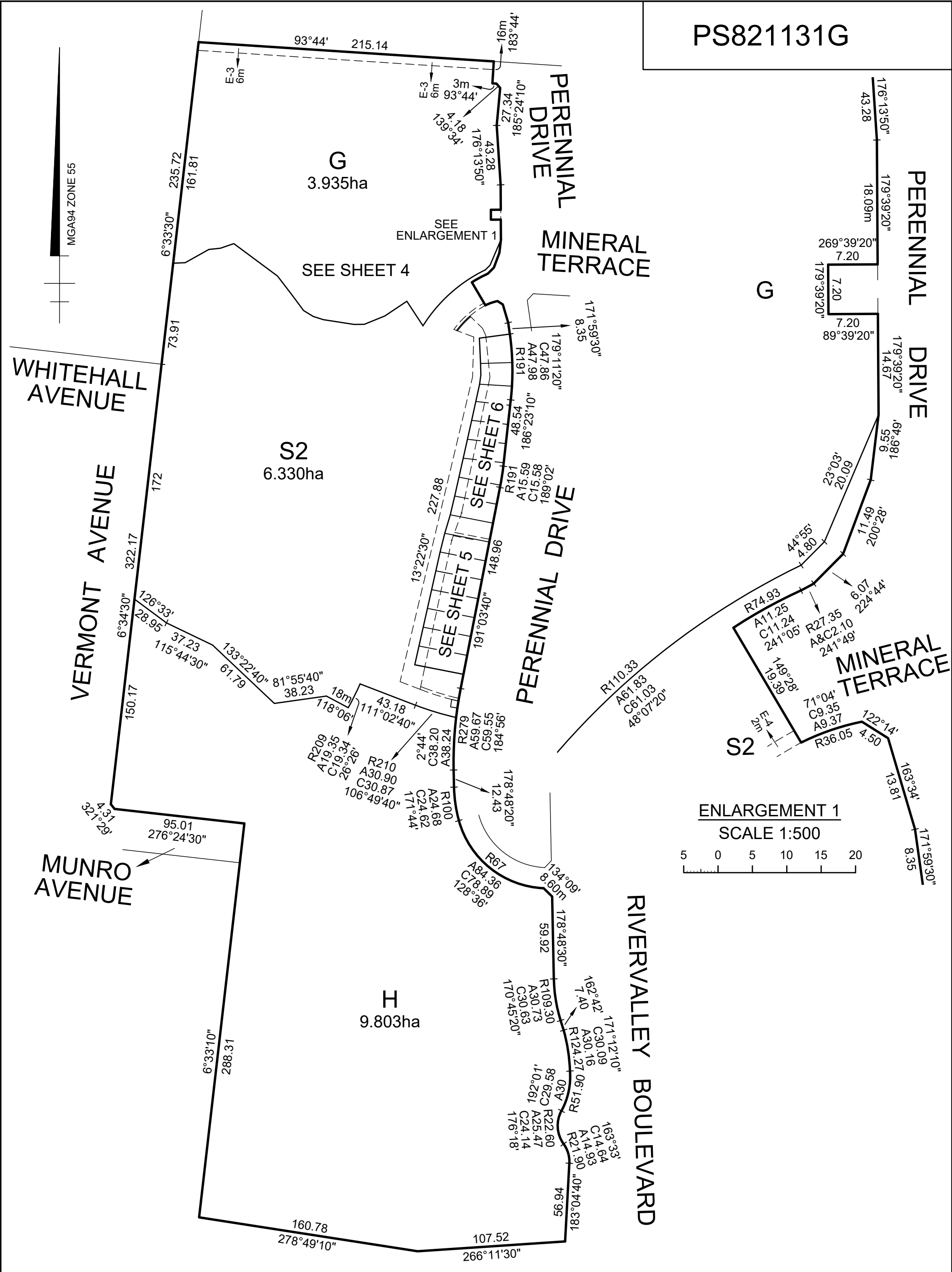


PLAN OF SUBDIVISION				EDITION 1		PS821131G	
LOCATION OF LAND PARISH: CUT PAW PAW SECTION: 22 CROWN ALLOTMENT: A (PART) SECTION: B CROWN ALLOTMENT: 1 (PART), 2 (PART) & 3 (PART) TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot F on PS817489J POSTAL ADDRESS: Halong Drive (at time of subdivision) SUNSHINE NORTH 3020 MGA 94 CO-ORDINATES: E: 310 260 ZONE: 55 (of approx centre of land in plan) N: 5819 000				COUNCIL NAME: BRIMBANK CITY COUNCIL			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		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. Lot 1 has been omitted from this plan. Lots 2 to 18 on this plan are affected by one or more restrictions. Refer to Creation of Restrictions A and B on sheet 7 of this plan for details. Easement E-1 has been shown exaggerated on sheet 5 of this plan for clarity purposes. Common Property No.1 has been shown exaggerated on sheet 6 of this plan for clarity purposes. <div>CP1 - denotes Common Property No.1</div> <div>DRAFT</div>			
Nil		Nil					
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. STAGING: This is a staged subdivision. Planning Permit No. P277/2017							
RIVER VALLEY ESTATE - Release S7D1 Area of Release: 7485m² No. of Lots: 17 Lots, Lot S2, Lot TC and Balance Lots G and H							
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			
<div>TAYLORS</div> <div>Urban Development Built Environments Infrastructure</div> <div>8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168</div> <div>Tel: 61 3 9501 2800 Web: taylorstds.com.au</div>		SURVEYORS FILE REF: Ref. 02044-7D1 Ver. 10		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 7	
		Licensed Surveyor: MARK JAMES SOMMERVILLE / Version No 10					

					PS821131G		
EASEMENT INFORMATION							
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
* Support is defined as all necessary rights to provide structural support through foundations, slope rock retaining, supporting posts and concrete sleeper retaining walls and associated back of wall drainage infrastructure.							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
E-1	Support * See definition above	See Diag.	This Plan	Lots 2-18 on This Plan			
	Right for entry - for the purposes of maintenance of the sloped rock batter			Common Property No.1			
E-2	Drainage	2	This Plan	Lots on This Plan			
E-3	Supply of Water (through underground pipes)	6	PS817489J	City West Water Corporation			
E-4	Carriageway	2	This Plan	Brimbank City Council			
<div>DRAFT</div>							
					ORIGINAL SHEET SIZE: A3	Ref. 02044-7D1 Ver. 10	SHEET 2
		Licensed Surveyor: MARK JAMES SOMMERVILLE / Version No 10					

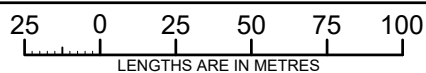
PS821131G



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SCALE
1:2500



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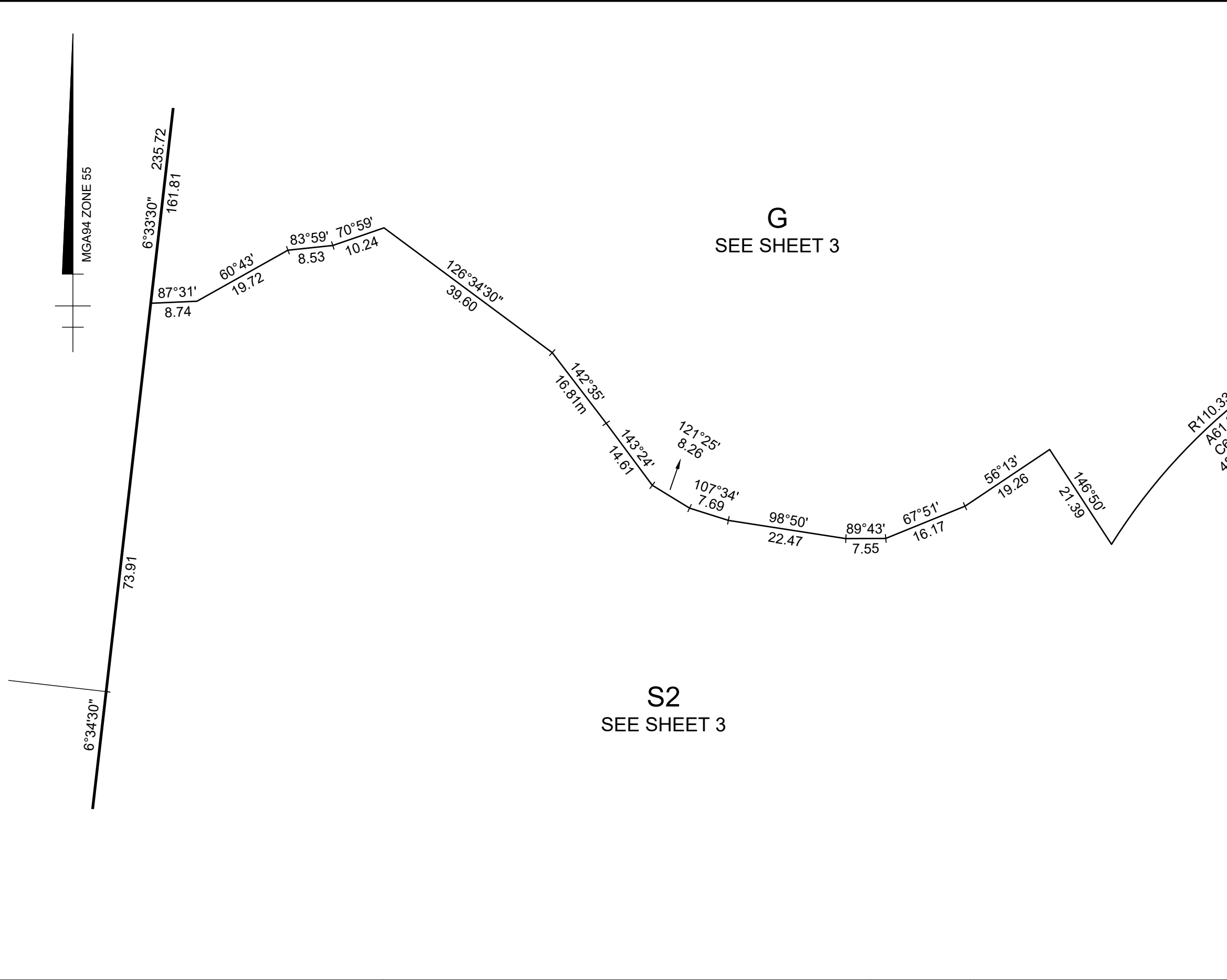
ORIGINAL SHEET
SIZE: A3

Ref. 02044-7D1
Ver. 10

SHEET 3

DRAFT

PS821131G



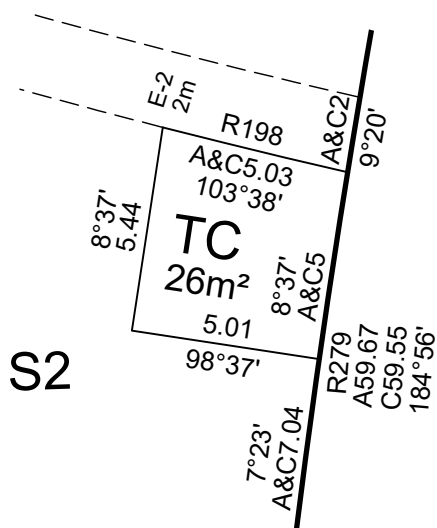
DRAFT

PS821131G

SEE SHEET 6

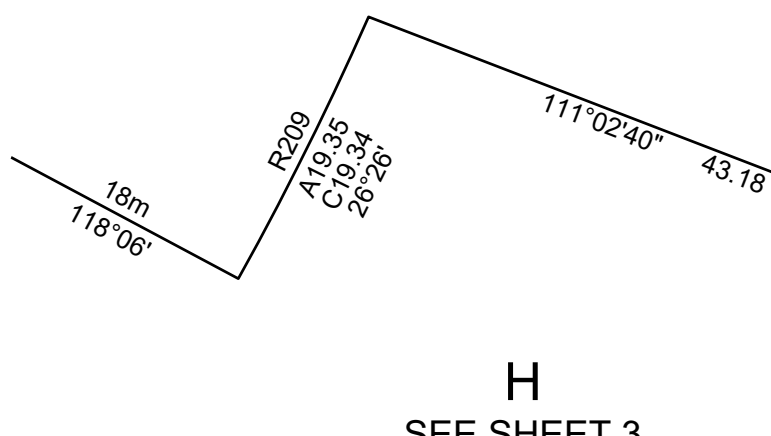
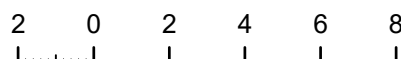


S2
SEE SHEET 3



ENLARGEMENT 2

SCALE 1:200



H
SEE SHEET 3

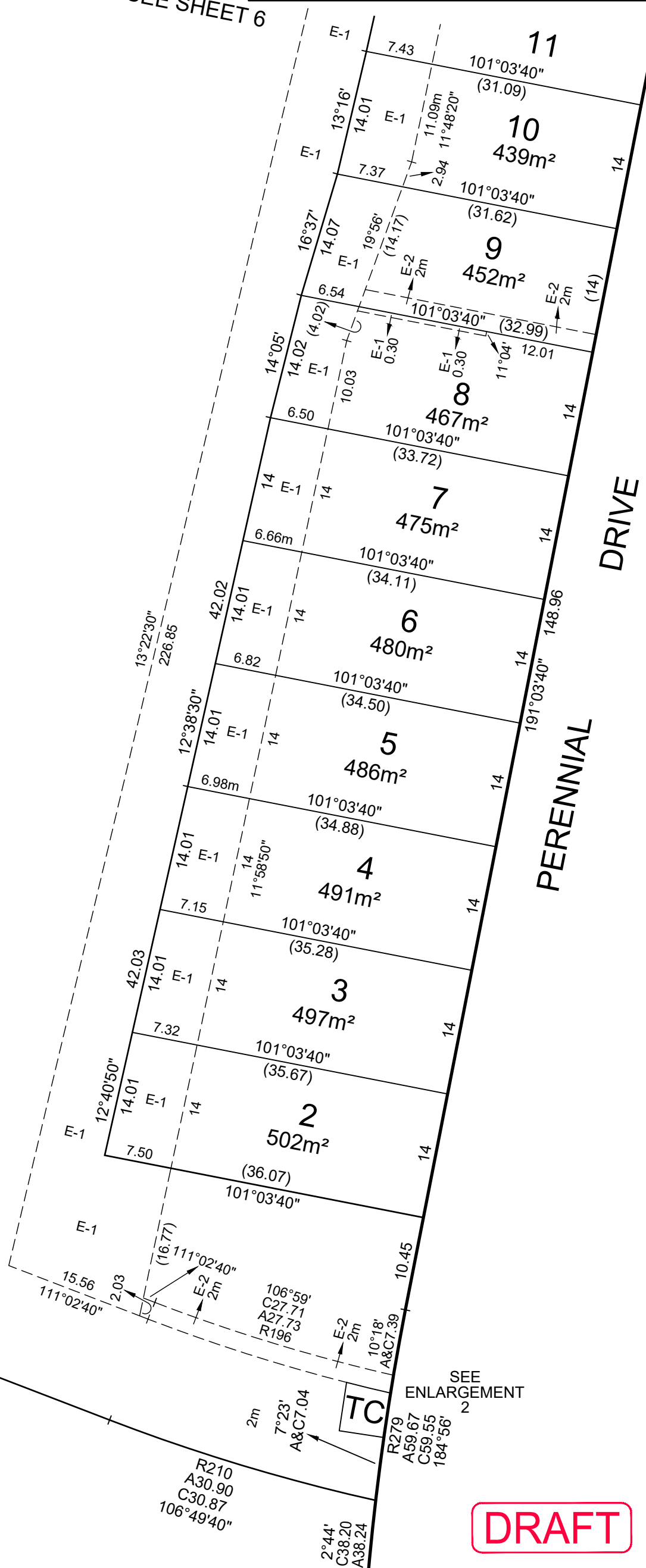
PERENNIAL

DRIVE

14

148.96

191°03'40"



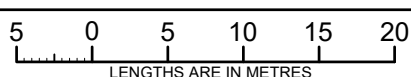
SEE
ENLARGEMENT
2

DRAFT

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SCALE
1:500



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ORIGINAL SHEET
SIZE: A3

Ref. 02044-7D1
Ver. 10

SHEET 5

MINERAL
TERRACE

S2
SEE SHEET 3

DRIVE

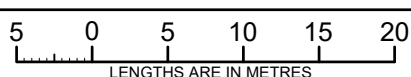
PERENNIAL

SEE SHEET 5

DRAFT

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SCALE
1:500



Licensed Surveyor:

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ORIGINAL SHEET
SIZE: A3

Ref. 02044-7D1
Ver. 10

SHEET 6

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:
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 AA8581 (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 1

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

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
11	10, 12
12	11, 13
13	12, 14
14	13, 15
15	14, 16
16	15, 17
17	16, 18
18	17

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: Lots 2 to 18 (both inclusive)
BENEFITED LAND: Lots 2 to 18 (both inclusive)

RESTRICTION:

1.1 The registered proprietor or proprietors for the time being of any burdened lot on this plan (“Owner”) must not:

1.1.1 undertake or permit to undertake, any site-works, excavation, filling, construction of buildings or works, tree planting, landscaping or any other physical alterations to the structure of the rock down slope and any sub-surface improvements within that part of the burdened lot marked E-1 (“Retaining Wall”);

1.1.2 occupy or allow the occupation of the burdened land unless, the Owner maintains on foot an agreement with Owners Corporation No 1 on PS821131G (“Owners Corporation”) under which the Owners Corporation:

1.1.2.1 is required to maintain the Retaining Wall in good condition and repair any damage to the Retaining Wall;

1.1.2.2 is required to maintain insurance for the full replacement value of the Retaining Wall; and

1.1.2.3 is granted access to the burdened land to allow for the repair and maintenance of the Retaining Wall;

1.1.3 carry out or allow to be carried out any site-works, excavation, filling or construction or to remove, interfere with or compromise or do anything that may tend to interfere with or compromise the Retaining Wall in any way;

without the prior written consent of Maribyrnong Riverside Development Pty Ltd ACN 629 127 028 or Owners Corporation No 1 on PS821131G.