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|--|---------|---|---|--|---------------|
| PLAN OF SUBDIVISION | | | EDITION 1 | PS 828173B/S12 | |
| <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 12387 FOL 577 VOL 12547 FOL 832</div> <div>LAST PLAN REFERENCE: PS 828173B/S11, LOT S16 PS 828173B/S21, LOT S23</div> <div>POSTAL ADDRESS: 675 SUNBURY ROAD, (at time of subdivision) SUNBURY, VIC. 3429</div> <div>MGA2020 CO-ORDINATES: E: 302 360 ZONE: 55 (of approx centre of land in plan) N: 5835 740</div> | | | <div>Council Name: Hume City Council</div> <div>Council Reference Number: S009925 Planning Permit Reference: P22160 SPEAR Reference Number: S196031S</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: 28/09/2023</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 for: this plan</div> <div>Digitally signed by: Antonino Magazzu for Hume City Council on 28/05/2024</div> <div>Statement of Compliance issued: 28/05/2024</div> | | |
| VESTING OF ROADS AND/OR RESERVES | | | NOTATIONS | | |
| IDENTIFIER | | COUNCIL / BODY / PERSON | | | |
| ROAD R-13 RESERVE No.11 | | HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LIMITED | | | |
| NOTATIONS | | | <div>Land being subdivided is enclosed within thick continuous lines Lots 1 to 1000, S1 to S23, S27 and S28 (all inclusive) have been omitted from this plan.</div> <div>Other purpose of this plan</div> <div>To remove by agreement that part of the Drainage Easement created in PS828173B/S4 now contained within Mavra Road, Goshawk Road, Eaglehawk Street, Alpaca Drive and Lots 1054, 1060, 1064 to 1067 (both inclusive) and 1080 on this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.</div> <div>To remove by agreement that part of the Drainage and Sewerage Easement created in PS828173B/S4 now contained within Lot 1054 on this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.</div> <div>To remove by agreement the Drainage Easement created in PS828173B/S11 now contained within Alpaca Drive on this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.</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</div> <div>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> | | |
| 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 & 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 10 (83 LOTS) | | | AREA OF STAGE - 4.028ha | | |
| <div>spiire</div> <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div> | | SURVEYORS FILE REF: 305921SV00 | | ORIGINAL SHEET SIZE: A3 | SHEET 1 OF 10 |
| | | Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (13), 27/05/2024, SPEAR Ref: S196031S | | Land Use Victoria Plan Registered 01:30 PM 11/06/2024 Assistant Registrar of Titles | |

| | | | | PS 828173B/S12 |
|---|---|--|--------------------|--|
| 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-1 | TRANSMISSION OF ELECTRICITY | SEE DIAG. | INSTRUMENT 1930087 | S.E.C.V. |
| E-1 | DRAINAGE | SEE DIAG. | PS 828173B/S11 | HUME CITY COUNCIL |
| E-2 | DRAINAGE | SEE DIAG. | PS 828173B | HUME CITY COUNCIL |
| E-2 | CARRIAGEWAY | SEE DIAG. | PS 828173B/S20 | LOT Z ON PS 828173B/S20 |
| E-3 | DRAINAGE | SEE DIAG. | PS 828173B | HUME CITY COUNCIL |
| E-4 | CARRIAGEWAY | SEE DIAG. | PS 828173B/S20 | LOT Z ON PS 828173B/S20 |
| E-4 | DRAINAGE | SEE DIAG. | PS 828173B/S20 | HUME CITY COUNCIL |
| E-5 | SEWERAGE | SEE DIAG. | PS 828173B/S21 | GREATER WESTERN WATER CORPORATION |
| E-5 | DRAINAGE | SEE DIAG. | PS 828173B/S21 | HUME CITY COUNCIL |
| E-5 | SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES) | 0.30 | PS 828173B/S21 | THE RELEVANT ABUTTING LOT ON PS 828173B/S21 |
| E-9 | CARRIAGEWAY | SEE DIAG. | PS 828173B/S20 | LOT Z ON PS 828173B/S20 |
| E-9 | DRAINAGE | SEE DIAG. | PS 828173B/S11 | HUME CITY COUNCIL |
| E-10 | DRAINAGE | SEE DIAG. | PS 828173B/S21 | HUME CITY COUNCIL |
| E-10 | SEWERAGE | SEE DIAG. | PS 828173B/S21 | GREATER WESTERN WATER CORPORATION |
| E-11 | DRAINAGE | SEE DIAG. | PS 828173B/S11 | HUME CITY COUNCIL |
| E-11 | SEWERAGE | SEE DIAG. | PS 828173B/S11 | GREATER WESTERN WATER CORPORATION |
| E-12 | SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES) | 0.30 | PS 828173B/S21 | THE RELEVANT ABUTTING LOT ON PS 828173B/S21 |
| E-13 | DRAINAGE | SEE DIAG. | PS 828173B/S20 | HUME CITY COUNCIL |
| E-14 | DRAINAGE | SEE DIAG. | PS 828173B/S11 | HUME CITY COUNCIL |
| E-15 | CARRIAGEWAY | SEE DIAG. | PS 828173B/S20 | LOT Z ON PS 828173B/S20 |
| E-16 | DRAINAGE | SEE DIAG. | PS 828173B/S20 | HUME CITY COUNCIL |
| E-16 | SEWERAGE | SEE DIAG. | PS 828173B/S20 | GREATER WESTERN WATER CORPORATION |
| E-17 | SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES) | 0.30 | THIS PLAN | THE RELEVANT ABUTTING LOT |
| E-18 | DRAINAGE | SEE DIAG. | THIS PLAN | HUME CITY COUNCIL |
| E-19 | SEWERAGE | SEE DIAG. | THIS PLAN | GREATER WESTERN WATER CORPORATION |
| E-20 | DRAINAGE | SEE DIAG. | THIS PLAN | HUME CITY COUNCIL |
| E-20 | SEWERAGE | SEE DIAG. | THIS PLAN | GREATER WESTERN WATER CORPORATION |
| E-21 | DRAINAGE | SEE DIAG. | THIS PLAN | HUME CITY COUNCIL |
| E-21 | SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES) | 0.30 | THIS PLAN | THE RELEVANT ABUTTING LOT |
| E-22 | SEWERAGE | SEE DIAG. | THIS PLAN | GREATER WESTERN WATER CORPORATION |
| E-22 | SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES) | 0.30 | THIS PLAN | THE RELEVANT ABUTTING LOT |
| E-23 | DRAINAGE | SEE DIAG. | THIS PLAN | HUME CITY COUNCIL |
| E-23 | SEWERAGE | SEE DIAG. | THIS PLAN | GREATER WESTERN WATER CORPORATION |
| E-23 | SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES) | 0.30 | THIS PLAN | THE RELEVANT ABUTTING LOT |
| E-24 | DRAINAGE | SEE DIAG. | PS 828173B/S4 | HUME CITY COUNCIL |
| SURVEYOR'S FILE REF: 305921SV00 | | | | ORIGINAL SHEET SIZE: A3 |
| | | | | SHEET 2 |
|  <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div> | | Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (13), 27/05/2024, SPEAR Ref: S196031S | | Digitally signed by: Hume City Council, 28/05/2024, SPEAR Ref: S196031S |



SEE SHEET 4
FOR DETAILS

SUNBURY

SEE SHEETS 5 TO 9
FOR DETAILS

ALPACA DRIVE

REDSTONE HILL ROAD

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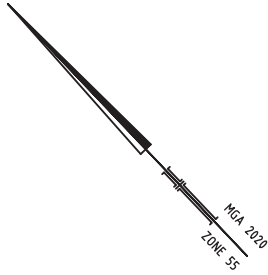
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28/05/2024,
SPEAR Ref: S1960

SHEET 4

SEE SHEET 8
FOR DETAILS

EAGLEHAWK STREET

EAGLEHAWK R-13 STREET

ALPACA
DRIVE

S24

SEE SHEET 7
FOR DETAILS

GOSHAWK ROAD

GOSHAWK
ROAD

ROAD

S25

ZOE STREET

ZOE R-13 STREET

MAVRA
ROADSEE SHEET 6
FOR DETAILS

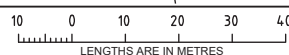
PEDRO R-13 ROAD

RES
No.11

S29

SEE SHEET 3

SURVEYOR'S FILE REF: 305921SV00

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SIZE: A3

SHEET 5

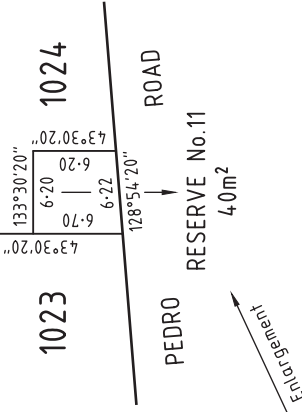
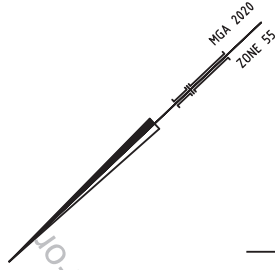
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 SPEAR Ref: S196031S

SEE SHEET 7



S25

ENLARGEMENT

1:400



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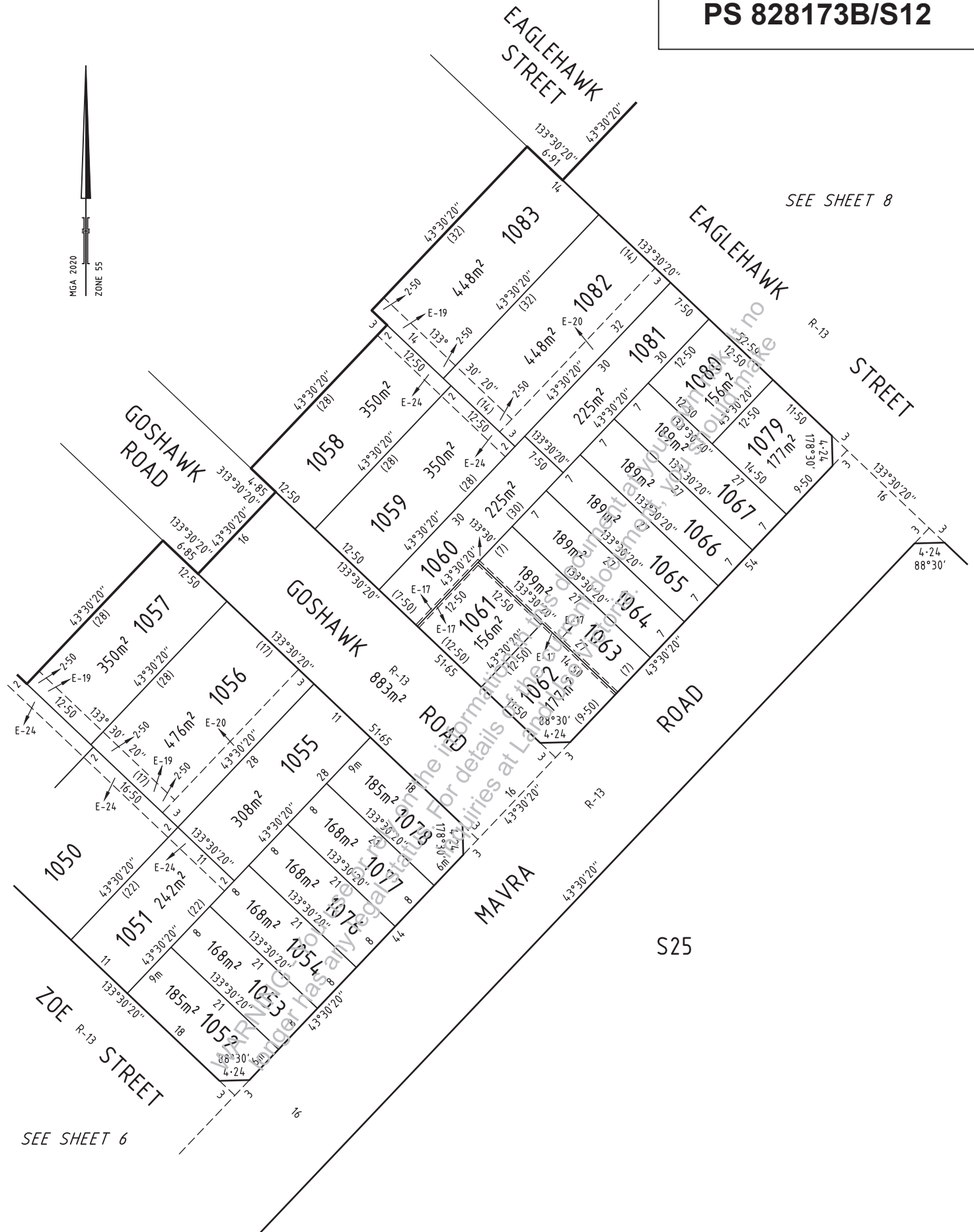
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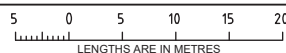
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SEE SHEET 8



SEE SHEET 6

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SIZE: A3

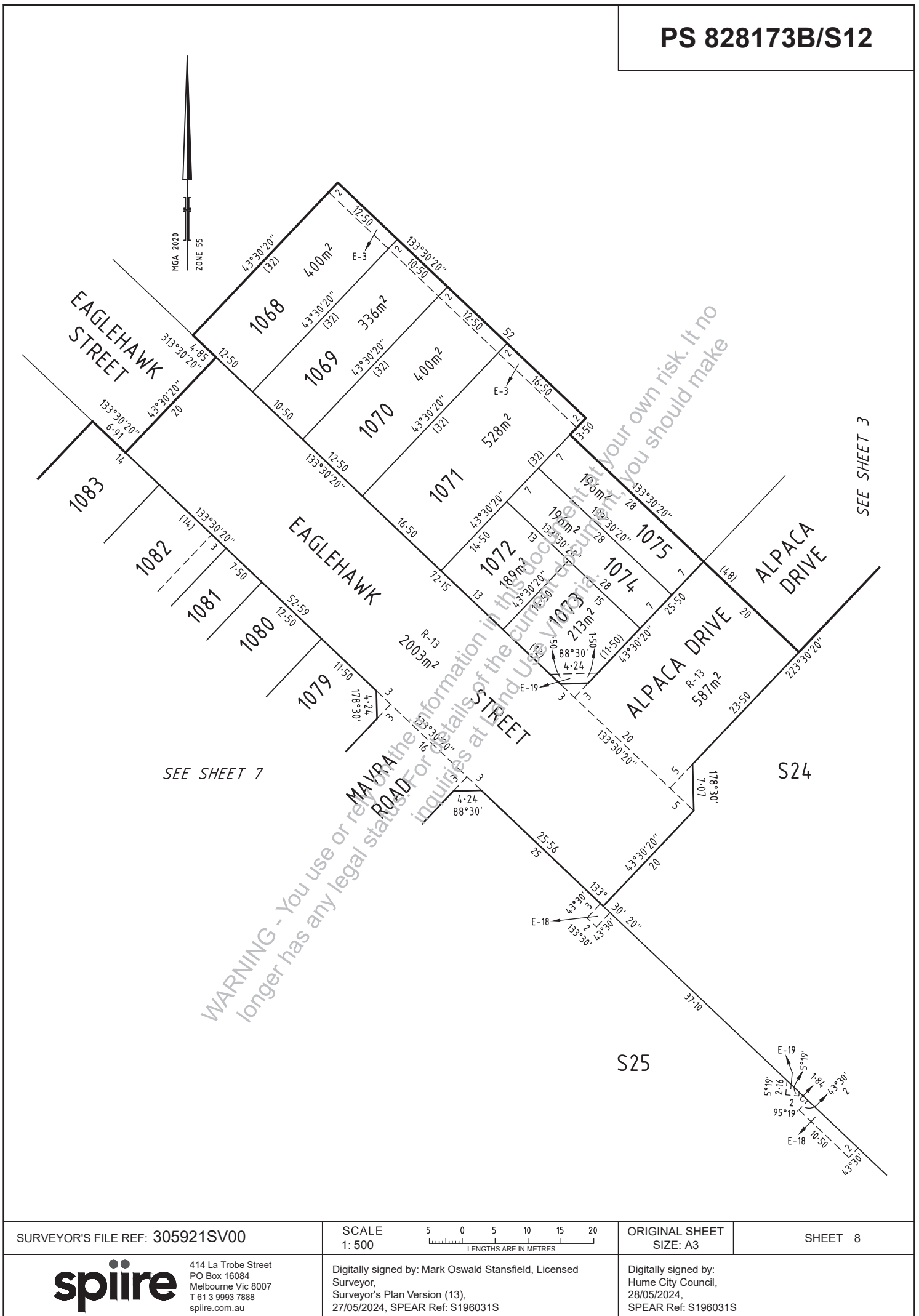
SHEET 7

spiire

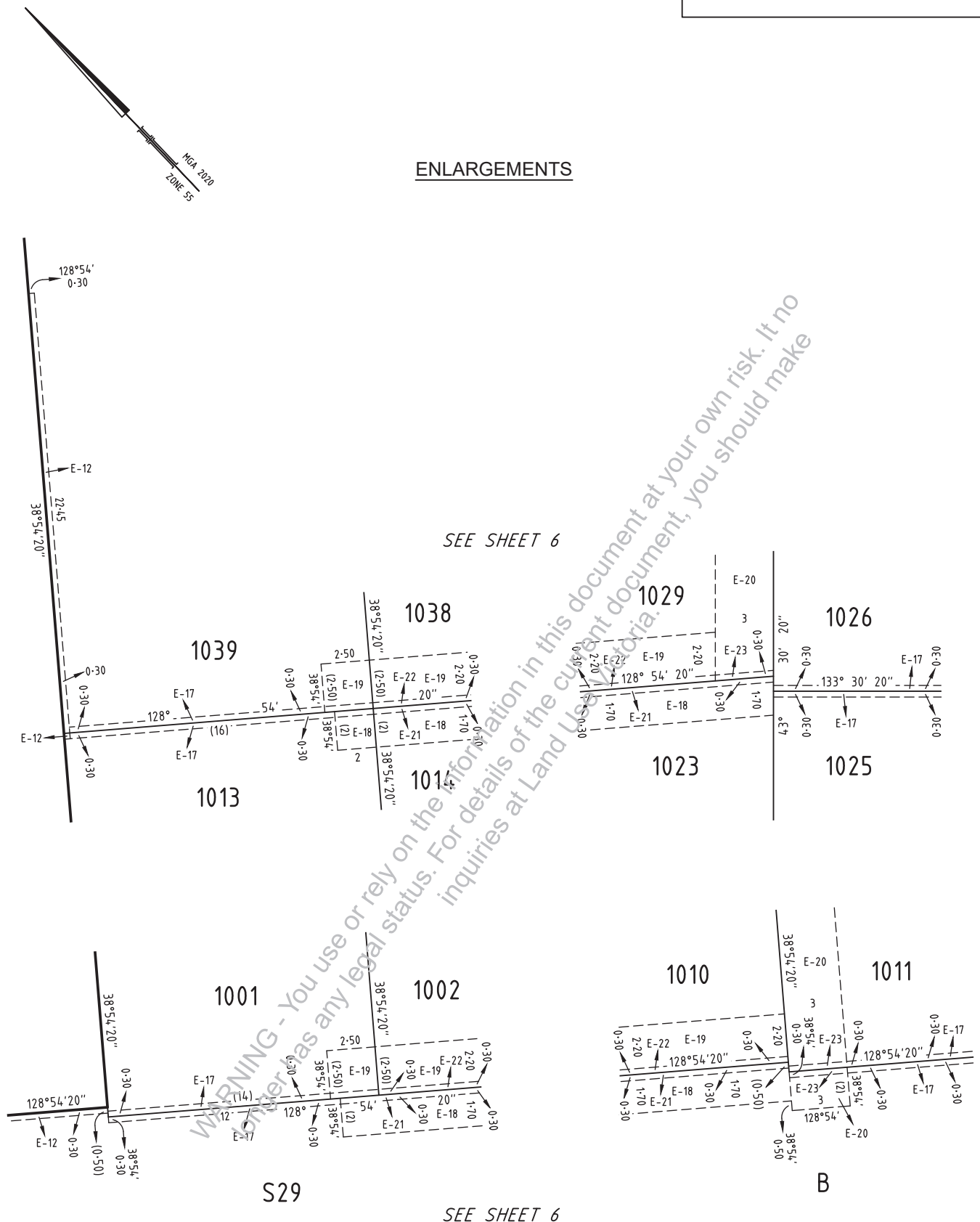
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Surveyor,
Surveyor's Plan Version (13),
27/05/2024, SPEAR Ref: S196031S

Digitally signed by:
Hume City Council,
28/05/2024,
SPEAR Ref: S196031S

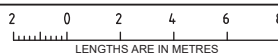


ENLARGEMENTS



SURVEYOR'S FILE REF: 305921SV00

SCALE
1: 200



ORIGINAL SHEET
SIZE: A3

SHEET 9

CREATION OF RESTRICTION No. 1

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

Land to Benefit: Lots 1001 to 1083 (both inclusive)
Land to be Burdened: Lots 1001 to 1083 (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 AA010110.

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 1001 to 1083 (both inclusive)
Land to be Burdened: Lots 1001 to 1083 (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 1001 to 1083 (both inclusive)
Land to be Burdened: Lots 1027, 1028, 1040 to 1042, 1044, 1045, 1048, 1051 to 1054, 1060 to 1067 and 1072 to 1081 (all inclusive)

Description of Restriction:

Lots 1027, 1028, 1040 to 1042, 1044, 1045, 1048, 1051 to 1054, 1060 to 1067 and 1072 to 1081 (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.

SURVEYOR'S FILE REF: 305921SV00



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27/05/2024, SPEAR Ref: S196031S

ORIGINAL SHEET
SIZE: A3

SHEET 10

Digitally signed by:
Hume City Council,
28/05/2024,
SPEAR Ref: S196031S

| OWNERS CORPORATION SCHEDULE | | | | | | | | PS828173B/S12 | | | | | | | | | | | | | | | |
|--|-------------|--|------|-------------|-----------|--------------------|-------------|---------------|-----|-------------|-----------|--|-------------|-----------|---------------|------|-----|------------------------|-------|------|---------------|-------|------|
| 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 | | | | | | | | | | | | | | | | | | | | | | | |
| <div><div>Totals</div><table><tr><td></td><td>Entitlement</td><td>Liability</td></tr><tr><td>This schedule</td><td>5330</td><td>834</td></tr><tr><td>Balance of existing OC</td><td>11990</td><td>4893</td></tr><tr><td>Overall Total</td><td>17320</td><td>5727</td></tr></table></div> | | | | | | | | | | | | | Entitlement | Liability | This schedule | 5330 | 834 | Balance of existing OC | 11990 | 4893 | Overall Total | 17320 | 5727 |
| | Entitlement | Liability | | | | | | | | | | | | | | | | | | | | | |
| This schedule | 5330 | 834 | | | | | | | | | | | | | | | | | | | | | |
| Balance of existing OC | 11990 | 4893 | | | | | | | | | | | | | | | | | | | | | |
| Overall Total | 17320 | 5727 | | | | | | | | | | | | | | | | | | | | | |
| Lot Entitlement and Lot Liability | | | | | | | | | | | | | | | | | | | | | | | |
| Lot | Entitlement | Liability | Lot | Entitlement | Liability | Lot | Entitlement | Liability | Lot | Entitlement | Liability | | | | | | | | | | | | |
| 1001 | 10 | 10 | 1051 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1002 | 10 | 10 | 1052 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1003 | 10 | 10 | 1053 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1004 | 10 | 10 | 1054 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1005 | 10 | 10 | 1055 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1006 | 10 | 10 | 1056 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1007 | 10 | 10 | 1057 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1008 | 10 | 10 | 1058 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1009 | 10 | 10 | 1059 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1010 | 10 | 10 | 1060 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1011 | 10 | 10 | 1061 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1012 | 10 | 10 | 1062 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1013 | 10 | 10 | 1063 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1014 | 10 | 10 | 1064 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1015 | 10 | 10 | 1065 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1016 | 10 | 10 | 1066 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1017 | 10 | 10 | 1067 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1018 | 10 | 10 | 1068 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1019 | 10 | 10 | 1069 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1020 | 10 | 10 | 1070 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1021 | 10 | 10 | 1071 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1022 | 10 | 10 | 1072 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1023 | 10 | 10 | 1073 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1024 | 10 | 10 | 1074 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1025 | 10 | 10 | 1075 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1026 | 10 | 10 | 1076 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1027 | 10 | 10 | 1077 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1028 | 10 | 10 | 1078 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1029 | 10 | 10 | 1079 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1030 | 10 | 10 | 1080 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1031 | 10 | 10 | 1081 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1032 | 10 | 10 | 1082 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1033 | 10 | 10 | 1083 | 10 | 10 | | | | | | | | | | | | | | | | | | |
| 1034 | 10 | 10 | S24 | 1000 | 1 | | | | | | | | | | | | | | | | | | |
| 1035 | 10 | 10 | S25 | 750 | 1 | | | | | | | | | | | | | | | | | | |
| 1036 | 10 | 10 | S26 | 2500 | 1 | | | | | | | | | | | | | | | | | | |
| 1037 | 10 | 10 | S29 | 250 | 1 | | | | | | | | | | | | | | | | | | |
| 1038 | 10 | 10 | | | | | | | | | | | | | | | | | | | | | |
| 1039 | 10 | 10 | | | | | | | | | | | | | | | | | | | | | |
| 1040 | 10 | 10 | | | | | | | | | | | | | | | | | | | | | |
| 1041 | 10 | 10 | | | | | | | | | | | | | | | | | | | | | |
| 1042 | 10 | 10 | | | | | | | | | | | | | | | | | | | | | |
| 1043 | 10 | 10 | | | | | | | | | | | | | | | | | | | | | |
| 1044 | 10 | 10 | | | | | | | | | | | | | | | | | | | | | |
| 1045 | 10 | 10 | | | | | | | | | | | | | | | | | | | | | |
| 1046 | 10 | 10 | | | | | | | | | | | | | | | | | | | | | |
| 1047 | 10 | 10 | | | | | | | | | | | | | | | | | | | | | |
| 1048 | 10 | 10 | | | | | | | | | | | | | | | | | | | | | |
| 1049 | 10 | 10 | | | | | | | | | | | | | | | | | | | | | |
| 1050 | 10 | 10 | | | | | | | | | | | | | | | | | | | | | |



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SURVEYORS FILE REFERENCE: 305921SV01

Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor,
Surveyor's Plan Version (13),
27/05/2024, SPEAR Ref: S196031S

Digitally signed by:
Hume City Council,
28/05/2024,
SPEAR Ref: S196031S

SHEET 1

ORIGINAL SHEET
SIZE: A3