


<h1>PLAN OF SUBDIVISION</h1>		<h2>EDITION 1</h2>	<h2>PS744987V</h2>	
<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 744986X LOT U  POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE 3030  MGA 94 CO-ORDINATES: E 292 850 ZONE 55 (of approx centre of land in plan) N 5 800 810 GDA 94		Council Name: Wyndham City Council  Council Reference Number: WYS3698/16 Planning Permit Reference: WYP6793/13 SPEAR Reference Number: S086125B  <b>Certification</b>  This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 02/07/2018  <b>Public Open Space</b>  A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made  Digitally signed by: Annette Susan Monk for Wyndham City Council on 05/03/2019  <b>Statement of Compliance</b> issued: 18/04/2019		
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON	<b>OTHER PURPOSE OF PLAN:</b> TO REMOVE EASEMENT E-5 ON PS 744986X AND CREATED IN PS 744065V AND AFFECTING ROAD R1 ON THIS PLAN.  <b>GROUNDS FOR EASEMENT REMOVAL:</b> BY AGREEMENT OF ALL INTERESTED PARTIES UNDER SECTION 6(1)(K) OF THE SUBDIVISION ACT 1988		
ROAD R1	WYNDHAM CITY COUNCIL			
<b>NOTATIONS</b>		<b>RIVERWALK RELEASE 16</b>		
<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:		No. of Lots: 39 (excluding Lot V) Release 16 Land Area: 2,511ha		
<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
			SEE SHEET 2	
 <b>CRA SURVEY PTY LTD</b> LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS  7A/346 Belmore Road office@crasurvey.com.au Balwyn Vic 3103 Tel: 03 9890 0933		REF: 3936PS16      VERSION: 7 (20-12-2018)  Digitally signed by: James Sprott, Licensed Surveyor, Surveyor's Plan Version (Version 7 (20.12.18)), 21/12/2018, SPEAR Ref: S086125B	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 9

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PS744987V

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-2	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	PS 744.065V PS 744.065V	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL
E-3	SEWERAGE	SEE PLAN	PS 744.986X	CITY WEST WATER CORPORATION
E-4	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	PS 744.980L PS 744.980L	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL
E-6	SEWERAGE	SEE PLAN	PS 744.980L	CITY WEST WATER CORPORATION
E-8	SEWERAGE	3	PS 744.986X	CITY WEST WATER CORPORATION
E-9	SEWERAGE	2	THIS PLAN	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	THIS PLAN	CITY WEST WATER CORPORATION
E-12	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORPORATION
E-21	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	PS 744.065V PS 744.065V	CITY WEST WATER CORPORATION WYNDHAM CITY COUNCIL
E-26	DRAINAGE	3	PS 744.980L	WYNDHAM CITY COUNCIL
E-32	GAS	3	THIS PLAN	AUSNET GAS SERVICES PTY LTD

RIVERWALK RELEASE 16



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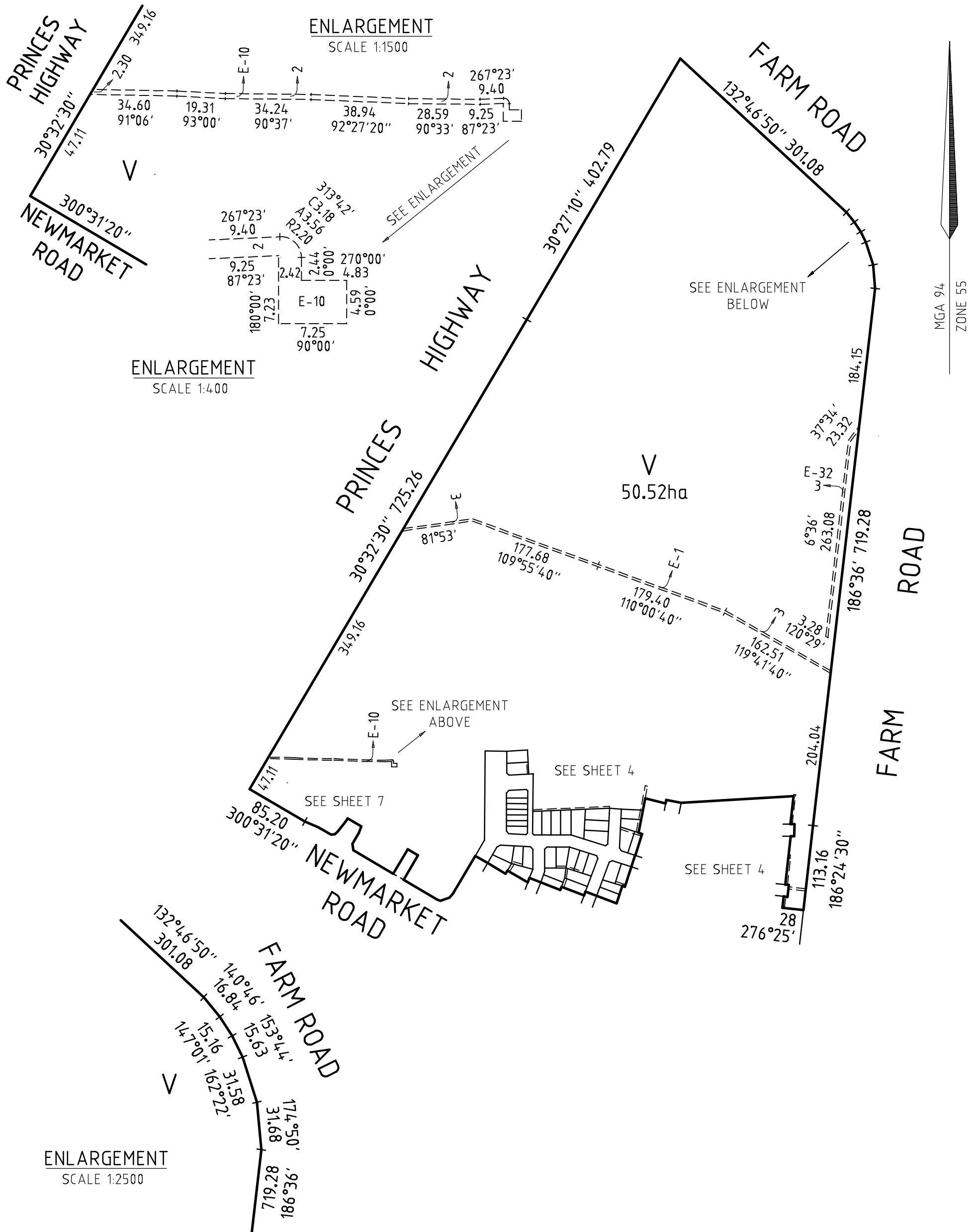
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SHEET 2

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PS744987V



REF: 3936PS16

VERSION: 7 (20-12-2018)

RIVERWALK

RELEASE 16

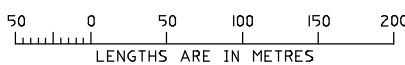


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SCALE  
1 : 5000



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SHEET 3

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SEE SHEET 3

SEE SHEET 5

SEE SHEET 6

AVENUE  
DUTCHELM  
R1

MURRINDAL  
STREET

DEPOT  
LANE

TAGGERTY  
STREET

PERRY  
ROAD

STREET

TAGGERTY  
STREET

SHADY  
STREET

PERRY  
ROAD

GRAVID  
STREET

GELLIBRAND  
STREET

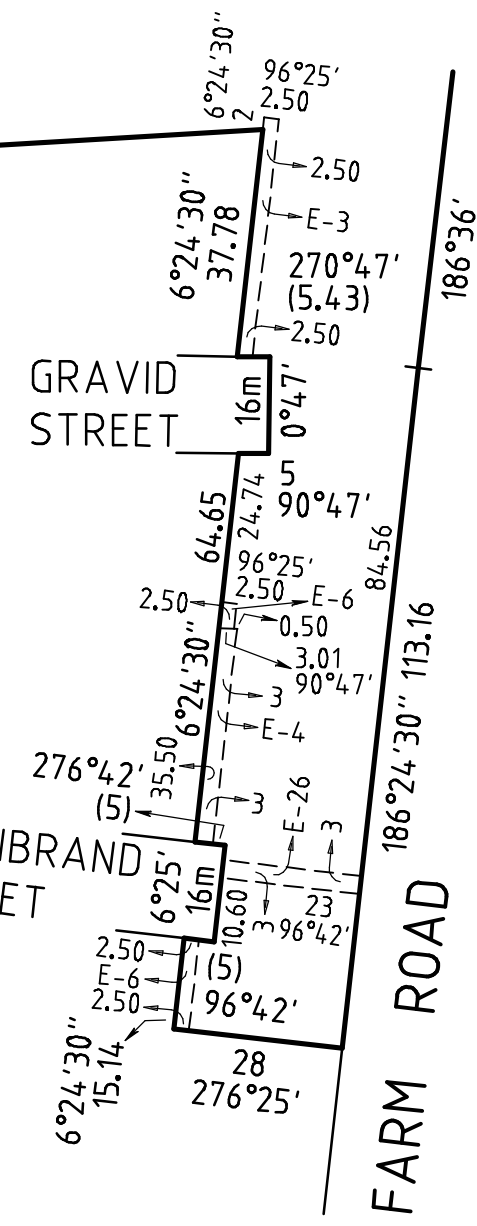
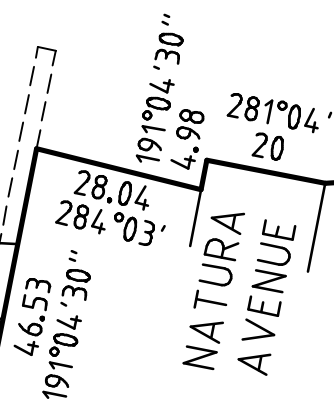
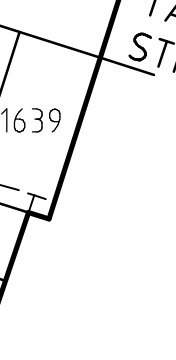
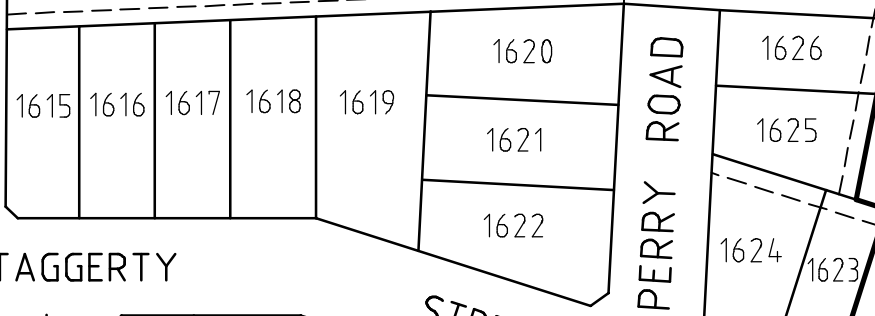
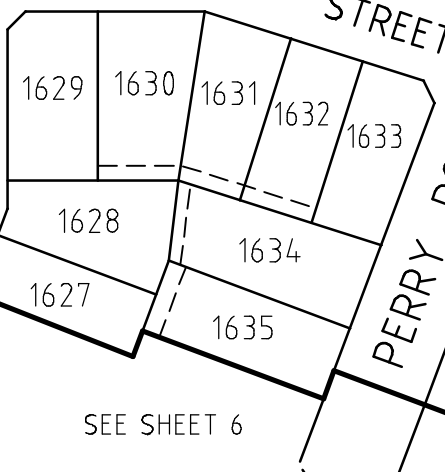
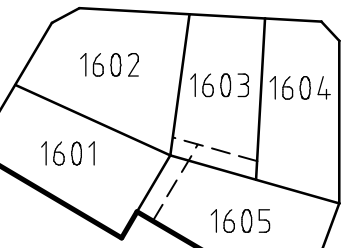
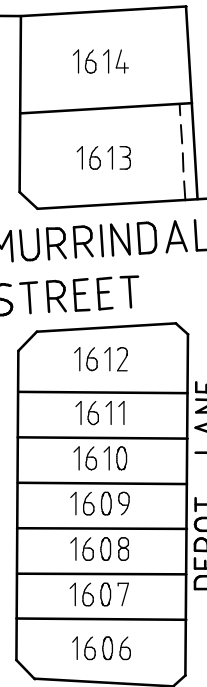
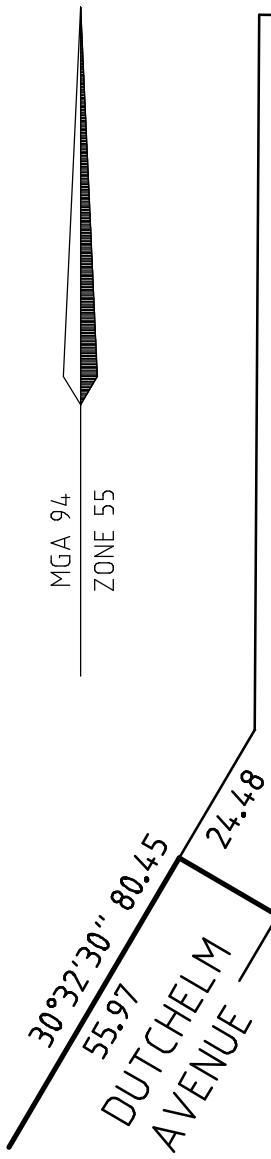
FARM  
ROAD

MGA 94  
ZONE 55

SEE SHEET 7

SEE SHEET 5

SEE SHEET 6



RIVERWALK RELEASE 16



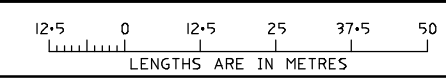
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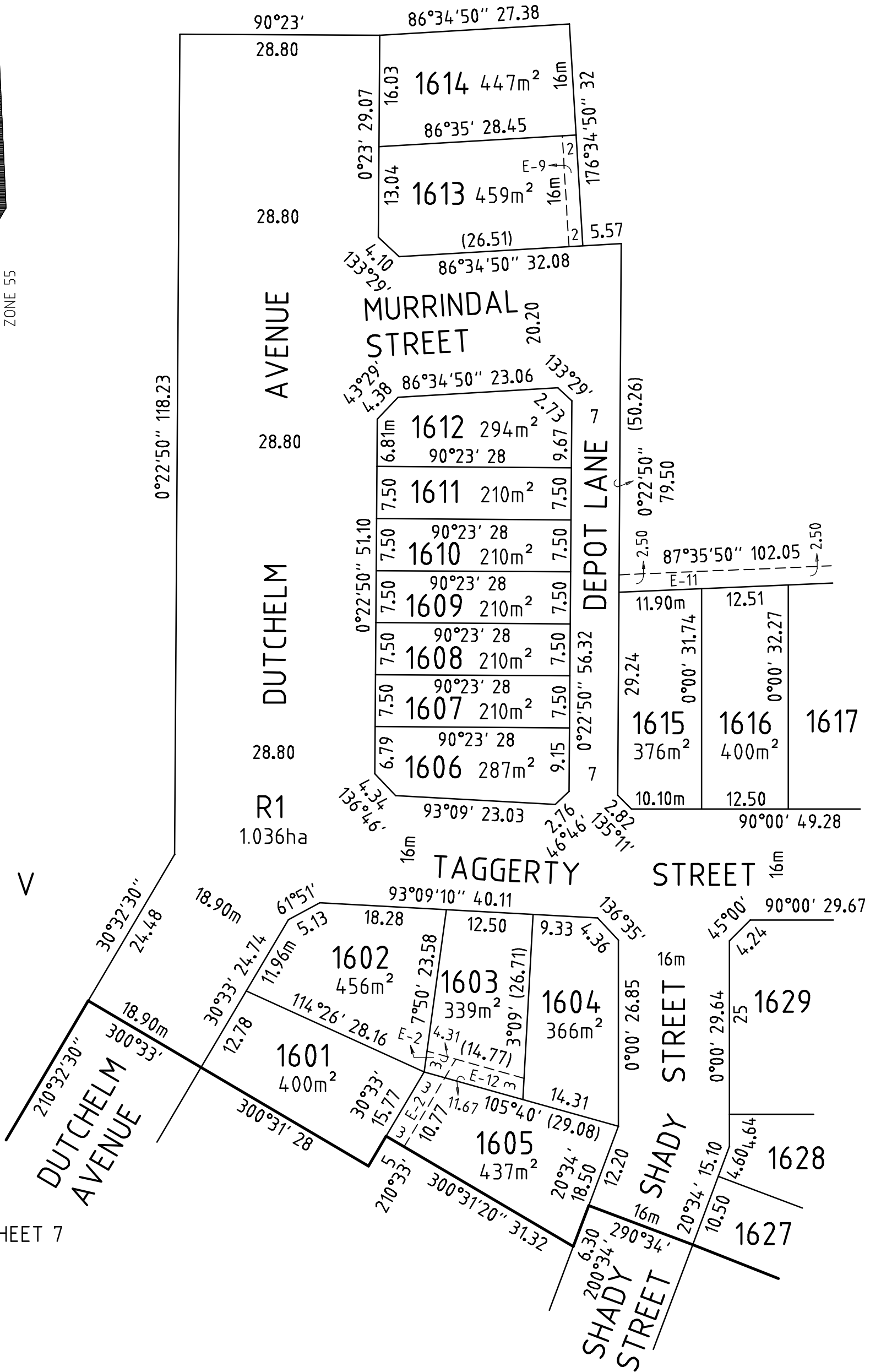
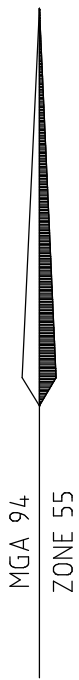
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SHEET 4

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MGA 94  
ZONE 55



SEE SHEET 7

SEE SHEET 6

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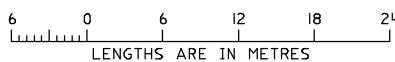


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RIVERWALK

RELEASE 16

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SHEET 5

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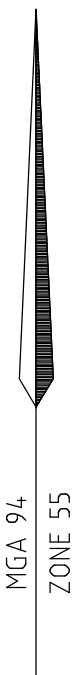
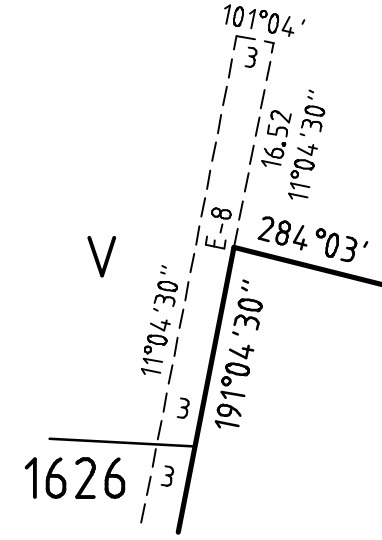
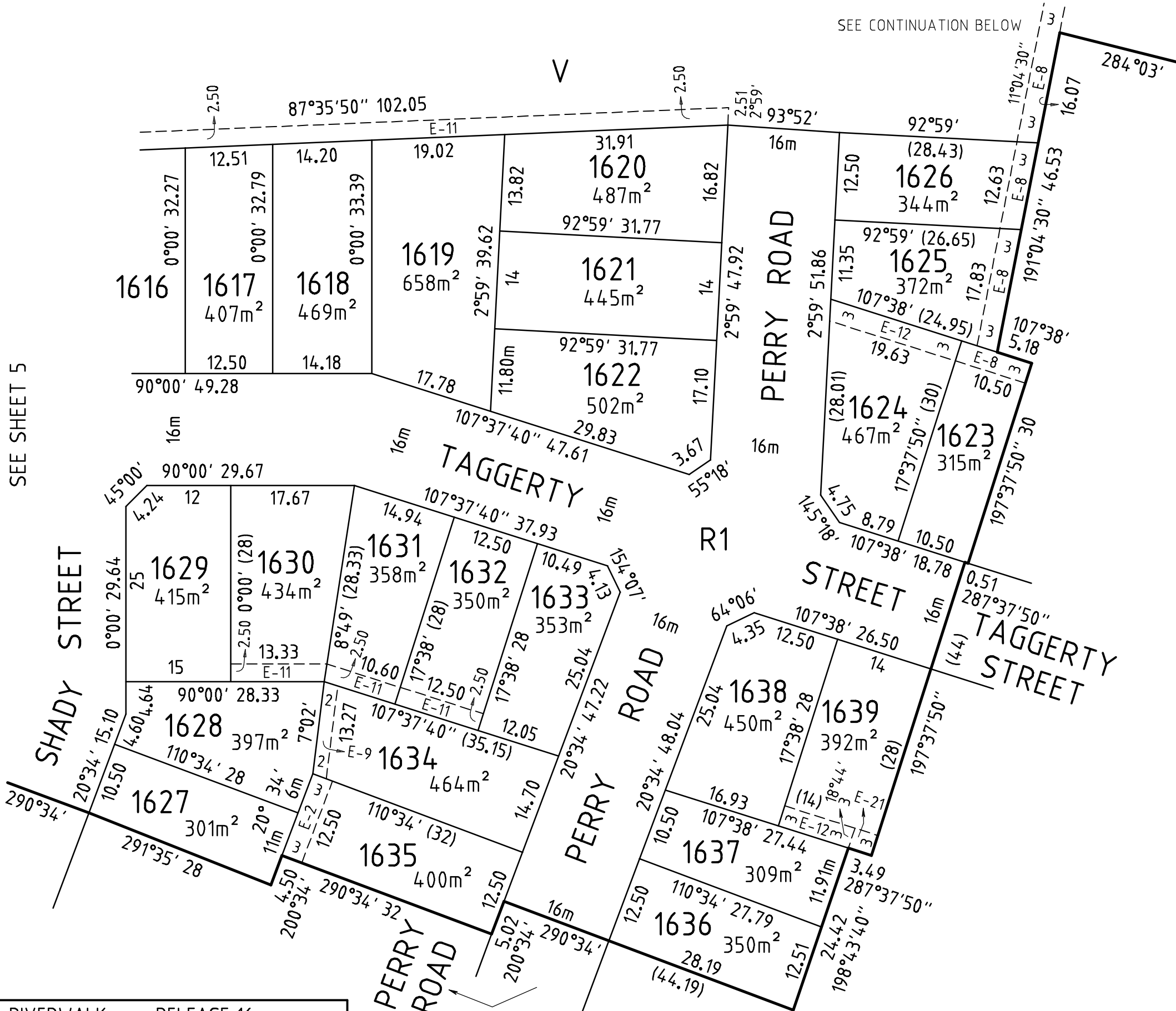
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SEE CONTINUATION BELOW

SEE SHEET 5

SEE SHEET 4

SEE CONTINUATION ABOVE



RIVERWALK RELEASE 16



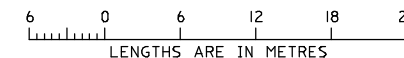
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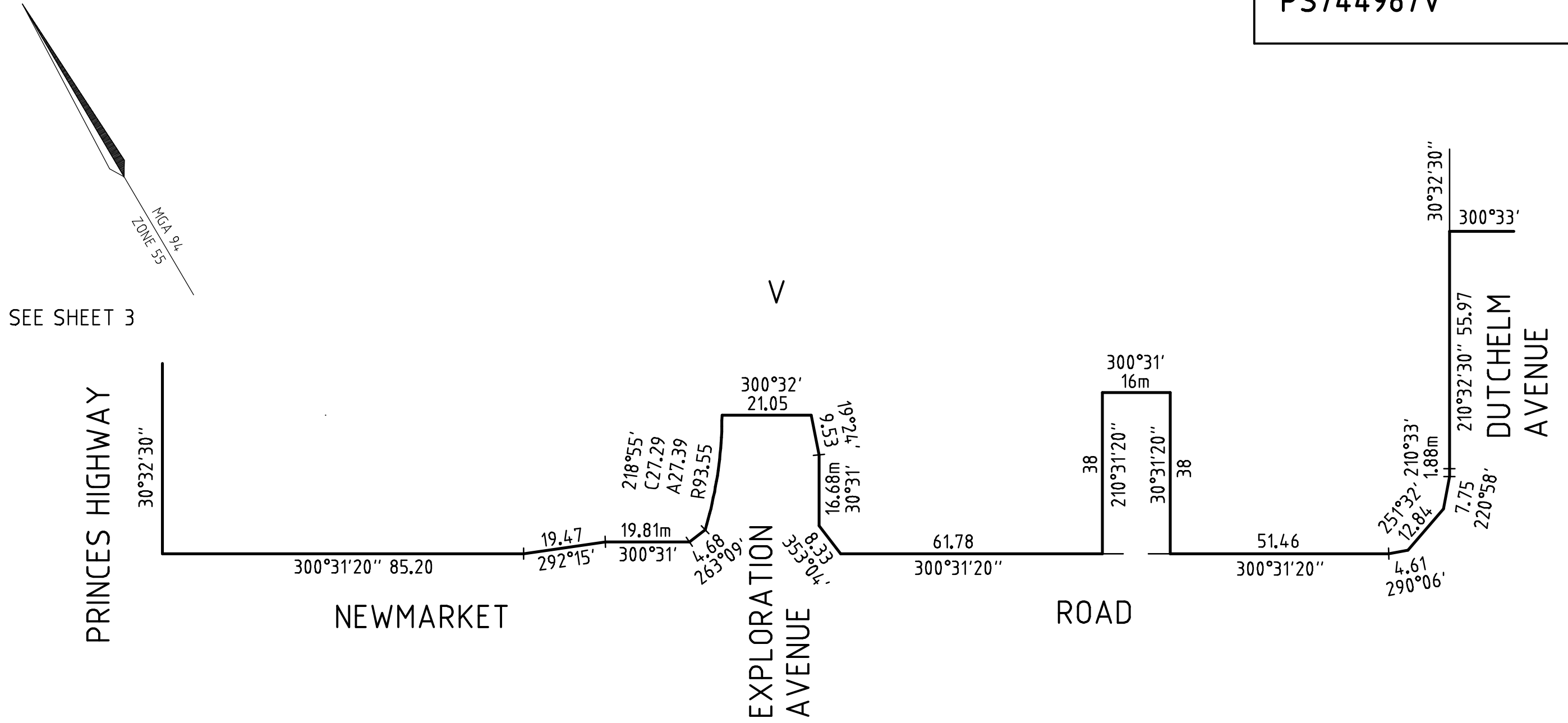
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SEE SHEET 3

SEE SHEET 5

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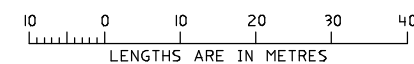
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SHEET 7

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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 AA3740 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”**

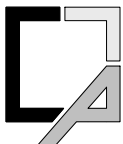
**LAND BURDENED AND LAND BENEFITED: REFER TO TABLE 1**

**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.

RIVERWALK RELEASE 16		REF: 3936PS16	VERSION: 7 (20-12-2018)	ORIGINAL SHEET SIZE: A3	SHEET 8
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**TABLE 1****LAND BURDENED AND LAND BENEFITED – REFER RESTRICTIONS “A” AND “B”****CREATION OF RESTRICTION**

BURDENED LOT No	BENEFITING LOTS
1601	1602, 1605
1602	1601, 1603
1603	1602, 1604, 1605
1604	1603, 1605
1605	1601, 1603, 1604
1606	1607
1607	1606, 1608
1608	1607, 1609
1609	1608, 1610
1610	1609, 1611
1611	1610, 1612
1612	1611
1613	1614
1614	1613
1615	1616
1616	1615, 1617
1617	1616, 1618
1618	1617, 1619
1619	1618, 1620, 1621, 1622
1620	1619, 1621

BURDENED LOT No	BENEFITING LOTS
1621	1619, 1620, 1622
1622	1619, 1621
1623	1624, 1625
1624	1623, 1625
1625	1623, 1624, 1626
1626	1625
1627	1628, 1635
1628	1627, 1629, 1630, 1634, 1635
1629	1628, 1630
1630	1628, 1629, 1631
1631	1630, 1632, 1634
1632	1631, 1633, 1634
1633	1632, 1634
1634	1628, 1631, 1632, 1633, 1635
1635	1627, 1628, 1634
1636	1637
1637	1636, 1638, 1639
1638	1637, 1639
1639	1637, 1638

RIVERWALK RELEASE 16



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SHEET 9

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