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SCALE 1:1500

ENLARGEMENT  
SCALE 1:400

ENLARGEMENT  
SCALE 1:2500

ENLARGEMENT  
SCALE 1:1500

REF: 3936PS22A

VERSION: 12 (6-03-2019)

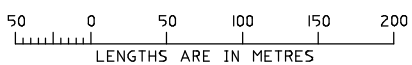


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DEVELOPMENT CONSULTANTS

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SCALE  
1: 5000



JAMES SPROTT

RIVERWALK

RELEASE 22A

ORIGINAL SHEET  
SIZE: A3

SHEET 2

SEE SHEET 2

SEE SHEETS 4 TO 8

SEE SHEETS 4 TO 8

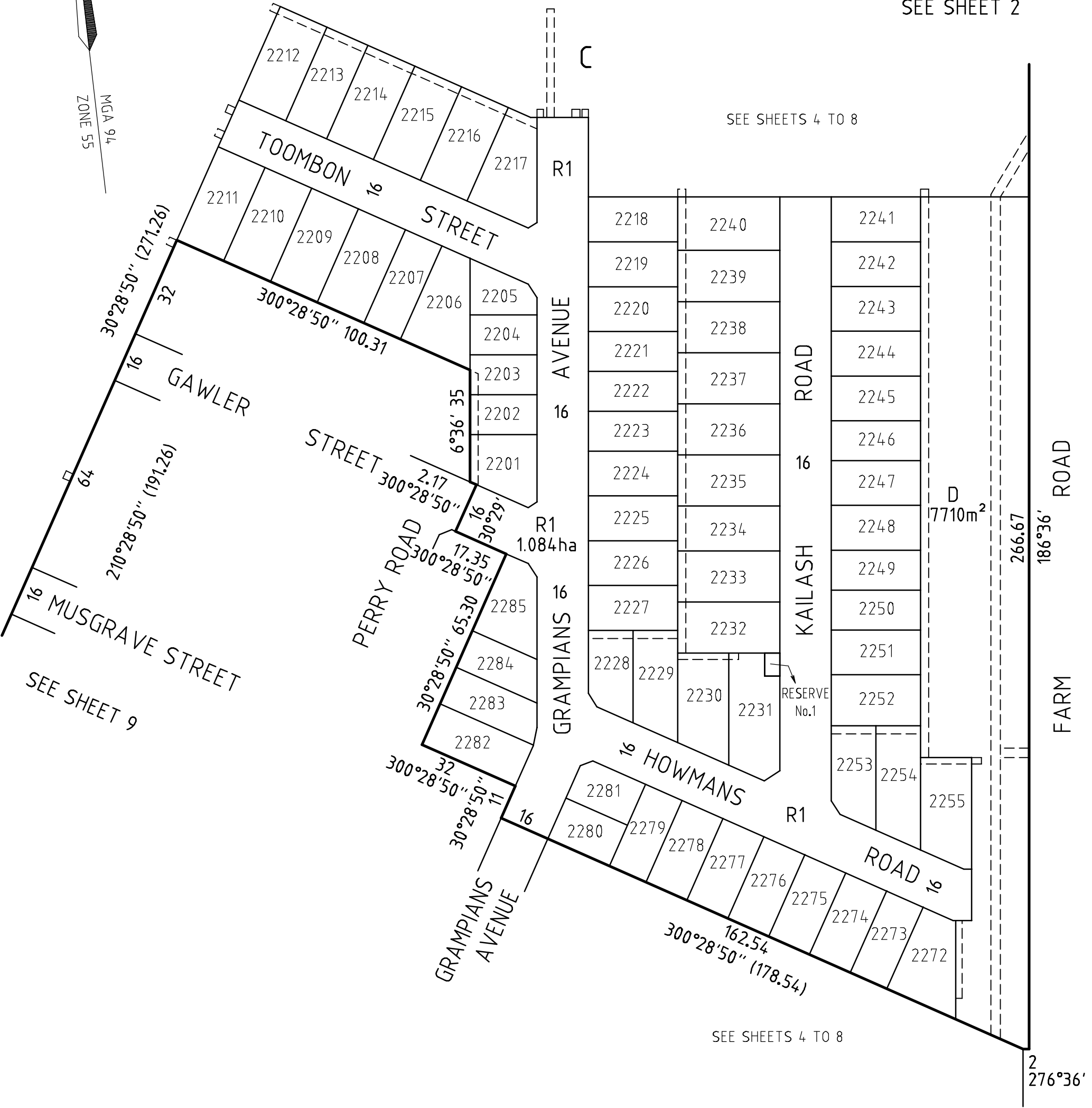
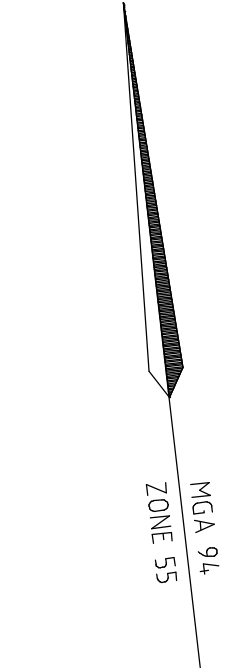
FARM ROAD

276°36'

D  
7710m<sup>2</sup>

266.67

186°36'



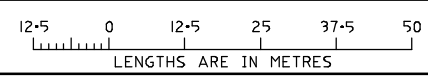
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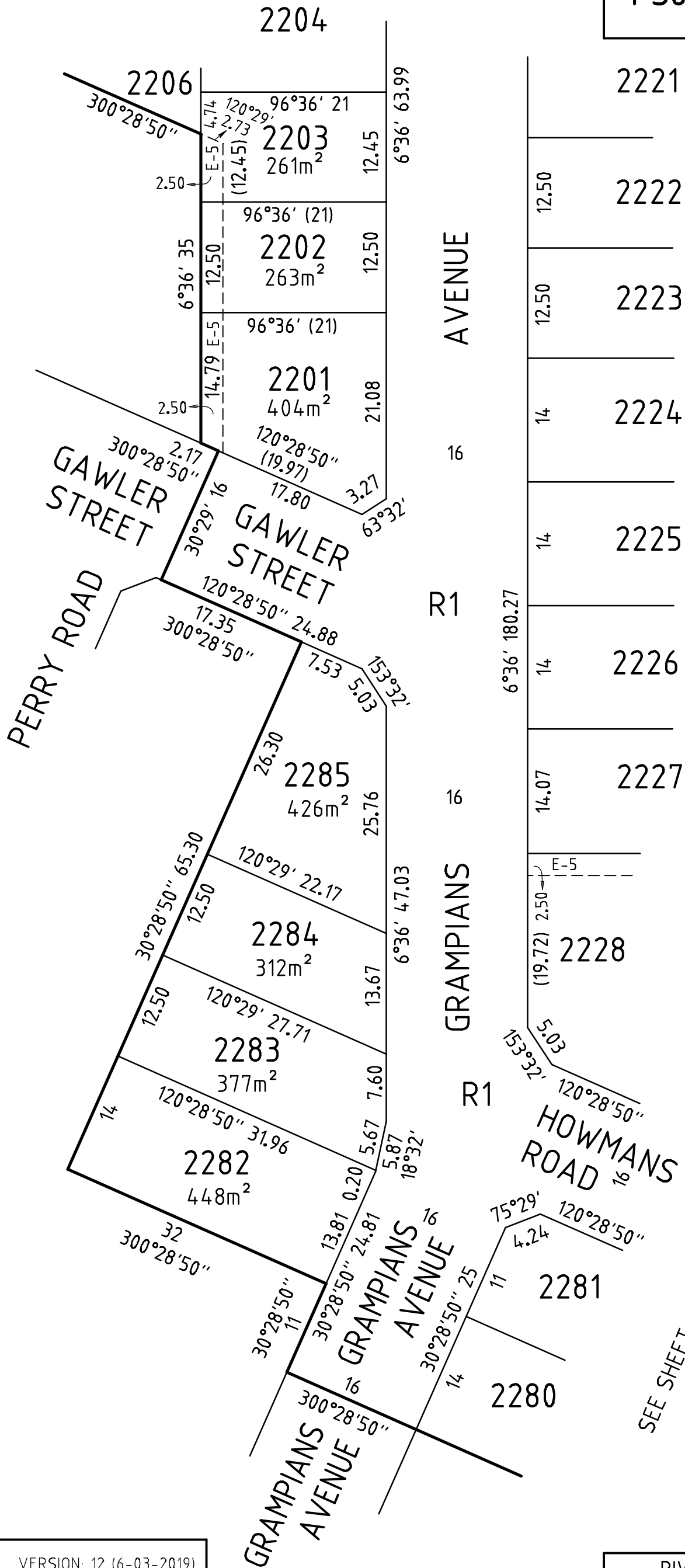
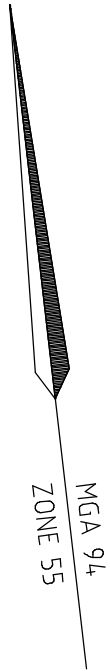


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RIVERWALK      RELEASE 22A

ORIGINAL SHEET  
 SIZE: A3

SHEET 3

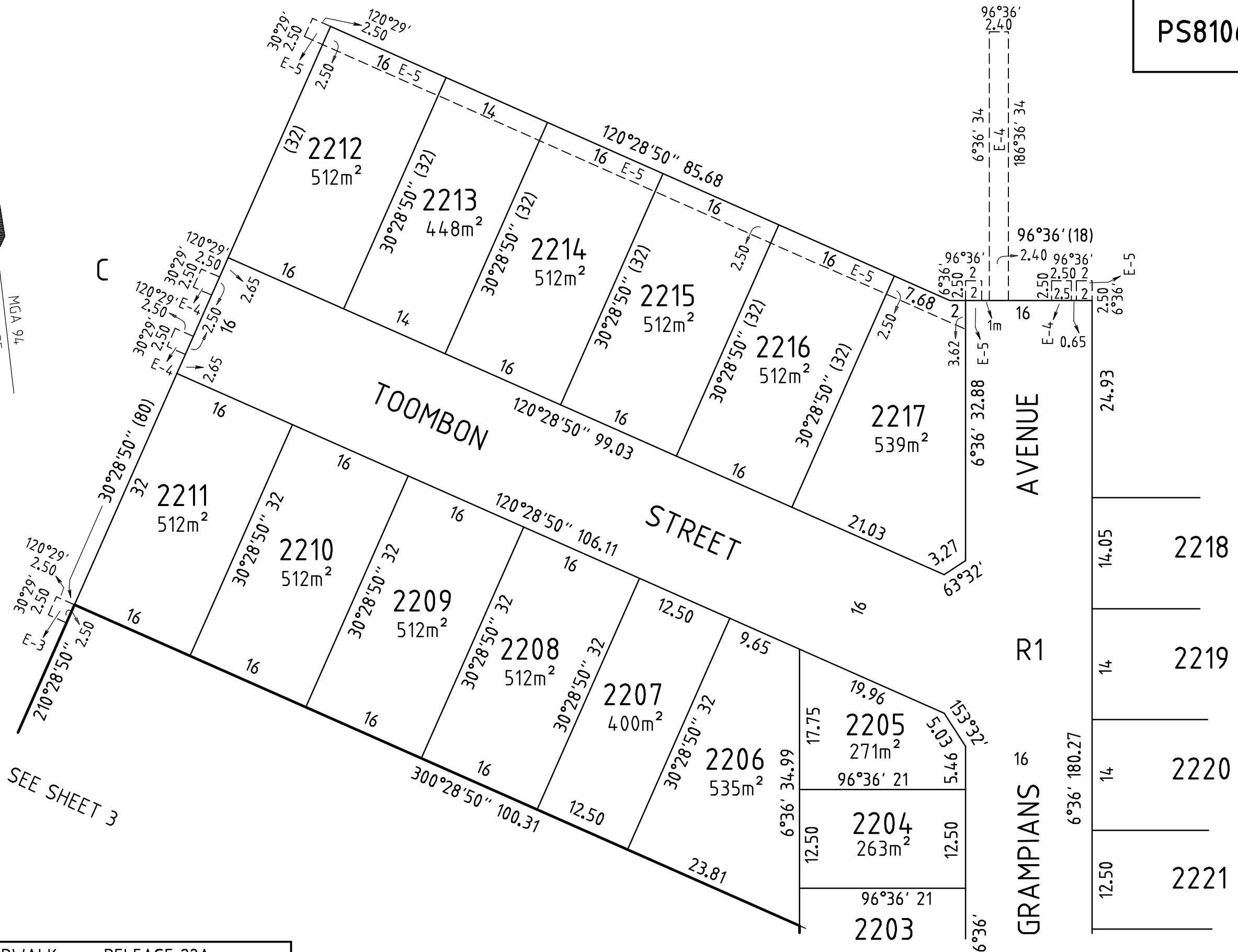
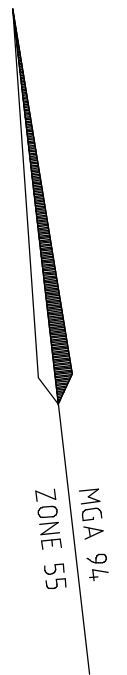


SEE SHEET 6

SEE SHEET 7

SEE SHEET 8





SEE SHEET 3

SEE SHEET 6

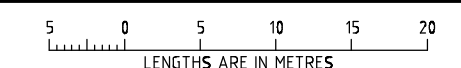
SEE SHEET 4

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SCALE 1 : 500



ORIGINAL SHEET SIZE: A3

SHEET 5

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PS810600J

SEE SHEET 5  
GRAMPIANS AVENUE

R1

GRAMPIANS

6°36' 180.27

24.93

14.05

14

14

12.50

12.50

12.50

12.50

2218  
393m<sup>2</sup>

2219  
392m<sup>2</sup>

2220  
392m<sup>2</sup>

2221  
350m<sup>2</sup>

2222  
350m<sup>2</sup>

2223  
350m<sup>2</sup>

2224

6°36' 2.50  
96°36' 2.50  
E-5

14.05

14

14

12.50

12.50

12.50

12.50

2240  
535m<sup>2</sup>

2239  
512m<sup>2</sup>

2238  
512m<sup>2</sup>

2237  
512m<sup>2</sup>

2236  
512m<sup>2</sup>

2235

96°36' 138

16

R1

KAILASH ROAD

16

6°36' 179.53

16

16

6°36' 188.99

SEE SHEET 7

2241  
392m<sup>2</sup>

2242  
392m<sup>2</sup>

2243  
392m<sup>2</sup>

2244  
392m<sup>2</sup>

2245  
392m<sup>2</sup>

2246  
350m<sup>2</sup>

2247

6°36' 2.50  
96°36' 2.50  
E-5

14

14

14

14

14

14

12.50

12.50

SEE SHEET 2

6°36' 2.50  
96°36' 2.50  
E-5

14

14

14

14

14

14

12.50

12.50

D

D

37°34' 17.49  
15  
5.83

9m

3

175.39

2.50

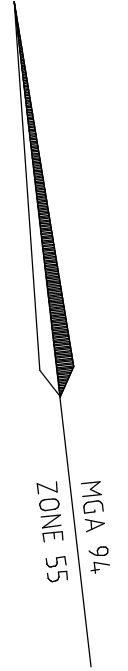
266.67

186°36'

E-11

6°36' (263.58)

FARM ROAD



RIVERWALK RELEASE 22A



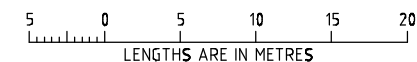
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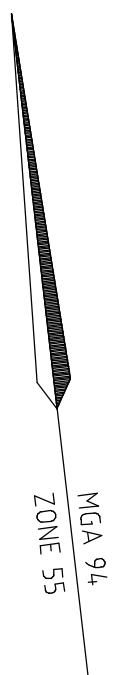
SCALE  
1 : 500



ORIGINAL SHEET  
SIZE: A3

SHEET 6

JAMES SPROTT

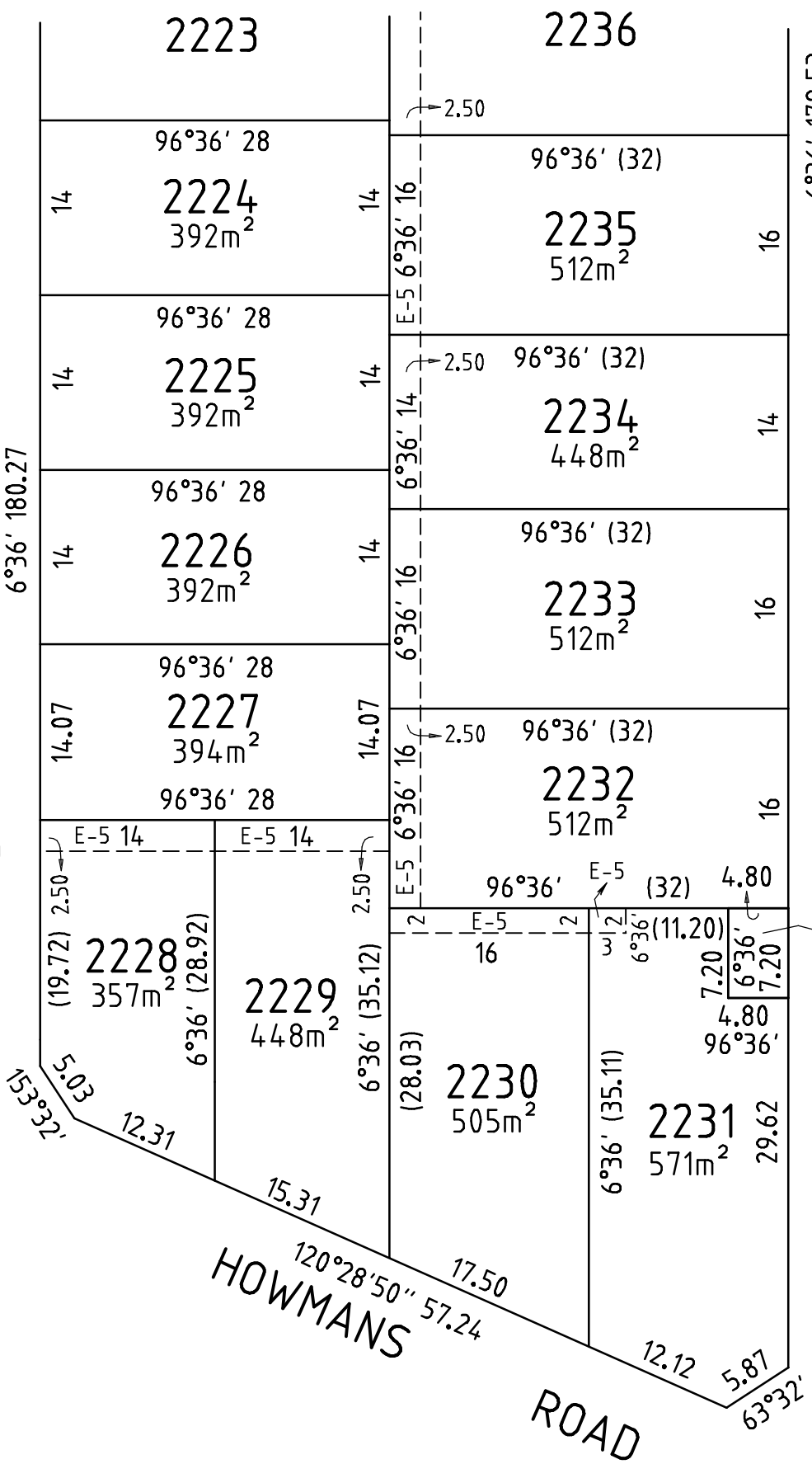


PS810600J

GRAMPIANS AVENUE

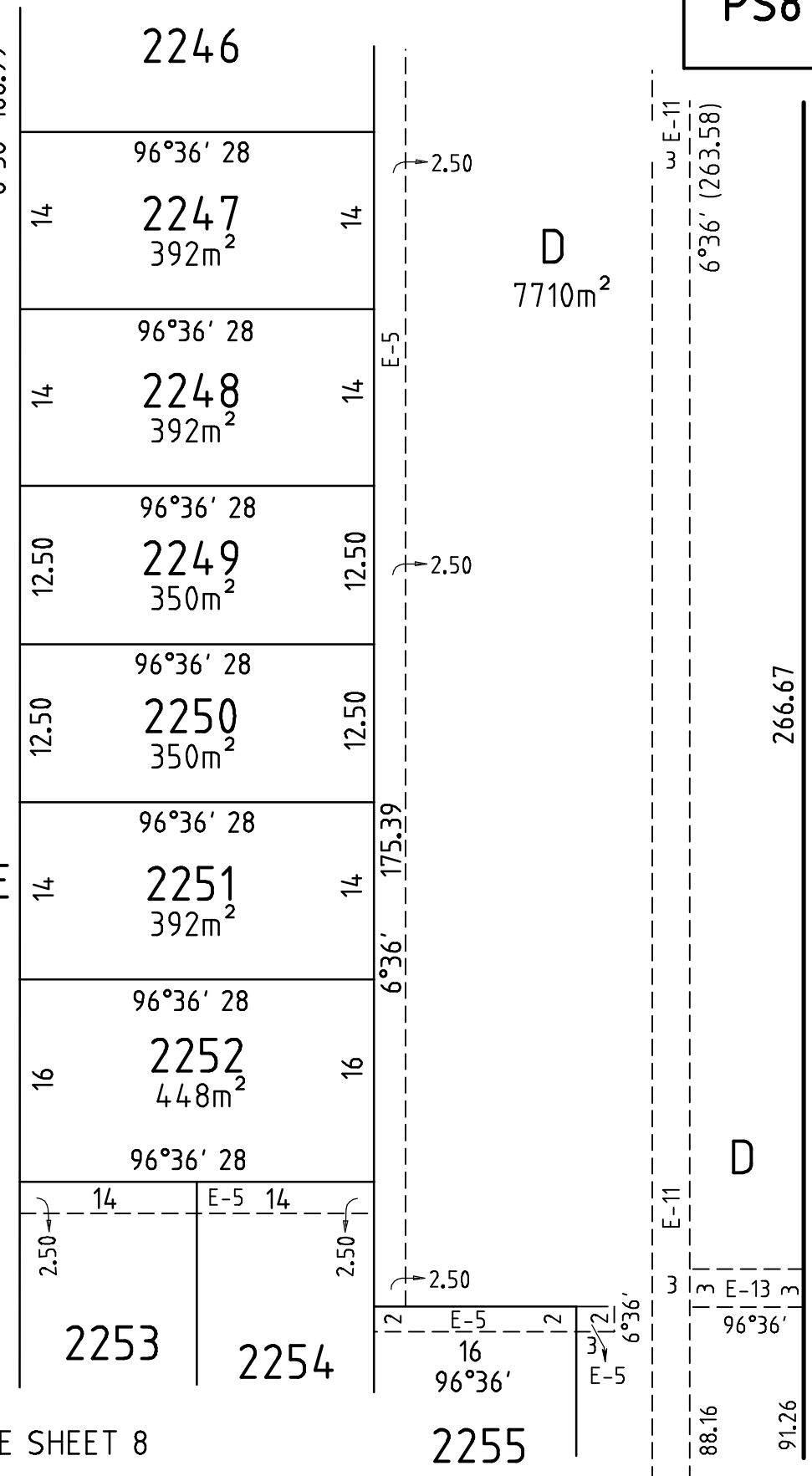
KAILASH ROAD

FARM ROAD



SEE SHEET 6

SEE SHEET 8



SEE SHEET 4

6°36' 180.27

6°36' 179.53

6°36' 188.99

6°36' (263.58)

266.67

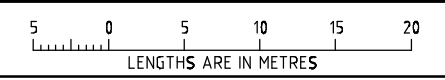
186°36'

RIVERWALK RELEASE 22A

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SCALE 1 : 500



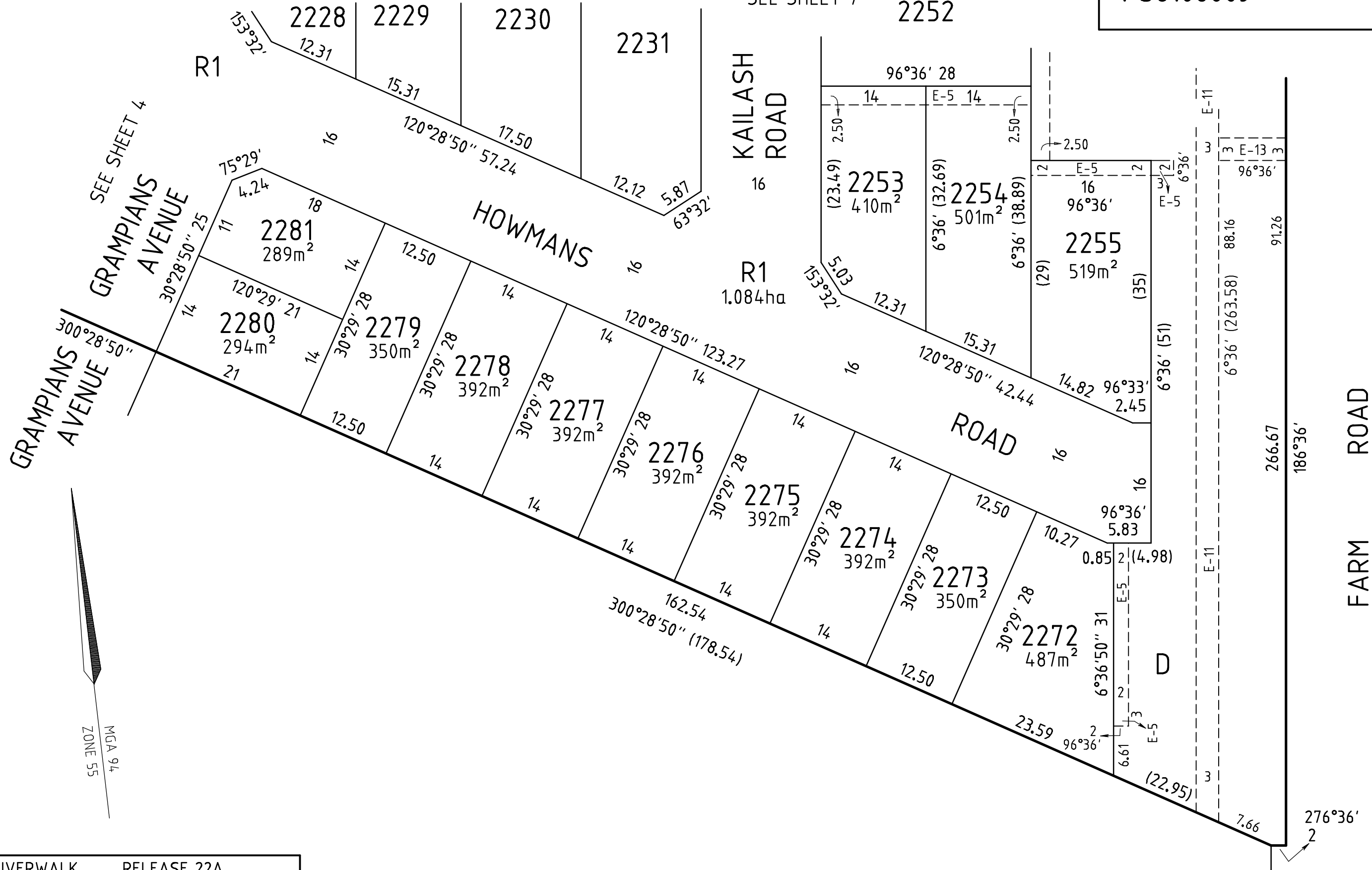
ORIGINAL SHEET SIZE: A3

SHEET 7

JAMES SPROTT

PS810600J

SEE SHEET 7 2252



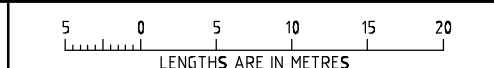
55 1102  
76 MGA 94  
4 ZONE 55

RIVERWALK RELEASE 22A

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SCALE 1 : 500

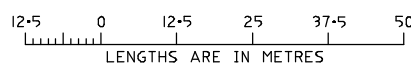
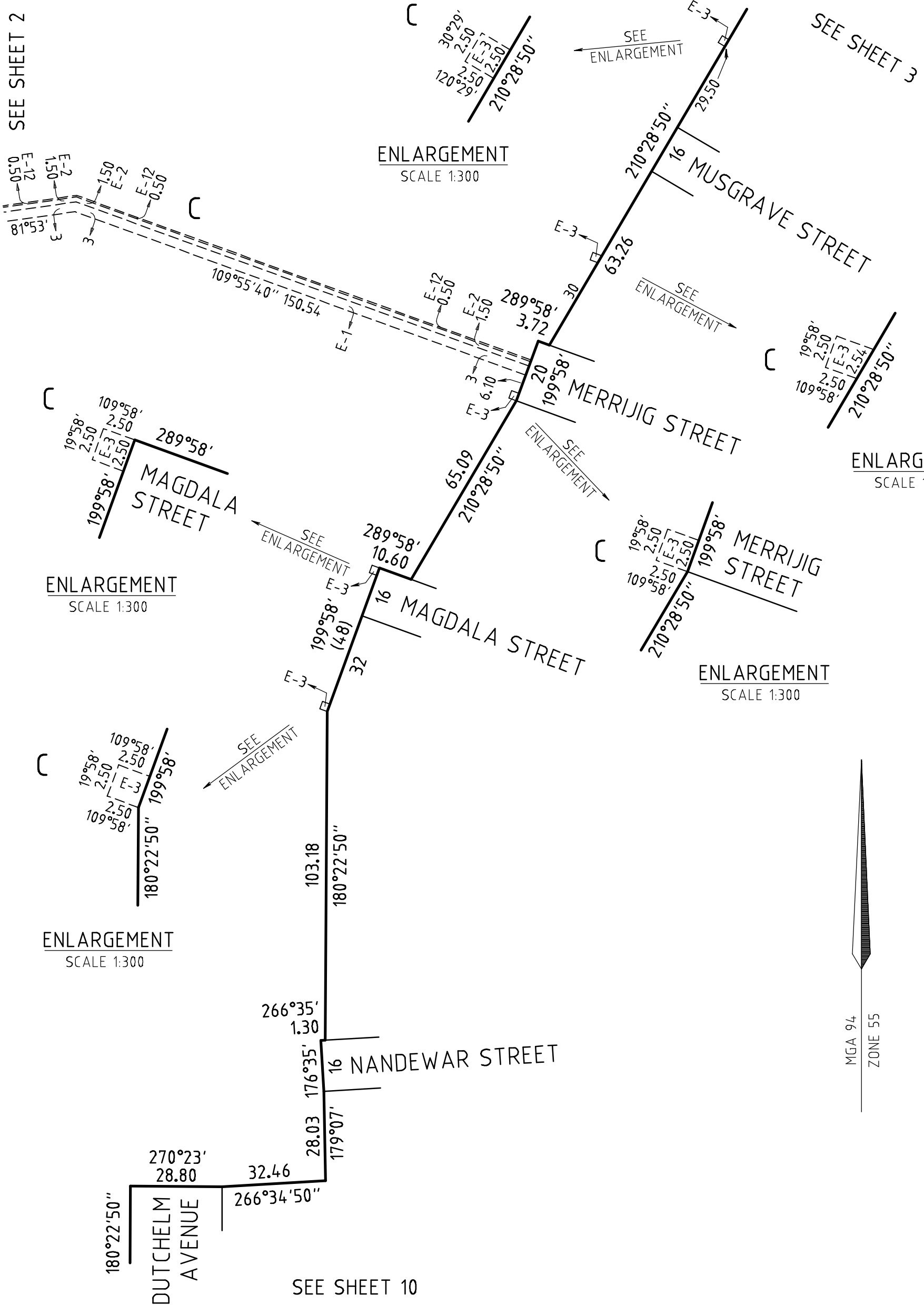


ORIGINAL SHEET SIZE: A3

SHEET 8

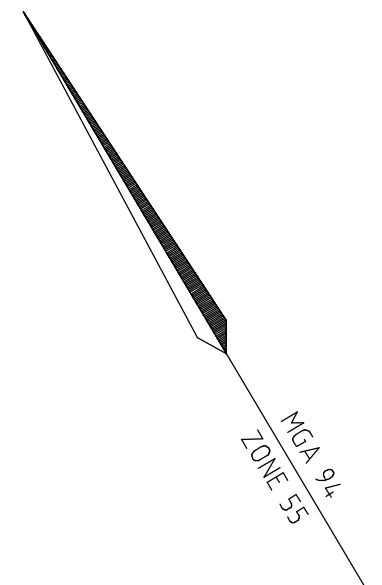
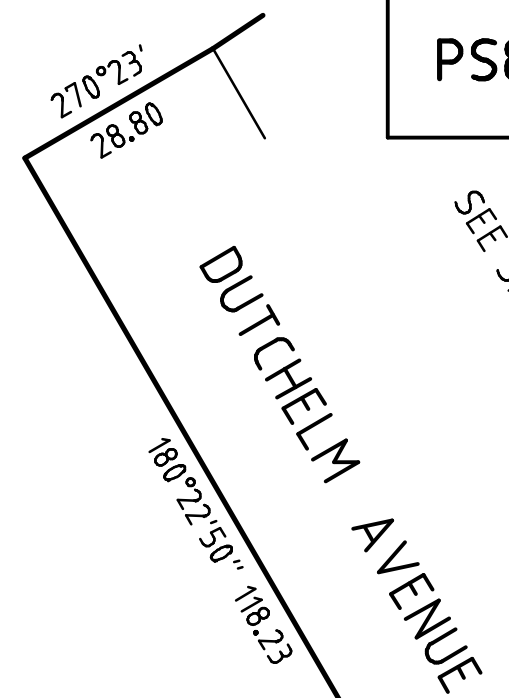
JAMES SPROTT





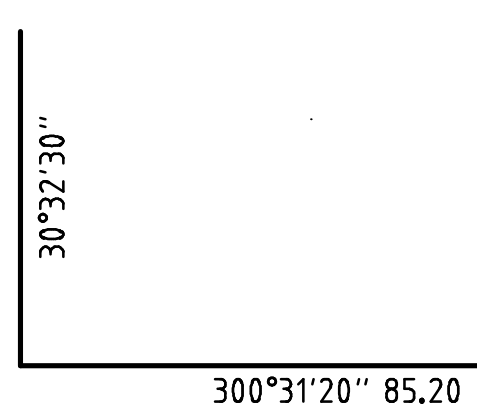
PS810600J

SEE SHEET 9



PRINCES HIGHWAY

SEE SHEET 2



NEWMARKET

EXPLORATION AVENUE

ROAD

DUTCHELM AVENUE

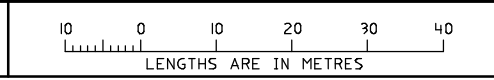
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SCALE 1 : 1000



ORIGINAL SHEET SIZE: A3

SHEET 10

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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 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 22A

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SIZE: A3

SHEET 11

JAMES SPROTT

TABLE 1

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

CREATION OF RESTRICTION

BURDENED LOT No	BENEFITING LOTS
2201	2202
2202	2201, 2203
2203	2202, 2204, 2206
2204	2203, 2205, 2206
2205	2204, 2206
2206	2203, 2204, 2205, 2207
2207	2206, 2208
2208	2207, 2209
2209	2208, 2210
2210	2209, 2211
2211	2210
2212	2213
2213	2212, 2214
2214	2213, 2215
2215	2214, 2216
2216	2215, 2217
2217	2216
2218	2219, 2240
2219	2218, 2220, 2239, 2240
2220	2219, 2221, 2238, 2239
2221	2220, 2222, 2237, 2238
2222	2221, 2223, 2236, 2237
2223	2222, 2224, 2236
2224	2223, 2225, 2235, 2236
2225	2224, 2226, 2234, 2235
2226	2225, 2227, 2233, 2234
2227	2226, 2228, 2229, 2232, 2233
2228	2227, 2229
2229	2227, 2228, 2230, 2232
2230	2229, 2231, 2232
2231	2230, 2232
2232	2227, 2229, 2230, 2231, 2233
2233	2226, 2227, 2232, 2234
2234	2225, 2226, 2233, 2235
2235	2224, 2225, 2234, 2236

BURDENED LOT No	BENEFITING LOTS
2236	2222, 2223, 2224, 2235, 2237
2237	2221, 2222, 2236, 2238
2238	2220, 2221, 2237, 2239
2239	2219, 2220, 2238, 2240
2240	2218, 2219, 2239
2241	2242
2242	2241, 2243
2243	2242, 2244
2244	2243, 2245
2245	2244, 2246
2246	2245, 2247
2247	2246, 2248
2248	2247, 2249
2249	2248, 2250
2250	2249, 2251
2251	2250, 2252
2252	2251, 2253, 2254
2253	2252, 2254
2254	2252, 2253, 2255
2255	2254
2272	2273
2273	2272, 2274
2274	2273, 2275
2275	2274, 2276
2276	2275, 2277
2277	2276, 2278
2278	2277, 2279
2279	2278, 2280, 2281
2280	2279, 2281
2281	2279, 2280
2282	2283
2283	2282, 2284
2284	2283, 2285
2285	2284

RIVERWALK RELEASE 22A



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SHEET 12

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