

<b>PLAN OF SUBDIVISION</b>	STAGE NO _____	LRS USE ONLY <b>EDITION</b>	PLAN NUMBER <b>PS 641301K</b>		
<b>LOCATION OF LAND</b>	<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b>				
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 636838S LOT X TITLE REFERENCE: VOL FOL  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 / /				
<b>VESTING OF ROADS OR RESERVES</b>					
IDENTIFIER	COUNCIL/BODY/PERSON				
R1 (ROAD)	WYNDHAM CITY COUNCIL				
<b>NOTATIONS</b>					
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 (PS 636838S) THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS: IN PROCLAIMED SURVEY AREA NUMBER:		OTHER PURPOSE OF PLAN: TO REMOVE PART OF EASEMENT E-8 AFFECTING LOT X ON PS 636838S AND CREATED IN PS 636838S AND NOT SHOWN ON THIS PLAN.  GROUNDS FOR EASEMENT REMOVAL: WYNDHAM CITY COUNCIL PLANNING PERMIT No.  LOTS 1 TO 62 (INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN			
		RIVERWALK	RELEASE 1B		
<b>EASEMENT INFORMATION</b>			<b>LRS USE ONLY</b>		
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 / /
					<b>LRS USE ONLY</b>
					PLAN REGISTERED
					TIME
					DATE / /
					..... ASSISTANT REGISTRAR OF TITLES
					SHEET 1 OF 11 SHEETS
<b>CHRIS RUNTING &amp; ASSOCIATES PTY LTD</b>  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: DIGITALLY SIGNED  REF: 3936PS1B                      VERSION: 9 (5.04.11)		DATE / /  ..... COUNCIL DELEGATE SIGNATURE  ORIGINAL SHEET SIZE A3

# PLAN OF SUBDIVISION

STAGE NO

PLAN NUMBER

—

**PS 641301K**

## 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	3	THIS PLAN	WYNDHAM CITY COUNCIL
	SEWERAGE	3	THIS PLAN	CITY WEST WATER LIMITED
E-4	SEWERAGE	2	THIS PLAN	CITY WEST WATER LIMITED
E-5	DRAINAGE	2	THIS PLAN	WYNDHAM CITY COUNCIL
E-6	DRAINAGE	SEE PLAN	PS636838S	WYNDHAM CITY COUNCIL
	SEWERAGE	SEE PLAN	PS636838S	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	PS 636838S	MELBOURNE WATER CORPORATION
E-12	SEWERAGE	2.50	PS 636838S	CITY WEST WATER LIMITED
	DRAINAGE	2.50	PS 636838S	MELBOURNE WATER CORPORATION

**RIVERWALK RELEASE 1B**

No of Lots: 55 (excluding Lot A) Release 1B Land Area: 2.617ha

SHEET 2

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LICENSED SURVEYOR: P.J.S. TYNKKYNNEN

SIGNATURE ..... DATE / /

REF: 3936PS1B

VERSION: 9 (5.04.11)

DATE / /

.....  
COUNCIL DELEGATE SIGNATURE

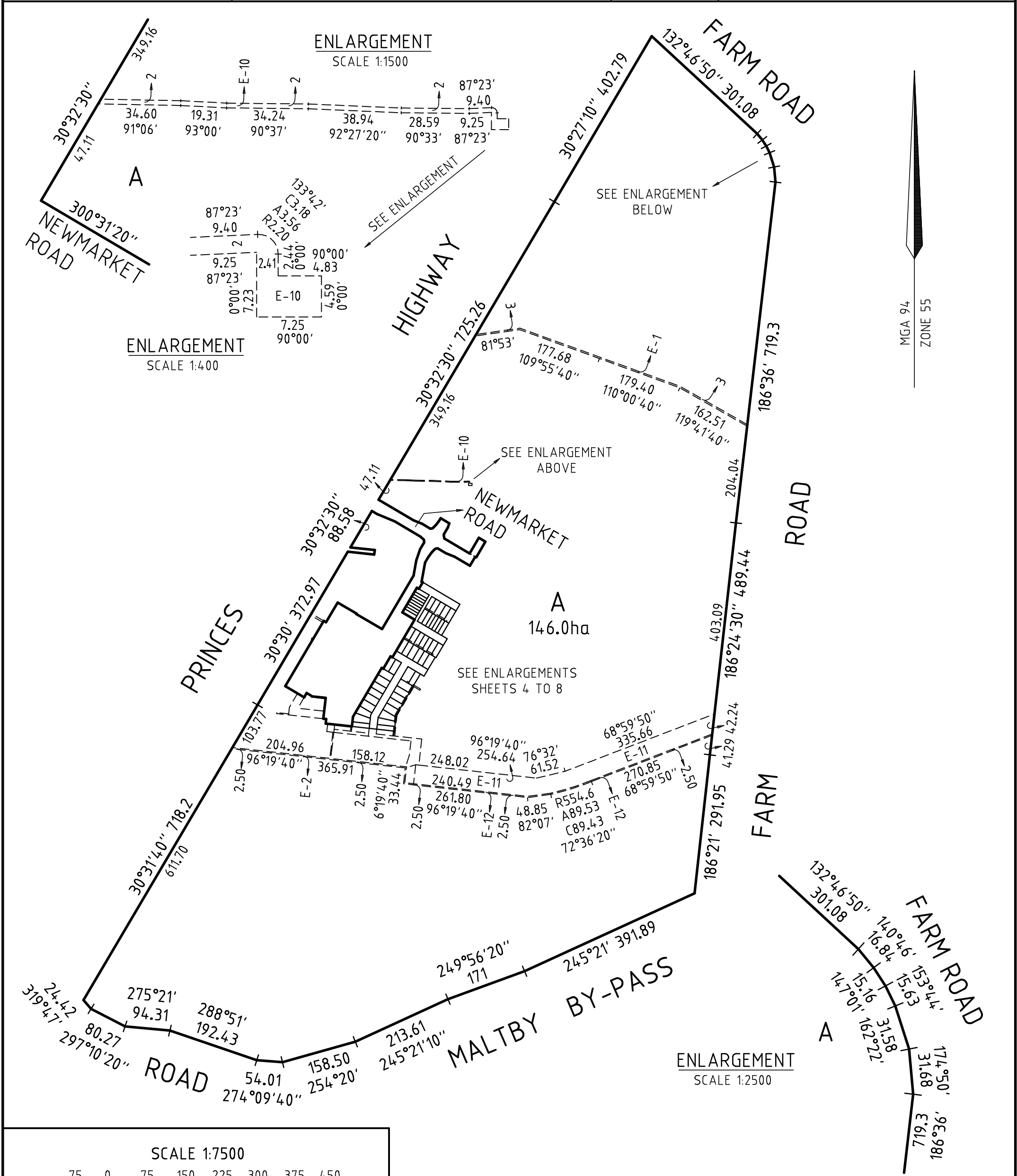
ORIGINAL SHEET SIZE A3

# PLAN OF SUBDIVISION

STAGE NO

PLAN NUMBER

PS 641301K

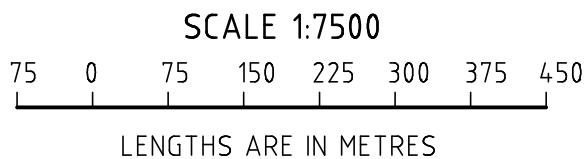


ENLARGEMENT  
SCALE 1:400

ENLARGEMENT  
SCALE 1:1500

ENLARGEMENT  
SCALE 1:2500

MGA 94  
ZONE 55



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**RIVERWALK RELEASE 1B**

No of Lots: 55 (excluding Lot A) Release 1B Land Area: 2.617ha

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SIGNATURE ..... DATE / /

REF: 3936PS1B

VERSION: 9 (5.04.11)

SHEET 3

DATE / /

.....  
COUNCIL DELEGATE SIGNATURE

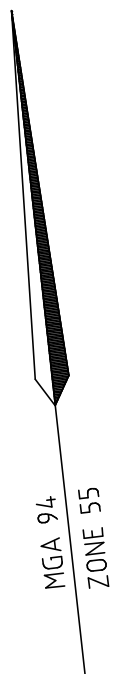
ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE NO

PLAN NUMBER

PS 641301K



SEE SHEET 3

SEE SHEET 3

HIGHWAY

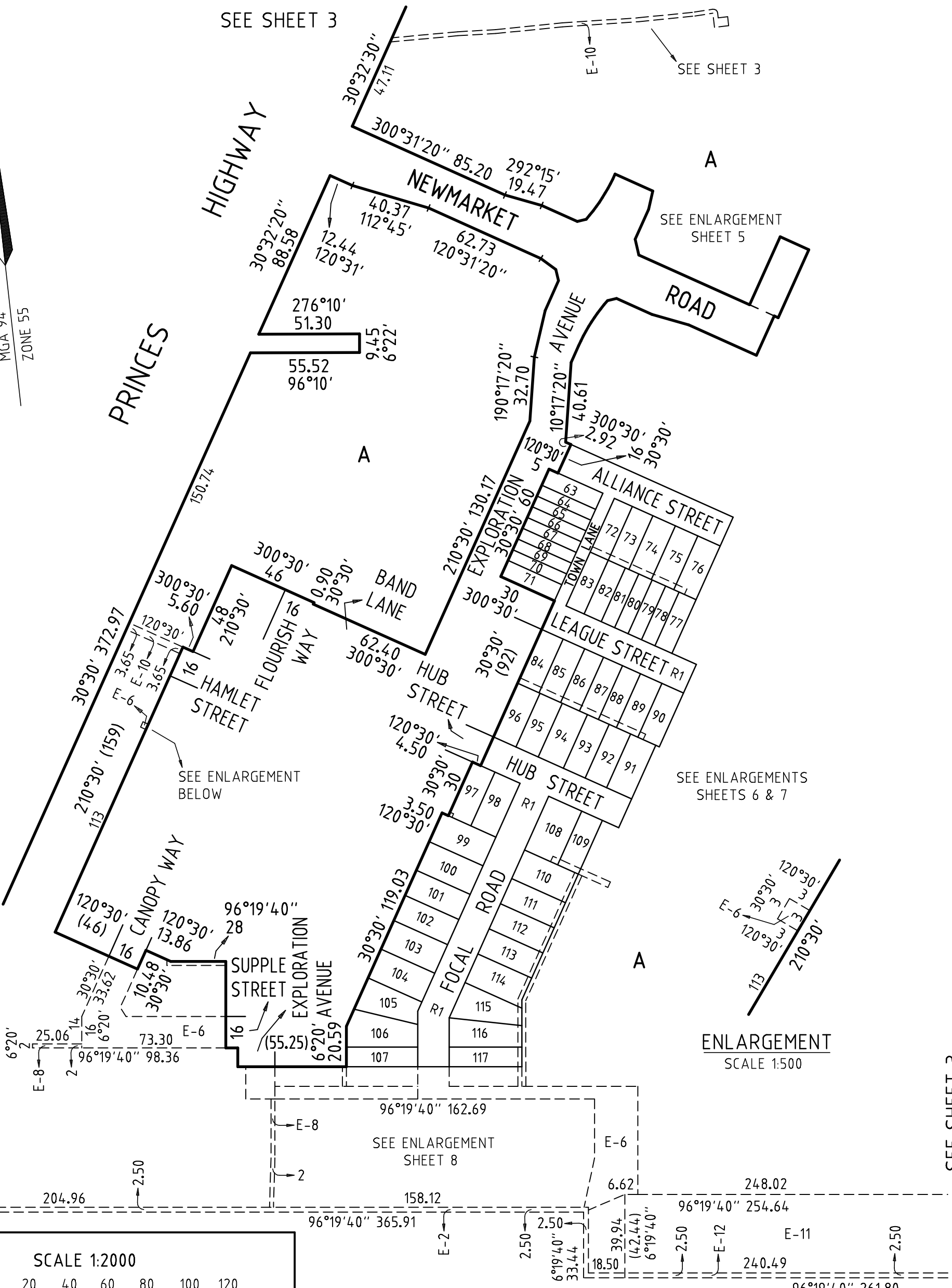
PRINCES

NEWMARKET

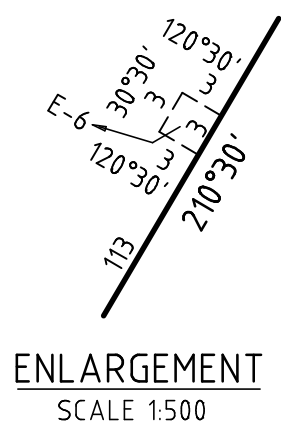
ROAD

A

SEE ENLARGEMENT SHEET 5

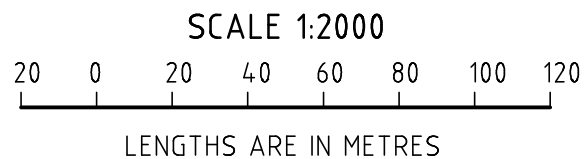


SEE ENLARGEMENTS SHEETS 6 & 7



SEE SHEET 3

SEE SHEET 3



RIVERWALK RELEASE 1B

No of Lots: 55 (excluding Lot A) Release 1B Land Area: 2.617ha

SHEET 4

LICENSED SURVEYOR: P.J.S. TYNKKYEN

DATE / /

SIGNATURE ..... DATE / /

.....  
COUNCIL DELEGATE SIGNATURE

REF: 3936PS1B

VERSION: 9 (5.04.11)

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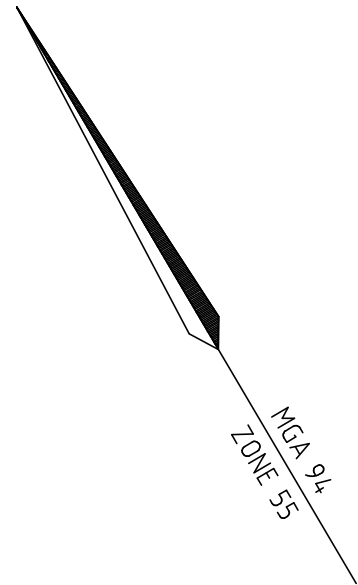
20 Hamilton Street  
Mont Albert Vic 3127  
Tel: 9890 0933  
Fax: 9898 2543

PLAN OF SUBDIVISION

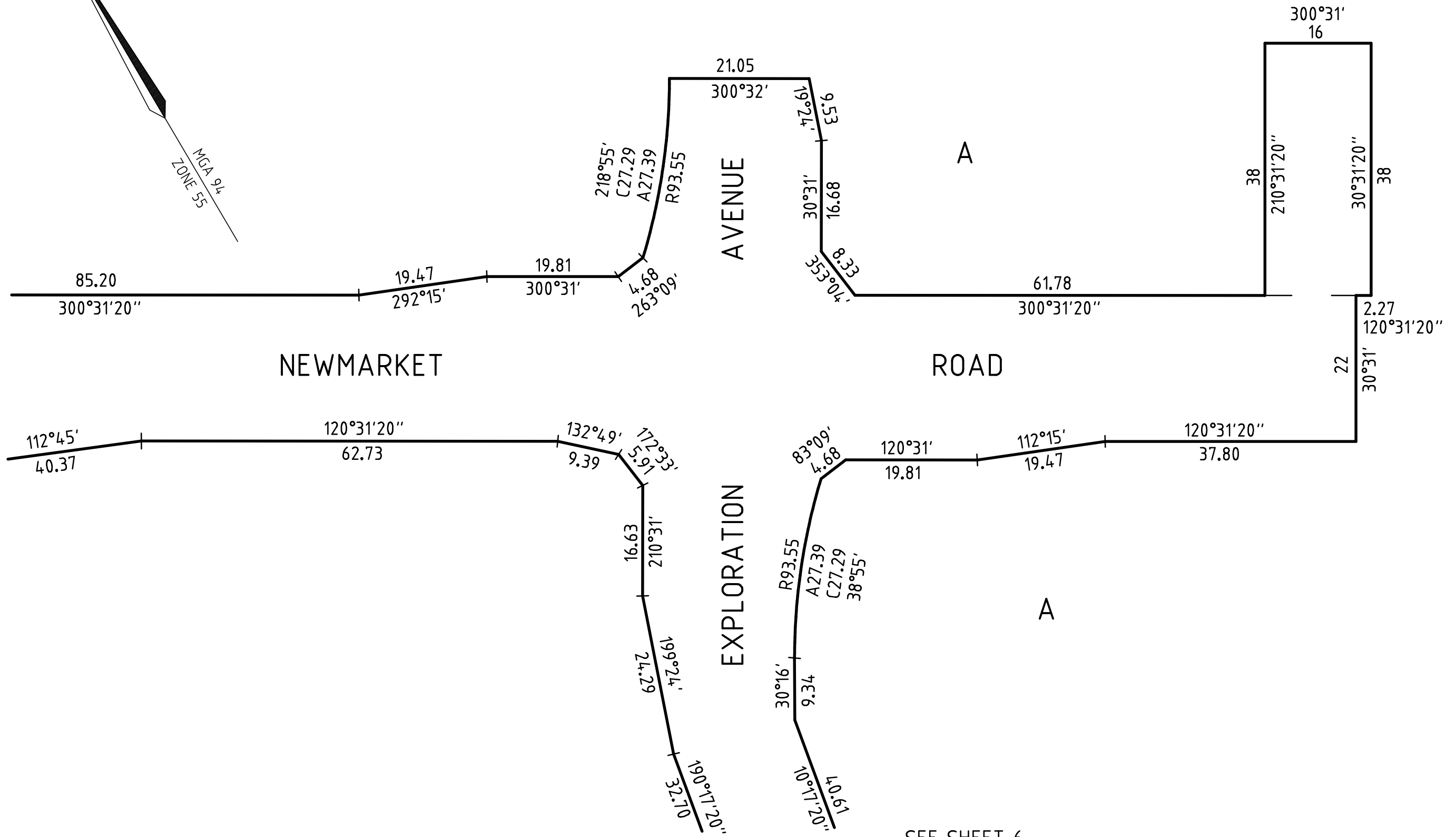
STAGE NO

PLAN NUMBER

PS 641301K



SEE SHEET 4



SEE SHEET 6

RIVERWALK RELEASE 1B

No of Lots: 55 (excluding Lot A) Release 1B Land Area: 2.617ha

SHEET 5

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SCALE 1:600



LENGTHS ARE IN METRES

LICENSED SURVEYOR: P.J.S. TYNKKYNYEN

SIGNATURE ..... DATE / /

REF: 3936PS1B

VERSION: 9 (5.04.11)

DATE / /

.....  
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

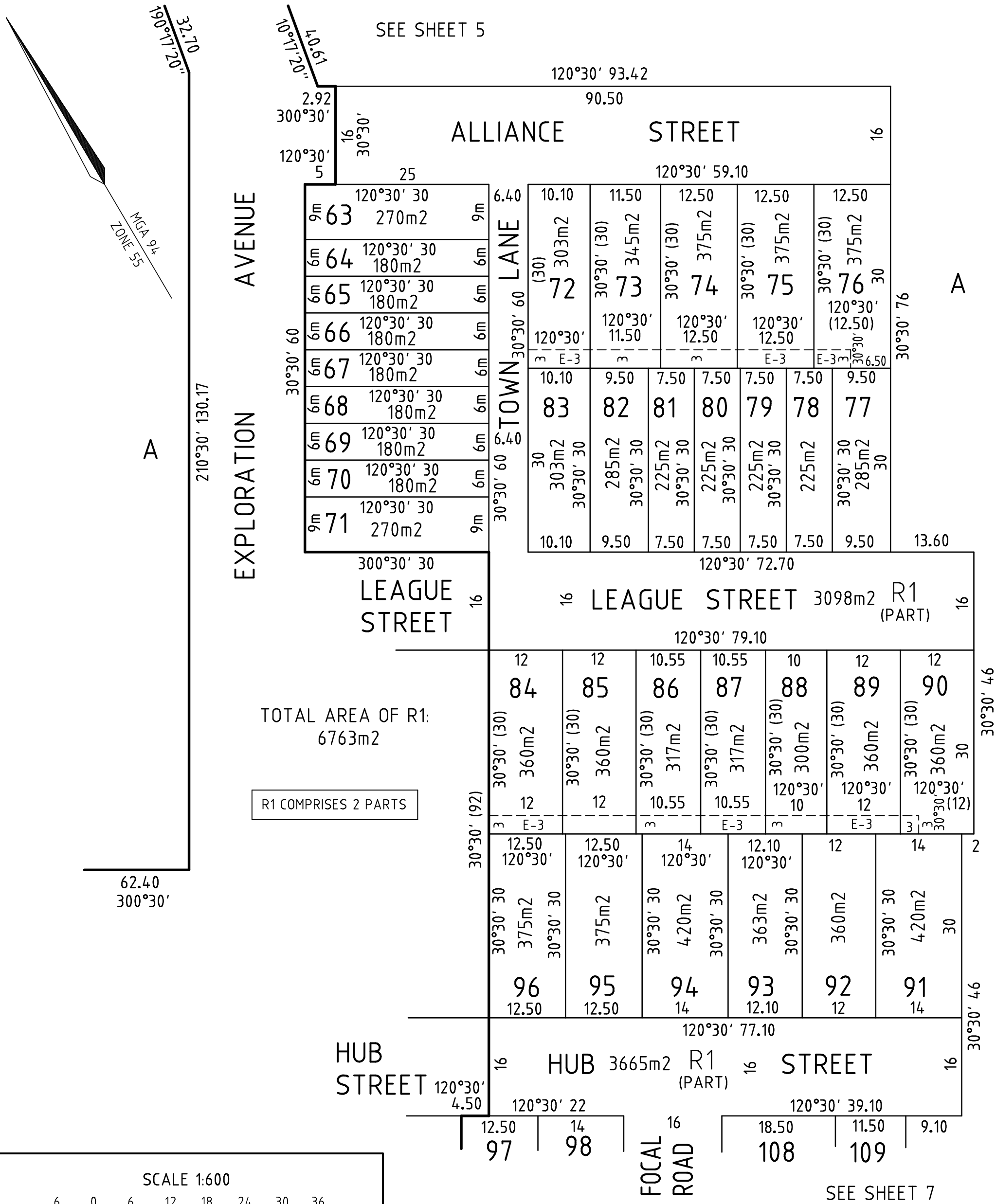
**PLAN OF SUBDIVISION**

STAGE NO

PLAN NUMBER

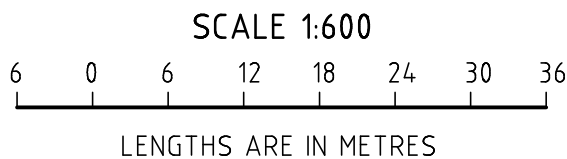
**PS 641301K**

SEE SHEET 5



TOTAL AREA OF R1:  
6763m<sup>2</sup>

R1 COMPRISES 2 PARTS



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LICENSED SURVEYOR: P.J.S. TYNKKYNNEN

SIGNATURE ..... DATE / /

REF: 3936PS1B

VERSION: 9 (5.04.11)

SEE SHEET 7

RIVERWALK RELEASE 1B  
No of Lots: 55 (excluding Lot A) Release 1B Land Area: 2.617ha

SHEET 6

DATE / /

.....  
COUNCIL DELEGATE SIGNATURE

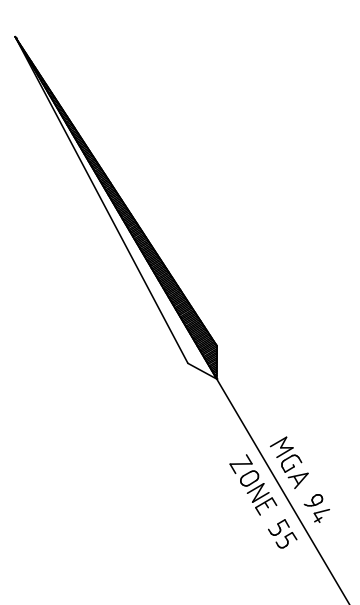
ORIGINAL SHEET SIZE A3

# PLAN OF SUBDIVISION

STAGE NO

PLAN NUMBER

**PS 641301K**



SEE SHEET 6

96	95	94	93	92	91
12.50	12.50	14	12.10	12	14

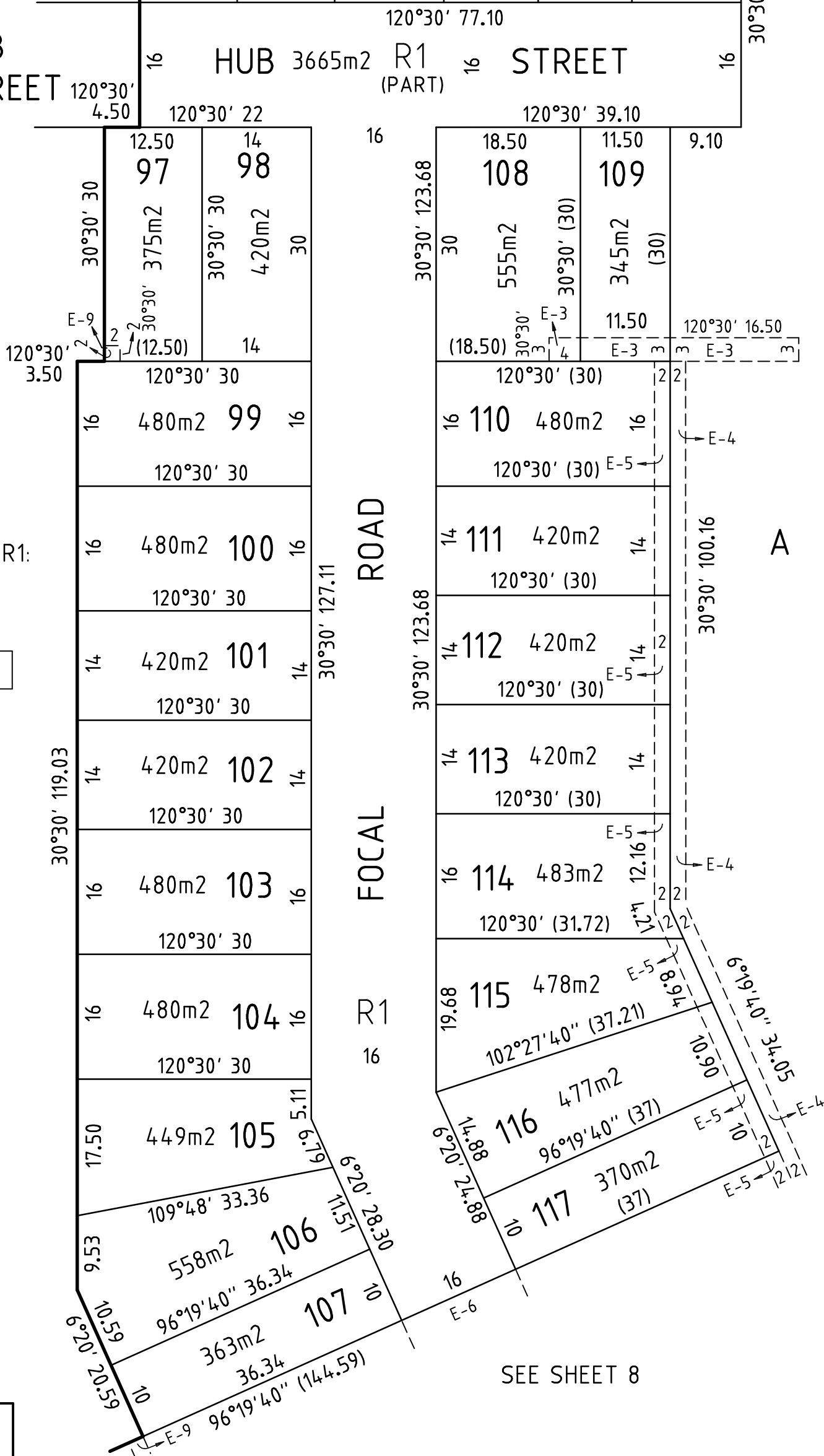
HUB STREET

HUB STREET 3665m<sup>2</sup> R1 (PART)

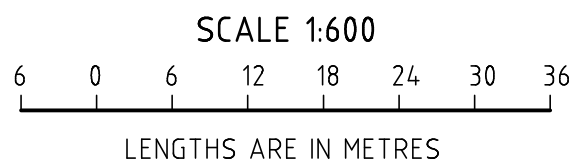
STREET

TOTAL AREA OF R1:  
6763m<sup>2</sup>

R1 COMPRISES 2 PARTS



SEE SHEET 8



RIVERWALK RELEASE 1B

No of Lots: 55 (excluding Lot A) Release 1B Land Area: 2.617ha

SHEET 7

LICENSED SURVEYOR: P.J.S. TYNKKYEN

DATE / /

SIGNATURE ..... DATE / /

.....  
COUNCIL DELEGATE SIGNATURE

REF: 3936PS1B

VERSION: 9 (5.04.11)

ORIGINAL SHEET SIZE A3

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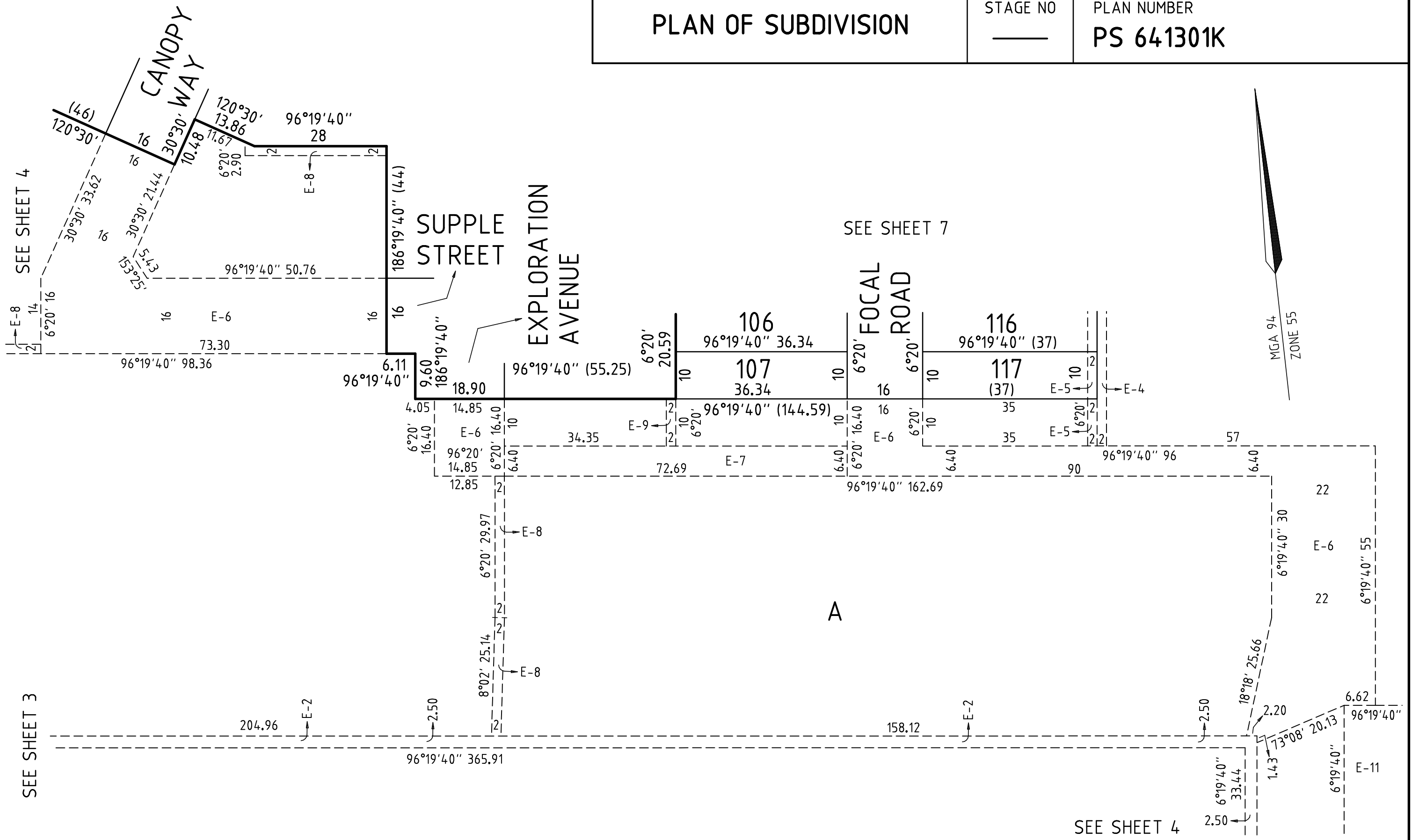
20 Hamilton Street  
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# PLAN OF SUBDIVISION

STAGE NO

PLAN NUMBER

PS 641301K



Signed by Council: Wyncham City Council, Original Certification: 13/12/2010, Recertification: 09/05/2011

Signed by: Paavo Jukka Tynkkynen (Chris Runtig & Associates Pty Ltd) Surveyor's Plan Version (9 (5.04.11)) 07/04/2011

RIVERWALK RELEASE 1B

No of Lots: 55 (excluding Lot A) Release 1B Land Area: 2.617ha

SHEET 8

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SCALE 1:750



LENGTHS ARE IN METRES

LICENSED SURVEYOR: P.J.S. TYNKKYNEN

SIGNATURE ..... DATE / /

REF: 3936PS1B

VERSION: 9 (5.04.11)

DATE / /

.....  
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3



	<b>PLAN OF SUBDIVISION</b>	STAGE NO ———	PLAN NUMBER <b>PS 641301K</b>
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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 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 1B

No of Lots: 55 (excluding Lot A)  
Release 1B Land Area: 2.617ha

**CHRIS RUNTING & ASSOCIATES PTY LTD**

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LICENSED SURVEYOR: P.J.S. TYNKKYNNEN

SIGNATURE ..... DATE / /

REF: 3936PS1B

VERSION: 9 (5.04.11)

SHEET 9

DATE / /

.....  
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

	<b>PLAN OF SUBDIVISION</b>	STAGE NO ———	PLAN NUMBER <b>PS 641301K</b>
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**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 63 to 117 (inclusive)

LAND TO BENEFIT:  
Lot F on Plan of Subdivision number PS636838S

**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 1B

No of Lots: 55 (excluding Lot A)  
Release 1B Land Area: 2.617ha

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VERSION: 9 (5.04.11)

SHEET 10

DATE / /

.....  
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ORIGINAL SHEET SIZE A3

	<b>PLAN OF SUBDIVISION</b>	STAGE NO —	PLAN NUMBER <b>PS 641301K</b>
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**TABLE 1**

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

**CREATION OF RESTRICTION**

BURDENED LOT No	BENEFITING LOTS
63	64
64	63, 65
65	64, 66
66	65, 67
67	66, 68
68	67, 69
69	68, 70
70	69, 71
71	70
72	73, 83
73	72, 74, 81, 82
74	73, 75, 80, 81
75	74, 76, 78, 79, 80
76	75, 77, 78
77	76, 78
78	75, 76, 77, 79
79	75, 78, 80
80	74, 75, 79, 81
81	73, 74, 80, 82
82	73, 81, 83
83	72, 82
84	85, 96
85	84, 86, 95, 96
86	85, 87, 94, 95
87	86, 88, 93, 94
88	87, 89, 92, 93
89	88, 90, 91, 92
90	89, 91

BURDENED LOT No	BENEFITING LOTS
91	89, 90, 92
92	88, 89, 91, 93
93	87, 88, 92, 94
94	86, 87, 93, 95
95	85, 86, 94, 96
96	84, 85, 95
97	98, 99
98	97, 99
99	97, 98, 100
100	99, 101
101	100, 102
102	101, 103
103	102, 104
104	103, 105
105	104, 106
106	105, 107
107	106
108	109, 110
109	108, 110
110	108, 109, 111
111	110, 112
112	111, 113
113	112, 114
114	113, 115
115	114, 116
116	115, 117
117	116

<b>RIVERWALK    RELEASE 1B</b>
No of Lots: 55 (excluding Lot A) Release 1B Land Area: 2.617ha
<p><b>CHRIS RUNTING &amp; ASSOCIATES PTY LTD</b></p> <p>LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS</p> <p style="text-align: right; font-size: small;">20 Hamilton Street Mont Albert Vic 3127 Tel: 9890 0933 Fax: 9898 2543</p>

LICENSED SURVEYOR: P.J.S. TYNKKYEN  SIGNATURE ..... DATE / /  REF: 3936PS1B                      VERSION: 9 (5.04.11)
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SHEET 11
DATE / /
..... COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3