

PS828101D

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 E-1	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION
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 E-19	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS828100F PS828100F	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION
E-20	SEWERAGE	SEE PLAN	PS828100F	CITY WEST 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-9	DRAINAGE	SEE PLAN	PS828095U	WYNDHAM CITY COUNCIL

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

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

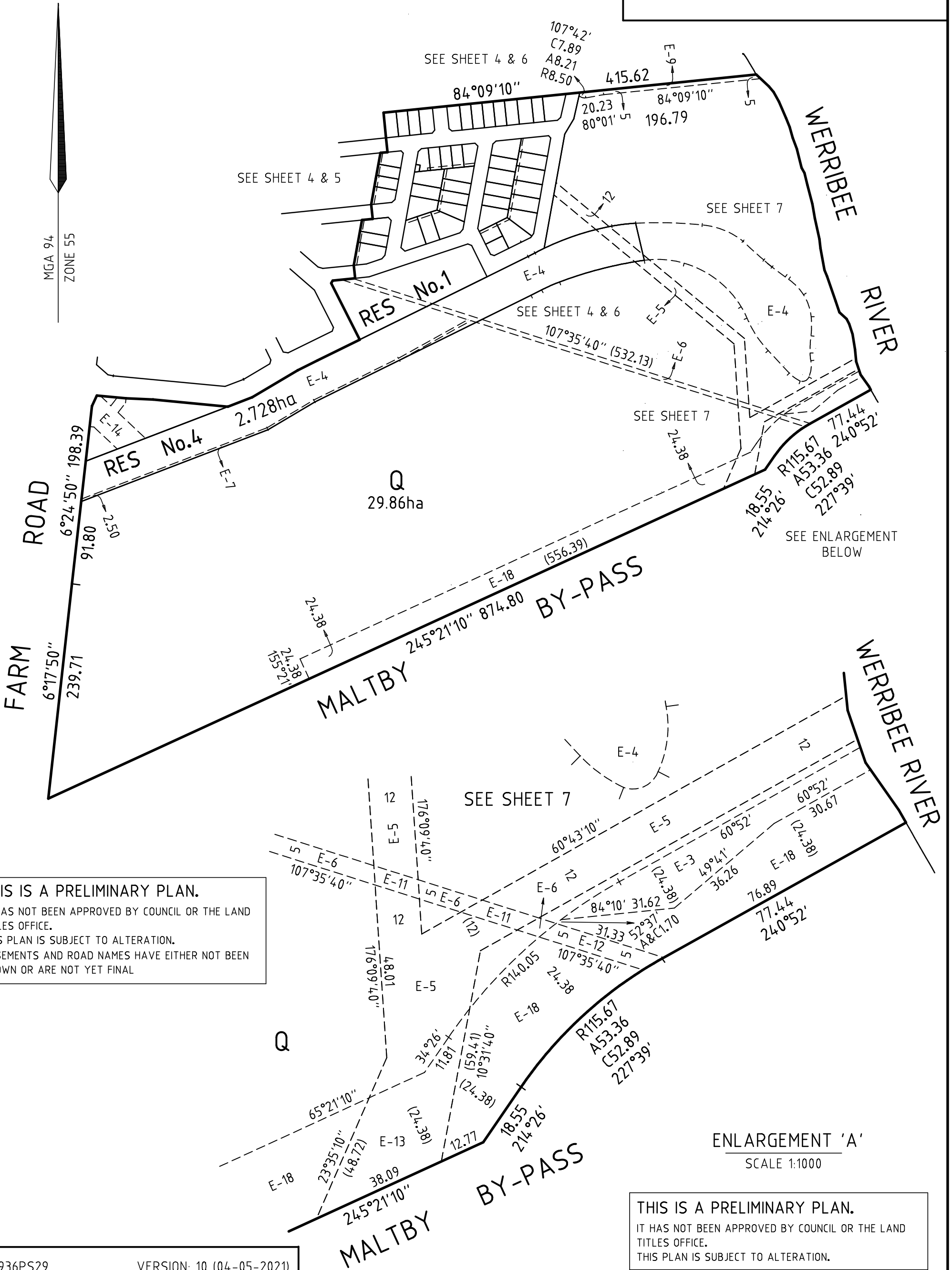
REF: 3936PS29

VERSION: 10 (04-05-2021)

ORIGINAL SHEET
SIZE: A3

SHEET 2

JAMES SPROTT



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ENLARGEMENT 'A'
 SCALE 1:1000

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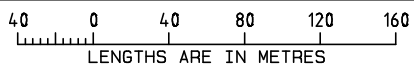
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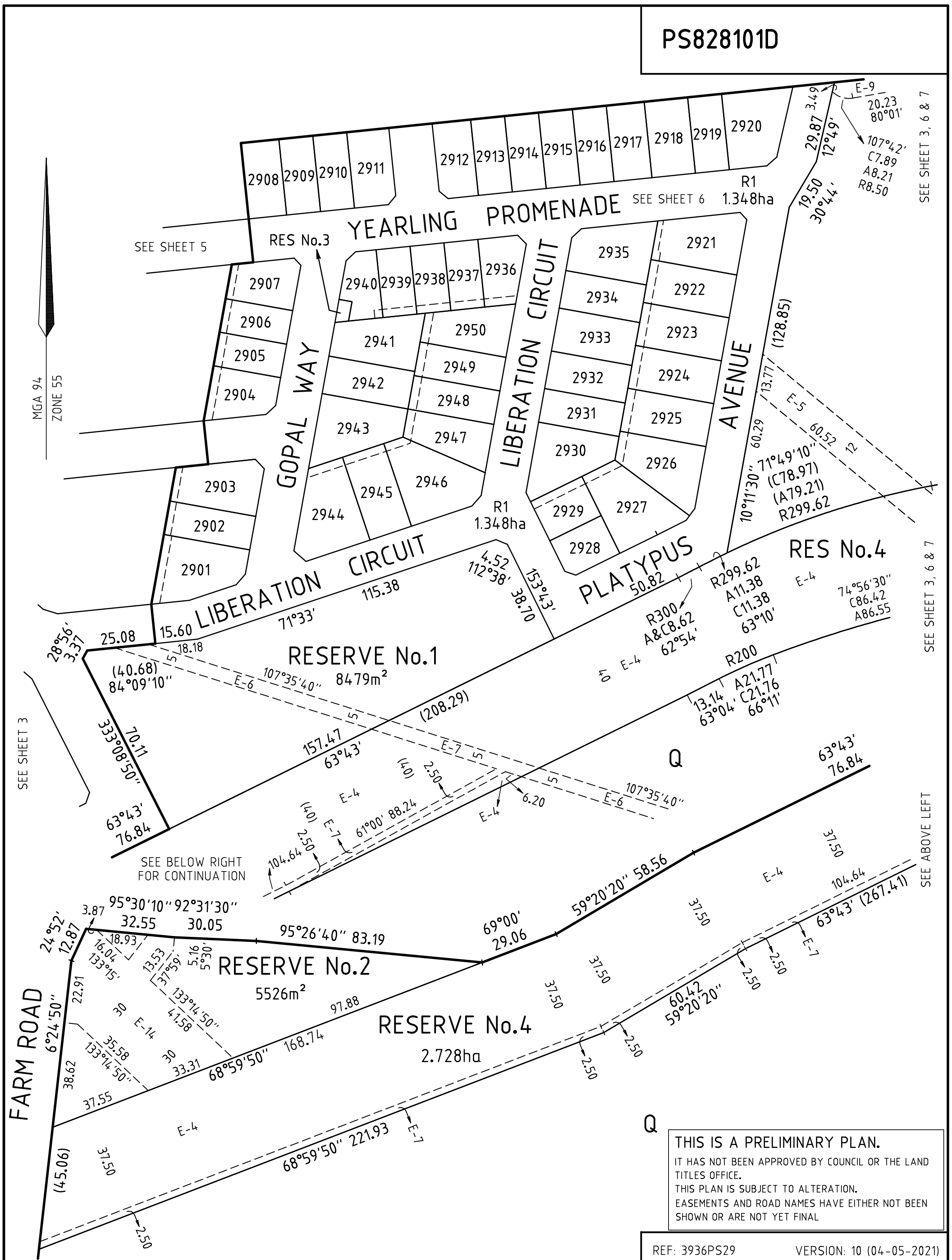
SCALE
 1 : 4000



JAMES SPROTT

ORIGINAL SHEET
 SIZE: A3

SHEET 3



SEE SHEET 3, 6 & 7

SEE SHEET 3, 6 & 7

SEE ABOVE LEFT

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SCALE
 1 : 1250

LENGTHS ARE IN METRES

JAMES SPROTT

ORIGINAL SHEET
 SIZE: A3

SHEET 4

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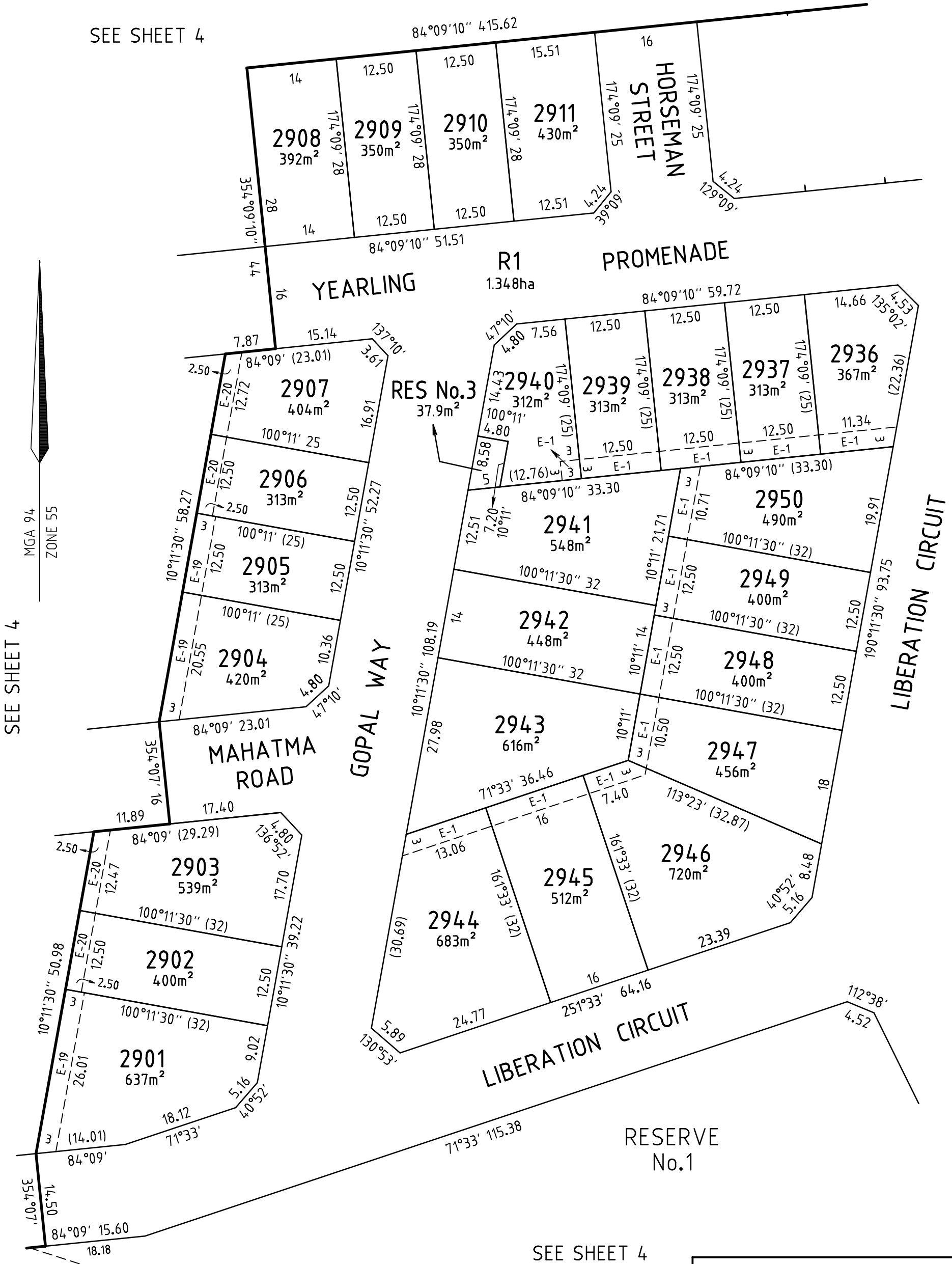
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SEE SHEET 4

SEE SHEET 6



SEE SHEET 4

SEE SHEET 6

SEE SHEET 4

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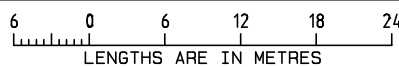


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SCALE
1: 600



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SIZE: A3

SHEET 5

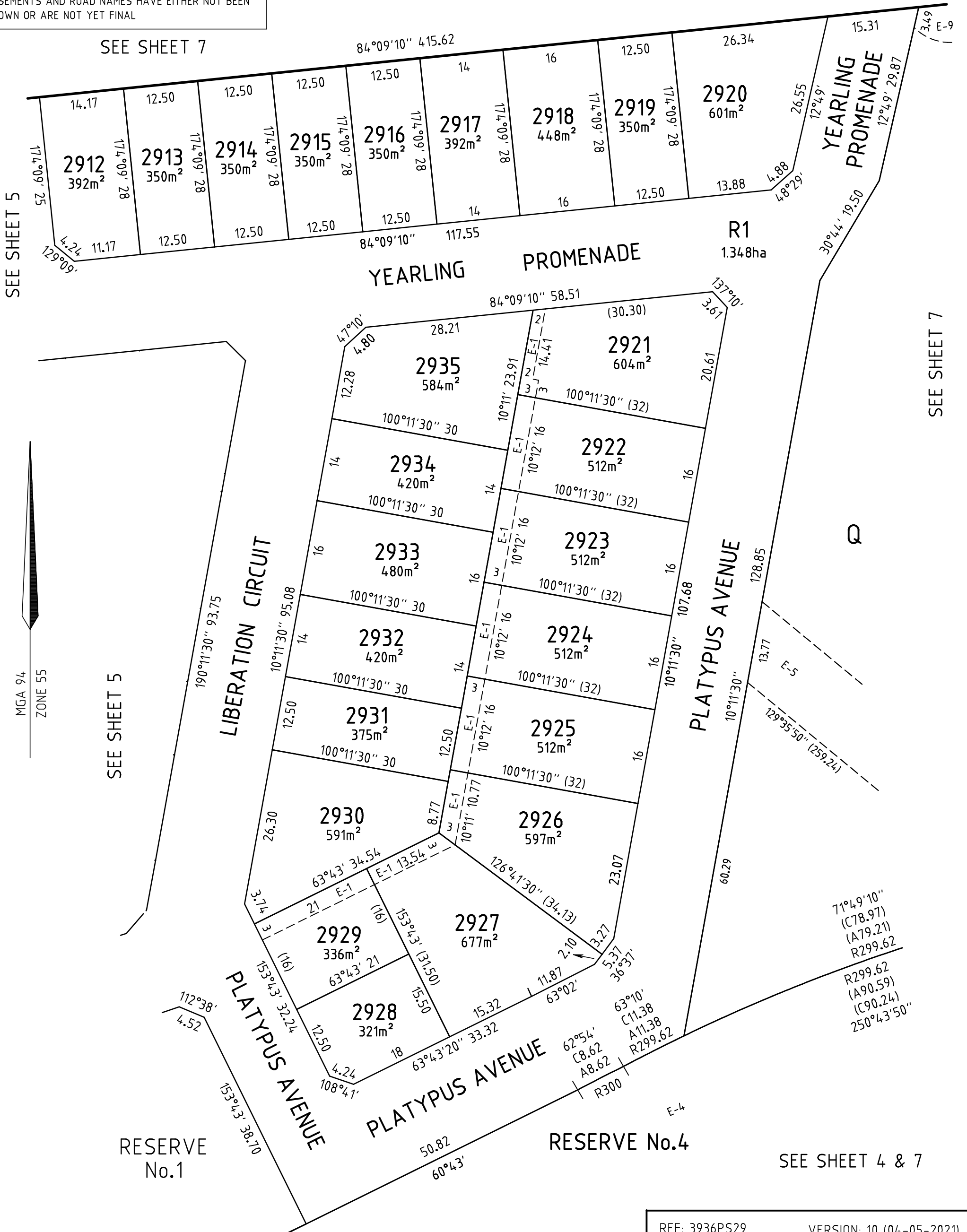
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SEE SHEET 7

SEE SHEET 5

SEE SHEET 5

SEE SHEET 7

SEE SHEET 4 & 7

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SCALE
 1 : 600

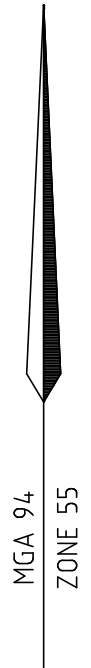
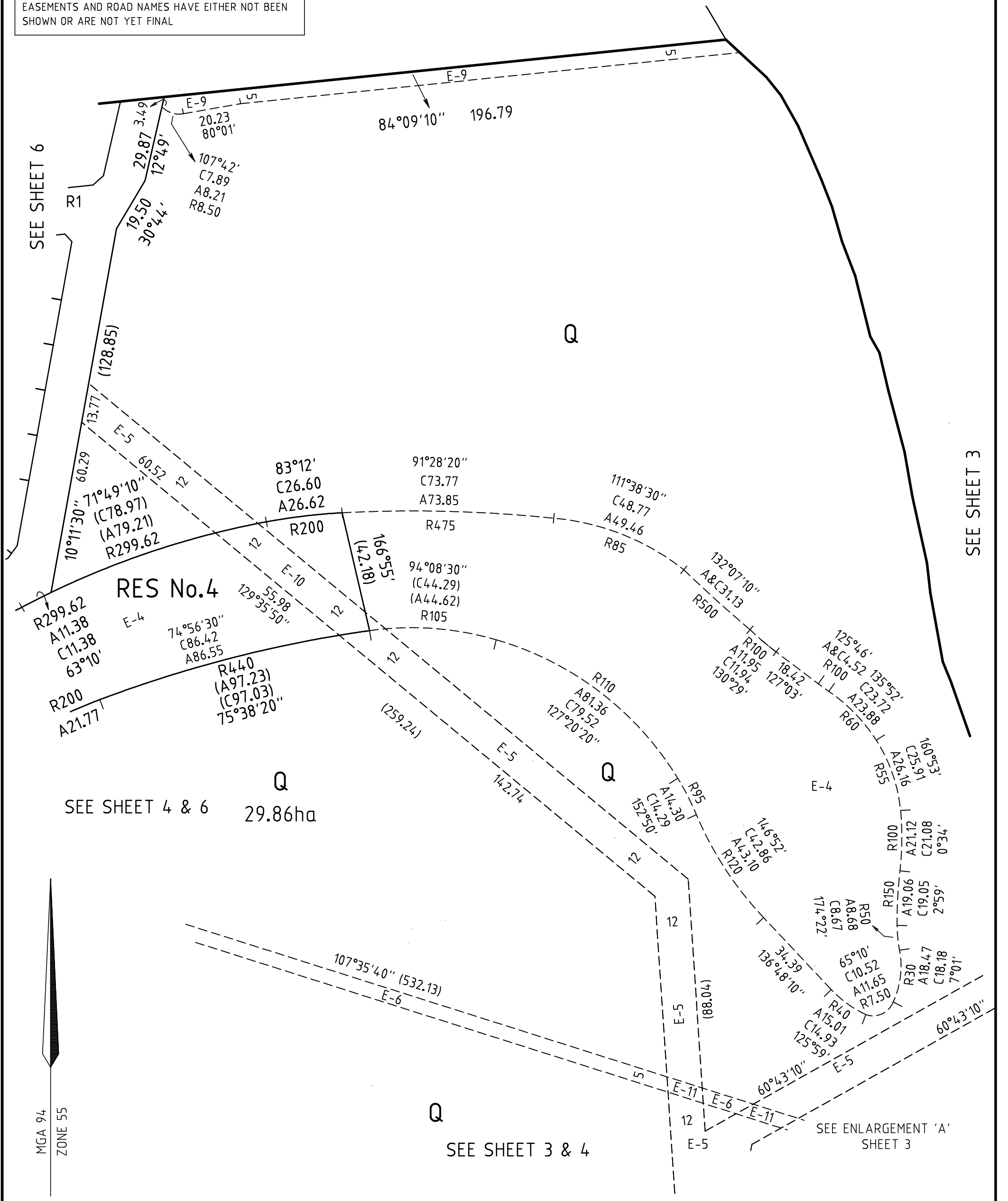
LENGTHS ARE IN METRES

JAMES SPROTT

ORIGINAL SHEET SIZE: A3 SHEET 6

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SCALE
 1 : 1250

LENGTHS ARE IN METRES

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SHEET 7

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 29



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SIZE: A3

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
2901	2902
2902	2901, 2903
2903	2902
2904	2905
2905	2904, 2906
2906	2905, 2907
2907	2906
2908	2909
2909	2908, 2910
2910	2909, 2911
2911	2910
2912	2913
2913	2912, 2914
2914	2913, 2915
2915	2914, 2916
2916	2915, 2917
2917	2916, 2918
2918	2917, 2919
2919	2918, 2920
2920	2919
2921	2922, 2935
2922	2921, 2923, 2934, 2935
2923	2922, 2924, 2933, 2934
2924	2923, 2925, 2932, 2933
2925	2924, 2926, 2931, 2932

BURDENED LOT No	BENEFITING LOTS
2926	2925, 2927, 2930, 2931
2927	2926, 2928, 2929, 2930
2928	2927, 2929
2929	2927, 2928, 2930
2930	2926, 2927, 2929, 2931
2931	2925, 2926, 2930, 2932
2932	2924, 2925, 2931, 2933
2933	2923, 2924, 2932, 2934
2934	2922, 2923, 2933, 2935
2935	2921, 2922, 2934
2936	2937, 2950
2937	2936, 2938, 2950
2938	2937, 2939, 2941, 2950
2939	2938, 2940, 2941
2940	2939, 2941
2941	2938, 2939, 2940, 2942, 2949, 2950
2942	2941, 2943, 2948, 2949
2943	2942, 2944, 2945, 2946, 2947
2944	2943, 2945
2945	2943, 2944, 2946
2946	2943, 2945, 2947
2947	2943, 2946, 2948
2948	2942, 2947, 2949
2949	2941, 2942, 2948, 2950
2950	2936, 2937, 2938, 2941, 2949

RIVERWALK RELEASE 29



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SHEET 9

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