

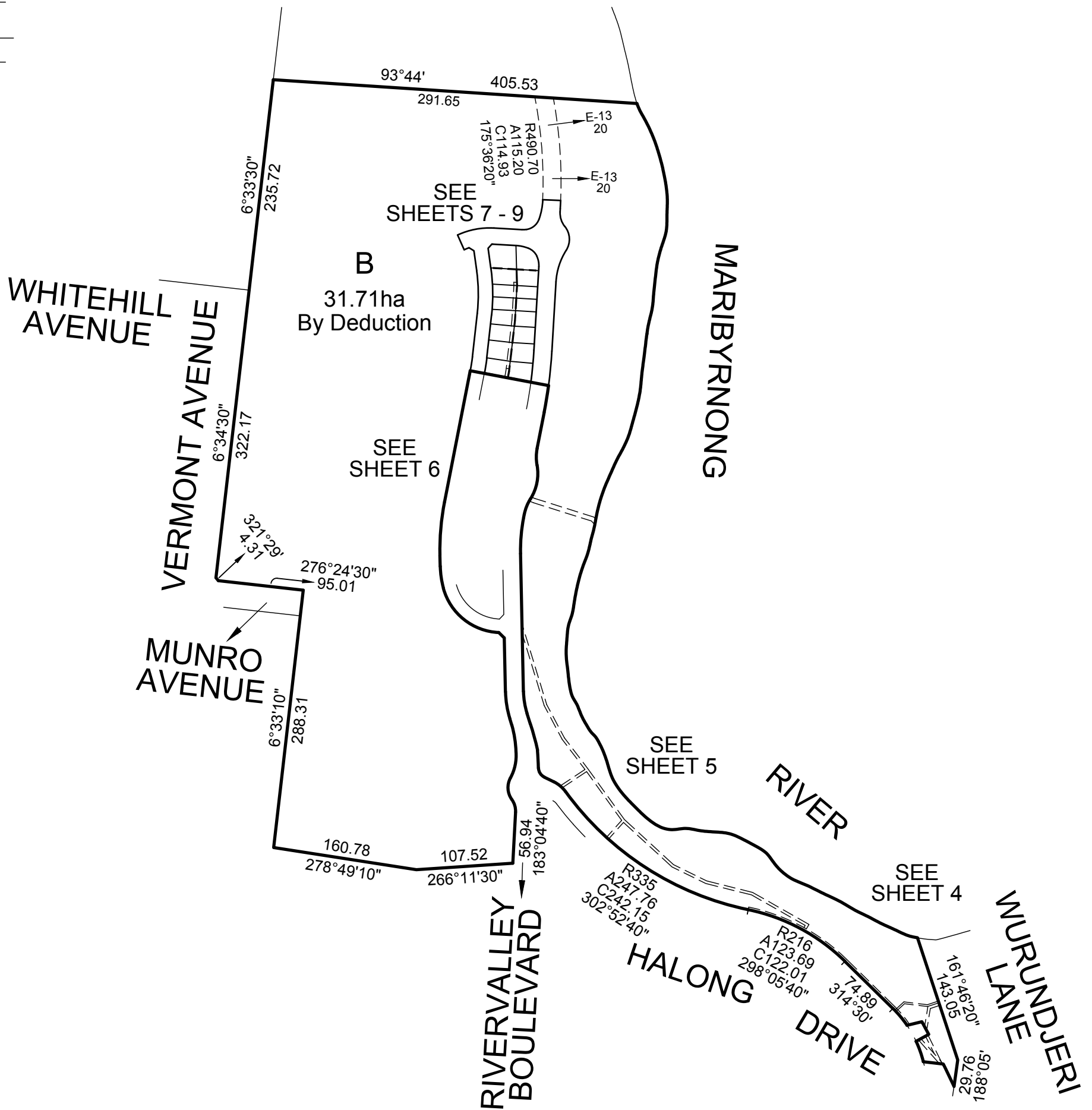
PLAN OF SUBDIVISION		EDITION 1	PS740161W	
LOCATION OF LAND PARISH: CUT PAW PAW SECTION: 22 CROWN ALLOTMENT: A (PART) SECTION: B CROWN ALLOTMENT: 1 (PART), 2 (PART) & 3 (PART) TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot A on PS709369X POSTAL ADDRESS: Halong Drive (at time of subdivision) SUNSHINE NORTH 3020 MGA 94 CO-ORDINATES: E: 310 390 ZONE: 55 (of approx centre of land in plan) N: 5 819 080		Council Name: Brimbank City Council Council Reference Number: S97/2017 Planning Permit Reference: P1016/2014 SPEAR Reference Number: S105279T Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 28/11/2017 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Kristen Gilbert for Brimbank City Council on 21/04/2020		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	Easements E-8, E-9, E-10, E-11 & E-12 have been shown exaggerated on sheets 7, 8 & 9 of this plan for clarity purposes. Lots 30 to 45 herein are affected by one or more restrictions. Refer to sheets 10, 11 & 12 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	Brimbank City Council			
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 B on this plan has been deducted from title. STAGING: This is not a staged subdivision. Planning Permit No. P1016/2014		
RIVER VALLEY ESTATE - Release 7B Area of Release: 1.617ha No. of Lots: 16 Lots and Balance Lot B				
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: taylorssds.com.au		SURVEYORS FILE REF: Ref. 02044-S7B Ver. 11 Digitally signed by: Mark James Sommerville, Licensed Surveyor, Surveyor's Plan Version (11), 20/04/2020, SPEAR Ref: S105279T	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 12

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	3m	PS512193G	City West Water Ltd.
	Sewerage		PS527948T	Lots on PS527948T
E-2	Sewerage	3m	PS527948T	City West Water Ltd.
	Sewerage			Lots on PS527948T
E-3	Drainage	2m	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	3m	PS826697A	City West Water Corporation
E-6	Drainage	5m	PS709369X	Brimbank City Council
E-7	Sewerage	See Diagram	This Plan	City West Water Corporation
	Drainage			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	0.5m	PS709369X	City West Water Corporation
	Drainage			Brimbank City Council
	Support * See definition above			Relevant abutting Lot on PS709369X
E-11	Sewerage	See Diagram	PS709369X	City West Water Corporation
	Drainage			Brimbank City Council
E-12	Support * See definition above	0.5m	PS709369X	Relevant abutting Lot on PS709369X
E-13	Carriageway, Drainage, Sewerage, Supply of Water, Gas, Electricity and Transmission of Telecommunication Signals by Underground Cables.	See Diagram	PS826697A	Brimbank City Council



MARIBYRNONG RIVER

HALONG

DRIVE

MURUNDJERI LANE

SEE SHEET 5

B

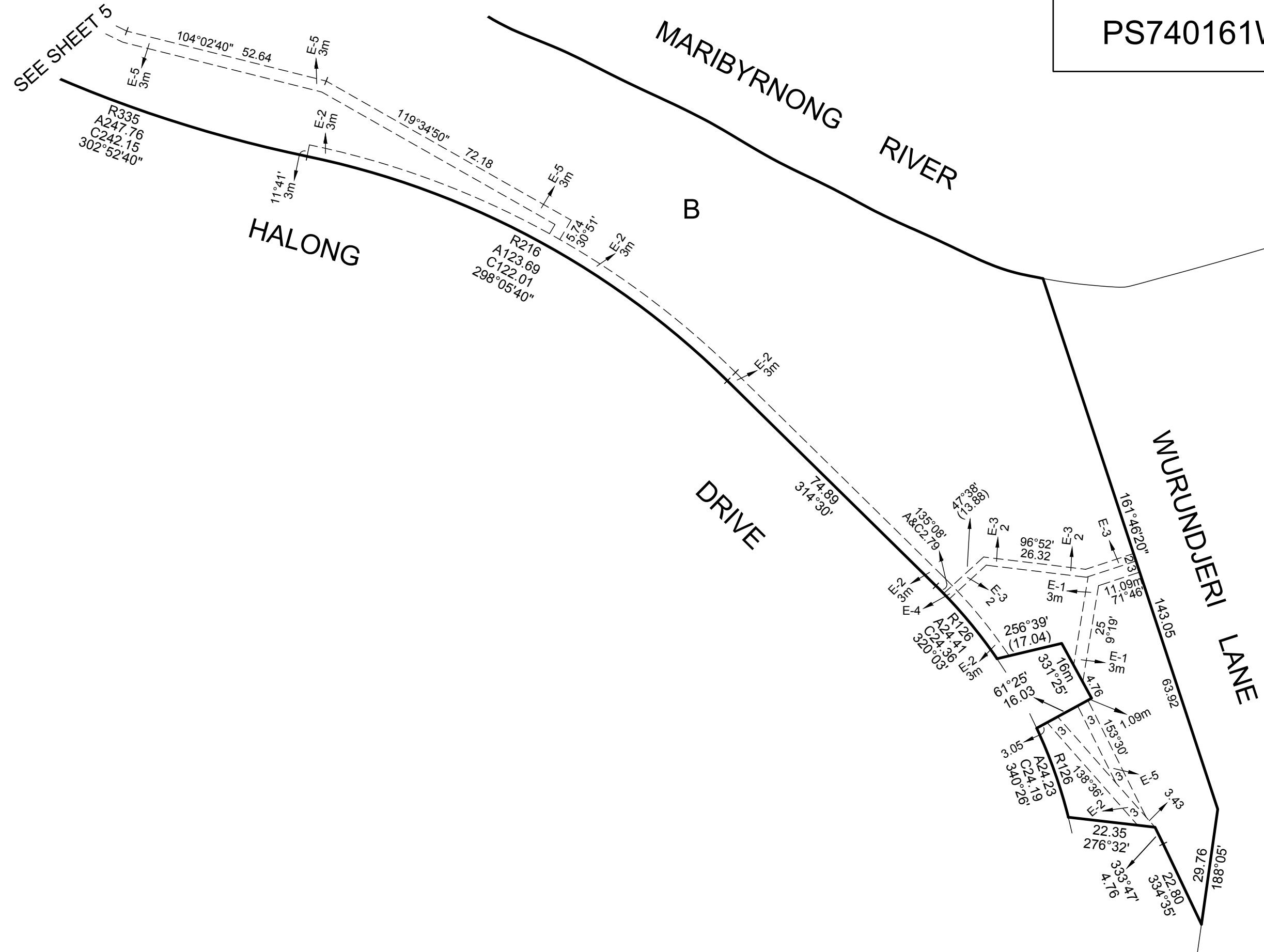
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C242.15
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R216
A123.69
C122.01
298°05'40"

R126
A24.41
C24.36
320°03'

R126
A24.22
C24.19
340°26'

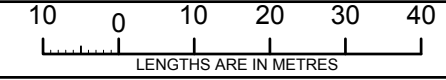
MGA94 ZONE 55



TAYLORS

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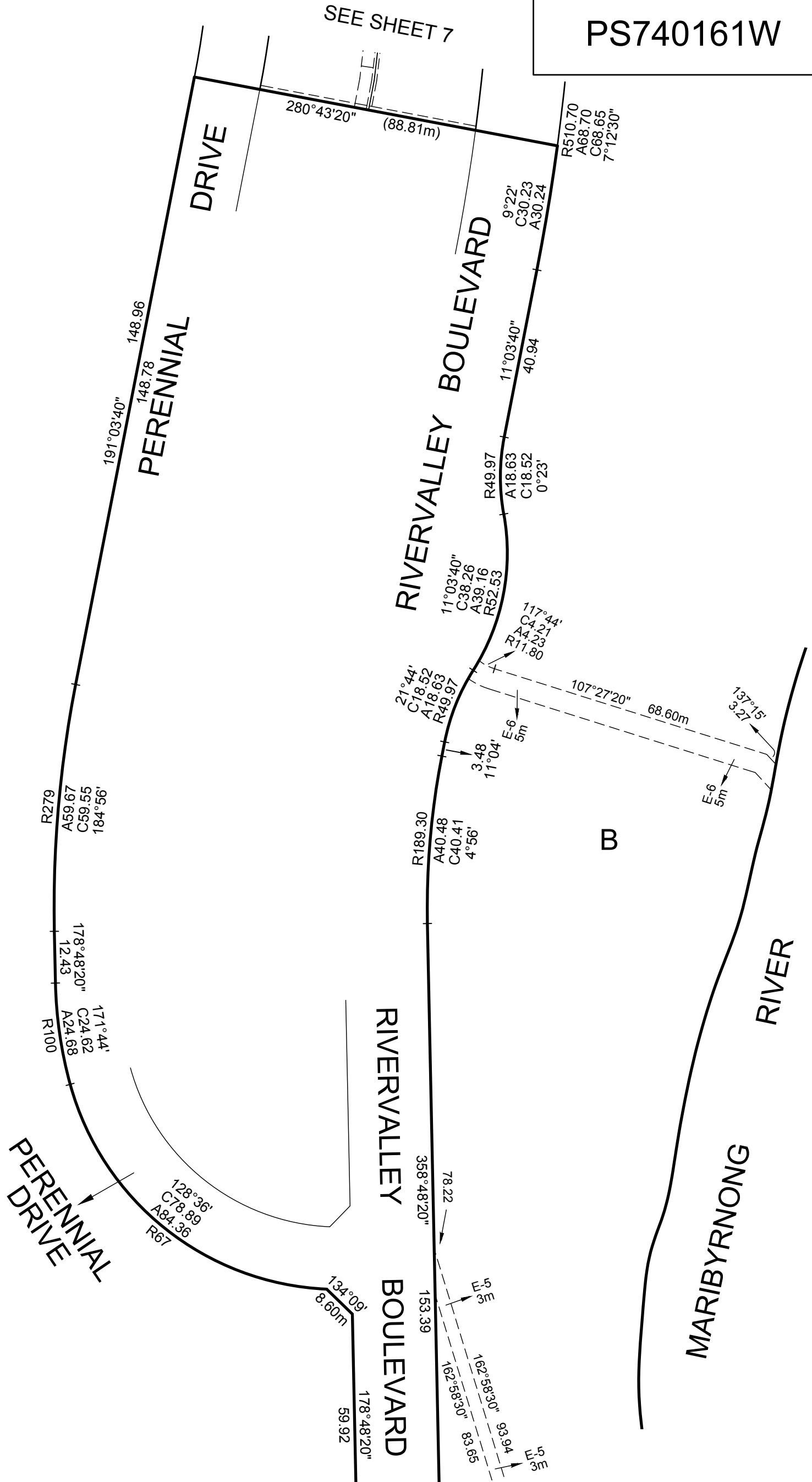
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SEE SHEET 7

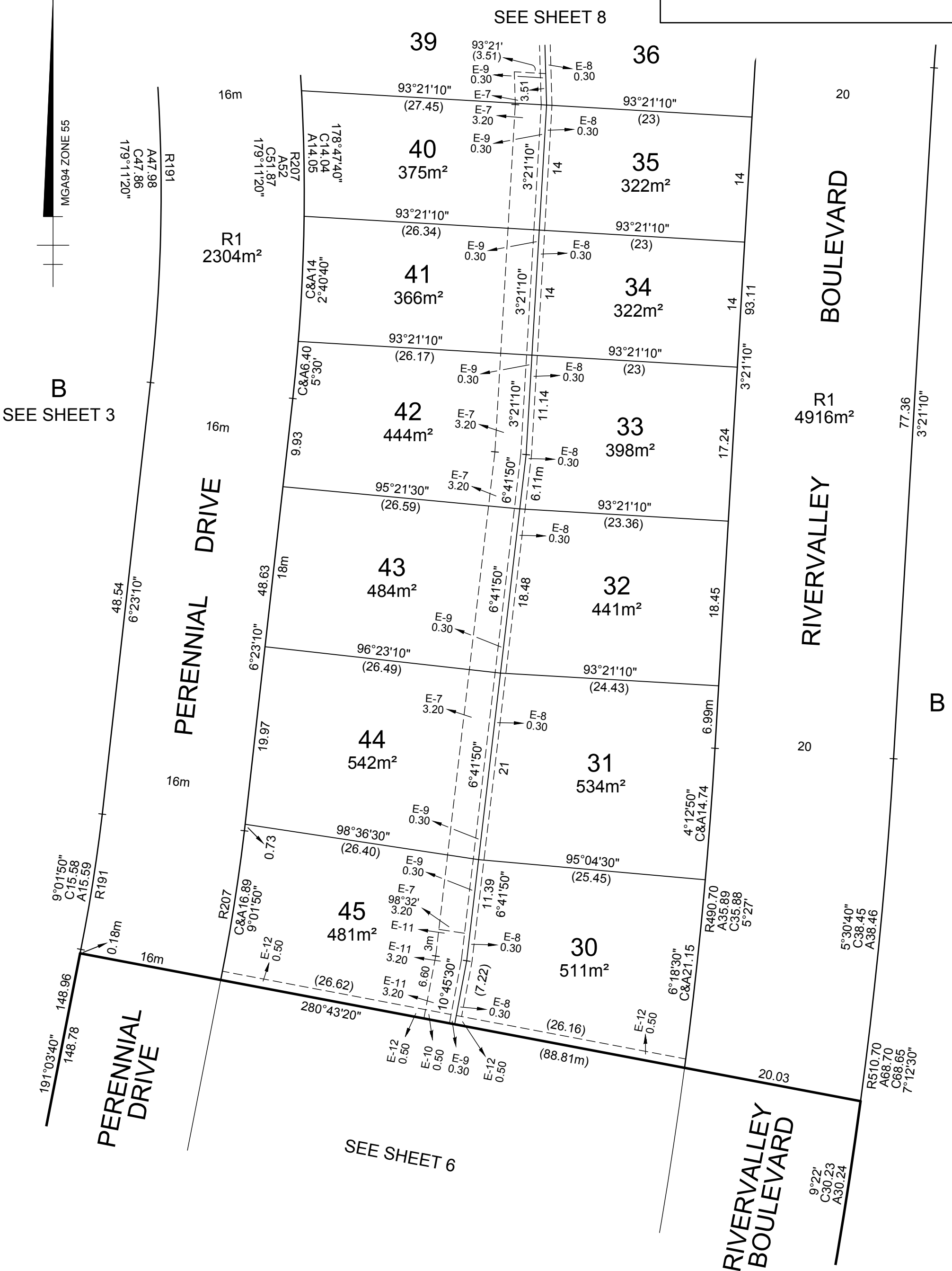


B
SEE SHEET 3



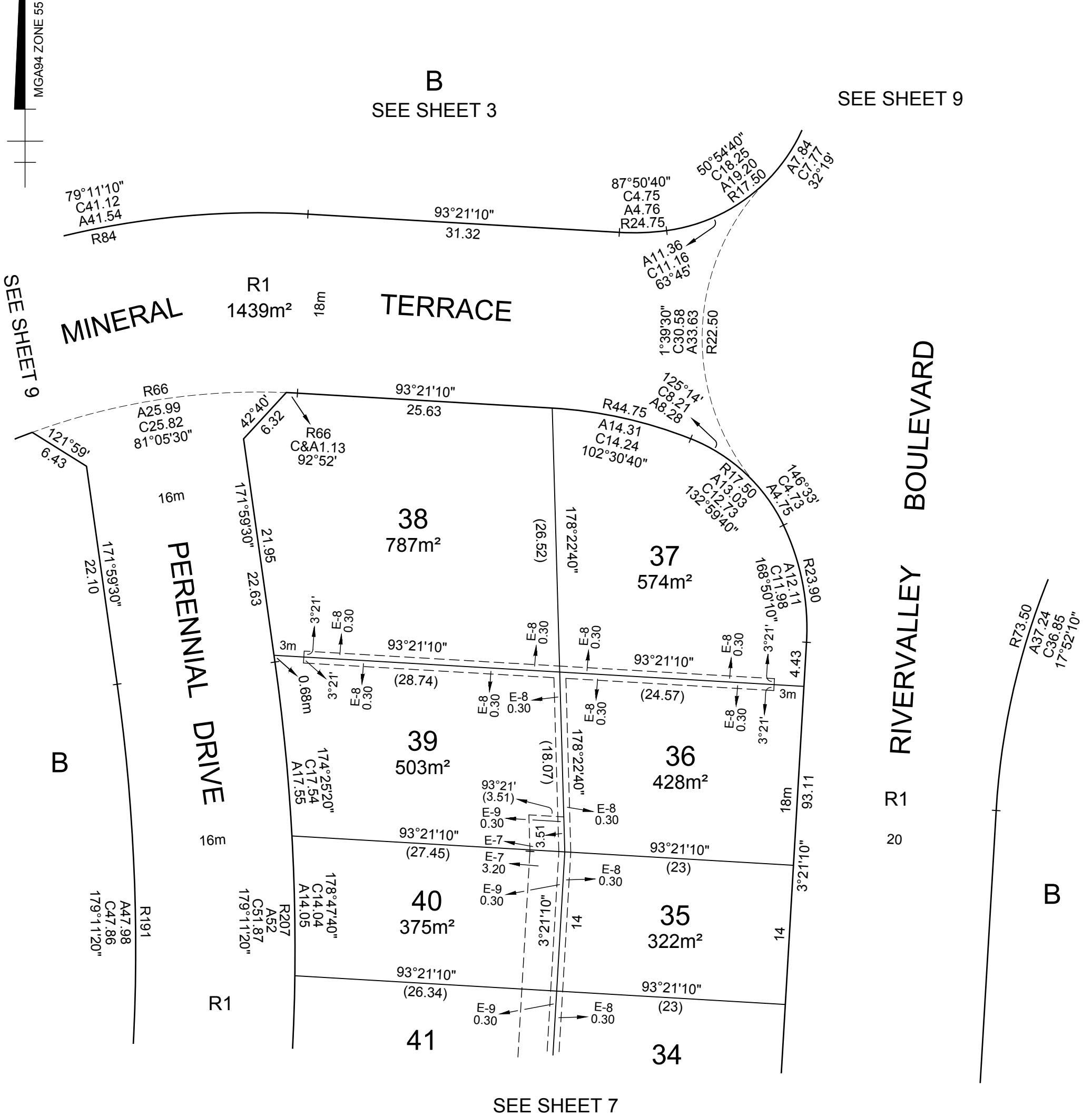
SEE SHEET 5

SEE SHEET 8



B
SEE SHEET 3

SEE SHEET 9

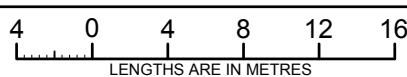


SEE SHEET 7



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SHEET 8

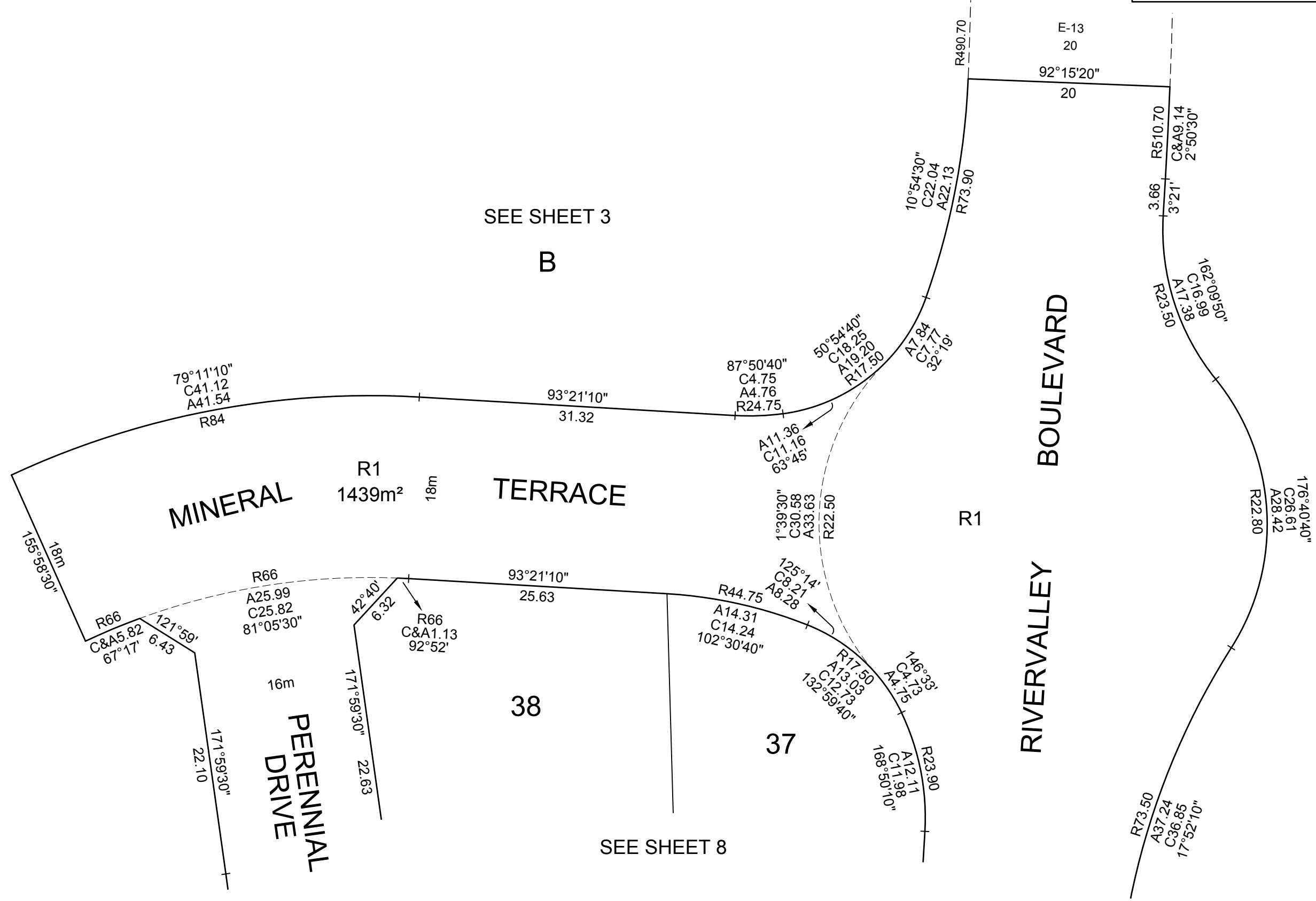
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SEE SHEET 3

SEE SHEET 3

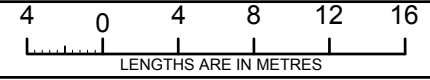
B



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SHEET 9

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CREATION OF RESTRICTION 'A'

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots 30 to 36 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 Table 1 below.

TABLE 1

BURDENED LOT No.	AHD Floor Level (m)
30	12.68
31	12.89
32	13.11
33	13.51
34	13.91
35	14.25
36	14.65

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 9 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

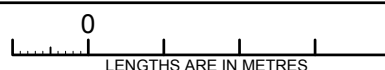
TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
30	31, 45
31	30, 32, 44
32	31, 33, 43
33	32, 34, 42
34	33, 35, 41
35	34, 36, 40
36	35, 37, 39
37	36, 38
38	37, 39
39	36, 38, 40
40	35, 39, 41
41	34, 40, 42
42	33, 41, 43
43	32, 42, 44
44	31, 43, 45
45	30, 44



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SHEET 11

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MINERAL

TERRACE

