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Signed by Council: Wyndham City Council, PP Ref: WYP5185/11, Cert Ref: WYS2892/14, Original Certification: 06/08/2015, S.O.C.: 11/11/2015

PLAN OF SUBDIVISION

STAGE NO	LRS USE ONLY	PLAN NUMBER
——	EDITION 1	PS 707862C

LOCATION OF LAND

PARISH: MAMBOURIN
TOWNSHIP: WERRIBEE
CROWN ALLOTMENTS: 22A (PART) & 10A (PART)

PARISH: MAMBOURIN
CROWN ALLOTMENTS: 4A, 5A, 6A, 7A, 8A & 9A
CROWN ALLOTMENTS: G (PT) & H (PT) SECTION 7
CROWN ALLOTMENT: 7 (PT) & 8 (PT) SECTION 8

LAST PLAN REF: PS 707855Y LOT K

TITLE REFERENCE: VOL 11608 FOL 128

POSTAL ADDRESS: CNR PRINCES HIGHWAY & MALTBY BYPASS
WERRIBEE 3030

MGA CO-ORDINATES: OF APPROX. CENTRE OF LAND IN PLAN
E 292 900
N 5 800 200
ZONE 55

VESTING OF ROADS OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
R1 (ROAD)	WYNDHAM CITY COUNCIL
RESERVE No.1	POWERCOR AUSTRALIA LTD

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: WYNDHAM CITY COUNCIL REF:

(1) THIS PLAN IS CERTIFIED UNDER SECTION 6 OF THE SUBDIVISION ACT 1988.
(2) THIS PLAN IS CERTIFIED UNDER SEC. 11(7) OF THE SUBDIVISION ACT 1988.
DATE OF ORIGINAL CERTIFICATION UNDER SECTION 6 / /
(3) THIS IS A STATEMENT OF COMPLIANCE ISSUED UNDER SECTION 21 OF THE SUBDIVISION ACT 1988

OPEN SPACE:
(A) A REQUIREMENT FOR PUBLIC OPEN SPACE UNDER SECTION 18 OF THE SUBDIVISION ACT 1988 HAS NOT BEEN MADE.
(B) THE REQUIREMENT HAS BEEN SATISFIED
(C) THE REQUIREMENT IS TO BE SATISFIED IN STAGE:

COUNCIL DELEGATE
COUNCIL SEAL
SURVEYOR'S PLAN VERSION
DATE / /

RE-CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988
COUNCIL DELEGATE
COUNCIL SEAL
SURVEYOR'S PLAN VERSION
DATE / /

NOTATIONS

DEPTH LIMITATION:
DOES NOT APPLY

THIS IS A SPEAR PLAN

STAGING:
THIS IS NOT A STAGED SUBDIVISION
PLANNING PERMIT NO: WYP5185/11

SURVEY:
THIS PLAN IS BASED ON SURVEY (PS 636838S)
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS:
IN PROCLAIMED SURVEY AREA NUMBER:

OTHER PURPOSE OF PLAN:
TO REMOVE THE FOLLOWING EASEMENTS ON PS 707855Y AFFECTING ROAD R1 ON THIS PLAN:
E-4 (PART) AND CREATED IN PS 707855Y
E-11 (PART) AND CREATED IN PS 636838S
E-12 (PART) AND CREATED IN PS 636838S
E-13 AND CREATED IN PS 636838S
E-13 AND CREATED IN PS 636839Q

TO REMOVE EASEMENT E-11 (PART) ON PS 707855Y AND CREATED IN PS 636838S AFFECTING RESERVE No.1 ON THIS PLAN

GROUNDS FOR EASEMENT REMOVAL:
BY AGREEMENT OF ALL INTERESTED PARTIES UNDER SECTION 6(1)(k) OF THE SUBDIVISION ACT 1988

LOTS 1 TO 346 & A TO K (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

RIVERWALK RELEASE 10

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	

LRS USE ONLY
STATEMENT OF COMPLIANCE
EXEMPTION STATEMENT
RECEIVED ☑
DATE 12/11/15

LRS USE ONLY
PLAN REGISTERED
TIME 12:07pm
DATE 30/11/15
G Venn
ASSISTANT REGISTRAR OF TITLES

SHEET 1 OF 12 SHEETS

CRA SURVEY PTY LTD
LAND SURVEYORS TOWN PLANNERS
DEVELOPMENT CONSULTANTS
7A/346 Belmore Road Balwyn Vic 3103
office@crsurvey.com.au
Tel: 03 9890 0933

LICENSED SURVEYOR: P.J.S. TYNKKYNEN
SIGNATURE: DIGITALLY SIGNED
REF: 3936PS10 VERSION: 11 (11.06.15)

DATE / /
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

Signed by: Paavo Jukka Tynkkynen (CRA Survey Pty Ltd) Surveyor's Plan Version (11 (11.06.15)) SPEAR Ref: S052257A 04/08/2015

Signed by Council: Wyndham City Council, PP Ref: WYP5185/11, Cert Ref: WYS2892/14, Original Certification: 06/08/2015, S.O.C.: 11/11/2015

PLAN OF SUBDIVISION

STAGE NO ——

PLAN NUMBER **PS 707862C**

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	PS412756U	CITY WEST WATER LIMITED
E-2	SEWERAGE	2.50	PS636838S	CITY WEST WATER LIMITED
E-4	SEWERAGE	2	THIS PLAN	CITY WEST WATER CORPORATION
E-5	DRAINAGE	2	PS641301K	WYNDHAM CITY COUNCIL
E-6	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS636838S PS636838S	WYNDHAM CITY COUNCIL CITY WEST WATER LIMITED
E-7	DRAINAGE	SEE PLAN	PS636838S	WYNDHAM CITY COUNCIL
E-8	SEWERAGE	2	PS636838S	CITY WEST WATER LIMITED
E-9	DRAINAGE	2	PS636838S	WYNDHAM CITY COUNCIL
E-10	POWERLINE	SEE PLAN	PS636838S - SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-11	DRAINAGE	SEE PLAN	PS636838S	MELBOURNE WATER CORPORATION
E-12	DRAINAGE SEWERAGE	2.50 2.50	PS636838S PS636838S	MELBOURNE WATER CORPORATION CITY WEST WATER LIMITED
E-13	SEWERAGE	2	PS707855Y	CITY WEST WATER CORPORATION
E-14	SEWERAGE	2	PS707851H	CITY WEST WATER CORPORATION
E-16	DRAINAGE	2	PS707855Y	WYNDHAM CITY COUNCIL
E-17	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL CITY WEST WATER CORPORATION
E-18	DRAINAGE	6	INST. No AL917167H	MELBOURNE WATER CORPORATION
E-19	DRAINAGE	SEE PLAN	PS707851H	WYNDHAM CITY COUNCIL
E-20	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	INST. No AL917167H PS636838S	MELBOURNE WATER CORPORATION CITY WEST WATER LIMITED
E-21	CARRIAGEWAY POWERLINE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN - SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD POWERCOR AUSTRALIA LTD
E-22	DRAINAGE SEWERAGE CARRIAGEWAY POWERLINE	SEE PLAN SEE PLAN SEE PLAN SEE PLAN	PS636838S PS636838S THIS PLAN THIS PLAN - SEC 88 ELECTRICITY INDUSTRY ACT 2000	MELBOURNE WATER CORPORATION CITY WEST WATER LIMITED POWERCOR AUSTRALIA LTD POWERCOR AUSTRALIA LTD
E-23	DRAINAGE CARRIAGEWAY POWERLINE	SEE PLAN SEE PLAN SEE PLAN	PS636838S THIS PLAN THIS PLAN - SEC 88 ELECTRICITY INDUSTRY ACT 2000	MELBOURNE WATER CORPORATION POWERCOR AUSTRALIA LTD POWERCOR AUSTRALIA LTD

RIVERWALK RELEASE 10

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

LICENSED SURVEYOR: P.J.S. TYNKKYNEN

SIGNATURE ..... DATE / /

REF: 3936PS10 VERSION: 11 (11.06.15)

DATE / /

.....
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

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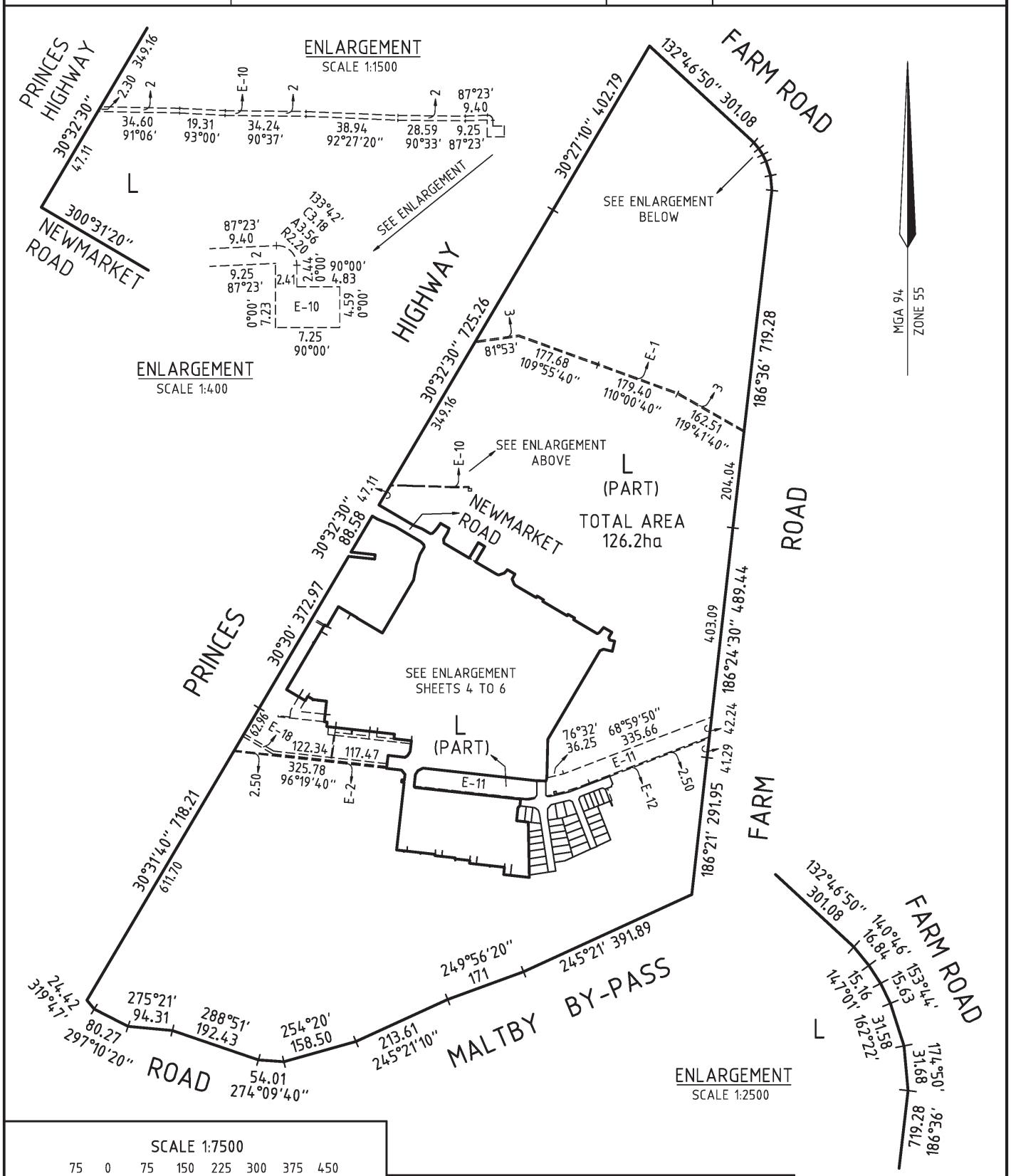
PLAN OF SUBDIVISION

STAGE NO ——

PLAN NUMBER **PS 707862C**



SCALE 1:7500

75 0 75 150 225 300 375 450

LENGTHS ARE IN METRES

RIVERWALK RELEASE 10

No. of Lots: 34 (excluding Lot L) Release 10 Land Area: 2.580ha

SHEET 3

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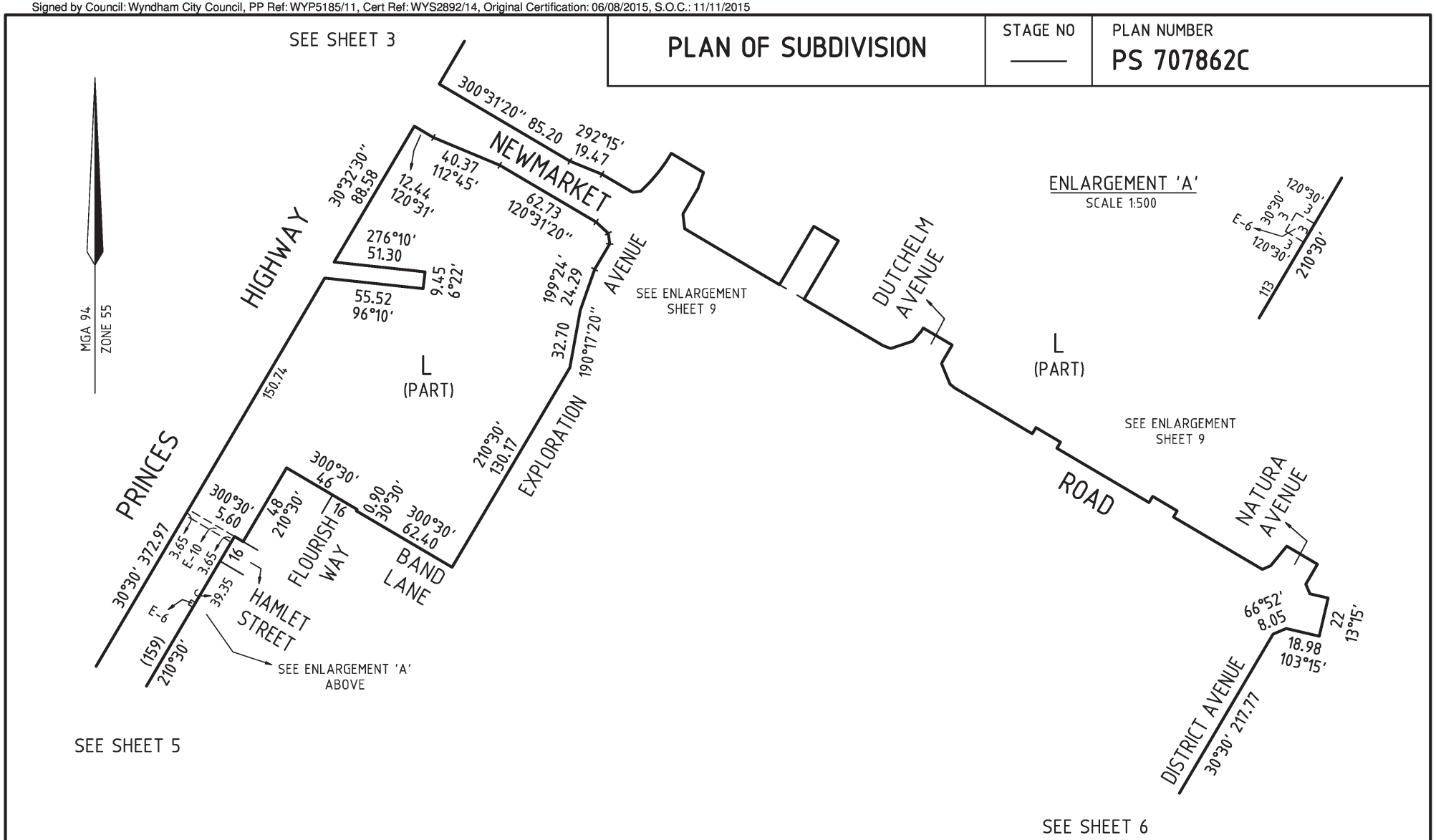
PLAN OF SUBDIVISION

STAGE NO	PLAN NUMBER
——	PS 707862C



RIVERWALK RELEASE 10

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SCALE 1:2000

20 0 20 40 60 80 100 120

LENGTHS ARE IN METRES

LICENSED SURVEYOR: P.J.S. TYNKKYNEN

SIGNATURE ..... DATE / /

REF: 3936PS10 VERSION: 11 (11.06.15)

SHEET 4

DATE / /

.....
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

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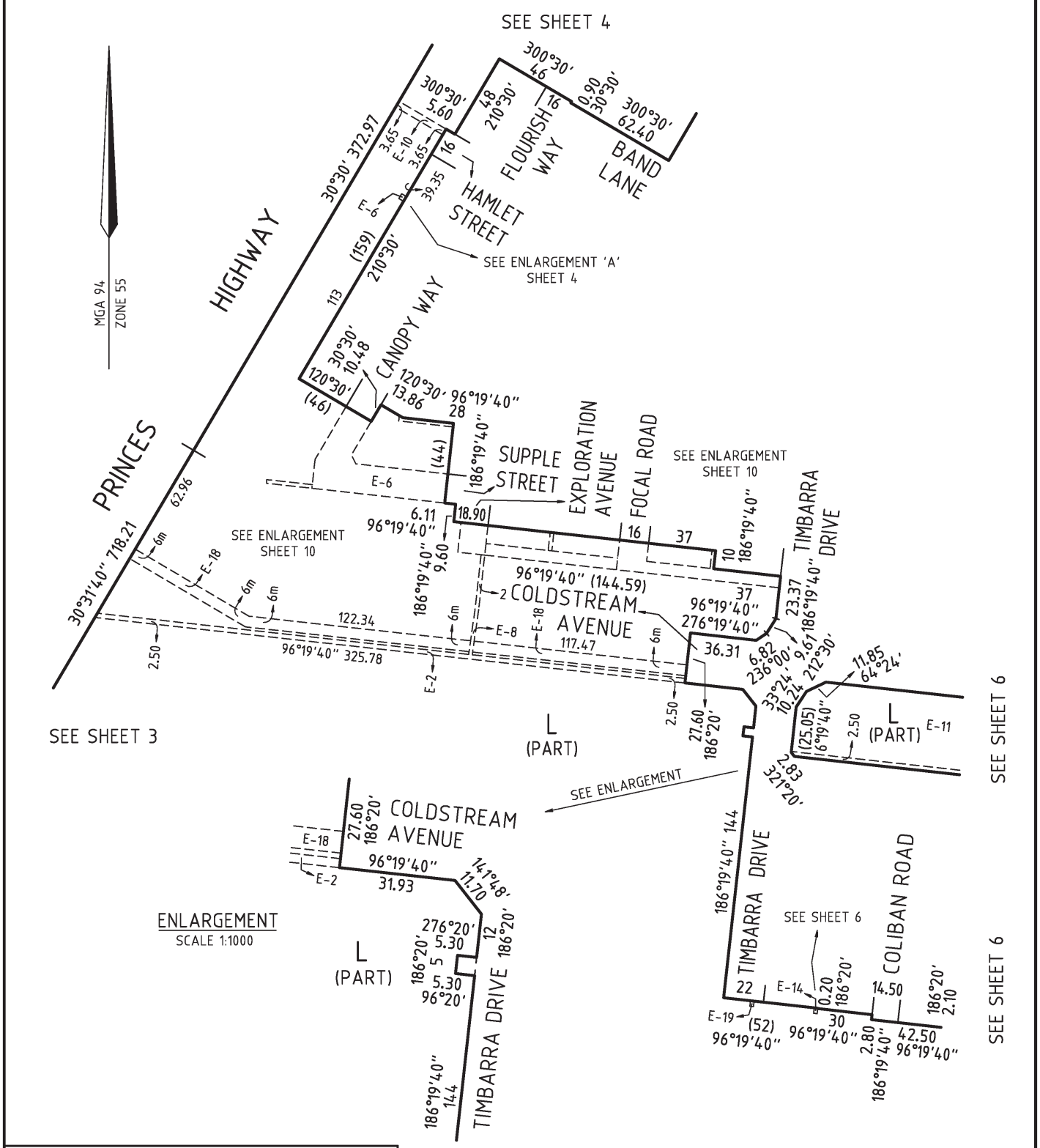
PLAN OF SUBDIVISION

STAGE NO ——

PLAN NUMBER **PS 707862C**



SCALE 1:2000

20 0 20 40 60 80 100 120

LENGTHS ARE IN METRES

RIVERWALK RELEASE 10

SHEET 5

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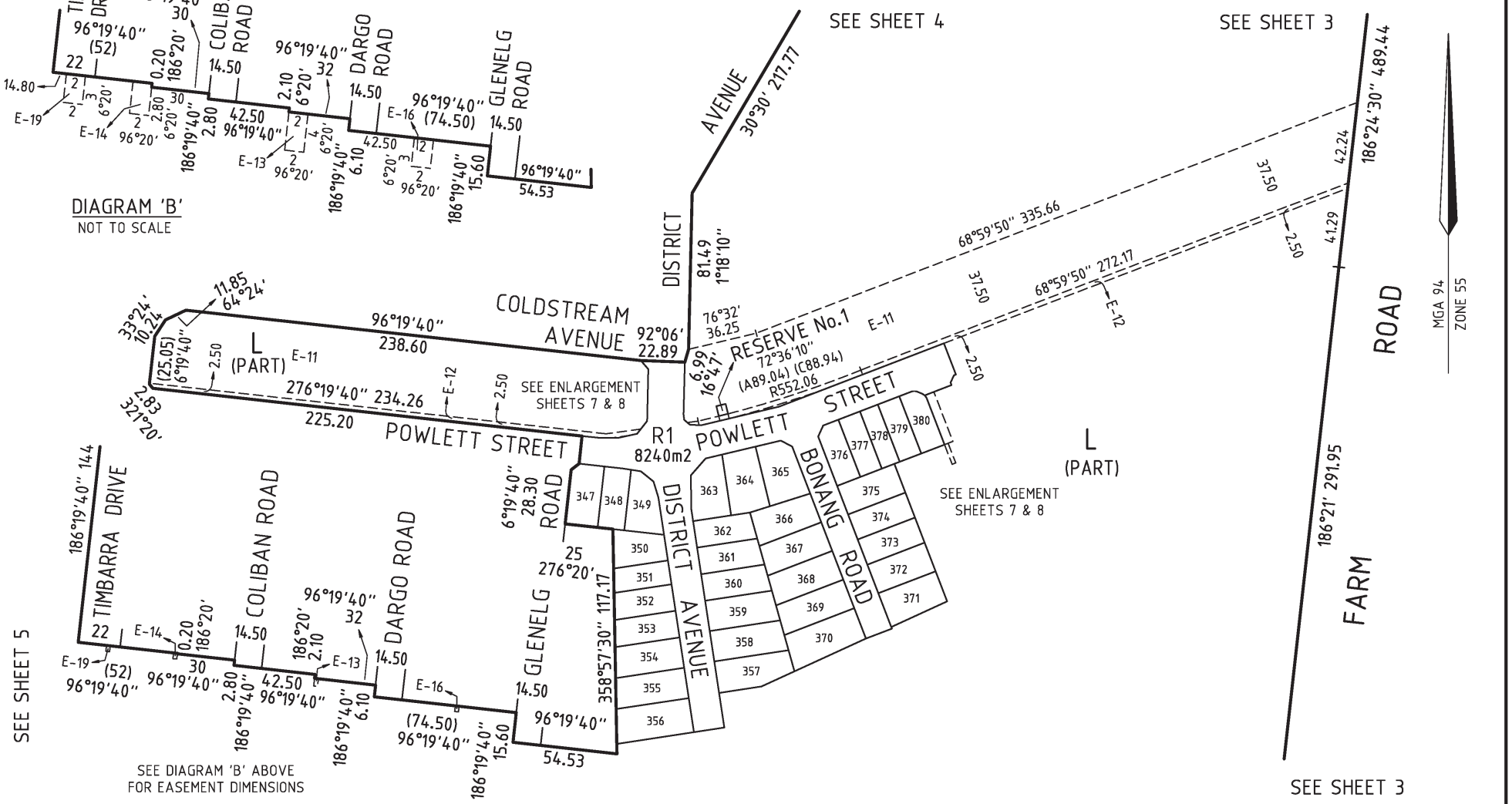
PLAN OF SUBDIVISION

STAGE NO	PLAN NUMBER
——	PS 707862C



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SCALE 1:2000
20 0 20 40 60 80 100 120
LENGTHS ARE IN METRES

LICENSED SURVEYOR: P.J.S. TYNKKYNEN
SIGNATURE ..... DATE / /
REF: 3936PS10 VERSION: 11 (11.06.15)

SHEET 6
DATE / /
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3

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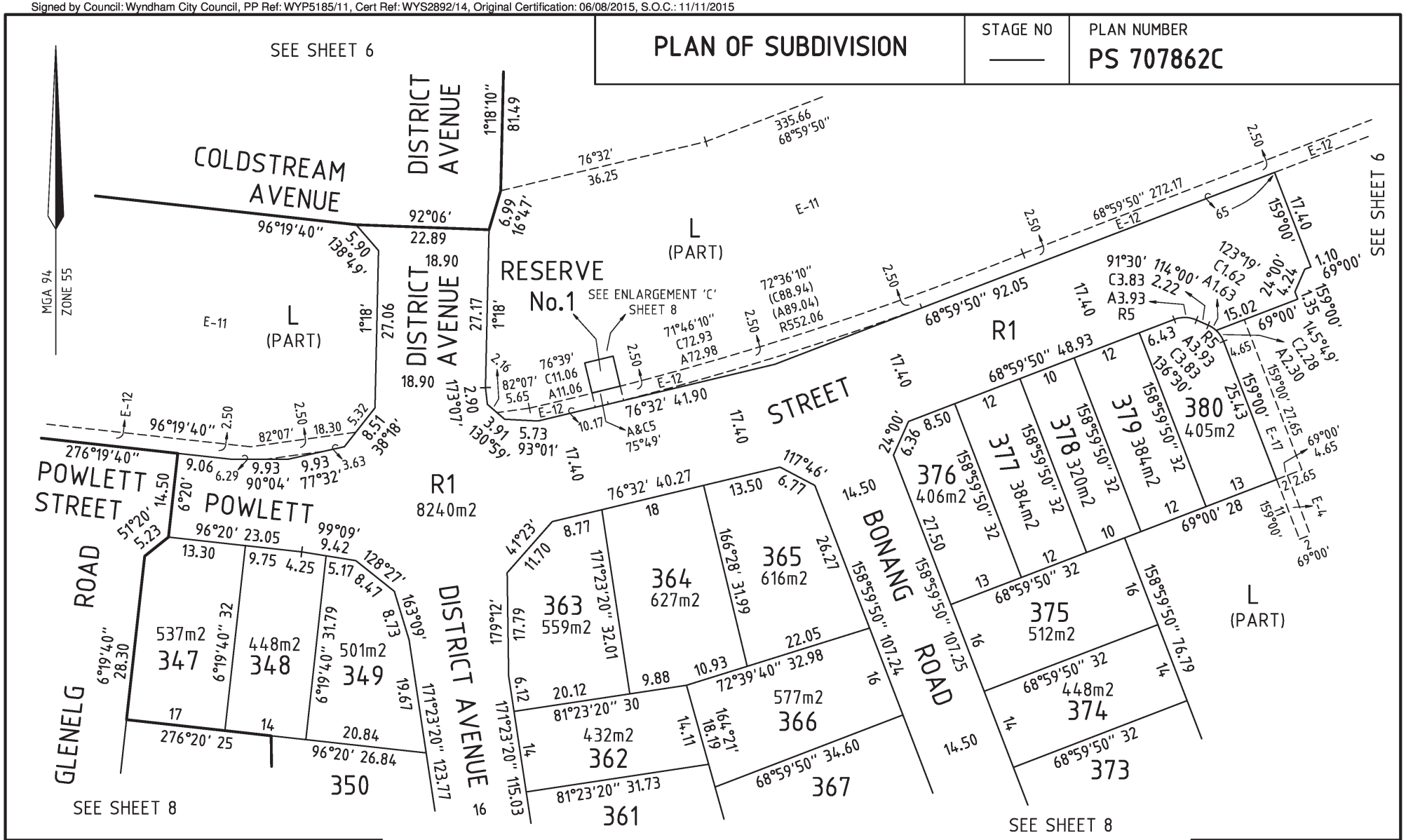
PLAN OF SUBDIVISION

STAGE NO	PLAN NUMBER
——	PS 707862C



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SCALE 1:600
6 0 6 12 18 24 30 36
LENGTHS ARE IN METRES

LICENSED SURVEYOR: P.J.S. TYNKKYNEN
SIGNATURE ..... DATE / /
REF: 3936PS10 VERSION: 11 (11.06.15)

SHEET 7
DATE / /
.....
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3

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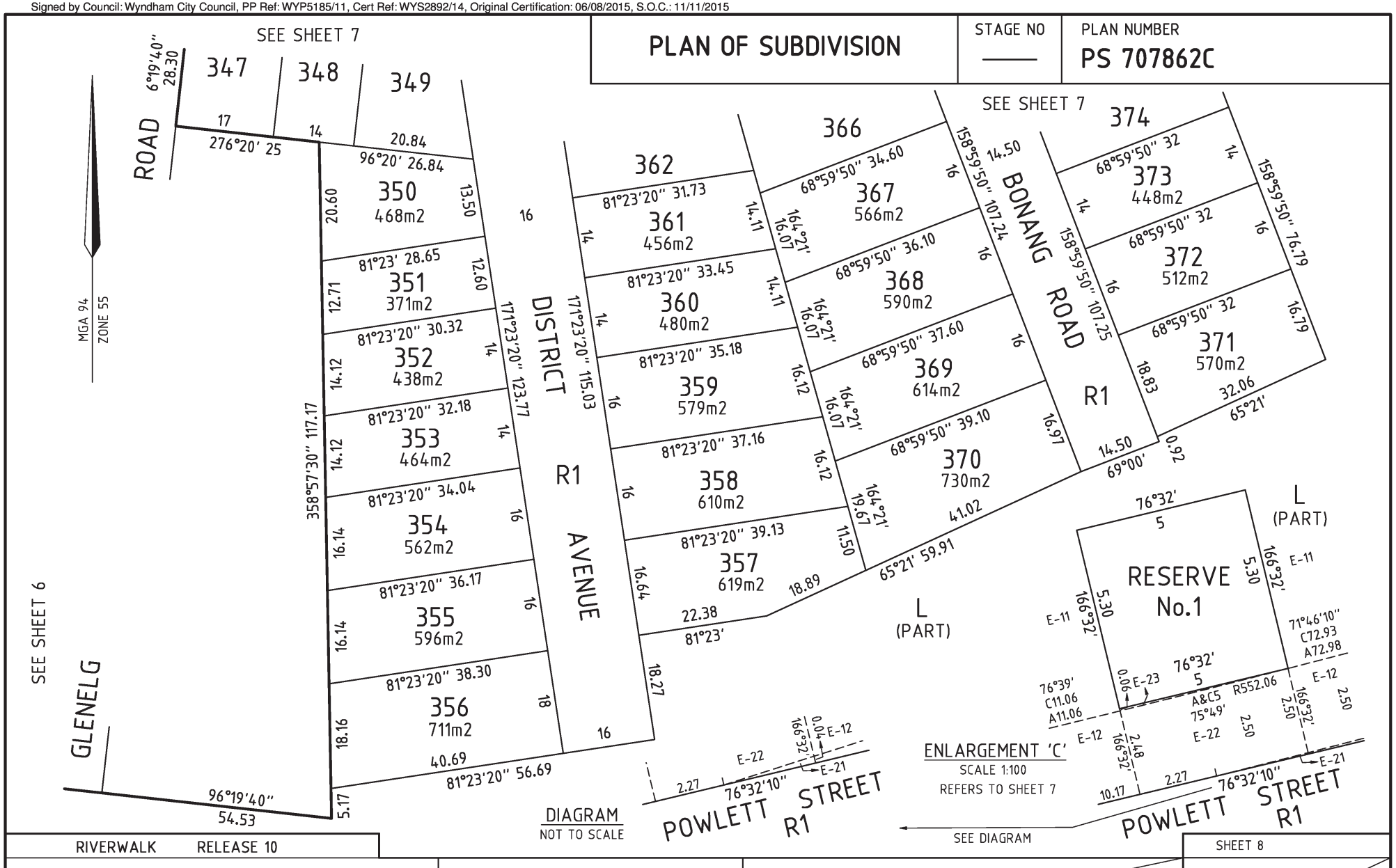
PLAN OF SUBDIVISION

STAGE NO	PLAN NUMBER
——	PS 707862C



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Balwyn Vic 3103 Tel: 03 9890 0933

SCALE 1:600
6 0 6 12 18 24 30 36
LENGTHS ARE IN METRES

LICENSED SURVEYOR: P.J.S. TYNKKYNEN
SIGNATURE ..... DATE / /
REF: 3936PS10 VERSION: 11 (11.06.15)

SHEET 8
DATE / /
.....
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3

Signed by: Paavo Jukka Tynkkynen (CRA Survey Pty Ltd) Surveyor's Plan Version (11 (11.06.15)) SPEAR Ref: S052257A 04/08/2015

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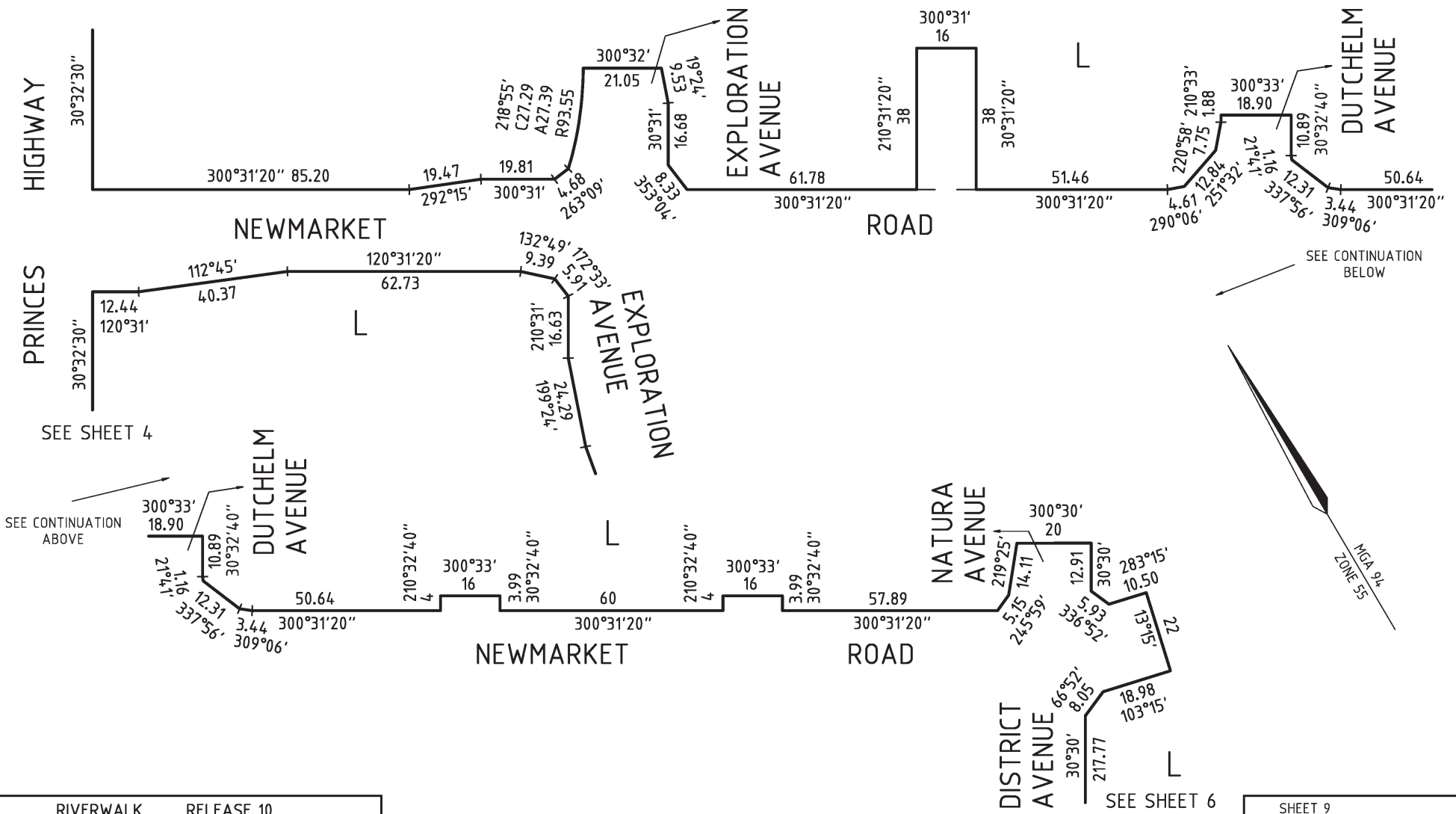
PLAN OF SUBDIVISION

STAGE NO	PLAN NUMBER
——	PS 707862C



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Balwyn Vic 3103 Tel: 03 9890 0933

SCALE 1:1000
10 0 10 20 30 40 50 60
LENGTHS ARE IN METRES

LICENSED SURVEYOR: P.J.S. TYNKKYNEN
SIGNATURE ..... DATE / /
REF: 3936PS10 VERSION: 11 (11.06.15)

SHEET 9
DATE / /
.....
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3

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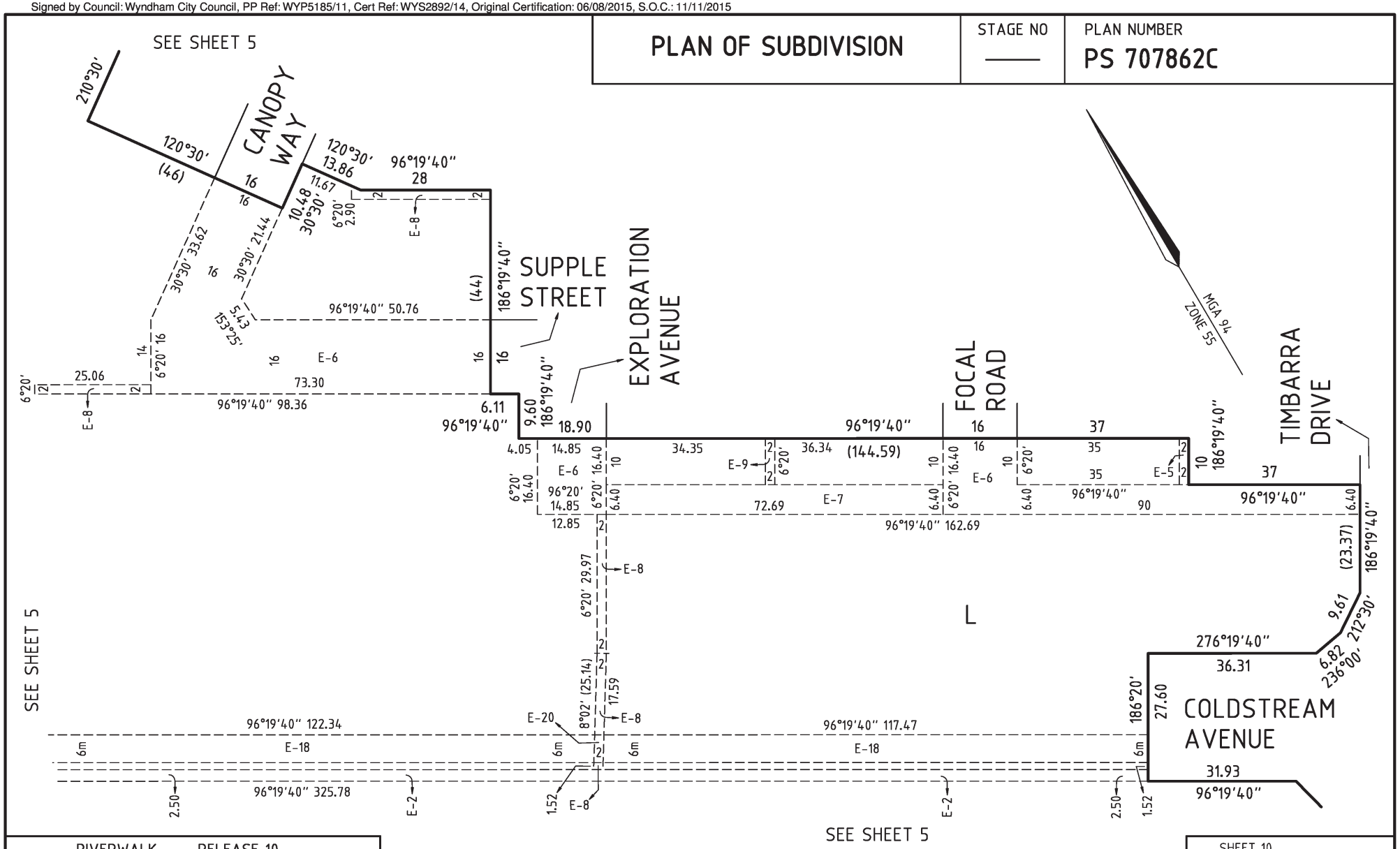
PLAN OF SUBDIVISION

STAGE NO	PLAN NUMBER
——	PS 707862C



RIVERWALK RELEASE 10

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SCALE 1:750
7.5 0 7.5 15 22.5 30 37.5 45
LENGTHS ARE IN METRES

LICENSED SURVEYOR: P.J.S. TYNKKYNEN
SIGNATURE ..... DATE / /
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SHEET 10
DATE / /
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PLAN OF SUBDIVISION	STAGE NO	PLAN NUMBER
	——	PS 707862C

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 AA2788 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.

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LICENSED SURVEYOR: P.J.S. TYNKKYNEN
SIGNATURE ..... DATE / /
REF: 3936PS10 VERSION: 11 (11.06.15)

DATE / /
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COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

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PLAN OF SUBDIVISION	STAGE NO	PLAN NUMBER
	——	PS 707862C

TABLE 1

LAND BURDENED AND LAND BENEFITED – REFER RESTRICTIONS "A" AND "B"

CREATION OF RESTRICTION

BURDENED LOT No	BENEFITING LOTS
347	348
348	347, 349, 350
349	348, 350
350	348, 349, 351
351	350, 352
352	351, 353
353	352, 354
354	353, 355
355	354, 356
356	355
357	358, 370
358	357, 359, 369, 370
359	358, 360, 368, 369
360	359, 361, 367, 368
361	360, 362, 366, 367
362	361, 363, 364, 366
363	362, 364
364	362, 363, 365, 366
365	364, 366
366	361, 362, 364, 365, 367
367	360, 361, 366, 368
368	359, 360, 367, 369
369	358, 359, 368, 370
370	357, 358, 369
371	372
372	371, 373
373	372, 374
374	373, 375
375	374, 376, 377, 378
376	375, 377
377	375, 376, 378
378	375, 377, 379
379	378, 380
380	379

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LICENSED SURVEYOR: P.J.S. TYNKKYNEN

SIGNATURE ..... DATE / /

REF: 3936PS10 VERSION: 11 (11.06.15)

DATE / /

.....
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

Signed by: Paavo Jukka Tynkkynen (CRA Survey Pty Ltd) Surveyor's Plan Version (11 (11.06.15)) SPEAR Ref: S052257A 04/08/2015

Plan of Subdivision PS707862C

Certification of plan by Council (Form 2)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S052257A
Plan Number: PS707862C
Responsible Authority Name: Wyndham City Council
Responsible Authority Permit Ref. No.: WYP5185/11
Responsible Authority Certification Ref. No.: WYS2892/14
Surveyor's Plan Version: 11 (11.06.15)

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 Council Delegate:	Annette Monk
Organisation:	Wyndham City Council
Date:	06/08/2015

Signed by: Annette Susan Monk (Wyndham City Council) 06/08/2015