


PLAN OF SUBDIVISION		EDITION 1	PS709369X	
LOCATION OF LAND PARISH: CUT PAW PAW TOWNSHIP: --- SECTION: B CROWN ALLOTMENT: 1 (PART), 2 (PART) & 3 (PART) CROWN PORTION: --- TITLE REFERENCE: Vol. 11151 Fol. 184 LAST PLAN REFERENCE: Lot B on PS826697A POSTAL ADDRESS: 14A Halong Drive (at time of subdivision) Sunshine North, VIC 3020 MGA 94 CO-ORDINATES: E: 310 360 ZONE: 55 (of approx centre of land N: 5 818 880 in plan)		COUNCIL NAME: BRIMBANK CITY COUNCIL		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	Easements E-8 & E-9 have been shown exaggerated on sheets 5 & 6 of this plan for clarity purposes. Lots on this plan may be affected by one or more restrictions. Refer to Creations of Restriction A and B on sheet 8, 9 and 10 for details. OTHER PURPOSE OF PLAN To Remove that part of easement E-5 created on PS826697A in so far as it lies within Road R1 herein. GROUND FOR REMOVAL: By agreement between all interested parties pursuant to Section 6(1)(k) of the Subdivision Act 1988.		
Road R1 Reserve No.1	Brimbank City Council Brimbank City Council			
NOTATIONS		OTHER PURPOSE OF PLAN To Remove that part of easement E-5 created on PS826697A in so far as it lies within Road R1 herein. GROUND FOR REMOVAL: By agreement between all interested parties pursuant to Section 6(1)(k) of the Subdivision Act 1988.		
DEPTH LIMITATION: 15.24 metres below the surface applies to all the land in this plan.				
SURVEY: This plan is based on partial survey. The position of the Maribyrnong River boundary has been adopted in accordance with BP1583. The area of Lot A on this plan has been deducted from Title. STAGING: This is not a staged subdivision. Planning Permit No. P720/2014 This survey has been connected to permanent marks no(s) PM546, PM548 In Proclaimed Survey Area no				
River Valley Estate - Stage 7A Area of Release: 2.769ha No. of Lots: 29 Lots and Balance Lot A				
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				
 TAYLORS Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorssds.com.au		SURVEYORS FILE REF: Ref. 02044-7A Ver. 20		ORIGINAL SHEET SIZE: A3
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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, 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	Sewerage	See Diagram	This Plan	City West Water Corporation
	Drainage			Brimbank City Council
E-2	Sewerage	3m	PS512193G	City West Water Ltd.
	Sewerage		PS527948T	Lots on PS527948T
E-3	Sewerage	3m	PS527948T	City West Water Ltd.
	Sewerage			Lots on PS527948T
E-4	Drainage	2m	PS527948T	Lots on PS527948T
	Drainage		This Plan	Brimbank City Council
E-5	Sewerage	See Diagram	PS527948T	City West Water Ltd.
	Sewerage			Lots on PS527948T
	Drainage			Lots on PS527948T
	Drainage			This Plan
E-6	Sewerage	See Diag.	PS826697A	City West Water Corporation
E-7	Drainage	5m	This Plan	Brimbank City Council
E-8	Support * See definition above	See Diag.	This Plan	Relevant abutting Lot on This Plan
E-9	Sewerage	See Diagram	This Plan	City West Water Corporation
	Drainage			Brimbank City Council
	Support * See definition above			Relevant abutting Lot on This Plan
E-10	Sewerage	See Diagram	This Plan	City West Water Corporation
	Support * See definition above			Relevant abutting Lot on This Plan
E-11	Carriageway, Drainage, Sewerage, Supply of Water, Gas, Electricity and Transmission of Telecommunication Signals by Underground Cables.	See Diagram	PS826697A	Brimbank City Council
E-12	Sewerage	2.50	This Plan	City West Water Corporation



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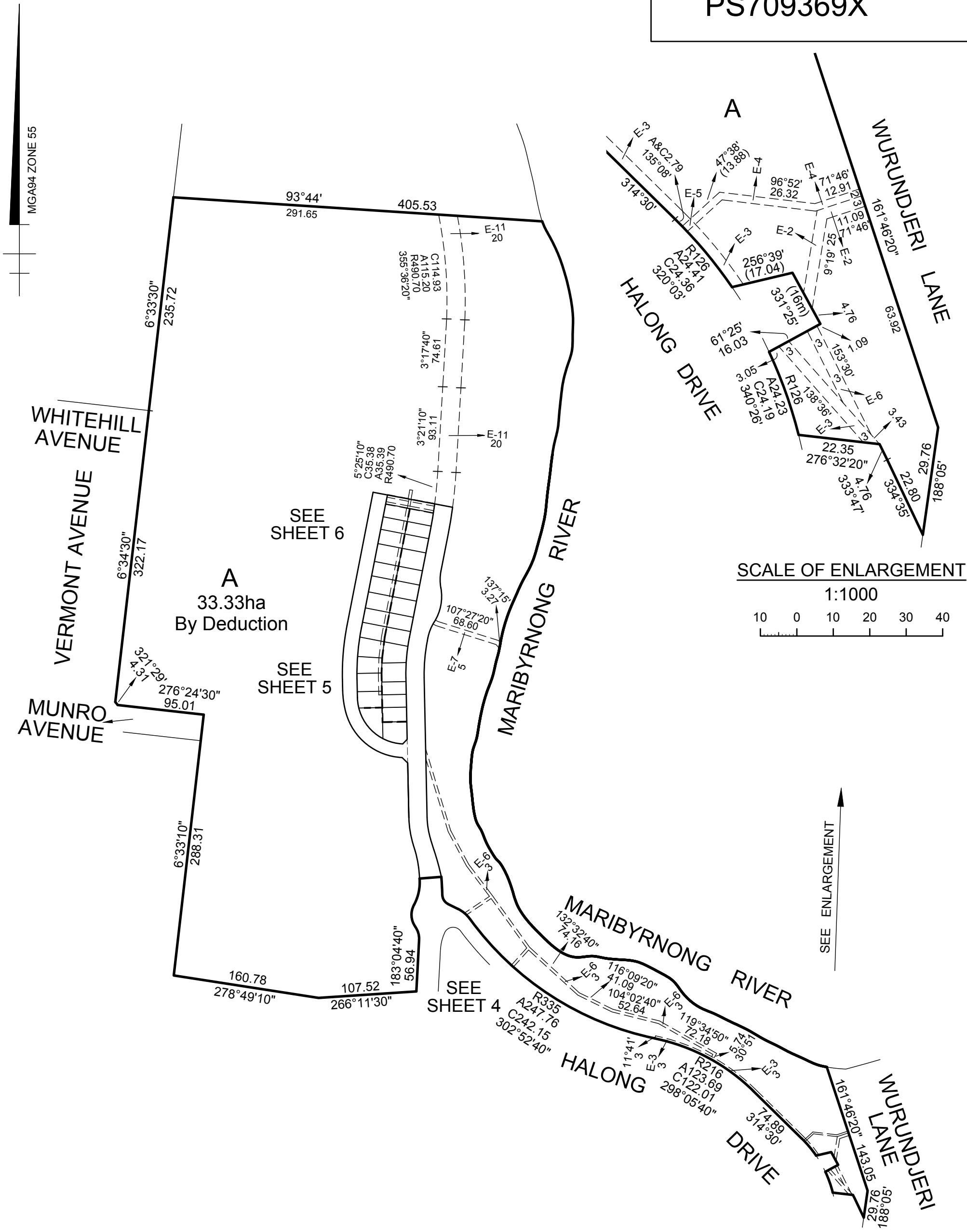
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SHEET 2

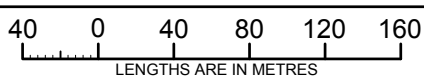
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SHEET 3

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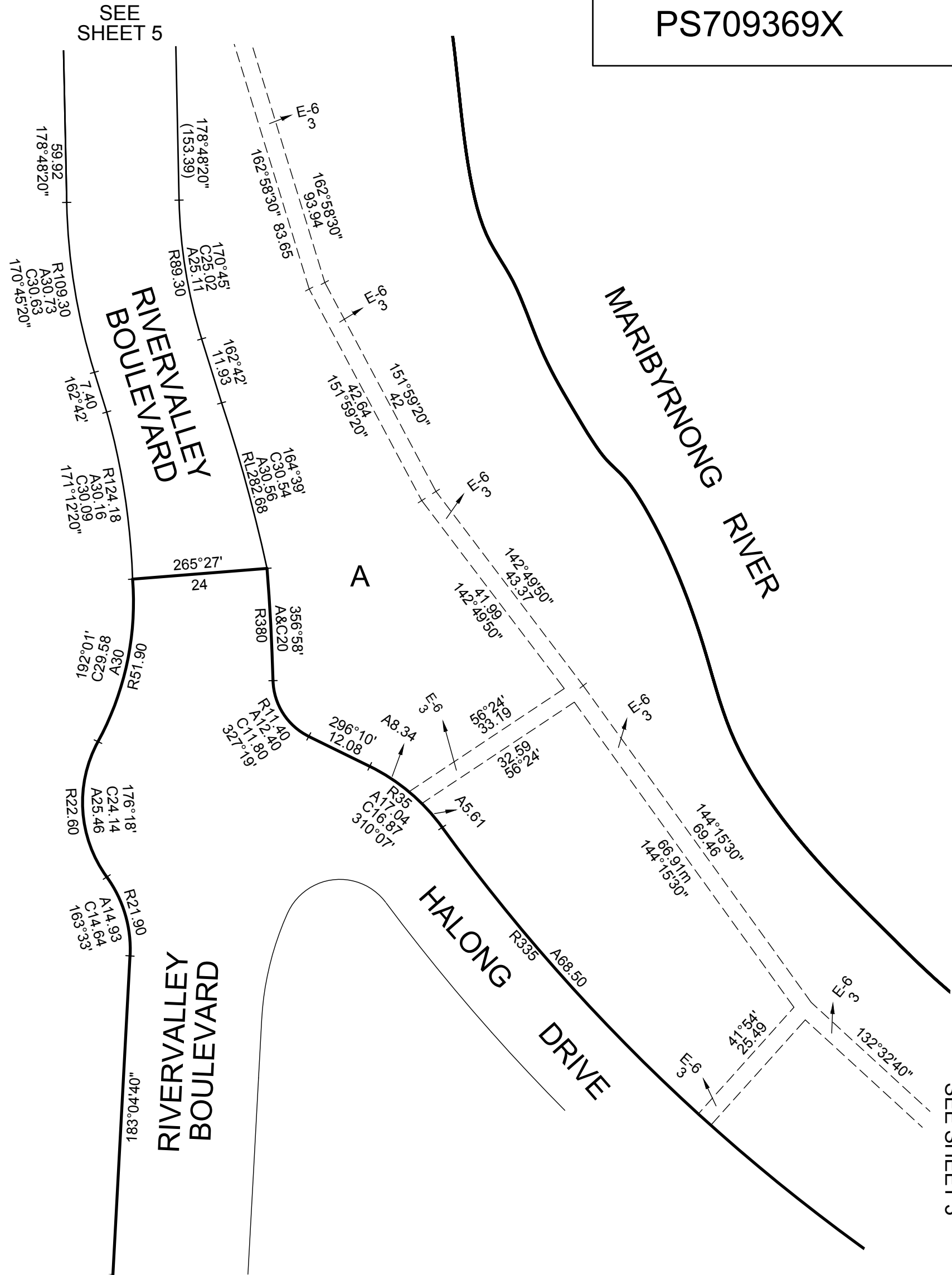
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SEE SHEET 5



A
SEE SHEET 3

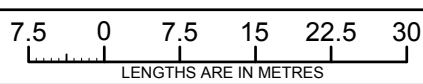
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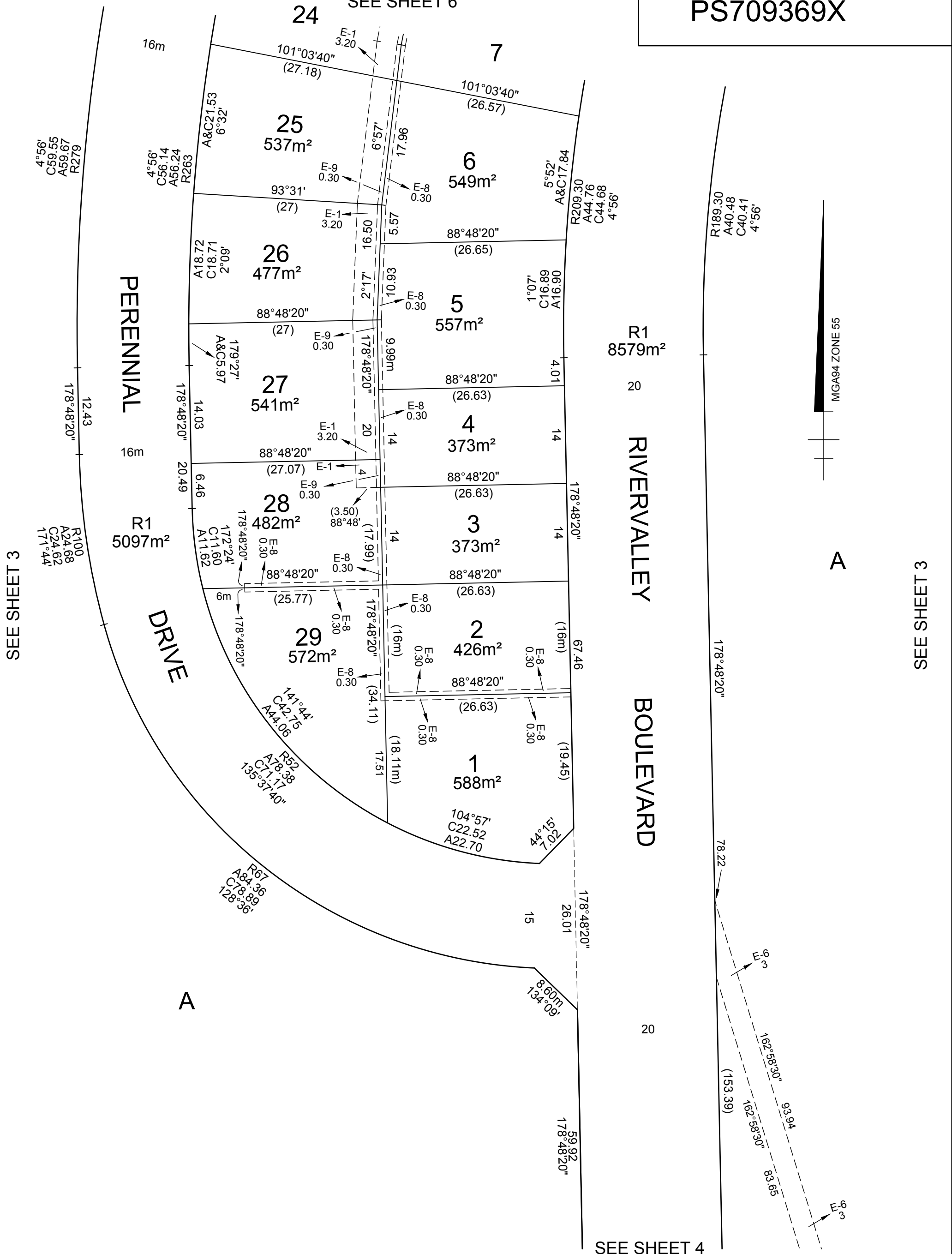
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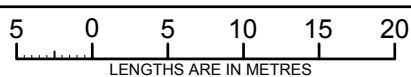
SEE SHEET 6



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SHEET 5

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SEE SHEET 3

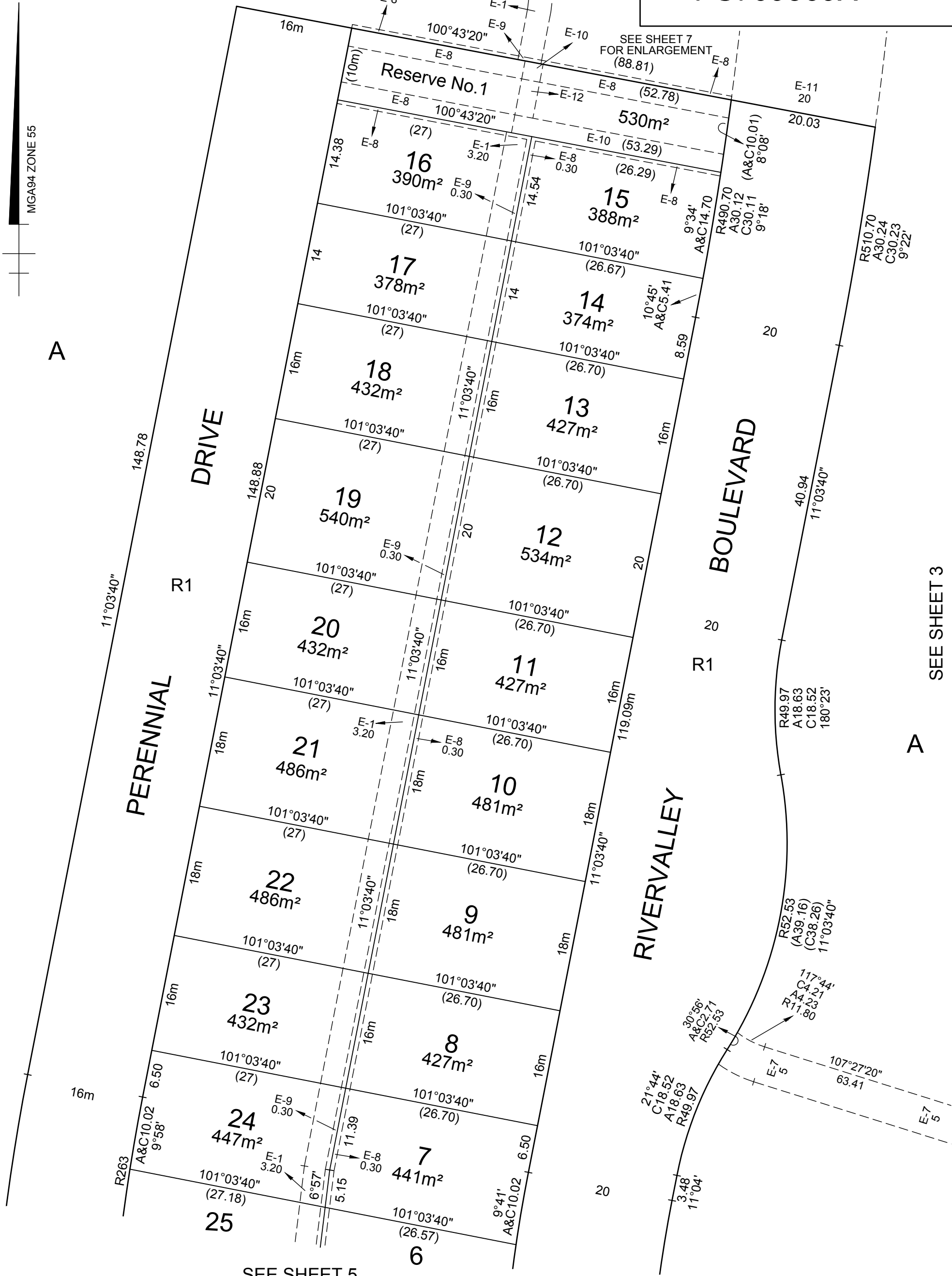
SEE SHEET 7 FOR ENLARGEMENT (88.81)

SEE SHEET 3

SEE SHEET 3

A

A



SEE SHEET 5

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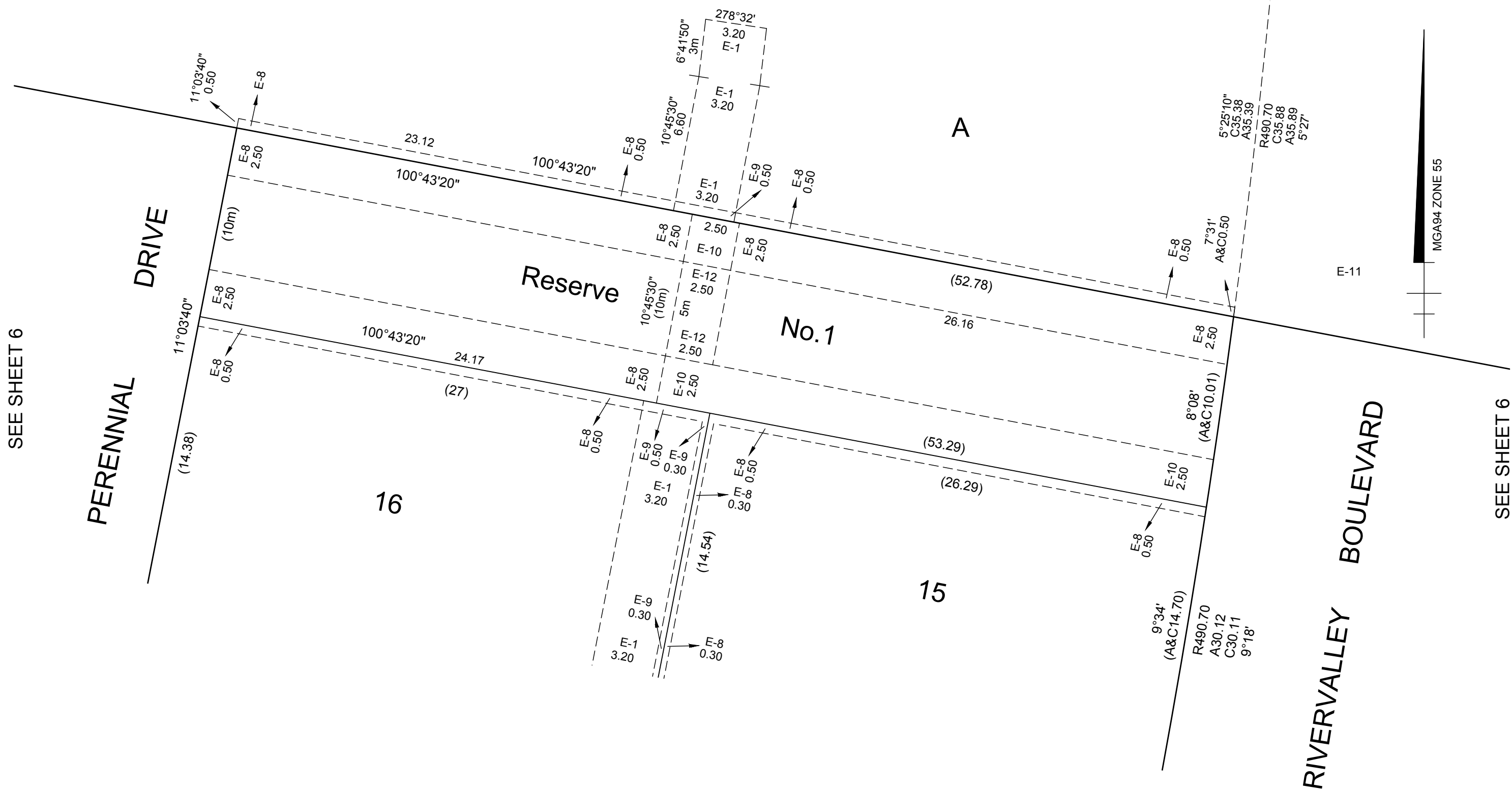
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 5 0 5 10 15 20
 LENGTHS ARE IN METRES

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SEE SHEET 3

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SEE SHEET 6

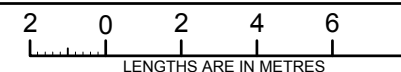
SEE SHEET 6

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SHEET 7

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CREATION OF RESTRICTION 'A'

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots 2 to 15 on this plan
 LAND TO BENEFIT: All lots in this plan

DESCRIPTION OF RESTRICTION

All constructed floor levels of any habitable room must not be lower than the Australian Height Datum (AHD) reduced level shown in the table below.

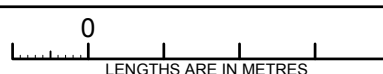
TABLE 1

BURDENED LOT No.	AHD Floor Level (m)
2	12.93
3	12.79
4	12.71
5	12.63
6	12.54
7	12.44
8	12.36
9	12.27
10	12.24
11	12.24
12	12.32
13	12.41
14	12.49
15	12.56



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SHEET 8

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CREATION OF RESTRICTION 'B'

The following Restriction is to be created upon Registration of this plan.

LAND TO BE BURDENED: See Table 2
 LAND TO BENEFIT: See Table 2

DESCRIPTION OF RESTRICTION

Except with the written consent of the Responsible Authority the registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies must not:

1. Construct or allow to be constructed or remain on the lot any building or garage outside the building envelope shown hatched in the schedule on sheet 10 of this plan (excluding allowable projecting building elements that project outside the building envelopes as contained in Part 4 Regulation 409(3), 414(3) & 414(4) of the Building Regulations 2006).
2. Construct any building or garage on a side boundary of a lot unless the building or garage is set back a minimum of 1 metre from the other side boundary of that lot.
3. Construct a garage or carport which is set back less than 5.5 metres from the front boundaries.
4. Construct a garage with an opening which occupies more than 40% of the width of the lot frontage.
5. Construct a building which, notwithstanding the extent of the building envelope, fails to otherwise meet the requirements of Part 4 of the Building Regulations 2006.

Expiry Date: 31/12/2035

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1	2, 29
2	1, 3, 29
3	2, 4, 28
4	3, 5, 27, 28
5	4, 6, 26, 27
6	5, 7, 25, 26
7	6, 8, 24
8	7, 9, 23
9	8, 10, 22
10	9, 11, 21
11	10, 12, 20
12	11, 13, 19
13	12, 14, 18
14	13, 15, 17
15	14, 16

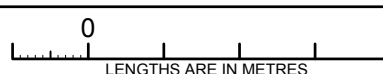
TABLE 2 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
16	15, 17
17	14, 16, 18
18	13, 17, 19
19	12, 18, 20
20	11, 19, 21
21	10, 20, 22
22	9, 21, 23
23	8, 22, 24
24	7, 23, 25
25	6, 24, 26
26	5, 6, 25, 27
27	4, 5, 26, 28
28	3, 4, 27, 29
29	1, 2, 28



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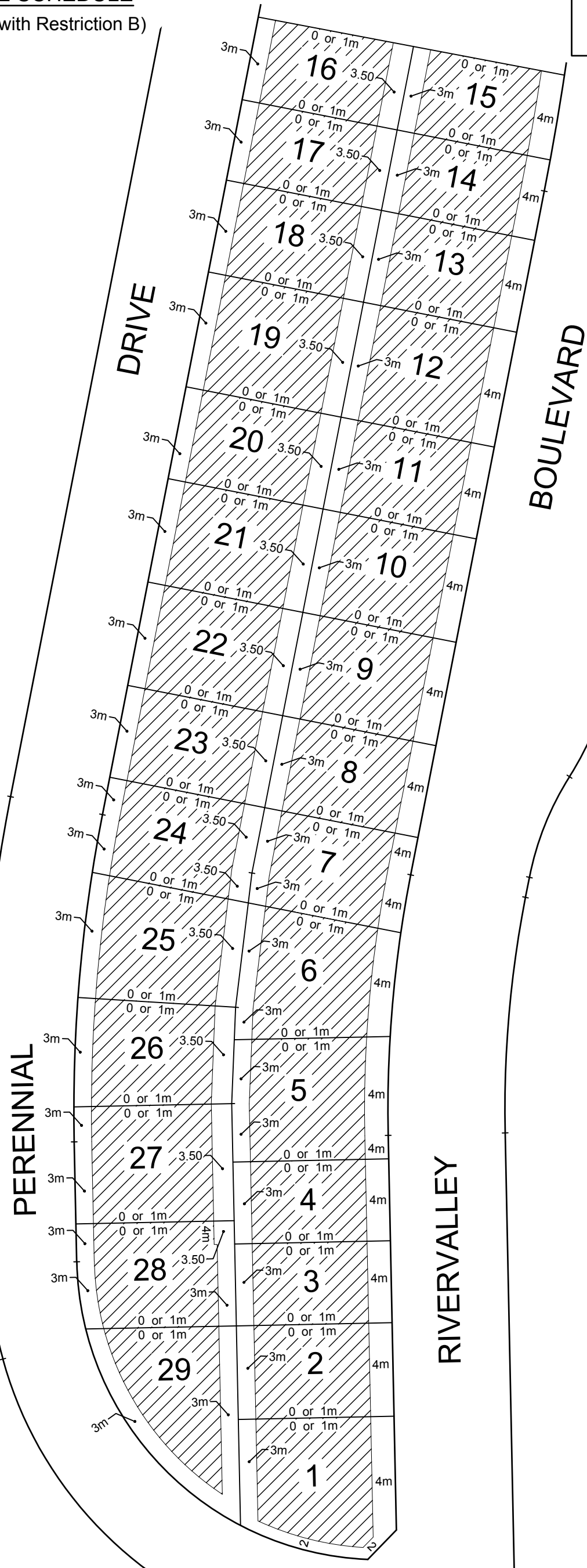
SHEET 9

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BUILDING ENVELOPE SCHEDULE
(To be read in conjunction with Restriction B)

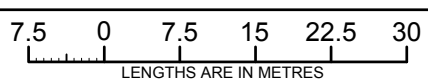
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