
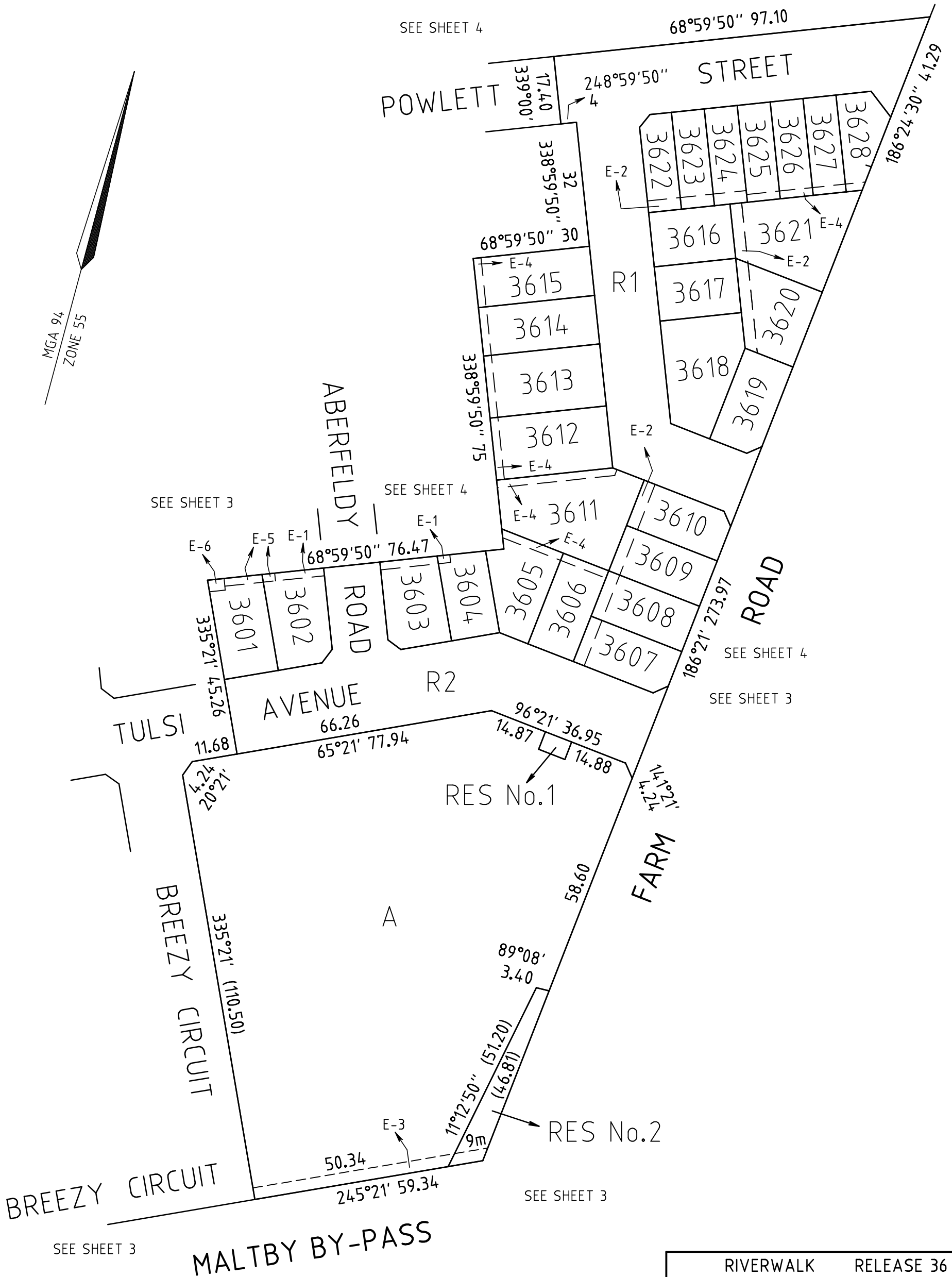
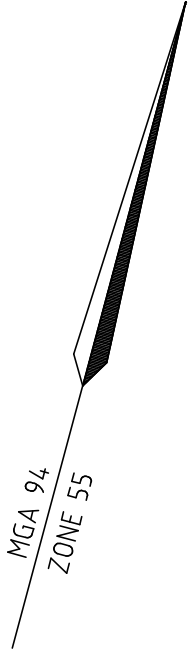


PLAN OF SUBDIVISION			EDITION 1	PS844473W	
<b>LOCATION OF LAND</b>  PARISH: MAMBOURIN CROWN ALLOTMENTS: G (PT) & H (PT) SECTION 7  TITLE REFERENCE: VOL FOL LAST PLAN REF: LOT Z ON PS844472Y  POSTAL ADDRESS : CNR PRINCES HIGHWAY & MALTBY BYPASS (at time of subdivision) WERRIBEE 3030  MGA 94 CO-ORDINATES: E 293 130 ZONE 55 (of approx centre of land in plan) N 5 800 240 GDA 94			Council Name: Wyndham City Council  Council Reference Number: WYS5584/20 Planning Permit Reference: WYP11630/19 SPEAR Reference Number: S168737T  <b>Certification</b>  This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 05/05/2023  Public Open Space  A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied  Digitally signed by: Mark Tenner for Wyndham City Council on 21/12/2023		
VESTING OF ROADS OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		RIVERWALK RELEASE 36  No. of Lots: 28 (Excl Reserves & Lot A) Release 36 Land Area: 2.562ha		
ROAD R1	WYNDHAM CITY COUNCIL				
ROAD R2	WYNDHAM CITY COUNCIL				
RESERVE No.1	POWERCOR AUSTRALIA LTD				
RESERVE No.2	WYNDHAM CITY COUNCIL				
NOTATIONS					
DEPTH LIMITATION: DOES NOT APPLY					
<b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY  <b>STAGING:</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO:  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	
E-1	SEWERAGE	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION	
E-2	DRAINAGE SEWERAGE	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION	
E-3	MAINTENANCE OF NOISE WALL	3	THIS PLAN	HEAD, TRANSPORT FOR VICTORIA	
E-4	DRAINAGE	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL	
E-5	SEWERAGE	SEE DIAG.	PS842938N	GREATER WESTERN WATER CORPORATION	
E-6	DRAINAGE SEWERAGE	SEE DIAG.	PS842938N	WYNDHAM CITY COUNCIL GREATER WESTERN WATER CORPORATION	
 <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: 3936PS36	VERSION: 5 (14-12-2023)	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
		Digitally signed by: James Sprott, Licensed Surveyor, Surveyor's Plan Version (5), 14/12/2023, SPEAR Ref: S168737T			

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SEE SHEET 4



SEE SHEET 3

SEE SHEET 4

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SEE SHEET 3

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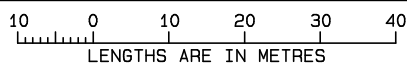


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DEVELOPMENT CONSULTANTS

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SCALE  
1 : 1000

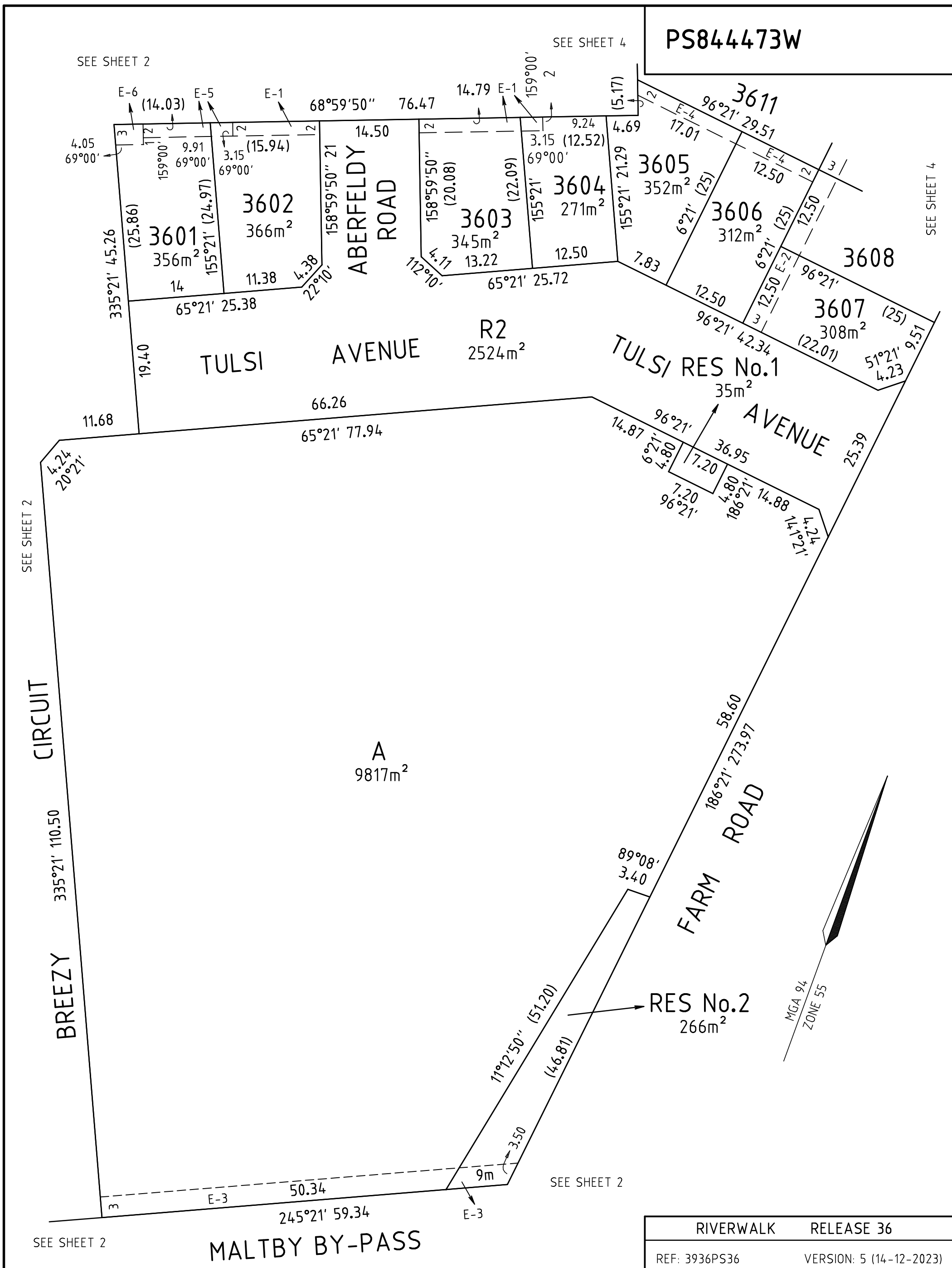


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PS844473W

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RIVERWALK	RELEASE 36
REF: 3936PS36	VERSION: 5 (14-12-2023)

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SCALE  
1 : 500

LENGTHS ARE IN METRES

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 21/12/2023,  
 SPEAR Ref: S168737T

68°59'50" 97.10

SEE SHEET 2

339°00' 17.40

248°59'50" 4

POWLETT STREET

17.40

SEE SHEET 2

68°59'50" 57.07

204°00' 4.24

27.60  
186°24'30" 41.29

R1  
3463m<sup>2</sup>

NESTING WAY

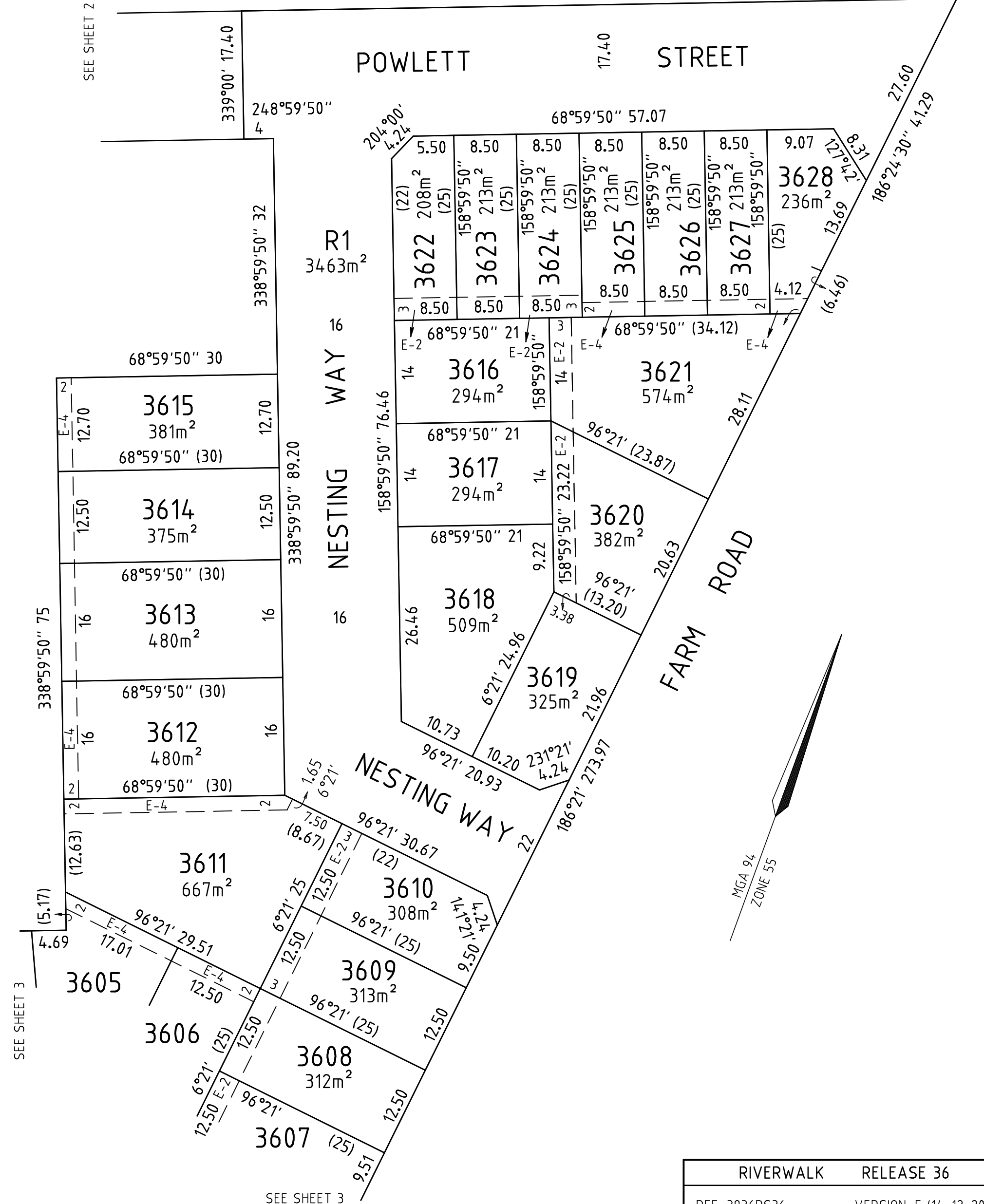
16

NESTING WAY

22

FARM ROAD

MGA 94  
ZONE 55



RIVERWALK	RELEASE 36
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SCALE  
 1 : 500

LENGTHS ARE IN METRES

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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 AA9748 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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RIVERWALK RELEASE 36		REF: 3936PS36	VERSION: 5 (14-12-2023)	ORIGINAL SHEET SIZE: A3	SHEET 5
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**TABLE 1****LAND BURDENED AND LAND BENEFITED – REFER RESTRICTIONS “A” AND “B”****CREATION OF RESTRICTION**

BURDENED LOT No	BENEFITING LOTS
3601	3602
3602	3601
3603	3604
3604	3603, 3605
3605	3604, 3606, 3611
3606	3605, 3607, 3608, 3611
3607	3606, 3608
3608	3606, 3607, 3609
3609	3608, 3610, 3611
3610	3609, 3611
3611	3605, 3606, 3609, 3610, 3612
3612	3611, 3613
3613	3612, 3614
3614	3613, 3615
3615	3614
3616	3617, 3621, 3622, 3623, 3624
3617	3616, 3618, 3620
3618	3617, 3619, 3620
3619	3618, 3620
3620	3617, 3618, 3619, 3621
3621	3616, 3620, 3624, 3625, 3626, 3627, 3628
3622	3616, 3623
3623	3616, 3622, 3624
3624	3616, 3621, 3623, 3625
3625	3621, 3624, 3626
3626	3621, 3625, 3627
3627	3621, 3626, 3628
3628	3621, 3627

RIVERWALK RELEASE 36

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SHEET 6

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21/12/2023,  
SPEAR Ref: S168737T