

Signed by Council: Wyndham City Council, Council Ref: WYP4474/10, WYS1819/11, Original Certification: 16/09/2011, Recertification: 16/04/2012, S.O.C.: 13/05/2014

PLAN OF SUBDIVISION	STAGE NO _____	LRS USE ONLY EDITION 1	PLAN NUMBER PS 641295B
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 639367Q LOT C TITLE REFERENCE: Vol. 11468 Fol. 708 POSTAL ADDRESS: CNR PRINCES HIGHWAY & MALTBY BYPASS WERRIBEE 3030 MGA CO-ORDINATES: E 292 720 OF APPROX. CENTRE N 5 800 590 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 WYNDHAM CITY COUNCIL		
NOTATIONS			
DEPTH LIMITATION: DOES NOT APPLY THIS IS A SPEAR PLAN STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO: WYP4474/10 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: REMOVAL OF EASEMENT E-20 CREATED ON PS 636839Q 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 LOTS 1 TO 192, 217, 218, A TO C & E TO Y (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN EASEMENT IDENTIFIERS E-3 & E-4 HAVE BEEN OMITTED FROM THIS PLAN	
		RIVERWALK	RELEASE 4
EASEMENT INFORMATION			
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)			
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN
			SEE SHEET 2
			LAND BENEFITED/IN FAVOUR OF
			LRS USE ONLY
			STATEMENT OF COMPLIANCE EXEMPTION STATEMENT
			RECEIVED <input checked="" type="checkbox"/>
			DATE: 28 / 2 / 2012
			LRS USE ONLY
			PLAN REGISTERED
			TIME: 4.31pm
			DATE: 29 / 5 / 2014
			HEATH RICHARDS ASSISTANT REGISTRAR OF TITLES
			SHEET 1 OF 12 SHEETS
CHRIS RUNTING & ASSOCIATES PTY LTD		LICENSED SURVEYOR: P.J.S. TYNKKYEN	
TOWN SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS 20 Hamilton Street Mont Albert Vic 3127 Tel: 9890 0933 Fax: 9898 2543		SIGNATURE: DIGITALLY SIGNED	
		REF: 3936PS4	VERSION: 14 (21.10.11)
		DATE / /	
	 COUNCIL DELEGATE SIGNATURE	
		ORIGINAL SHEET SIZE A3	

PLAN OF SUBDIVISION

STAGE NO

PLAN NUMBER

PS 641295B

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-5	DRAINAGE	2	PS 641301K	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	2	THIS PLAN	WYNDHAM CITY COUNCIL
E-12	SEWERAGE	2	THIS PLAN	CITY WEST WATER LIMITED
E-13	DRAINAGE SEWERAGE	3 3	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL CITY WEST WATER LIMITED
E-14	DRAINAGE	SEE PLAN	PS636838S	MELBOURNE WATER CORPORATION
E-15	SEWERAGE DRAINAGE	2.50 2.50	PS636838S PS636838S	CITY WEST WATER LIMITED MELBOURNE WATER CORPORATION
E-16	SEWERAGE	2	PS639367Q	CITY WEST WATER LIMITED
E-17	DRAINAGE	4	PS636839Q	WYNDHAM CITY COUNCIL
E-18	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS636839Q PS636839Q	WYNDHAM CITY COUNCIL CITY WEST WATER LIMITED
E-19	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	PS636839Q PS636838S	CITY WEST WATER LIMITED MELBOURNE WATER CORPORATION
E-20	SEWERAGE	2	PS636839Q	CITY WEST WATER LIMITED
E-21	DRAINAGE	2	PS636839Q	WYNDHAM CITY COUNCIL
E-22	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS639367Q PS636839Q	WYNDHAM CITY COUNCIL CITY WEST WATER LIMITED
E-23	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS639367Q PS639367Q	WYNDHAM CITY COUNCIL CITY WEST WATER LIMITED
E-24	DRAINAGE	2	PS639367Q	WYNDHAM CITY COUNCIL

RIVERWALK RELEASE 4

No of Lots: 41 (excluding Lots D & Z) Release 4 Land Area: 4.384ha

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: 3936PS4

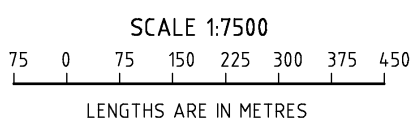
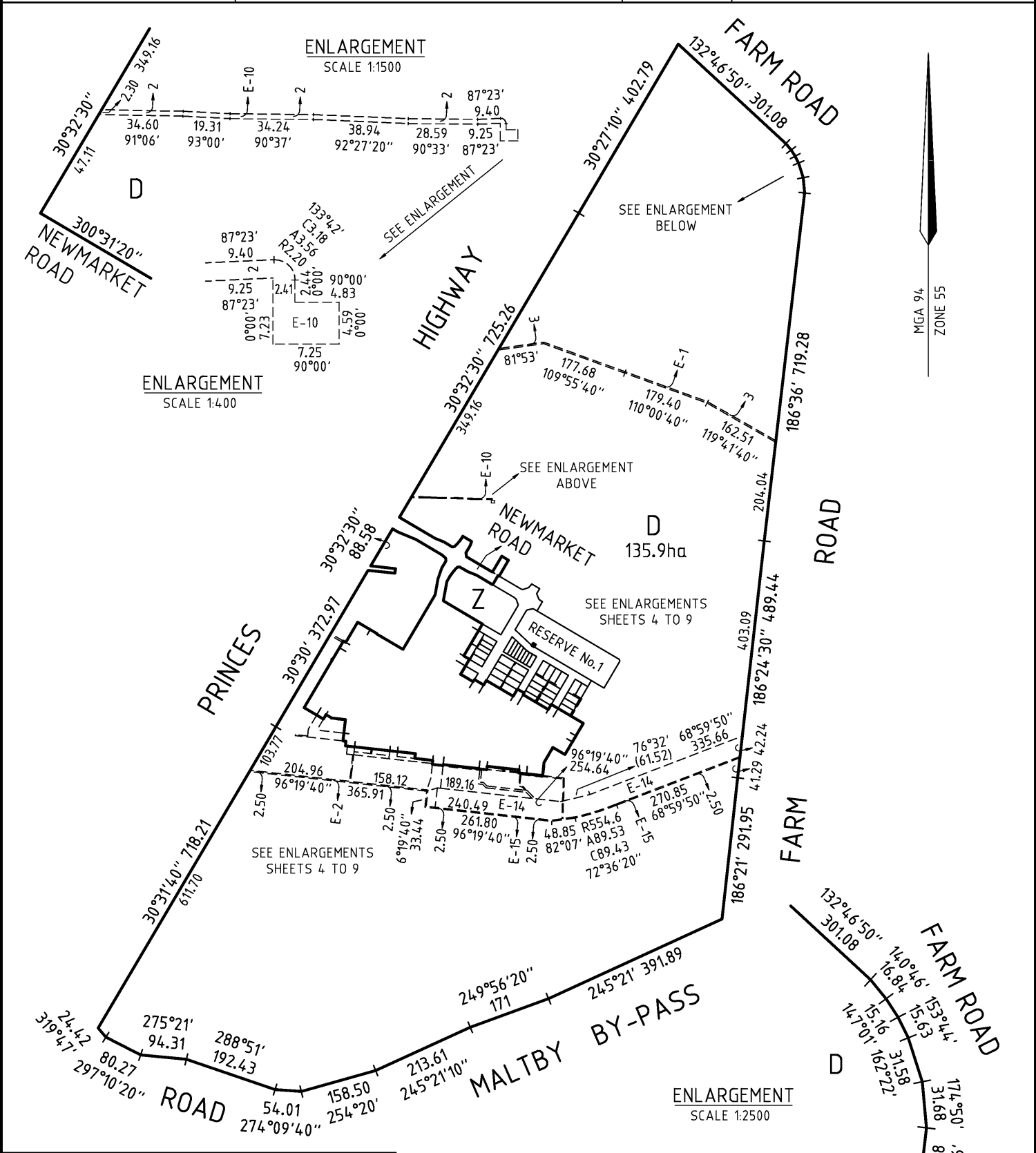
VERSION: 14 (21.10.11)

DATE / /

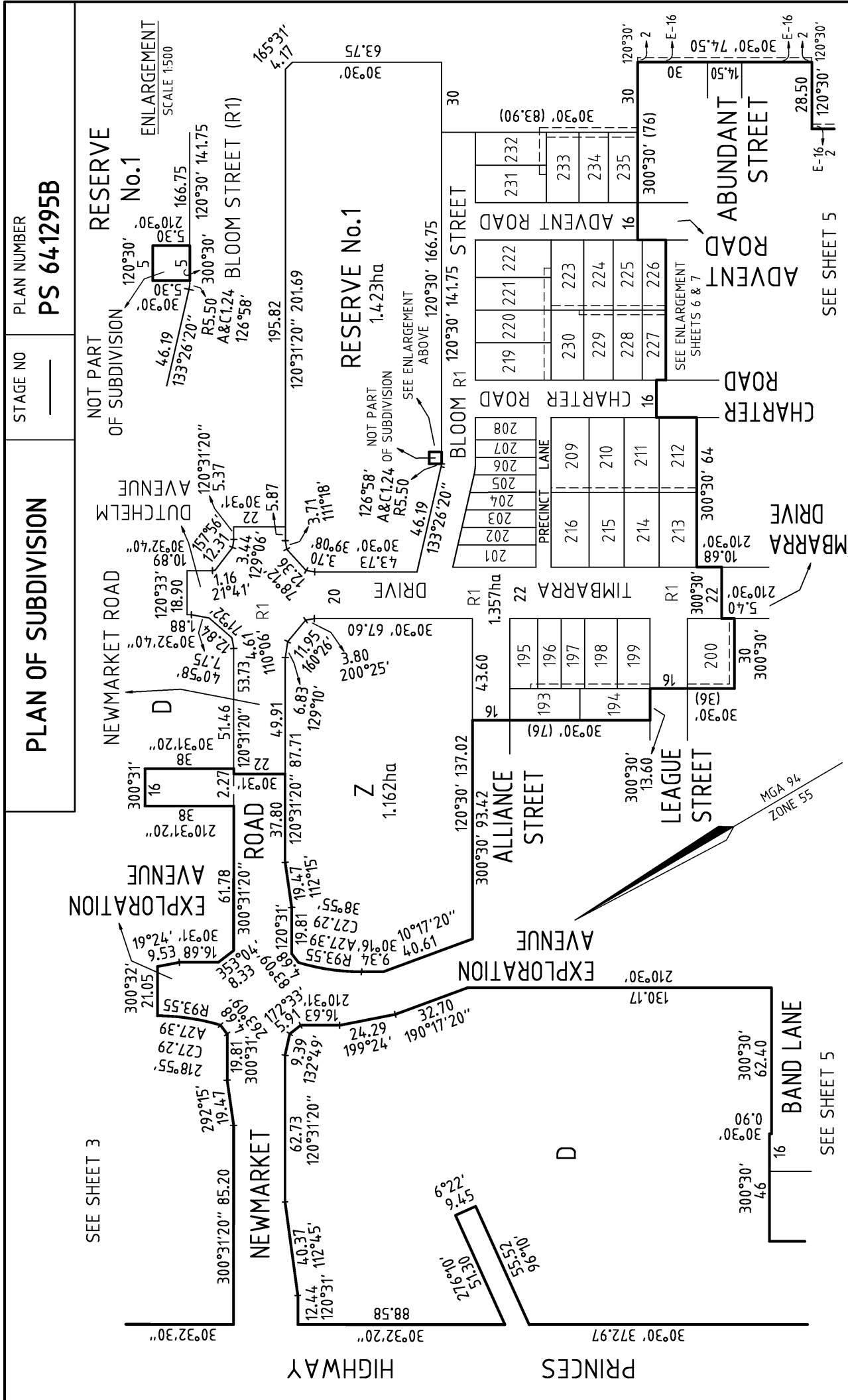
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 COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION	STAGE NO —	PLAN NUMBER PS 641295B
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<p>CHRIS RUNTING & ASSOCIATES PTY LTD LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS</p> <p>20 Hamilton Street Mont Albert Vic 3127 Tel: 9890 0933 Fax: 9898 2543</p>	<p>RIVERWALK RELEASE 4</p>	
	<p>No of Lots: 41 (excluding Lots D & Z) Release 4 Land Area: 4.384ha</p>	
<p>LICENSED SURVEYOR: P.J.S. TYNKKYNNEN</p>		<p>DATE / /</p>
<p>SIGNATURE _____ DATE / /</p>		<p>_____</p> <p>COUNCIL DELEGATE SIGNATURE</p>
<p>REF: 3936PS4 VERSION: 14 (21.10.11)</p>		<p>ORIGINAL SHEET SIZE A3</p>



PLAN NUMBER
PS 641295B

STAGE NO
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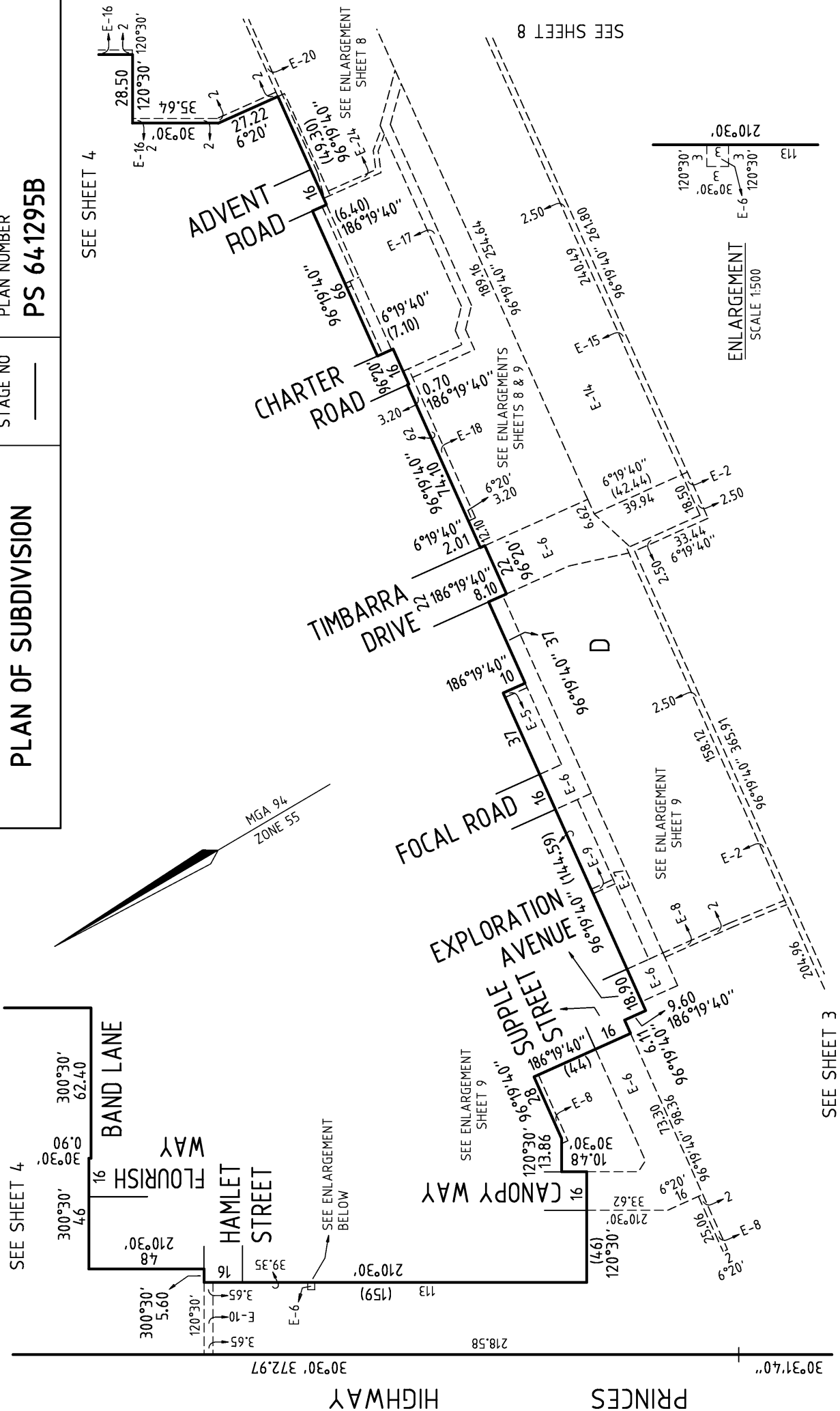
PLAN OF SUBDIVISION

RIVERWALK RELEASE 4	No of Lots: 41 (excluding Lots D & Z) Release 4 Land Area: 4.384ha	SHEET 4 DATE / /
CHRIS RUNTIG & ASSOCIATES PTY LTD LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS 20 Hamilton Street Mont. Albert Vic 3127 Tel: 9890 0933 Fax: 9898 2545	LICENSED SURVEYOR: P.J.S. TYNKYNNEN SIGNATURE DATE / / REF: 3936PS4 VERSION: 14 (21.10.11)	SCALE 1:1500 LENGTHS ARE IN METRES
SEE SHEET 3	SEE SHEET 5	SEE SHEET 5
Signed by Council: Wontham City Council, Council Ref: WYP4474/10, WVS1819/11, Original Certification: 16/09/2011, Recertification: 16/04/2012, S.O.C.: 13/05/2014	ORIGINAL SHEET SIZE A3	

PLAN OF SUBDIVISION

STAGE NO _____

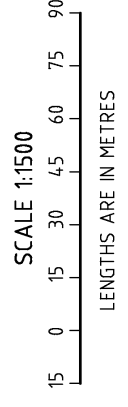
PLAN NUMBER
PS 641295B



RIVERWALK RELEASE 4 No of Lots: 41 (excluding Lots D & Z) Release 4 Land Area: 4.384ha

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

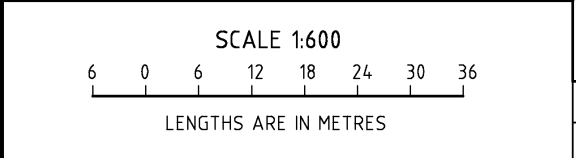
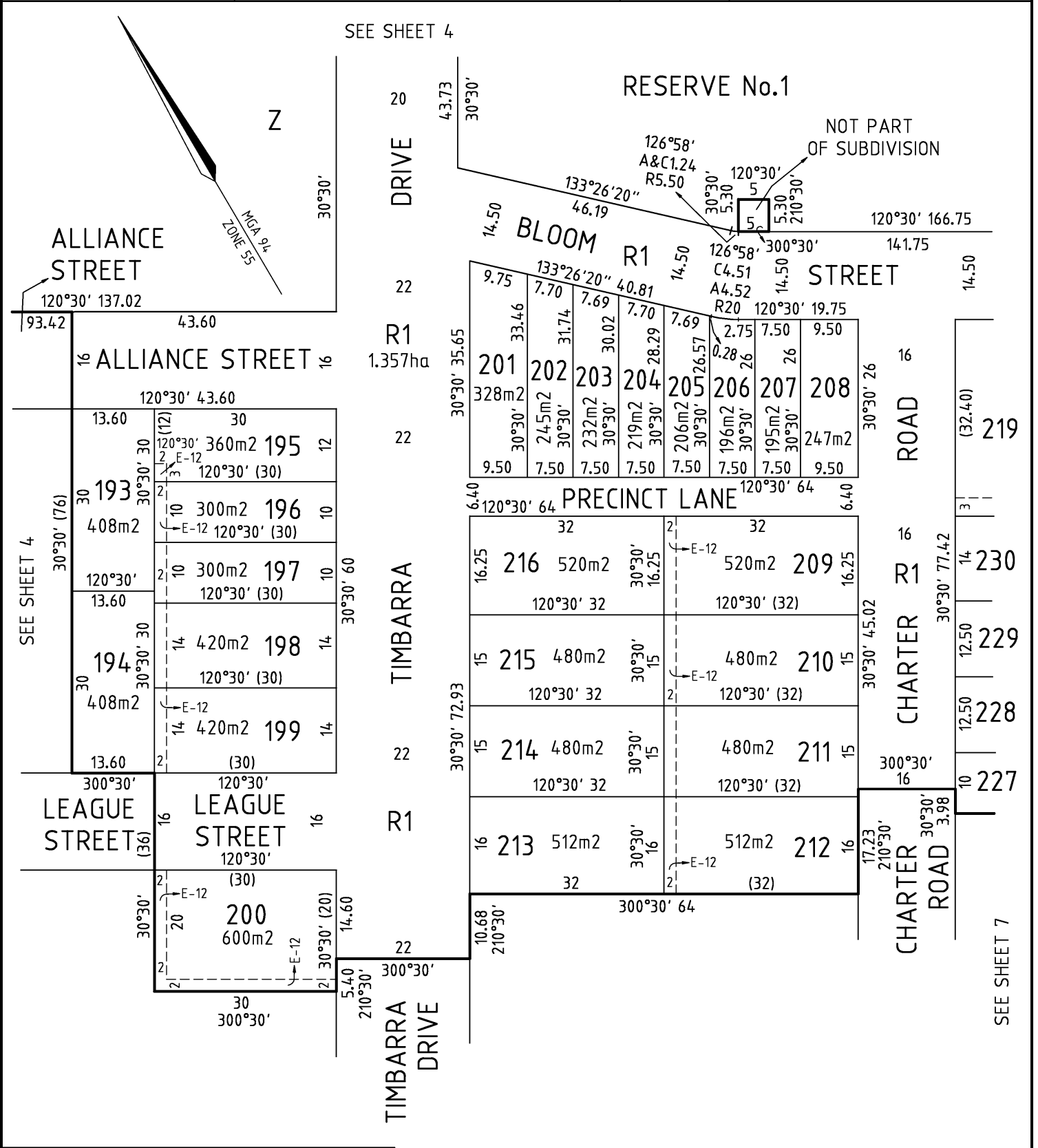
20 Hamilton Street
Mont Albert Vic 3127
Tel: 9890 0933
Fax: 9898 2545



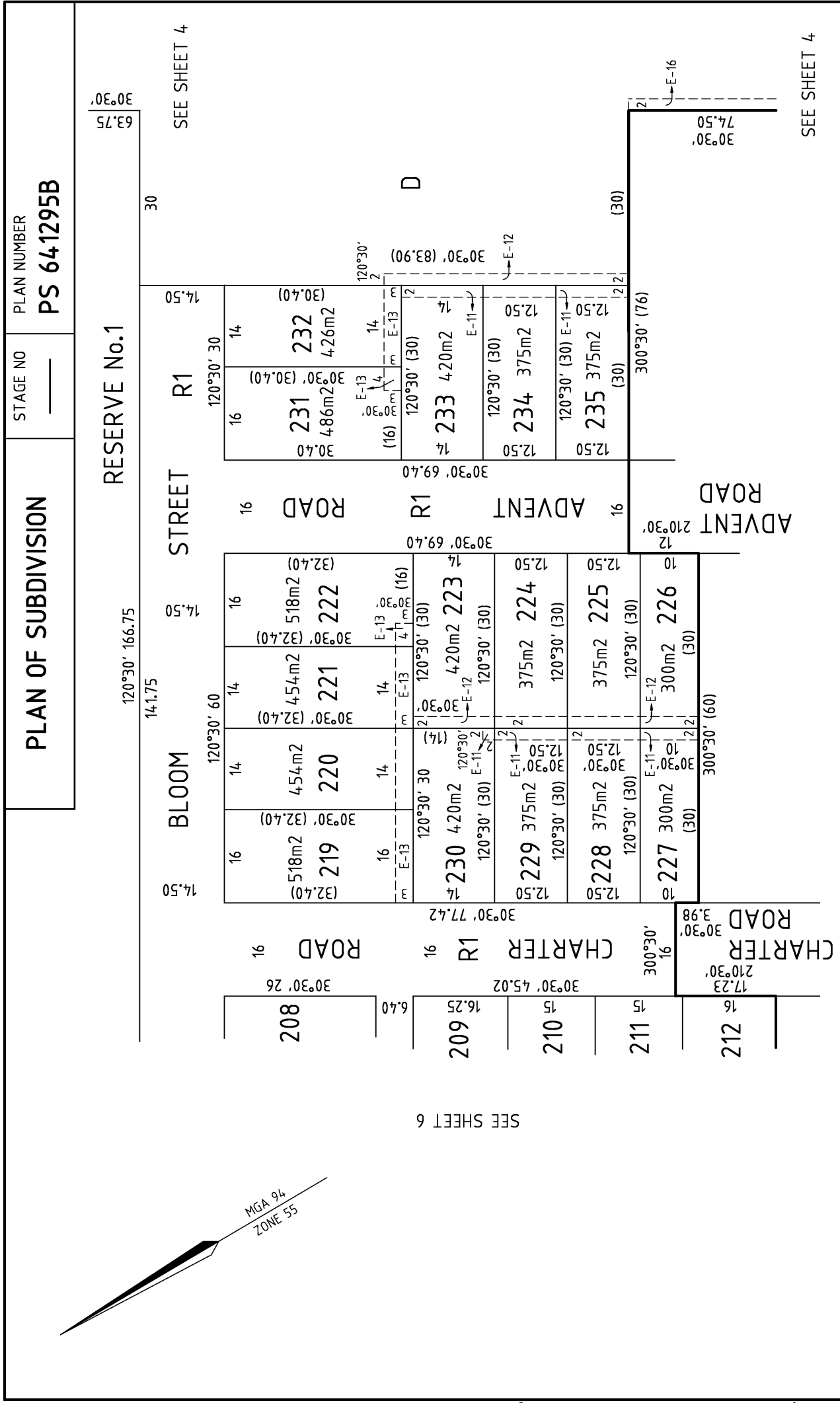
LICENSED SURVEYOR: P.J.S. TYNKKYNNEN
SIGNATURE _____ DATE / /
REF: 3936PS4 VERSION: 14 (21.10.11)

SHEET 5
DATE / /
ORIGINAL SHEET SIZE A3

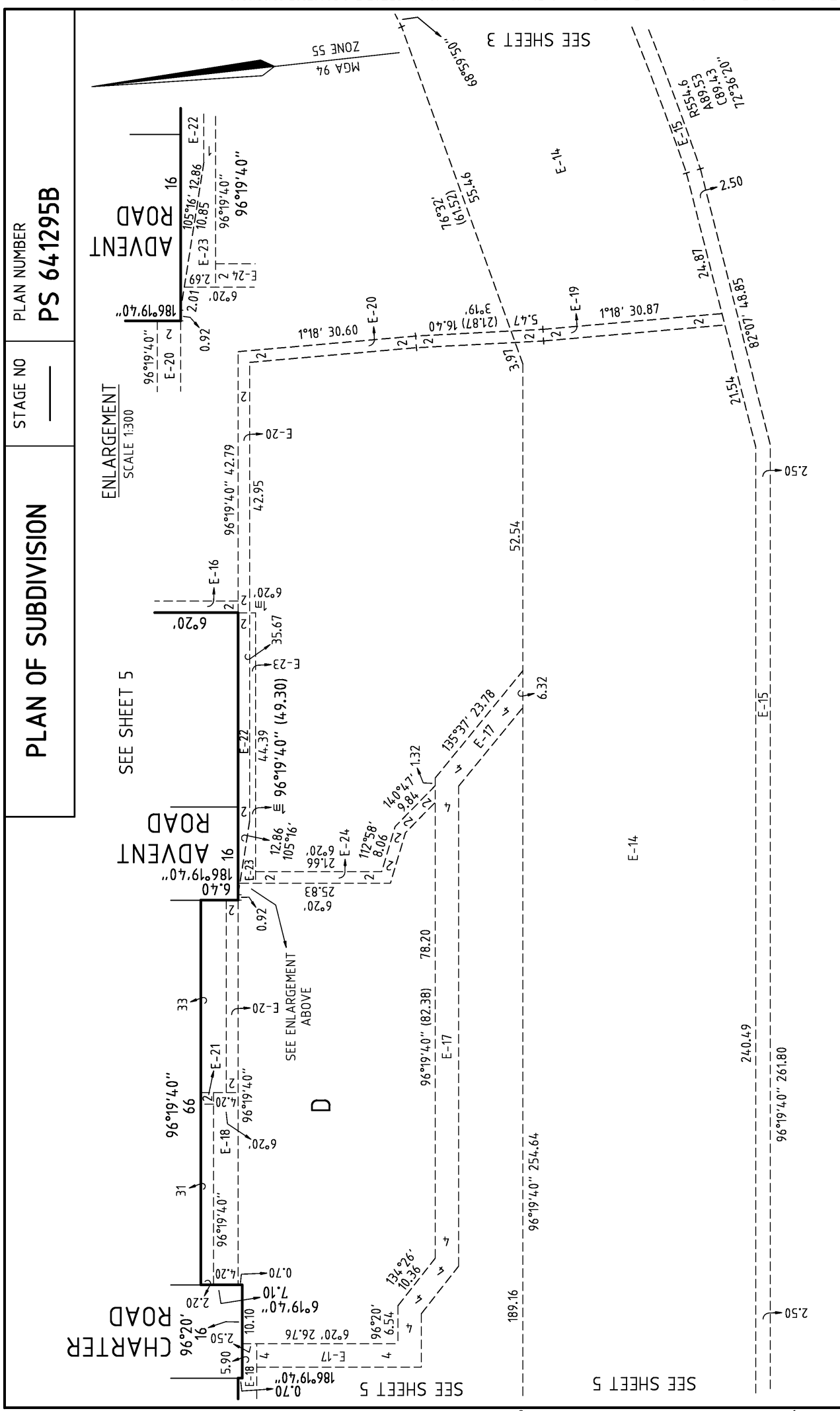
PLAN OF SUBDIVISION	STAGE NO —	PLAN NUMBER PS 641295B
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<p>CHRIS RUNTING & ASSOCIATES PTY LTD</p> <p>LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS</p> <p style="text-align: right; font-size: small;">20 Hamilton Street Mont Albert Vic 3127 Tel: 9890 0933 Fax: 9898 2543</p>	<p style="text-align: center;">RIVERWALK RELEASE 4</p> <p>No of Lots: 41 (excluding Lots D & Z) Release 4 Land Area: 4.384ha</p> <p style="text-align: center;">LICENSED SURVEYOR: P.J.S. TYNKKYNNEN</p> <p style="text-align: center;">SIGNATURE _____ DATE / /</p> <p style="text-align: center;">REF: 3936PS4 VERSION: 14 (21.10.11)</p>	<p style="text-align: center;">SHEET 6</p> <p style="text-align: center;">DATE / /</p> <p style="text-align: center;">_____ COUNCIL DELEGATE SIGNATURE</p> <p style="text-align: center;">ORIGINAL SHEET SIZE A3</p>
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<p>RIVERWALK RELEASE 4</p> <p>CHRIS RUNTING & ASSOCIATES PTY LTD</p> <p>LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS</p> <p>20 Hamilton Street Mont. Albert Vic 3127 Tel: 9890 0933 Fax: 9898 2545</p>	<p>No of Lots: 41 (excluding Lots D & Z) Release 4 Land Area: 4.384ha</p>	<p>SCALE 1:600</p> <p>LENGTHS ARE IN METRES</p>	<p>LICENSED SURVEYOR: P.J.S. TYNKKYNYEN</p> <p>SIGNATURE: _____ DATE: / /</p> <p>REF: 3936PS4 VERSION: 14 (21.10.11)</p>
<p>SEE SHEET 6</p>		<p>SEE SHEET 4</p>	
<p>SEE SHEET 7</p>		<p>DATE: / /</p> <p>..... COUNCIL DELEGATE SIGNATURE</p> <p>ORIGINAL SHEET SIZE A3</p>	



PLAN OF SUBDIVISION

STAGE NO _____

PLAN NUMBER
PS 641295B

ENLARGEMENT
SCALE 1:300

RIVERWALK RELEASE 4	No of Lots: 41 (excluding Lots D & Z) Release 4 Land Area: 4.384ha	SHEET 8 DATE / /
CHRIS RUNTING & ASSOCIATES PTY LTD LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS	20 Hamilton Street Mont. Albert Vic 3127 Tel: 9890 0933 Fax: 9898 2545	LICENSED SURVEYOR: P.J.S. TYNKKYNEN SIGNATURE DATE / / COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3
SCALE 1:600 LENGTHS ARE IN METRES 		REF: 3936PS4 VERSION: 14 (21.10.11)

PLAN OF SUBDIVISION

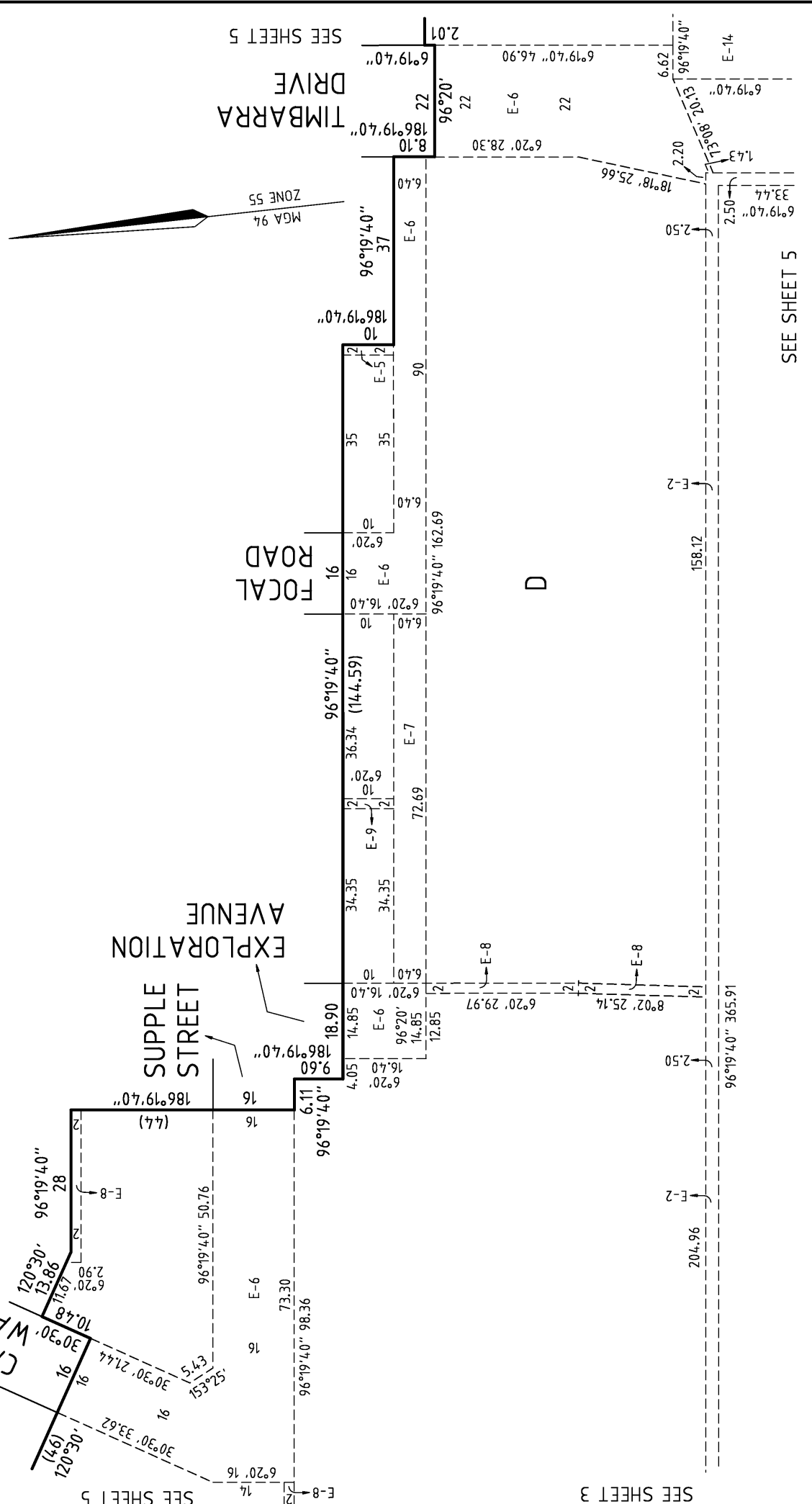
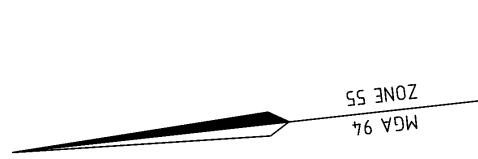
PLAN NUMBER
PS 641295B

STAGE NO

SEE SHEET 5

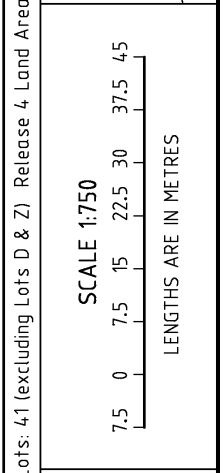
SEE SHEET 5

SEE SHEET 3



SHEET 9
DATE / /
.....
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3

LICENSED SURVEYOR: P.J.S. TYNKKYNNEN
SIGNATURE, DATE / /
REF: 3936PS4 VERSION: 14 (21.10.11)



RIVERWALK RELEASE 4
No of Lots: 41 (excluding Lots D & Z) Release 4 Land Area: 4.384ha

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

20 Hamilton Street
Mont Albert Vic 3127
Tel: 9890 0933
Fax: 9898 2545

PLAN OF SUBDIVISION	STAGE NO _____	PLAN NUMBER PS 641295B
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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. AA2415 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 4

No of Lots: 41 (excluding Lots D & Z)
Release 4 Land Area: 4.384ha

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LAND SURVEYORS
TOWN PLANNERS
DEVELOPMENT CONSULTANTS
20 Hamilton Street
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Fax: 9898 2543

LICENSED SURVEYOR: P.J.S. TYNKKYNNEN
SIGNATURE _____ DATE / /
REF: 3936PS4 VERSION: 14 (21.10.11)

SHEET 10

DATE / /

COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE NO

PLAN NUMBER

PS 641295B

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 193 to 216 and 219 to 235 (all 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 Places Victoria 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 Places Victoria 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 4

No of Lots: 41 (excluding Lots D & Z)
Release 4 Land Area: 4.384ha

**CHRIS RUNTING &
ASSOCIATES PTY LTD**

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LICENSED SURVEYOR: P.J.S. TYNKKYEN

SIGNATURE DATE / /

REF: 3936PS4

VERSION: 14 (21.10.11)

SHEET 11

DATE / /

.....
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE NO

PLAN NUMBER

PS 641295B

TABLE 1

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

CREATION OF RESTRICTION

BURDENED LOT No	BENEFITING LOTS
193	194, 195, 196, 197
194	193, 197, 198, 199
195	193, 196
196	193, 195, 197
197	193, 194, 196, 198
198	194, 197, 199
199	194, 198
200	199, 214
201	202
202	201, 203
203	202, 204
204	203, 205
205	204, 206
206	205, 207
207	206, 208
208	207
209	210, 216
210	209, 211, 215
211	210, 212, 214
212	211, 213
213	212, 214
214	211, 213, 215

BURDENED LOT No	BENEFITING LOTS
215	210, 214, 216
216	209, 215
219	220, 230
220	219, 221, 230
221	220, 222, 223
222	221, 223
223	221, 222, 224, 230
224	223, 225, 229
225	224, 226, 228
226	225, 227
227	226, 228
228	225, 227, 229
229	224, 228, 230
230	219, 220, 223, 229
231	232, 233
232	231, 233
233	231, 232, 234
234	233, 235
235	234

RIVERWALK RELEASE 4

No of Lots: 41 (excluding Lots D & Z)
Release 4 Land Area: 4.384ha

**CHRIS RUNTING &
ASSOCIATES PTY LTD**

LAND SURVEYORS
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LICENSED SURVEYOR: P.J.S. TYNKKYEN

SIGNATURE DATE / /

REF: 3936PS4

VERSION: 14 (21.10.11)

SHEET 12

DATE / /

.....
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3



**Plan of Subdivision PS641295B
Certifying a New Version of an Existing Plan (Form 21)**

SUBDIVISION (PROCEDURES) REGULATIONS 2000

SPEAR Reference Number: S011789P
Plan Number: PS641295B
Responsible Authority Name: Wyndham City Council
Responsible Authority Reference Number 1: WYP4474/10
Responsible Authority Reference Number 2: WYS1819/11
Surveyor's Plan Version: 14 (21.10.11)

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 16/09/2011

Public Open Space

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

Has been made and the requirement has been satisfied at Certification

Digitally signed by Council Delegate: Annette Monk
Organisation: Wyndham City Council
Date: 16/04/2012