
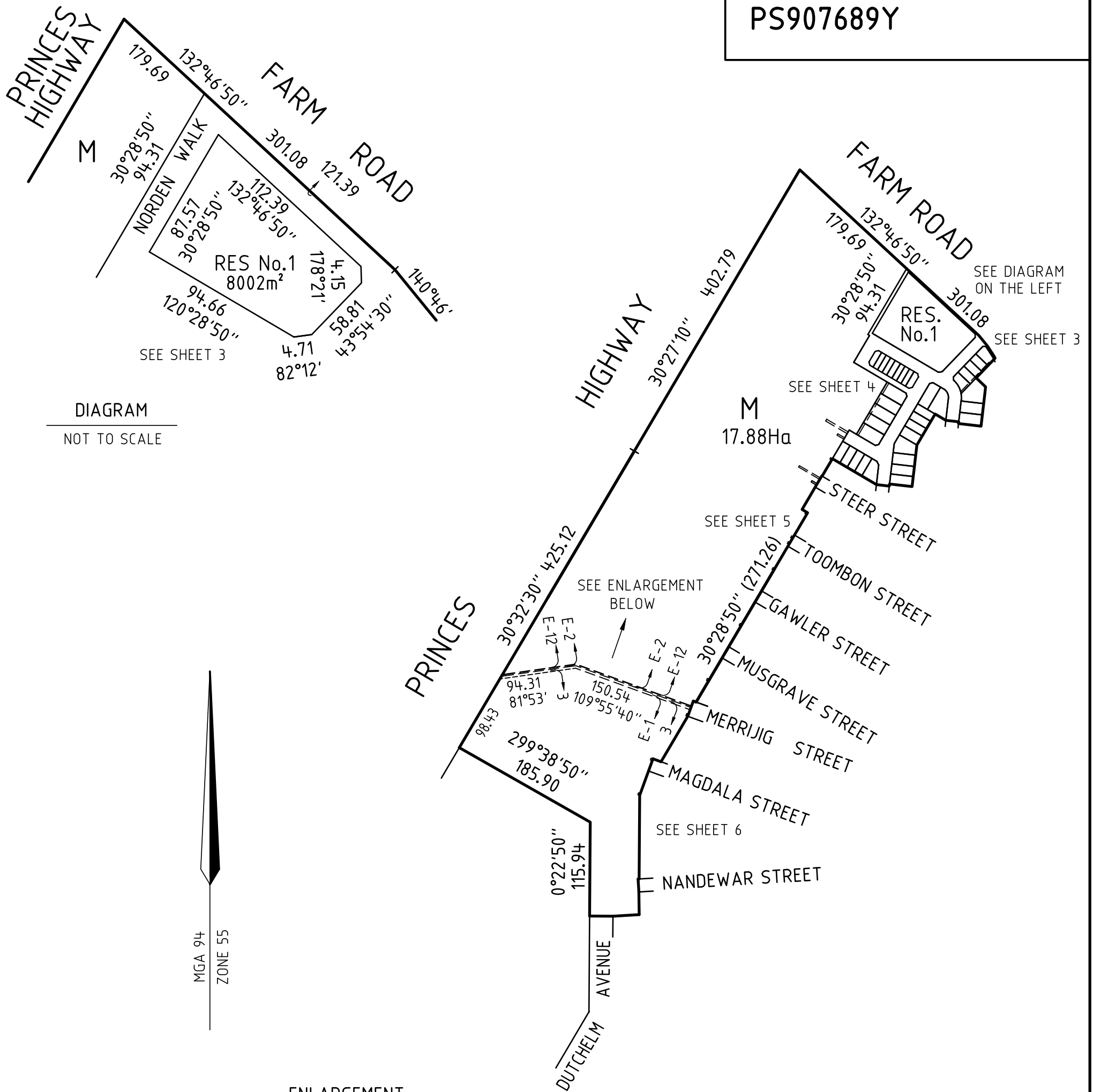


PLAN OF SUBDIVISION				EDITION 1	PS907689Y
<b>LOCATION OF LAND</b> PARISH: MAMBOURIN TOWNSHIP: WERRIBEE CROWN ALLOTMENTS: 22A (PART) & 10A (PART)  PARISH: MAMBOURIN CROWN ALLOTMENTS: 4A (PT), 5A (PT), 7A (PT), 8A (PT) & 9A (PT) CROWN ALLOTMENTS: H (PART) SECTION 7  TITLE REFERENCE: LAST PLAN REF: LOT L ON PS907685H POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE, VIC 3030  MGA 94 CO-ORDINATES: E 293 180 ZONE 55 (of approx centre of land in plan) N 5 801 575 GDA 94				Council Name: Wyndham City Council  Council Reference Number: WYS6038/22 Planning Permit Reference: WYP12383/20 SPEAR Reference Number: S196297E  <b>Certification</b> This plan is certified under section 6 of the Subdivision Act 1988  Public Open Space  A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification  Digitally signed by: Maria Pereira for Wyndham City Council on 06/06/2024	
VESTING OF ROADS OR RESERVES				NOTATIONS	
IDENTIFIER		COUNCIL/BODY/PERSON		<b>OTHER PURPOSE OF PLAN:</b> TO REMOVE PART EASEMENT E-6 ON PS907685H AND CREATED IN PS907685H AND AFFECTING ROAD R1 ON THIS PLAN  <b>GROUNDS FOR EASEMENT REMOVAL:</b> BY AGREEMENT OF ALL INTERESTED PARTIES UNDER SECTION 6(1)(k) OF THE SUBDIVISION ACT 1988	
ROAD R1 RESERVE No.1		WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL			
NOTATIONS					
DEPTH LIMITATION:		DOES NOT APPLY		<b>RIVERWALK RELEASE 40</b>  Number of Lots: 37 (excludes reserves & Lot M) Release 40 Land Area: 2.736ha	
<b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY (PS636838S)  <b>STAGING:</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO:  THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS:  IN PROCLAIMED SURVEY AREA NUMBER:					
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 PLAN	PS412756U	CITY WEST WATER LIMITED	
E-2	SEWERAGE	SEE PLAN	PS810598R	CITY WEST WATER CORPORATION	
E-3	SEWERAGE	SEE PLAN	PS810599P	CITY WEST WATER CORPORATION	
E-4	DRAINAGE	SEE PLAN	PS810600J	WYNDHAM CITY COUNCIL	
E-5	SEWERAGE	SEE PLAN	PS810600J	CITY WEST WATER CORPORATION	
E-6	DRAINAGE	SEE PLAN	PS907685H	WYNDHAM CITY COUNCIL	
E-7	SEWERAGE	SEE PLAN	PS907685H	GREATER WESTERN WATER CORPORATION	
E-8	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION	
E-9	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL	
E-12	SEWERAGE	SEE PLAN	PS810599P	CITY WEST WATER CORPORATION	
 <b>CRA SURVEY PTY LTD</b> LAND SURVEYORS DEVELOPMENT CONSULTANTS DIGITAL SCANNING 292 Canterbury Road office@crsurvey.com.au Surrey Hills, 3127 Tel: 03 9890 0933		REF: 3936PS40      VERSION: 11 (15.11.2023)  Digitally signed by: James Sprott, Licensed Surveyor, Surveyor's Plan Version (11), 06/06/2024, SPEAR Ref: S196297E		ORIGINAL SHEET SIZE: A3      SHEET 1 OF 8	

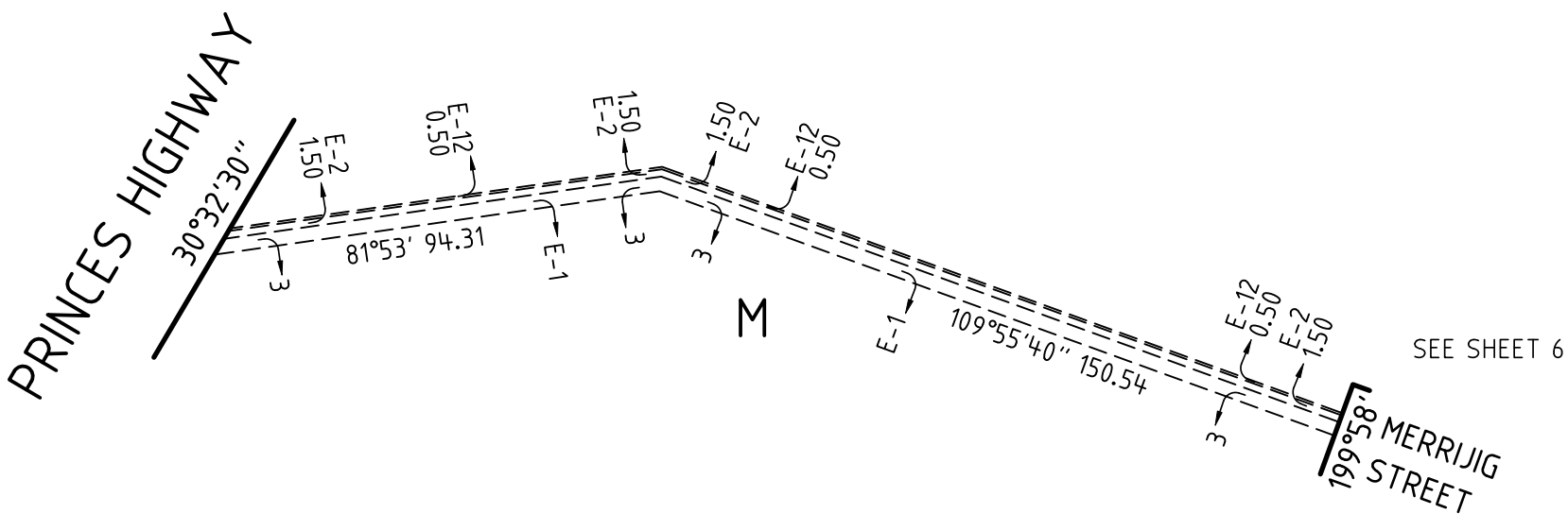
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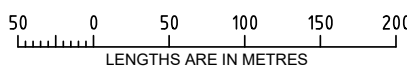
RIVERWALK RELEASE 40



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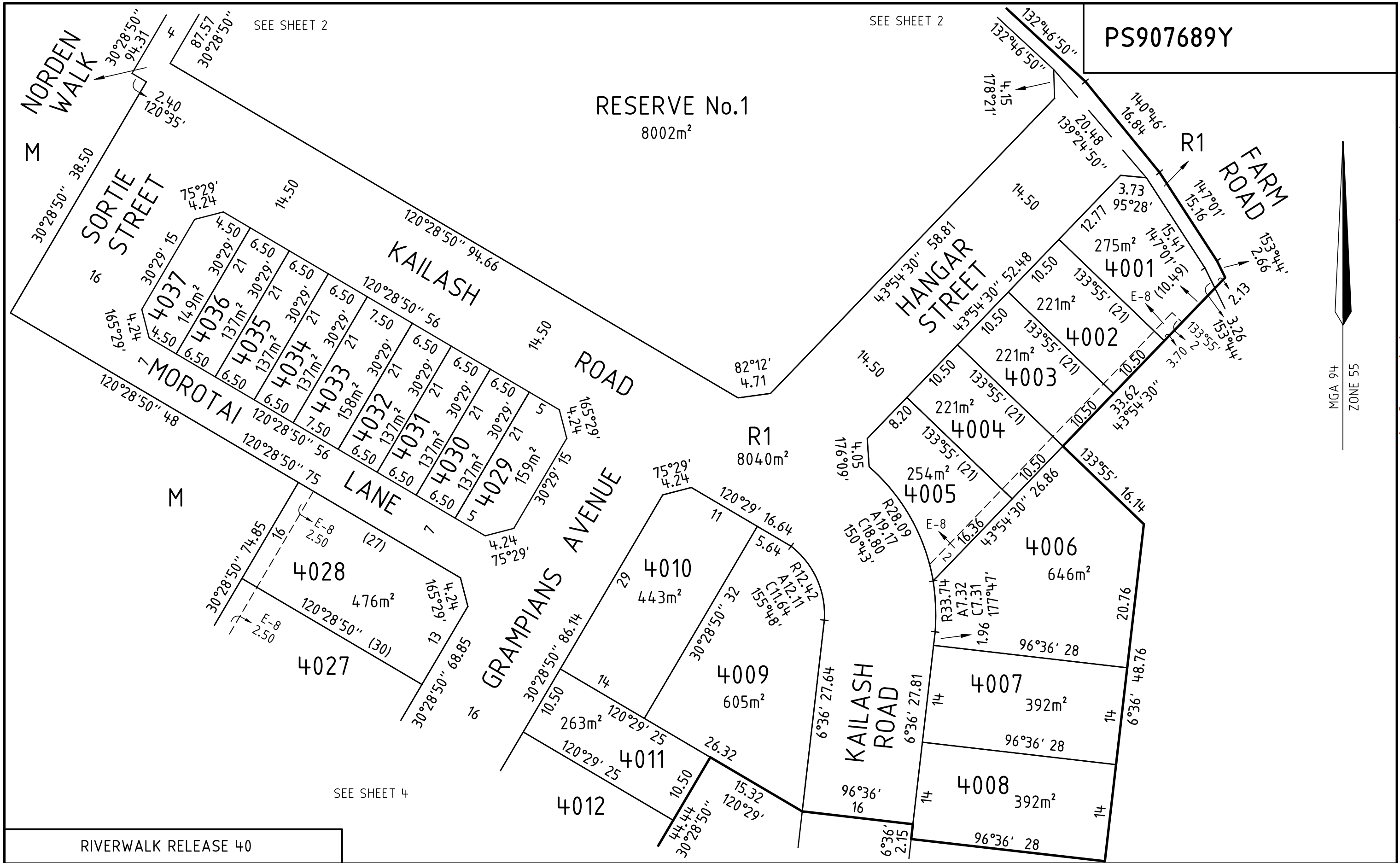
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SHEET 2

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PS907689Y

MGA 94  
ZONE 55

RIVERWALK RELEASE 40



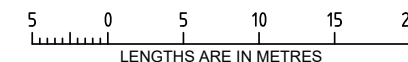
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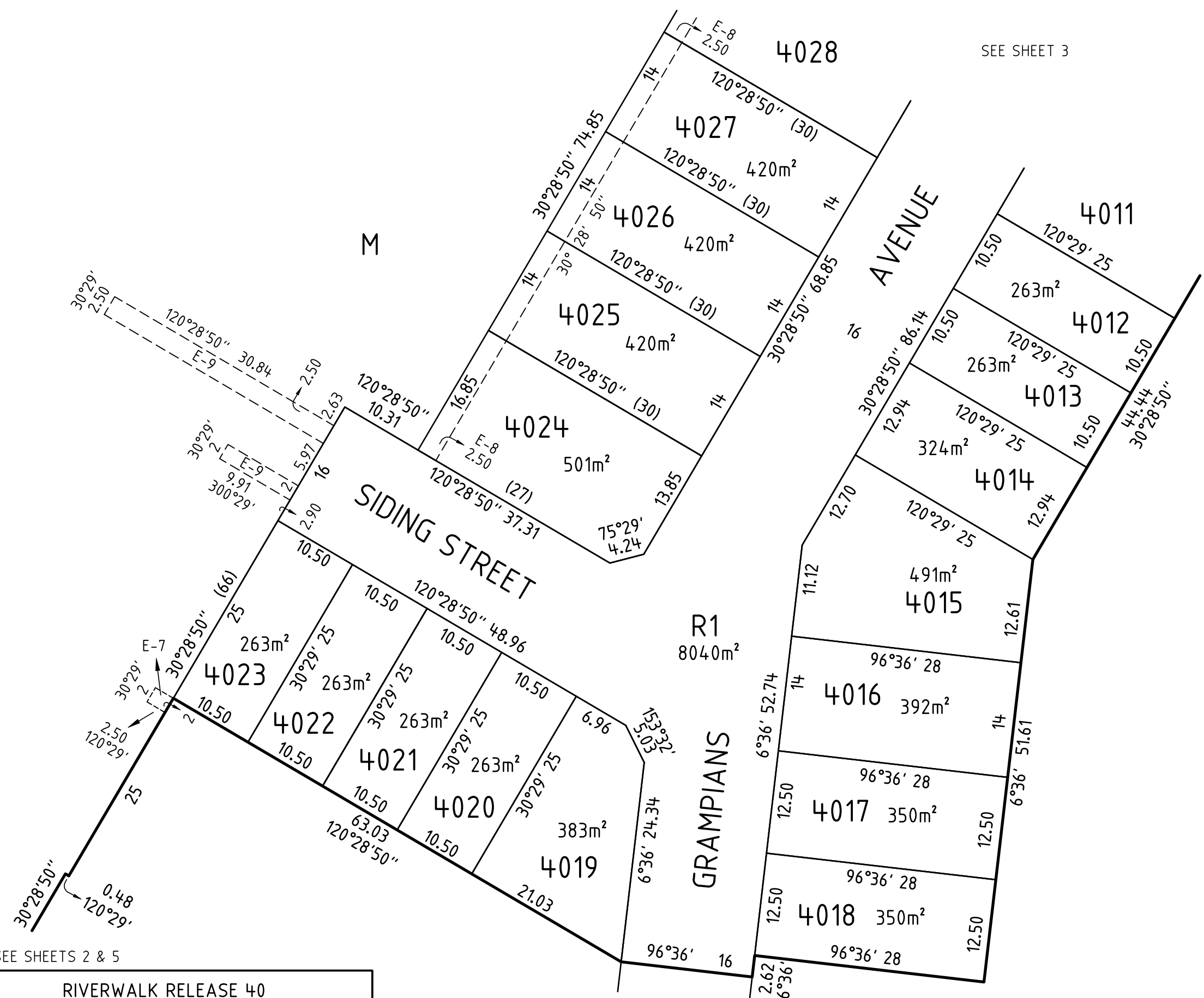
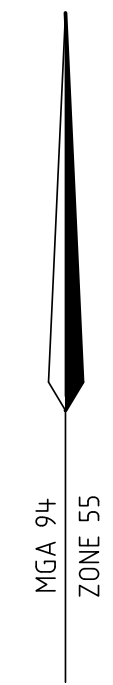
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SHEET 3

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SEE SHEET 3

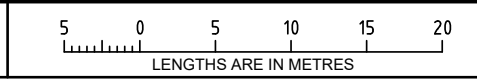


SEE SHEETS 2 & 5

RIVERWALK RELEASE 40

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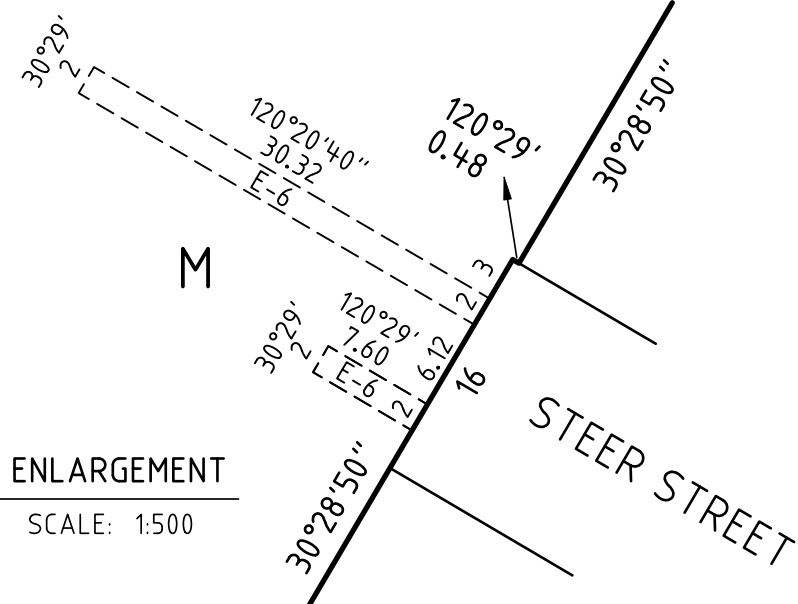
SHEET 4

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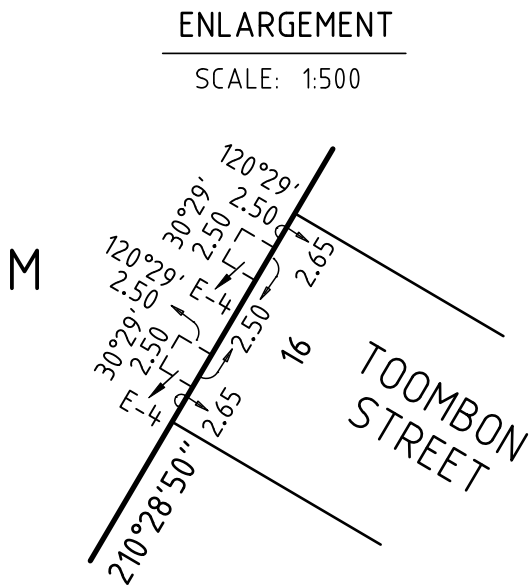
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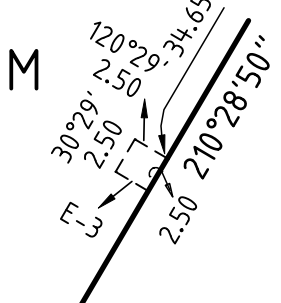
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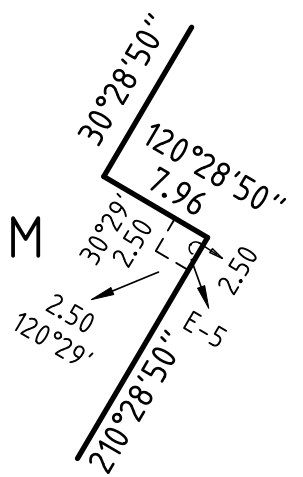
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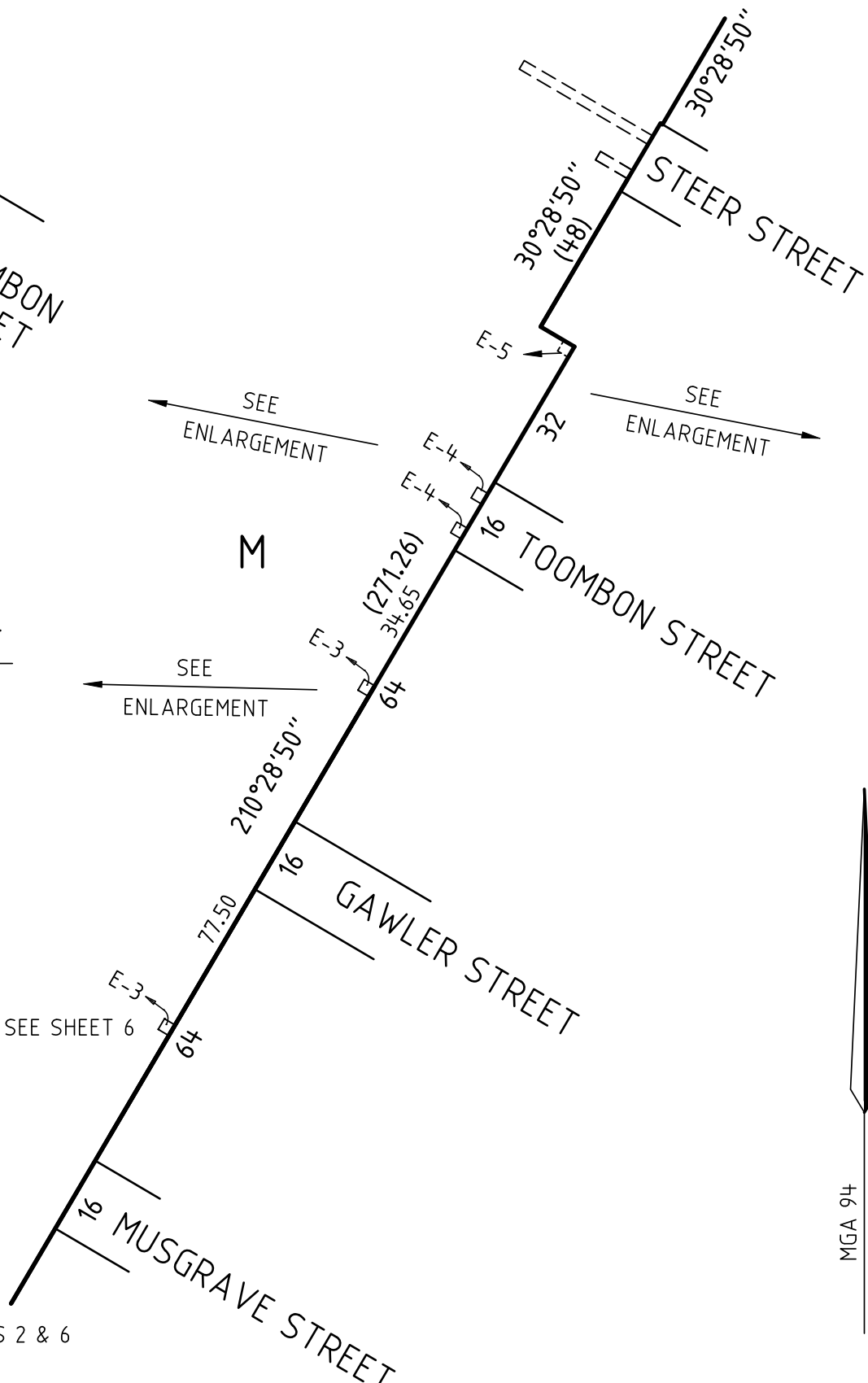
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ENLARGEMENT  
SCALE: 1:500



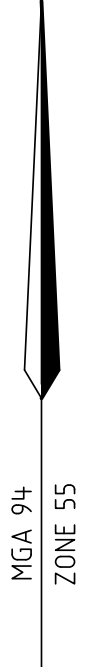
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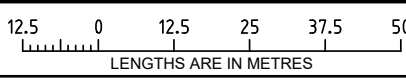


SEE SHEET 4

SEE SHEET 6

SEE SHEETS 2 & 6



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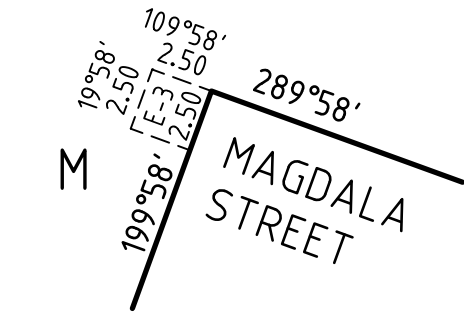
SEE SHEET 5

ENLARGEMENT

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SEE ENLARGEMENT

SEE SHEET 2

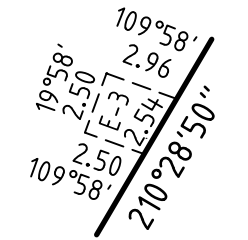


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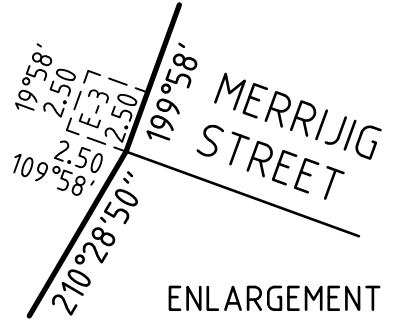
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ENLARGEMENT

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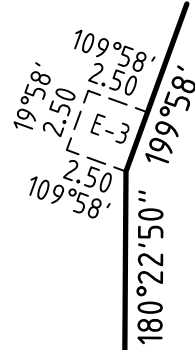


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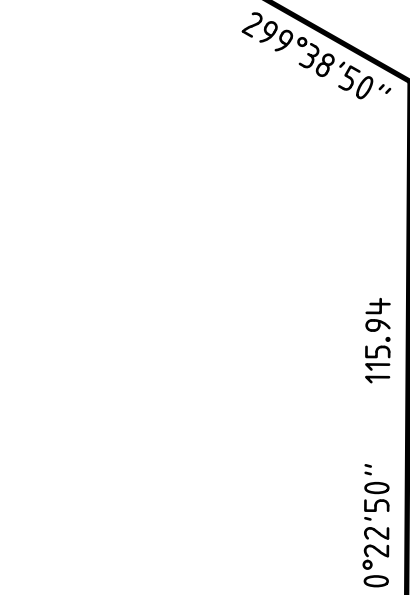
SEE SHEET 2

SEE ENLARGEMENT



ENLARGEMENT

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DUTCHELM AVENUE

SEE SHEET 2 & 5



NANDEWAR STREET



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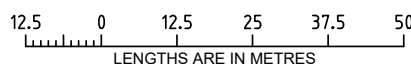
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**CREATION OF RESTRICTION "A"****LAND BURDENED AND LAND BENEFITED: REFER TO TABLE 1**

## 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 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.

RIVERWALK RELEASE 40



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**TABLE 1**

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

**CREATION OF RESTRICTION**

BURDENED LOT No	BENEFITING LOTS
4001	4002
4002	4001, 4003
4003	4002, 4004
4004	4003, 4005, 4006
4005	4004, 4006
4006	4004, 4005, 4007
4007	4006, 4008
4008	4007
4009	4010, 4011
4010	4009, 4011
4011	4009, 4010, 4012
4012	4011, 4013
4013	4012, 4014
4014	4013, 4015
4015	4014, 4016
4016	4015, 4017
4017	4016, 4018
4018	4017
4019	4020

BURDENED LOT No	BENEFITING LOTS
4020	4019, 4021
4021	4020, 4022
4022	4021, 4023
4023	4022
4024	4025
4025	4024, 4026
4026	4025, 4027
4027	4026, 4028
4028	4027
4029	4030
4030	4029, 4031
4031	4030, 4032
4032	4031, 4033
4033	4032, 4034
4034	4033, 4035
4035	4034, 4036
4036	4035, 4037
4037	4036

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