

PLAN OF SUBDIVISION				EDITION 1	PS 744986X
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 744980L LOT T POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE MGA 94 CO-ORDINATES: E 293 050 ZONE 55 (of approx centre of land in plan) N 5 800 830 GDA 94				COUNCIL NAME: WYNDHAM CITY COUNCIL	
VESTING OF ROADS OR RESERVES				NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON			<div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 80%;"> <p style="margin: 0;">THIS IS A PRELIMINARY PLAN.</p> <p style="margin: 0; font-size: small;">IT HAS NOT BEEN APPROVED BY COUNCIL OR THE LAND TITLES OFFICE.</p> <p style="margin: 0; font-size: small;">THIS PLAN IS SUBJECT TO ALTERATION.</p> </div>	
ROAD R1 RESERVE No.1	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD				
NOTATIONS					
DEPTH LIMITATION: DOES NOT APPLY				RIVERWALK RELEASE 15 No. of Lots: 33 (excluding Lot U) Release 15 Land Area: 2.033ha	
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: 3936PS15	VERSION: 3 (25.05.16)	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 10
			P.J.S. TYNKKYEN		

PS 744986X

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	3 3	PS 744.065V PS 744.065V	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL
E-3	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
E-4	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	PS 744.980L PS 744.980L	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL
E-5	DRAINAGE	2	PS 744.065V	WYNDHAM CITY COUNCIL
E-6	SEWERAGE	SEE PLAN	PS 744.980L	CITY WEST WATER CORPORATION
E-7	DRAINAGE	2	PS 744.980L	WYNDHAM CITY COUNCIL
E-8	SEWERAGE DRAINAGE	3 3	THIS PLAN THIS PLAN	CITY WEST WATER CORPORATION 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 735719Y PS 735719Y	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL
E-22	DRAINAGE	SEE PLAN	PS 735719Y	WYNDHAM CITY COUNCIL
E-23	SEWERAGE	SEE PLAN	PS 735719Y	CITY WEST WATER CORPORATION

THIS IS A PRELIMINARY PLAN.
IT HAS NOT BEEN APPROVED BY COUNCIL OR THE LAND TITLES OFFICE.
THIS PLAN IS SUBJECT TO ALTERATION.

RIVERWALK RELEASE 15



CRA SURVEY PTY LTD
LAND SURVEYORS TOWN PLANNERS
DEVELOPMENT CONSULTANTS

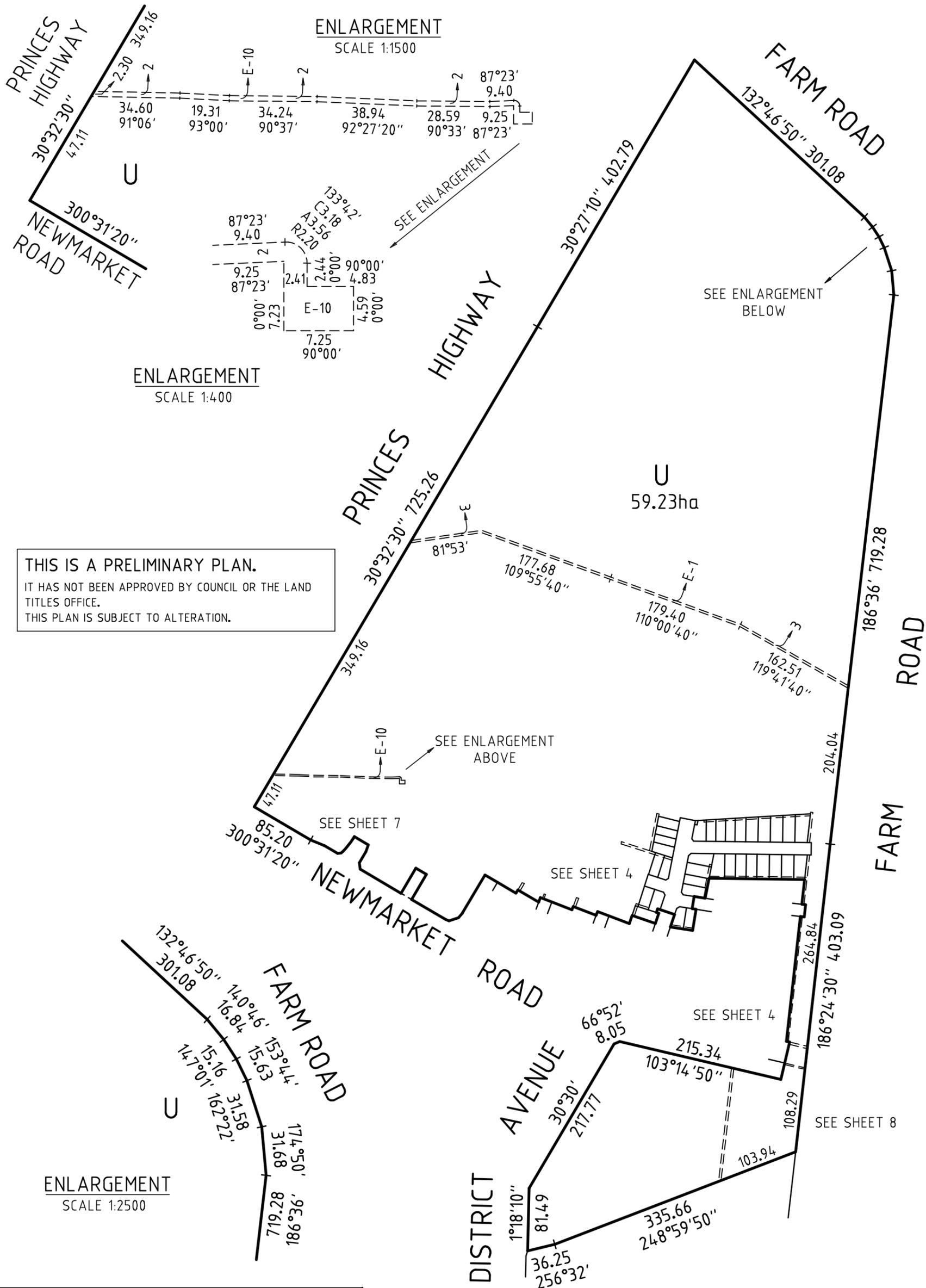
7A/346 Belmore Road office@crsurvey.com.au
Balwyn Vic 3103 Tel: 03 9890 0933

REF: 3936PS15 VERSION: 3 (25.05.16)

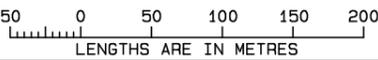
ORIGINAL SHEET
SIZE: A3

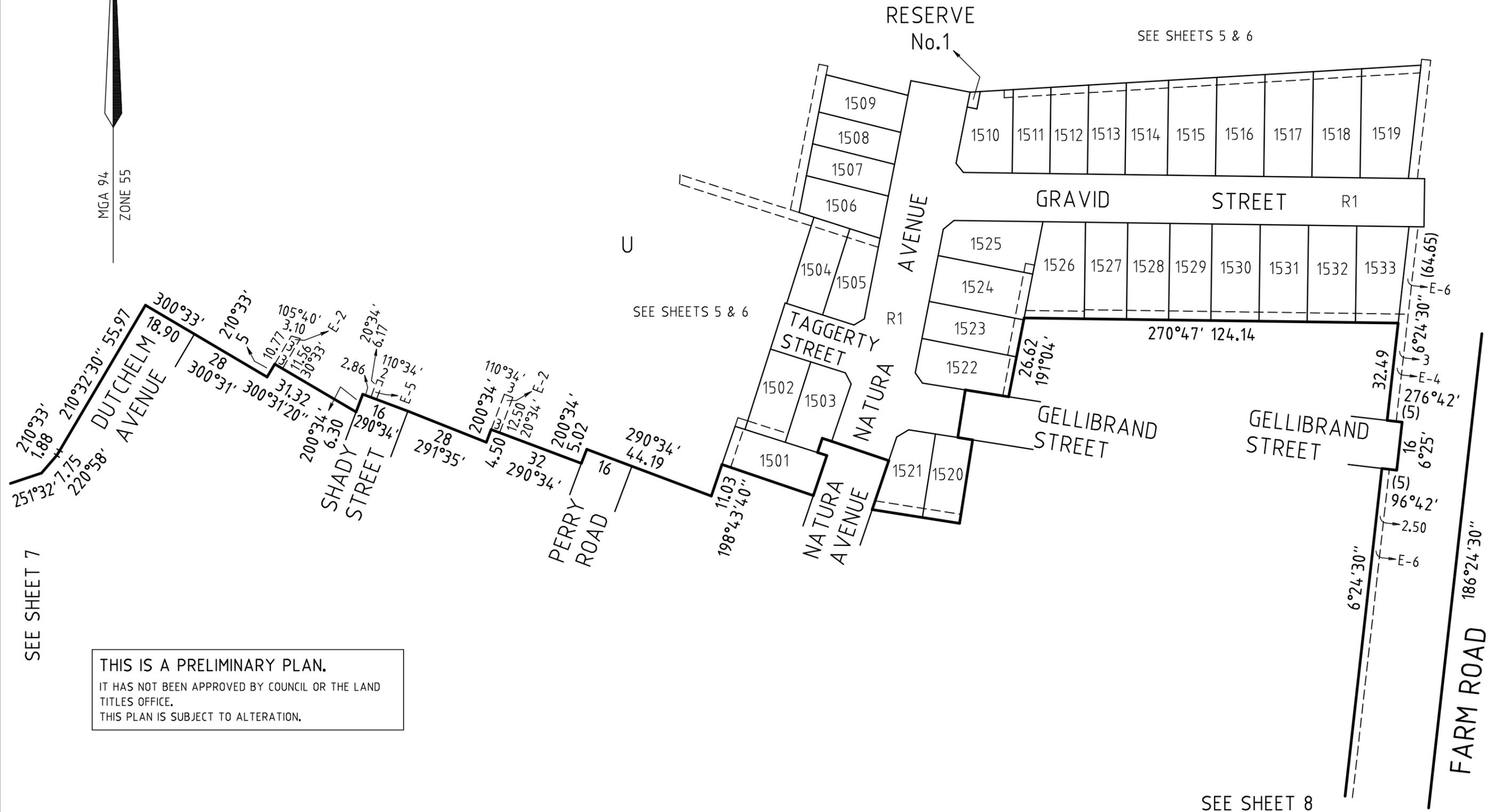
SHEET 2

P.J.S. TYNKKYEN



THIS IS A PRELIMINARY PLAN.
 IT HAS NOT BEEN APPROVED BY COUNCIL OR THE LAND
 TITLES OFFICE.
 THIS PLAN IS SUBJECT TO ALTERATION.

REF: 3936PS15		VERSION: 3 (25.05.16)		RIVERWALK		RELEASE 15	
 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	SCALE 1: 5000	 LENGTHS ARE IN METRES		ORIGINAL SHEET SIZE: A3	SHEET 3		
	P.J.S. TYNKKYEN						



THIS IS A PRELIMINARY PLAN.
 IT HAS NOT BEEN APPROVED BY COUNCIL OR THE LAND
 TITLES OFFICE.
 THIS PLAN IS SUBJECT TO ALTERATION.

RIVERWALK RELEASE 15

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: 3936PS15	VERSION: 3 (25.05.16)
---------------	-----------------------

SCALE
1 : 1250

LENGTHS ARE IN METRES

P.J.S. TYNKKYNNEN

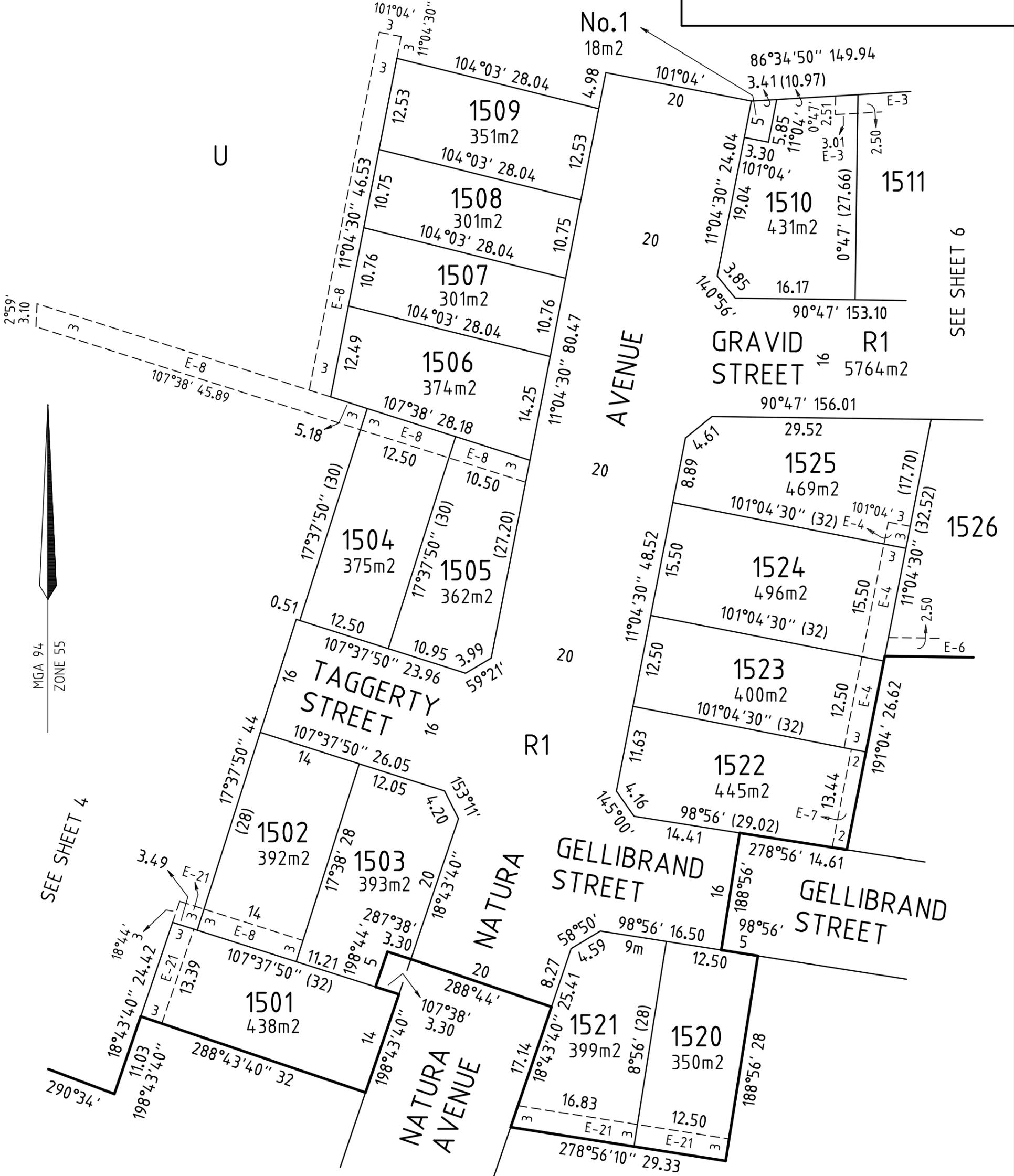
ORIGINAL SHEET SIZE: A3	SHEET 4
----------------------------	---------

PS 744986X

RESERVE

No.1

18m²



SEE SHEET 6

MGA 94
ZONE 55

SEE SHEET 4

THIS IS A PRELIMINARY PLAN.
 IT HAS NOT BEEN APPROVED BY COUNCIL OR THE LAND
 TITLES OFFICE.
 THIS PLAN IS SUBJECT TO ALTERATION.

REF: 3936PS15

VERSION: 3 (25.05.16)



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

SCALE
1: 500



P.J.S. TYNKKYEN

RIVERWALK

RELEASE 15

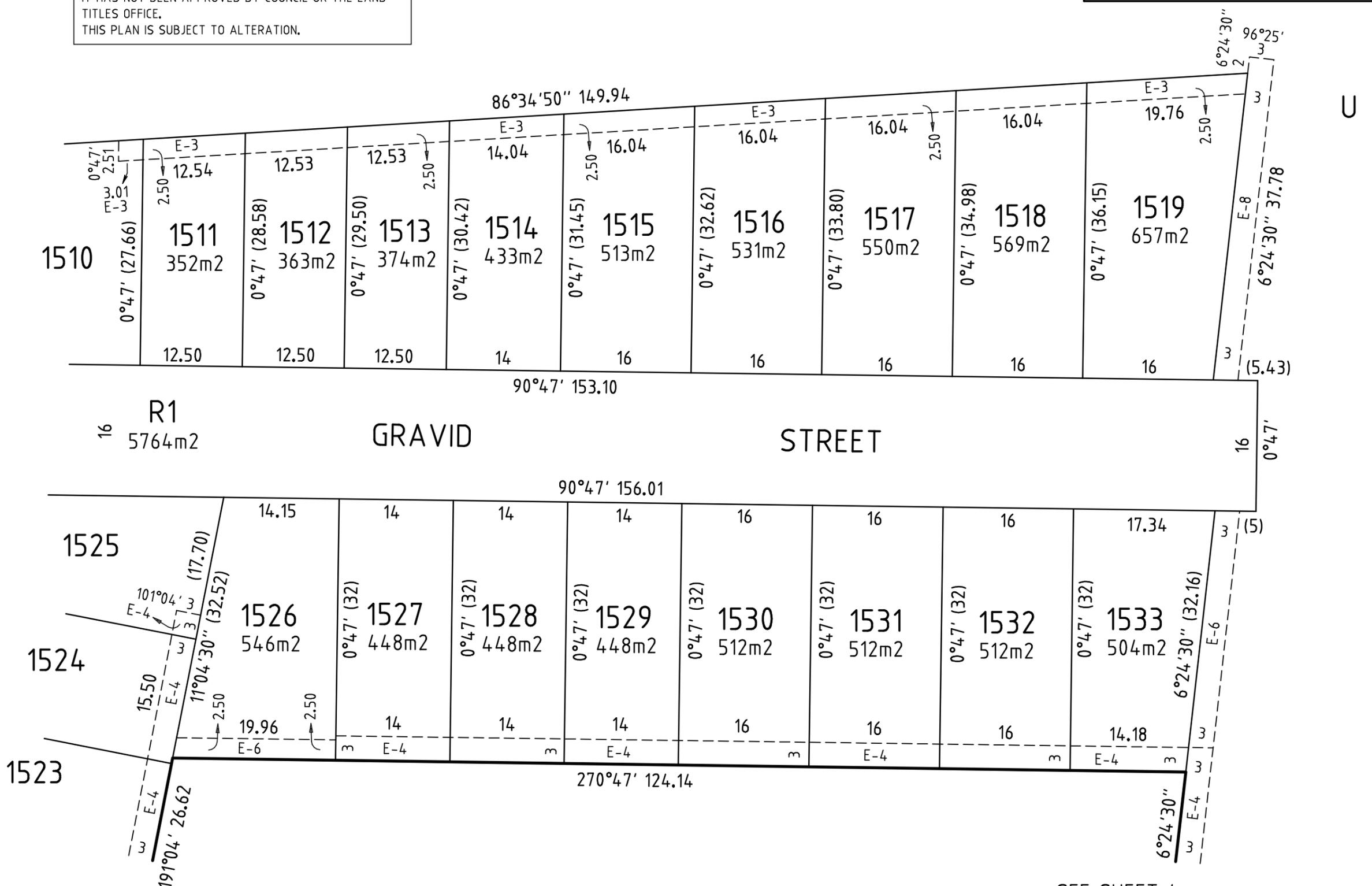
ORIGINAL SHEET
SIZE: A3

SHEET 5

THIS IS A PRELIMINARY PLAN.
 IT HAS NOT BEEN APPROVED BY COUNCIL OR THE LAND
 TITLES OFFICE.
 THIS PLAN IS SUBJECT TO ALTERATION.



SEE SHEET 5



SEE SHEET 4

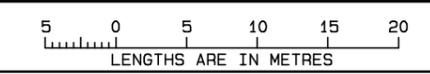
RIVERWALK RELEASE 15

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: 3936PS15 VERSION: 3 (25.05.16)

SCALE 1:500

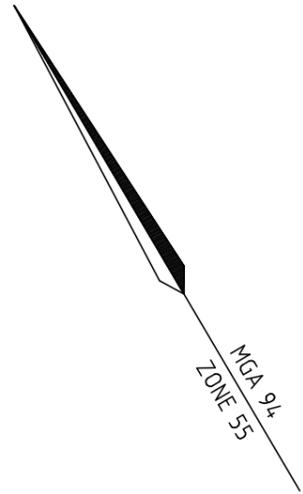


ORIGINAL SHEET SIZE: A3

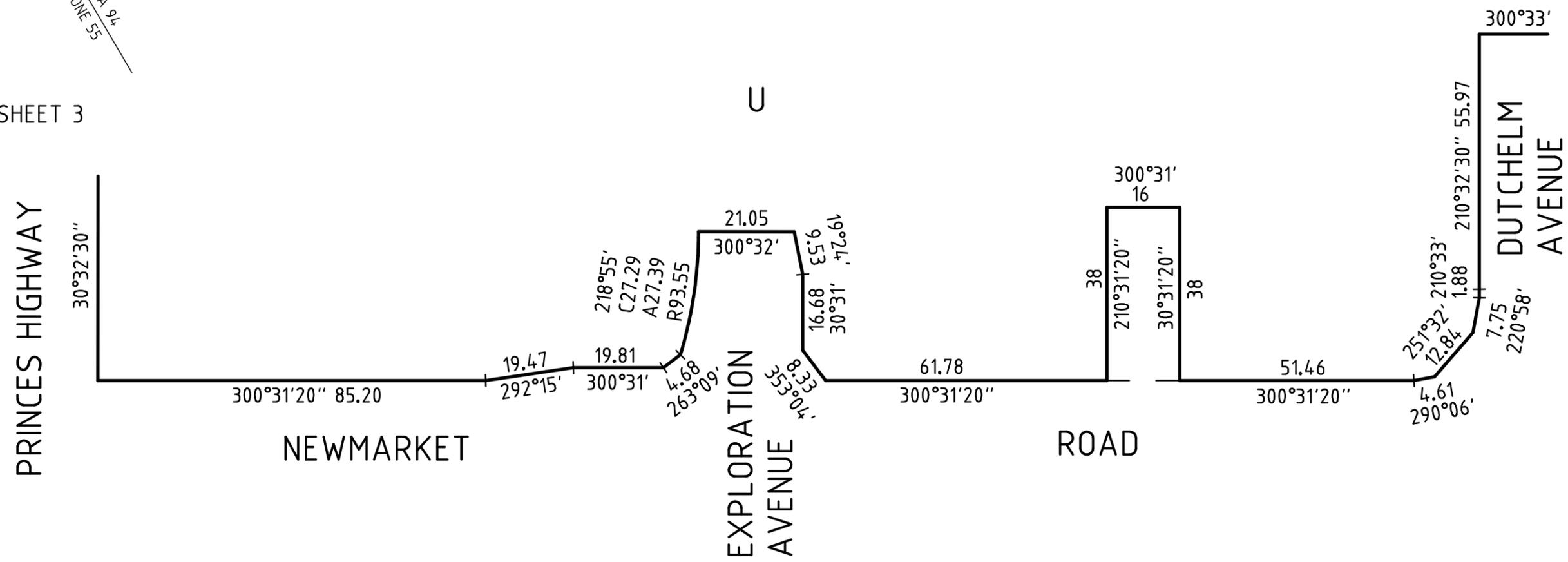
SHEET 6

P.J.S. TYNKKYNNEN

THIS IS A PRELIMINARY PLAN.
 IT HAS NOT BEEN APPROVED BY COUNCIL OR THE LAND
 TITLES OFFICE.
 THIS PLAN IS SUBJECT TO ALTERATION.



SEE SHEET 3



SEE SHEET 4

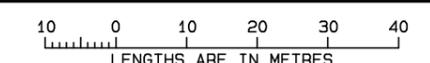
RIVERWALK RELEASE 15

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: 3936PS15 VERSION: 3 (25.05.16)

SCALE
1 : 1000



ORIGINAL SHEET
SIZE: A3

SHEET 7

P.J.S. TYNKKYNNEN

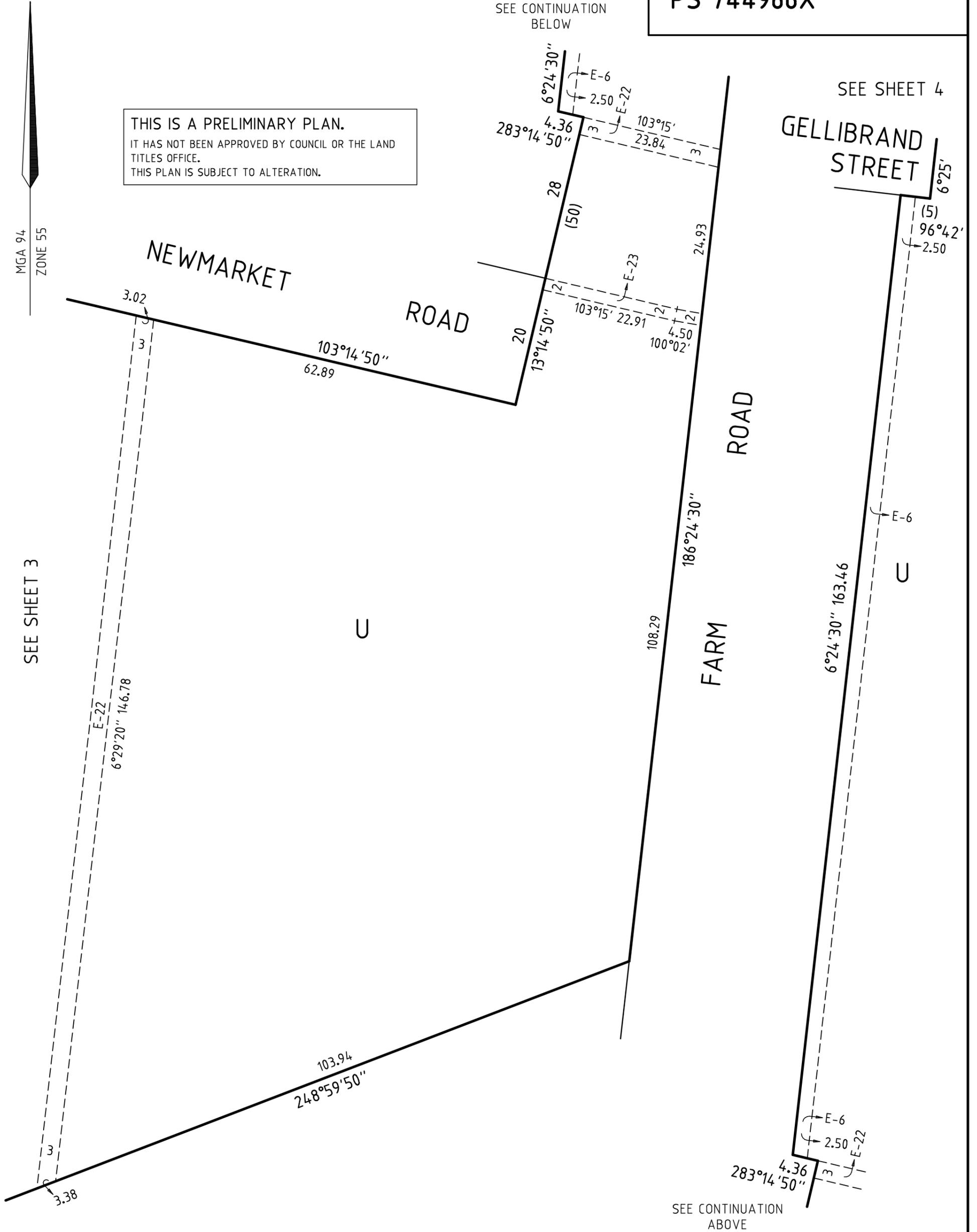
SEE CONTINUATION BELOW

SEE SHEET 4

THIS IS A PRELIMINARY PLAN.
IT HAS NOT BEEN APPROVED BY COUNCIL OR THE LAND TITLES OFFICE.
THIS PLAN IS SUBJECT TO ALTERATION.

MGA 94
ZONE 55

SEE SHEET 3



SEE CONTINUATION ABOVE

REF: 3936PS15

VERSION: 3 (25.05.16)

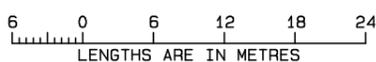


CRA SURVEY PTY LTD

LAND SURVEYORS TOWN PLANNERS
DEVELOPMENT CONSULTANTS

7A/346 Belmore Road office@crsurvey.com.au
Balwyn Vic 3103 Tel: 03 9890 0933

SCALE
1 : 600



P.J.S. TYNKKYEN

RIVERWALK

RELEASE 15

ORIGINAL SHEET
SIZE: A3

SHEET 8

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.

THIS IS A PRELIMINARY PLAN.

IT HAS NOT BEEN APPROVED BY COUNCIL OR THE LAND
TITLES OFFICE.
THIS PLAN IS SUBJECT TO ALTERATION.

RIVERWALK RELEASE 15



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: 3936PS15

VERSION: 3 (25.05.16)

ORIGINAL SHEET
SIZE: A3

SHEET 9

P.J.S. TYNKKYNNEN

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

BURDENED LOT No	BENEFITING LOTS
1501	1502, 1503
1502	1501, 1503
1503	1501, 1502
1504	1505, 1506
1505	1504, 1506
1506	1504, 1505, 1507
1507	1506, 1508
1508	1507, 1509
1509	1508
1510	1511
1511	1510, 1512
1512	1511, 1513
1513	1512, 1514
1514	1513, 1515
1515	1514, 1516
1516	1515, 1517
1517	1516, 1518

BURDENED LOT No	BENEFITING LOTS
1518	1517, 1519
1519	1518
1520	1521
1521	1520
1522	1523
1523	1522, 1524
1524	1523, 1525, 1526
1525	1524, 1526
1526	1524, 1525, 1527
1527	1526, 1528
1528	1527, 1529
1529	1528, 1530
1530	1529, 1531
1531	1530, 1532
1532	1531, 1533
1533	1532

THIS IS A PRELIMINARY PLAN.

IT HAS NOT BEEN APPROVED BY COUNCIL OR THE LAND TITLES OFFICE.
THIS PLAN IS SUBJECT TO ALTERATION.

RIVERWALK RELEASE 15



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: 3936PS15

VERSION: 3 (25.05.16)

ORIGINAL SHEET
SIZE: A3

SHEET 10

P.J.S. TYNKKYNNEN