

PLAN OF SUBDIVISION		EDITION 1	PS817489J	
LOCATION OF LAND PARISH: CUT PAW PAW SECTION: 22 CROWN ALLOTMENT: A (PART) SECTION: B CROWN ALLOTMENT: 1 (PART), 2 (PART) & 3 (PART) TITLE REFERENCE: Vol.12354 Fol. 101 LAST PLAN REFERENCE: Lot BR on PS839289T POSTAL ADDRESS: Halong Drive (at time of subdivision) SUNSHINE NORTH 3020 MGA 94 CO-ORDINATES: E: 310 380 ZONE: 55 (of approx centre of land N: 5 819 230 in plan)		Council Name: Brimbank City Council Council Reference Number: S21/2018 Planning Permit Reference: P186/2017 SPEAR Reference Number: S117088A Certification 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: 06/01/2022 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made Digitally signed by: Robert Shatford for Brimbank City Council on 18/10/2022 Statement of Compliance issued: 23/02/2023		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		Lots 1 - 20 (both inclusive) are affected by one or more restrictions. Refer to Creation of Restrictions A B & C on Sheets 9 & 10 of this plan for details. LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS For details of any Owners Corporations including purpose, responsibility, entitlement & liability see owners corporation search report, owners corporation additional information and if applicable, owners corporation rules. OTHER PURPOSE OF PLAN To remove carriageway easement E-13 created on PS839289T in so far as it lies within Road R1 herein. GROUNDS FOR REMOVAL: By agreement between all interested parties pursuant to Section 6(1)(k)(iv) of the Subdivision Act 1988.	
Road R1	Brimbank City Council			
Road R2	Brimbank City Council			
Reserve No. 1	Powercor Australia Ltd			
NOTATIONS				
DEPTH LIMITATION: 15.24 metres below the surface applied to land as shown in Vol. 11151 Fol.184.				
SURVEY: This plan is based on partial survey. The position of Maribyrnong River boundary has been adopted in accordance with BP1583. The area of Lot E on this plan has been deducted from title. STAGING: This is not a staged subdivision. Planning Permit No. P186/2017				
RIVER VALLEY ESTATE - Release 7C Area of Release: 1.399ha No. of Lots: 20 Lots, Superlot AA (2 Parts) and Balance Lots E & F				
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 FOR EASEMENT DETAILS				
 Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorstds.com.au		SURVEYORS FILE REF: Ref. 02044-7C Ver. 12		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 10
		Digitally signed by: Mark James Sommerville, Licensed Surveyor, Surveyor's Plan Version (12), 13/10/2022, SPEAR Ref: S117088A		

PS817489J

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	PS512193G	City West Water Ltd.
	Sewerage		PS527948T	Lots on PS527948T
E-2	Sewerage	3	PS527948T	City West Water Ltd.
	Sewerage			Lots on PS527948T
E-3	Drainage	2	PS527948T	Lots on PS527948T
	Drainage		PS709369X	Brimbank City Council
E-4	Sewerage	See Diagram	PS527948T	City West Water Ltd.
	Sewerage			Lots on PS527948T
	Drainage		PS709369X	Brimbank City Council
	Drainage			
E-5	Sewerage	3	PS826697A	City West Water Corporation
E-6	Drainage	5	PS709369X	Brimbank City Council
E-7	Drainage	See Diag.	This Plan	Brimbank City Council
E-8	Supply of Water (through underground pipes)	6m	This Plan	Greater Western Water Corporation.
EASEMENT E-9 HAS BEEN OMITTED FROM THIS PLAN				
E-10	Drainage	2	This Plan	Common Property No. 1 on this plan



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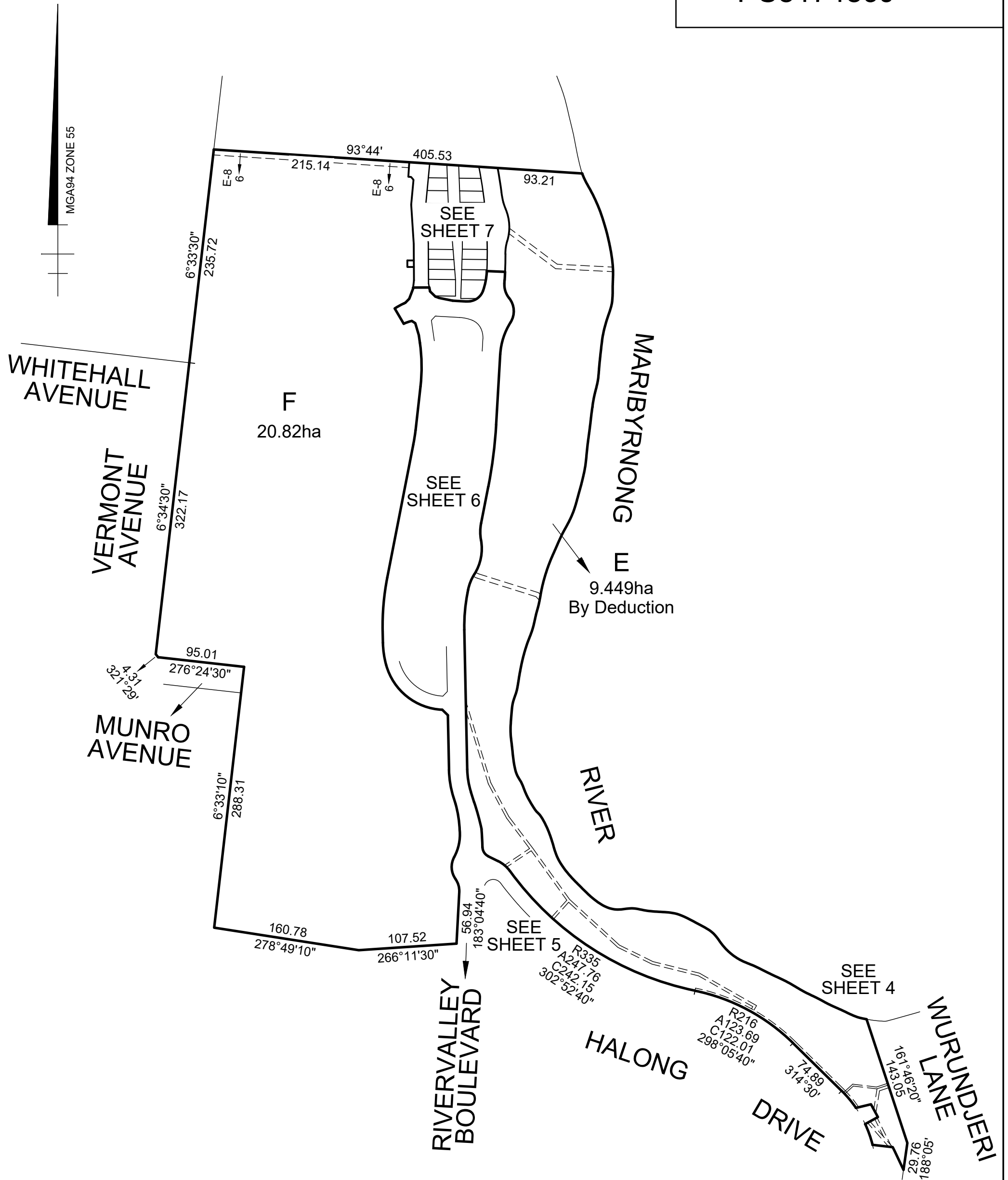
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ORIGINAL SHEET
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SHEET 2

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MARIBYRNONG RIVER

HALONG

DRIVE

MURUNDJERI LANE

SEE SHEET 5

MGA94 ZONE 55

R335
A247.76
C242.15
302°52'40"

104°02'40" 52.64
E-5
3m
11°41' 3m
E-2
3m

119°34'50" 72.18
E-5
3m

R216
A123.69
C122.01
298°05'40"

5°30'51" 7.74
E-5
3m
E-2
3m

E

74.89
314°30'

135°08'
A&C2.79
E-2
3m
E-4
3m

47°38'
(13.88)
E-3
2

96°52'
26.32
E-3
2

161°49'20" 11.09m
E-3
2
E-1
3m

143.03
93°32'

R126
A24.41
C24.36
320°03'
E-2
3m
E-3
2

256°39'
(17.04)
E-1
3m
E-1
3m

61°25'
16.03
E-1
3m
E-1
3m

10m
33.125'
4.76
E-1
3m
E-1
3m

R126
A24.23
C24.19
340°26'
E-2
3m
E-5
3m

3.05
153°30'
E-5
3m
E-2
3m

3.43
22.35
276°32'
E-2
3m
E-2
3m

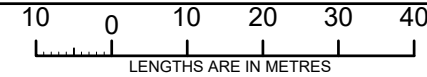
1.09m
3.43
E-2
3m
E-2
3m

29.76
188°05'
E-2
3m
E-2
3m

TAYLORS

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SCALE
1:1000



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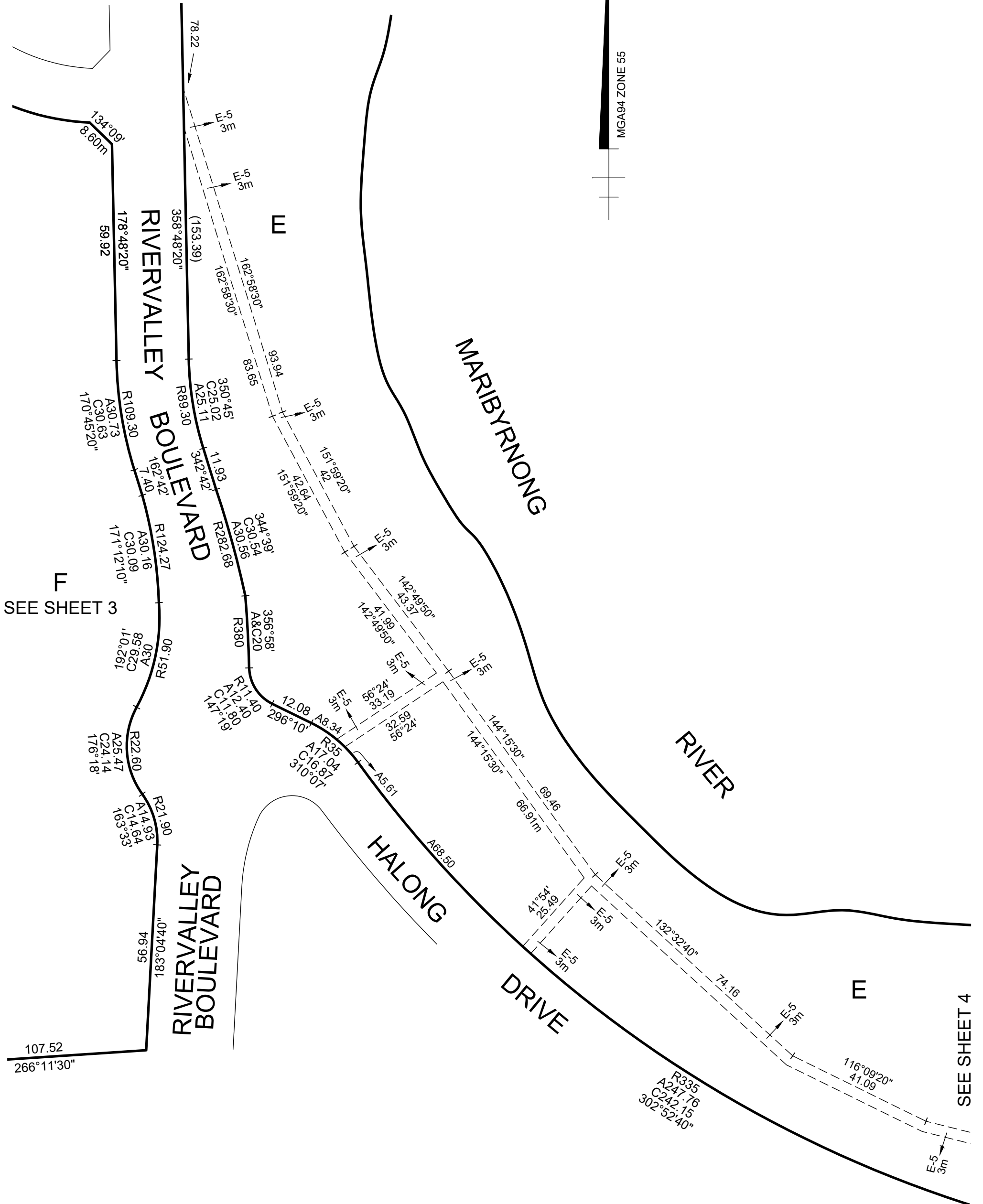
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SHEET 4

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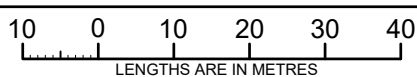
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SEE SHEET 6



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SHEET 5

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MGA94 ZONE 55

RIVER

MARIBYRNONG

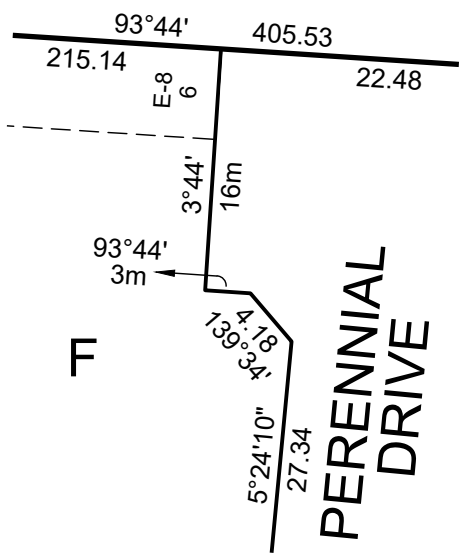
SEE SHEET 7

SEE SHEET 8

SEE SHEET 3

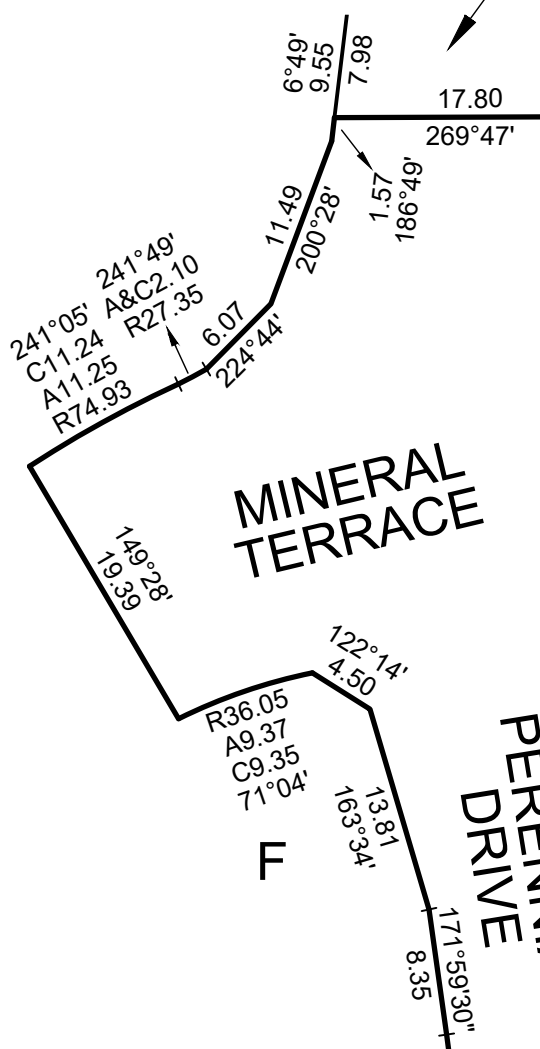
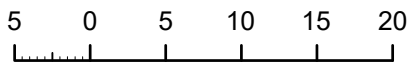
SEE SHEET 3

SEE SHEET 5



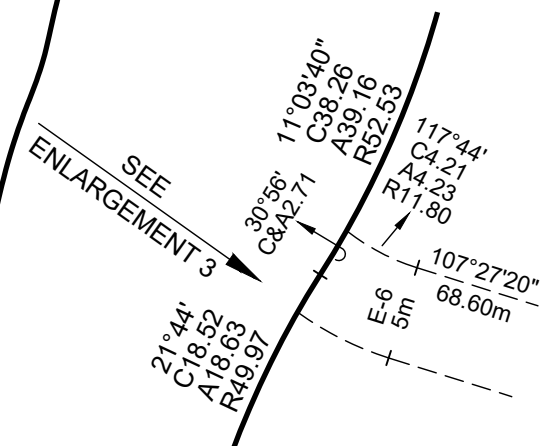
ENLARGEMENT 1

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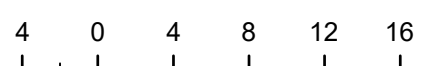
ENLARGEMENT 2

1:500



ENLARGEMENT 3

1:400



SEE ENLARGEMENT 1

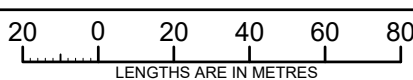
SEE ENLARGEMENT 2

SEE ENLARGEMENT 3

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SCALE
1:2000



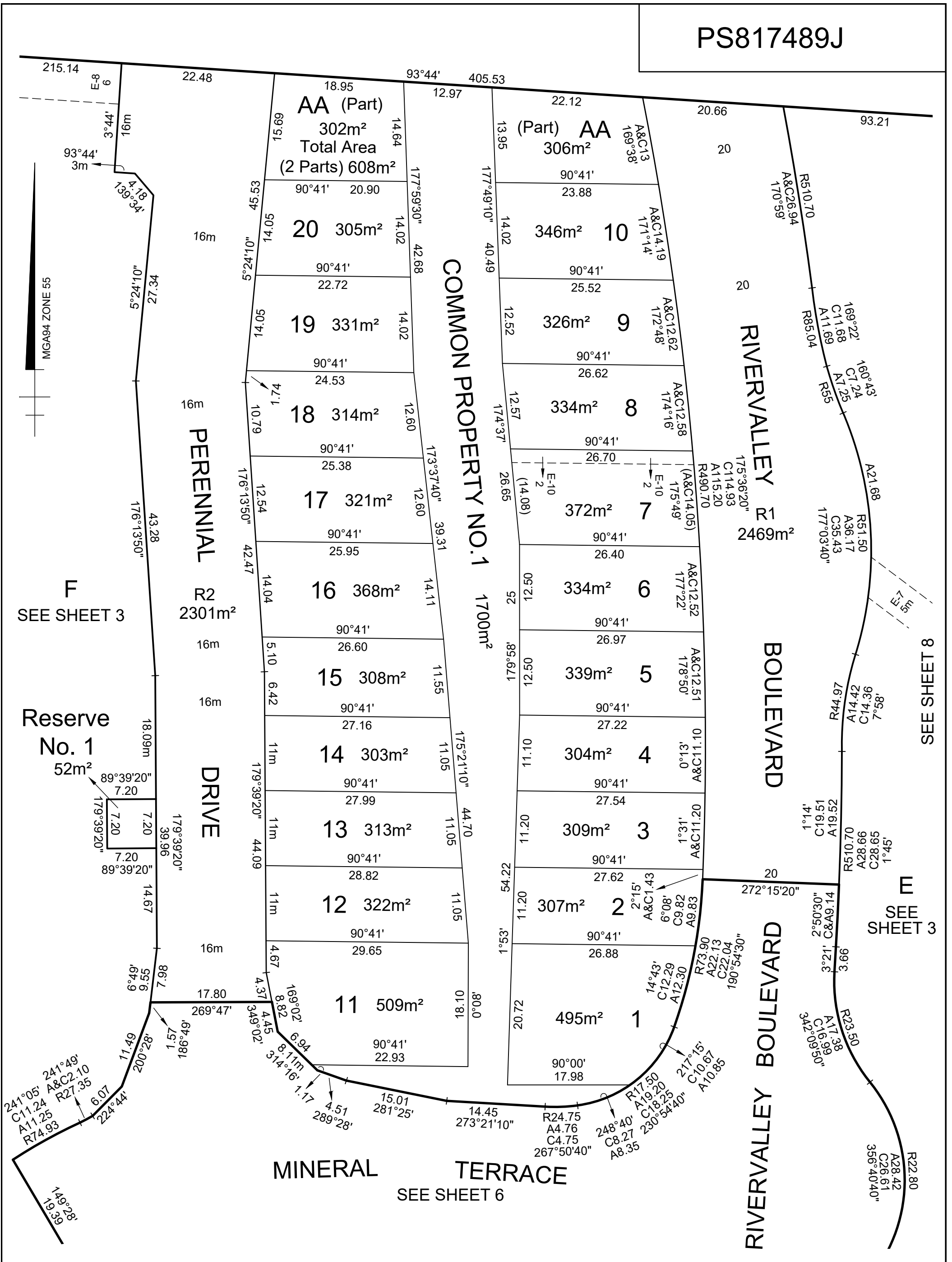
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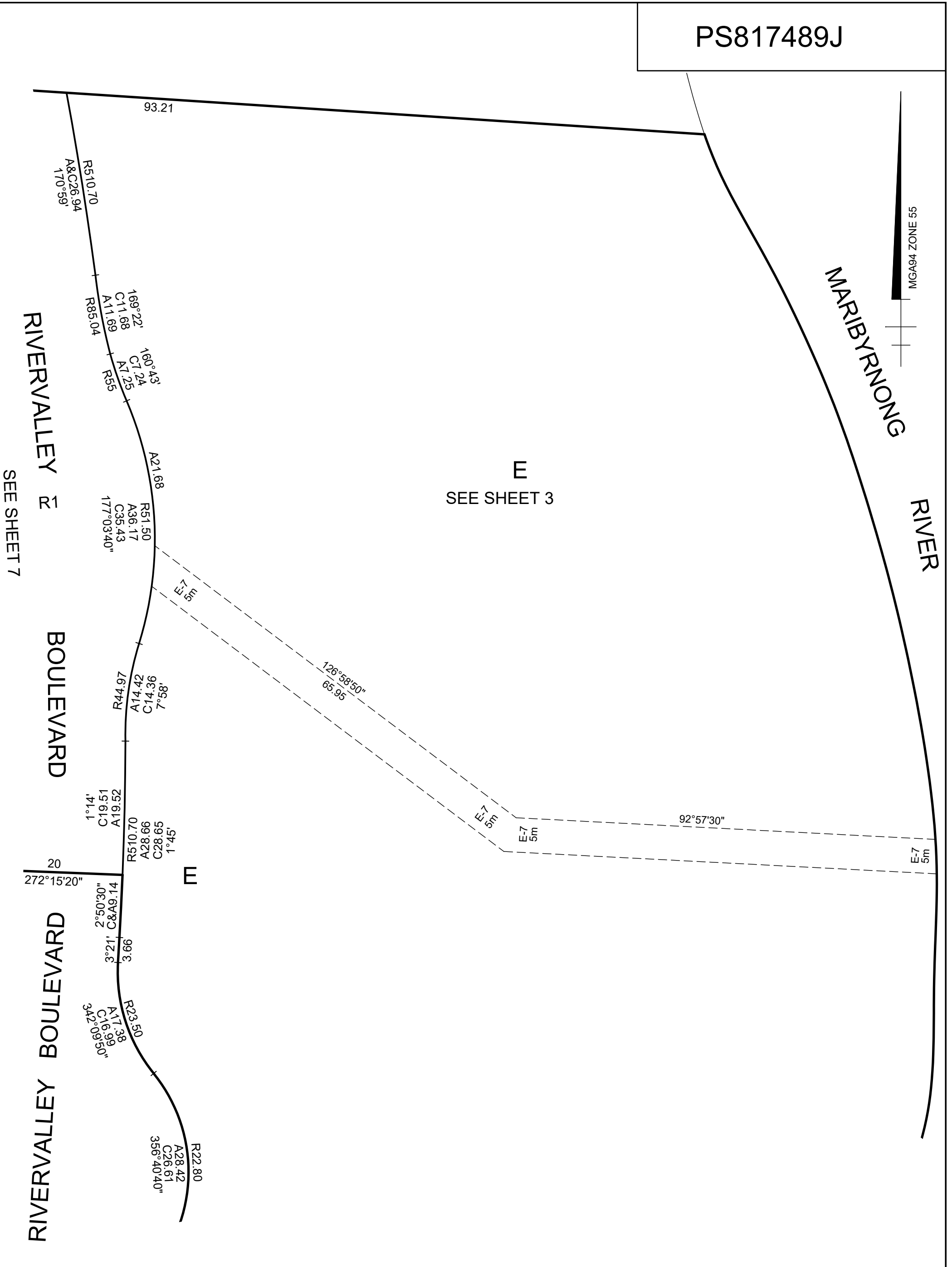
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SHEET 6

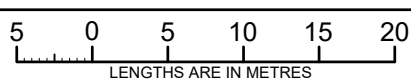
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CREATION OF RESTRICTION A

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

BURDENED LAND: See Table 1
BENEFITED LAND: See Table 1

RESTRICTION:

1. The burdened land cannot be used except in accordance with the provisions recorded in MCP AA8548.
2. The registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies must not at any time on the said lot or any part or parts thereof build or cause to be built or allow to remain a dwelling or any other improvements, or carry out or cause to be carried out or allow to be carried out, any building or construction works on the lot unless:
 - a. Copies of site plans, floor plans, elevations, landscape plans, and schedule of materials and colours selections with samples (together the "Plans") have been submitted to the River Valley Design Assessment Panel at River Valley Estate Pty Ltd 21 Balmain Street Richmond VIC 3121, or such other entity as may be nominated by the Vendor from time to time for approval (such approval which may be withheld or provided with conditions in the River Valley Design Assessment Panel's absolute discretion);
 - b. The Plans comply with the River Valley Design Guidelines; and
 - c. The River Valley Design Assessment Panel or such other entity as may be nominated by the Vendor from time to time has given its written approval to the Plans prior to the commencement of works.

Expiry date: 31/12/2032

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1	2
2	1, 3
3	2, 4
4	3, 5
5	4, 6
6	5, 7
7	6, 8
8	7, 9
9	8, 10
10	9, AA

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
11	12
12	11, 13
13	12, 14
14	13, 15
15	14, 16
16	15, 17
17	16, 18
18	17, 19
19	18, 20
20	19, AA

CREATION OF RESTRICTION B

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

BURDENED LAND: See Table 2
BENEFITED LAND: See Table 2

RESTRICTION:

The registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies must not build or permit to be built or remain on the lot or any part of it any dwelling house other than a two storey house.

Expiry date: 31/12/2032

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1	2
2	1, 3
3	2, 4
4	3, 5
5	4, 6
6	5, 7
7	6, 8
8	7, 9
9	8, 10
10	9, AA
11	12

CREATION OF RESTRICTION C

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

BURDENED LAND: See Table 3
BENEFITED LAND: See Table 3

RESTRICTION:

The registered proprietor or proprietors for the time being of any Burdened Lot on this plan must not construct or allow to be constructed or remain on the lot any building or garage outside the building envelope shown hatched in the diagrams shown on MCP AA8548 (excluding allowable projecting building elements that project outside the building envelope as contained in Part 5 Regulation 74(3), 79(3) & 79(4) of the Building Regulations 2018).

TABLE 3

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1	2
2	1, 3
3	2, 4
4	3, 5
5	4, 6
6	5, 7
7	6, 8
8	7, 9
9	8, 10
10	9, AA

TABLE 3 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
11	12
12	11, 13
13	12, 14
14	13, 15
15	14, 16
16	15, 17
17	16, 18
18	17, 19
19	18, 20
20	19, AA

OWNERS CORPORATION SCHEDULE

PS817489J

Owners Corporation No. 1

Plan No. PS817489J

Land affected by Owners Corporation: ALL OF THE LOTS IN THE TABLE BELOW

Common Property No.: 1

Limitations of Owners Corporation: Unlimited

Notations
NIL

Totals		
	Entitlement	Liability
This schedule	220	220
Balance of existing OC	0	0
Overall Total	220	220

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1	10	10									
2	10	10									
3	10	10									
4	10	10									
5	10	10									
6	10	10									
7	10	10									
8	10	10									
9	10	10									
10	10	10									
11	10	10									
12	10	10									
13	10	10									
14	10	10									
15	10	10									
16	10	10									
17	10	10									
18	10	10									
19	10	10									
20	10	10									
AA	20	20									



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SURVEYORS FILE REFERENCE: 02044-7C

SHEET 1

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