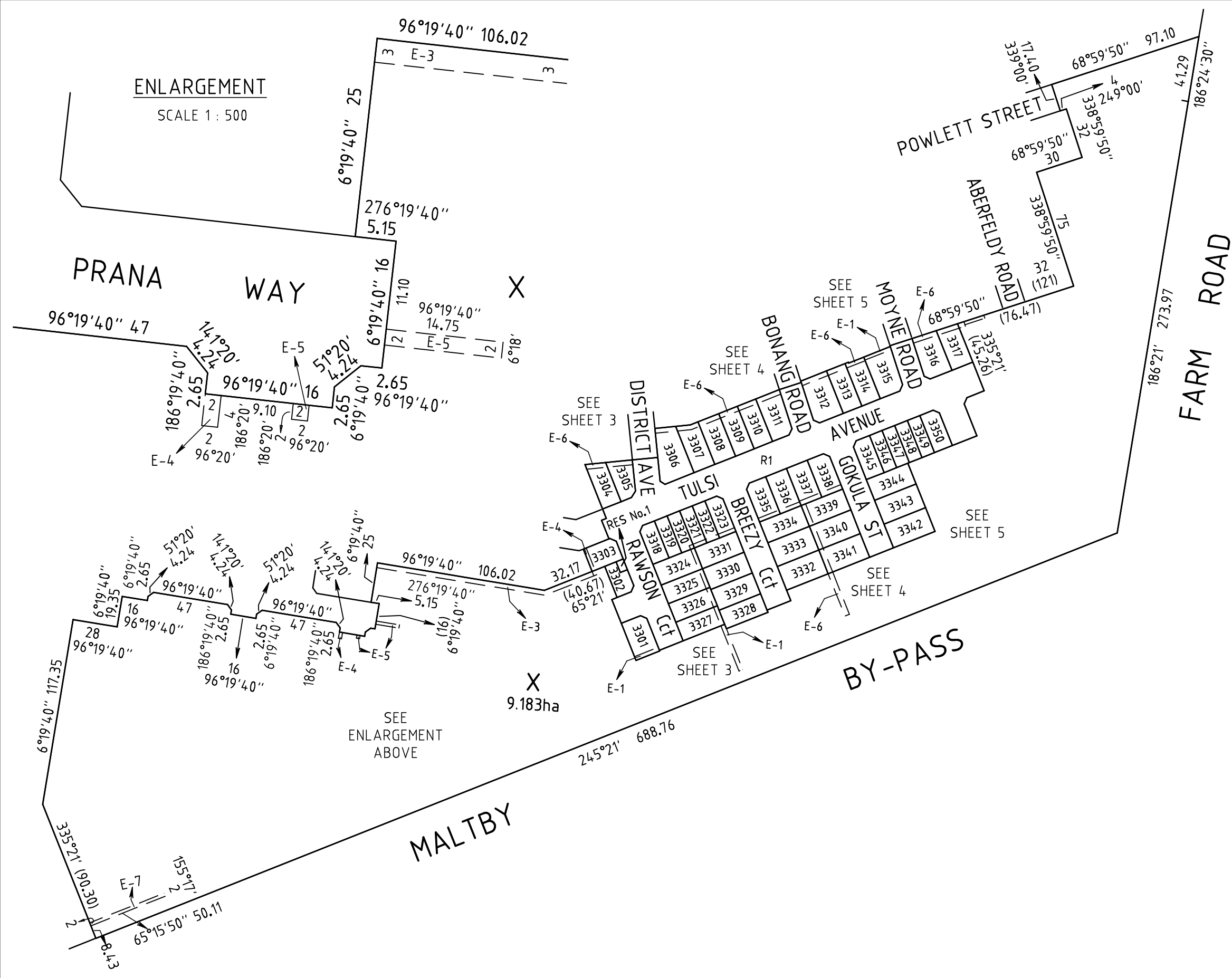


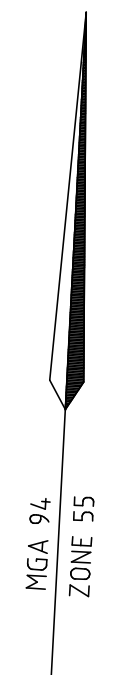
<h1>PLAN OF SUBDIVISION</h1>		<h2>EDITION 1</h2>	<h2>PS842938N</h2>	
<p>LOCATION OF LAND</p> <p>PARISH: MAMBOURIN CROWN ALLOTMENTS: G (PT) & H (PT) SECTION 7</p> <p>TITLE REFERENCE: VOL FOL LAST PLAN REF: LOT W ON PS842937Q</p> <p>POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE 3030</p> <p>MGA 94 CO-ORDINATES: E 292 920 ZONE 55 (of approx centre of land in plan) N 5 800 090 GDA 94</p>		<p>Council Name: Wyndham City Council</p> <p>Council Reference Number: WYS5577/20 Planning Permit Reference: WYP11630/19 SPEAR Reference Number: S168156P</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Statement of Compliance</p> <p>This is a statement of compliance issued under section 21 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied</p> <p>Digitally signed by: Mark Tenner for Wyndham City Council on 23/05/2023</p>		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON			
ROAD R1 RESERVE No.1	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD			
NOTATIONS		RIVERWALK RELEASE 33		
DEPTH LIMITATION: DOES NOT APPLY		No. of Lots: 50 (Excl Reserves & Lot X) Release 33 Land Area: 2.801ha		
<p>SURVEY: THIS PLAN IS BASED ON SURVEY</p> <p>STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO: THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS: IN PROCLAIMED SURVEY AREA NUMBER:</p>				
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	THIS PLAN	GREATER WESTERN WATER CORPORATION
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	THIS PLAN	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION
E-7	DRAINAGE	2	PS842936S	WYNDHAM CITY COUNCIL
<p>CRA SURVEY PTY LTD LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS</p> <p>7A/346 Belmore Road office@crasurvey.com.au Balwyn Vic 3103 Tel: 03 9890 0933</p>		<p>REF: 3936PS33 VERSION: 6 (16-05-2023)</p> <p>Digitally signed by: James Sprott, Licensed Surveyor, Surveyor's Plan Version (6), 16/05/2023, SPEAR Ref: S168156P</p>		<p>ORIGINAL SHEET SIZE: A3</p> <p>SHEET 1 OF 7</p>

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PS842938N



ENLARGEMENT
SCALE 1 : 500



RIVERWALK RELEASE 33	
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SCALE 1 : 2500

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PS842938N

4 LEEHS SES

4 LEEHS SES



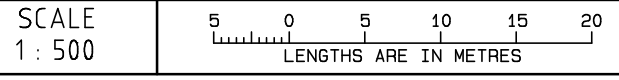
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REF: 3936PS33 VERSION: 6 (16-05-2023)



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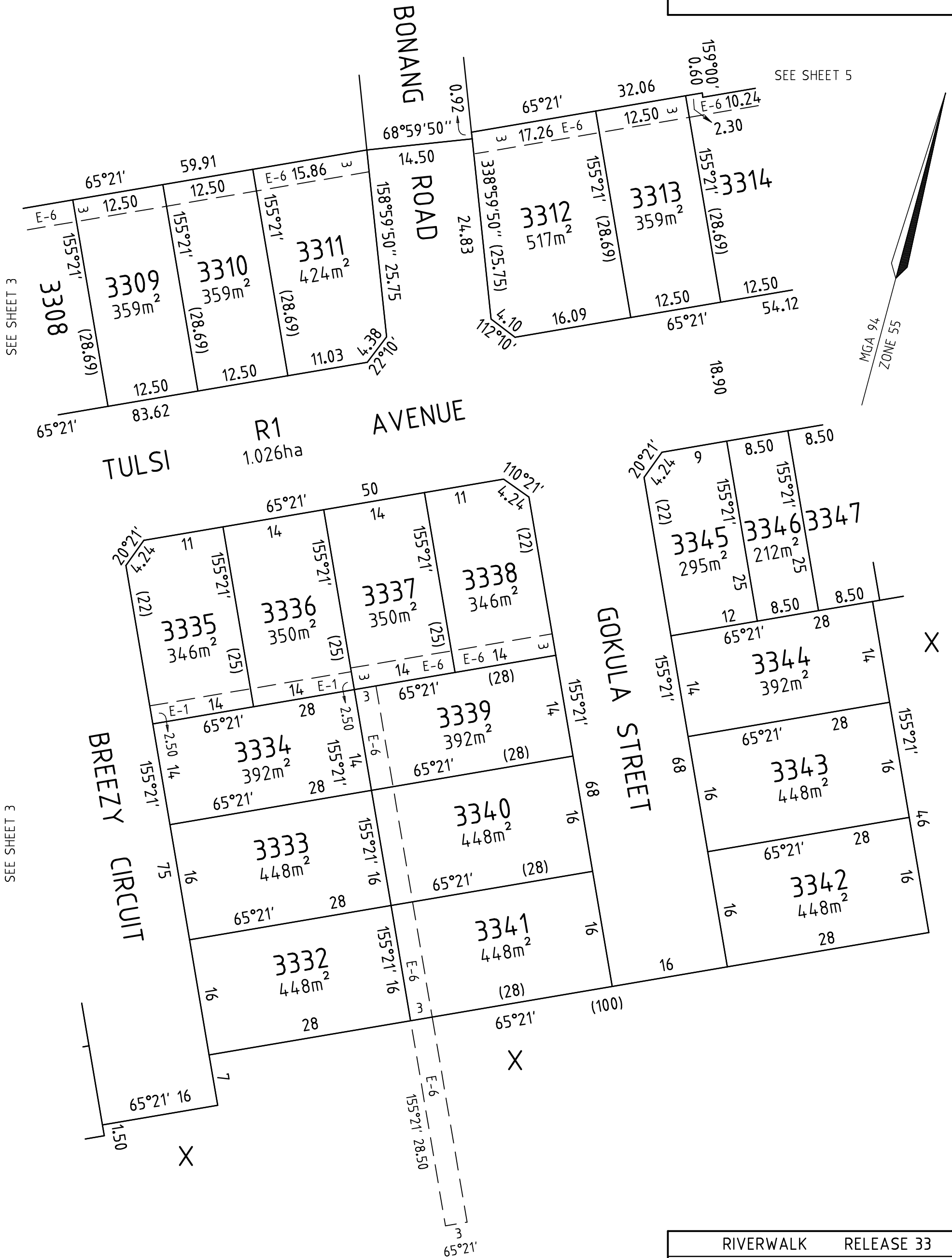
SHEET 3

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PS842938N

SEE SHEET 5



SEE SHEET 3

SEE SHEET 3

5 L3EHS 3E3

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REF: 3936PS33	VERSION: 6 (16-05-2023)
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SCALE 1:500

LENGTHS ARE IN METRES

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PS842938N

SEE SHEET 2

ABERFELDY ROAD

MOYNE ROAD

AVENUE

TULSI

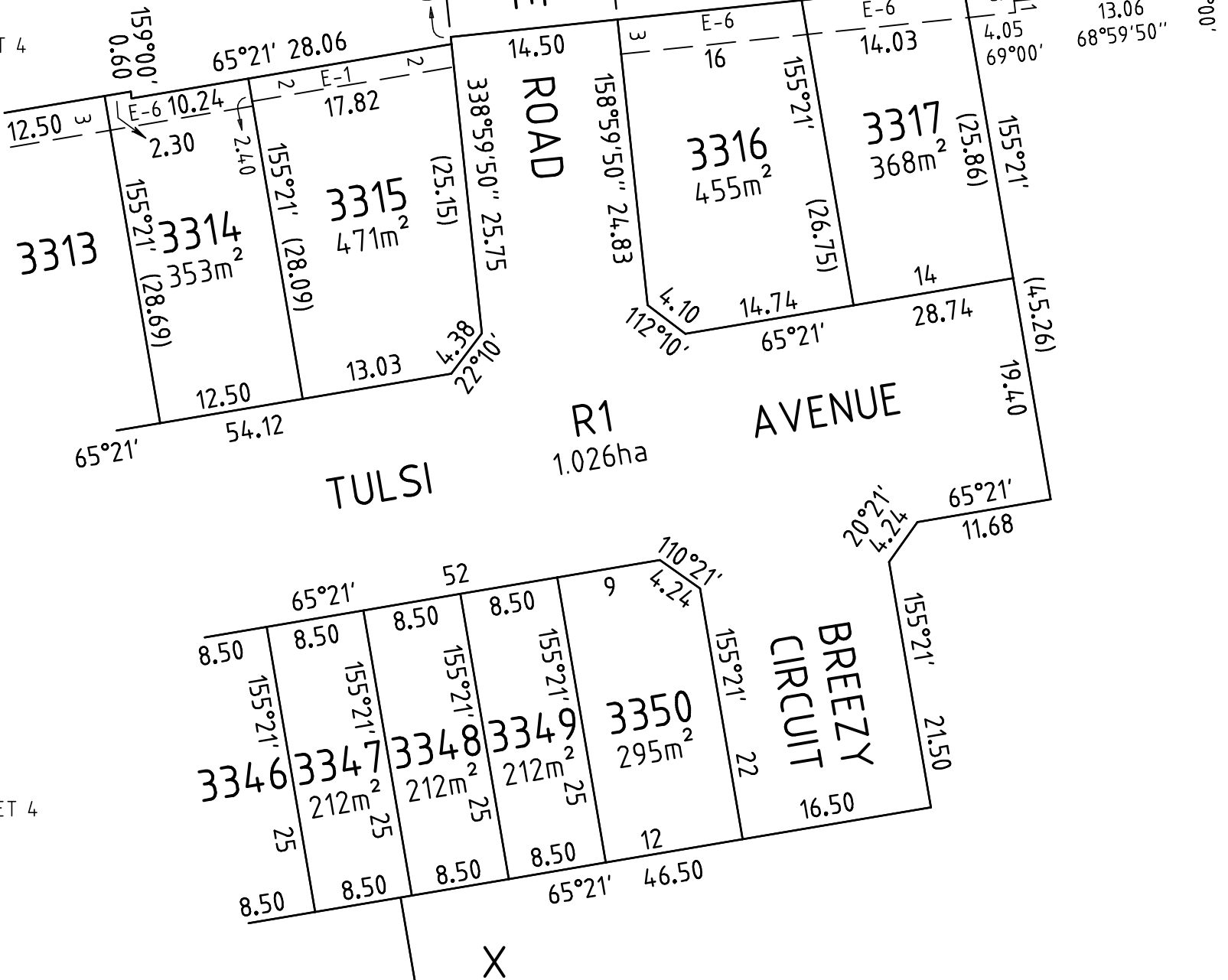
R1
1.026ha

BREEZY
CIRCUIT

MGA 94
ZONE 55

SEE SHEET 4

SEE SHEET 4



RIVERWALK RELEASE 33

ORIGINAL SHEET
SIZE: A3

SHEET 5



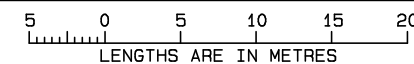
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CREATION OF RESTRICTION "A"**LAND BURDENED AND LAND BENEFITED: REFER TO TABLE 1****DESCRIPTION OF RESTRICTION**

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 **AA8783** 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 33

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SHEET 6

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

BURDENED LOT No	BENEFITING LOTS
3302	3303
3303	3302
3304	3305
3305	3304
3306	3307
3307	3306, 3308
3308	3307, 3309
3309	3308, 3310
3310	3309, 3311
3311	3310
3312	3313
3313	3312, 3314
3314	3313, 3315
3315	3314
3316	3317
3317	3316
3318	3319, 3324
3319	3318, 3320, 3324
3320	3319, 3321, 3324
3321	3320, 3322, 3331
3322	3321, 3323, 3331
3323	3322, 3331
3324	3318, 3319, 3320, 3325, 3331
3325	3324, 3326, 3330

BURDENED LOT No	BENEFITING LOTS
3326	3325, 3327, 3329, 3330
3327	3326, 3328, 3329
3328	3327, 3329
3329	3326, 3327, 3328, 3330
3330	3325, 3326, 3329, 3331
3331	3324, 3330, 3321, 3322, 3323
3332	3333, 3341
3333	3332, 3334, 3340
3334	3333, 3335, 3336, 3339
3335	3334, 3336
3336	3334, 3335, 3337
3337	3336, 3338, 3339
3338	3337, 3339
3339	3334, 3337, 3338, 3340
3340	3333, 3339, 3341
3341	3332, 3340
3342	3343
3343	3342, 3344
3344	3343, 3345, 3346, 3347
3345	3344, 3346
3346	3344, 3345, 3347
3347	3344, 3346, 3348
3348	3347, 3349
3349	3348, 3350
3350	3349

RIVERWALK RELEASE 33

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SHEET 7

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