


PLAN OF SUBDIVISION				EDITION 1	PS744992D
<b>LOCATION OF LAND</b> PARISH: MAMBOURIN TOWNSHIP: WERRIBEE CROWN ALLOTMENTS: 22A (PART) & 10A (PART)  PARISH: MAMBOURIN CROWN ALLOTMENTS: 4A, 5A, 6A (PART), 7A (PART), 8A & 9A CROWN ALLOTMENT: H (PART) SECTION 7  TITLE REFERENCE: VOL FOL LAST PLAN REF: PS 744987V LOT V POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE 3030  MGA 94 CO-ORDINATES: E 292 920 ZONE 55 (of approx centre of land in plan) N 5 800 910 GDA 94				COUNCIL NAME: WYNDHAM CITY COUNCIL	
VESTING OF ROADS OR RESERVES				NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON				
ROAD R1	WYNDHAM CITY COUNCIL				
NOTATIONS				<b>RIVERWALK RELEASE 17</b> No. of Lots: 21 (excluding Lot W) Release 17 Land Area: 1.333ha	
<b>DEPTH LIMITATION:</b> DOES NOT APPLY					
<b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY (PS 636838S)  <b>STAGING:</b> THIS IS NOT A STAGED SUBDIVISION  PLANNING PERMIT NO: WYP6793/13  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	
			SEE SHEET 2		
 <b>CRA SURVEY PTY LTD</b> LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS  7A/346 Belmore Road office@crsurvey.com.au Balwyn Vic 3103 Tel: 03 9890 0933		REF: 3936PS17      VERSION: 5 (14-12-2018)  JAMES SPROTT		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 8

PS744992D

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-3	SEWERAGE	SEE PLAN	PS 744986X	CITY WEST WATER CORPORATION
E-4	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	PS 744980L PS 744980L	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL
E-5	SEWERAGE	2.50	THIS PLAN	CITY WEST WATER CORPORATION
E-6	SEWERAGE	SEE PLAN	PS 744980L	CITY WEST WATER CORPORATION
E-8	SEWERAGE	3	PS 744986X	CITY WEST WATER CORPORATION
E-10	POWERLINE	SEE PLAN	PS 636838S - SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-11	SEWERAGE	2.50	PS 744987V	CITY WEST WATER CORPORATION
E-26	DRAINAGE	3	PS 744980L	WYNDHAM CITY COUNCIL
E-27	GAS	3	PS 744987V	AUSNET GAS SERVICES PTY LTD

RIVERWALK RELEASE 17



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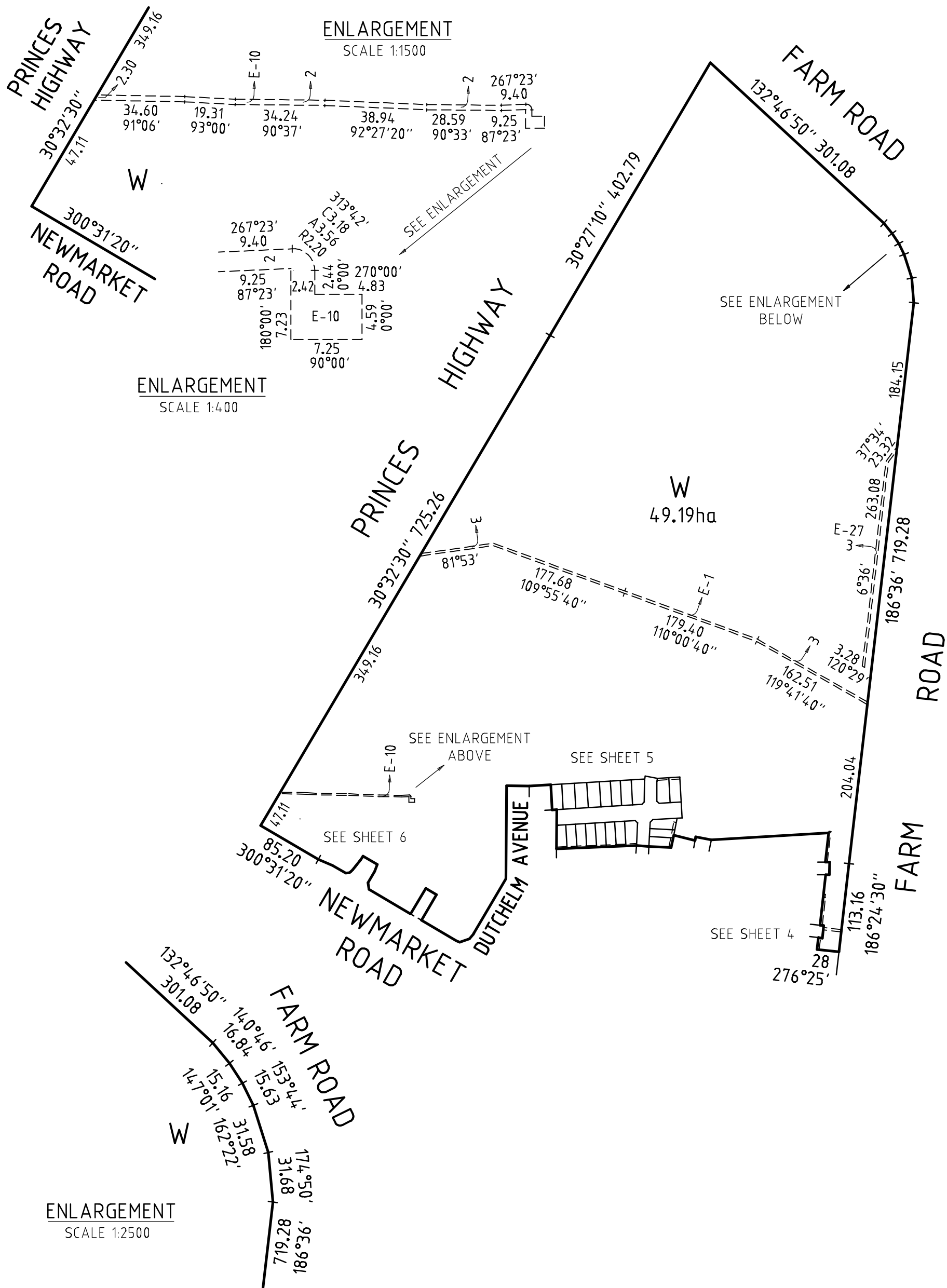
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ORIGINAL SHEET  
 SIZE: A3

SHEET 2



REF: 3936PS17

VERSION: 5 (14-12-2018)

RIVERWALK

RELEASE 17

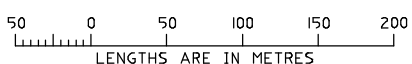


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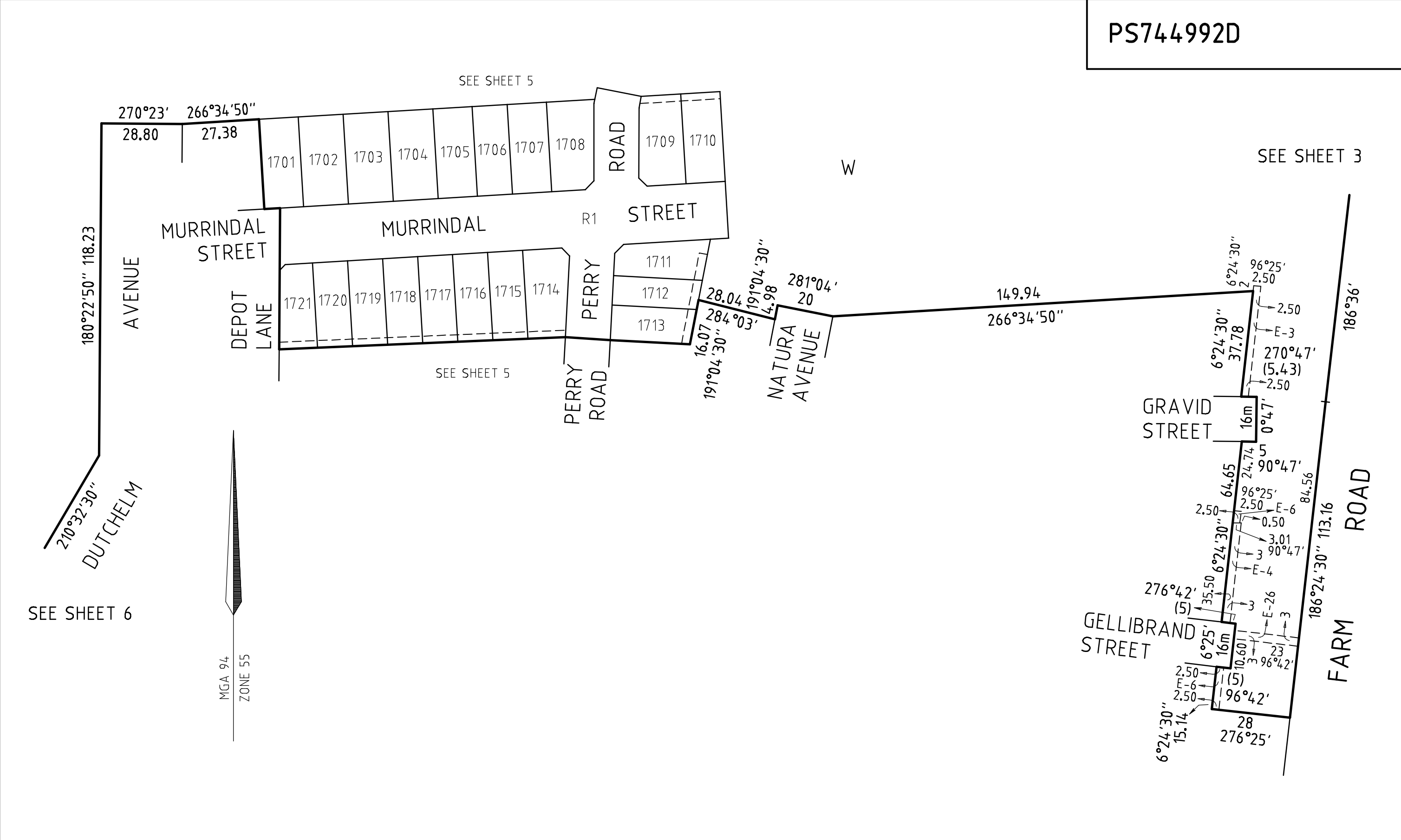
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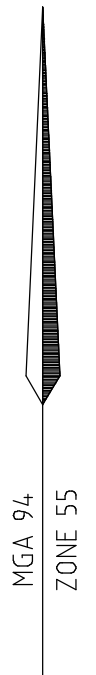
SHEET 3

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SEE SHEET 6

210°32'30" 118.23  
DUTCHELM

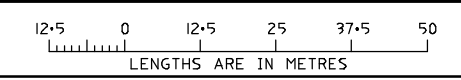


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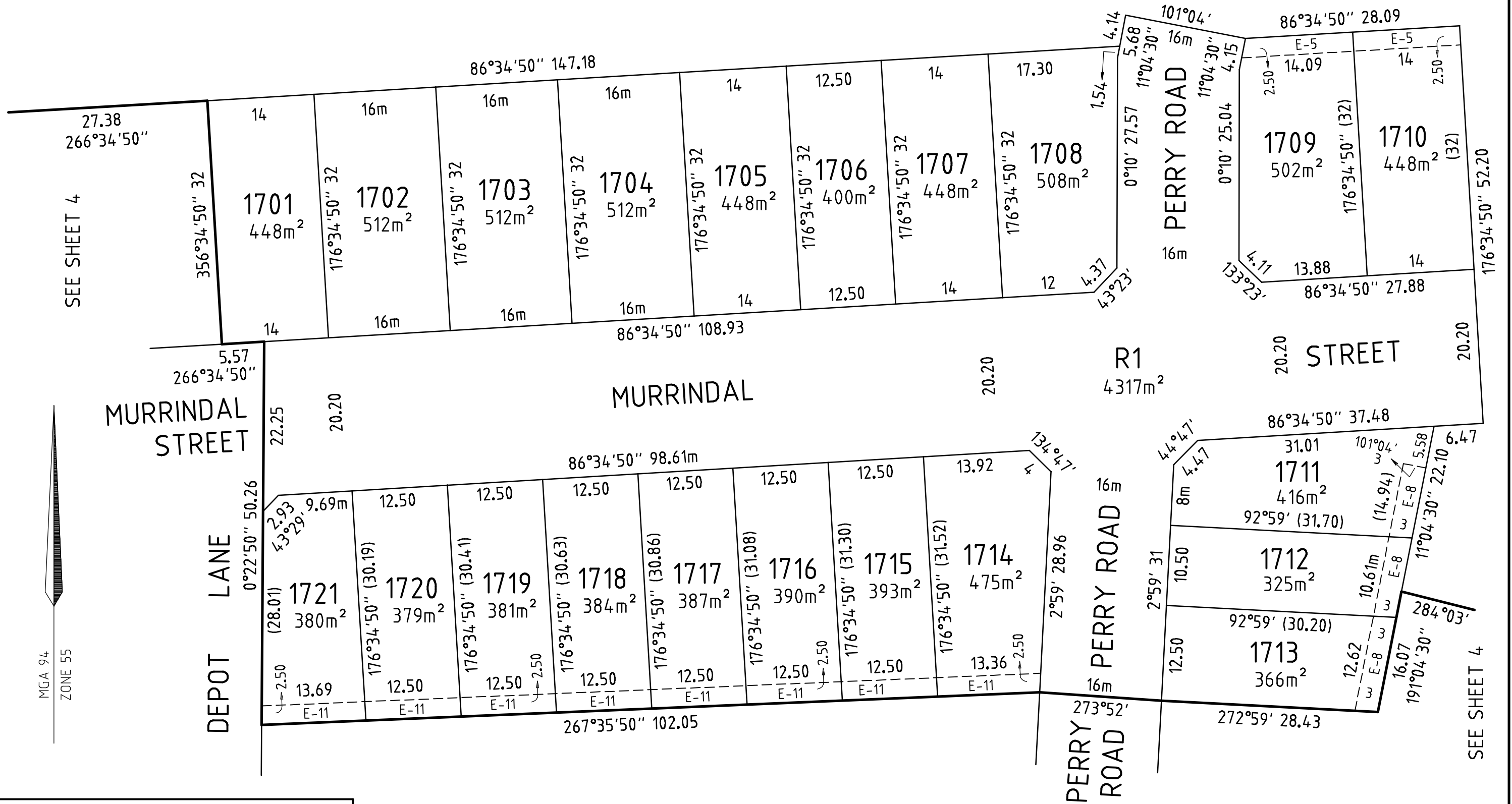


ORIGINAL SHEET  
SIZE: A3

SHEET 4

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W



SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

MGA 94  
ZONE 55

MURRINDAL STREET

DEPOT LANE

MURRINDAL

R1  
4317m<sup>2</sup>

STREET

PERRY ROAD

PERRY ROAD

PERRY ROAD

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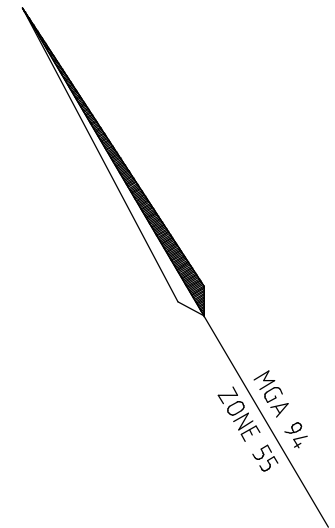
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ORIGINAL SHEET SIZE: A3	SHEET 5
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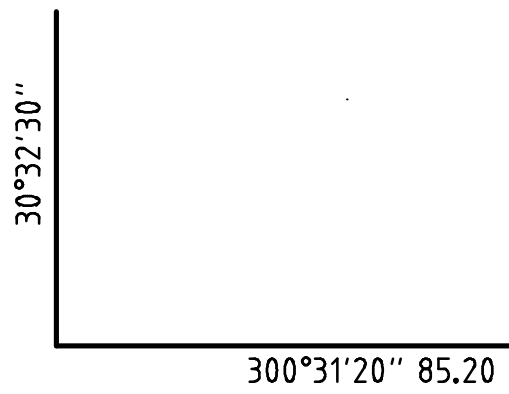
PS744992D

SEE SHEET 4

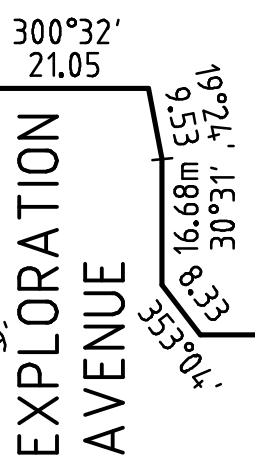


SEE SHEET 3

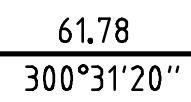
PRINCES HIGHWAY



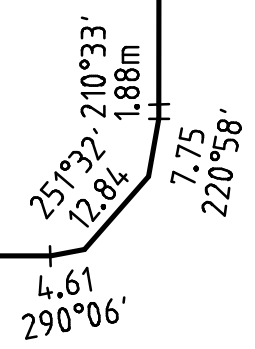
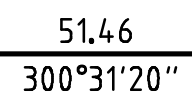
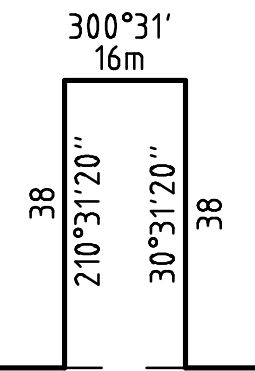
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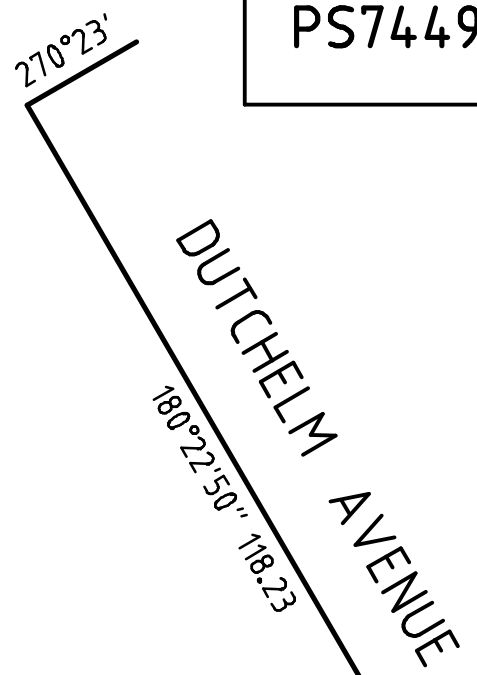
EXPLORATION AVENUE



ROAD



DUTCHELM AVENUE



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SCALE  
1 : 1000

LENGTHS ARE IN METRES

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SHEET 6

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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 AA3741 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.

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SHEET 7

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

BURDENED LOT No	BENEFITING LOTS
1701	1702
1702	1701, 1703
1703	1702, 1704
1704	1703, 1705
1705	1704, 1706
1706	1705, 1707
1707	1706, 1708
1708	1707
1709	1710
1710	1709
1711	1712
1712	1711, 1713
1713	1712
1714	1715
1715	1714, 1716
1716	1715, 1717
1717	1716, 1718
1718	1717, 1719
1719	1718, 1720
1720	1719, 1721
1721	1720

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