

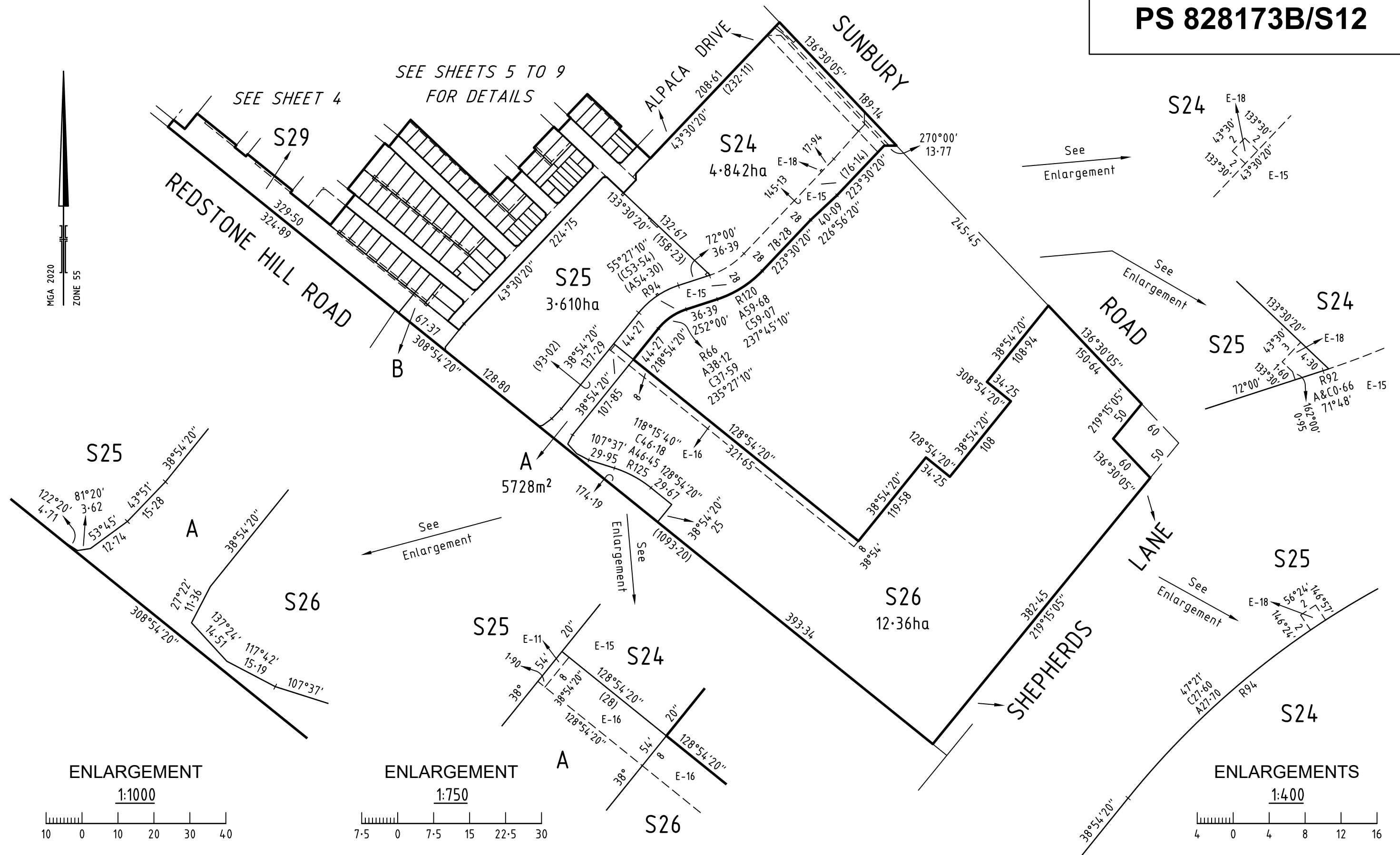


PLAN OF SUBDIVISION			EDITION 1		PS 828173B/S12	
LOCATION OF LAND PARISH: BULLA BULLA TOWNSHIP: - SECTION: 25 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL 12387 FOL 577 VOL ... FOL ....  LAST PLAN REFERENCE: PS 828173B/S11, LOT S16 PS 828173B/S21, LOT S23  POSTAL ADDRESS: 675 SUNBURY ROAD, (at time of subdivision) SUNBURY, VIC. 3429  MGA2020 CO-ORDINATES: E: 302 360 ZONE: 55 (of approx centre of land in plan) N: 5835 740						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		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.  <u>Other purpose of this plan</u> 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. 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. 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.  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.  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.		
ROAD R-13 RESERVE No.11		HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LIMITED				
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
SURVEY: This plan is based on survey  STAGING: This is a staged subdivision Planning Permit No. P22160  This survey has been connected to permanent marks No(s).18, 33, 35 & 36  In Proclaimed Survey Area No. -						
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		
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		Licensed Surveyor: Mark Oswald Stansfield Version: 11				

				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/20	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
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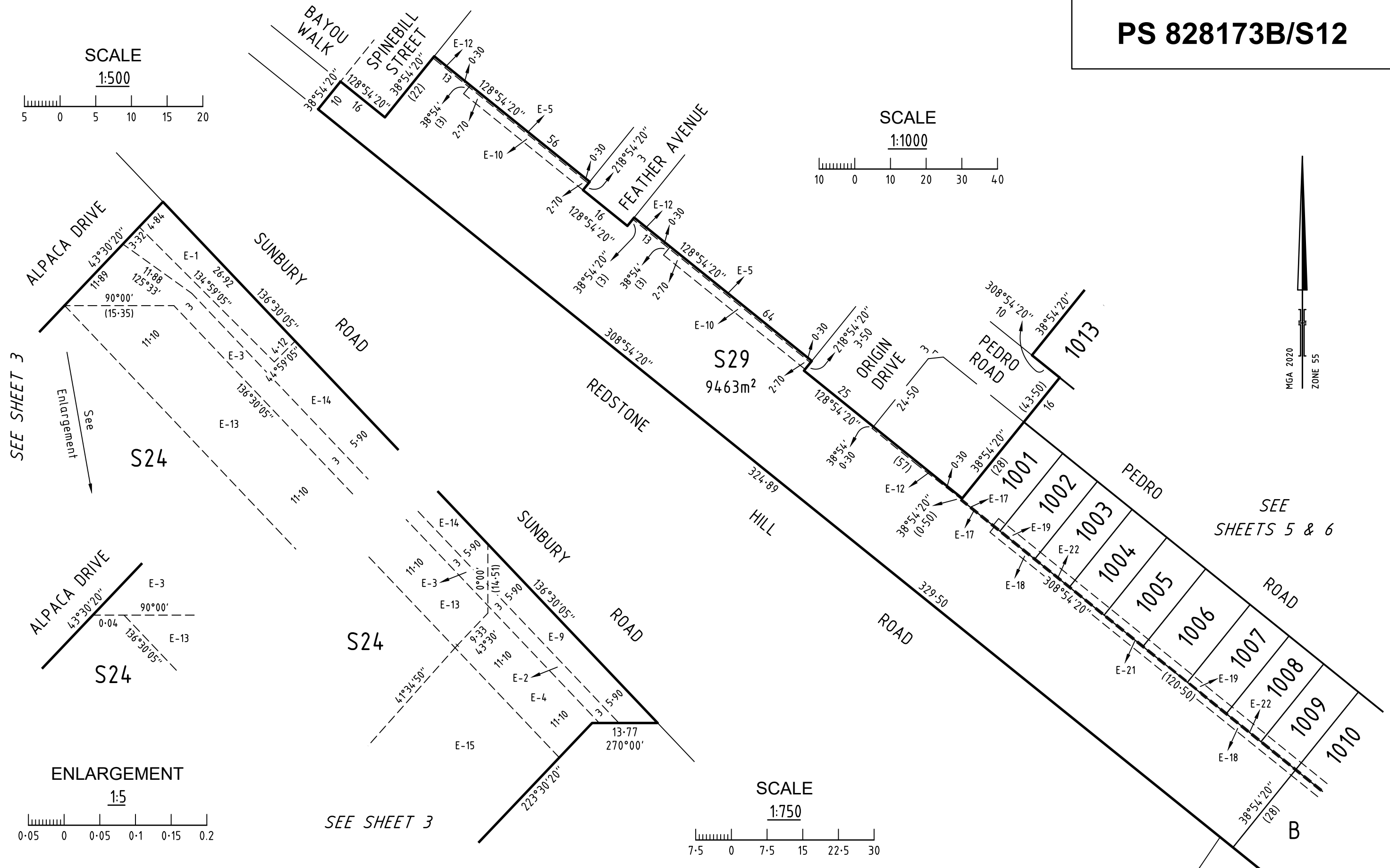
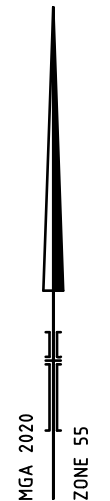
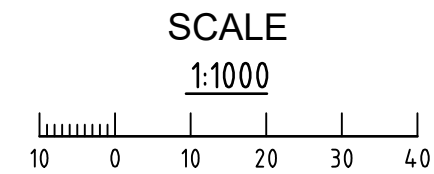
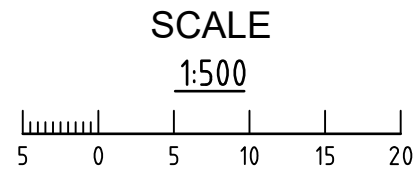
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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
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SHEET 3

PS 828173B/S12



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SHEET 4

**PS 828173B/S12**

SEE SHEET 8  
FOR DETAILS

S24

EAGLEHAWK STREET

EAGLEHAWK R-13 STREET

SEE SHEET 7  
FOR DETAILS

GOSHAWK ROAD

GOSHAWK  
ROAD R-13

ZOE STREET

ZOE R-13 STREET

S25

SEE SHEET 6  
FOR DETAILS

SEE SHEET 4

PEDRO ROAD

PEDRO R-13 ROAD

RES  
No.11

75.84

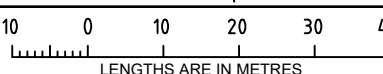
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B  
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SEE SHEET 3

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SCALE  
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ORIGINAL SHEET  
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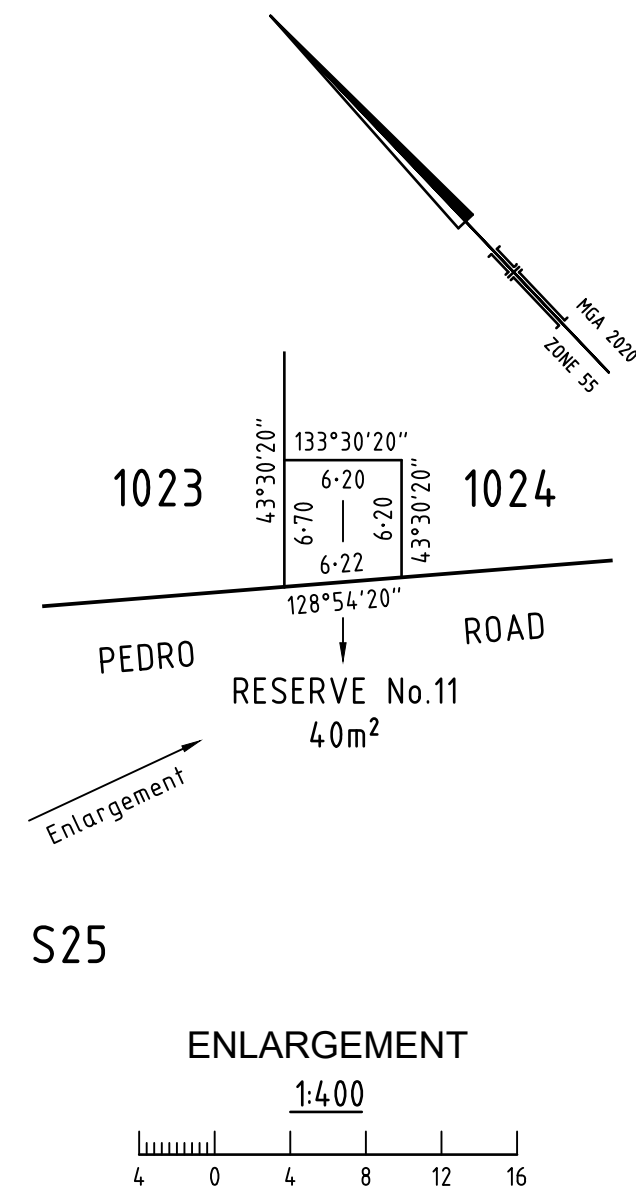
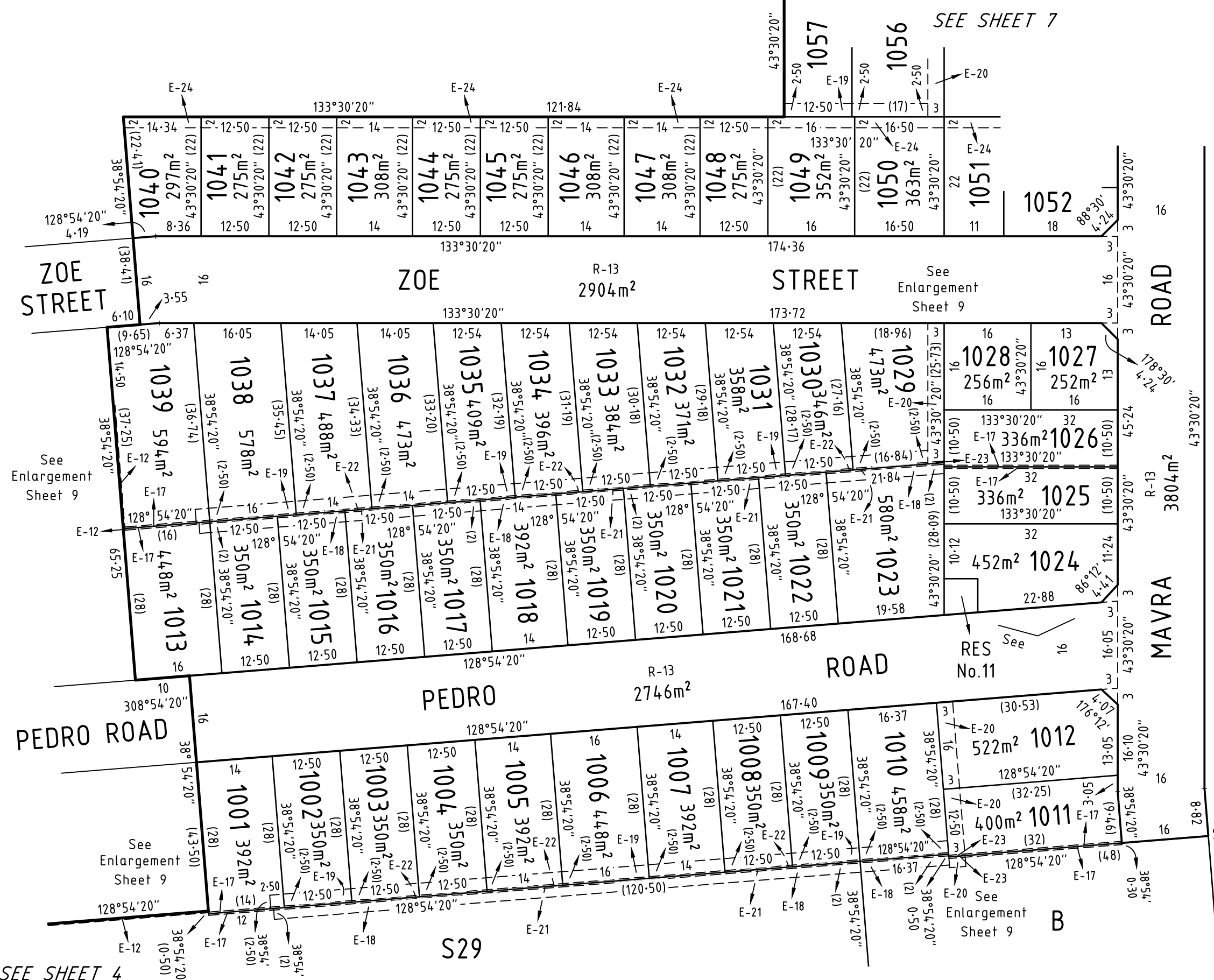
SHEET 5

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SCALE 1: 750

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LENGTHS ARE IN METRES

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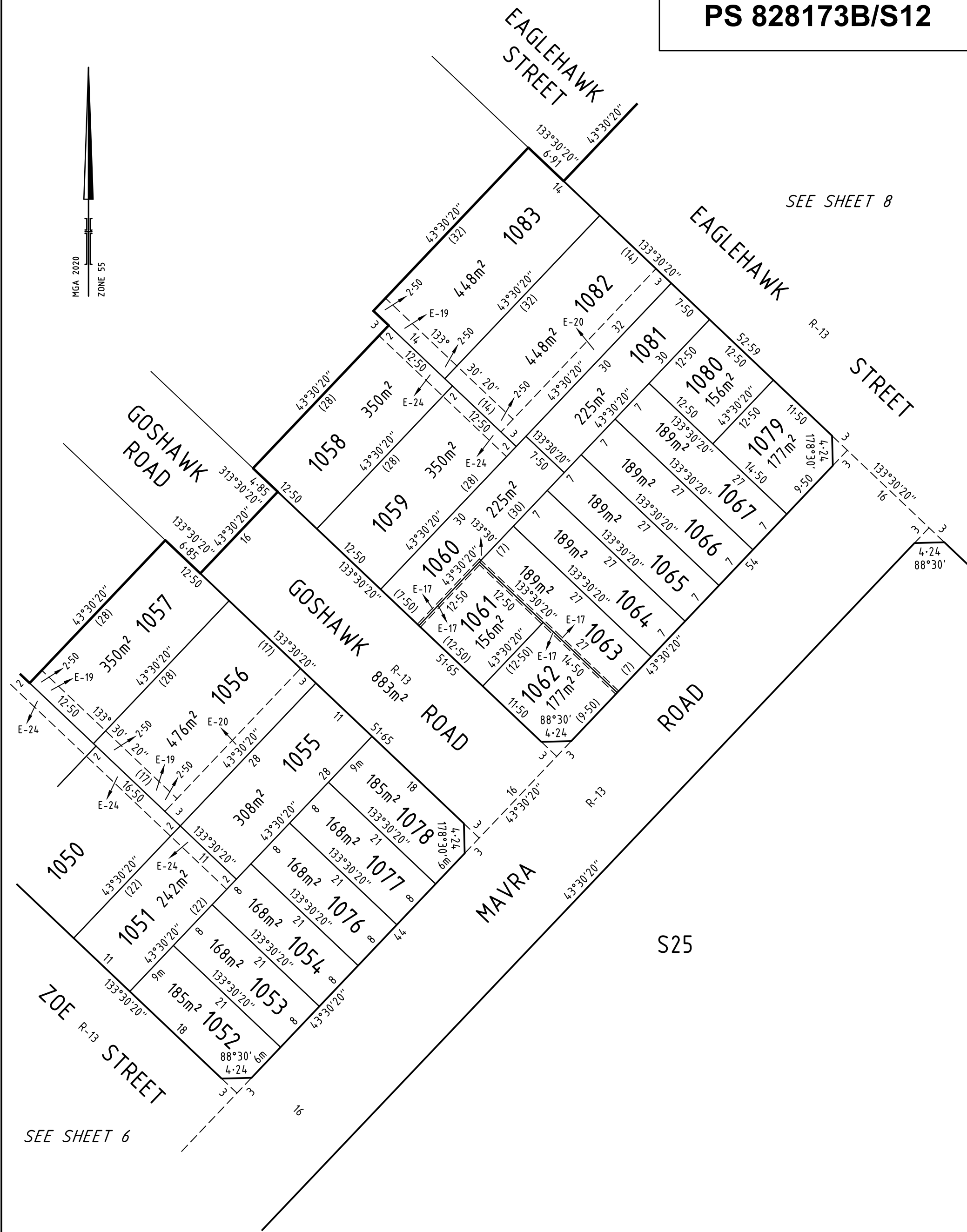
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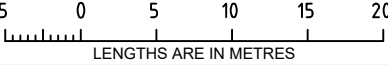

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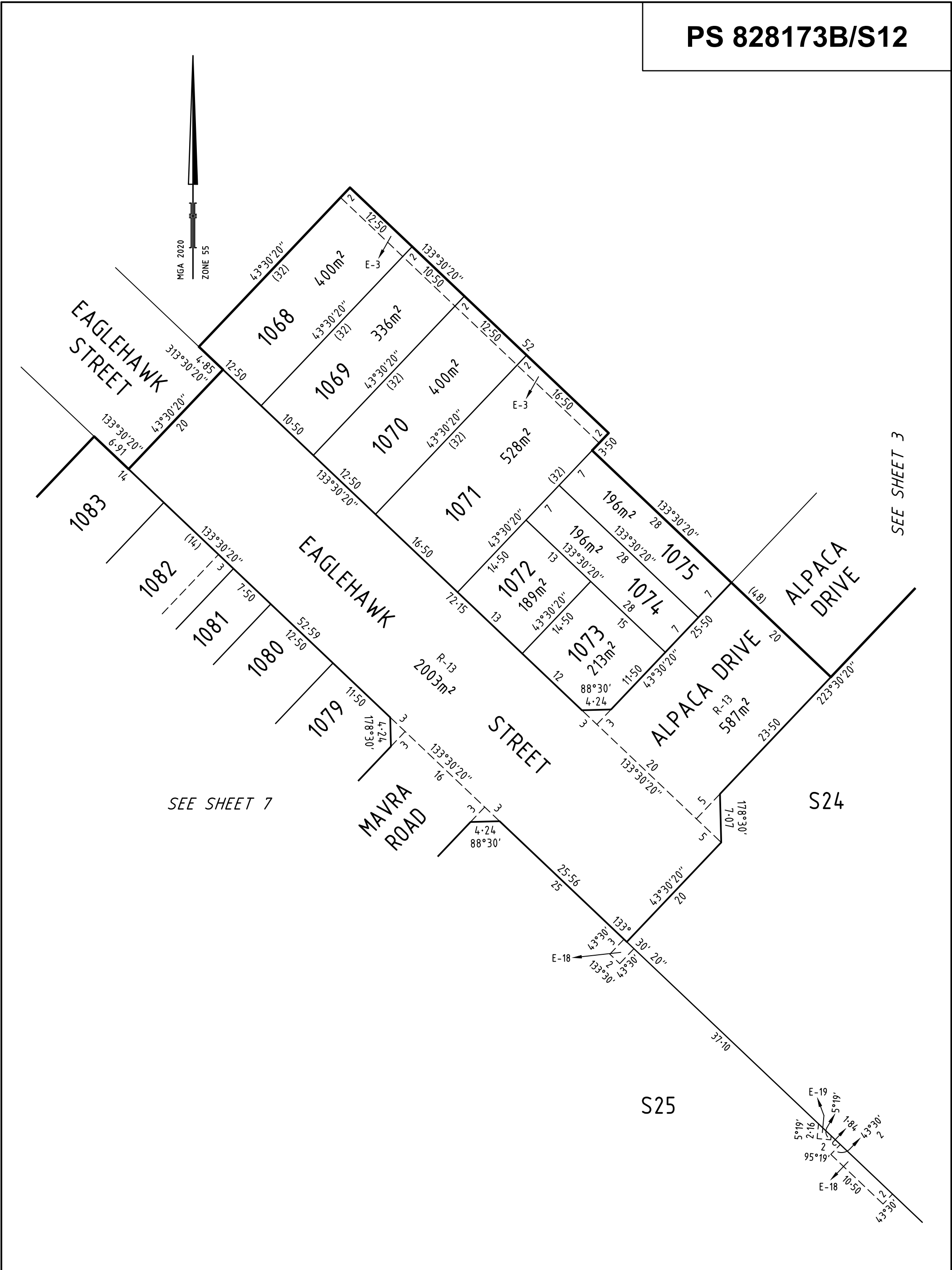
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Version: 11

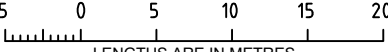

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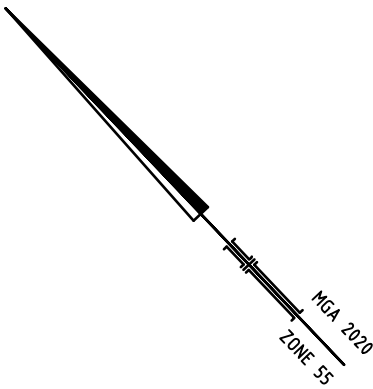
SEE SHEET 6

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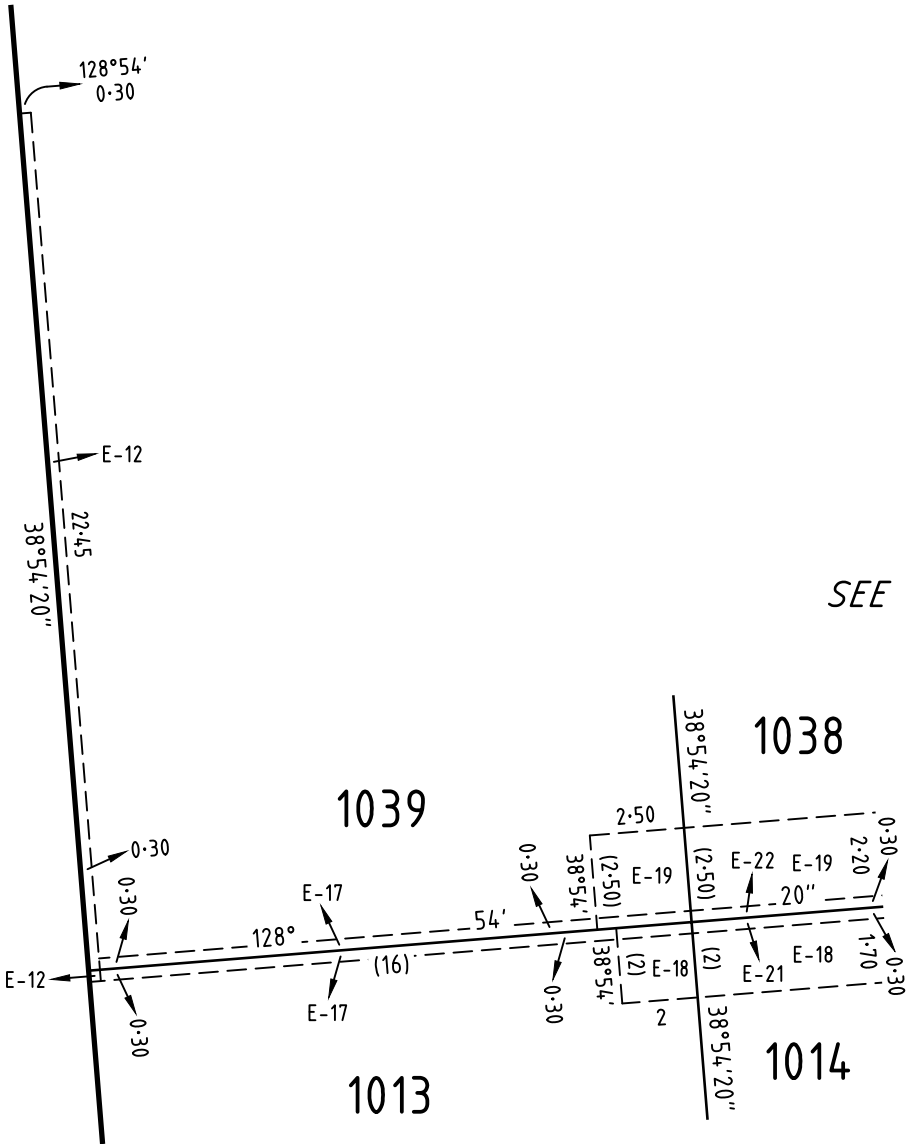


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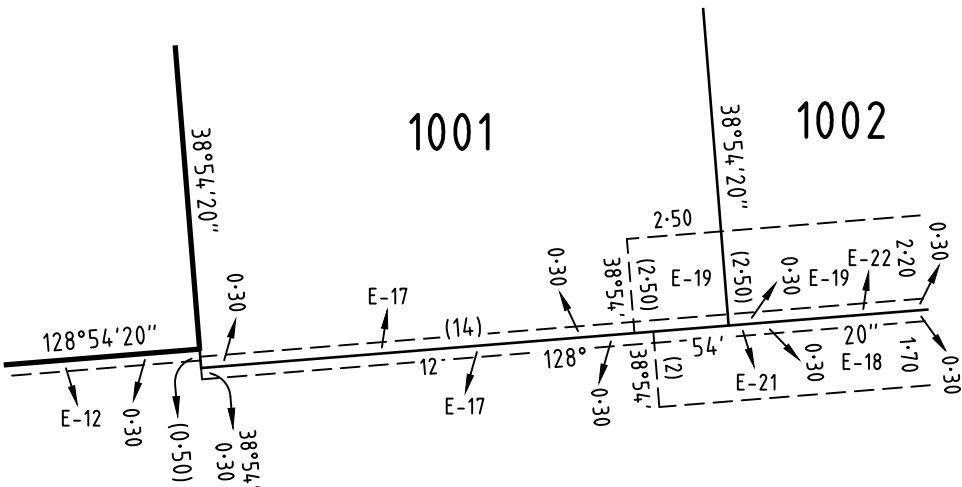
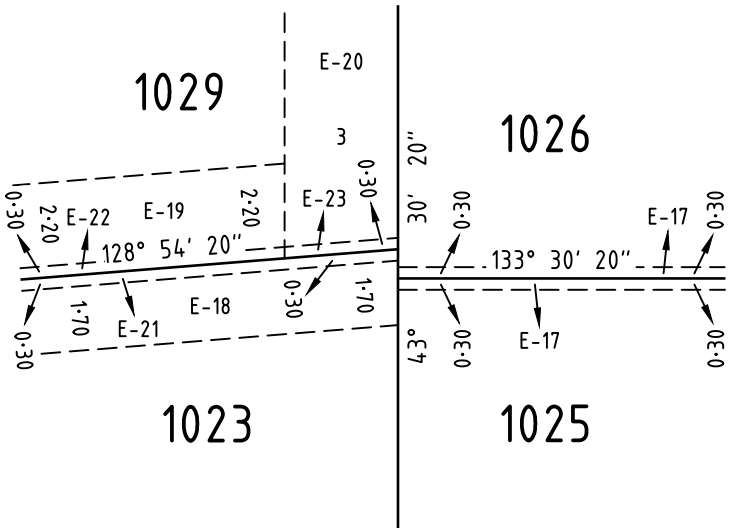




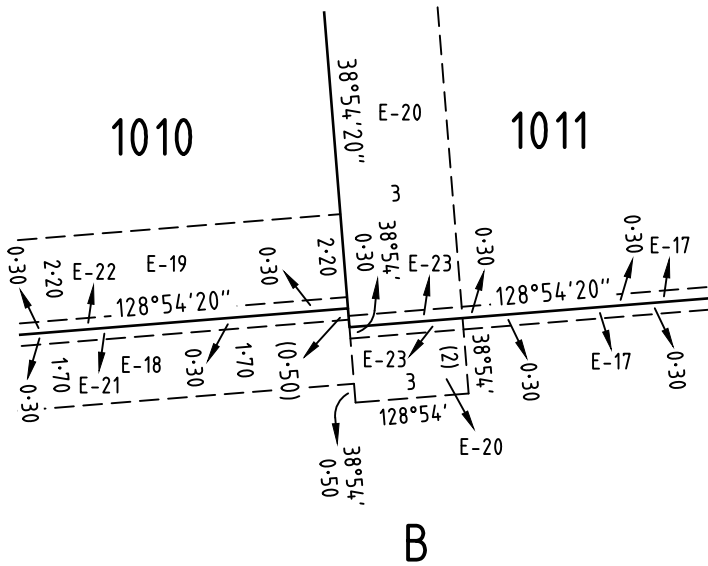
ENLARGEMENTS



SEE SHEET 6



SEE SHEET 6



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 .

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.

OWNERS CORPORATION SCHEDULE										PS828173B/S12																	
Owners Corporation No.				1			Plan No.				PS828173B/S12																
Land affected by Owners Corporation				Lots: 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>5330</td><td>834</td></tr><tr><td>Previous stages</td><td></td><td></td></tr><tr><td>Overall Total</td><td>5330</td><td>834</td></tr></table>													Totals				Entitlement	Liability	This schedule	5330	834	Previous stages			Overall Total	5330	834
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	Entitlement	Liability																									
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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																					
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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																									
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