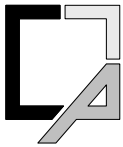


| | | | | | |
|---|--|--|-------------|---|---------------|
| PLAN OF SUBDIVISION | | | | EDITION 1 | PS912109S |
| LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: - SECTION: 7 CROWN ALLOTMENT: A, B & C (PARTS) CROWN PORTION: 1 (PART) TITLE REFERENCE: VOL. FOL. LAST PLAN REF: LOT 5 ON PS912107W POSTAL ADDRESS : 137 FARM ROAD (at time of subdivision) WERRIBEE 3030 MGA 94 CO-ORDINATES: E 293 420 ZONE 55 (of approx centre of land in plan) N 5 800 440 GDA 94 | | | | COUNCIL NAME: WYNDHAM CITY COUNCIL | |
| VESTING OF ROADS OR RESERVES | | | | NOTATIONS | |
| IDENTIFIER | COUNCIL/BODY/PERSON | | | | |
| ROAD R1 RESERVE No.1 | WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD | | | | |
| NOTATIONS | | | | RIVERWALK RELEASE 43 No. of Lots: 73 (exclude reserves & Lot T) Release 43 Land Area: 3.697ha | |
| 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: MAMBOURIN PM's 32, 488, 489 & 490 | | | | | |
| EASEMENT INFORMATION | | | | | |
| LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) | | | | | |
| EASEMENT REFERENCE | PURPOSE | WIDTH (METRES) | ORIGIN | LAND BENEFITED/IN FAVOUR OF | |
| | | | SEE SHEET 2 | | |
|  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: 3936PS43 VERSION: 7 (05-12-2024) JAMES SPROTT | | ORIGINAL SHEET SIZE: A3 | SHEET 1 OF 11 |

PS912109S

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-11 & E-12 | SEWERAGE | SEE PLAN | AJ138134J | CITY WEST WATER LTD. |
| E-4, E-10 | DRAINAGE | SEE PLAN | AJ138125K | MELBOURNE 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-5, E-10, E-11, E-13 & E-23 | POWERLINE | SEE PLAN | AJ138125K - SECT 88 ELECTRICITY INDUSTRY ACT 2000 | POWERCOR AUSTRALIA LTD. |
| E-12, E-13, E-18, E-22 & E-23 | GAS TRANSMISSION | SEE PLAN | PS401043W (GAS INDUSTRY ACT 1994) | G.T.C. |
| E-9 | DRAINAGE | SEE PLAN | PS828095U | WYNDHAM CITY COUNCIL |
| E-22, E-23 | WATER SUPPLY | SEE PLAN | PS828101D | GREATER WESTERN WATER CORPORATION |
| E-24, E-26 | DRAINAGE | SEE PLAN | PS912107W | WYNDHAM CITY COUNCIL |
| E-25, E-26 | SEWERAGE | SEE PLAN | PS912107W | GREATER WESTERN WATER CORPORATION |
| E-27, E-29 | DRAINAGE | SEE PLAN | THIS PLAN | WYNDHAM CITY COUNCIL |
| E-28, E-29 | SEWERAGE | SEE PLAN | THIS PLAN | GREATER WESTERN WATER CORPORATION |



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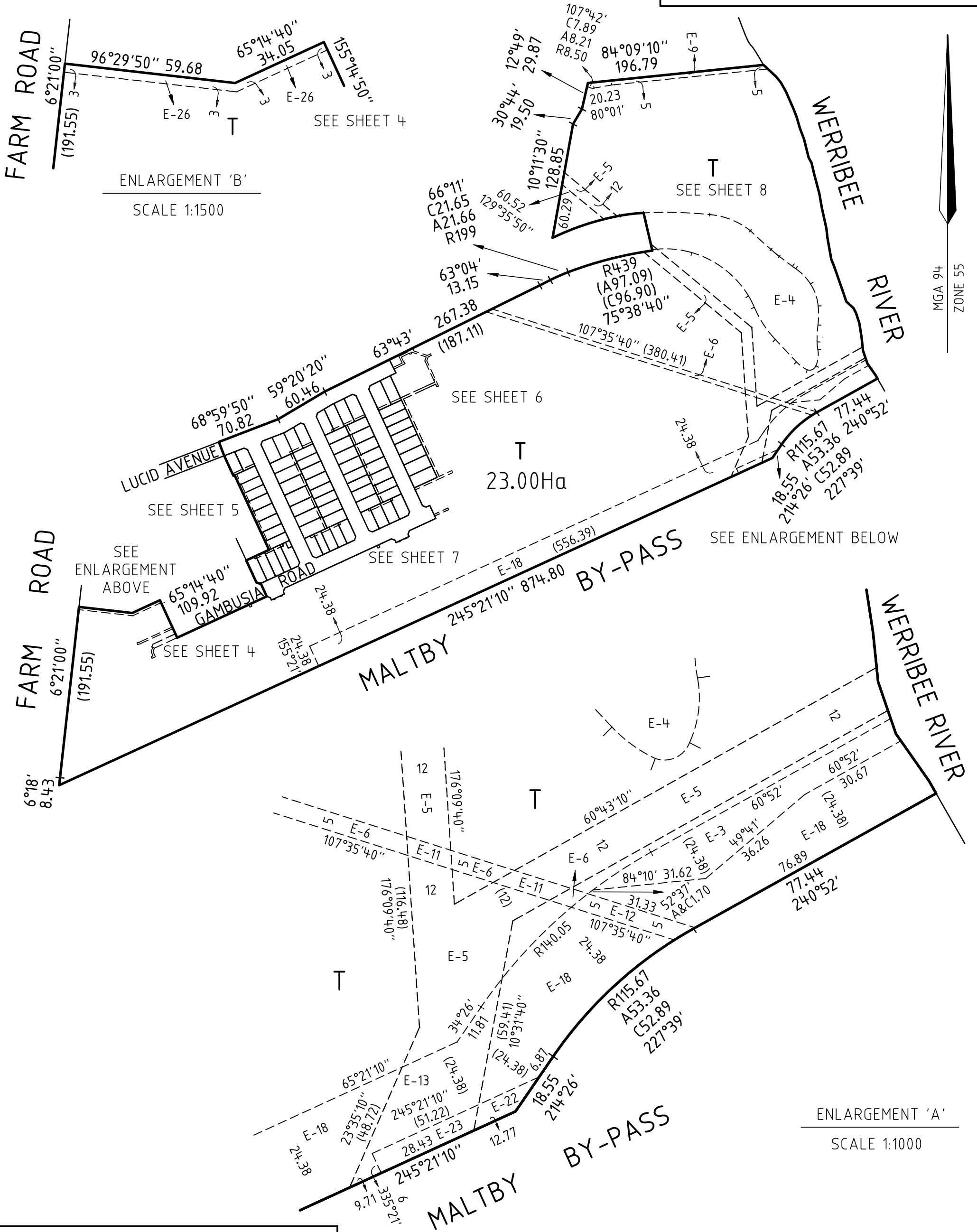
REF: 3936PS43

VERSION: 7 (05-12-2024)

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SIZE: A3

SHEET 2

JAMES SPROTT



ENLARGEMENT 'B'
SCALE 1:1500

ENLARGEMENT 'A'
SCALE 1:1000

REF: 3936PS43

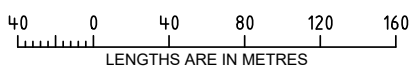
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SCALE
1: 4000

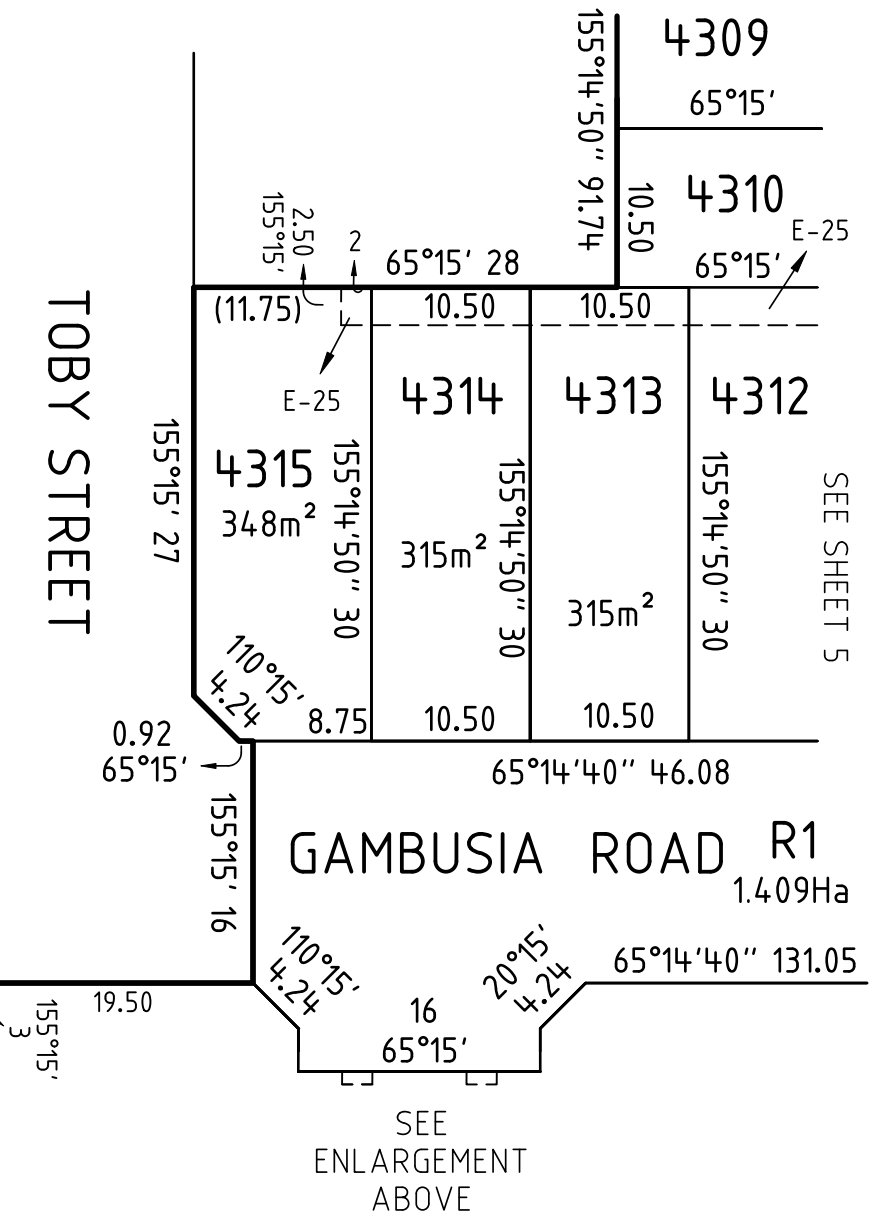
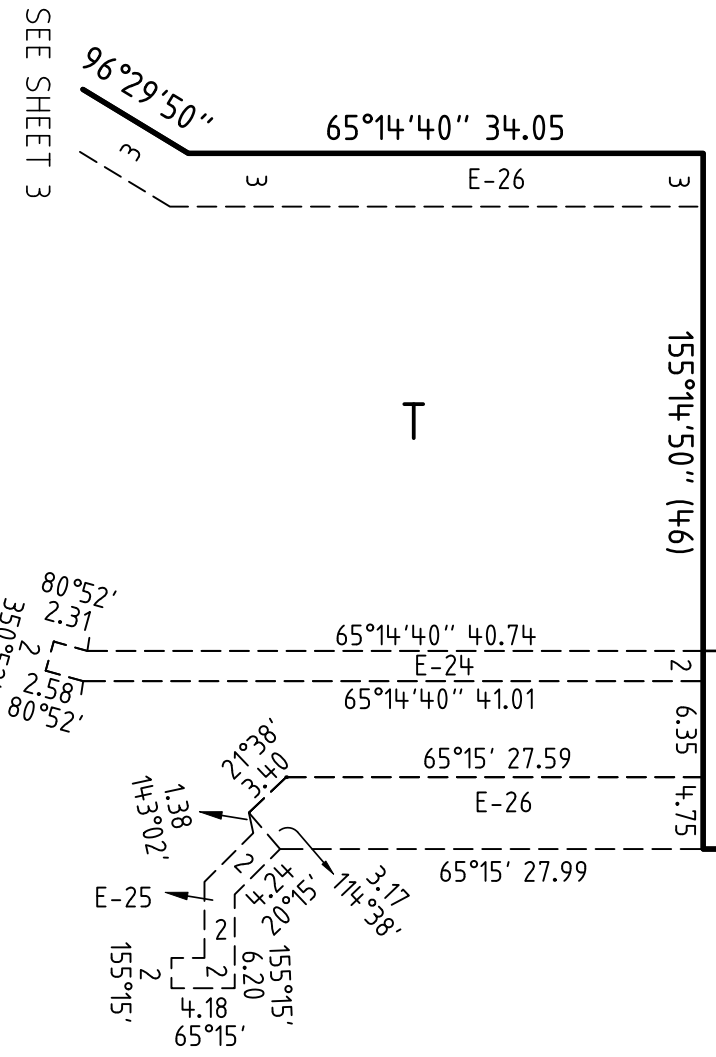
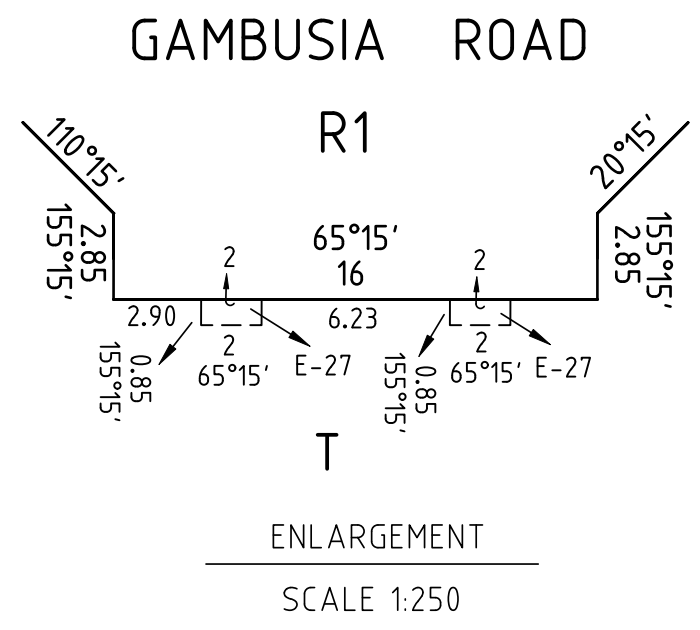
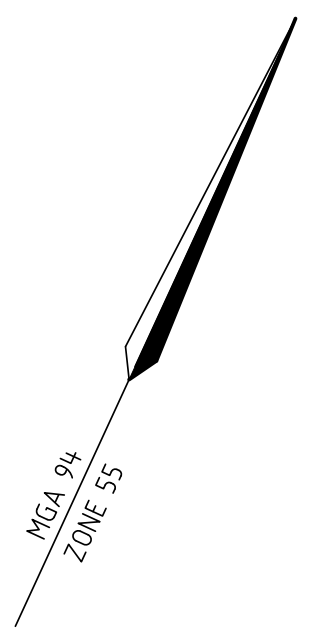


ORIGINAL SHEET
SIZE: A3

SHEET 3

JAMES SPROTT

SEE SHEET 5



GAMBUSIA

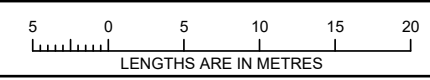
ROAD

GAMBUSIA ROAD R1
1.409Ha

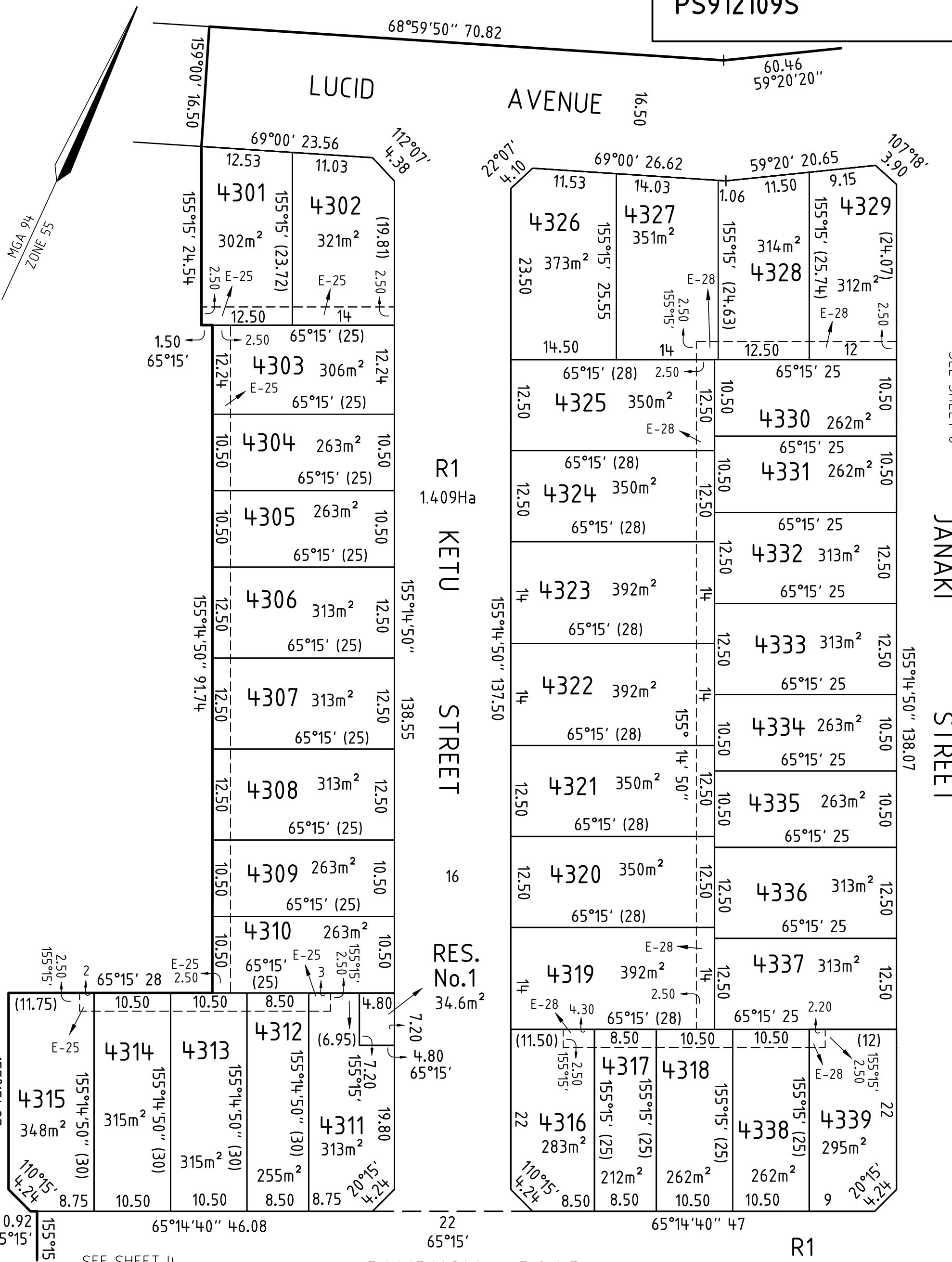
65°14'40" 109.92

T
23.00Ha

SEE ENLARGEMENT ABOVE



PS912109S



SEE SHEET 6

JANAKI STREET

155°14'50" 138.07

SEE SHEET 4

GAMBUSIA ROAD

REF: 3936PS43 VERSION: 7 (05-12-2024)

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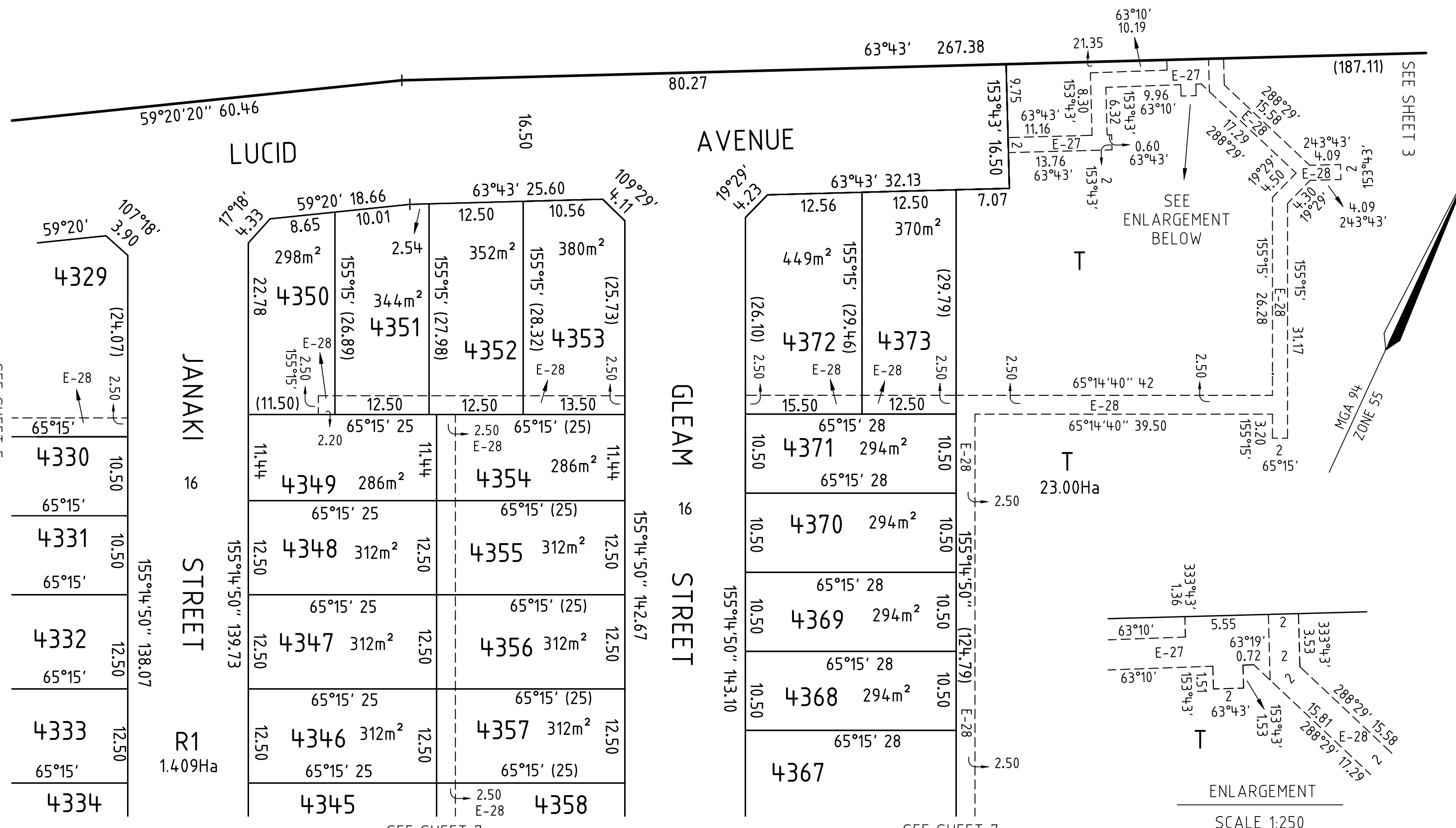
SCALE
 1 : 500

LENGTHS ARE IN METRES

ORIGINAL SHEET
 SIZE: A3

SHEET 5

JAMES SPROTT



SEE SHEET 5

SEE SHEET 5

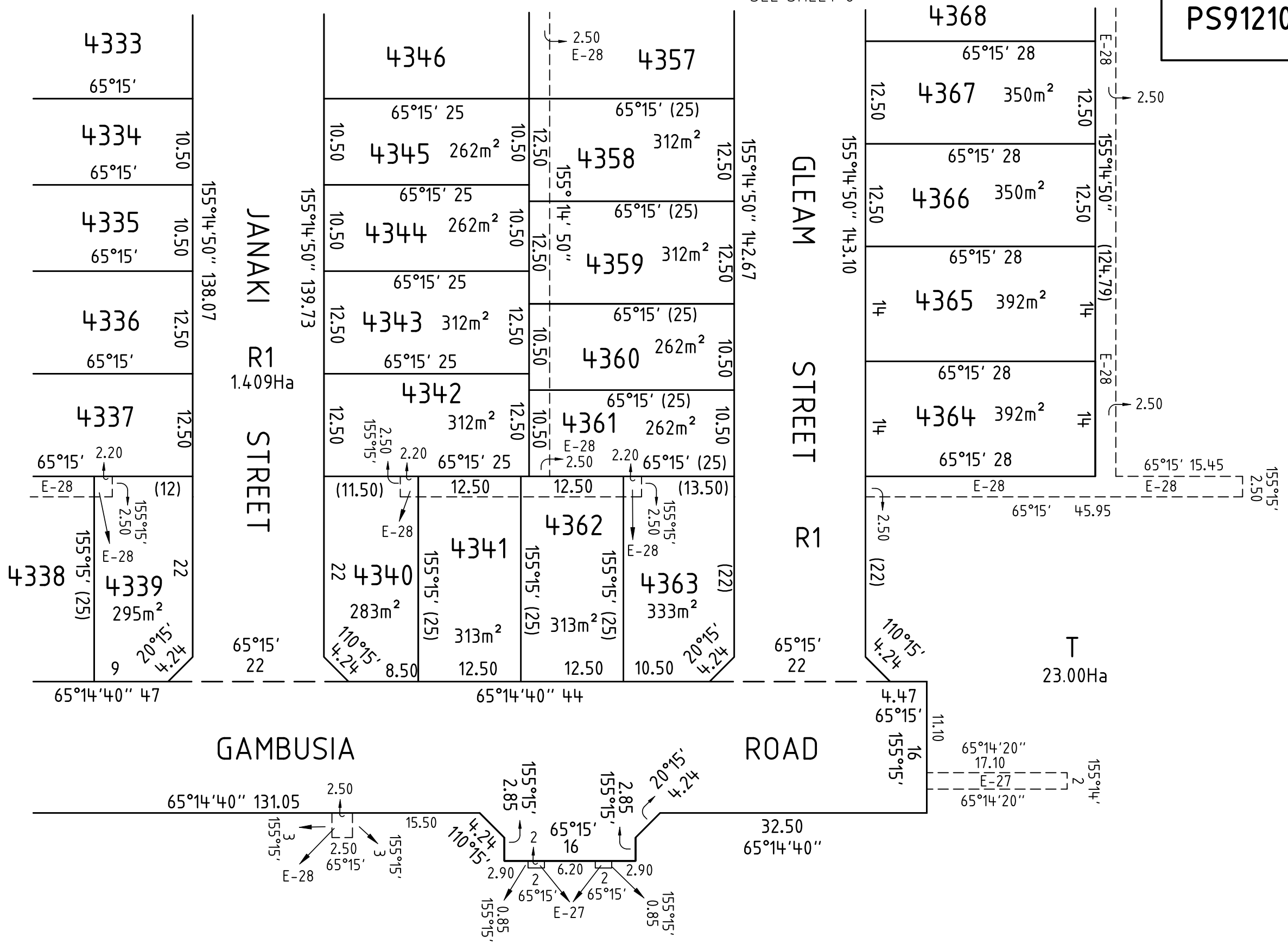
SEE SHEET 7

SEE SHEET 7

PS912109S

SEE SHEET 6

SEE SHEET 5



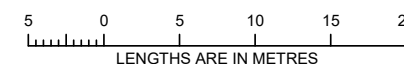
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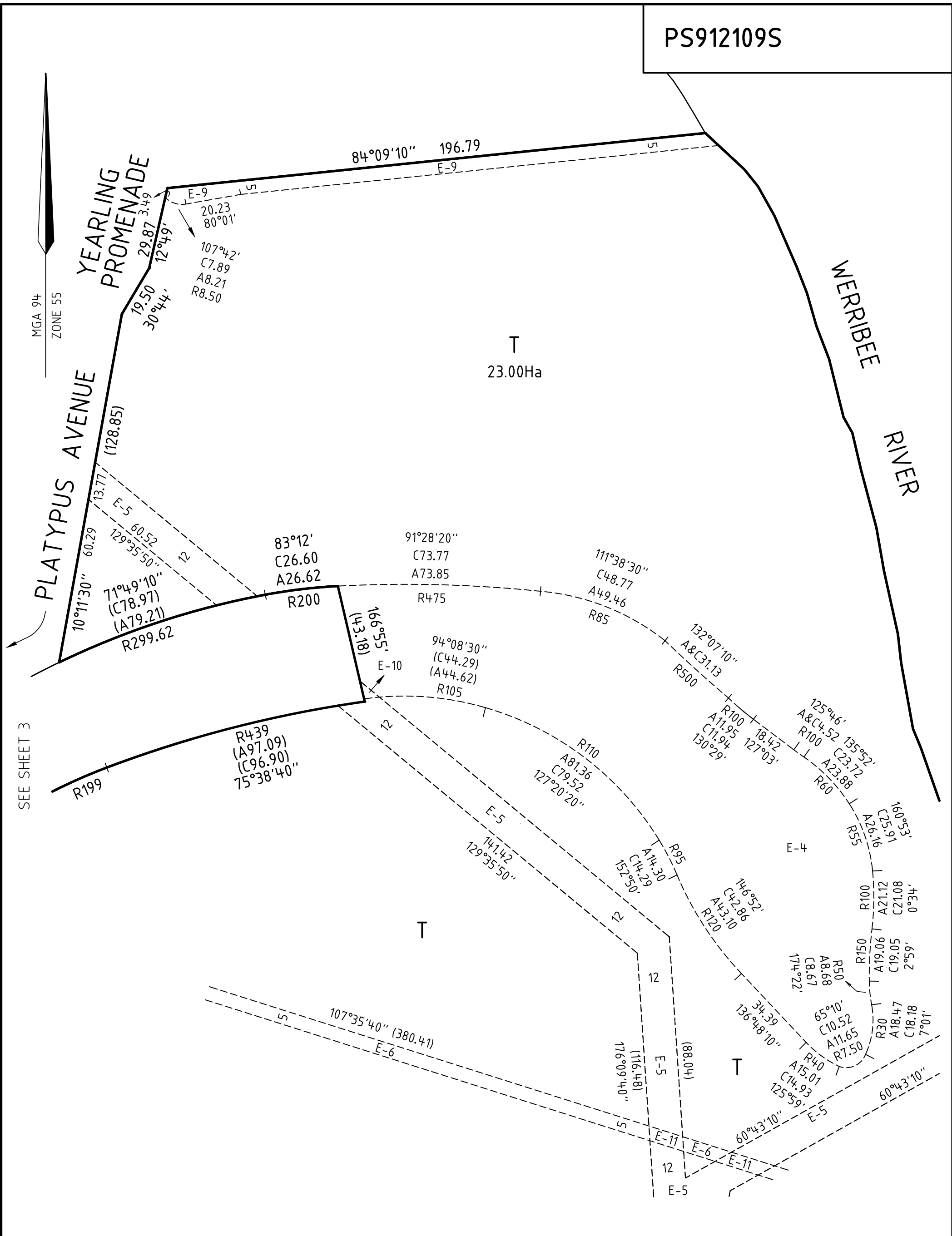
SCALE
1 : 500



ORIGINAL SHEET
SIZE: A3

SHEET 7

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| | |
|-------------------|---------------------------|
| SCALE 1 : 1250 | LENGTHS ARE IN METRES |
| JAMES SPROTT | |

| | |
|----------------------------|---------|
| ORIGINAL SHEET SIZE: A3 | SHEET 8 |
|----------------------------|---------|

CREATION OF RESTRICTION “A”**LAND BURDENED AND LAND BENEFITED: REFER TO TABLES 1 & 2****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 TABLES 1 & 2****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.

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

| BURDENED LOT No | BENEFITING LOTS |
|-----------------|------------------------|
| 4301 | 4302, 4303 |
| 4302 | 4301, 4303 |
| 4303 | 4301, 4302, 4304 |
| 4304 | 4303, 4305 |
| 4305 | 4304, 4306 |
| 4306 | 4305, 4307 |
| 4307 | 4306, 4308 |
| 4308 | 4307, 4309 |
| 4309 | 4308, 4310 |
| 4310 | 4309, 4311, 4312, 4313 |

| BURDENED LOT No | BENEFITING LOTS |
|-----------------|------------------------------------|
| 4311 | 4310, 4312 |
| 4312 | 4310, 4311, 4313 |
| 4313 | 4310, 4312, 4314 |
| 4314 | 4313, 4315 |
| 4315 | 4314 |
| 4316 | 4317, 4319 |
| 4317 | 4316, 4318, 4319 |
| 4318 | 4317, 4319, 4337, 4338 |
| 4319 | 4316, 4317, 4318, 4320, 4336, 4337 |
| 4320 | 4319, 4321, 4335, 4336 |

RIVERWALK RELEASE 43



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SHEET 9

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TABLE 2**LAND BURDENED AND LAND BENEFITED – REFER RESTRICTIONS “A” AND “B”****CREATION OF RESTRICTION**

| BURDENED LOT No | BENEFITING LOTS |
|-----------------|------------------------------------|
| 4321 | 4320, 4322, 4334, 4335 |
| 4322 | 4321, 4323, 4333, 4334 |
| 4323 | 4322, 4324, 4332, 4333 |
| 4324 | 4323, 4325, 4331, 4332 |
| 4325 | 4324, 4326, 4327, 4330, 4331 |
| 4326 | 4325, 4327 |
| 4327 | 4325, 4326, 4328, 4330 |
| 4328 | 4327, 4329, 4330 |
| 4329 | 4328, 4330 |
| 4330 | 4325, 4327, 4328, 4329, 4331 |
| 4331 | 4324, 4325, 4330, 4332 |
| 4332 | 4323, 4324, 4331, 4333 |
| 4333 | 4322, 4323, 4332, 4334 |
| 4334 | 4321, 4322, 4333, 4335 |
| 4335 | 4320, 4321, 4334, 4336 |
| 4336 | 4319, 4320, 4335, 4337 |
| 4337 | 4318, 4319, 4336, 4338, 4339 |
| 4338 | 4318, 4337, 4339 |
| 4339 | 4337, 4338 |
| 4340 | 4341, 4342 |
| 4341 | 4340, 4342, 4362 |
| 4342 | 4340, 4341, 4343, 4360, 4361, 4362 |
| 4343 | 4342, 4344, 4359, 4360 |
| 4344 | 4343, 4345, 4358, 4359 |
| 4345 | 4344, 4346, 4358 |
| 4346 | 4345, 4347, 4357 |
| 4347 | 4346, 4348, 4356 |

| BURDENED LOT No | BENEFITING LOTS |
|-----------------|------------------------------|
| 4348 | 4347, 4349, 4355 |
| 4349 | 4348, 4350, 4351, 4352, 4354 |
| 4350 | 4349, 4351 |
| 4351 | 4349, 4350, 4352 |
| 4352 | 4349, 4351, 4353, 4354 |
| 4353 | 4352, 4354 |
| 4354 | 4349, 4352, 4353, 4355 |
| 4355 | 4348, 4354, 4356 |
| 4356 | 4347, 4355, 4357 |
| 4357 | 4346, 4356, 4358 |
| 4358 | 4344, 4345, 4357, 4359 |
| 4359 | 4343, 4344, 4358, 4360 |
| 4360 | 4342, 4343, 4359, 4361 |
| 4361 | 4342, 4360, 4362, 4363 |
| 4362 | 4341, 4342, 4361, 4363 |
| 4363 | 4361, 4362 |
| 4364 | 4365 |
| 4365 | 4364, 4366 |
| 4366 | 4365, 4367 |
| 4367 | 4366, 4368 |
| 4368 | 4367, 4369 |
| 4369 | 4368, 4370 |
| 4370 | 4369, 4371 |
| 4371 | 4370, 4372, 4373 |
| 4372 | 4371, 4373 |
| 4373 | 4371, 4372 |

RIVERWALK RELEASE 43



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SHEET 10

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CREATION OF RESTRICTION "C"**LAND BURDENED AND LAND BENEFITED: REFER TO TABLE 3****TABLE 3****LAND BURDENED AND LAND BENEFITED – REFER TO RESTRICTION "C"**

| BURDENED LOT No | BENEFITING LOTS | BURDENED LOT No | BENEFITING LOTS |
|-----------------|-----------------|-----------------|-----------------|
| 4302 | 4301, 4303 | 4350 | 4349, 4351 |
| 4326 | 4325, 4327 | 4353 | 4352, 4354 |
| 4329 | 4328, 4330 | 4372 | 4371, 4373 |

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot must not:
 C1 build or permit to be built on the burdened lot other than a double storey dwelling.

Restriction C shall cease to have affect 10 years after the date of registration of this plan.

RIVERWALK RELEASE 43



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SHEET 11

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