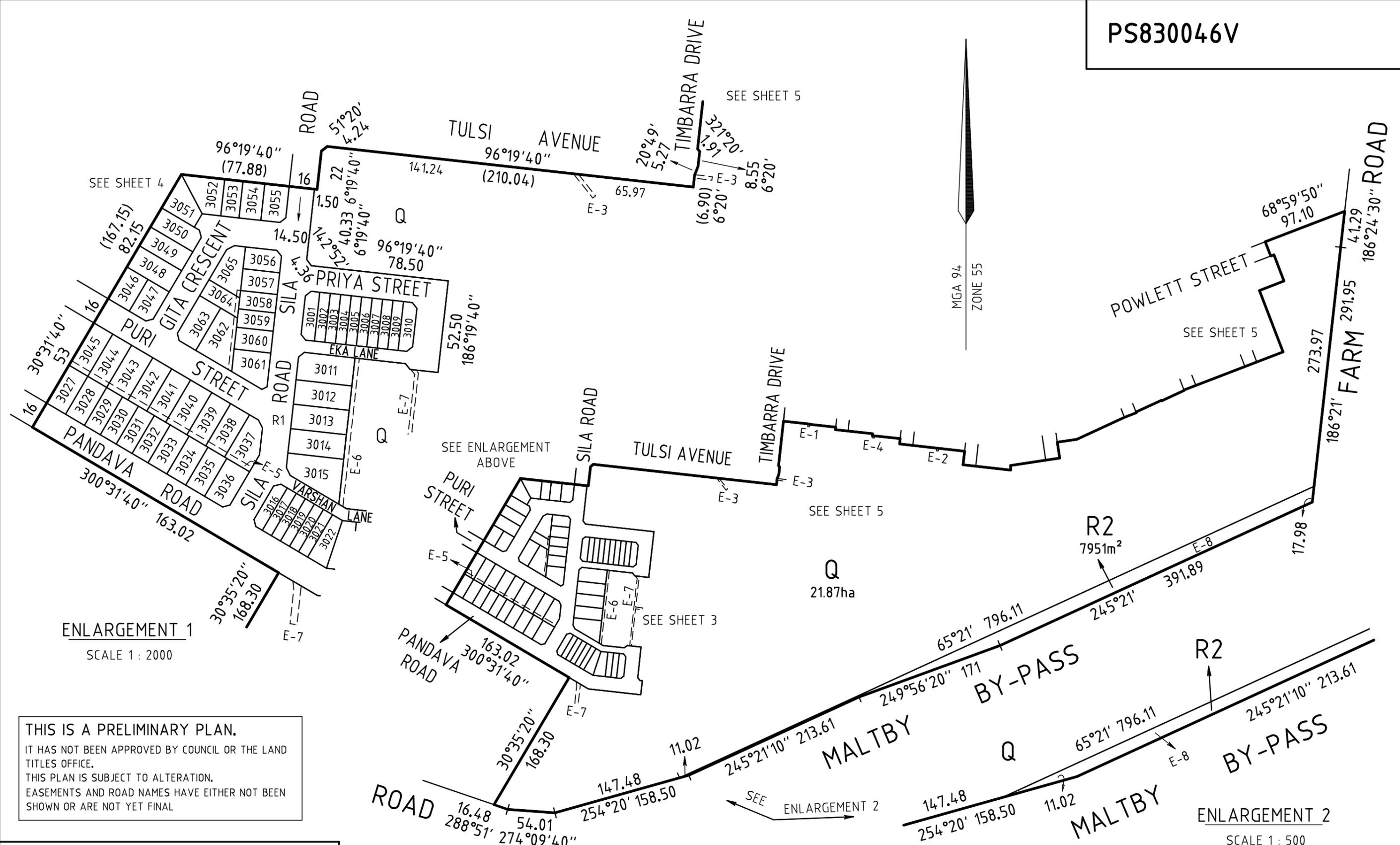


PLAN OF SUBDIVISION			EDITION 1	PS830046V
<p>LOCATION OF LAND</p> <p>PARISH: MAMBOURIN CROWN ALLOTMENTS: G (PT) & H (PT) SECTION 7 CROWN ALLOTMENT: 7 (PT) & 8 (PT) SECTION 8</p> <p>TITLE REFERENCE: VOL 12284 FOL 994 LAST PLAN REF: LOT T ON PS832416C</p> <p>POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE 3030</p> <p>MGA 94 CO-ORDINATES: E 292 250 ZONE 55 (of approx centre of land in plan) N 5 799 990 GDA 94</p>			<p>COUNCIL NAME: WYNDHAM CITY COUNCIL</p> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 80%;"> <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		<p>OTHER PURPOSE OF PLAN: TO REMOVE EASEMENT E-4 (PART), E-23 & E-24 ON PS820860Y AND CREATED IN PS820861W AND AFFECTING ROAD R1 ON THIS PLAN.</p> <p>GROUND FOR EASEMENT REMOVAL: BY AGREEMENT OF ALL INTERESTED PARTIES UNDER SECTION 6(1)(k) OF THE SUBDIVISION ACT 1988</p>	
ROAD R1	WYNDHAM CITY COUNCIL			
ROAD R2	DEPARTMENT OF TRANSPORT			
NOTATIONS			RIVERWALK RELEASE 30	
DEPTH LIMITATION: DOES NOT APPLY			No. of Lots: 65 (excluding Lot Q) Release 30 Land Area: 3.269ha	
<p>SURVEY: THIS PLAN IS BASED ON SURVEY</p> <p>STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO:</p> <p>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS: IN PROCLAIMED SURVEY AREA NUMBER:</p>				
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	2	PS707851H	CITY WEST WATER CORPORATION
E-2	DRAINAGE	2	PS707855Y	WYNDHAM CITY COUNCIL
E-3	DRAINAGE	2	PS820860Y	WYNDHAM CITY COUNCIL
E-4	SEWERAGE	2.50	PS820861W	CITY WEST WATER CORPORATION
E-5	DRAINAGE SEWERAGE	3	THIS PLAN	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION
E-6	SEWERAGE	2.50	THIS PLAN	CITY WEST WATER CORPORATION
E-7	DRAINAGE	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-8	MAINTENANCE OF TREES	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL
E-9	DRAINAGE SEWERAGE	2	THIS PLAN	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION
<p>CRA SURVEY PTY LTD LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS</p> <p>7A/346 Belmore Road office@crsurvey.com.au Balwyn Vic 3103 Tel: 03 9890 0933</p>		REF: 3936PS30 VERSION: 6 (19-10-2021) JAMES SPROTT		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 7



ENLARGEMENT 1
SCALE 1 : 2000

ENLARGEMENT 2
SCALE 1 : 500

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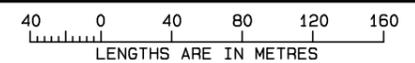
RIVERWALK RELEASE 30

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SCALE 1 : 4000



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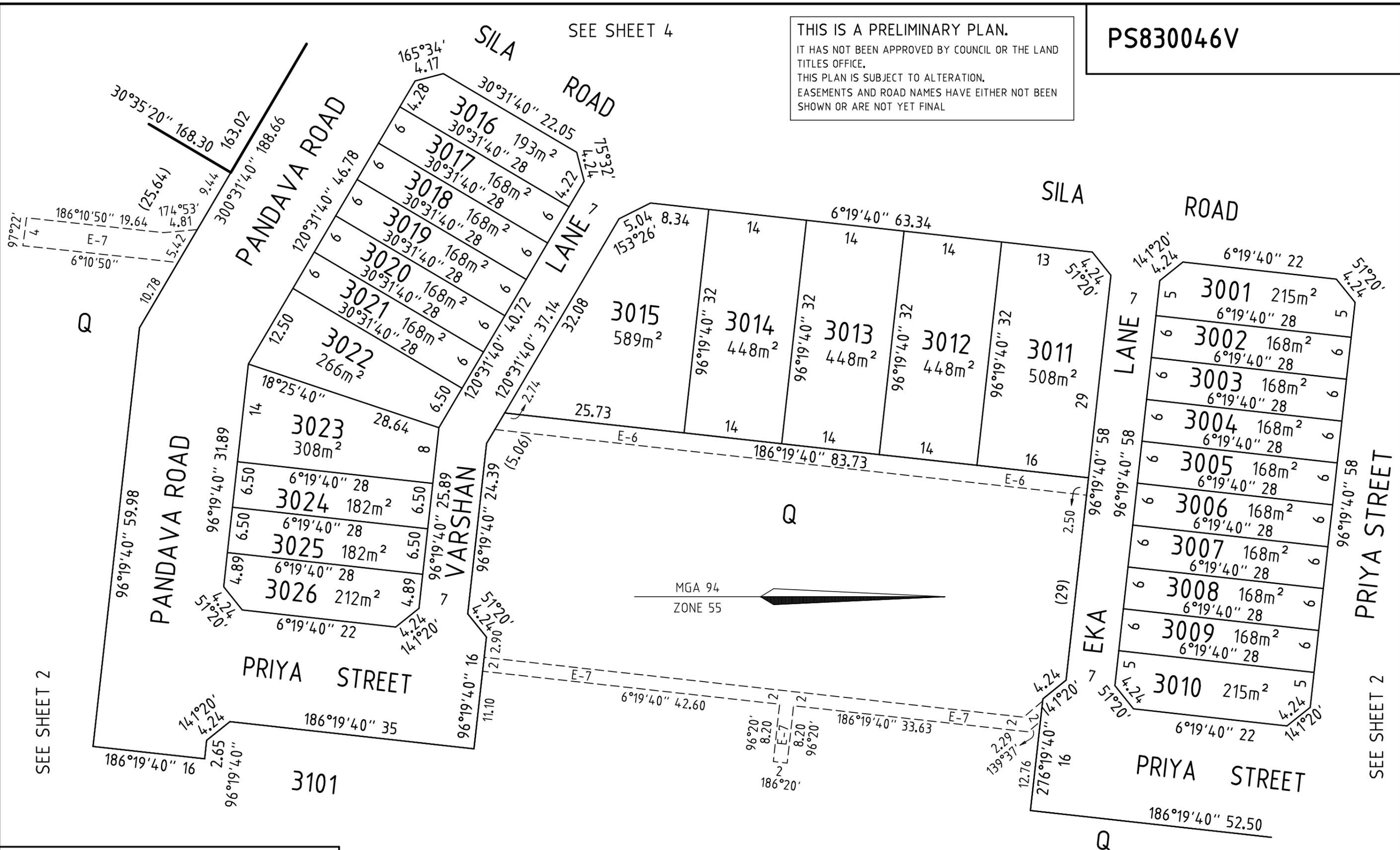
SHEET 2

JAMES SPROTT

PS830046V

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SEE SHEET 4



RIVERWALK RELEASE 30

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SCALE
1 : 500

LENGTHS ARE IN METRES

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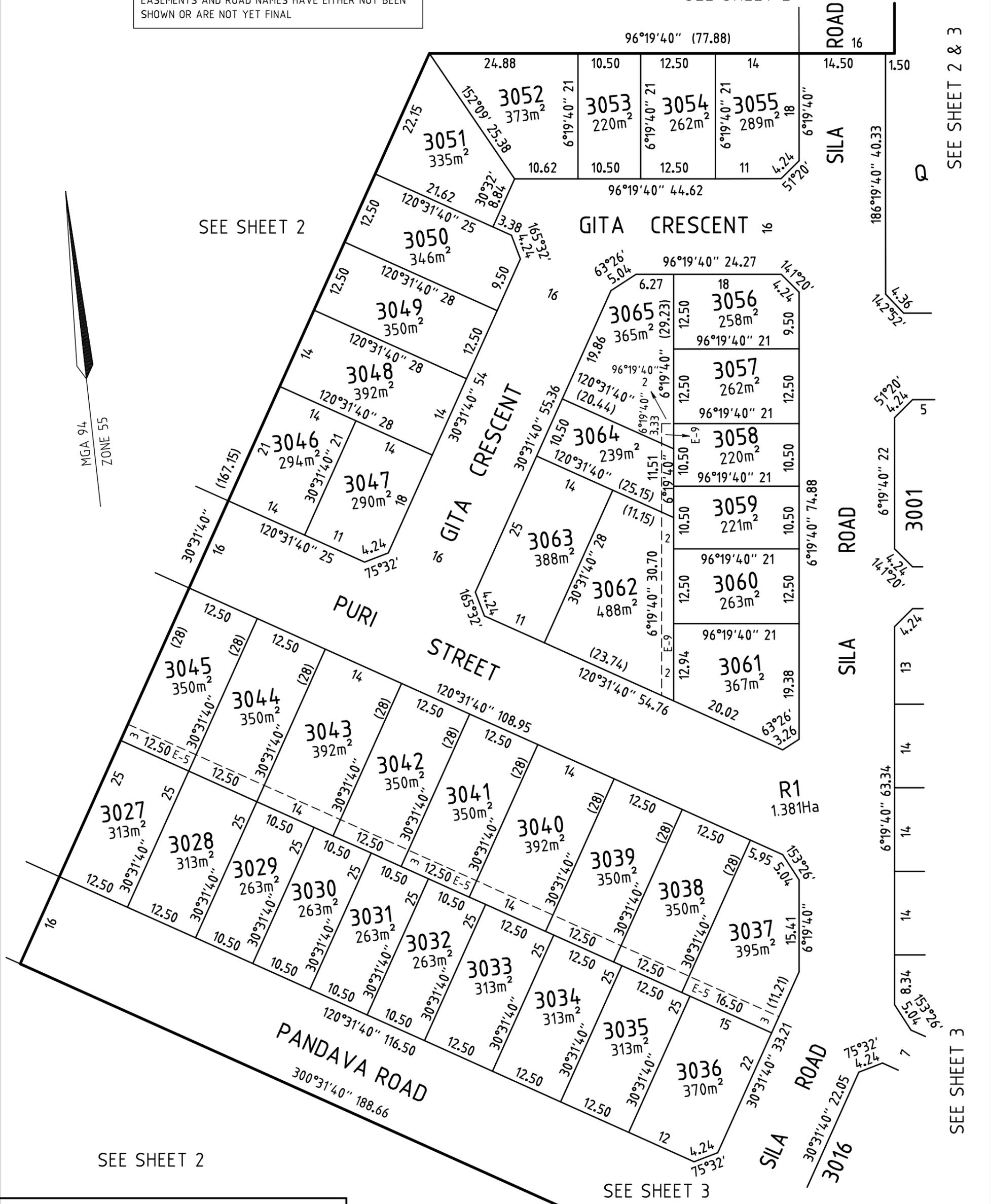
ORIGINAL SHEET SIZE: A3	SHEET 3
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SEE SHEET 2

SEE SHEET 2 & 3



SEE SHEET 2

GITA CRESCENT 16

PURI STREET

PANDAVA ROAD

R1
1.381Ha

SEE SHEET 2

SEE SHEET 3

3001

ROAD 16

SILA

ROAD

SILA

SILA ROAD

3016

REF: 3936PS30

VERSION: 6 (19-10-2021)

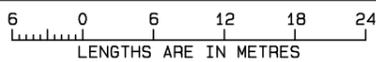


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SCALE
 1 : 600



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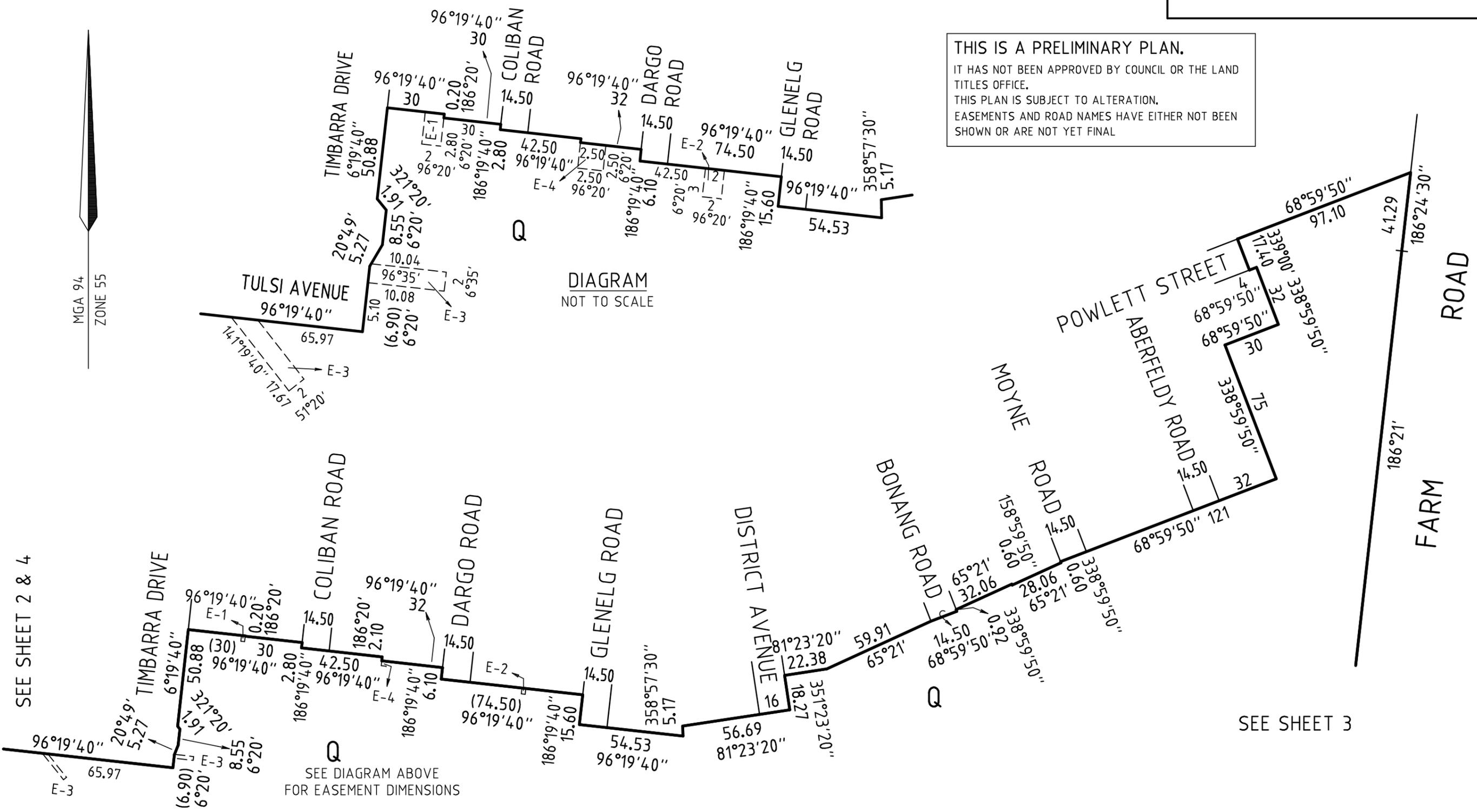
RIVERWALK

RELEASE 30

ORIGINAL SHEET
 SIZE: A3

SHEET 4

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SEE SHEET 2 & 4

SEE SHEET 3

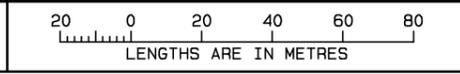
RIVERWALK RELEASE 30

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SCALE
 1 : 2000



ORIGINAL SHEET
 SIZE: A3

SHEET 5

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.

THIS IS A PRELIMINARY PLAN.

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RIVERWALK RELEASE 30



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SIZE: A3

SHEET 6

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PS830046V

TABLE 1

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

CREATION OF RESTRICTION

BURDENED LOT No	BENEFITING LOTS
3001	3002
3002	3001, 3003
3003	3002, 3004
3004	3003, 3005
3005	3004, 3006
3006	3005, 3007
3007	3006, 3008
3008	3007, 3009
3009	3008, 3010
3010	3009
3011	3012
3012	3011, 3013
3013	3012, 3014
3014	3013, 3015
3015	3014
3016	3017
3017	3016, 3018
3018	3017, 3019
3019	3018, 3020
3020	3019, 3021
3021	3020, 3022
3022	3021, 3023
3023	3022, 3024
3024	3023, 3025
3025	3024, 3026
3026	3025
3027	3028, 3045
3028	3029, 3027, 3044
3029	3028, 3030, 3043
3030	3029, 3031, 3042, 3043
3031	3030, 3032, 3042, 3041
3032	3031, 3033, 3040, 3041
3033	3032, 3034, 3039, 3040

BURDENED LOT No	BENEFITING LOTS
3034	3033, 3035, 3038, 3039
3035	3034, 3036, 3037, 3038
3036	3035, 3037
3037	3036, 3038, 3035
3038	3037, 3039, 3034, 3035
3039	3038, 3040, 3033, 3034
3040	3039, 3041, 3032, 3033
3041	3040, 3042, 3031, 3032
3042	3041, 3043, 3030, 3031
3043	3042, 3044, 3029, 3030
3044	3043, 3045, 3028
3045	3044, 3027
3046	3047, 3048
3047	3046, 3048
3048	3046, 3047, 3049
3049	3048, 3050
3050	3049, 3051
3051	3050, 3052
3052	3051, 3053
3053	3052, 3054
3054	3053, 3055
3055	3054
3056	3057, 3065
3057	3056, 3058, 3065
3058	3057, 3059, 3065, 3064
3059	3058, 3060, 3062, 3064
3060	3059, 3061, 3062
3061	3060, 3062
3062	3059, 3060, 3061, 3063, 3064
3063	3062, 3064
3064	3062, 3063, 3065, 3058, 3059
3065	3056, 3057, 3058, 3064

RIVERWALK RELEASE 30



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SHEET 7

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