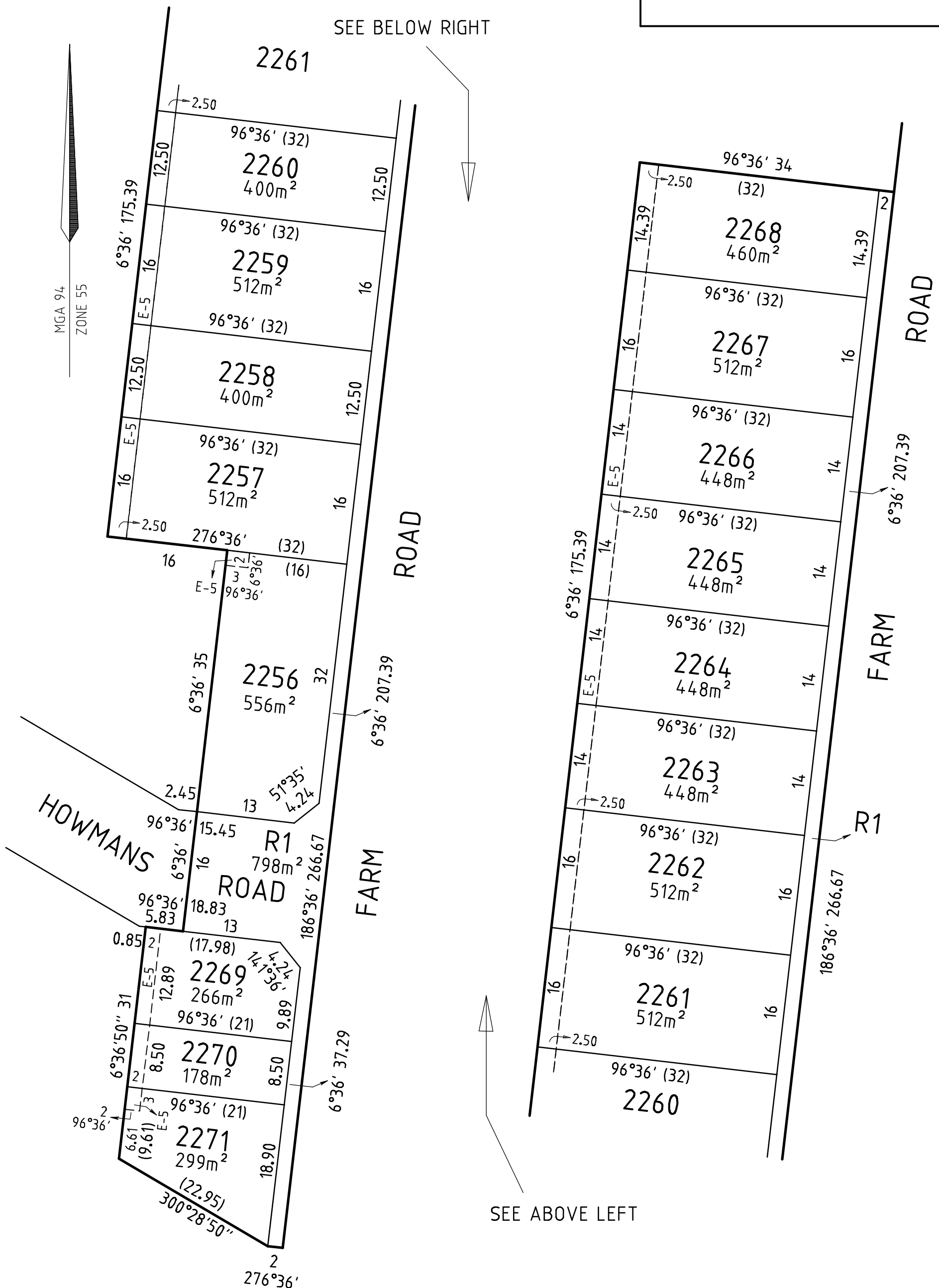
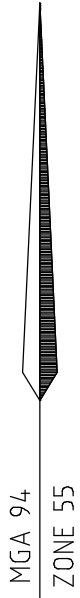


<b>PLAN OF SUBDIVISION</b>			<b>EDITION 1</b>	<b>PS828089P</b>
<b>LOCATION OF LAND</b> PARISH: MAMBOURIN CROWN ALLOTMENTS: 4A (PT) & 5A (PT) CROWN ALLOTMENT: H (PART) SECTION 7  TITLE REFERENCE: VOL FOL LAST PLAN REF: PS810600J LOT D  POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE  MGA 94 CO-ORDINATES: E 293 240 ZONE 55 (of approx centre of land in plan) N 5 801 260 GDA 94			COUNCIL NAME: WYNDHAM CITY COUNCIL   <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p><b>THIS IS A PRELIMINARY PLAN.</b>            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>	
<b>VESTING OF ROADS OR RESERVES</b>			<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON		<b>OTHER PURPOSE OF PLAN:</b> TO REMOVE GAS EASEMENT E- 11 ON PS810600J AND CREATED IN PS744987V  <b>GROUNDS FOR EASEMENT REMOVAL:</b> PLANNING PERMIT NO: WYP9626/16	
ROAD R1 RESERVE No.1	WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LTD			
<b>NOTATIONS</b>				
DEPTH LIMITATION: DOES NOT APPLY			<b>RIVERWALK      RELEASE 22B</b>	
<b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY (PS 636838S) <b>STAGING:</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO: WYP9626/16  THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS: IN PROCLAIMED SURVEY AREA NUMBER:			No. of Lots: 16      Release 22B Land Area: 7710m <sup>2</sup>	
<b>EASEMENT INFORMATION</b>				
LEGEND: A - APPURTENANT EASEMENT    E - ENCUMBERING EASEMENT    R - ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-5	SEWERAGE	SEE PLAN	PS810600J	CITY WEST WATER CORPORATION
<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: 3936PS22B      VERSION: 1 (6-12-2018)  JAMES SPROTT		ORIGINAL SHEET SIZE: A3      SHEET 1 OF 3

SEE BELOW RIGHT



SEE ABOVE LEFT

REF: 3936PS22B      VERSION: 1 (6-12-2018)



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 Balwyn Vic 3103 Tel: 03 9890 0933

SCALE 1:500  
 5 0 5 10 15 20  
 LENGTHS ARE IN METRES

JAMES SPROTT

RIVERWALK      RELEASE 22B

ORIGINAL SHEET SIZE: A3      SHEET 2

**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.

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

BURDENED LOT No	BENEFITING LOTS
2256	2255, 2257
2257	2252, 2254, 2255, 2256, 2258
2258	2251, 2252, 2257, 2259
2259	2250, 2251, 2258, 2260
2260	2249, 2250, 2259, 2261
2261	2248, 2249, 2260, 2262
2262	2247, 2248, 2261, 2263
2263	2246, 2247, 2262, 2264

BURDENED LOT No	BENEFITING LOTS
2264	2245, 2246, 2263, 2265
2265	2244, 2245, 2264, 2266
2266	2243, 2244, 2265, 2267
2267	2242, 2243, 2266, 2268
2268	2241, 2242, 2267
2269	2270, 2272
2270	2269, 2271, 2272
2271	2270, 2272

RIVERWALK RELEASE 22B



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SIZE: A3

SHEET 3

JAMES SPROTT