

PLAN OF SUBDIVISION				EDITION 1		PS 912537U	
<div>LOCATION OF LAND</div> <div>PARISH: BULLA BULLA</div> <div>TOWNSHIP: -</div> <div>SECTION: 25</div> <div>CROWN ALLOTMENT: 1A (PART)</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: C/T VOL 8865 FOL 999</div> <div>LAST PLAN REFERENCE: LOT 2 ON LP 88415</div> <div>POSTAL ADDRESS: 50 REDSTONE HILL ROAD, (at time of subdivision) SUNBURY, VIC. 3429</div> <div>MGA 2020 CO-ORDINATES: E: 301 790 ZONE: 55 (of approx centre of land in plan) N: 5835 770</div>							
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines			
ROAD R-21 RESERVE No.21 RESERVE No.22		HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC.) LIMITED HUME CITY COUNCIL					
NOTATIONS							
DEPTH LIMITATION : 15.24 METRES BELOW THE SURFACE APPLIES TO ALL THE LAND IN THE PLAN							
<div>SURVEY: This plan is based on survey</div> <div>STAGING: This is a staged subdivision Planning Permit No. P23099</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>				<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>			
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	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL			
E-1	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION			
E-2	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT			
E-3	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL			
E-3	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION			
E-3	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT			
E-4	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	C/T VOL 9085 FOL 531			
REDSTONE ESTATE - STAGE 21A (32 LOTS)				AREA OF STAGE - 1.753ha			
<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: 310827SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4	
			Licensed Surveyor: Mark Oswald Stansfield Version: 2				



2  
SEC 26

REDSTONE  
HILL ROAD

235.90

REDSTONE HILL ROAD

128°54'20"  
124

194.46

AKIN ROAD

38°54'20" (80.21)

128°54'20"  
32

416.21

S2  
6.341ha

BOOBOOK  
DRIVE

38°54'20" (99.68)

76°47'10"  
9.61

166°47'10"  
(1.8)

76°47'10"  
1.08

166°47'10"  
28

76°47'10"  
(41.87)

218°54'20"

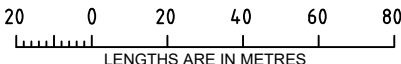
193.98

194.46  
308°54'20"

SEE SHEET 3  
FOR DETAILS

SURVEYOR'S FILE REF: 310827SV00

SCALE  
1: 2000



ORIGINAL SHEET  
SIZE: A3

SHEET 2



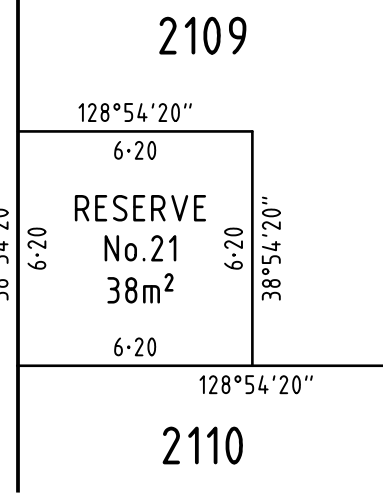
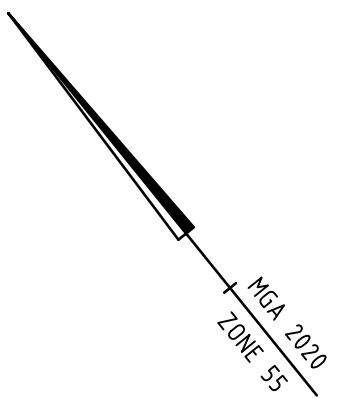
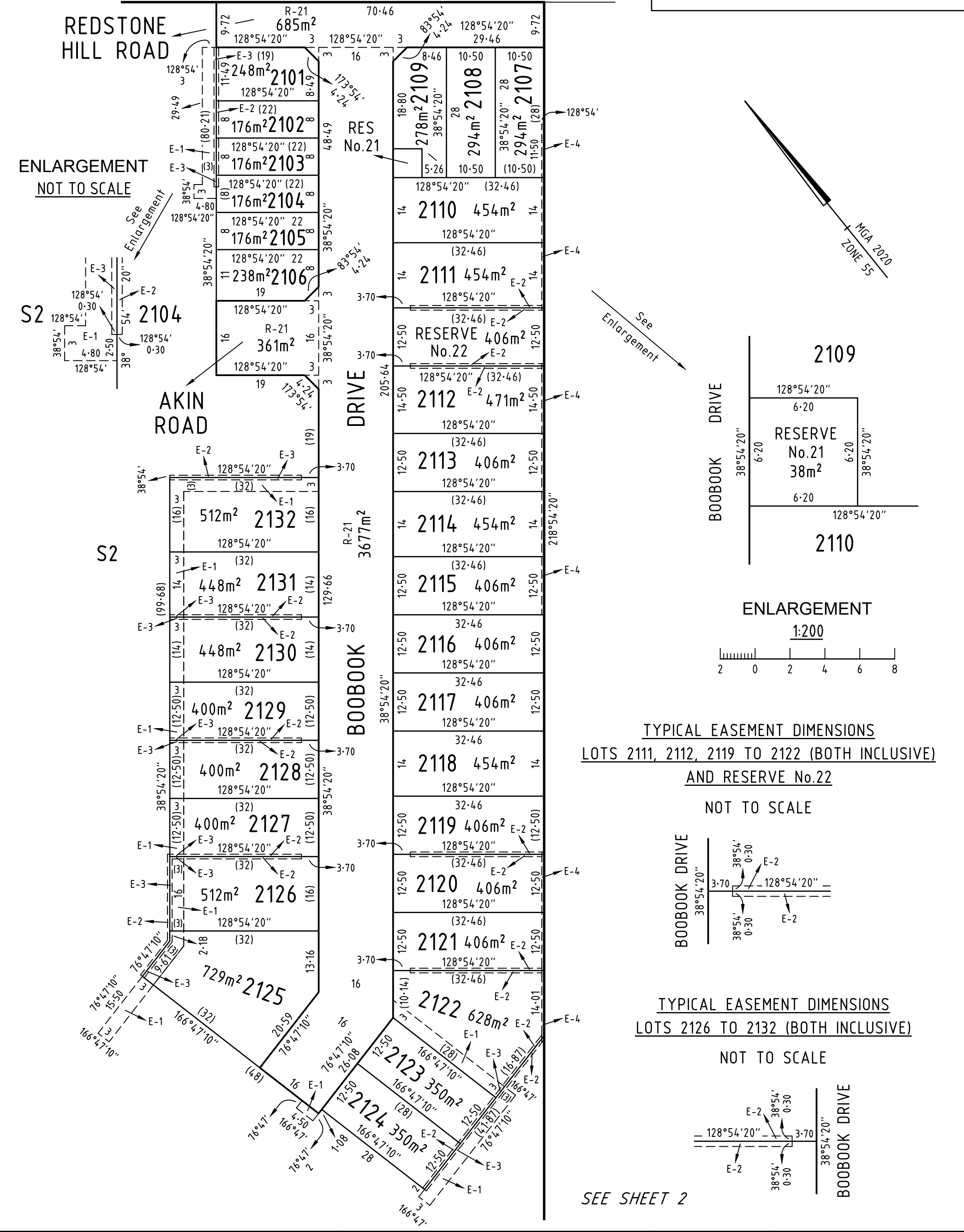
414 La Trobe Street  
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Melbourne Vic 8007  
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spiire.com.au

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Version: 2

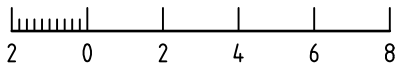
SEE SHEET 2

REDSTONE HILL ROAD

PS 912537U

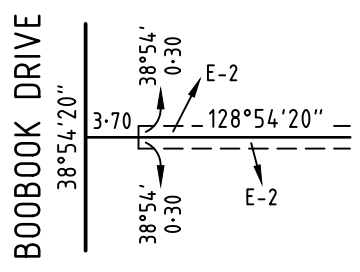


ENLARGEMENT  
1:200



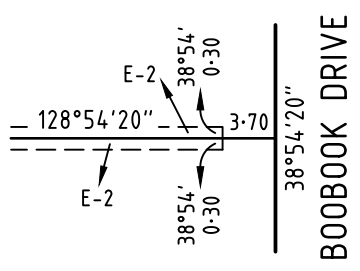
TYPICAL EASEMENT DIMENSIONS  
LOTS 2111, 2112, 2119 TO 2122 (BOTH INCLUSIVE)  
AND RESERVE No.22

NOT TO SCALE



TYPICAL EASEMENT DIMENSIONS  
LOTS 2126 TO 2132 (BOTH INCLUSIVE)

NOT TO SCALE



SEE SHEET 2

CREATION OF RESTRICTION No. 1

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

Land to Benefit: Lots 2101 to 2132 (both inclusive)  
Land to be Burdened: Lots 2101 to 2132 (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 2101 to 2132 (both inclusive)  
Land to be Burdened: Lots 2101 to 2132 (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 2101 to 2132 (both inclusive)  
Land to be Burdened: Lots 2101 to 2109 (both inclusive)

Description of Restriction:

Lots 2101 to 2109 (both 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.