

PLAN OF SUBDIVISION	STAGE NO _____	LRS USE ONLY EDITION	PLAN NUMBER PS 636838S		
LOCATION OF LAND	COUNCIL CERTIFICATION AND ENDORSEMENT				
PARISH: MAMBOURIN TOWNSHIP: WERRIBEE CROWN ALLOTMENTS: 22A (PART) & 10A (PART) PARISH: MAMBOURIN CROWN ALLOTMENTS: 4A, 5A, 6A, 7A, 8A & 9A CROWN ALLOTMENTS: G (PT) & H (PT) SECTION 7 CROWN ALLOTMENT: 7 (PT) & 8 (PT) SECTION 8 LAST PLAN REF: PS 412756U LOT 1 PS 401725T LOT P TITLE REFERENCE: VOL 10446 FOL 721 VOL 10513 FOL 533 POSTAL ADDRESS: CNR PRINCES HIGHWAY & MALTBY BYPASS WERRIBEE 3030 MGA CO-ORDINATES: E 292 760 OF APPROX. CENTRE N 5 800 610 OF LAND IN PLAN ZONE 55	COUNCIL NAME: WYNDHAM CITY COUNCIL REF: (1) THIS PLAN IS CERTIFIED UNDER SECTION 6 OF THE SUBDIVISION ACT 1988. (2) THIS PLAN IS CERTIFIED UNDER SEC. 11(7) OF THE SUBDIVISION ACT 1988. DATE OF ORIGINAL CERTIFICATION UNDER SECTION 6 / / (3) THIS IS A STATEMENT OF COMPLIANCE ISSUED UNDER SECTION 21 OF THE SUBDIVISION ACT 1988 OPEN SPACE: (A) A REQUIREMENT FOR PUBLIC OPEN SPACE UNDER SECTION 18 OF THE SUBDIVISION ACT 1988 HAS NOT BEEN MADE (B) THE REQUIREMENT HAS BEEN SATISFIED (C) THE REQUIREMENT IS TO BE SATISFIED IN STAGE: COUNCIL DELEGATE COUNCIL SEAL SURVEYOR'S PLAN VERSION DATE / / RE-CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988 COUNCIL DELEGATE COUNCIL SEAL SURVEYOR'S PLAN VERSION DATE / /				
VESTING OF ROADS OR RESERVES					
IDENTIFIER	COUNCIL/BODY/PERSON				
R1 (ROAD)	WYNDHAM CITY COUNCIL				
RESERVE No.1	WYNDHAM CITY COUNCIL				
RESERVE No.2	POWERCOR AUSTRALIA LTD				
NOTATIONS					
DEPTH LIMITATION: DOES NOT APPLY THIS IS A SPEAR PLAN STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO:	SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS: IN PROCLAIMED SURVEY AREA NUMBER: LOTS 44, A TO E & G TO W (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN				
		RIVERWALK	RELEASE 1A		
EASEMENT INFORMATION			LRS USE ONLY		
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)			STATEMENT OF COMPLIANCE EXEMPTION STATEMENT		
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF	RECEIVED <input type="checkbox"/>
			SEE SHEET 2		DATE / /
					LRS USE ONLY
					PLAN REGISTERED TIME DATE / /
				 ASSISTANT REGISTRAR OF TITLES
					SHEET 1 OF 11 SHEETS
CHRIS RUNTING & ASSOCIATES PTY LTD LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS 20 Hamilton Street Mont Albert Vic 3127 Tel: 9890 0933 Fax: 9898 2543			LICENSED SURVEYOR: P.J.S. TYNKKYNEN SIGNATURE: DIGITALLY SIGNED REF: 3936PS1A VERSION: 20 (5.04.11)		DATE / / COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE NO

PLAN NUMBER

—

PS 636838S

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	3	PS412756U	CITY WEST WATER LIMITED
E-2	SEWERAGE	2.50	THIS PLAN	CITY WEST WATER LIMITED
E-3	SEWERAGE	3	THIS PLAN	CITY WEST WATER LIMITED
	DRAINAGE	3	THIS PLAN	WYNDHAM CITY COUNCIL
E-4	SEWERAGE	2	THIS PLAN	CITY WEST WATER LIMITED
E-5	DRAINAGE	2	THIS PLAN	WYNDHAM CITY COUNCIL
E-6	GAS	4	THIS PLAN	SP AUSNET (GAS) PTY LTD
	TELECOMMUNICATIONS	4	THIS PLAN	LOTS IN THIS PLAN
	WATER	4	THIS PLAN	CITY WEST WATER LIMITED
E-7	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-8	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER LIMITED
	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-9	POWERLINE	SEE PLAN	THIS PLAN - SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-10	DRAINAGE	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
E-11	SEWERAGE	2.50	THIS PLAN	CITY WEST WATER LIMITED
	DRAINAGE	2.50	THIS PLAN	MELBOURNE WATER CORPORATION

RIVERWALK RELEASE 1A

No. of Lots: 61 Total Area: 153.1ha Release 1A Land Area: 4.524ha

SHEET 2

**CHRIS RUNTING &
ASSOCIATES** PTY LTD

LAND SURVEYORS
TOWN PLANNERS
DEVELOPMENT CONSULTANTS

20 Hamilton Street
Mont Albert Vic 3127
Tel: 9890 0933
Fax: 9898 2543

LICENSED SURVEYOR: P.J.S. TYNKKYNNEN

SIGNATURE DATE / /

REF: 3936PS1A

VERSION: 20 (5.04.11)

DATE / /

.....
COUNCIL DELEGATE SIGNATURE

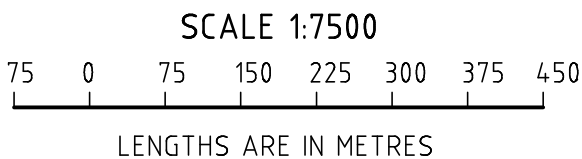
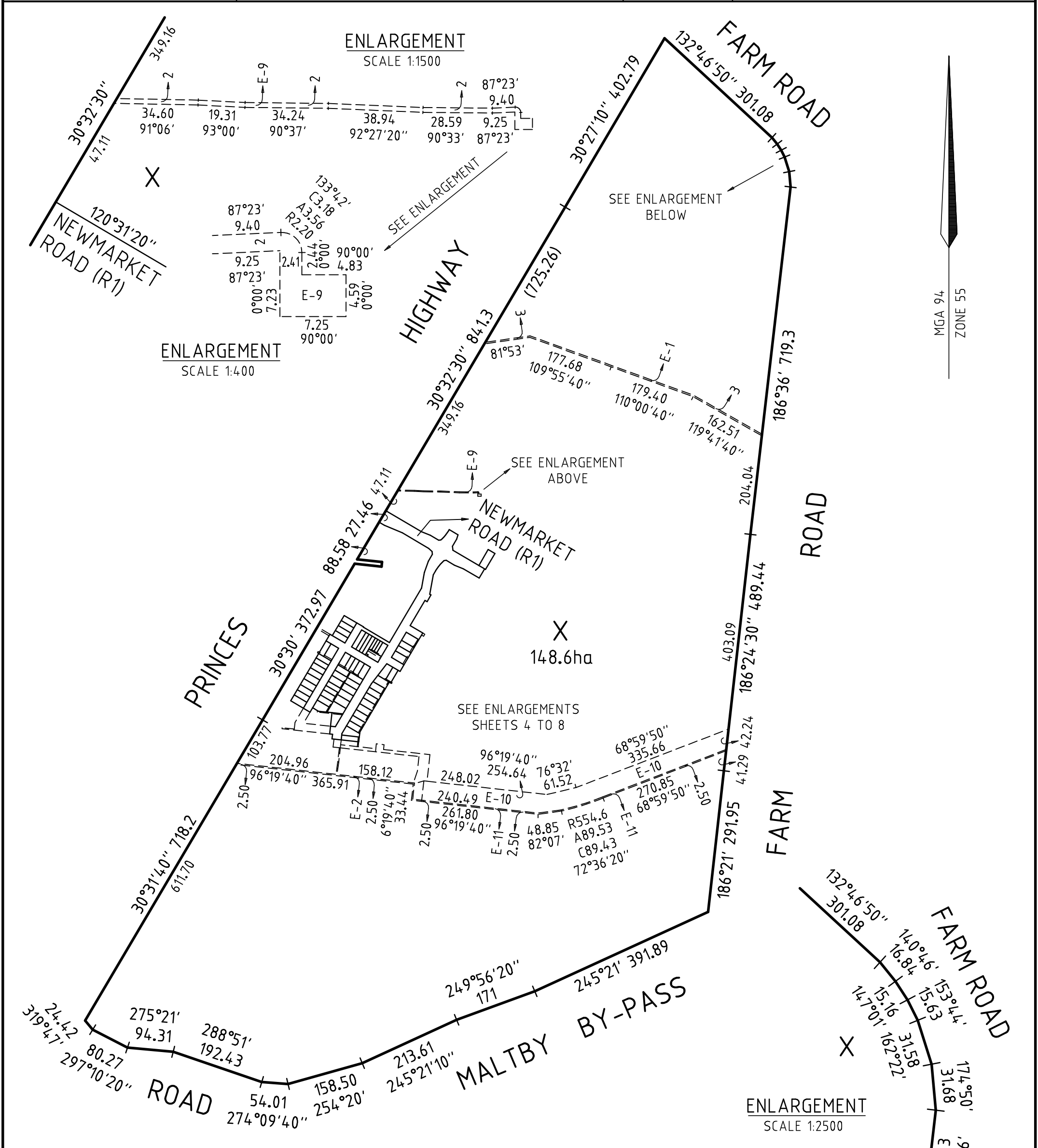
ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE NO

PLAN NUMBER

PS 636838S



RIVERWALK RELEASE 1A

No. of Lots: 61 (excluding Lot X)
Total Area: 153.1ha Release 1A Land Area: 4.524ha

SHEET 3

CHRIS RUNTING & ASSOCIATES PTY LTD

LAND SURVEYORS
TOWN PLANNERS
DEVELOPMENT CONSULTANTS

20 Hamilton Street
Mont Albert Vic 3127
Tel: 9890 0933
Fax: 9898 2543

LICENSED SURVEYOR: P.J.S. TYNKKYNNEN

SIGNATURE DATE / /

REF: 3936PS1A

VERSION: 20 (5.04.11)

DATE / /

.....
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

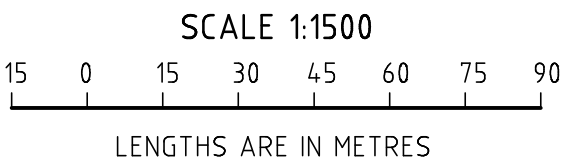
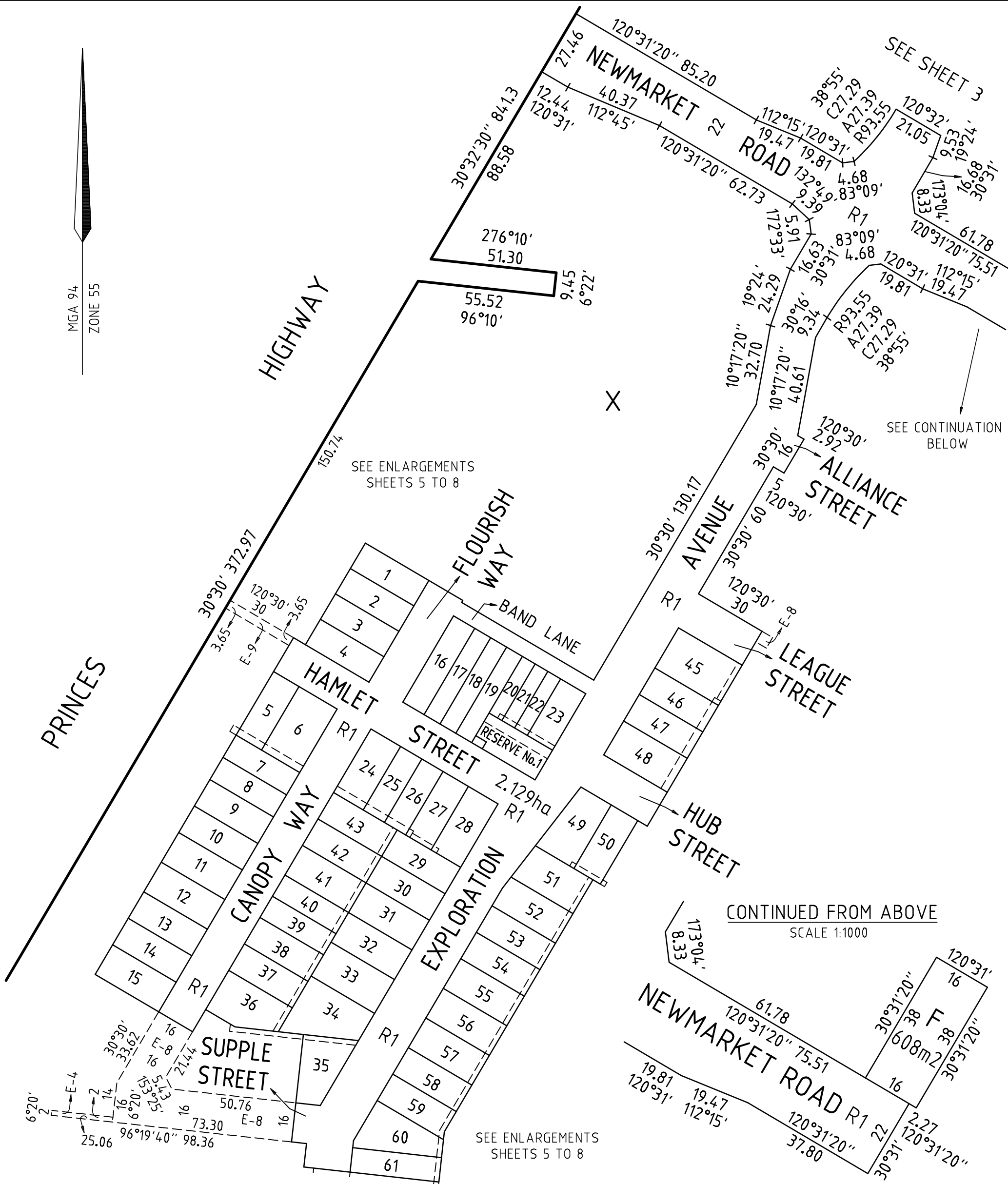
STAGE NO

PLAN NUMBER

PS 636838S



MGA 94
ZONE 55



SEE SHEET 8

RIVERWALK RELEASE 1A

No. of Lots: 61 Total Area: 153.1ha Release 1A Land Area: 4.524ha

LICENSED SURVEYOR: P.J.S. TYNKKYNNEN

SIGNATURE DATE / /

REF: 3936PS1A

VERSION: 20 (5.04.11)

SHEET 4

DATE / /

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

CHRIS RUNTING & ASSOCIATES PTY LTD
LAND SURVEYORS
TOWN PLANNERS
DEVELOPMENT CONSULTANTS

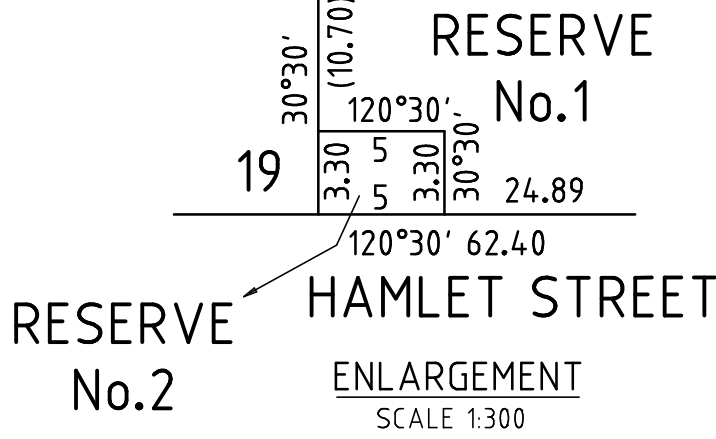
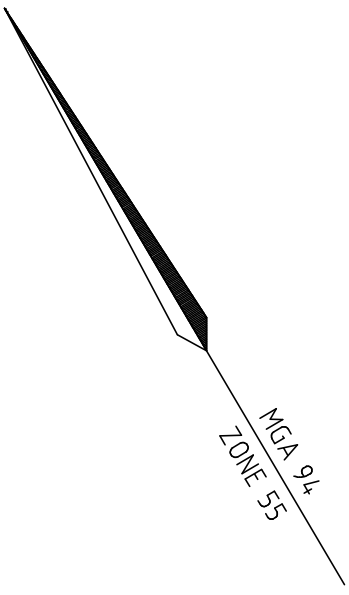
20 Hamilton Street
Mont Albert Vic 3127
Tel: 9890 0933
Fax: 9898 2543

PLAN OF SUBDIVISION

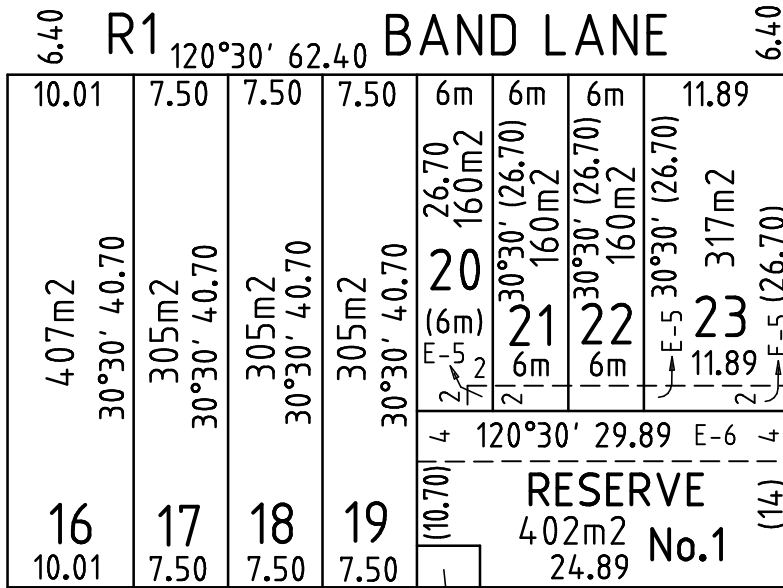
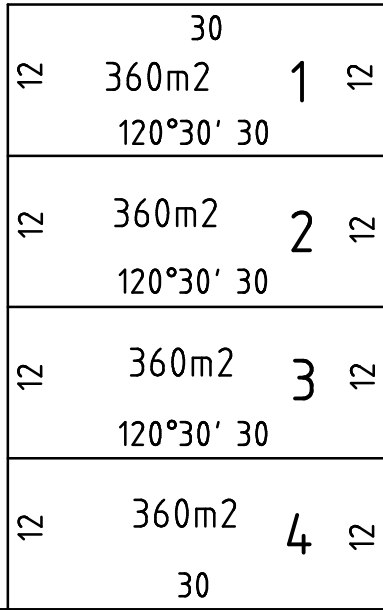
STAGE NO

PLAN NUMBER

PS 636838S



SEE SHEET 4



AVENUE

45

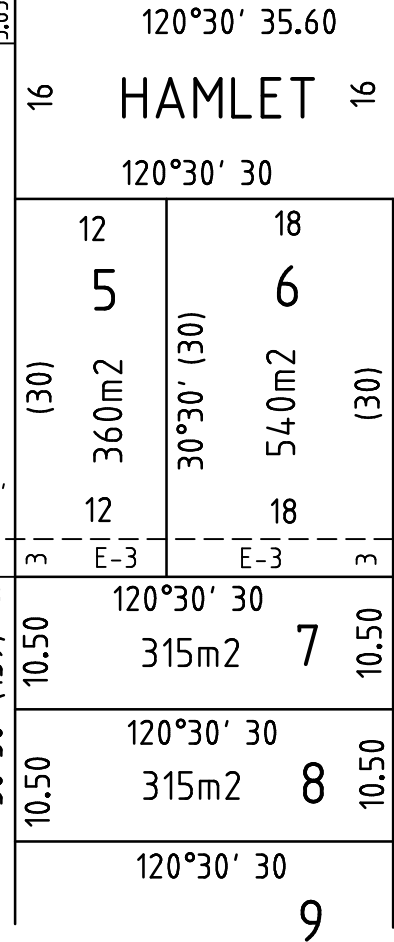
46

47

48

HUB STREET

SEE SHEET 4

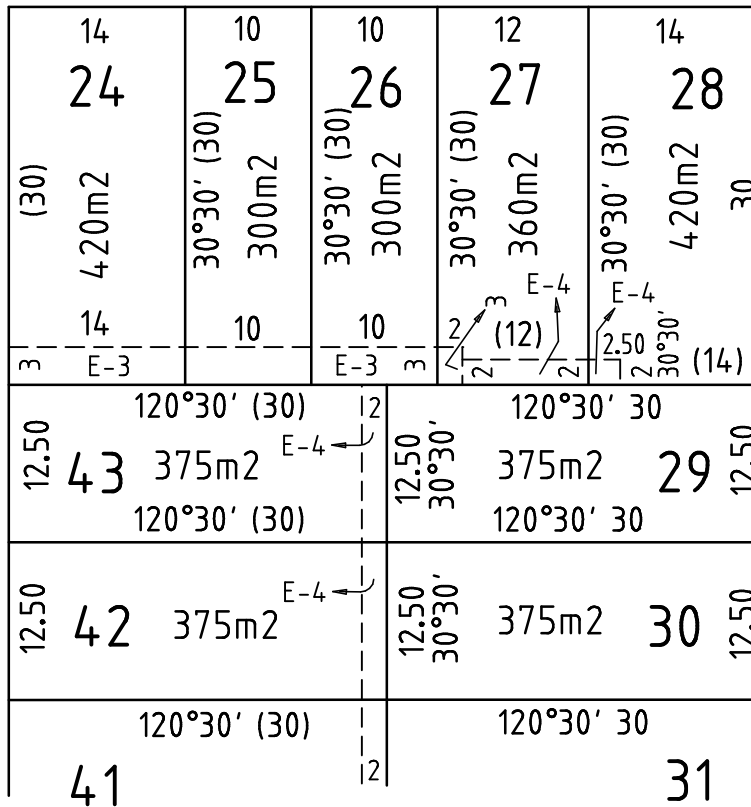


R1
2.129ha

STREET

RESERVE No.2

SEE RESERVE No.2 ENLARGEMENT ABOVE



EXPLORATION

49

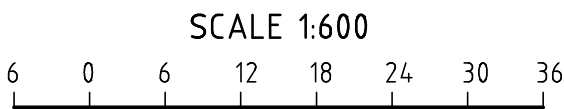
51

52

53

54

SEE SHEET 6



RIVERWALK RELEASE 1A

No. of Lots: 61 (excluding Lot X)
Total Area: 153.1ha Release 1A Land Area: 4.524ha

SHEET 5

CHRIS RUNTING & ASSOCIATES PTY LTD

LAND SURVEYORS
TOWN PLANNERS
DEVELOPMENT CONSULTANTS

20 Hamilton Street
Mont Albert Vic 3127
Tel: 9890 0933
Fax: 9898 2543

LICENSED SURVEYOR: P.J.S. TYNKKYNNEN

SIGNATURE DATE / /

REF: 3936PS1A

VERSION: 20 (5.04.11)

DATE / /

.....
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

SEE SHEET 7

PLAN OF SUBDIVISION

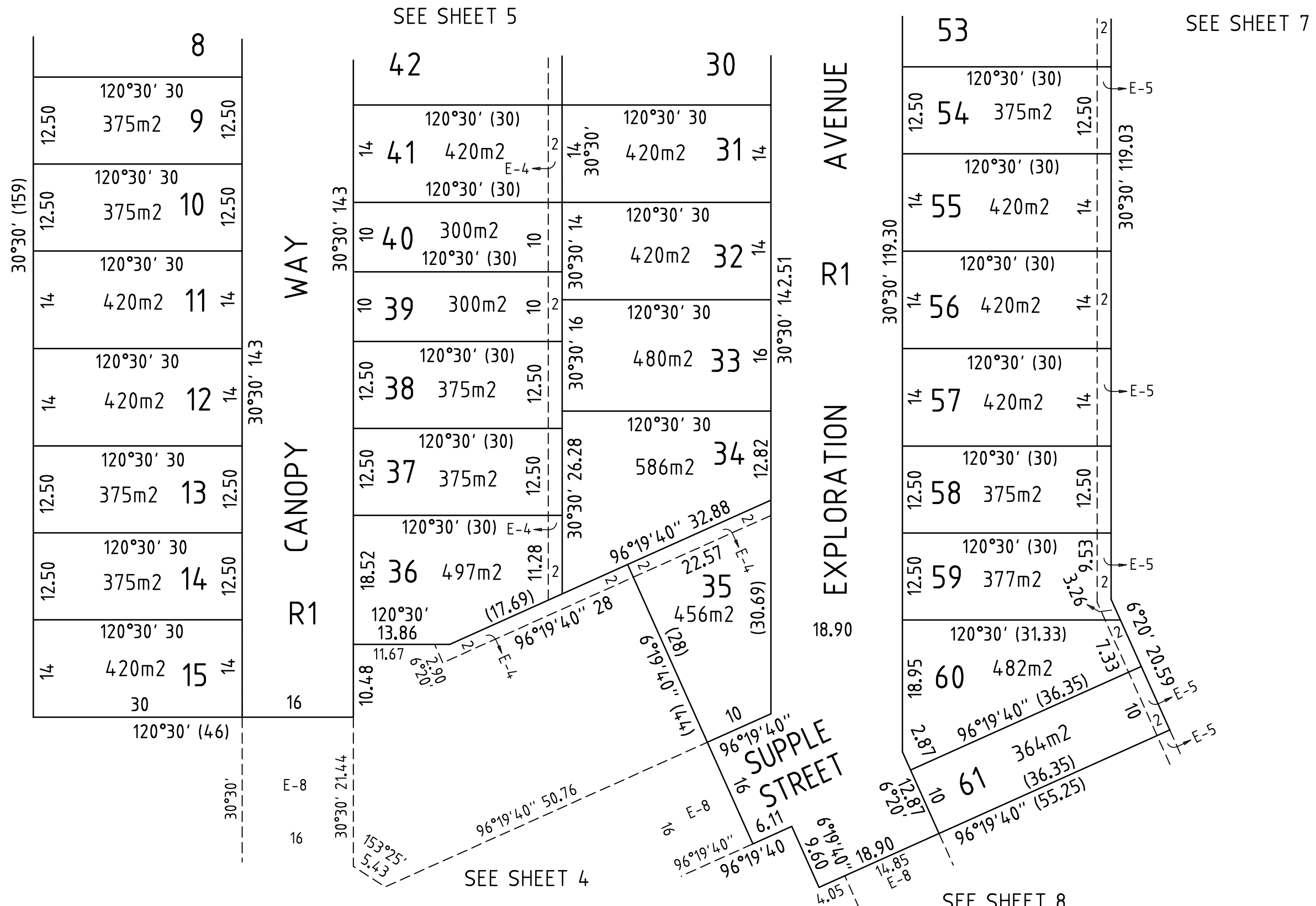
STAGE NO

PLAN NUMBER

PS 636838S

MGA 94
ZONE 55

X



RIVERWALK RELEASE 1A

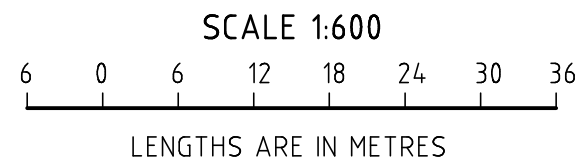
No. of Lots: 61 Total Area: 153.1ha Release 1A Land Area: 4.524ha

SHEET 6

CHRIS RUNTING & ASSOCIATES PTY LTD

LAND SURVEYORS
TOWN PLANNERS
DEVELOPMENT CONSULTANTS

20 Hamilton Street
Mont Albert Vic 3127
Tel: 9890 0933
Fax: 9898 2543



LICENSED SURVEYOR: P.J.S. TYNKKYNYEN

SIGNATURE DATE / /

REF: 3936PS1A

VERSION: 20 (5.04.11)

DATE / /

.....
COUNCIL DELEGATE SIGNATURE

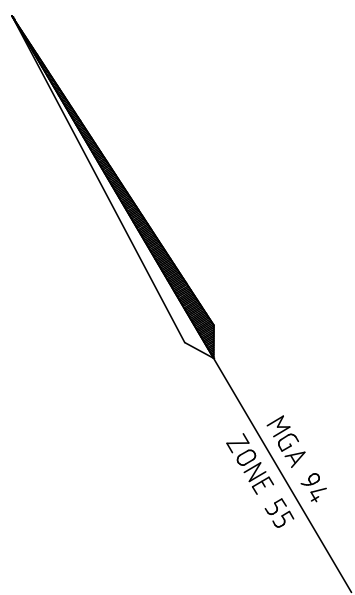
ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE NO

PLAN NUMBER

PS 636838S

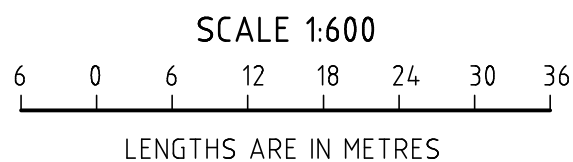
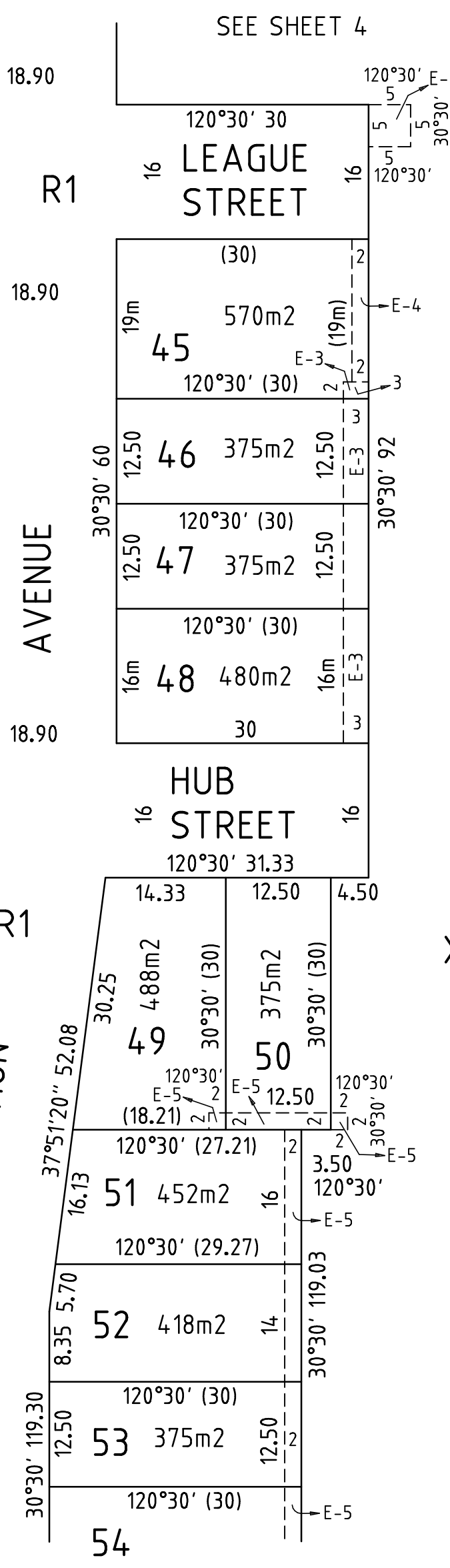


SEE SHEET 5

HAMLET STREET

RESERVE No.1

EXPLORATION



CHRIS RUNTING & ASSOCIATES PTY LTD

LAND SURVEYORS
TOWN PLANNERS
DEVELOPMENT CONSULTANTS

20 Hamilton Street
Mont Albert Vic 3127
Tel: 9890 0933
Fax: 9898 2543

RIVERWALK RELEASE 1A

No. of Lots: 61 (excluding Lot X)
Total Area: 153.1ha Release 1A Land Area: 4.524ha

LICENSED SURVEYOR: P.J.S. TYNKKYNNEN

SIGNATURE DATE / /

REF: 3936PS1A VERSION: 20 (5.04.11)

SHEET 7

DATE / /

.....
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE NO

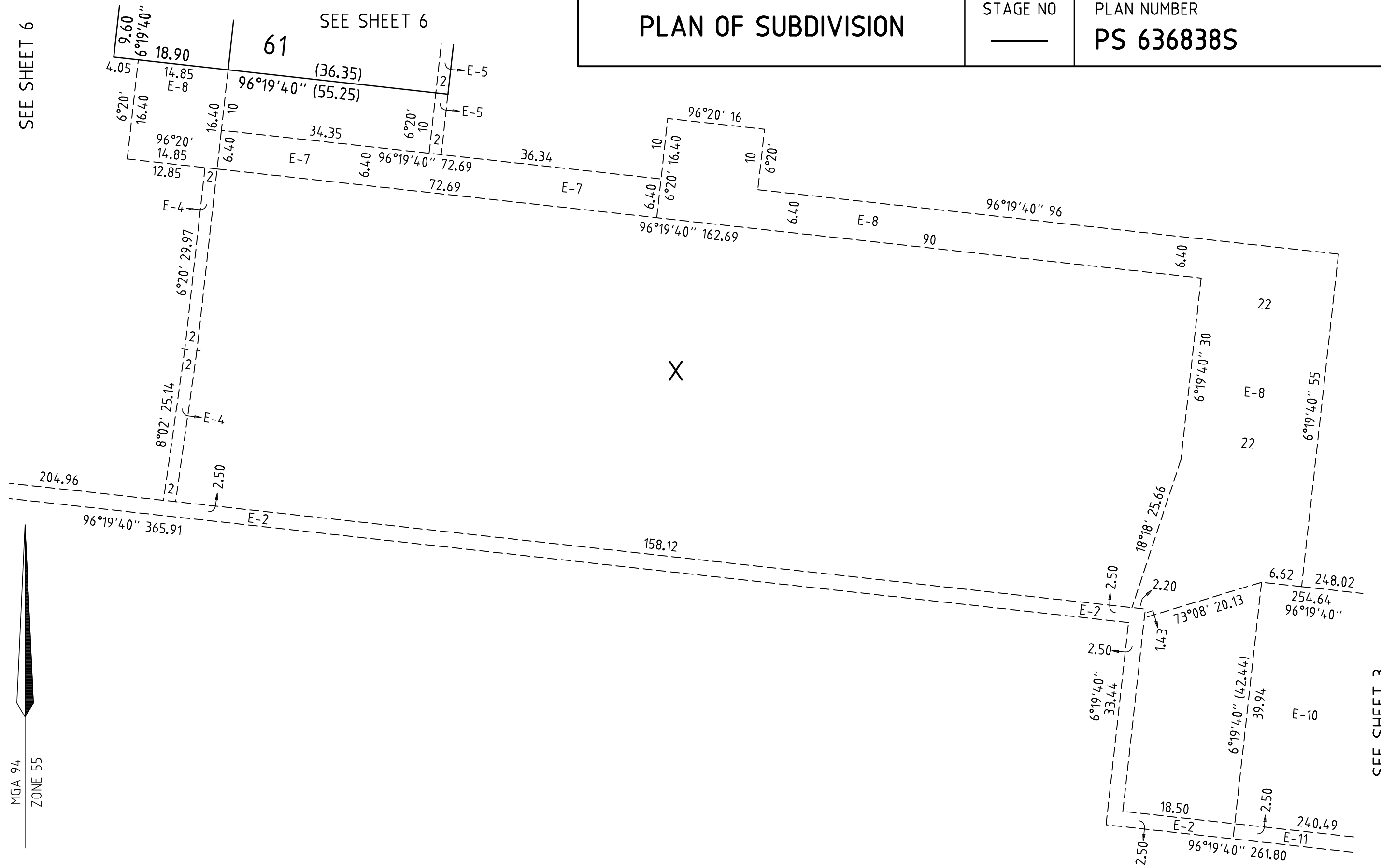
PLAN NUMBER

PS 636838S

SEE SHEET 6

SEE SHEET 6

61



SEE SHEET 3



MGA 94
ZONE 55

RIVERWALK RELEASE 1A

No. of Lots: 61 Total Area: 153.1ha Release 1A Land Area: 4.524ha

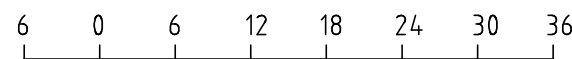
SHEET 8

CHRIS RUNTING & ASSOCIATES PTY LTD

LAND SURVEYORS
TOWN PLANNERS
DEVELOPMENT CONSULTANTS

20 Hamilton Street
Mont Albert Vic 3127
Tel: 9890 0933
Fax: 9898 2543

SCALE 1:600



LENGTHS ARE IN METRES

LICENSED SURVEYOR: P.J.S. TYNKKYNNEN

SIGNATURE DATE / /

REF: 3936PS1A

VERSION: 20 (5.04.11)

DATE / /

.....
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

	PLAN OF SUBDIVISION	STAGE NO ———	PLAN NUMBER PS 636838S
--	----------------------------	-----------------	----------------------------------

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 Victorian Urban Development Authority ABN 61 868 774 623 (“VicUrban”) in accordance with VicUrban’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 VicUrban’s prior written consent.

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

RIVERWALK RELEASE 1A

No of Lots: 61 (excluding Lot X)
Total Area: 153.1ha Release 1A Land Area: 4.524ha

CHRIS RUNTING & ASSOCIATES PTY LTD
LAND SURVEYORS
TOWN PLANNERS
DEVELOPMENT CONSULTANTS

20 Hamilton Street
Mont Albert Vic 3127
Tel: 9890 0933
Fax: 9898 2543

LICENSED SURVEYOR: P.J.S. TYNKKYNNEN

SIGNATURE DATE / /

REF: 3936PS1A VERSION: 20 (5.04.11)

SHEET 9

DATE / /

.....
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

	PLAN OF SUBDIVISION	STAGE NO ———	PLAN NUMBER PS 636838S
--	----------------------------	-----------------	----------------------------------

CREATION OF RESTRICTION “C”

UPON REGISTRATION OF THIS PLAN OF SUBDIVISION THE FOLLOWING RESTRICTION IS CREATED

LAND BURDENED AND LAND BENEFITED:

LAND TO BE BURDENED:

Lots 1 to 43 and 45 to 61 (all inclusive)

LAND TO BENEFIT:

Lot F

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of a burdened lot:

1. shall not develop a burdened lot, permit a burdened lot to be developed or permit a burdened lot to remain developed, other than in accordance with the VicUrban Fibre To The Home Building Guidelines; and
2. must not occupy a dwelling on a burdened lot and must not obtain or procure an Occupancy Permit under the Building Act 1993 (Vic) for a dwelling on a burdened lot, prior to VicUrban issuing a Fibre To The Home compliance certificate in respect of the dwelling on the burdened lot.

This restriction applies for the period from the date of registration of this Plan of Subdivision until the date that is 10 years after the issuing of an Occupancy Permit under the Building Act 1993 (Vic) in respect of the dwelling on the burdened lot.

RIVERWALK RELEASE 1A

No of Lots: 61 (excluding Lot X)
Total Area: 153.1ha Release 1A Land Area: 4.524ha

CHRIS RUNTING & ASSOCIATES PTY LTD

LAND SURVEYORS
TOWN PLANNERS
DEVELOPMENT CONSULTANTS

20 Hamilton Street
Mont Albert Vic 3127
Tel: 9890 0933
Fax: 9898 2543

LICENSED SURVEYOR: P.J.S. TYNKKYNYEN

SIGNATURE DATE / /

REF: 3936PS1A VERSION: 20 (5.04.11)

SHEET 10

DATE / /

.....
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

	PLAN OF SUBDIVISION	STAGE NO —	PLAN NUMBER PS 636838S
--	----------------------------	---------------	----------------------------------

TABLE 1

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

CREATION OF RESTRICTION

BURDENED LOT No	BENEFITING LOTS
1	2
2	1, 3
3	2, 4
4	3
5	6, 7
6	5, 7
7	5, 6, 8
8	7, 9
9	8, 10
10	9, 11
11	10, 12
12	11, 13
13	12, 14
14	13, 15
15	14
16	17
17	16, 18
18	17, 19
19	18, 20
20	19, 21
21	20, 22
22	21, 23
23	22
24	25, 43
25	24, 26, 43
26	25, 27, 29, 43
27	26, 28, 29
28	27, 29
29	26, 27, 28, 30, 43
30	29, 31, 42
31	30, 32, 41

BURDENED LOT No	BENEFITING LOTS
32	31, 33, 39, 40
33	32, 34, 38, 39
34	33, 35, 36, 37, 38
35	34
36	34, 37
37	34, 36, 38,
38	33, 34, 37, 39
39	32, 33, 38, 40
40	32, 39, 41
41	31, 40, 42
42	30, 41, 43
43	24, 25, 26, 29, 42
45	46
46	45, 47
47	46, 48
48	47
49	50, 51
50	49, 51
51	49, 50, 52
52	51, 53
53	52, 54
54	53, 55
55	54, 56
56	55, 57
57	56, 58
58	57, 59
59	58, 60
60	59, 61
61	60

RIVERWALK RELEASE 1A

No of Lots: 61 (excluding Lot X)
Total Area: 153.1ha Release 1A Land Area: 4.524ha

**CHRIS RUNTING &
ASSOCIATES PTY LTD**

LAND SURVEYORS
TOWN PLANNERS
DEVELOPMENT CONSULTANTS

20 Hamilton Street
Mont Albert Vic 3127
Tel: 9890 0933
Fax: 9898 2543

LICENSED SURVEYOR: P.J.S. TYNKKYNNEN

SIGNATURE DATE / /

REF: 3936PS1A

VERSION: 20 (5.04.11)

SHEET 11

DATE / /

.....
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3