	2850, 2852
2852	2848, 2849, 2850, 2851, 2853, 2854
2853	2852, 2854
2854	2847, 2848, 2852, 2853, 2855
2855	2846, 2847, 2854, 2856
2856	2845, 2846, 2855, 2857
2857	2844, 2845, 2856, 2858
2858	2843, 2844, 2857, 2859
2859	2842, 2843, 2858, 2860
2860	2840, 2841, 2842, 2859
2861	2862, 2868
2862	2861, 2863, 2867, 2868
2863	2862, 2864, 2866, 2867
2864	2863, 2865, 2866
2865	2864, 2866
2866	2863, 2864, 2865, 2867
2867	2862, 2863, 2866, 2868
2868	2861, 2862, 2867

RIVERWALK RELEASE 28



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SHEET 11

JAMES SPROTT