

PLAN OF SUBDIVISION			EDITION 1	PS 828173B/S8		
<div>LOCATION OF LAND</div> <div>PARISH: BULLA BULLA</div> <div>TOWNSHIP: -</div> <div>SECTION: 25</div> <div>CROWN ALLOTMENT: 2 (PART)</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: C/T VOL 12465 FOL 926</div> <div>LAST PLAN REFERENCE: PS 828173B/S7, LOT S13</div> <div>POSTAL ADDRESS: 675 SUNBURY ROAD, (at time of subdivision) SUNBURY, VIC. 3429</div> <div>MGA94 CO-ORDINATES: E: 301 860 ZONE: 55 (of approx centre of land in plan) N: 5836 130</div>			<div>Council Name: Hume City Council</div> <div>Council Reference Number: S009742 Planning Permit Reference: P22160 SPEAR Reference Number: S186064V</div> <div>Certification</div> <div>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 10/10/2022</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied</div> <div>Digitally signed by: Antonino Magazzu for Hume City Council on 28/04/2023</div> <div>Statement of Compliance issued: 03/05/2023</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL / BODY / PERSON		<div>Land being subdivided is enclosed within thick continuous lines</div> <div>Lots 1 to 800 and S1 to S13 (all inclusive) have been omitted from this plan.</div> <div>None of the easements and rights mentioned in sub-section (2) of Section 12 of the Subdivision Act 1988 are implied over any of the land in this plan.</div> <div>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS For details of Owners Corporation(s) including; Purpose, Responsibility and Entitlement and Liability see Owners Corporation Search Report, Owners Corporation Rules and Owners Corporation Additional Information.</div>			
ROAD R-8 RESERVE No.12	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LIMITED					
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is a staged subdivision</div> <div>Planning Permit No. P22160</div> <div>This survey has been connected to permanent marks No(s). 18, 33, 35 &amp; 36</div> <div>In Proclaimed Survey Area No. -</div>						
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	INFORMATION		
REDSTONE ESTATE - STAGE 8 (52 LOTS)						
AREA OF STAGE - 2.598ha						
<div><div>spiire</div><div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div></div>		SURVEYORS FILE REF: 305919SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7	
		Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (9), 28/04/2023, SPEAR Ref: S186064V		Land Use Victoria Plan Registered 10:58 AM 09/05/2023 Assistant Registrar of Titles		

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-3	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-4	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-5	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-6	DRAINAGE	SEE DIAG	PS 828173B/S4	HUME CITY COUNCIL
E-7	SEWERAGE	SEE DIAG	PS 828173B/S4	CITY WEST WATER CORPORATION
E-7	DRAINAGE	SEE DIAG	PS 828173B/S4	HUME CITY COUNCIL
E-8	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-8	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-14	DRAINAGE	SEE DIAG	PS 828173B/S5	HUME CITY COUNCIL
E-15	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	SEE DIAG	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-15	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-16	DRAINAGE	3	PS 828173B/S7	HUME CITY COUNCIL
E-16	SEWERAGE	3	PS 828173B/S7	GREATER WESTERN WATER CORPORATION

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ORIGINAL SHEET  
SIZE: A3

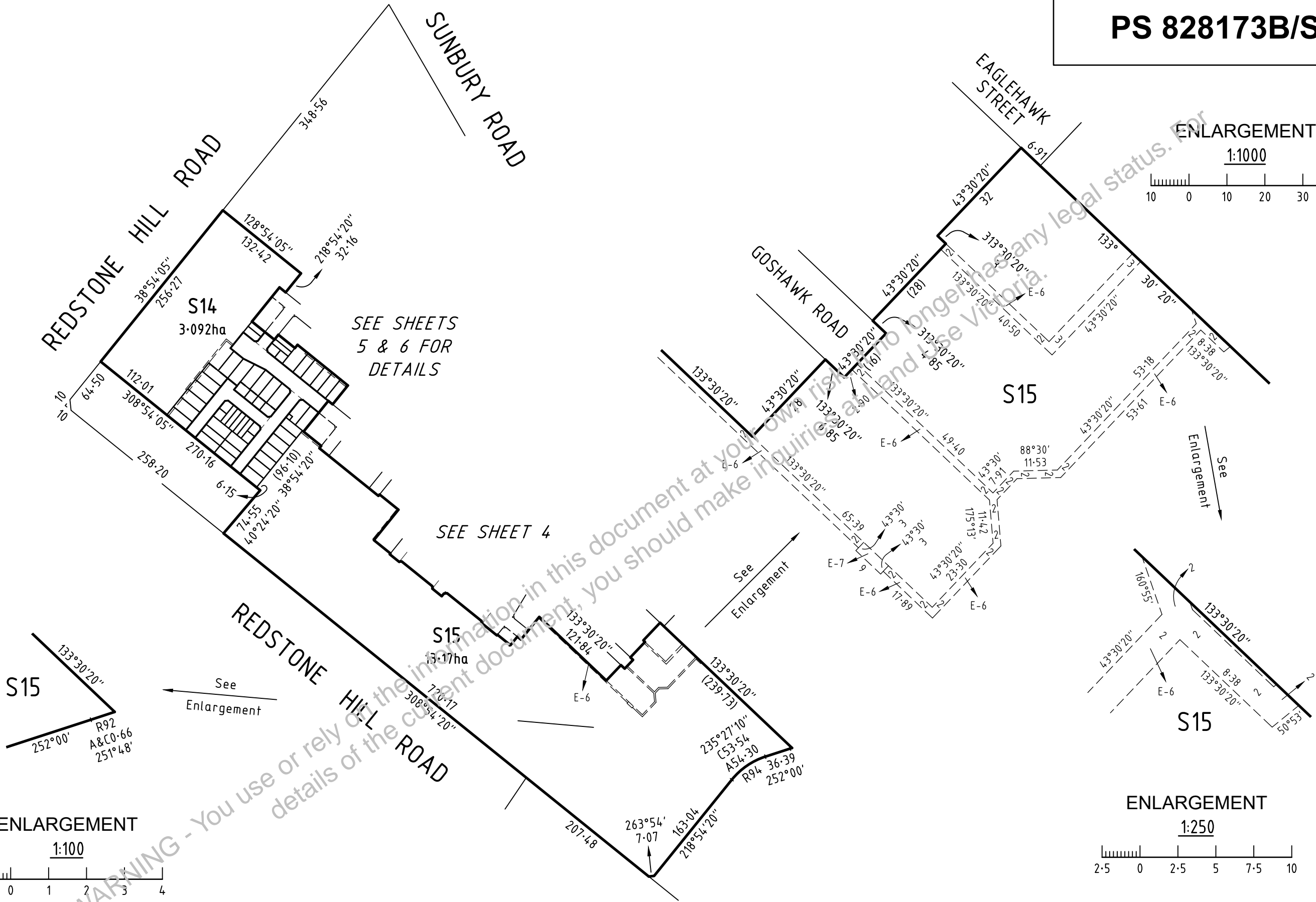
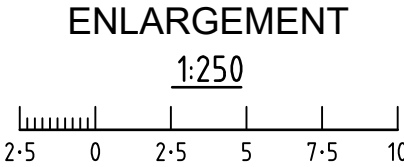
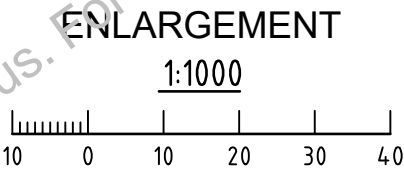
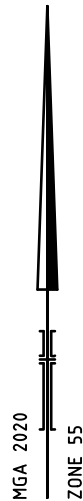
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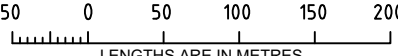


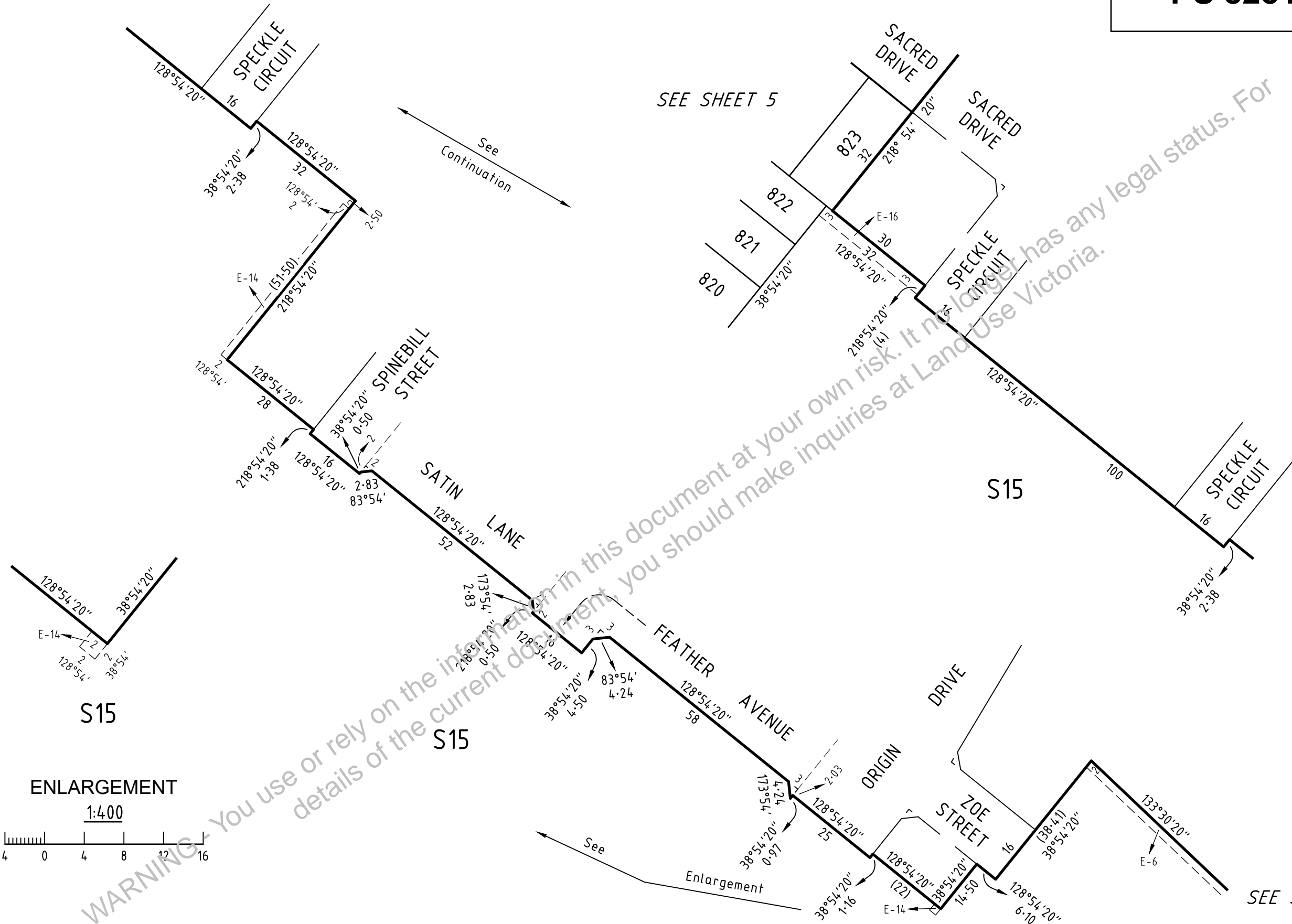
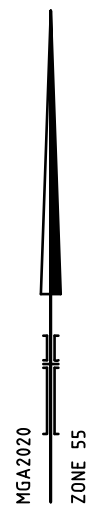
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 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (9), 28/04/2023, SPEAR Ref: S186064V	Digitally signed by: Hume City Council, 28/04/2023, SPEAR Ref: S186064V	

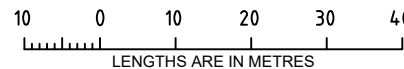


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SCALE  
1: 1000



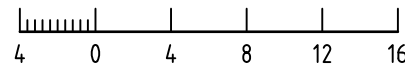
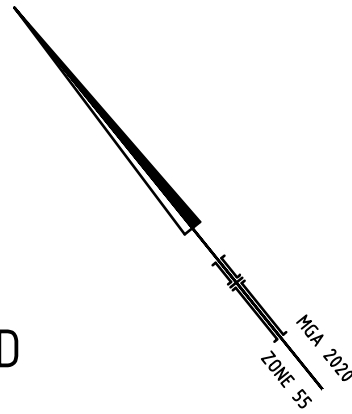
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SHEET 4

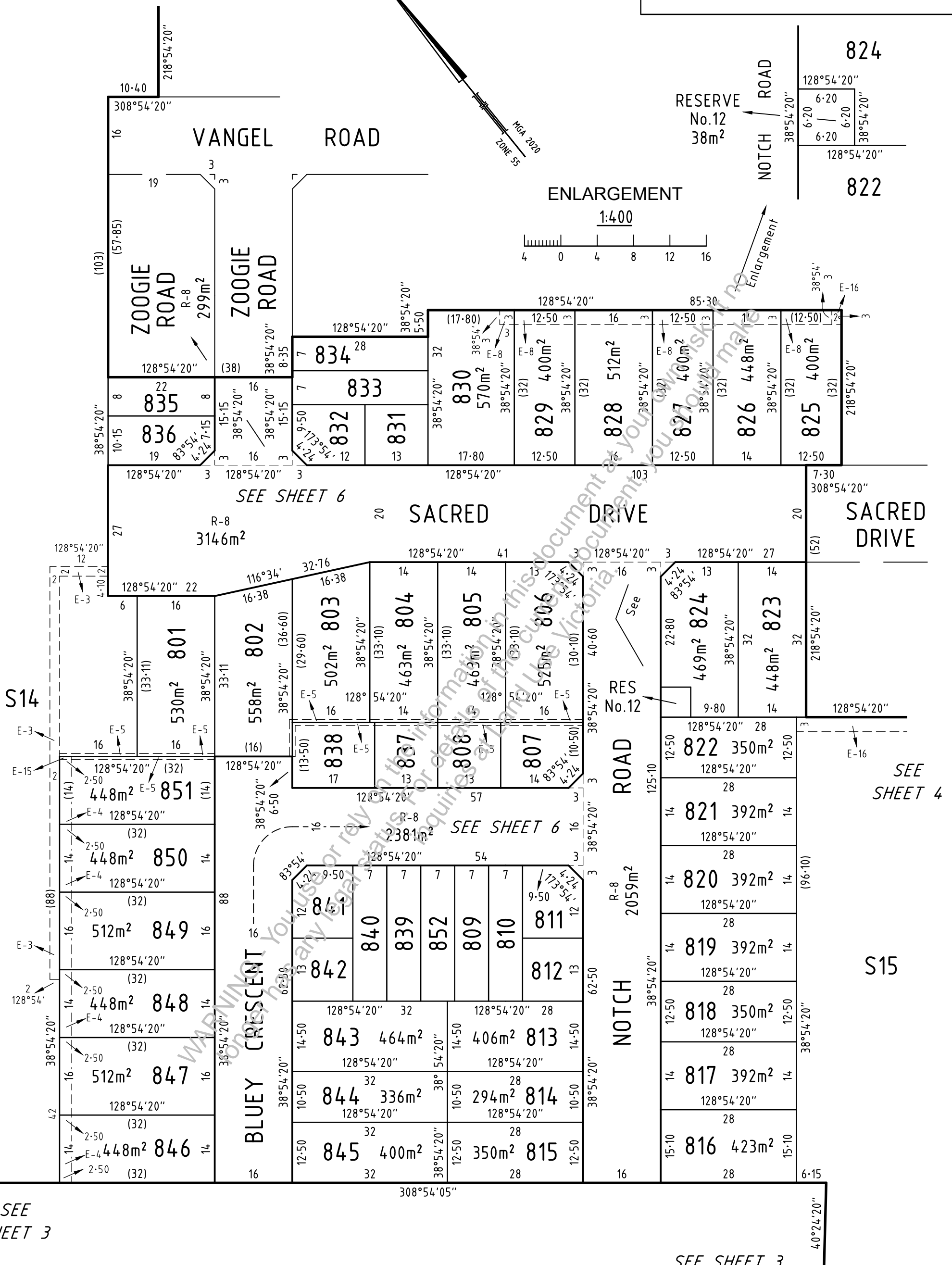
PS 828173B/S8



RESERVE  
No.12  
38m<sup>2</sup>

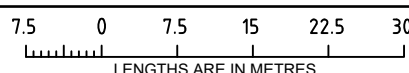
NOTCH / ROAD

Enlargement



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SCALE  
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ORIGINAL SHEET  
SIZE: A3

SHEET 5

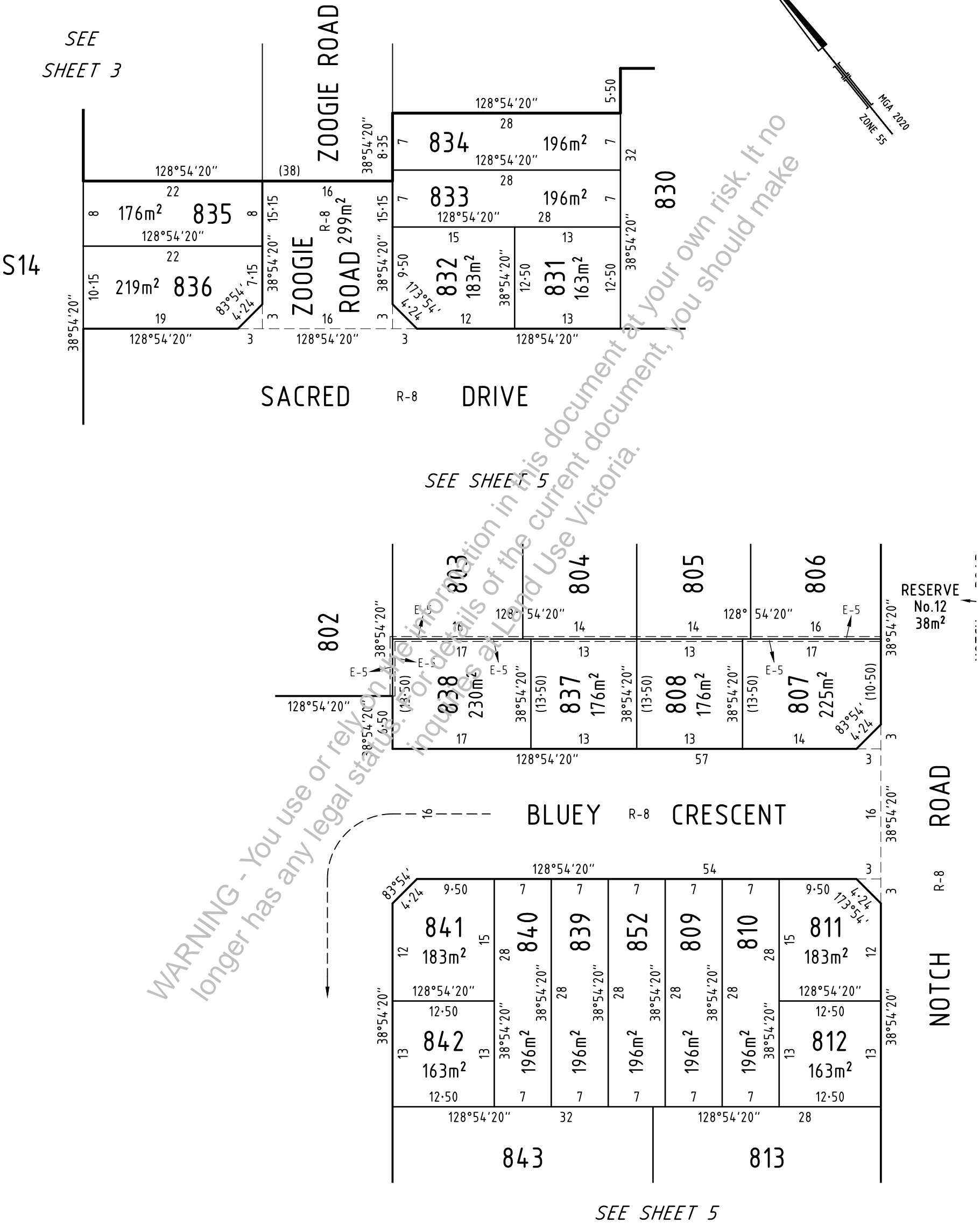
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SCALE 1: 500

5 0 5 10 15 20

LENGTHS ARE IN METRES

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SHEET 6



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SPEAR Ref: S186064V

CREATION OF RESTRICTION No. 1

The following restriction is to be created upon registration of this plan.

Land to Benefit: Lots 801 to 852 (both inclusive)  
Land to be Burdened: Lots 801 to 852 (both inclusive)

Description of Restriction:

The registered proprietor or proprietors for the time being of a lot on this plan of subdivision his/her heirs, executors, administrators and transferees shall not at any time on the said lot or any part or parts thereof;

- (i) Build or cause to be built or allow to be built or allow to remain a dwelling or any other improvements or carry out cause to be carried out or allow to be carried out any building or construction works on the lot for the whole of the dwelling on the lot unless all building plans have been endorsed by the Design Assessment Panel as a prerequisite to a building permit for a lot specified as requiring such endorsement in the Building Envelope Plan.
- (ii) Construct a dwelling on any lot with a lot area greater than 350 square metres unless the building incorporates dual plumbing for connection to a rainwater tank with a capacity greater than 2000 litres for use in toilet flushing and garden watering.
- (iii) Unless otherwise approved by the Responsible Authority build or erect any dwelling or structure other than a dwelling or structure which is built in accordance with MCP AA9223.

The requirement for endorsement of building plans by the Design Assessment Panel to cease to have effect on a lot one year after an occupancy permit under the Building Act 1993 is issued for the whole of the dwelling on that lot.

CREATION OF RESTRICTION No. 2

The following restriction is to be created upon registration of this plan.

Land to Benefit: Lots 801 to 852 (both inclusive)  
Land to be Burdened: Lots 801 to 852 (both inclusive)

Description of Restriction:

The registered proprietor or proprietors for the time being of a lot on this plan of subdivision his/her heirs, executors, administrators and transferees shall not at any time on the said lot or any part or parts thereof;

- (i) Construct or cause to be constructed any building not in conformity with the approved Building Envelope Plan unless with the written consent of the Design Assessment Panel or Responsible Authority;
- (ii) Amend a Building Envelope Plan unless the Responsible Authority has considered and approved the amendment to the Building Envelope Plan.

A Building Envelope Plan to cease to have effect on the lot ten years after an occupancy permit under the Building Act 1993 is issued for the whole of the dwelling on the lot.

CREATION OF RESTRICTION No. 3

The following restriction is to be created upon registration of this plan.

Land to Benefit: Lots 801 to 852 (both inclusive)  
Land to be Burdened: Lots 807 to 812, 814, 831 to 842 and 852 (all inclusive)

Description of Restriction:

Lots 807 to 812, 814, 831 to 842 and 852 (all inclusive) are defined as Type A lots under the Small Lot Housing Code.

The registered proprietor or proprietors for the time being for any burdened Lot on this plan must not build or permit to be built or remain on the Lot any building or structure that has not been constructed in accordance with the 'Small Lot Housing Code' unless in accordance with a planning permit granted to construct a dwelling on the Lot.

This restriction shall cease to have effect after the issue of certificate of occupancy for the whole of the dwelling on the Lot.

OWNERS CORPORATION SCHEDULE							PS828173B/S8																			
Owners Corporation No. 1							Plan No. PS828173B																			
Land affected by Owners Corporation:							All of the Lots in the table below and Common Property No 1. All existing Lots in Owners Corporation No 1 not affected by this plan.																			
Common Property No.: 1																										
Limitations of Owners Corporation:							Unlimited																			
Notations																										
<table><tr><td colspan="3">Totals</td></tr><tr><td></td><td>Entitlement</td><td>Liability</td></tr><tr><td>This schedule</td><td>11520</td><td>522</td></tr><tr><td>Balance of existing OC</td><td>0</td><td>0</td></tr><tr><td>Overall Total</td><td>11520</td><td>522</td></tr></table>												Totals				Entitlement	Liability	This schedule	11520	522	Balance of existing OC	0	0	Overall Total	11520	522
Totals																										
	Entitlement	Liability																								
This schedule	11520	522																								
Balance of existing OC	0	0																								
Overall Total	11520	522																								
Lot Entitlement and Lot Liability																										
Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability															
801	10	10	851	10	10																					
802	10	10	852	10	10																					
803	10	10	S14	1000	1																					
804	10	10	S15	10000	1																					
805	10	10																								
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849	10	10																								
850	10	10																								

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