


<b>PLAN OF SUBDIVISION</b>			<b>EDITION 1</b>	<b>PS821131G</b>
<b>LOCATION OF LAND</b> PARISH: <b>CUT PAW PAW</b> SECTION: 22 CROWN ALLOTMENT: A (PART) SECTION: B CROWN ALLOTMENT: 1 (PART), 2 (PART) & 3 (PART) TITLE REFERENCE: Vol. 12457 Fol. 876  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  Council Reference Number: S197/2018 Planning Permit Reference: TBA SPEAR Reference Number: S126234E  <b>Certification</b>  This plan is certified under section 6 of the Subdivision Act 1988  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: Susan Fitton for Brimbank City Council on 07/02/2024	
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>	
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.  CP1 - denotes Common Property No.1	
Nil	Nil			
<b>NOTATIONS</b>				
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				
<b>RIVER VALLEY ESTATE - Release 7D1</b> Area of Release: 7485m <sup>2</sup> No. of Lots: 17 Lots, Lot S2, Lot TC and Balance Lots G and H				
<b>EASEMENT INFORMATION</b>				
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				
 <b>Urban Development   Built Environments   Infrastructure</b> 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800   Web: taylorsds.com.au		SURVEYORS FILE REF: Ref. 02044-7D1 Ver. 10		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 7
		Digitally signed by: Mark James Sommerville, Licensed Surveyor, Surveyor's Plan Version (10), 19/01/2024, SPEAR Ref: S126234E		

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 of 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

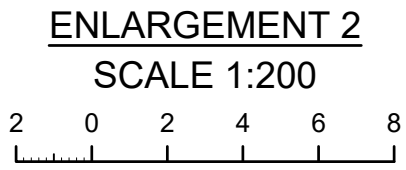
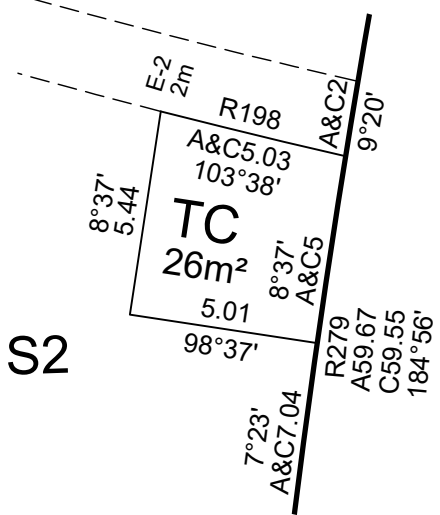




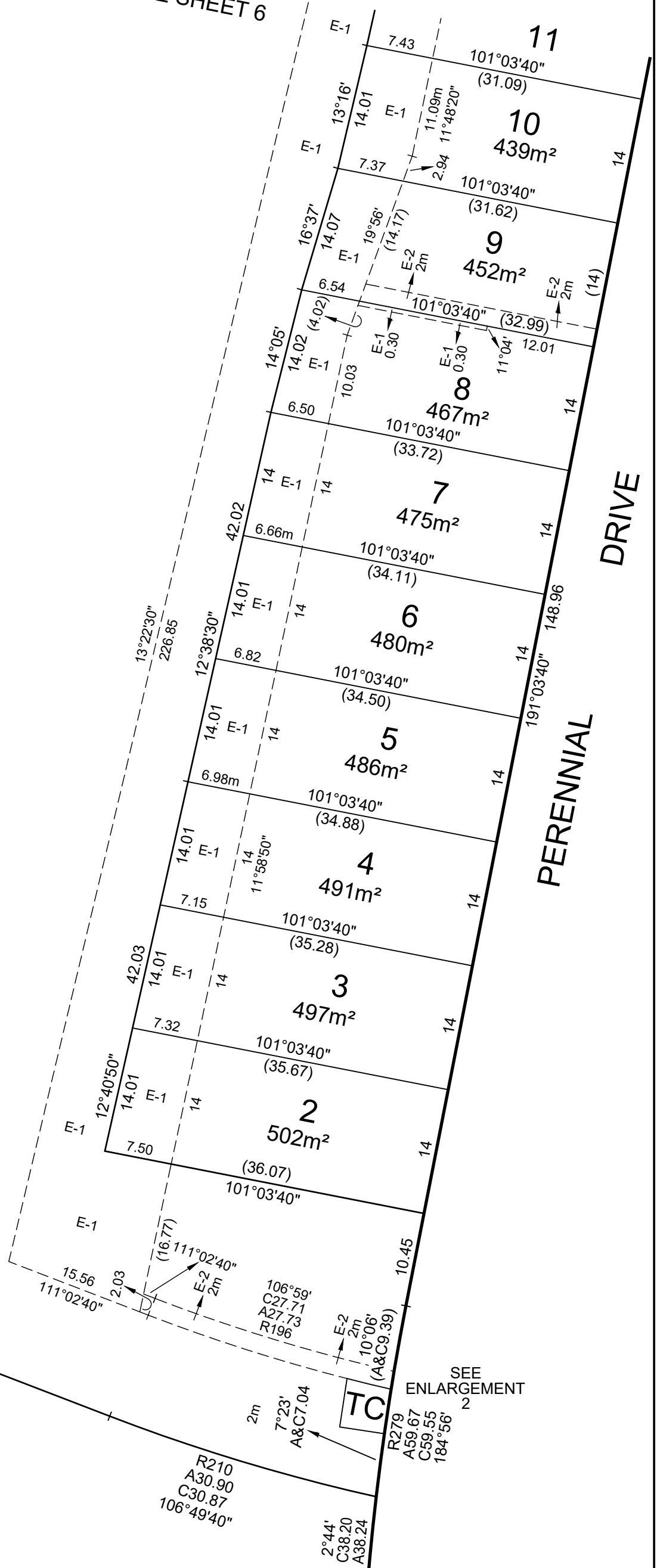
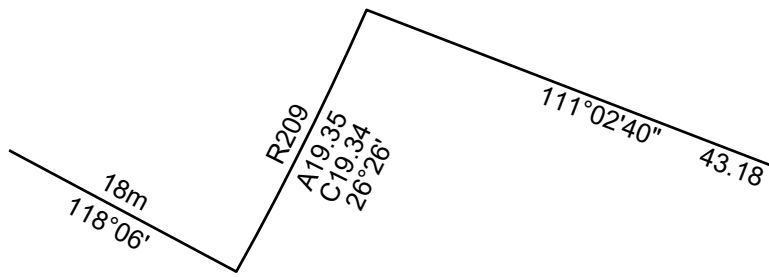
SEE SHEET 6



S2  
SEE SHEET 3



H  
SEE SHEET 3



SEE ENLARGEMENT 2

MGA94 ZONE 55

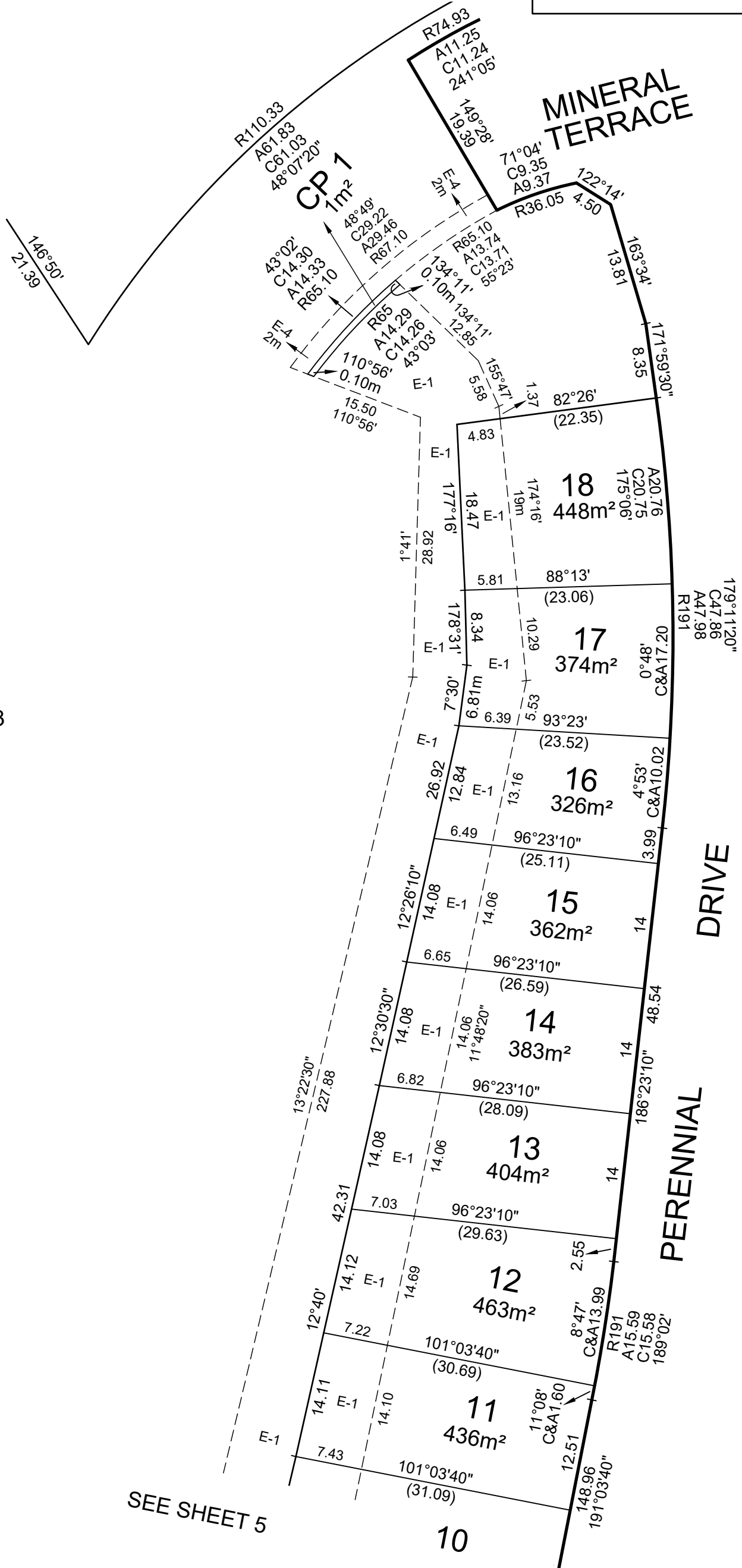
MINERAL TERRACE

DRIVE

PERENNIAL

S2  
SEE SHEET 3

SEE SHEET 5





**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 AA9866 (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.

# OWNERS CORPORATION SCHEDULE

PS821131G

Owners Corporation No. 1

Plan No. PS821131G

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	415	883
Balance of existing OC	0	0
Overall Total	415	883

### Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
2	23	51									
3	23	51									
4	23	51									
5	22	51									
6	22	51									
7	22	51									
8	22	51									
9	27	51									
10	27	51									
11	27	51									
12	29	51									
13	25	51									
14	25	51									
15	25	51									
16	22	47									
17	24	55									
18	27	67									



Urban Development | Infrastructure  
8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168  
Tel: 61 3 9501 2800 | www.taylorsds.com.au

SURVEYORS FILE REFERENCE: 02044-7D1

SHEET 1

ORIGINAL SHEET  
SIZE: A3

Digitally signed by: Mark James Sommerville, Licensed Surveyor,  
Surveyor's Plan Version (10),  
19/01/2024, SPEAR Ref: S126234E

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Brimbank City Council,  
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