
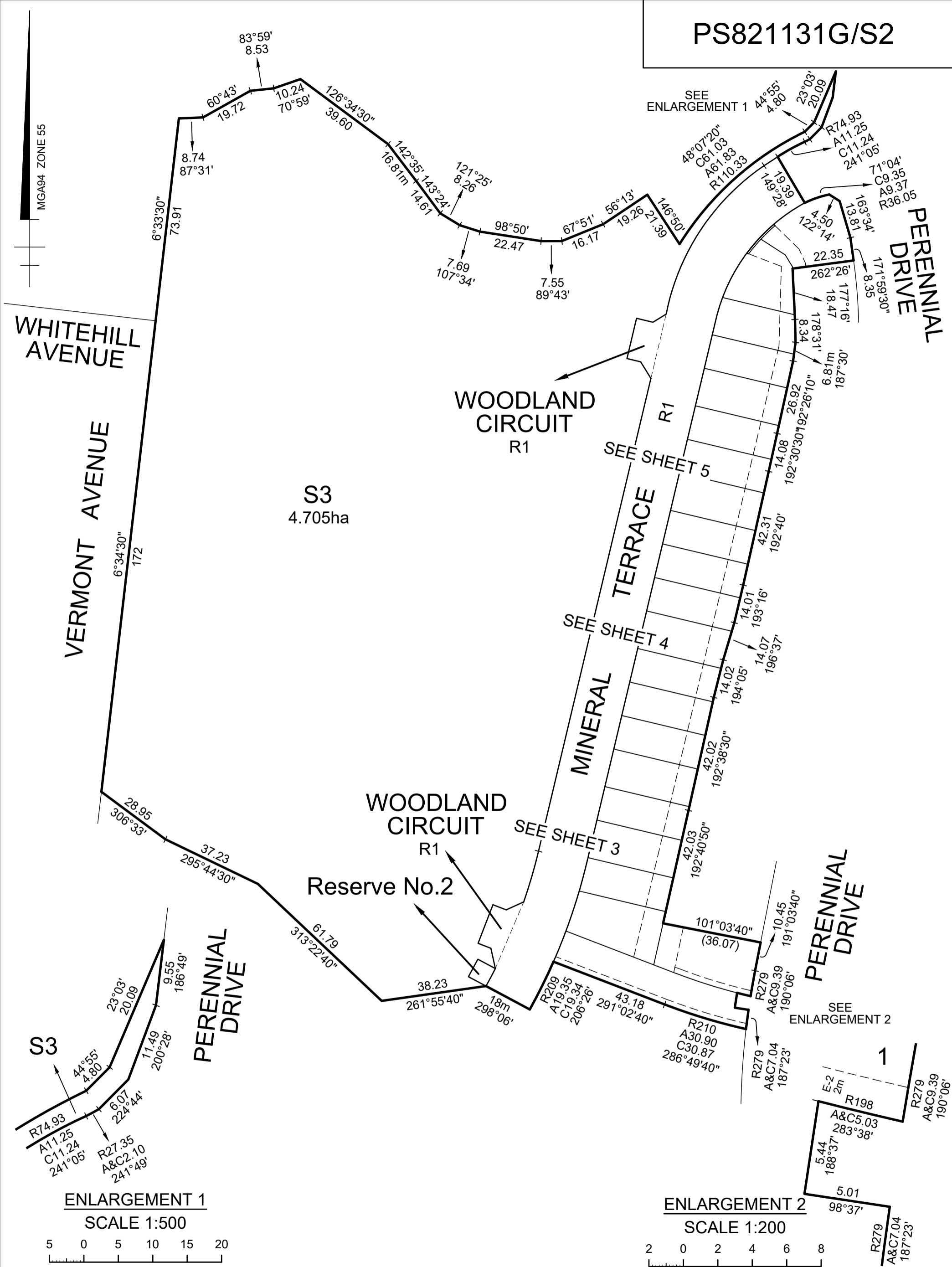


PLAN OF SUBDIVISION			EDITION 1	PS821131G/S2
LOCATION OF LAND PARISH: CUT PAW PAW SECTION: 22 CROWN ALLOTMENT: A (PART) SECTION: B CROWN ALLOTMENT: 1 (PART), 2 (PART) & 3 (PART) TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot S2 on PS821131G POSTAL ADDRESS: Halong Drive (at time of subdivision) SUNSHINE NORTH 3020 MGA 94 CO-ORDINATES: E: 310 260 ZONE: 55 (of approx centre of land in plan) N: 5818 990			Council Name: Brimbank City Council Council Reference Number: S3/2023 Planning Permit Reference: P277/2017 SPEAR Reference Number: S206144T Certification 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: Robert Shatford for Brimbank City Council on 01/03/2024	
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. Lots 2 to 18 (both inclusive) have been omitted from this plan. Lots 1 and 19 to 38 (both inclusive) on this plan are affected by one or more restrictions. Refer to Creation of Restrictions A and B on sheet 6 of this plan for details. OTHER PURPOSE OF PLAN To remove Carriageway easement E-5 created on PS821131G 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)(iv) of the Subdivision Act 1988.	
Road R1 Reserve No. 1 Reserve No. 2	Brimbank City Council Brimbank City Council 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. STAGING: This is a staged subdivision. Planning Permit No. P277/2017				
RIVER VALLEY ESTATE - Release 7D4 Area of Release: 1.625ha No. of Lots: 21 Lots and Balance Lot S3				
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.	PS821131G	Lots 2-18 on PS821131G
	Right of entry - for the purposes of maintenance of the sloped rock batter			Common Property No.1
	Support * See definition above		This Plan	Lots 1 & 19-38 on This Plan
E-2	Drainage	2	PS821131G	Lots on PS821131G
E-5	Power Line	2	This Plan Section 88 Electricity Industry Act 2000	Powercor Australia Ltd
 Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorss.com.au		SURVEYORS FILE REF: Ref. 02044-7D4 Ver. 3 Digitally signed by: Mark James Sommerville, Licensed Surveyor, Surveyor's Plan Version (3), 20/12/2023, SPEAR Ref: S206144T		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 6

PS821131G/S2



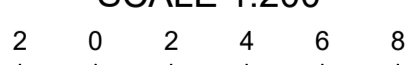
ENLARGEMENT 1

SCALE 1:500



ENLARGEMENT 2

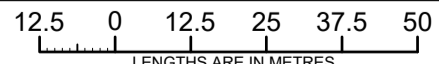
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TAYLORS

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SCALE 1:1250



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Ref. 02044-7D4 Ver. 3

SHEET 2

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PS821131G/S2



S3
SEE SHEET 2

WOODLAND
CIRCUIT
R1 170m²

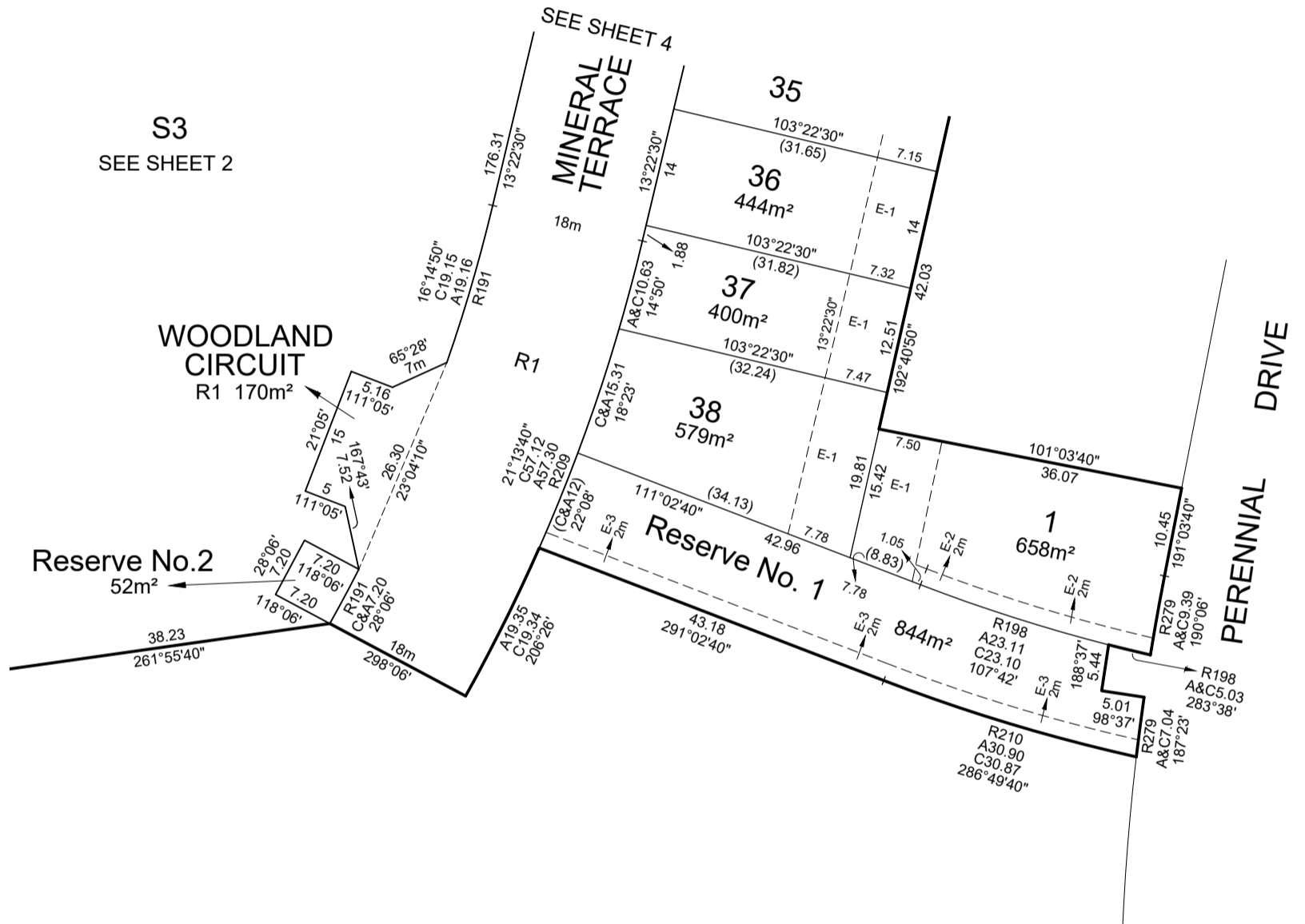
Reserve No.2
52m²

SEE SHEET 4
MINERAL
TERRACE

R1

Reserve No. 1

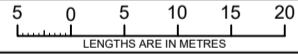
PERENNIAL
DRIVE



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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

Ref. 02044-7D4
Ver. 3

SHEET 3

Licensed Surveyor:

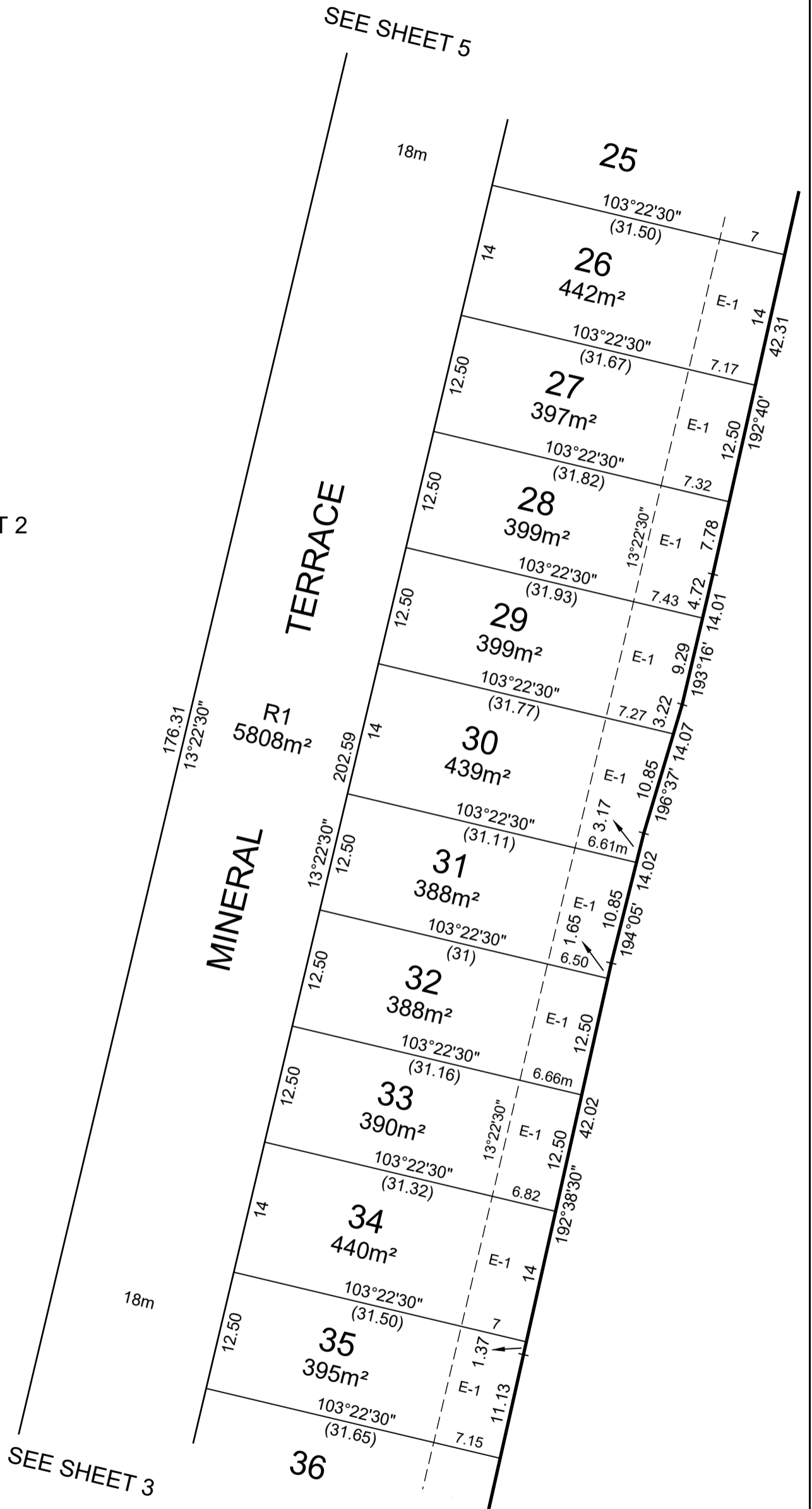
MARK JAMES SOMMERVILLE / Version No 3

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Surveyor,
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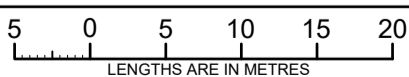
S3
SEE SHEET 2



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SCALE
1:500



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Ver. 3

SHEET 4

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MGA94 ZONE 55



PERENNIAL DRIVE

MINERAL TERRACE

PERENNIAL DRIVE

S3
SEE SHEET 2

WOODLAND
CIRCUIT
R1 172m²

TERRACE

MINERAL

R1

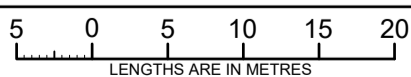
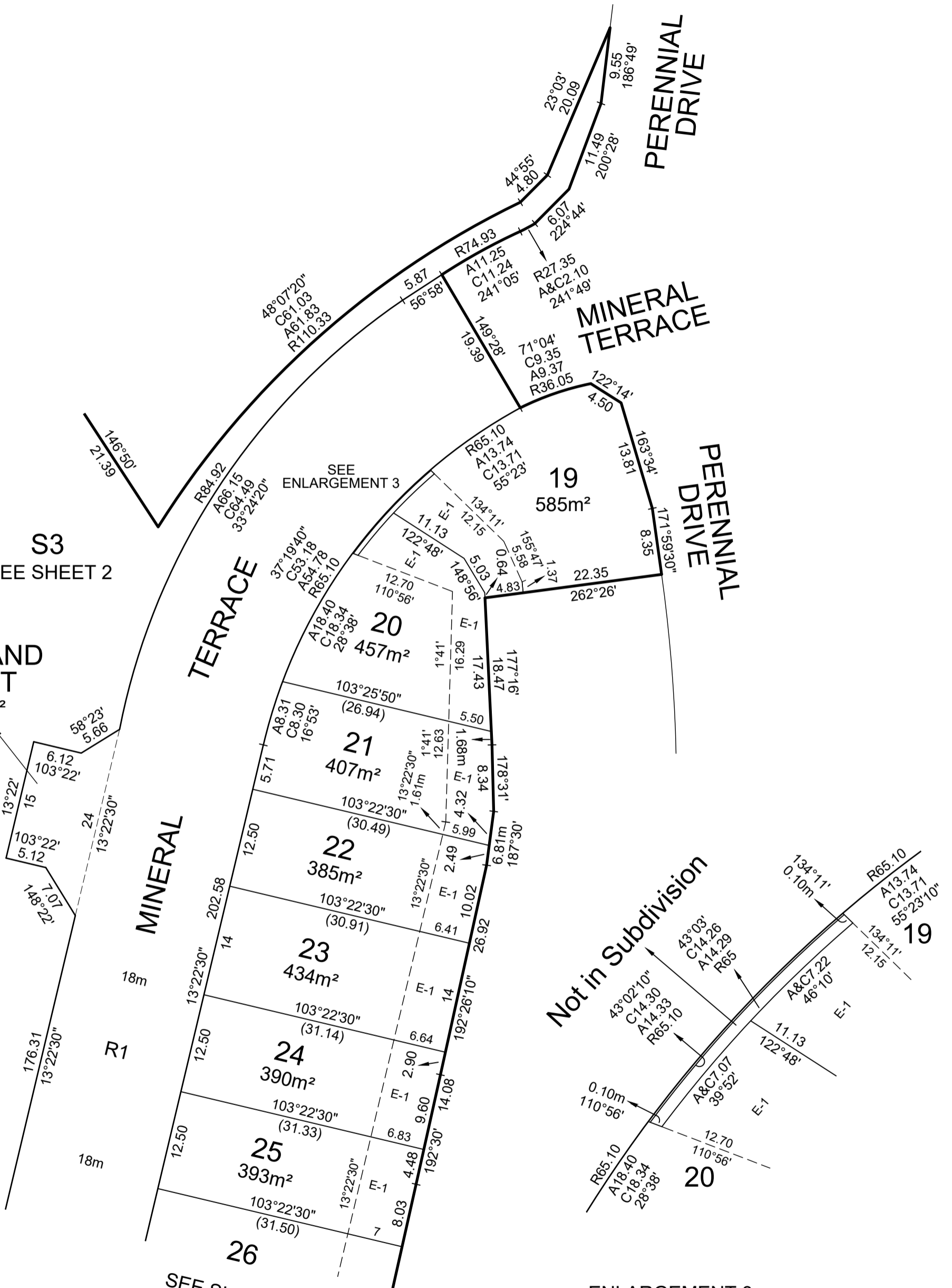
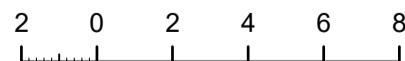
SEE SHEET 4

SEE ENLARGEMENT 3

Not in Subdivision

ENLARGEMENT 3

SCALE 1:200



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 (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
1	38
19	20
20	19, 21
21	20, 22
22	21, 23
23	22, 24
24	23, 25
25	24, 26
26	25, 27
27	26, 28
28	27, 29

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
29	28, 30
30	29, 31
31	30, 32
32	31, 33
33	32, 34
34	33, 35
35	34, 36
36	35, 37
37	36, 38
38	1, 37

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 1 and 19 to 38 (both inclusive)
 BENEFITED LAND: Lots 1 and 19 to 38 (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.



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ORIGINAL SHEET SIZE: A3 | Ref. 02044-7D4 Ver. 3 | SHEET 6

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OWNERS CORPORATION SCHEDULE

PS821131G/S2

Owners Corporation No. 1

Plan No. PS821131G

Land affected by Owners Corporation: ALL LAND AFFECTED BY OWNERS CORPORATION 1 ON PREVIOUS STAGES OF THIS PLAN AND ALL OF THE LOTS IN THE TABLE BELOW
Common Property No.: 1

Limitations of Owners Corporation: Unlimited

Notations
NIL

Totals		
	Entitlement	Liability
This schedule	585	1117
Balance of existing OC	415	883
Overall Total	1000	2000

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1	31	56									
19	37	62									
20	24	123									
21	28	53									
22	26	45									
23	29	51									
24	26	45									
25	26	45									
26	29	51									
27	26	45									
28	26	45									
29	26	45									
30	29	51									
31	26	45									
32	26	45									
33	26	45									
34	29	51									
35	26	45									
36	29	51									
37	26	45									
38	34	73									



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SHEET 1

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