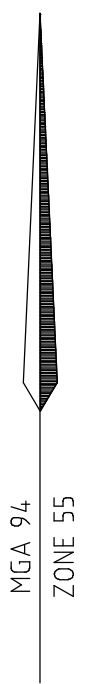
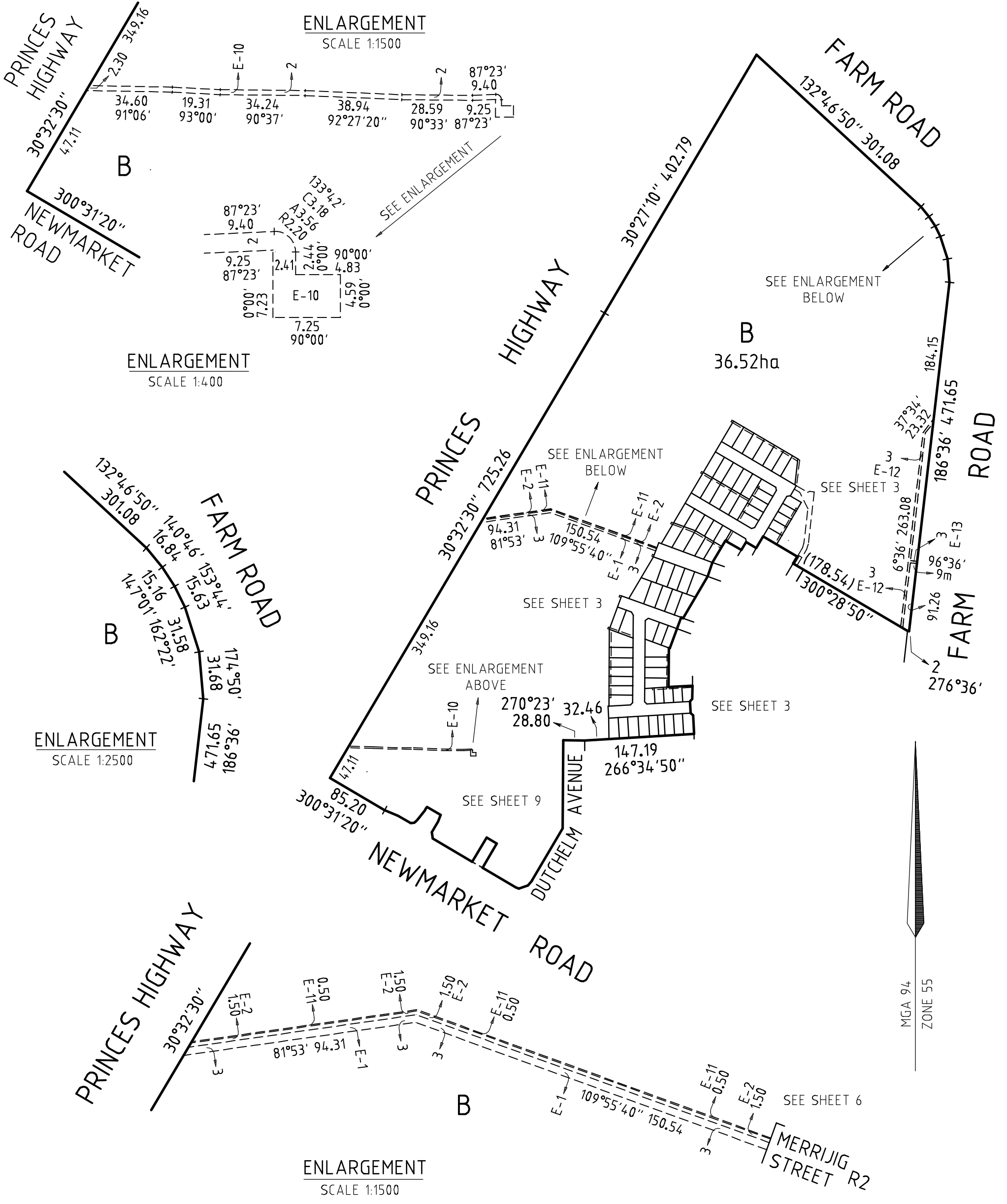


<h1>PLAN OF SUBDIVISION</h1>		<h2>EDITION 1</h2>	<h2>PS810599P</h2>		
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: WERRIBEE CROWN ALLOTMENTS: 22A (PART) & 10A (PART) PARISH: MAMBOURIN CROWN ALLOTMENTS: 4A, 5A (PT), 6A (PT), 7A (PT), 8A (PT) & 9A CROWN ALLOTMENT: H (PART) SECTION 7 TITLE REFERENCE: VOL FOL LAST PLAN REF: LOT A ON PS810598R POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE MGA 94 CO-ORDINATES: E 292 930 ZONE 55 (of approx centre of land in plan) N 5 801 170 GDA 94		COUNCIL NAME: WYNDHAM CITY COUNCIL <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p>THIS IS A PRELIMINARY PLAN. IT HAS NOT BEEN APPROVED BY COUNCIL OR THE LAND TITLES OFFICE. THIS PLAN IS SUBJECT TO ALTERATION. EASEMENTS AND ROAD NAMES HAVE EITHER NOT BEEN SHOWN OR ARE NOT YET FINAL</p> </div>			
VESTING OF ROADS OR RESERVES		NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON	OTHER PURPOSE OF PLAN: TO REMOVE EASEMENT E-1 (PART) ON PS 810598R AND CREATED IN PS 412756U AND AFFECTING ROAD R2 ON THIS PLAN. TO REMOVE EASEMENT E-2 (PART) ON PS 810598R AND CREATED IN PS 810598R AND AFFECTING ROAD R2 ON THIS PLAN. GROUNDS FOR EASEMENT REMOVAL: BY AGREEMENT OF ALL INTERESTED PARTIES UNDER SECTION 6(1)(k) OF THE SUBDIVISION ACT 1988			
ROAD R1	WYNDHAM CITY COUNCIL				
ROAD R2	WYNDHAM CITY COUNCIL				
ROAD R3	WYNDHAM CITY COUNCIL				
NOTATIONS		RIVERWALK RELEASE 21			
DEPTH LIMITATION:	DOES NOT APPLY	No. of Lots: 78 (excluding Lot B) Release 21 Land Area: 4.335ha			
SURVEY: THIS PLAN IS BASED ON SURVEY (PS 636838S) STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO: WYP9626/16 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	3	PS 412756U	CITY WEST WATER LIMITED	
E-2	SEWERAGE	SEE PLAN	PS 810598R	CITY WEST WATER CORPORATION	
E-3	SEWERAGE	2.50	THIS PLAN	CITY WEST WATER CORPORATION	
E-4	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL	
E-6	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION	
E-10	POWERLINE	SEE PLAN	PS 636838S - SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD	
E-11	SEWERAGE	0.50	THIS PLAN	CITY WEST WATER CORPORATION	
E-12	GAS	3	PS 744987V	AUSNET GAS SERVICES PTY LTD	
E-13	GAS	3	PS 810598R	AUSNET GAS SERVICES PTY LTD	
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: 3936PS21	VERSION: 6 (6-03-2019)	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 11
		JAMES SPROTT			



REF: 3936PS21

VERSION: 6 (6-03-2019)

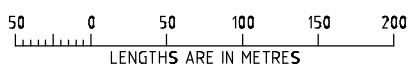


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SCALE
1 : 5000



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RIVERWALK

RELEASE 21

ORIGINAL SHEET
SIZE: A3

SHEET 2

SEE SHEETS 4 TO 8

SEE SHEETS 4 TO 8

SEE SHEET 2

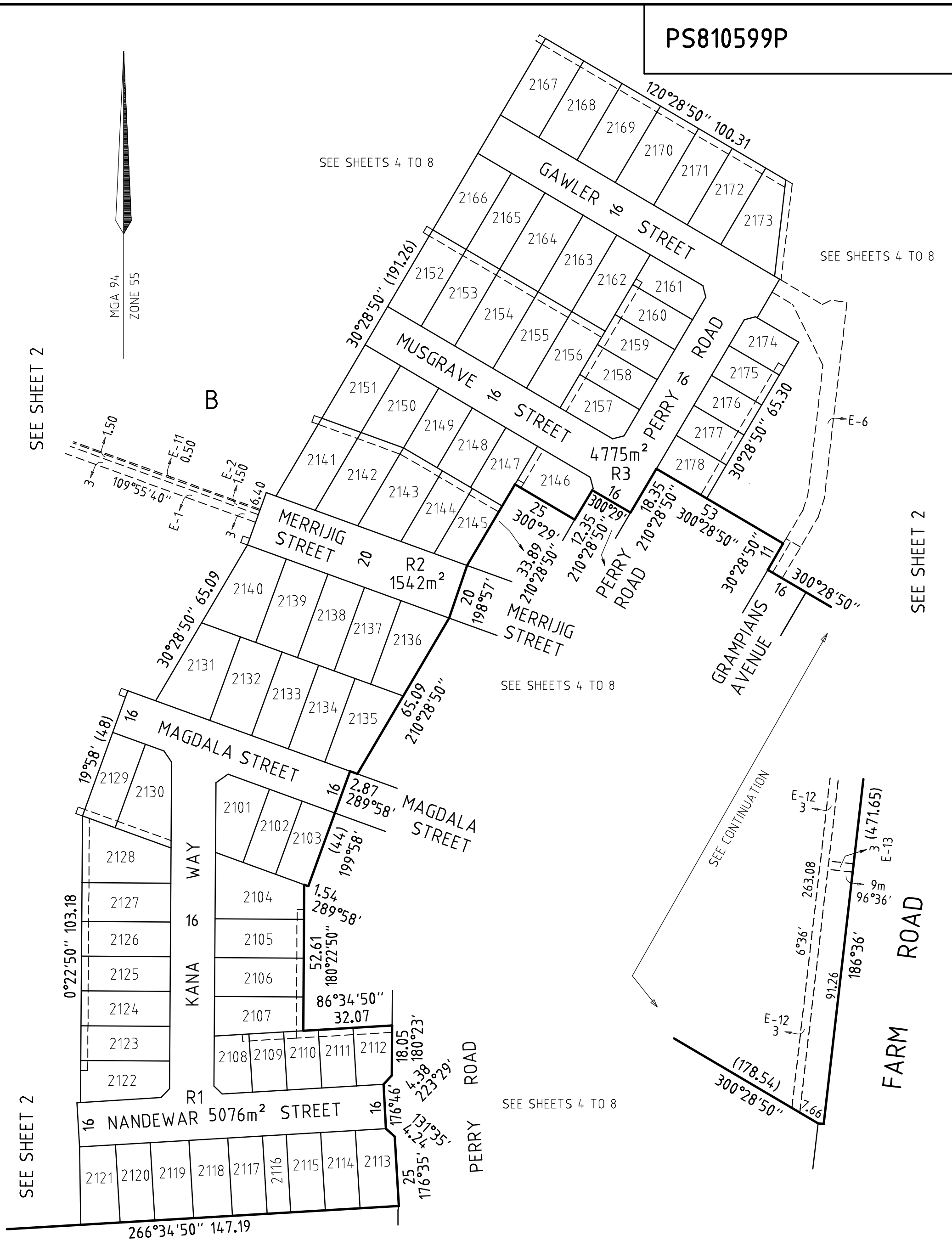
SEE SHEETS 4 TO 8


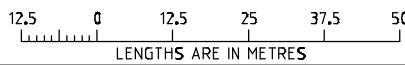
SEE SHEETS 4 TO 8

MGA 94
ZONE 55

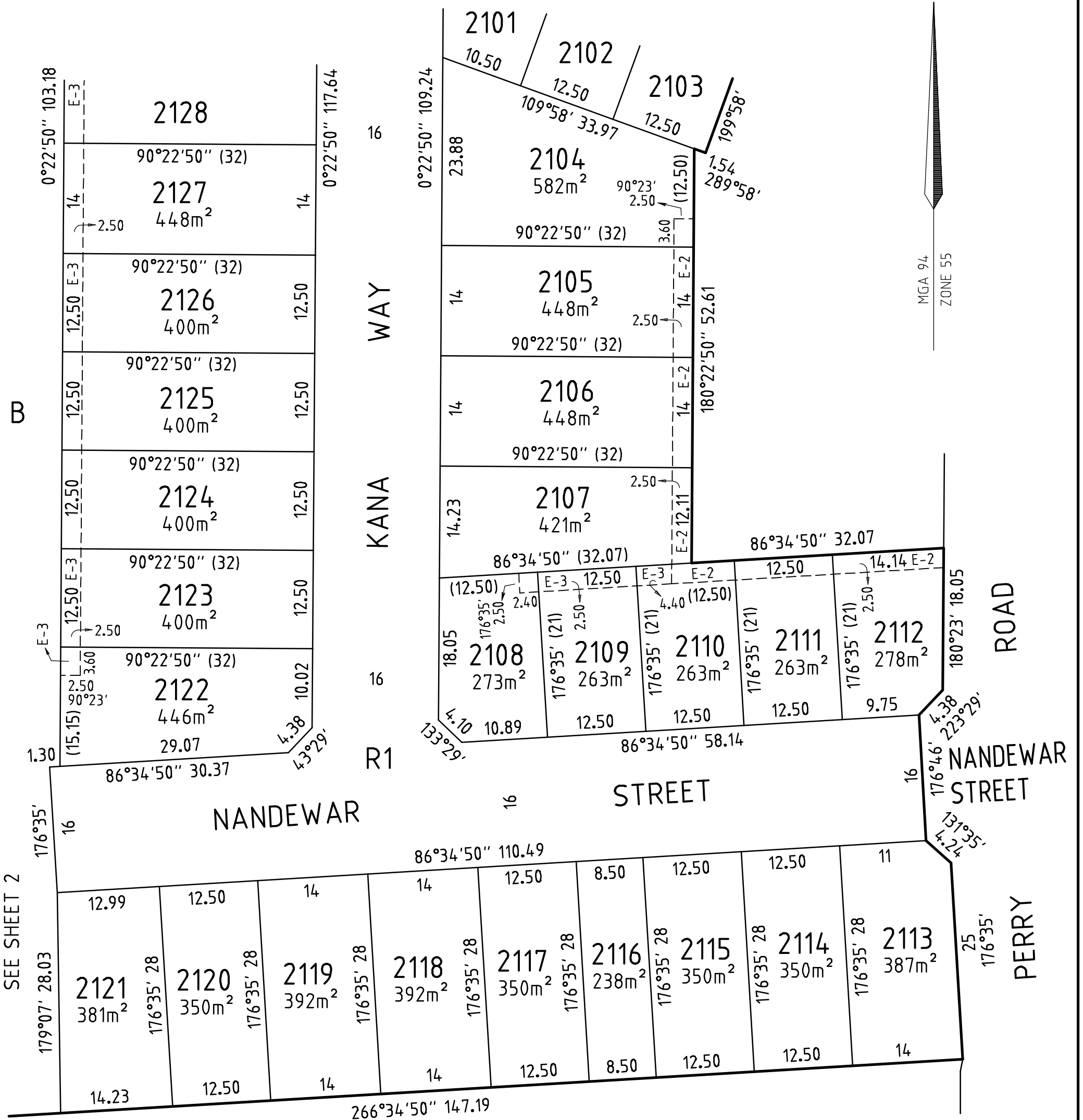
SEE SHEET 2

SEE SHEET 2



REF: 3936PS21		VERSION: 6 (6-03-2019)		RIVERWALK		RELEASE 21	
 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 : 1250	 LENGTHS ARE IN METRES		ORIGINAL SHEET SIZE: A3	SHEET 3		
	JAMES SPROTT						

SEE SHEET 5



REF: 3936PS21

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SCALE
1 : 500



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RIVERWALK

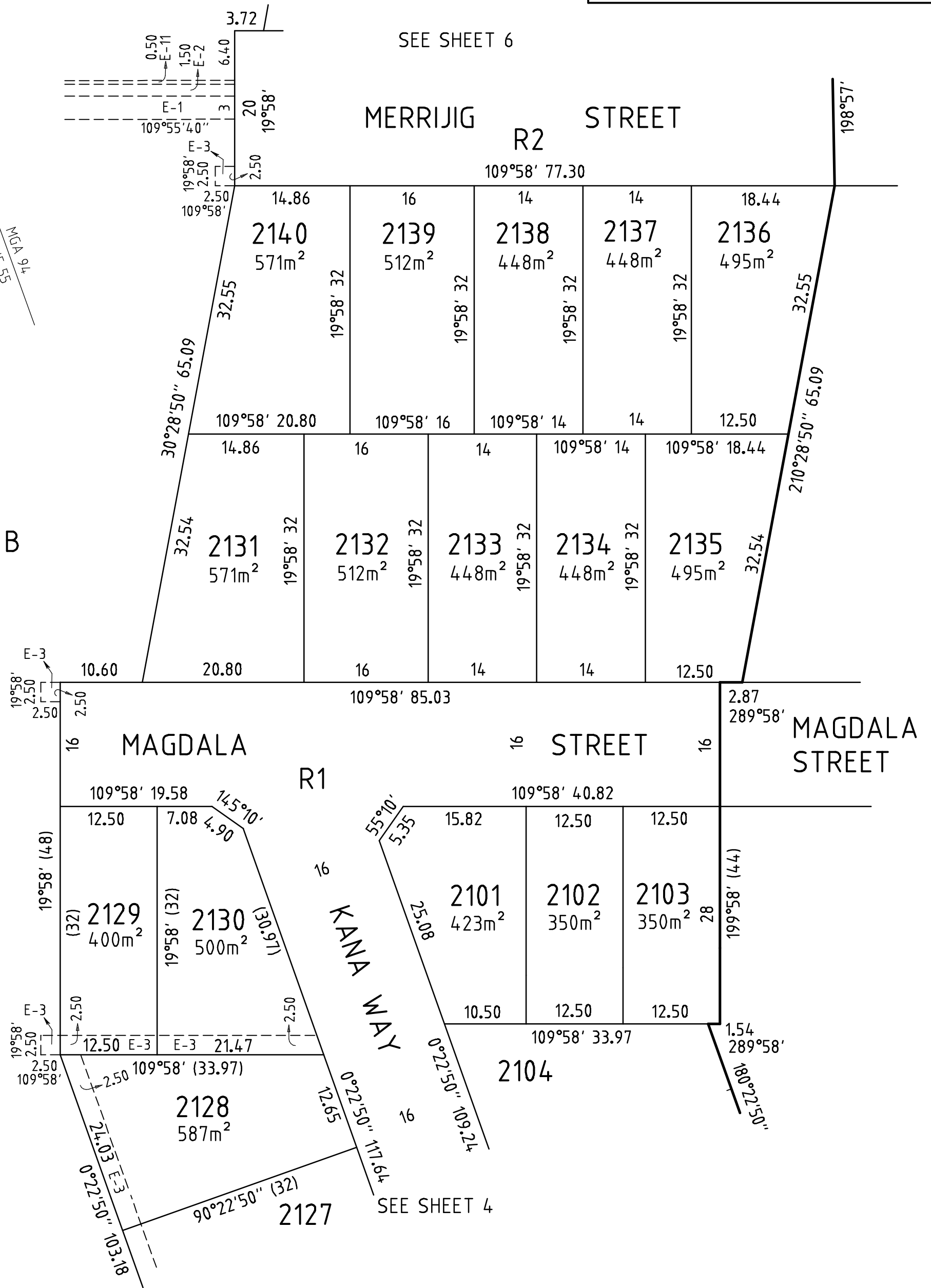
RELEASE 21

ORIGINAL SHEET
SIZE: A3

SHEET 4

SEE SHEET 6

MERRIJIG R2 STREET



SEE SHEET 7

SEE SHEET 8

PS810599P

2152

2153

2154

2155

2156

2157

2178

14

14

16

14

14

E-3
2.50 (22)

4.24
75°29'

(21)

E-3
2.50

30°28'50" (191.26)

16

MUSGRAVE

R3

STREET

16

120°28'50" 94

14.76

16

14

14

13.24

E-3
2.50 (22)

4.24
165°29'

0.65
30°29'

18.35
210°28'50"

2151
433m²

2150
424m²

2149
350m²

2148
350m²

2147
331m²

2146
396m²

30.71

30°29' 27.97

30°29' 25

30°29' 25

30°29' 25

30°28'50" 25

E-3
16

30°28'50" 25

210°28'50" 12.35

PERRY ROAD

16
300°29'

109°58'
15.02

109°58'
16.27

120°29' 14

120°29' 14

120°29'
13.24

2.50

300°29' 25

E-3

E-3

(32.55)
2141
481m²

2142
521m²

2143
504m²

2144
355m²

2145
326m²

30°28'50" (32.55)

30°28'50" (32.55)

30°28'50" (32.55)

30°29' (29.53)

30°29' (27.21)

210°28'50" 33.89

3.72

15.02

16.27

109°58' 76.94
1542m²

R2 STREET

12.71

12.71

MERRIJIG STREET

E-11
0.50
E-2
1.50
E-1
6.49
E-3
19°58'
109°55'40"

19°58'

14.86

2139

2138

2137

2136

2140

16

14

14

18.44

109°58' 77.30

210°28'50"

RIVERWALK RELEASE 21



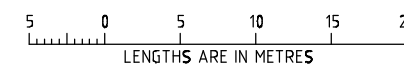
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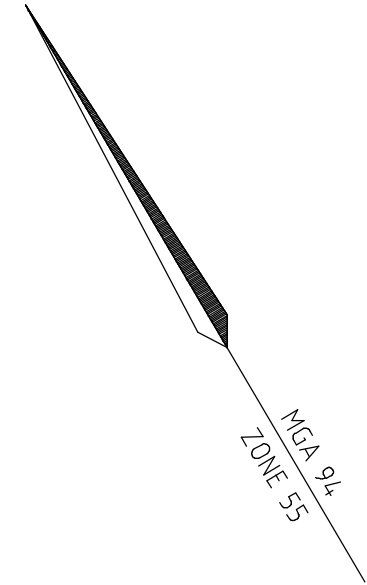
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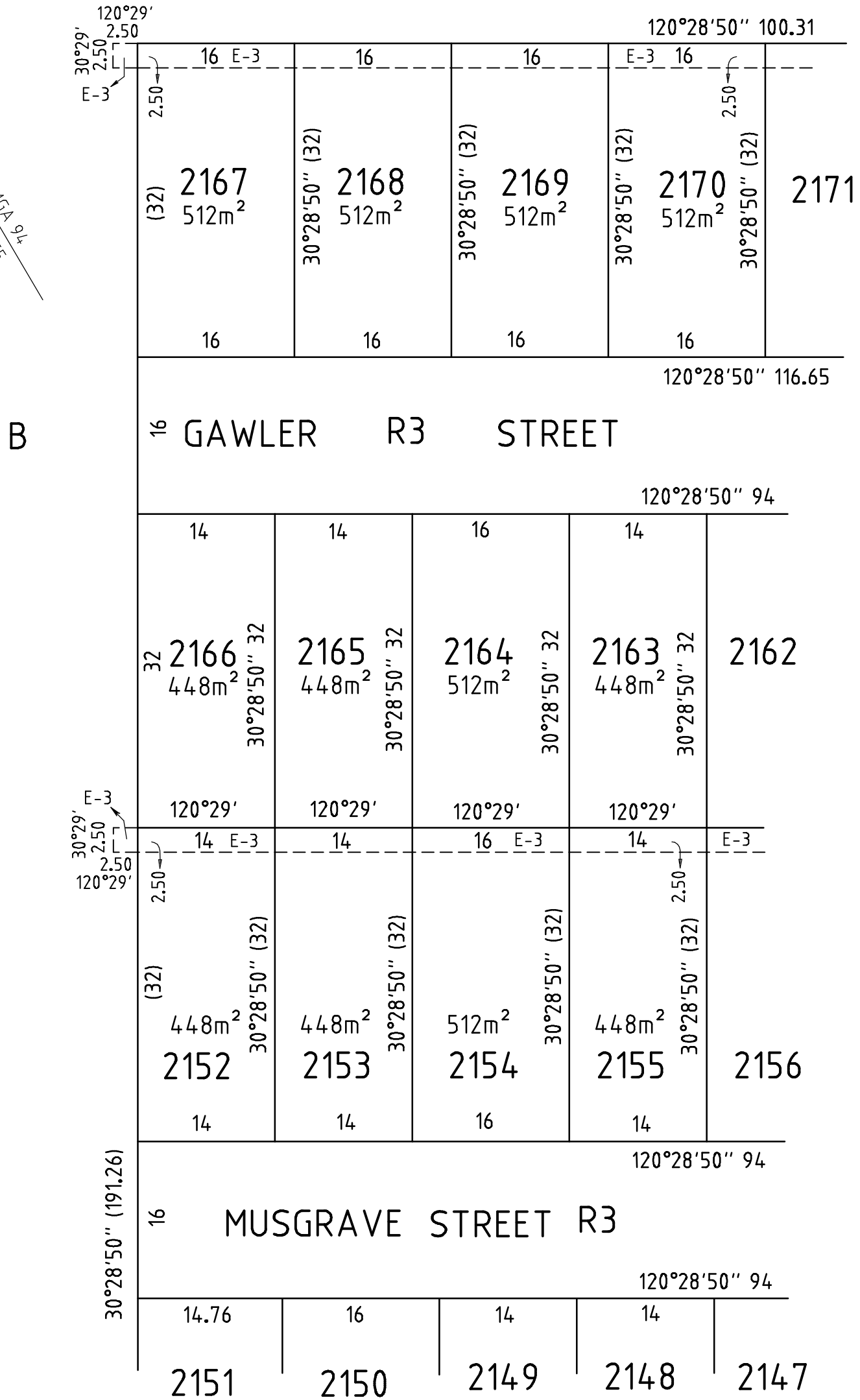
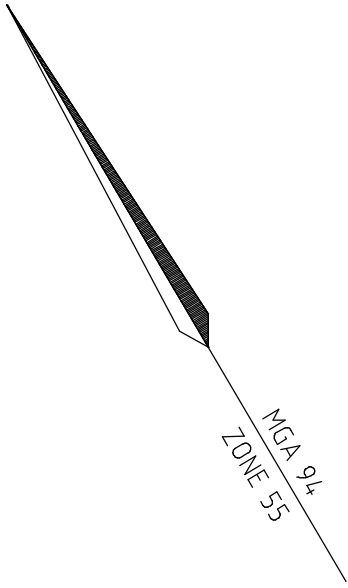


ORIGINAL SHEET
SIZE: A3

SHEET 6

JAMES SPROTT



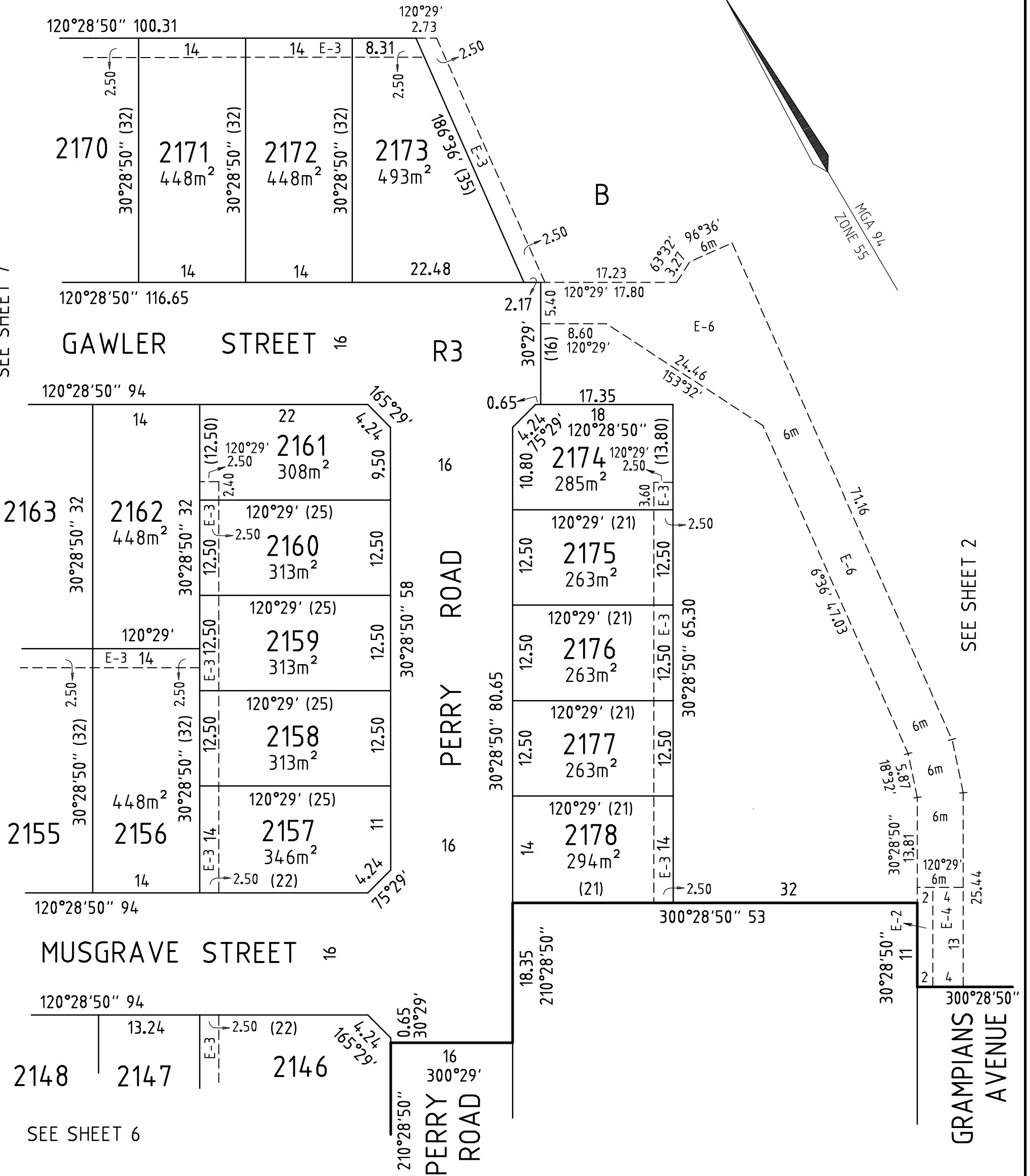


SEE SHEET 8

SEE SHEET 6

SEE SHEET 7

SEE SHEET 2



PS810599P

SEE SHEET 2

DUTCHELM AVENUE

DUTCHELM AVENUE

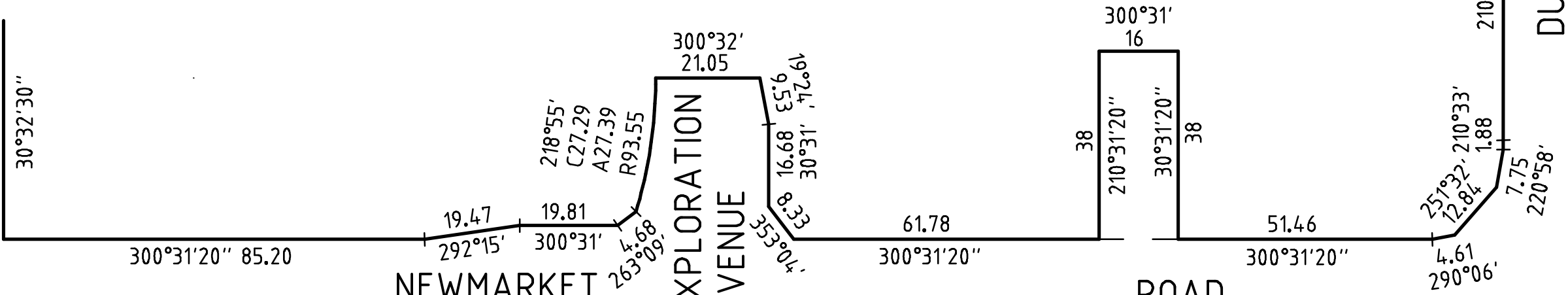
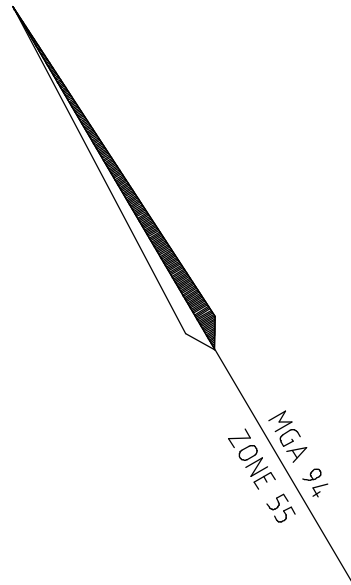
EXPLORATION AVENUE

NEWMARKET

ROAD

PRINCES HIGHWAY

SEE SHEET 2



RIVERWALK RELEASE 21



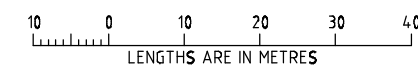
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VERSION: 6 (6-03-2019)

SCALE
1 : 1000



ORIGINAL SHEET
SIZE: A3

SHEET 9

JAMES SPROTT

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 21



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VERSION: 6 (6-03-2019)

ORIGINAL SHEET
SIZE: A3

SHEET 10

JAMES SPROTT

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

BURDENED LOT No	BENEFITING LOTS
2101	2102, 2104
2102	2101, 2103, 2104
2103	2102, 2104
2104	2101, 2102, 2103, 2105
2105	2104, 2106
2106	2105, 2107
2107	2106, 2108, 2109, 2110
2108	2107, 2109
2109	2107, 2108, 2110
2110	2107, 2109, 2111
2111	2110, 2112
2112	2111
2113	2114
2114	2113, 2115
2115	2114, 2116
2116	2115, 2117
2117	2116, 2118
2118	2117, 2119
2119	2118, 2120
2120	2119, 2121
2121	2120
2122	2123
2123	2122, 2124
2124	2123, 2125
2125	2124, 2126
2126	2125, 2127
2127	2126, 2128
2128	2127, 2129, 2130
2129	2128, 2130
2130	2128, 2129
2131	2132, 2140
2132	2131, 2133, 2139, 2140
2133	2132, 2134, 2138, 2139
2134	2133, 2135, 2137, 2138
2135	2134, 2136, 2137
2136	2135, 2137
2137	2134, 2135, 2136, 2138
2138	2133, 2134, 2137, 2139
2139	2132, 2133, 2138, 2140

BURDENED LOT No	BENEFITING LOTS
2140	2131, 2139
2141	2142, 2151
2142	2141, 2143, 2150
2143	2142, 2144, 2148, 2149
2144	2143, 2145, 2147, 2148
2145	2144, 2147
2146	2147
2147	2144, 2145, 2146, 2148
2148	2143, 2144, 2147, 2149
2149	2143, 2148, 2150
2150	2142, 2149, 2151
2151	2141, 2150
2152	2153, 2166
2153	2152, 2154, 2165
2154	2153, 2155, 2164
2155	2154, 2156, 2163
2156	2155, 2157, 2158, 2159, 2162
2157	2156, 2158
2158	2156, 2157, 2159
2159	2156, 2158, 2160, 2162
2160	2159, 2161, 2162
2161	2160, 2162
2162	2159, 2160, 2161, 2163
2163	2155, 2162, 2164
2164	2154, 2163, 2165
2165	2153, 2164, 2166
2166	2152, 2165
2167	2168
2168	2167, 2169
2169	2168, 2170
2170	2169, 2171
2171	2170, 2172
2172	2171, 2173
2173	2172
2174	2175
2175	2174, 2176
2176	2175, 2177
2177	2176, 2178
2178	2177

RIVERWALK RELEASE 21



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SHEET 11

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