

<b>PLAN OF SUBDIVISION</b>	STAGE NO _____	LRS USE ONLY <b>EDITION 1</b>	PLAN NUMBER <b>PS 643514F</b>		
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 ALLOTMENTS: 7 (PT) & 8 (PT) SECTION 8  LAST PLAN REF: PS 703346T LOT E TITLE REFERENCE: VOL 11578 FOL 721  POSTAL ADDRESS: CNR PRINCES HIGHWAY & MALTBY BYPASS WERRIBEE 3030  MGA CO-ORDINATES: E 292 750 OF APPROX. CENTRE N 5 800 350 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) RESERVE No.1	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD				
NOTATIONS					
DEPTH LIMITATION: DOES NOT APPLY  THIS IS A SPEAR PLAN  STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO: WYP5185/11  SURVEY: THIS PLAN IS BASED ON SURVEY (PS 636838S) THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS: IN PROCLAIMED SURVEY AREA NUMBER:  LOTS 1 TO 257 & A TO G (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN		OTHER PURPOSE OF PLAN: TO REMOVE THE FOLLOWING EASEMENTS ON PS 703346T AFFECTING ROAD R1 ON THIS PLAN: E-24 AND CREATED IN PS 639367Q E-17 & E-21 AND CREATED IN PS 636839Q E-2, E-6, E-14 & E-19 (ALL PART) AND CREATED IN PS 636838S E-16, E-22 & E-23 (ALL PART) AND CREATED IN PS 639367Q E-18, E-19, E-20 & E-22 (ALL PART) AND CREATED IN PS 636839Q TO REMOVE EASEMENTS E-25, E-26 & E-27 CREATED IN INST. No. AL917167H AND AFFECTING ROAD R1 ON THIS PLAN  GROUNDS FOR EASEMENT REMOVAL: BY AGREEMENT OF ALL INTERESTED PARTIES UNDER SECTION 6(1)(k) OF THE SUBDIVISION ACT 1988			
		RIVERWALK	RELEASE 7		
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 checked="" type="checkbox"/>
				SEE SHEET 2	DATE 03/06/15
					LRS USE ONLY PLAN REGISTERED TIME 4.04 PM DATE 1/07/15 .....M.Holloway..... ASSISTANT REGISTRAR OF TITLES
					SHEET 1 OF 12 SHEETS
<b>CRA SURVEY PTY LTD</b> LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS  7A/346 Belmore Road office@crsurvey.com.au Balwyn Vic 3103 Tel: 03 9890 0933				LICENSED SURVEYOR: P.J.S. TYNKKYNNEN  SIGNATURE: DIGITALLY SIGNED  REF: 3936PS7 VERSION: 8 (7.04.15)	
				DATE / /  ..... COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3	

# PLAN OF SUBDIVISION

STAGE NO

PLAN NUMBER

PS 643514F

## 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	PS636838S	CITY WEST WATER LIMITED
E-3	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS639367Q PS639367Q	WYNDHAM CITY COUNCIL CITY WEST WATER LIMITED
E-5	DRAINAGE	2	PS641301K	WYNDHAM CITY COUNCIL
E-6	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS636838S PS636838S	WYNDHAM CITY COUNCIL CITY WEST WATER LIMITED
E-7	DRAINAGE	SEE PLAN	PS636838S	WYNDHAM CITY COUNCIL
E-8	SEWERAGE	2	PS636838S	CITY WEST WATER LIMITED
E-9	DRAINAGE	2	PS636838S	WYNDHAM CITY COUNCIL
E-10	POWERLINE	SEE PLAN	PS636838S - SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-11	DRAINAGE	SEE PLAN	PS636838S	MELBOURNE WATER CORPORATION
E-12	DRAINAGE SEWERAGE	2.50 2.50	PS636838S PS636838S	MELBOURNE WATER CORPORATION CITY WEST WATER LIMITED
E-13	SEWERAGE	2	PS641295B	CITY WEST WATER LIMITED
E-14	SEWERAGE	2	PS639367Q	CITY WEST WATER LIMITED
E-15	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS636839Q PS636839Q	WYNDHAM CITY COUNCIL CITY WEST WATER LIMITED
E-18	SEWERAGE	2	PS636839Q	CITY WEST WATER LIMITED
E-19	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS636838S PS636839Q	MELBOURNE WATER CORPORATION CITY WEST WATER LIMITED
E-20	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS639367Q PS636839Q	WYNDHAM CITY COUNCIL CITY WEST WATER LIMITED
E-21	DRAINAGE	6	INST. No. AL917167H	MELBOURNE WATER CORPORATION
E-22	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	PS636838S INST. No. AL917167H	CITY WEST WATER LIMITED MELBOURNE WATER CORPORATION

RIVERWALK RELEASE 7

SHEET 2



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 DEVELOPMENT CONSULTANTS

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 Balwyn Vic 3103 Tel: 03 9890 0933

LICENSED SURVEYOR: P.J.S. TYNKKYNEN

SIGNATURE ..... DATE / /

REF: 3936PS7 VERSION: 8 (24.11.14)

DATE / /

.....  
 COUNCIL DELEGATE SIGNATURE

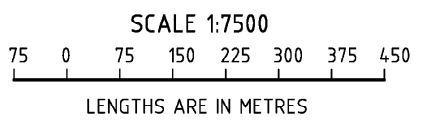
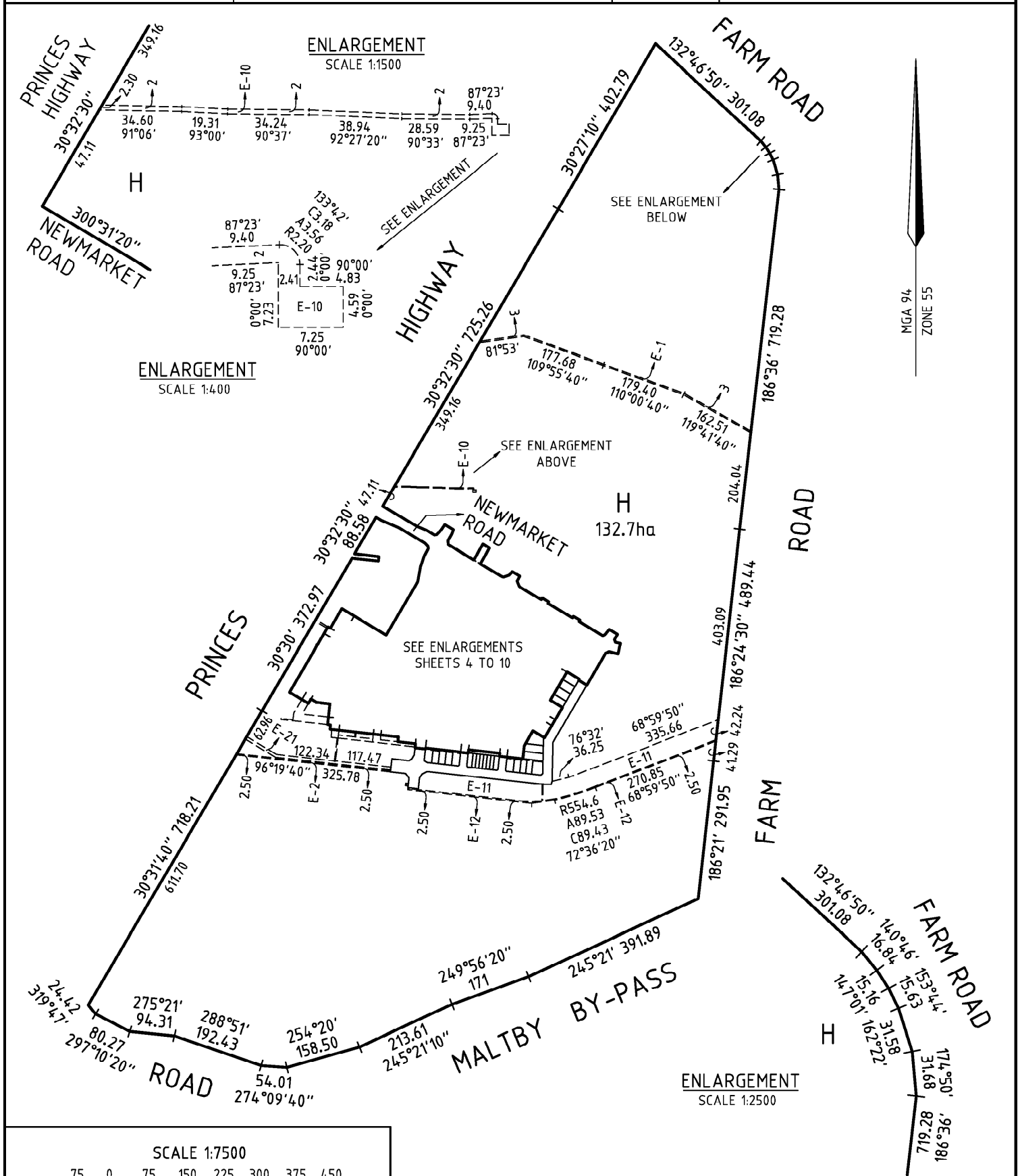
ORIGINAL SHEET SIZE A3

# PLAN OF SUBDIVISION

STAGE NO

PLAN NUMBER

PS 643514F



RIVERWALK RELEASE 7

No. of Lots: 25 (excluding Lot H) Release 7 Land Area: 2.472ha

SHEET 3

LICENSED SURVEYOR: P.J.S. TYNKKYNNEN

DATE / /

SIGNATURE ..... DATE / /

COUNCIL DELEGATE SIGNATURE

REF: 3936PS7

VERSION: 8 (7.04.15)

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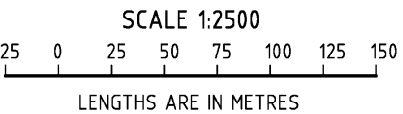
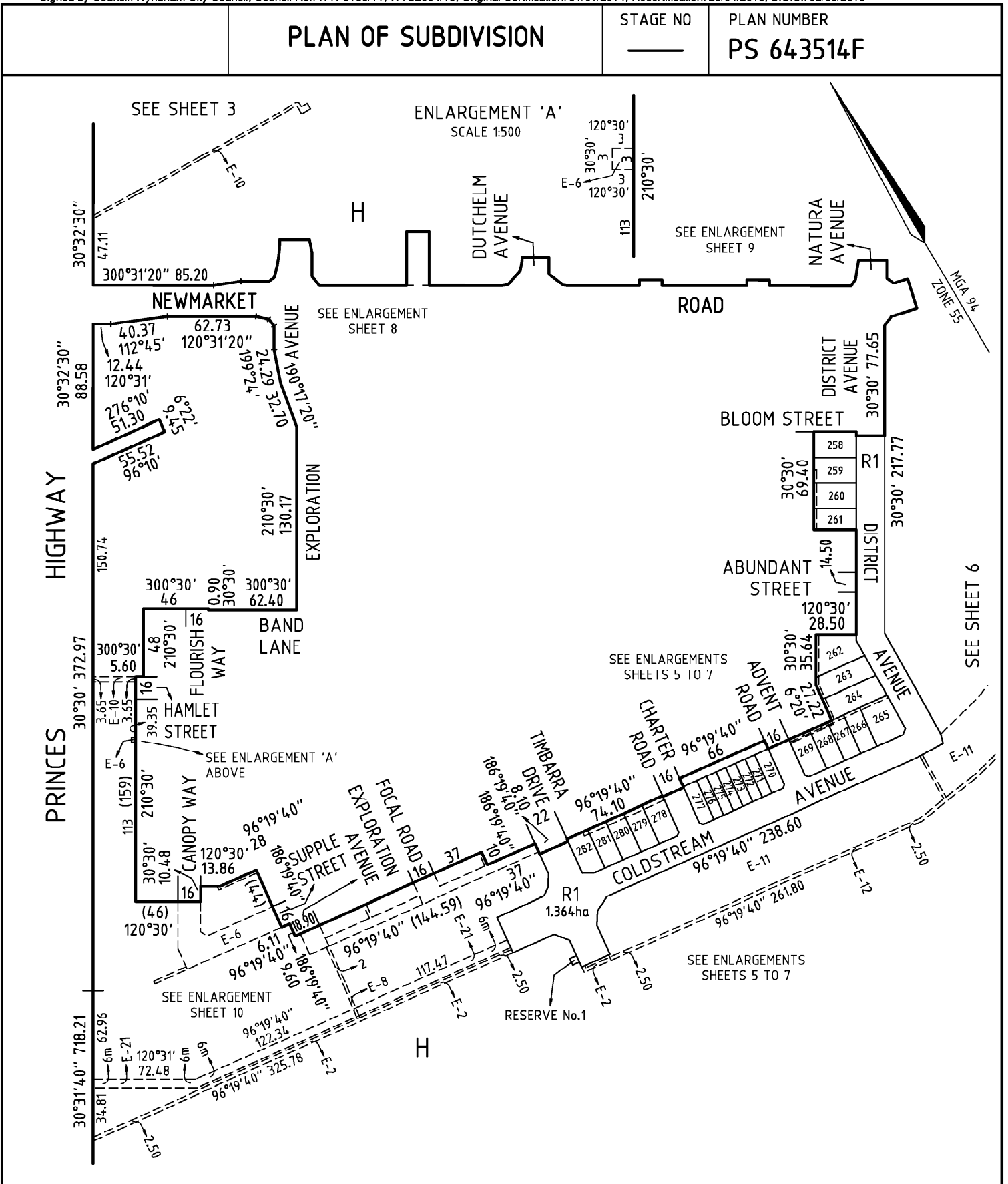
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# PLAN OF SUBDIVISION

STAGE NO

PLAN NUMBER

**PS 643514F**



RIVERWALK RELEASE 7

SHEET 4

LICENSED SURVEYOR: P.J.S. TYNKKYNNEN

DATE / /

SIGNATURE ..... DATE / /

COUNCIL DELEGATE SIGNATURE

REF: 3936PS7

VERSION: 8 (7.04.15)

ORIGINAL SHEET SIZE A3



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 Balwyn Vic 3103 Tel: 03 9890 0933

Signed by Council: Wymaham City Council, Council Ref: WYP5185/11, WYS2664/13, Original Certification: 31/01/2014, Recertification: 23/04/2015, S.O.C.: 02/06/2015

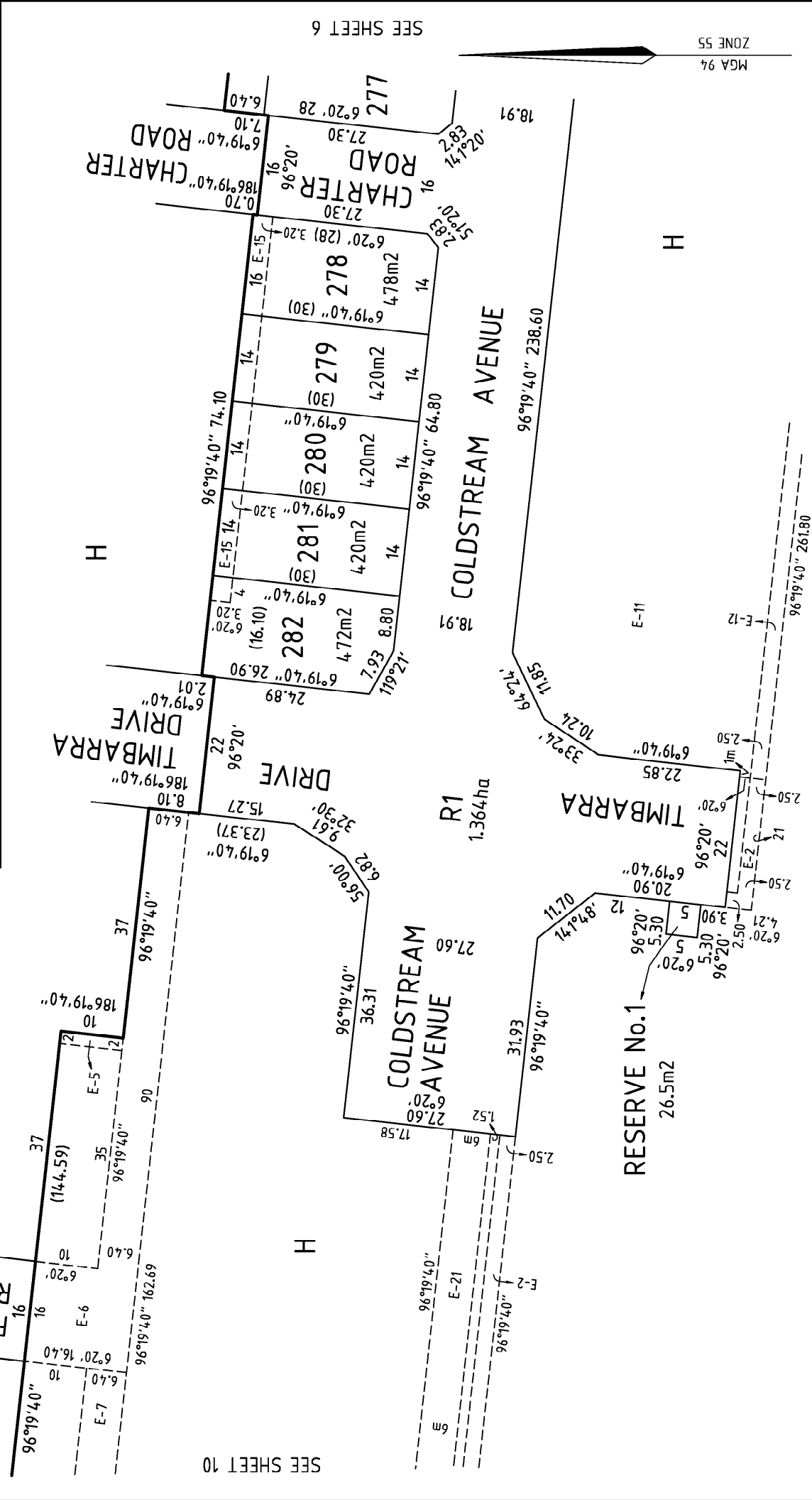
**PLAN OF SUBDIVISION**

STAGE NO \_\_\_\_\_

PLAN NUMBER **PS 643514F**

SEE SHEET 10

SEE SHEET 6



RIVERWALK RELEASE 7

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SCALE 1:600

LENGTHS ARE IN METRES

0 6 12 18 24 30 36

LICENSED SURVEYOR: P.J.S. TYNKKYNNEN

SIGNATURE \_\_\_\_\_ DATE / /

REF: 3936PS7 VERSION: 8 (7.04.15)

SHEET 5

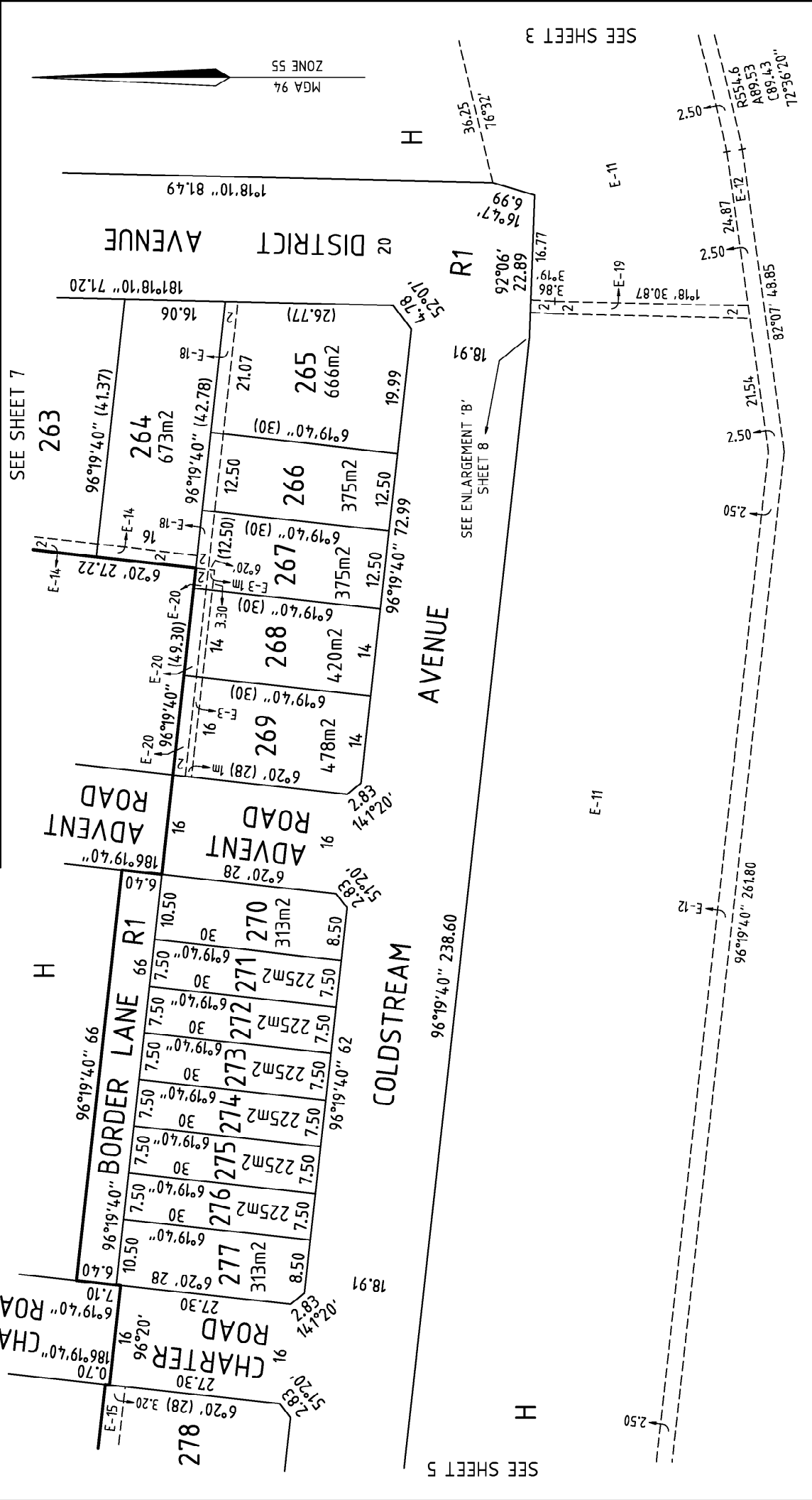
DATE / /

..... COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

Signed by Council: Wynham City Council, Council Ref: WYP5185/11, WYS2664/13, Original Certification: 31/01/2014, Recertification: 23/04/2015, S.O.C.: 02/06/2015

<b>PLAN OF SUBDIVISION</b>	STAGE NO	PLAN NUMBER
	_____	<b>PS 643514F</b>



RIVERWALK RELEASE 7	SEE SHEET 7	SEE SHEET 6
<b>CRA SURVEY PTY LTD</b> LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS 7A/346 Belmore Road office@craurvey.com.au Balmyn Vic 3103 Tel: 03 9890 0933	LICENSED SURVEYOR: P.J.S. TYNKKYNNEN	DATE / /
	SIGNATURE: _____	DATE / /
	REF: 3936PS7	VERSION: 8 (7.04.15)
SCALE 1:600 LENGTHS ARE IN METRES 		ORIGINAL SHEET SIZE A3

Signed by: Paavo Jukka Tynkkynen (CRA Survey Pty Ltd) Surveyor's Plan Version (8 (7.04.15)) SPEAR Ref: S041120J 08/04/2015, Amended: 01/07/2015.

**PLAN OF SUBDIVISION**

STAGE NO

PLAN NUMBER

**PS 643514F**

SEE SHEET 9

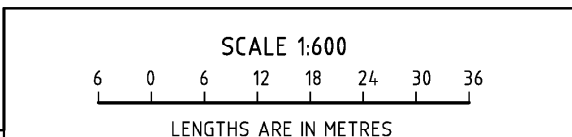


H

R1



SEE SHEET 6



RIVERWALK RELEASE 7

SHEET 7



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LICENSED SURVEYOR: P.J.S. TYNKKYNEN

SIGNATURE ..... DATE / /

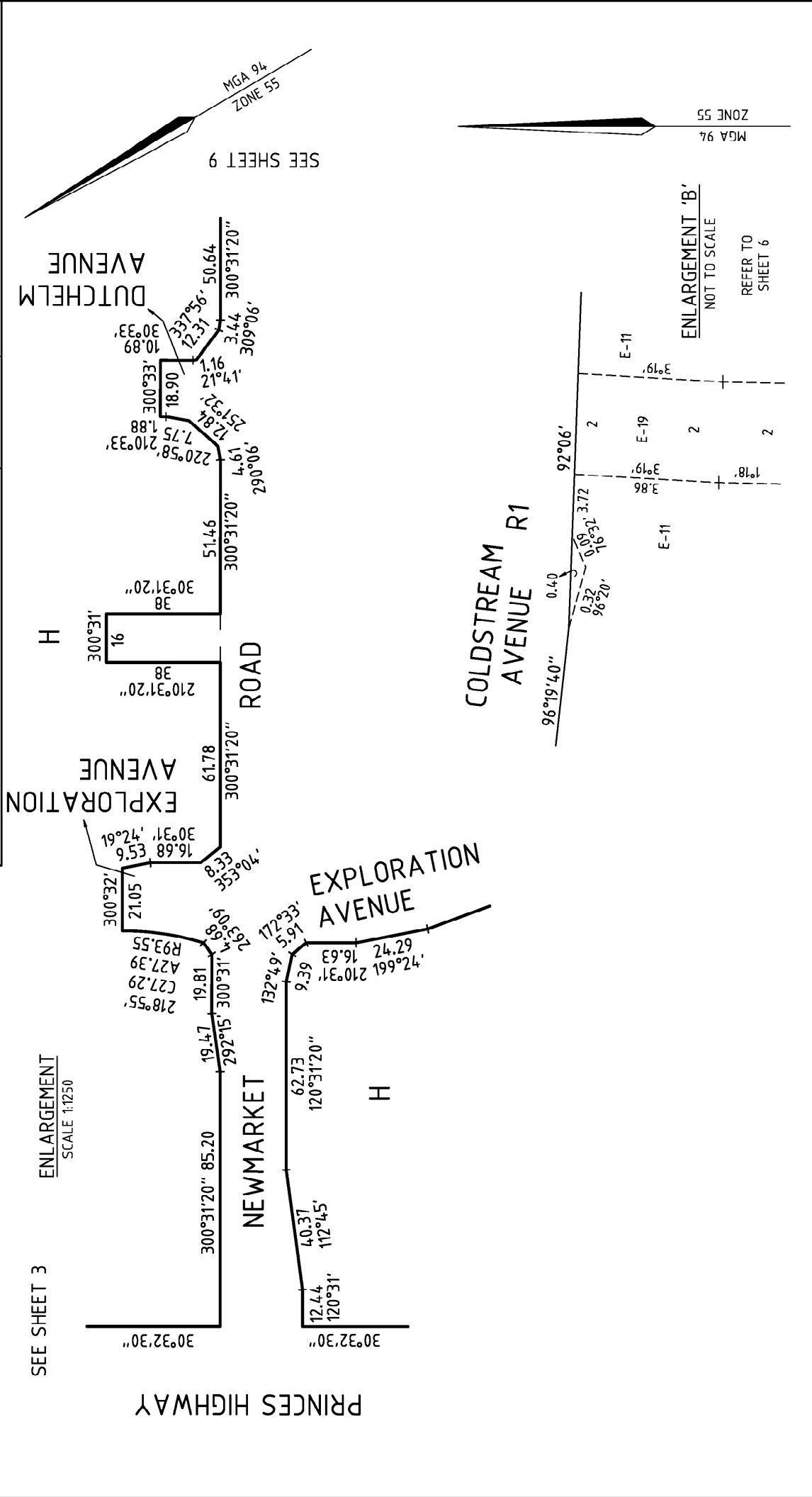
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 COUNCIL DELEGATE SIGNATURE

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<b>PLAN OF SUBDIVISION</b>	STAGE NO —	PLAN NUMBER <b>PS 643514F</b>
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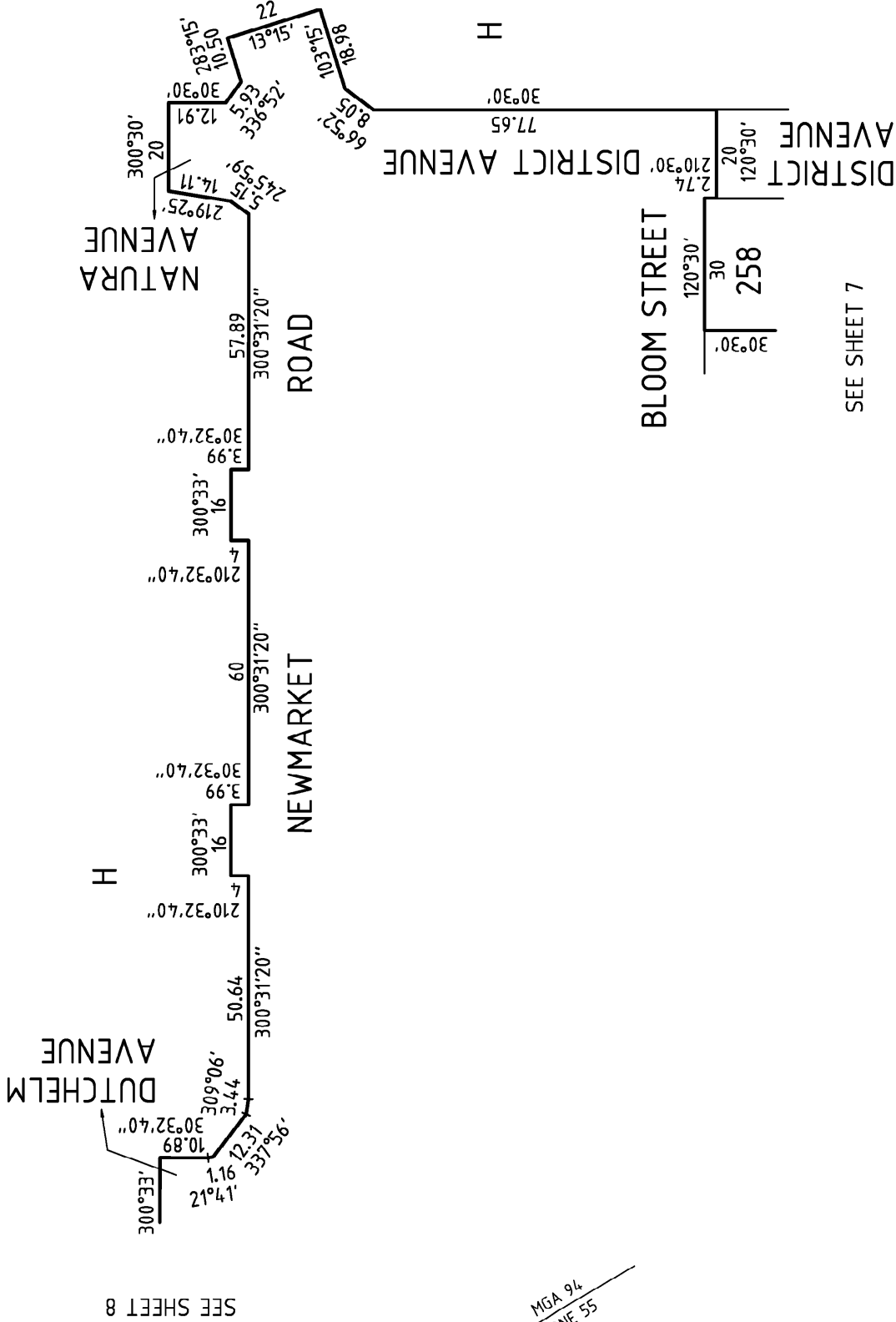
RIVERWALK RELEASE 7  <b>CRA SURVEY PTY LTD</b> LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS  7A/346 Belmore Road office@craurvey.com.au Balmyn Vic 3103 Tel: 03 9890 0933	SCALE 1:1250  12.5 0 12.5 25 37.5 50 62.5 75 LENGTHS ARE IN METRES	LICENSED SURVEYOR: P.J.S. TYNKKYNNEN  SIGNATURE: ..... DATE / /  REF: 3936PS7 VERSION: 8 (7.04.15)	SHEET 8  DATE / /  ..... COUNCIL DELEGATE SIGNATURE  ORIGINAL SHEET SIZE A3
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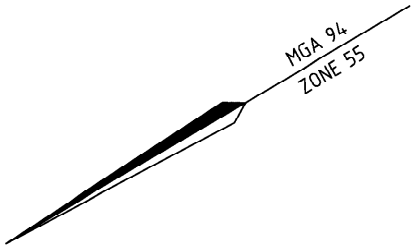
**PLAN OF SUBDIVISION**

STAGE NO \_\_\_\_\_

PLAN NUMBER  
**PS 643514F**



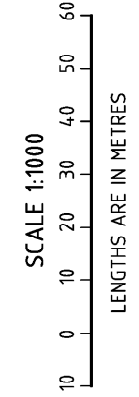
SEE SHEET 8



SEE SHEET 7

RIVERWALK RELEASE 7

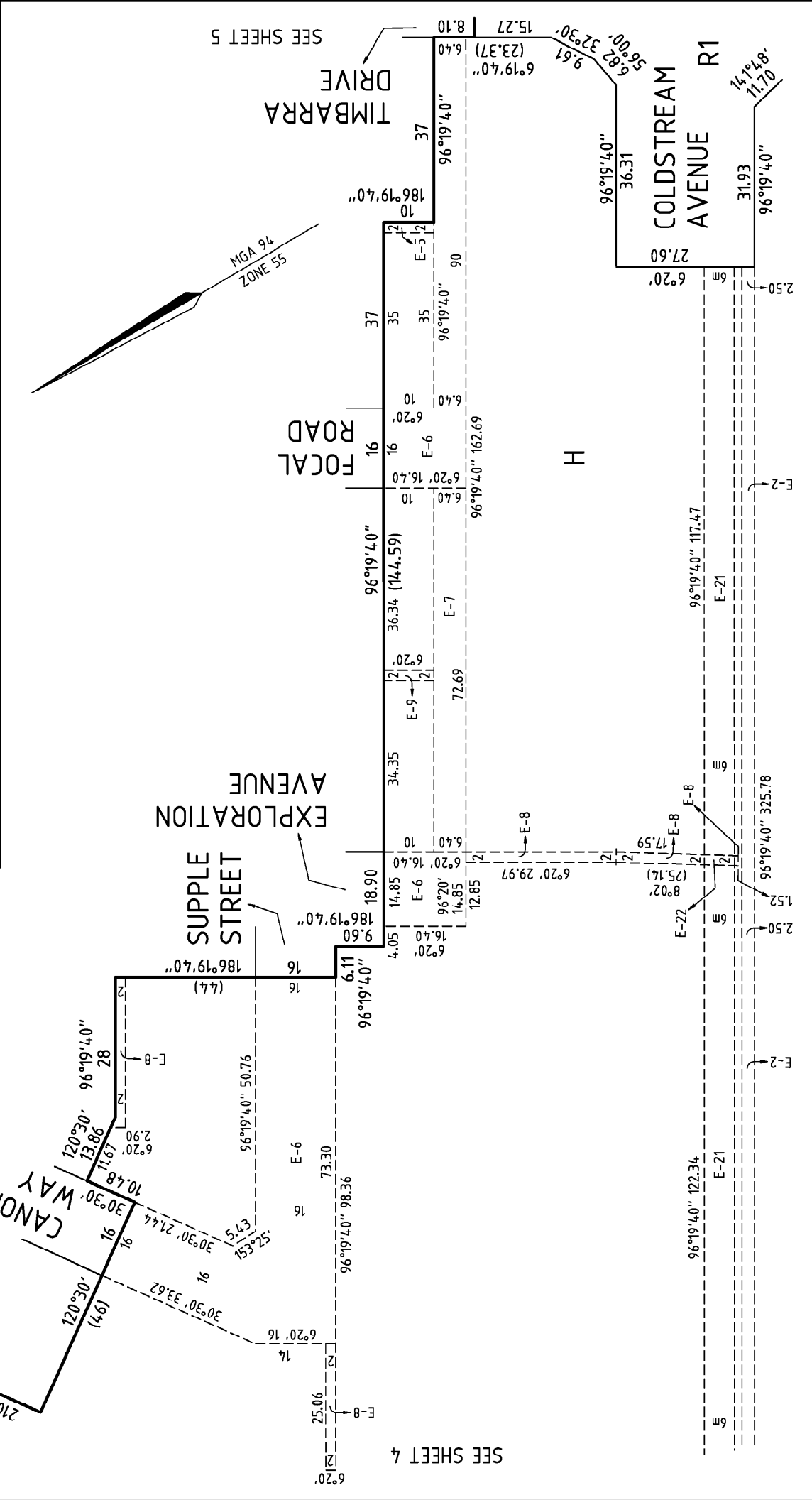
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 SIGNATURE \_\_\_\_\_ DATE / /  
 REF: 3936PS7 VERSION: 8 (7.04.15)

SHEET 9  
 DATE / /  
 COUNCIL DELEGATE SIGNATURE \_\_\_\_\_  
 ORIGINAL SHEET SIZE A3

<b>PLAN OF SUBDIVISION</b>	STAGE NO _____	PLAN NUMBER <b>PS 643514F</b>
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RIVERWALK RELEASE 7  <b>CRA SURVEY PTY LTD</b> LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS  7A/346 Belmore Road office@craurvey.com.au Balwyn Vic 3103 Tel: 03 9890 0933	SCALE 1:750   LENGTHS ARE IN METRES	LICENSED SURVEYOR: P.J.S. TYNKKYNNEN  SIGNATURE ..... DATE / / REF: 3936PS7 VERSION: 8 (7.04.15)
SHEET 10	DATE / /	ORIGINAL SHEET SIZE A3

**PLAN OF SUBDIVISION**

STAGE NO

—

PLAN NUMBER

**PS 643514F**

**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 AA2462 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 Places Victoria ABN 61 868 774 623 in accordance with Places 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 Places Victoria's prior written consent.

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

RIVERWALK RELEASE 7

SHEET 11



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LICENSED SURVEYOR: P.J.S. TYNKKYNNEN

SIGNATURE ..... DATE / /

REF: 3936PS7

VERSION: 8 (7.04.15)

DATE / /

.....  
 COUNCIL DELEGATE SIGNATURE

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**PLAN OF SUBDIVISION**

STAGE NO

—

PLAN NUMBER

**PS 643514F**

**TABLE 1**

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

**CREATION OF RESTRICTION**

BURDENED LOT No	BENEFITING LOTS
258	259
259	258, 260
260	259, 261
261	260
262	263
263	262, 264
264	263, 265, 266, 267
265	264, 266
266	264, 265, 267
267	264, 266, 268
268	267, 269
269	268
270	271
271	270, 272
272	271, 273
273	272, 274
274	273, 275
275	274, 276
276	275, 277
277	276
278	279
279	278, 280
280	279, 281
281	280, 282
282	281

RIVERWALK RELEASE 7



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VERSION: 8 (7.04.15)

SHEET 12

DATE / /

.....  
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ORIGINAL SHEET SIZE A3

**Plan of Subdivision PS643514F**  
**Certifying a New Version of an Existing Plan (Form 11)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S041120J

Plan Number: PS643514F

Responsible Authority Name: Wyndham City Council

Responsible Authority Reference Number 1: WYP5185/11

Responsible Authority Reference Number 2: WYS2664/13

Surveyor's Plan Version: 8 (7.04.15)

**Certification**



This plan is certified under section 11 (7) of the Subdivision Act 1988

Date of original certification under section 6: 31/01/2014

**Public Open Space**

A requirement for public open space under section 18 of the Subdivision Act 1988



Has not been made at Certification

Digitally signed by Council Delegate: Annette Monk

Organisation: Wyndham City Council

Date: 23/04/2015