


PLAN OF SUBDIVISION			EDITION 1	PS 744980L
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: WERRIBEE CROWN ALLOTMENTS: 22A (PART) & 10A (PART) PARISH: MAMBOURIN CROWN ALLOTMENTS: 4A, 5A, 6A, 7A, 8A & 9A CROWN ALLOTMENT: H (PART) SECTION 7 TITLE REFERENCE: VOL FOL LAST PLAN REF: PS 735719Y LOT P POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE MGA 94 CO-ORDINATES: E 293 120 ZONE 55 (of approx centre of land in plan) N 5 800 720 GDA 94			Council Name: Wyndham City Council Council Reference Number: WYS3514/15 Planning Permit Reference: WYP6793/13 SPEAR Reference Number: S077774T Certification This plan is certified under section 6 of the Subdivision Act 1988 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: Annette Susan Monk for Wyndham City Council on 05/06/2017	
VESTING OF ROADS OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON			
ROAD R1 ROAD R2	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL			
NOTATIONS			RIVERWALK RELEASE 14	
DEPTH LIMITATION: DOES NOT APPLY				
SURVEY: THIS PLAN IS BASED ON SURVEY IN PS 636838S STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO: WYP6793/13 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS: IN PROCLAIMED SURVEY AREA NUMBER:			No. of Lots: 38 (excluding Lot T) Release 14 Land Area: 2.168ha	
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 TOWN PLANNERS DEVELOPMENT CONSULTANTS 7A/346 Belmore Road office@crsurvey.com.au Balwyn Vic 3103 Tel: 03 9890 0933		REF: 3936PS14 Digitally signed by: James Sprott (CRA Survey Pty Ltd), Surveyor's Plan Version (10 (2.06.17)), 02/06/2017	VERSION: 10 (2.06.17) ORIGINAL SHEET SIZE: A3	SHEET 1 OF 10

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	PS 412756U	CITY WEST WATER LIMITED
E-2	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	PS 744.065V PS 744.065V	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL
E-4	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL
E-5	DRAINAGE	2	PS 744.065V	WYNDHAM CITY COUNCIL
E-6	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
E-7	DRAINAGE	2	THIS PLAN	WYNDHAM CITY COUNCIL
E-10	POWERLINE	SEE PLAN	PS 636838S - SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-21	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	PS 744.065V PS 744.065V	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL
E-22	DRAINAGE	SEE PLAN	PS 735719Y	WYNDHAM CITY COUNCIL
E-23	SEWERAGE	SEE PLAN	PS 744.065V	CITY WEST WATER CORPORATION
E-26	DRAINAGE	3	THIS PLAN	WYNDHAM CITY COUNCIL
E-28	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	PS 735719Y PS 735719Y	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL

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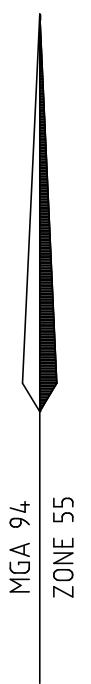
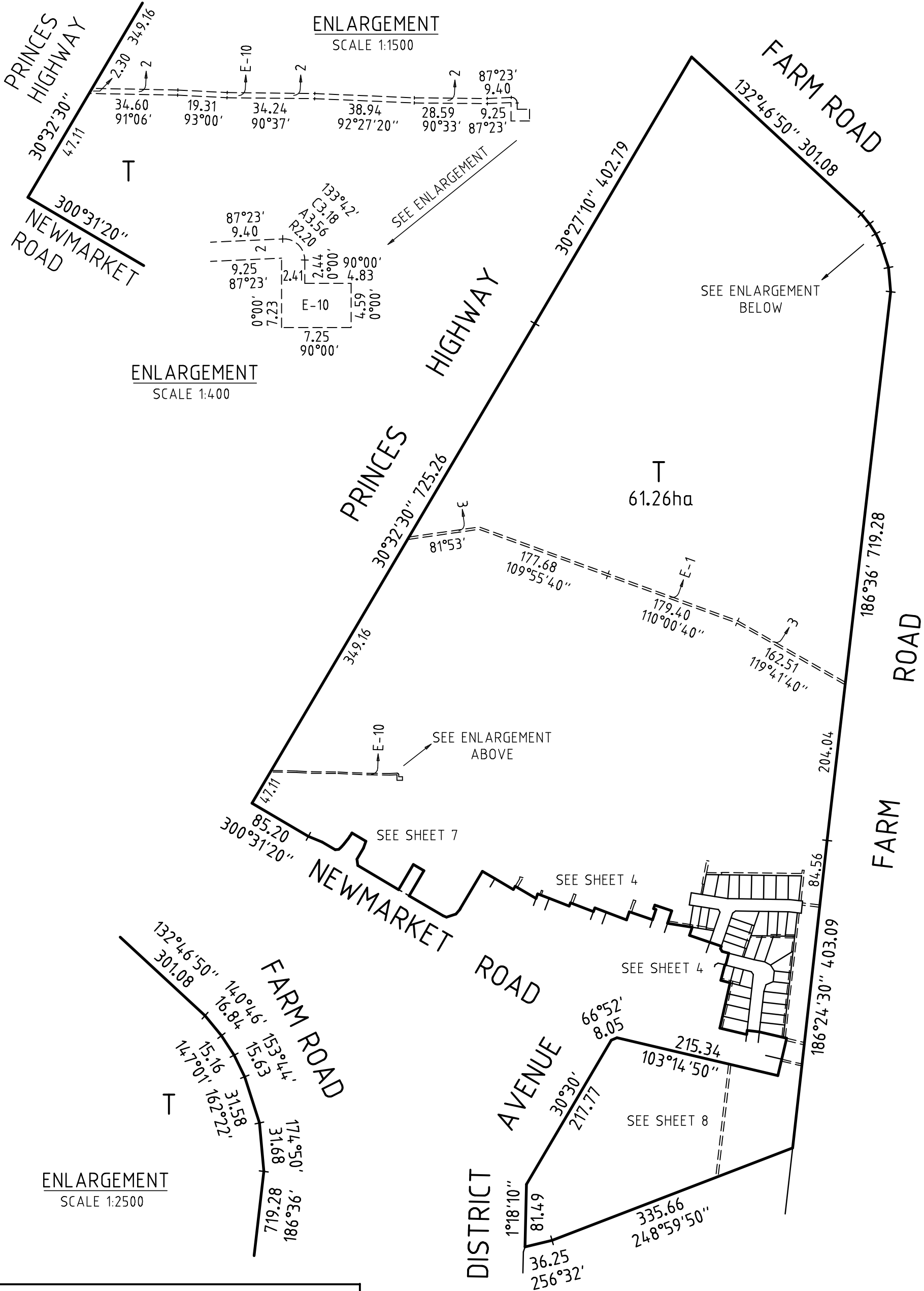
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SHEET 2

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RELEASE 14

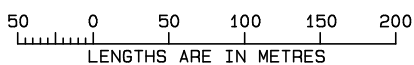


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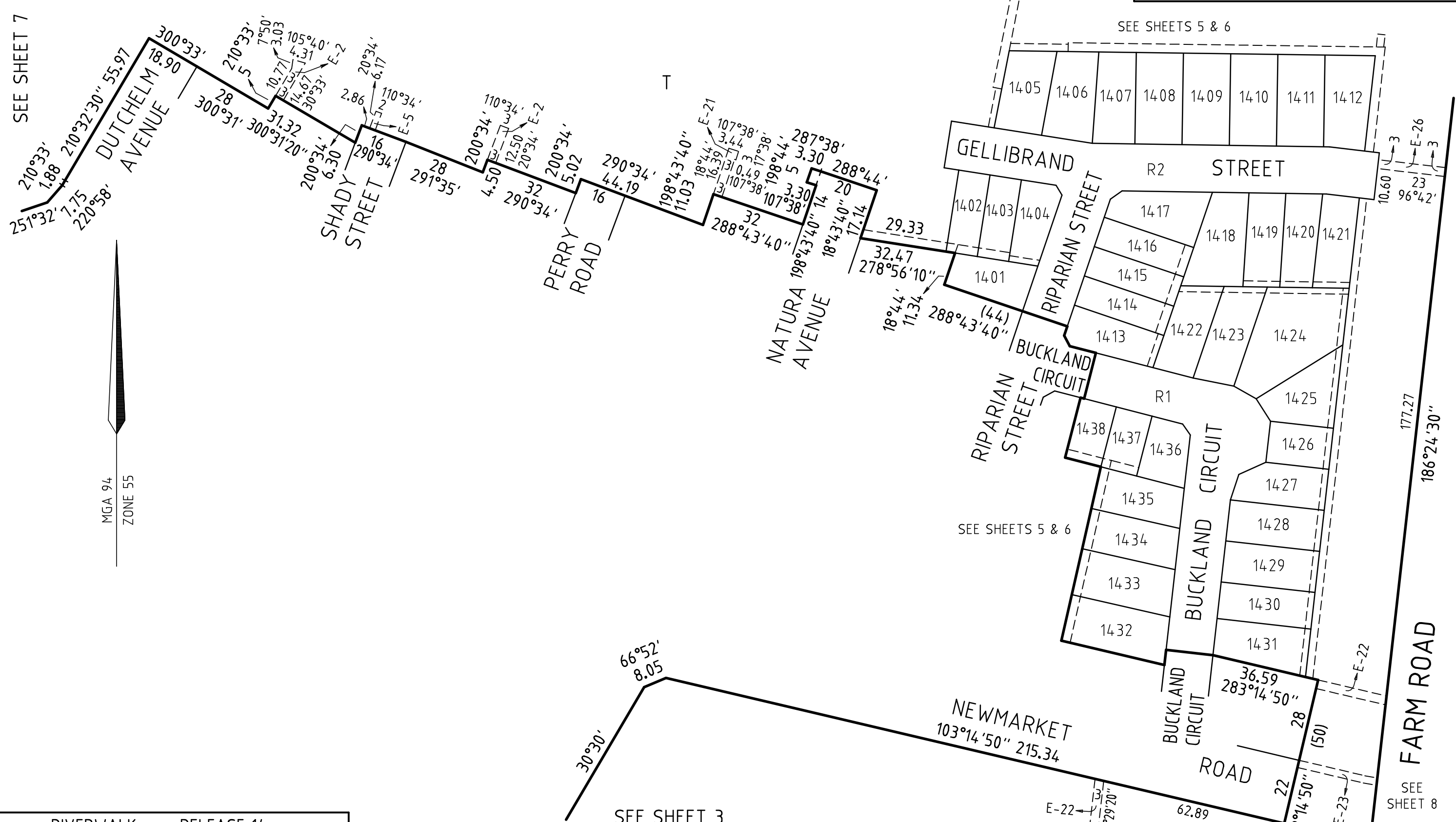


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SHEET 3

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 12.5 0 12.5 25 37.5 50
 LENGTHS ARE IN METRES

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GELLIBRAND STREET

R2

90°52'50" 69.25

96°42' 16.27

MGA 94
ZONE 55

RIPARIAN STREET

BUCKLAND CIRCUIT

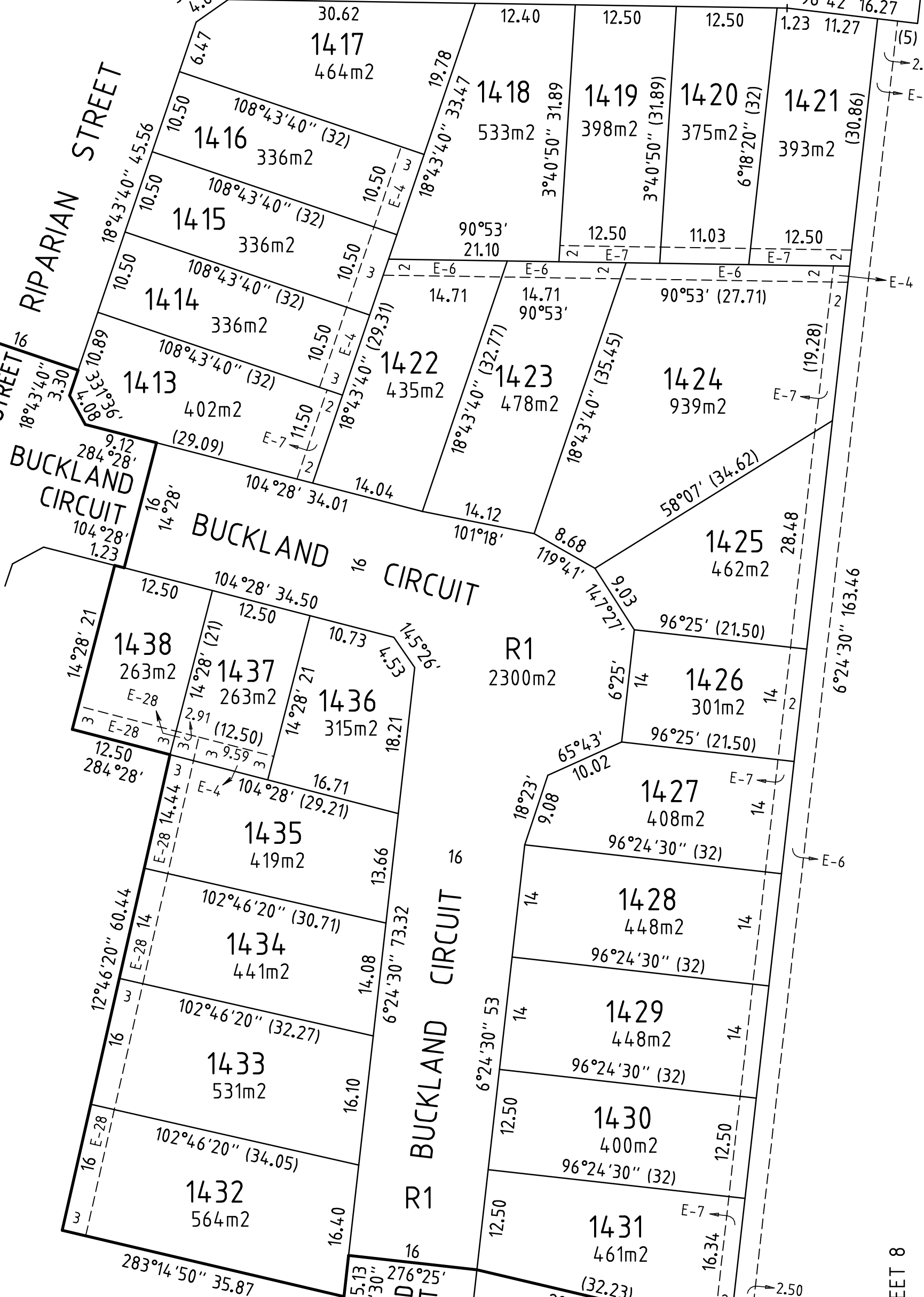
BUCKLAND CIRCUIT

BUCKLAND CIRCUIT

SEE SHEET 6

SEE SHEET 4

SEE SHEET 8



RIVERWALK RELEASE 14

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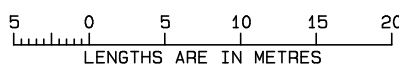


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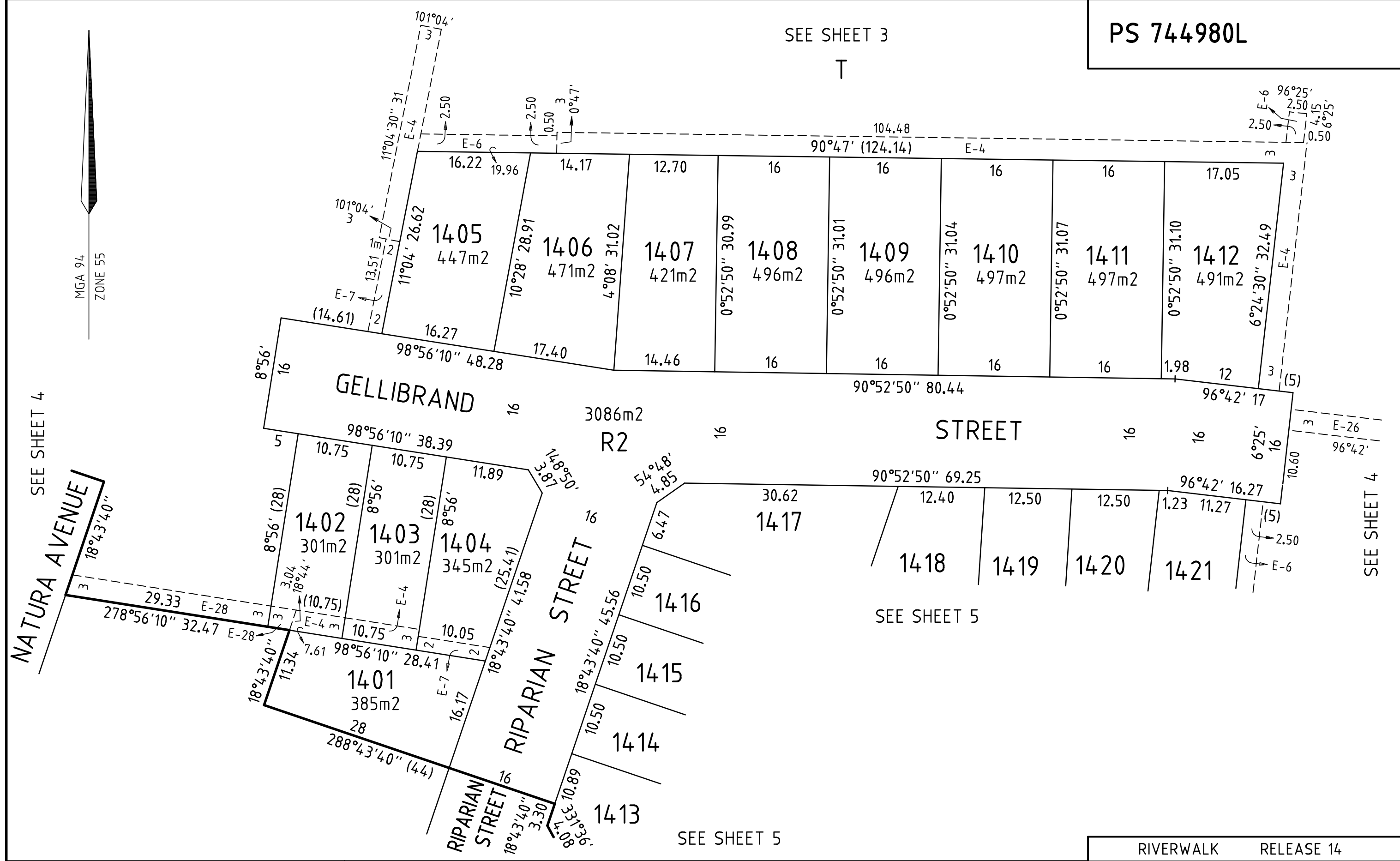
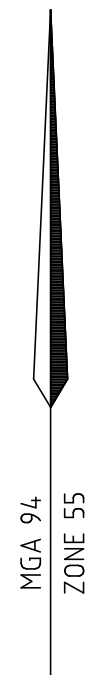
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SHEET 5

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SEE SHEET 3
T



SEE SHEET 4

SEE SHEET 4

SEE SHEET 5

SEE SHEET 5

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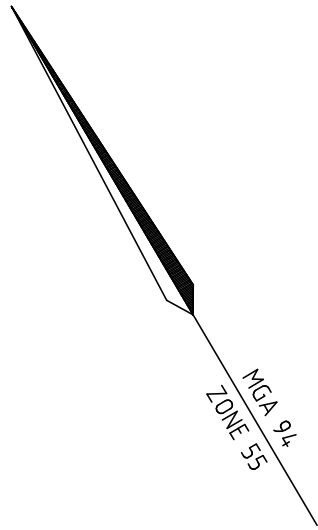
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LENGTHS ARE IN METRES

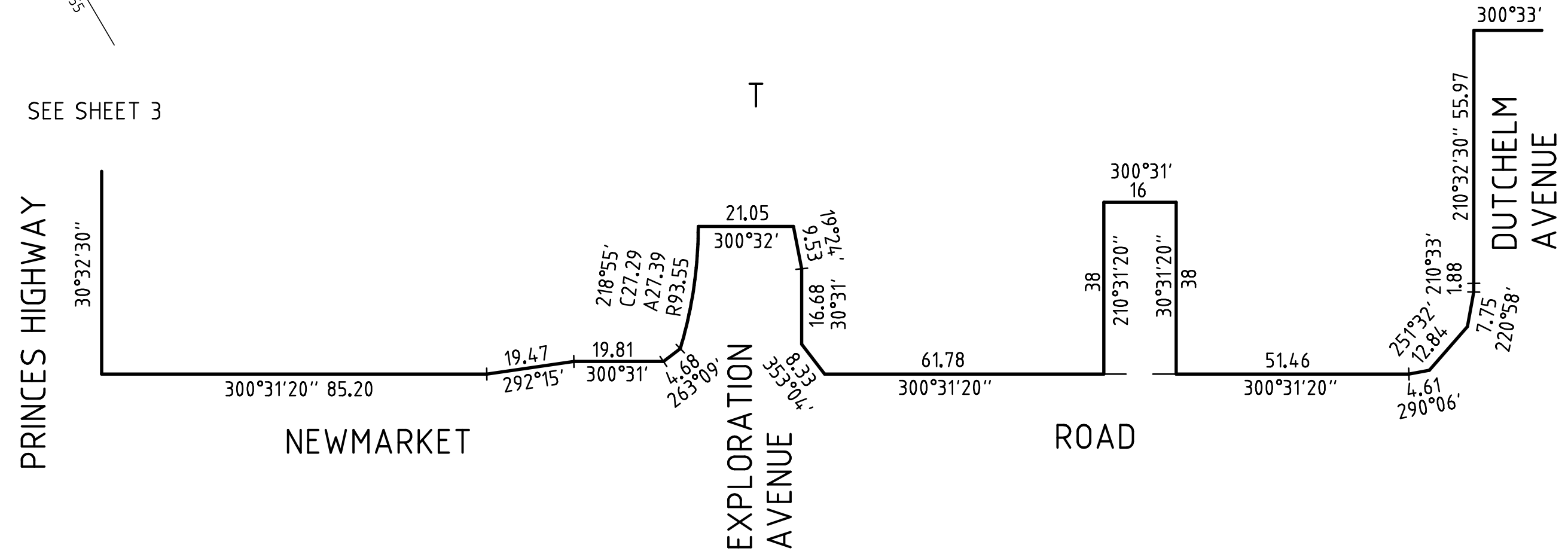
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MCA 94
ZONE 55

SEE SHEET 3



SEE SHEET 4

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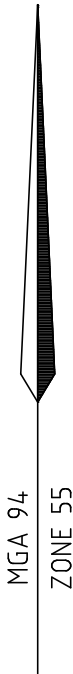
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LENGTHS ARE IN METRES

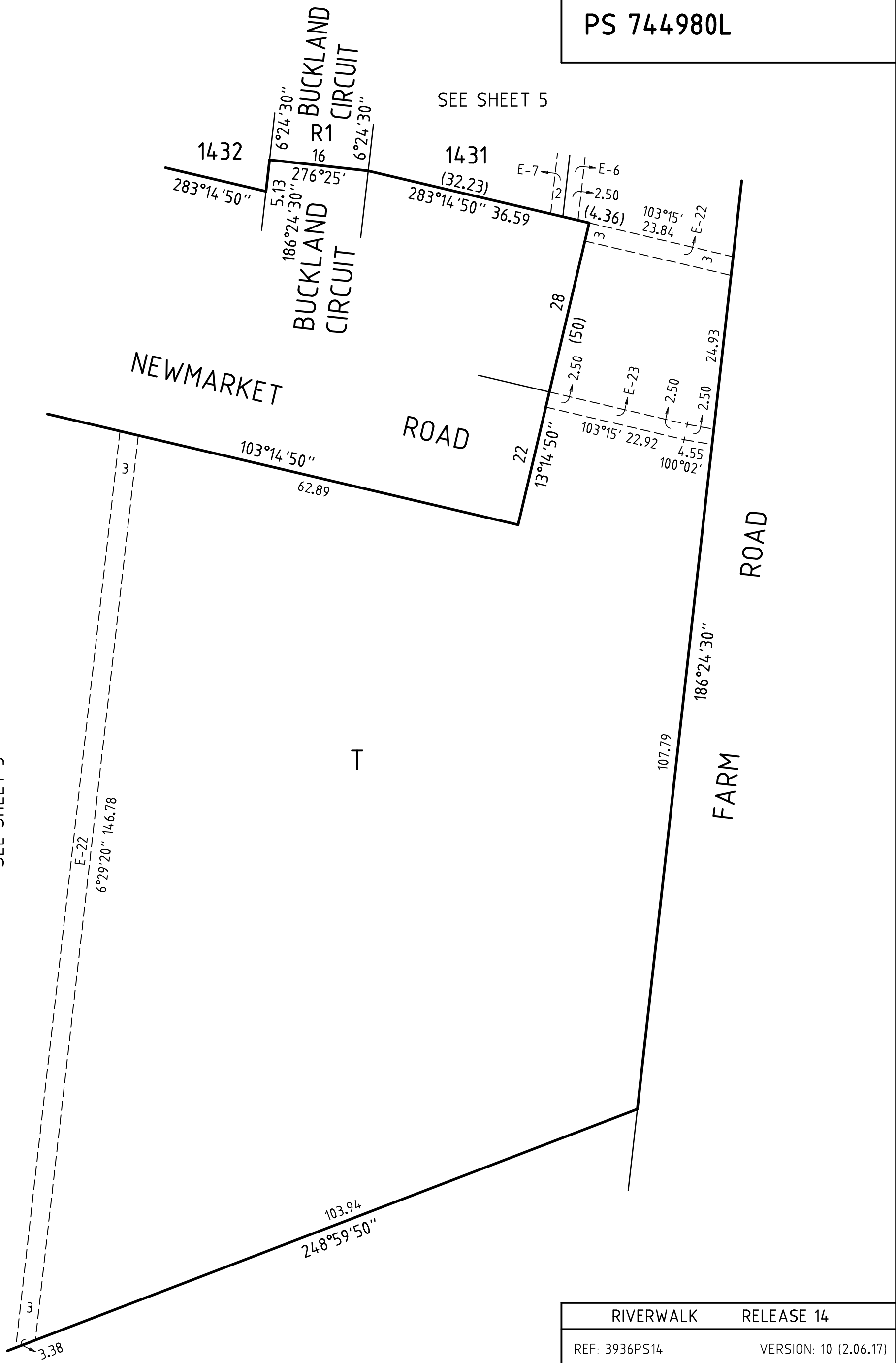
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SEE SHEET 5

SEE SHEET 3



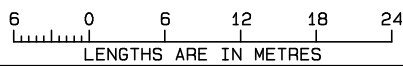
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CREATION OF RESTRICTION "A"**LAND BURDENED AND LAND BENEFITED: REFER TO TABLE 1****DESCRIPTION OF RESTRICTION**

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 _____ 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.

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

BURDENED LOT No	BENEFITING LOTS	BURDENED LOT No	BENEFITING LOTS
1401	1402, 1403, 1404	1420	1419, 1421, 1424
1402	1401, 1403	1421	1420, 1424
1403	1401, 1402, 1404	1422	1413, 1414, 1415, 1418, 1423
1404	1401, 1403	1423	1418, 1419, 1422, 1424
1405	1406	1424	1419, 1420, 1421, 1423, 1425
1406	1405, 1407	1425	1424, 1426
1407	1406, 1408	1426	1425, 1427
1408	1407, 1409	1427	1426, 1428
1409	1408, 1410	1428	1427, 1429
1410	1409, 1411	1429	1428, 1430
1411	1410, 1412	1430	1429, 1431
1412	1411	1431	1430
1413	1414, 1422	1432	1433
1414	1413, 1415, 1422	1433	1432, 1434
1415	1414, 1416, 1418, 1422	1434	1433, 1435
1416	1415, 1417, 1418	1435	1434, 1436, 1437
1417	1416, 1418	1436	1435, 1437
1418	1415, 1416, 1417, 1419, 1422, 1423	1437	1435, 1436, 1438
1419	1418, 1420, 1423, 1424	1438	1437

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