


<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS 912537U/S2</b>	
<b>LOCATION OF LAND</b> PARISH: BULLA BULLA TOWNSHIP: - SECTION: 25 CROWN ALLOTMENT: 1A (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL .... FOL ...  LAST PLAN REFERENCE: LOT S2 ON PS 912537U  POSTAL ADDRESS: 50 REDSTONE HILL ROAD, (at time of subdivision) SUNBURY, VIC. 3429 MGA 2020 CO-ORDINATES: E: 301 780      ZONE: 55 (of approx centre of land in plan)      N: 5835 840				
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL / BODY / PERSON	Land being subdivided is enclosed within thick continuous lines  Lots 1 to 2132 (both inclusive) and Lots S1 and S2 have been omitted from this plan.          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.  <b>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS</b> 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-81	HUME CITY COUNCIL			
<b>NOTATIONS</b>				
DEPTH LIMITATION : 15.24 METRES BELOW THE SURFACE APPLIES TO ALL THE LAND IN THE PLAN				
SURVEY: This plan is based on survey  STAGING: This is a staged subdivision Planning Permit No. P23099  This survey has been connected to permanent marks No(s). 18, 33, 35 & 36  In Proclaimed Survey Area No. -				
<b>EASEMENT INFORMATION</b>				
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 21B (39 LOTS)			AREA OF STAGE - 1.656ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 310827SV01		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Mark Oswald Stansfield Version: 3		SHEET 1 OF 6

**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.	PS 912537U	HUME CITY COUNCIL
E-1	SEWERAGE	SEE DIAG.	PS 912537U	GREATER WESTERN WATER CORPORATION
E-2	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 912537U	THE RELEVANT ABUTTING LOT
E-3	DRAINAGE	SEE DIAG.	PS 912537U	HUME CITY COUNCIL
E-3	SEWERAGE	SEE DIAG.	PS 912537U	GREATER WESTERN WATER CORPORATION
E-3	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 912537U	THE RELEVANT ABUTTING LOT
E-5	SEWERAGE	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-6	SEWERAGE	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-6	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT
E-7	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT
E-8	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL
E-8	SEWERAGE	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-9	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL
E-9	SEWERAGE	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-9	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT
E-10	DRAINAGE	SEE DIAG.	PS 912537U	HUME CITY COUNCIL
E-10	SEWERAGE	SEE DIAG.	PS 912537U	GREATER WESTERN WATER CORPORATION
E-10	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT

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SHEET 2

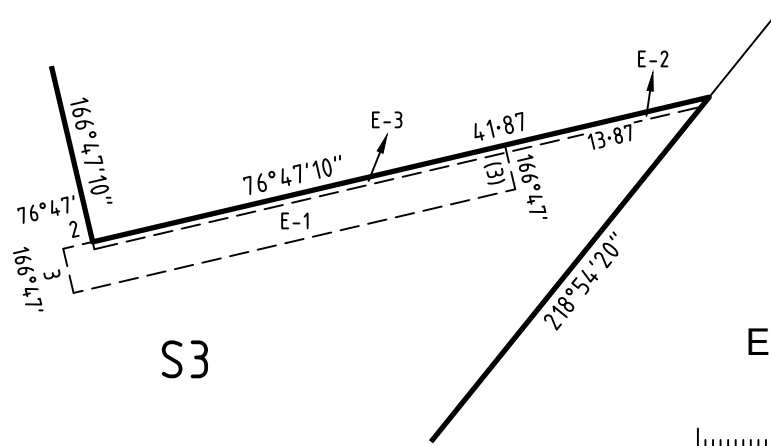
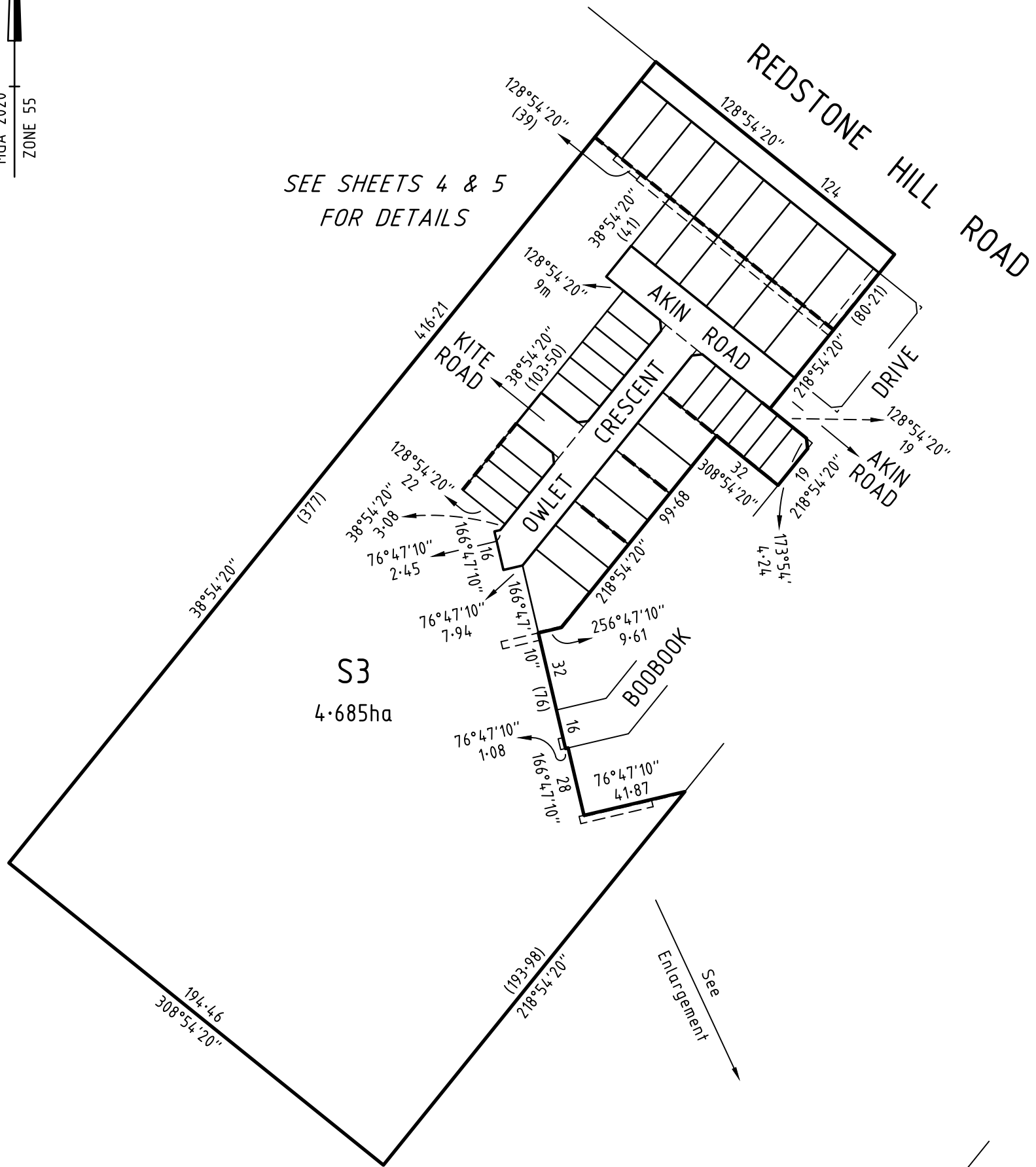


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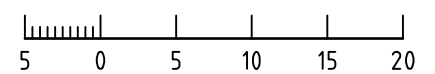


SEE SHEETS 4 & 5  
FOR DETAILS



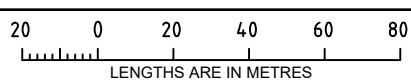
ENLARGEMENT

1:500



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SCALE  
1: 2000



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SIZE: A3

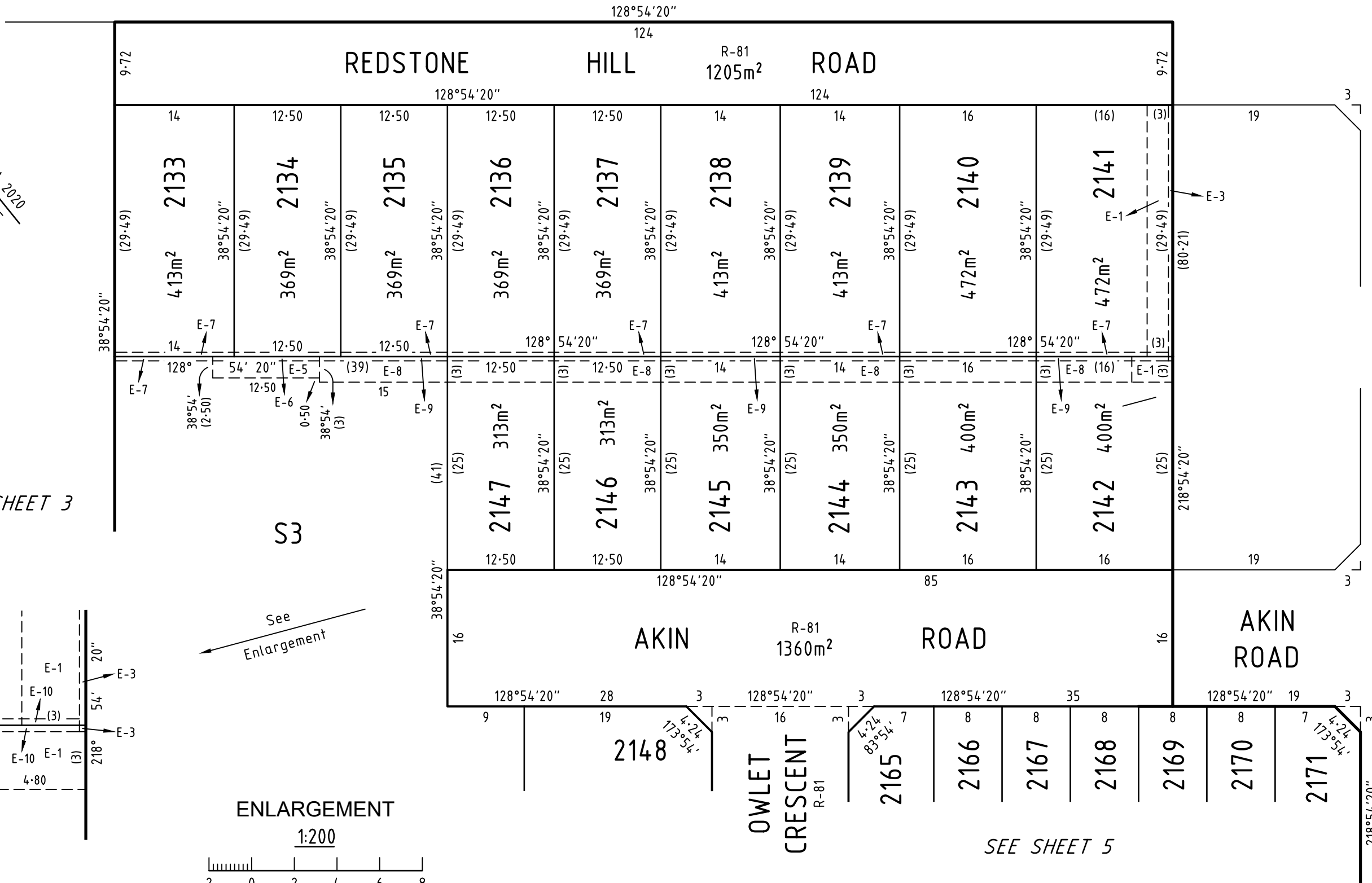
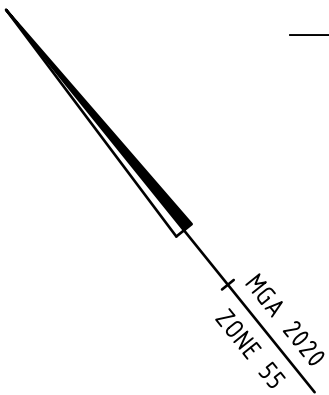
SHEET 3



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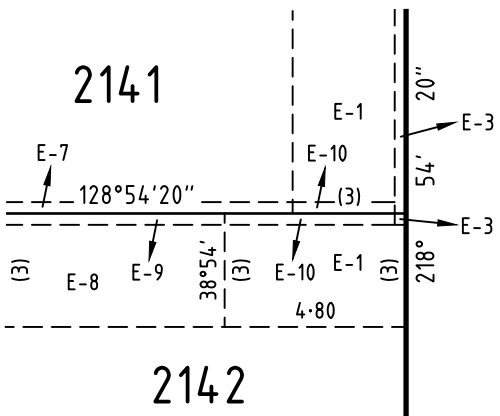
REDSTONE HILL ROAD



SEE SHEET 3

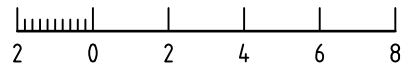
S3

See Enlargement



ENLARGEMENT

1:200

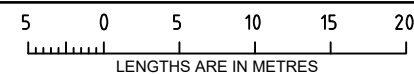


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SCALE  
1: 500



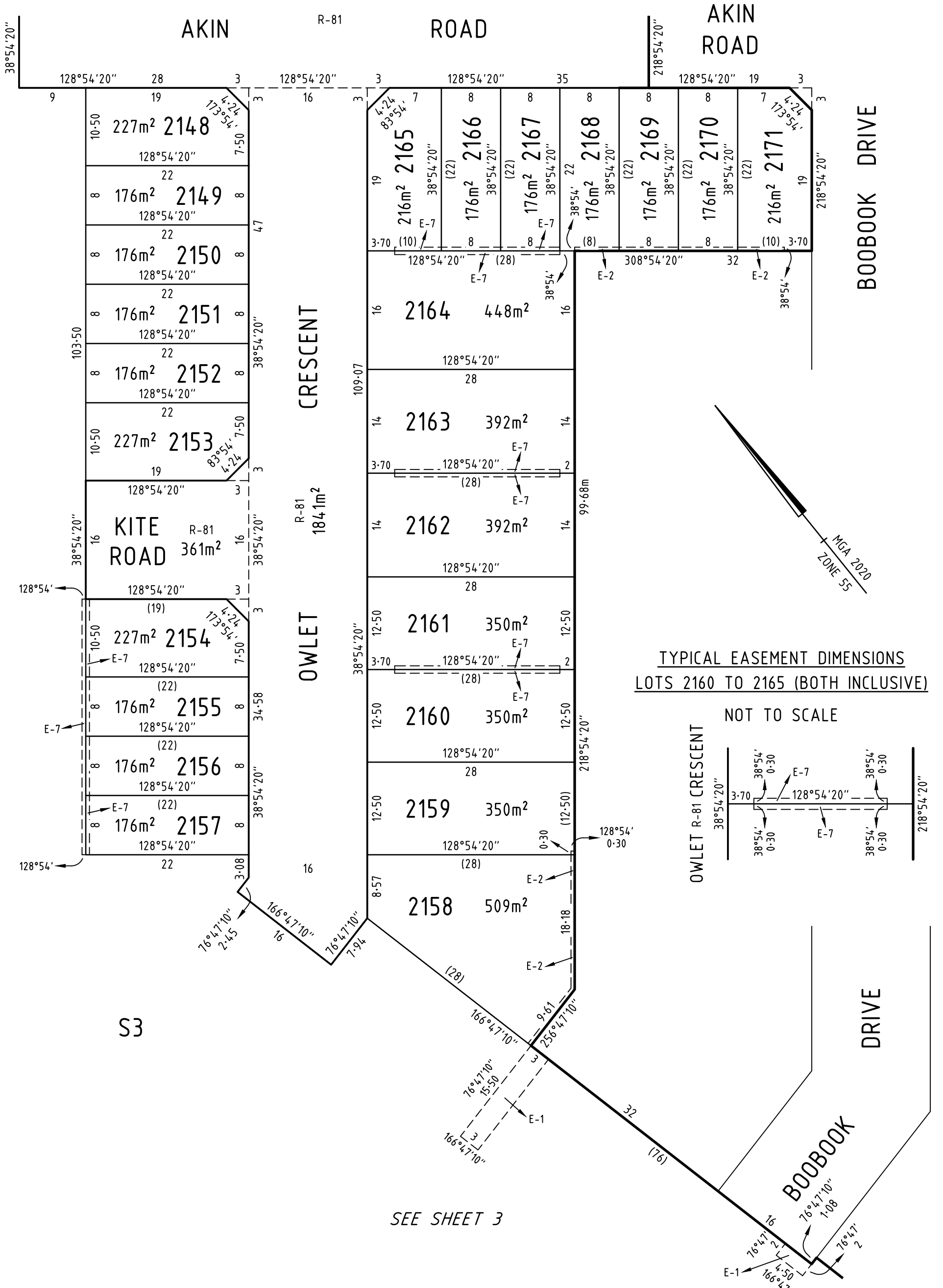
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SHEET 4

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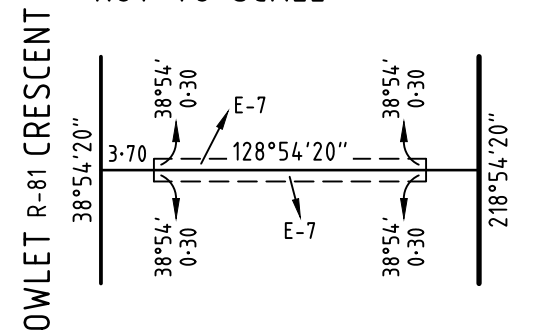
SEE SHEET 4

PS 912537U/S2



TYPICAL EASEMENT DIMENSIONS  
LOTS 2160 TO 2165 (BOTH INCLUSIVE)

NOT TO SCALE



SEE SHEET 3

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SCALE 1: 500  
5 0 5 10 15 20  
LENGTHS ARE IN METRES

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SHEET 5



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**CREATION OF RESTRICTION No. 1**

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

Land to Benefit: Lots 2133 to 2171 (both inclusive)  
Land to be Burdened: Lots 2133 to 2171 (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 2133 to 2171 (both inclusive)  
Land to be Burdened: Lots 2133 to 2171 (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 2133 to 2171 (both inclusive)  
Land to be Burdened: Lots 2148 to 2157 and 2165 to 2171 (all inclusive)

Description of Restriction:

Lots 2148 to 2157 and 2165 to 2171 (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.

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SHEET 6



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