PLAN OF SUBDIVISION

EDITION 1 | **PS924591V**

LOCATION OF LAND

PARISH: MAMBOURIN

CROWN ALLOTMENT: G (PT) & H (PT) SECTION 7

CROWN ALLOTMENT: 7 (PT) & 8 (PT) SECTION 8

TITLE REFERENCE: VOL.12466 FOL.743

LAST PLAN REF: LOT W ON PS912098U

POSTAL ADDRESS : 22 PANDAVA ROAD
(at time of subdivision) WERRIBEE 3030

MGA 94 CO-ORDINATES: E 292 170 ZONE 55
(approx centre of land in plan) N 5 799 820 GDA 94

COUNCIL NAME: WYNDHAM CITY COUNCIL

VESTING OF ROADS OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	WYNDHAM CITY COUNCIL
RESERVE No.1	WYNDHAM CITY COUNCIL
RESERVE No.2	POWERCOR AUSTRALIA LTD

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

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:

NOTATIONS

RIVERWALK RELEASE 48

Release 48 Total Land Area: 2.658ha (42 lots exclude reserves)

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 DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION

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Surrey Hills, 3127 Tel: 03 9890 0933

REF: 3936PS48 VERSION: 8 (26-05-2026)

ORIGINAL SHEET SIZE: A3

JAMES SPROTT

PS924591V

MGA94
ZONE 55

PRINCES HIGHWAY

4.24
75°32'

300°31'40"
213.02

PANDAVA ROAD

120°31'40"
145.00

198.28
30°35'20"

LOOP

CORANGAMITE

ROBUSTA STREET

CORANGAMITE LOOP

168.30
210°35'20"

4801
4802
4803
4804
4805
4806
4807
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4811
4812
4813
4814
4815
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4827
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4835

SEE SHEET 4

SEE SHEET 3

RESERVE No.1

288°51'
148.11

MALTBY BY-PASS

CRA SURVEY PTY LTD LAND SURVEYORS DEVELOPMENT CONSULTANTS DIGITAL SCANNING 292 Canterbury Road office@crsurvey.com.au Surrey Hills, 3127 Tel: 03 9890 0933	REF: 3936PS48	VERSION: 8 (26-05-2026)	SCALE 1 : 1500	15 0 15 30 45 60 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
		JAMES SPROTT				

PS924591V

RES. No.1
263m²

30°35'20" 198.28

9.27 | 15.51 | 12.50 | 12.50 | 14 | 12.50 | 12.50 | 14 | 14

4814 423m² | 4813 400m² | 4812 400m² | 4811 448m² | 4810 400m² | 4809 400m² | 4808 448m² | 4807 448m² | 4806

112°28'40" 32.32 | 120°35'20" 32 | 120°35'20" 32 | 120°35'20" 32 | 120°35'20" 32 | 120°35'20" 32 | 120°35'20" 32 | 120°35'20" 32 | 120°35'20" 32

32.69

7.18 | 10.95 | 12.50 | 12.50 | 14 | 12.50 | 12.50 | 14 | 14

30°35'20" 188.66

SEE SHEET 4

16 CORANGAMITE LOOP

RES. No.2
34.6m²

7.20

30°35'20" 81.96

30°35' 22

16

159°43' 3.79

13.96 | 12.50 | 12.50 | 14 | 4.80 | 120°35' 4.80 | 21.80 | 4.24 75°35'

4839 355m² | 4840 313m² | 4841 313m² | 4842 578m² | 537m² 4829

22.53 | 120°35' 25 | 120°35' 25 | 25 | 120°35'20" 41.25 | 120°35'20" 41.25 | 7.20 30°35' | 13.20 | 15

11.77 | 12.50 | 12.50

30°35'20" 36.77 | (14) | 30°35'

4838 494m² | 3.20 | 30°35'20" 32 | 512m² 4830 | 16 | 16

14.30 | 108°51' | 2 | E-1

30°35'20" (33.86) | 14 | 30°35'20" 32

4837 515m² | 512m² 4831

16.34 | 78.26 | 16 | E-1

30°35'20" (30.54) | 30°35'20" 32

16 | 16

4836 407m² | 4833 520m² | 4832 516m²

14.30 | 14 | 120°35'20" 41.26 | 120°35'20" 41.26 | 32.51 | 120°35'20" 32.51 | 29.50

30°35' (27.63)

578m²

10.79 | 13.51

4835 350m² | 4834

16 | (21.82) E-1 | 2 | 14 | 16 | 12.99 | 4.25 165°35' | 16

4.65 69°43'

30°35'20" 64.81

R1
8211m²

14.50 CORANGAMITE LOOP 14.50

210°35'20" 168.30

SEE SHEET 4

ROBUSTA STREET

288°51' 148.11

MALTBY BY-PASS

115.42

MGA94 ZONE 55

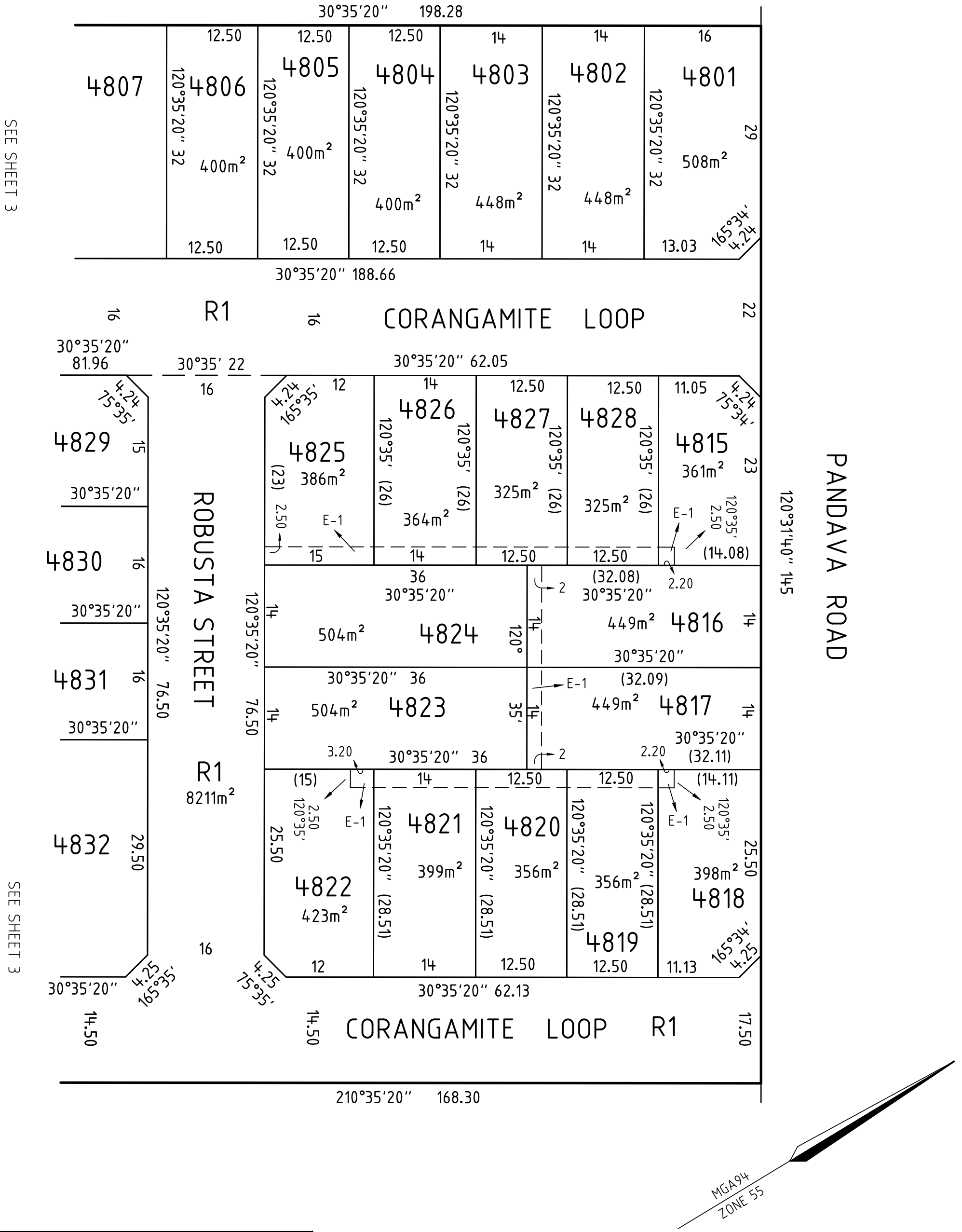
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SCALE 1 : 500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3

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SCALE		ORIGINAL SHEET	
1 : 500	5 0 5 10 15 20 LENGTHS ARE IN METRES	SIZE: A3	SHEET 4

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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TABLE 1
LAND BURDENED AND LAND BENEFITED – REFER RESTRICTIONS "A" AND "B"

CREATION OF RESTRICTION

BURDENED LOT No	BENEFITING LOTS
4801	4802
4802	4801, 4803
4803	4802, 4804
4804	4803, 4805
4805	4804, 4806
4806	4805, 4807
4807	4806, 4808
4808	4807, 4809
4809	4808, 4810
4810	4809, 4811
4811	4810, 4812
4812	4811, 4813
4813	4812, 4814
4814	4813
4815	4816, 4828
4816	4815, 4817, 4824, 4827, 4828
4817	4816, 4818, 4819, 4820, 4823
4818	4817, 4819
4819	4817, 4818, 4820
4820	4817, 4819, 4821, 4823
4821	4820, 4822, 4823

BURDENED LOT No	BENEFITING LOTS
4822	4821, 4823
4823	4817, 4820, 4821, 4822, 4824
4824	4816, 4823, 4825, 4826, 4827
4825	4824, 4826
4826	4824, 4825, 4827
4827	4816, 4824, 4826, 4828
4828	4815, 4816, 4827
4829	4830, 4842
4830	4829, 4831, 4842
4831	4830, 4832, 4833, 4834, 4842
4832	4831, 4833
4833	4831, 4832, 4834
4834	4831, 4833, 4835, 4836, 4837, 4842
4835	4834, 4836
4836	4834, 4835, 4837
4837	4834, 4836, 4838, 4842
4838	4837, 4839, 4840, 4841, 4842
4839	4838, 4840
4840	4838, 4839, 4841
4841	4838, 4840, 4842
4842	4829, 4830, 4831, 4834, 4837, 4838, 4841

CREATION OF RESTRICTION "C"

LAND BURDENED: LOT 4814
LAND BENEFITED: LOT 4813

DESCRIPTION OF RESTRICTION
The registered proprietor or proprietors for the time being of any burdened lot must not build or erect side fencing be more than 1.2 metres in height for a minimum of 25% of the length of the boundary measured from the primary frontage of the lot.

CREATION OF RESTRICTION "D"

LAND BURDENED AND LAND BENEFITED: REFER TO TABLE BELOW

BURDENED LOT No	BENEFITING LOTS
4801	4802
4815	4816, 4828
4818	4817, 4819
4822	4821, 4823
4825	4824, 4826

BURDENED LOT No	BENEFITING LOTS
4829	4830, 4842
4832	4831, 4833
4835	4834, 4836
4839	4838, 4840

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot must not:

D1 address both streets with low fences less than five metres behind the front building line; or
D2 build boundary fencing more than 1.2m in height forward of the front wall of the dwelling.

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