

PLAN OF SUBDIVISION				EDITION 1	PS 735719Y
<b>LOCATION OF LAND</b>  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 11870 FOL 404  LAST PLAN REF: PS 744065V LOT Q  POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE  MGA 94 CO-ORDINATES: E 293 030 ZONE 55 (of approx centre of land in plan) N 5 800 650 GDA 94				Council Name: Wyndham City Council  Council Reference Number: WYS3512/15 Planning Permit Reference: WYP6793/13 SPEAR Reference Number: S077691C  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	
<b>VESTING OF ROADS OR RESERVES</b>				<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON			<b>OTHER PURPOSE OF PLAN:</b> TO REMOVE EASEMENT E-21 (PART) ON PS 744065V AND CREATED IN PS 744065V AND AFFECTING ROAD R1 ON THIS PLAN. TO REMOVE EASEMENT E-23 (PART) ON PS 744065V AND CREATED IN PS 744065V AND AFFECTING ROADS R1 & R2 ON THIS PLAN. TO REMOVE EASEMENT E-5 (PART) ON PS 744065V AND CREATED IN PS 744065V 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 ROAD R2 RESERVE No.1	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD				
<b>NOTATIONS</b>					
<b>DEPTH LIMITATION:</b> DOES NOT APPLY				<b>RIVERWALK RELEASE 12</b>  No. of Lots: 43 (excluding Lot P) Release 12 Land Area: 2.705ha	
<b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY (PS 636838S)  <b>STAGING:</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO: WYP6793/13  THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS:  IN PROCLAIMED SURVEY AREA NUMBER:					
<b>EASEMENT INFORMATION</b>					
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					
<b>CRA SURVEY PTY LTD</b> LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS  7A/346 Belmore Road office@crasurvey.com.au Balwyn Vic 3103 Tel: 03 9890 0933		REF: 3936PS12	VERSION: 9 (2.06.17)	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 10
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## 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-5	DRAINAGE	2	PS 744.065V	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	THIS PLAN	WYNDHAM CITY COUNCIL
E-23	SEWERAGE	SEE PLAN	PS 744.065V	CITY WEST WATER CORPORATION
E-28	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL
E-29	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION

RIVERWALK

RELEASE 12

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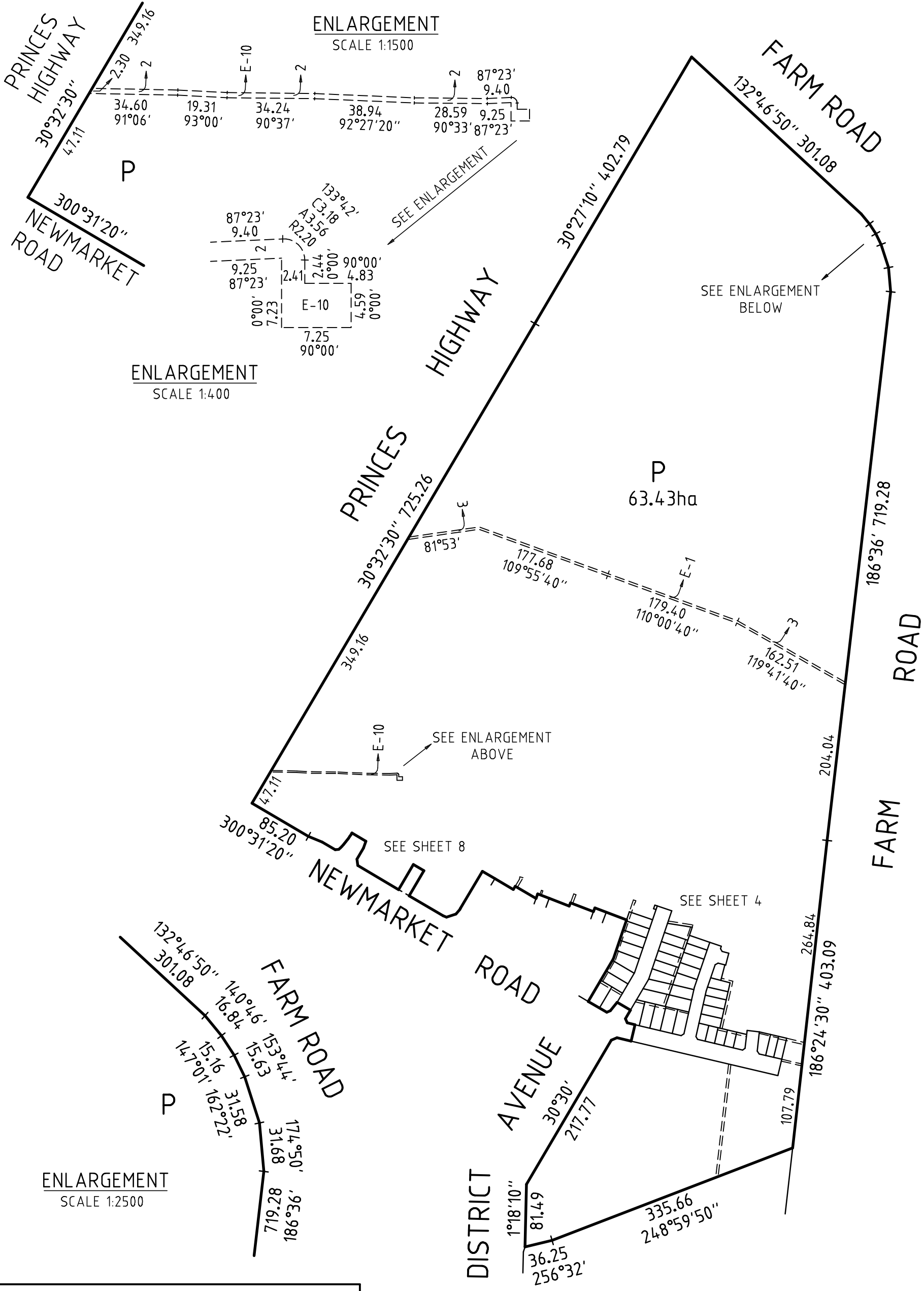
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SHEET 2

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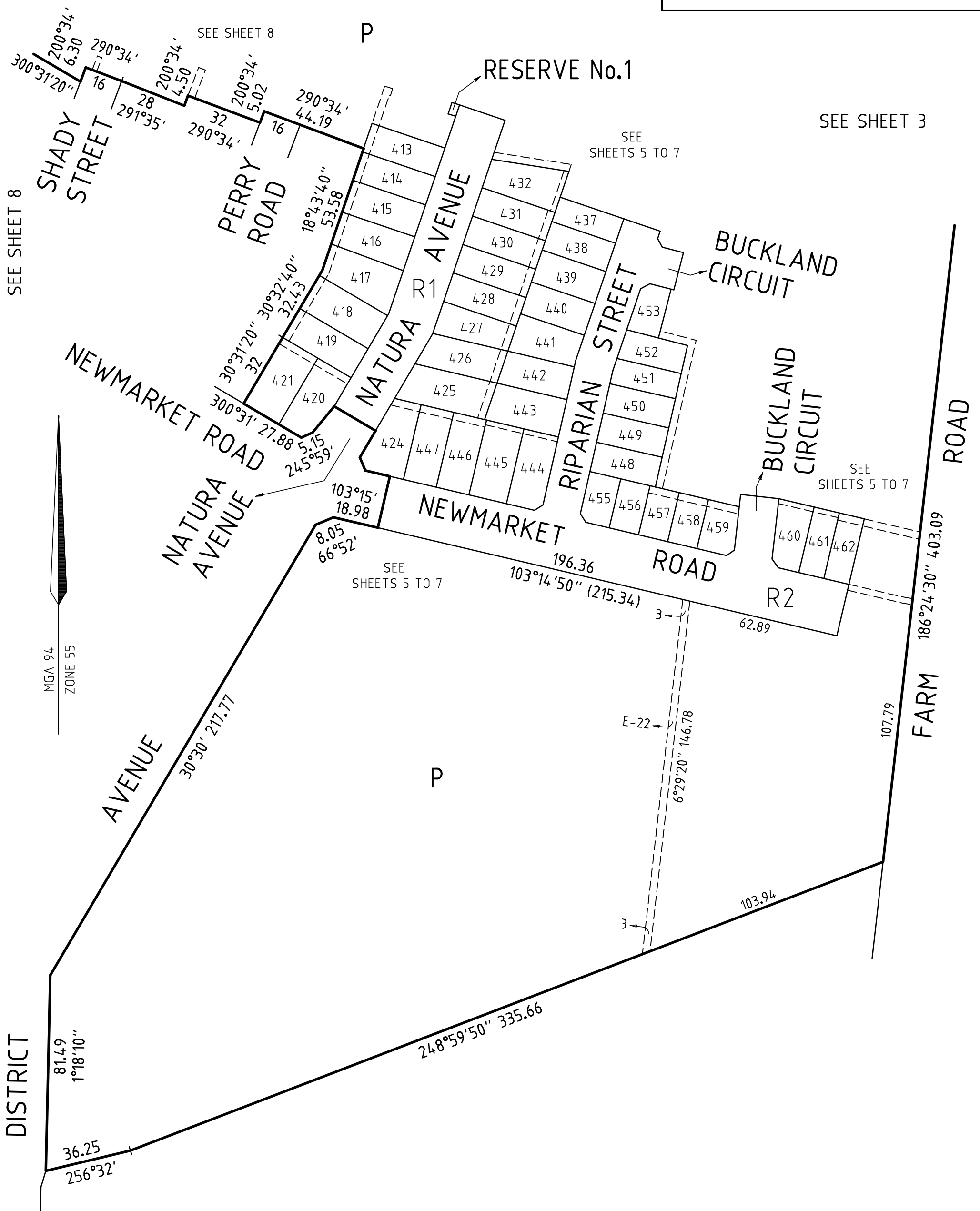
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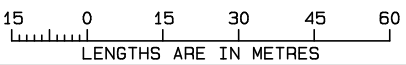
SCALE  
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LENGTHS ARE IN METRES

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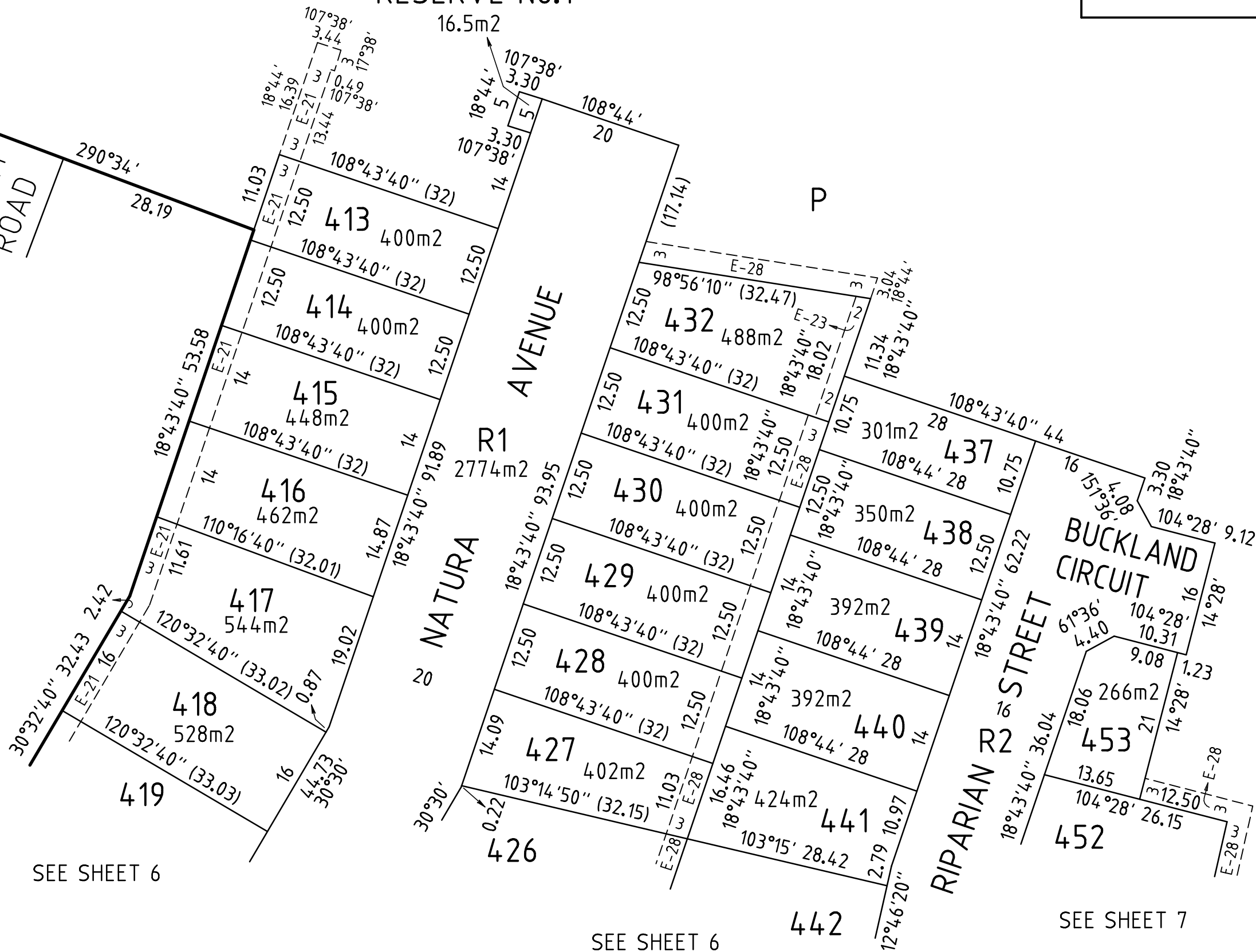
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 <b>CRA SURVEY PTY LTD</b> LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS 7A/346 Belmore Road office@crsurvey.com.au Balwyn Vic 3103 Tel: 03 9890 0933	SCALE 1 : 1500	 LENGTHS ARE IN METRES		ORIGINAL SHEET SIZE: A3	SHEET 4		Digitally signed by: Wyndham City Council, 05/06/2017, SPEAR Ref: S077691C
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MGA 94  
ZONE 55

SEE SHEET 4

PERRY ROAD

RESERVE No.1



SEE SHEET 6

SEE SHEET 6

SEE SHEET 7

RIVERWALK RELEASE 12



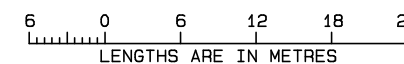
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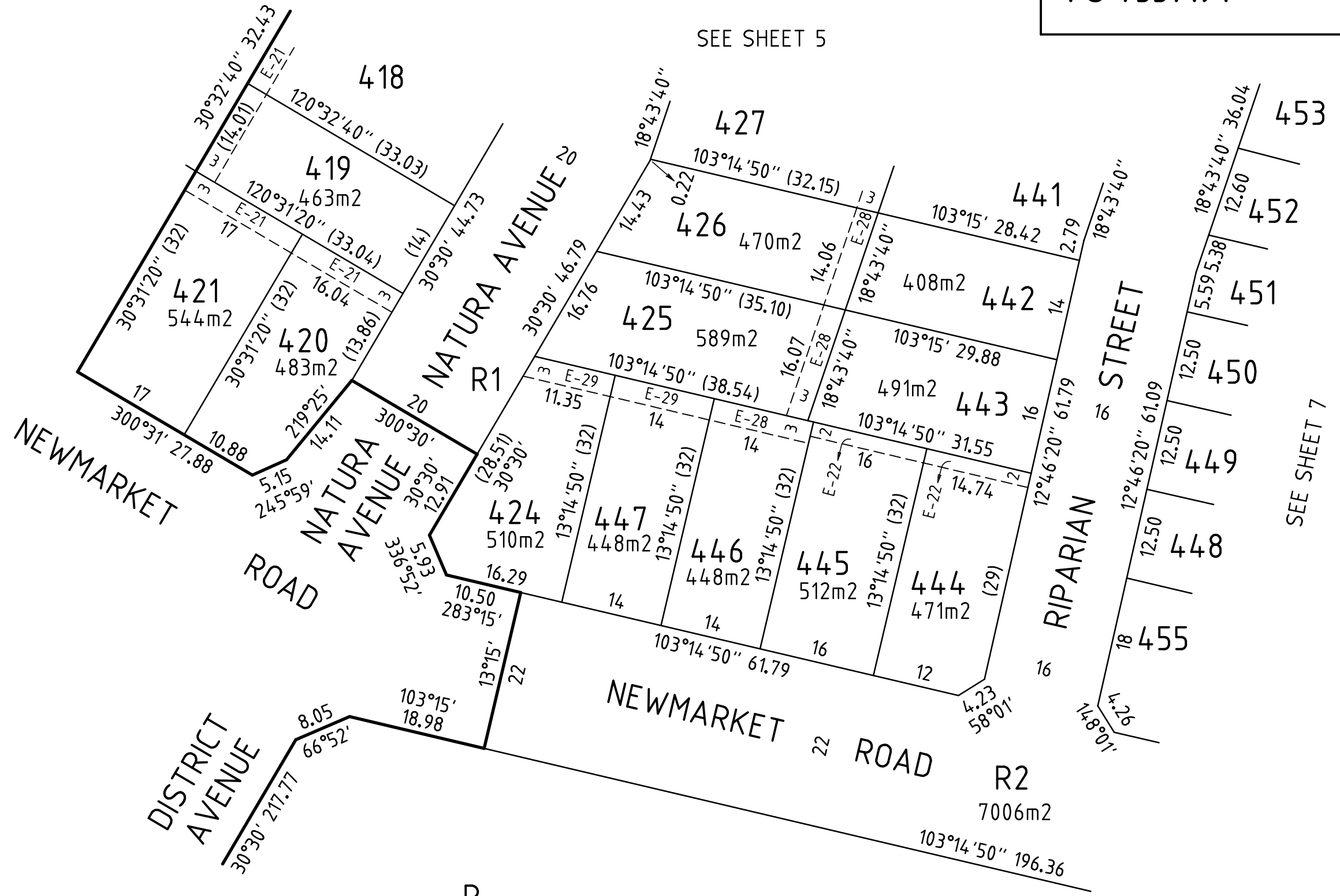
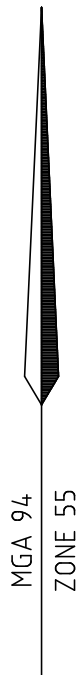


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SEE SHEET 4

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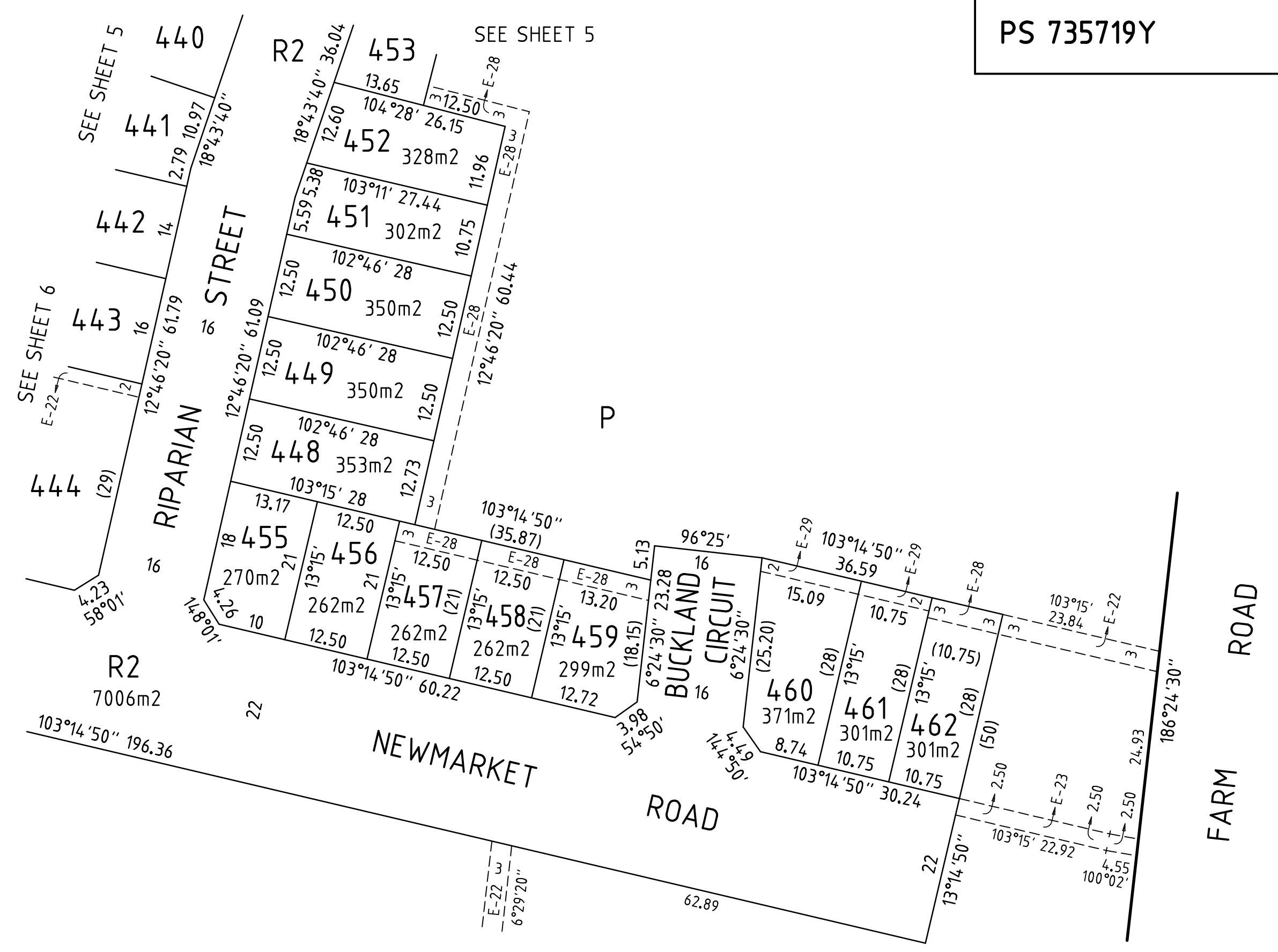
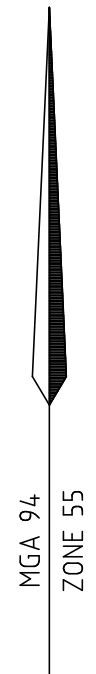
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 LENGTHS ARE IN METRES

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PS 735719Y

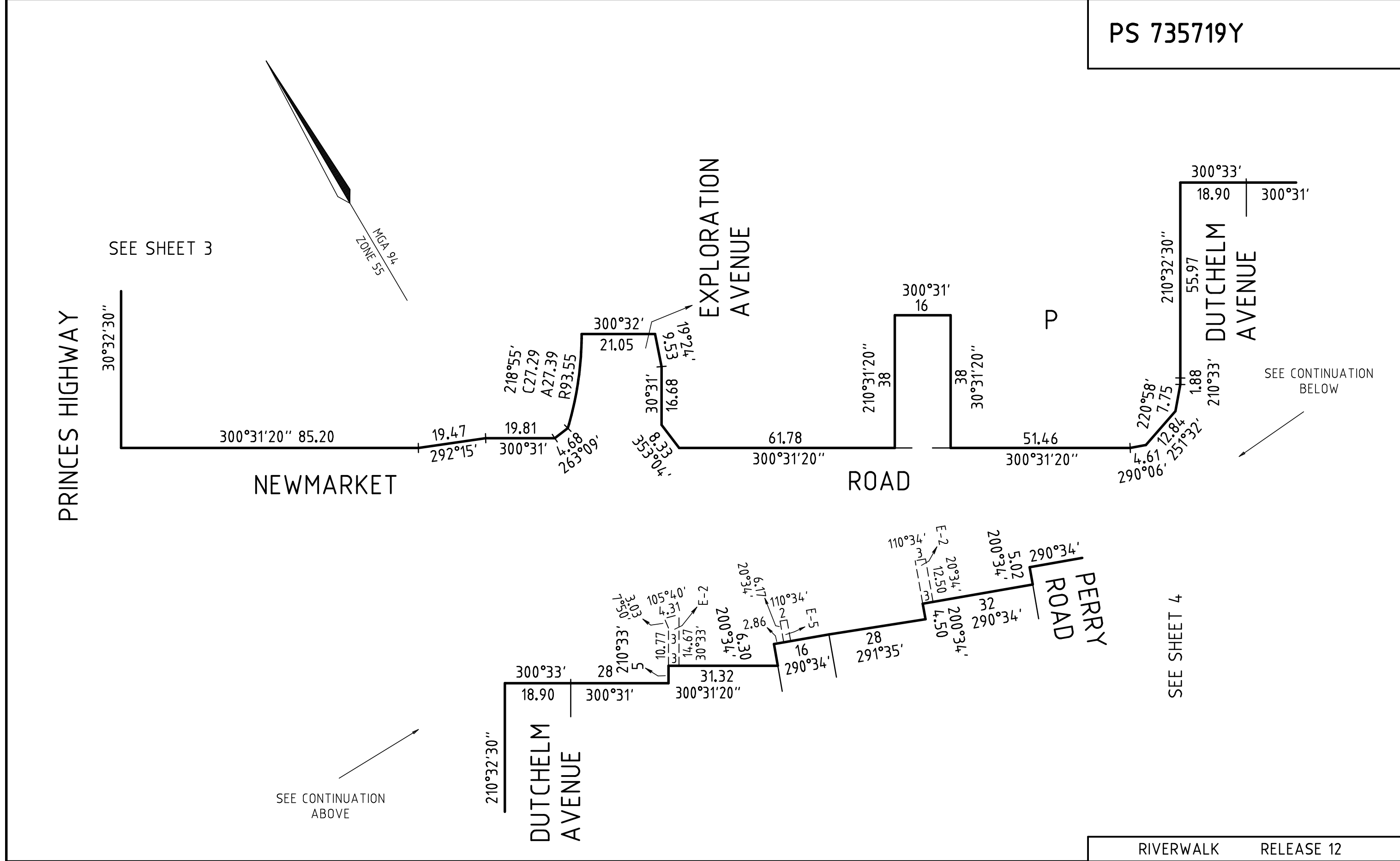


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RIVERWALK	RELEASE 12
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SEE CONTINUATION ABOVE

SEE SHEET 4

SEE CONTINUATION BELOW



**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.

RIVERWALK RELEASE 12

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SHEET 9

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

BURDENED LOT No	BENEFITING LOTS
413	414
414	413, 415
415	414, 416
416	415, 417
417	416, 418
418	417, 419
419	418, 420, 421
420	419, 421
421	419, 420
424	425, 447
425	424, 426, 443, 446, 447
426	425, 427, 442
427	426, 428, 441
428	427, 429, 440, 441
429	428, 430, 439, 440
430	429, 431, 438, 439
431	430, 432, 437, 438
432	431, 437
437	431, 432, 438
438	430, 431, 437, 439
439	429, 430, 438, 440
440	428, 429, 439, 441

BURDENED LOT No	BENEFITING LOTS
441	427, 428, 440, 442
442	426, 441, 443
443	425, 442, 444, 445, 446
444	443, 445
445	443, 444, 446
446	425, 443, 445, 447
447	424, 425, 446
448	449, 455, 456, 457
449	448, 450
450	449, 451
451	450, 452
452	451, 453
453	452
455	448, 456
456	448, 455, 457
457	448, 456, 458
458	457, 459
459	458
460	461
461	460, 462
462	461

RIVERWALK RELEASE 12

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SHEET 10

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