


PLAN OF SUBDIVISION			EDITION 1	PS744995W	
LOCATION OF LAND 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 744992D LOT W POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE 3030 MGA 94 CO-ORDINATES: E 293 100 ZONE 55 (of approx centre of land in plan) N 5 800 920 GDA 94			COUNCIL NAME: WYNDHAM CITY COUNCIL		
VESTING OF ROADS OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON				
ROAD R1	WYNDHAM CITY COUNCIL				
NOTATIONS			RIVERWALK RELEASE 18 No. of Lots: 23 (excluding Lot X) Release 18 Land Area: 1.614ha		
DEPTH LIMITATION: DOES NOT APPLY					
SURVEY: THIS PLAN IS BASED ON SURVEY (PS 636838S) STAGING: 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		
 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		REF: 3936PS18 JAMES SPROTT	VERSION: 5 (18.01.19)	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 8

PS744995W

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-10	POWERLINE	SEE PLAN	PS 636838S - SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-26	DRAINAGE	3	PS 744980L	WYNDHAM CITY COUNCIL
E-28	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL
E-32	SEWERAGE	2	THIS PLAN	CITY WEST WATER CORPORATION
E-33	GAS	3	PS744987V	AUSNET GAS SERVICES PTY LTD

RIVERWALK

RELEASE 18

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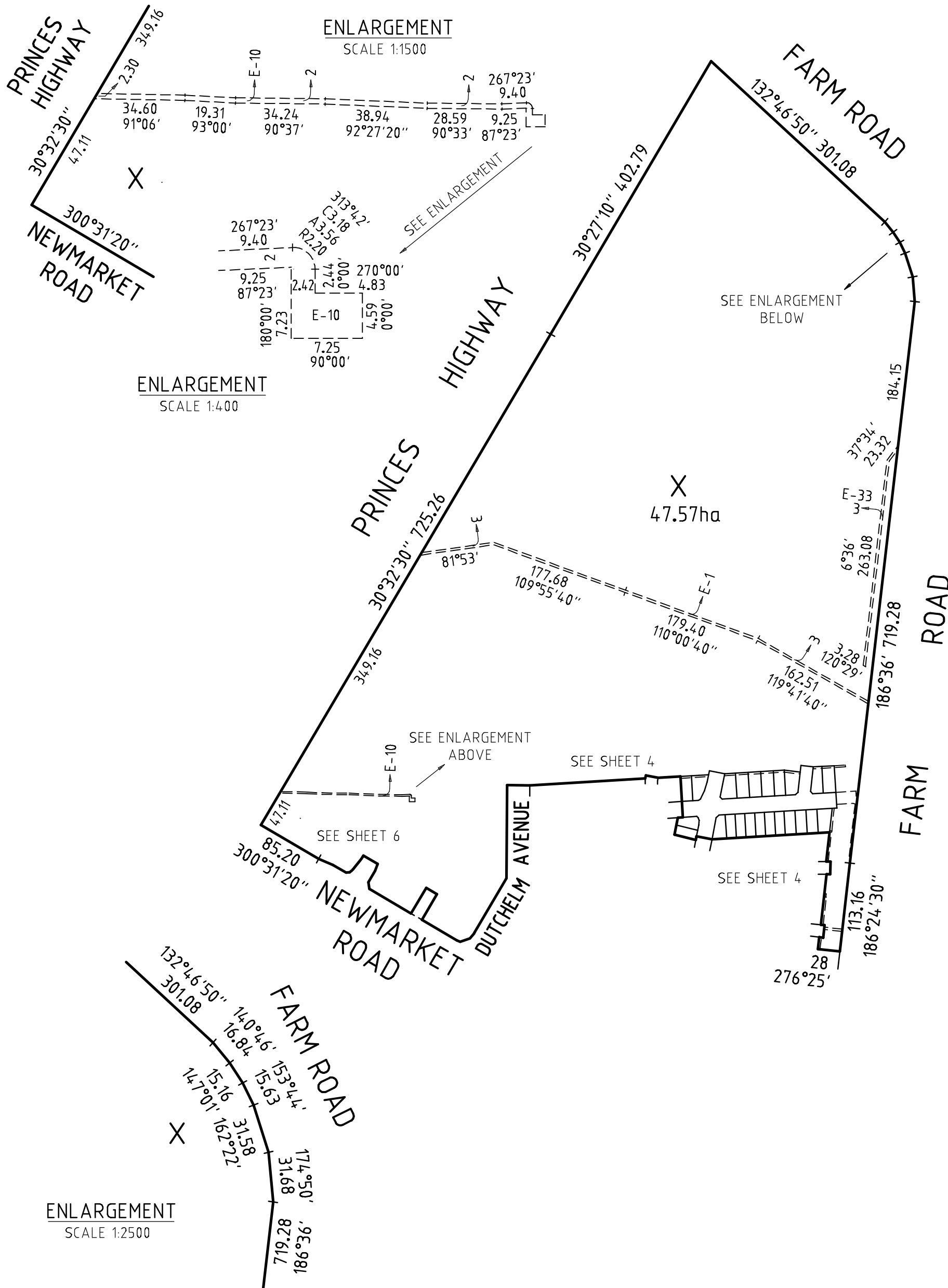
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ORIGINAL SHEET
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SHEET 2

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RIVERWALK

RELEASE 18

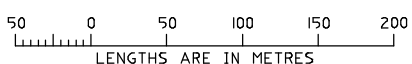


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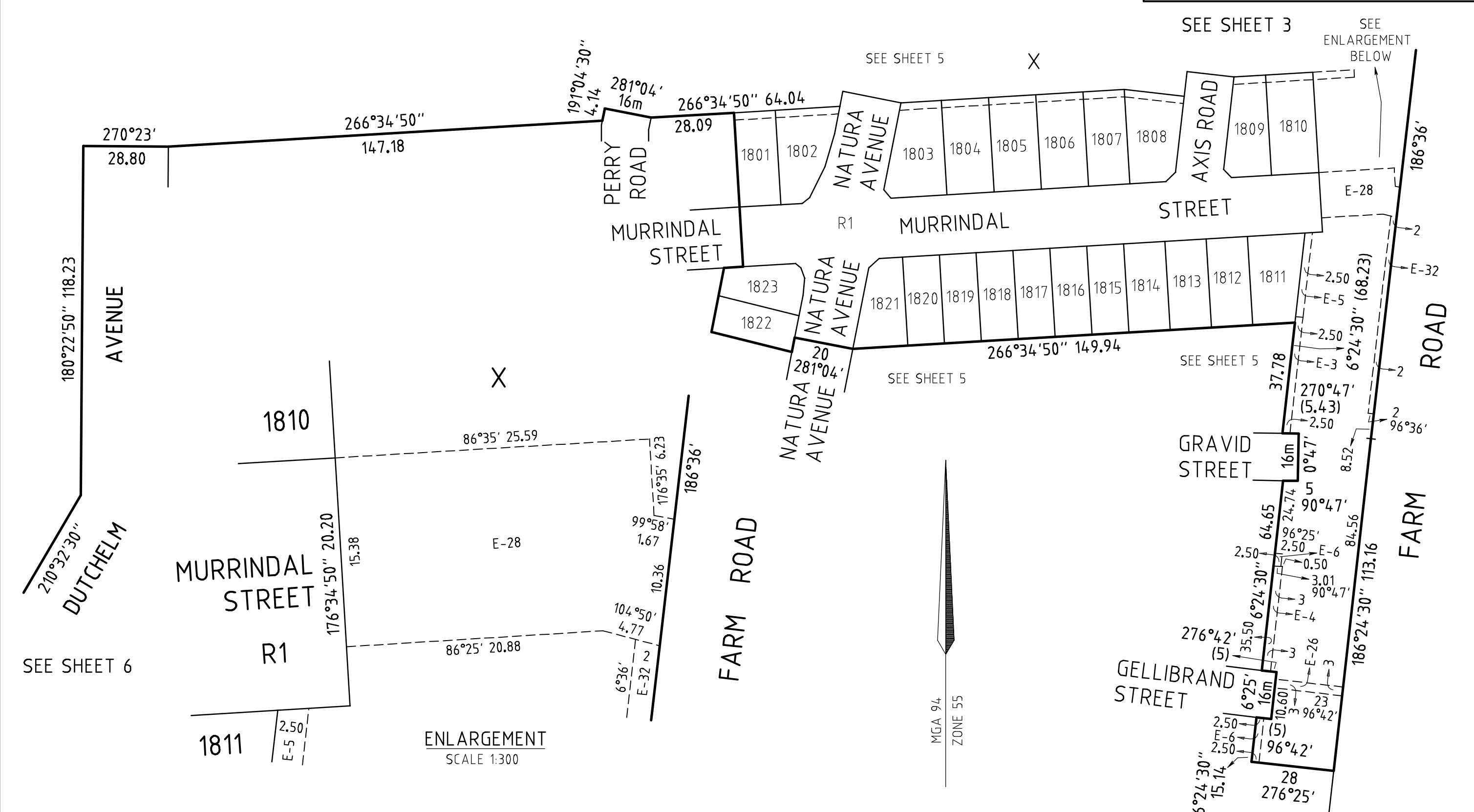
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ORIGINAL SHEET
SIZE: A3

SHEET 3

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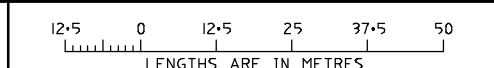


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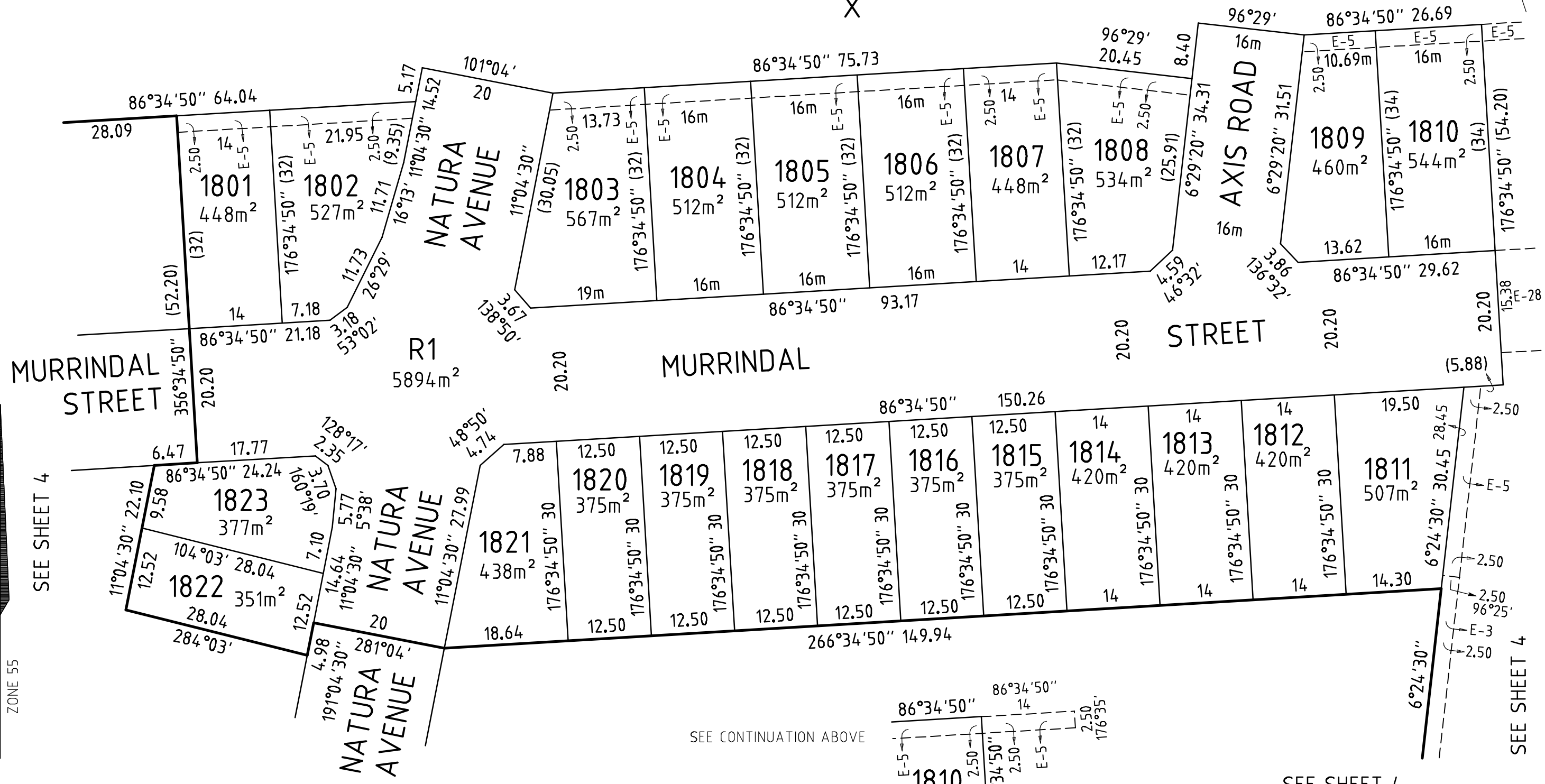
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SHEET 4

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SEE CONTINUATION BELOW

X



MGA 94
ZONE 55

SEE SHEET 4

SEE SHEET 4

SEE CONTINUATION ABOVE

SEE SHEET 4

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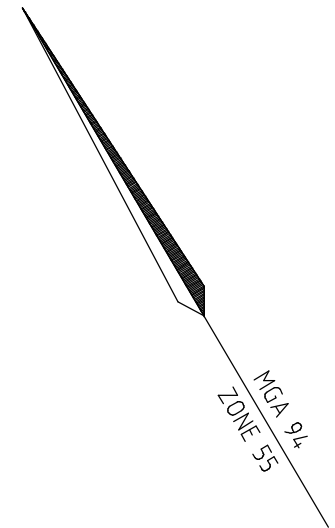
LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3	SHEET 5
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PS744995W

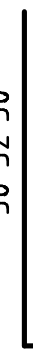
SEE SHEET 4



SEE SHEET 3

PRINCES HIGHWAY

30°32'30"



300°31'20" 85.20

NEWMARKET

19.47

19.81m

218°55'
C27.29
A27.39
R93.55

300°32'
21.05

EXPLORATION AVENUE

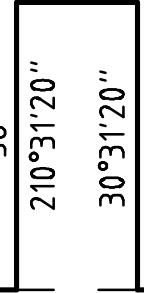
19°24' 16.68m
30°31' 17.61

8.33

61.78

300°31'20"

300°31'
16m



38

210°31'20"

30°31'20"

38

ROAD

51.46

300°31'20"

251°32' 12.84
210°33' 1.88m

4.61
290°06'

210°32'30" 80.45

7.75

220°58'

DUTCHELM AVENUE

270°23'

DUTCHELM AVENUE

180°22'50" 118.23

RIVERWALK RELEASE 18



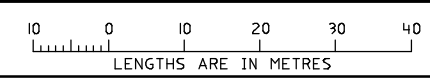
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SCALE
1 : 1000



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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 _____ 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
1801	1802
1802	1801
1803	1804
1804	1803, 1805
1805	1804, 1806
1806	1805, 1807
1807	1806, 1808
1808	1807
1809	1810
1810	1809
1811	1812
1812	1811, 1813
1813	1812, 1814
1814	1813, 1815
1815	1814, 1816
1816	1815, 1817
1817	1816, 1818
1818	1817, 1819
1819	1818, 1820
1820	1819, 1821
1821	1820
1822	1823
1823	1822

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