
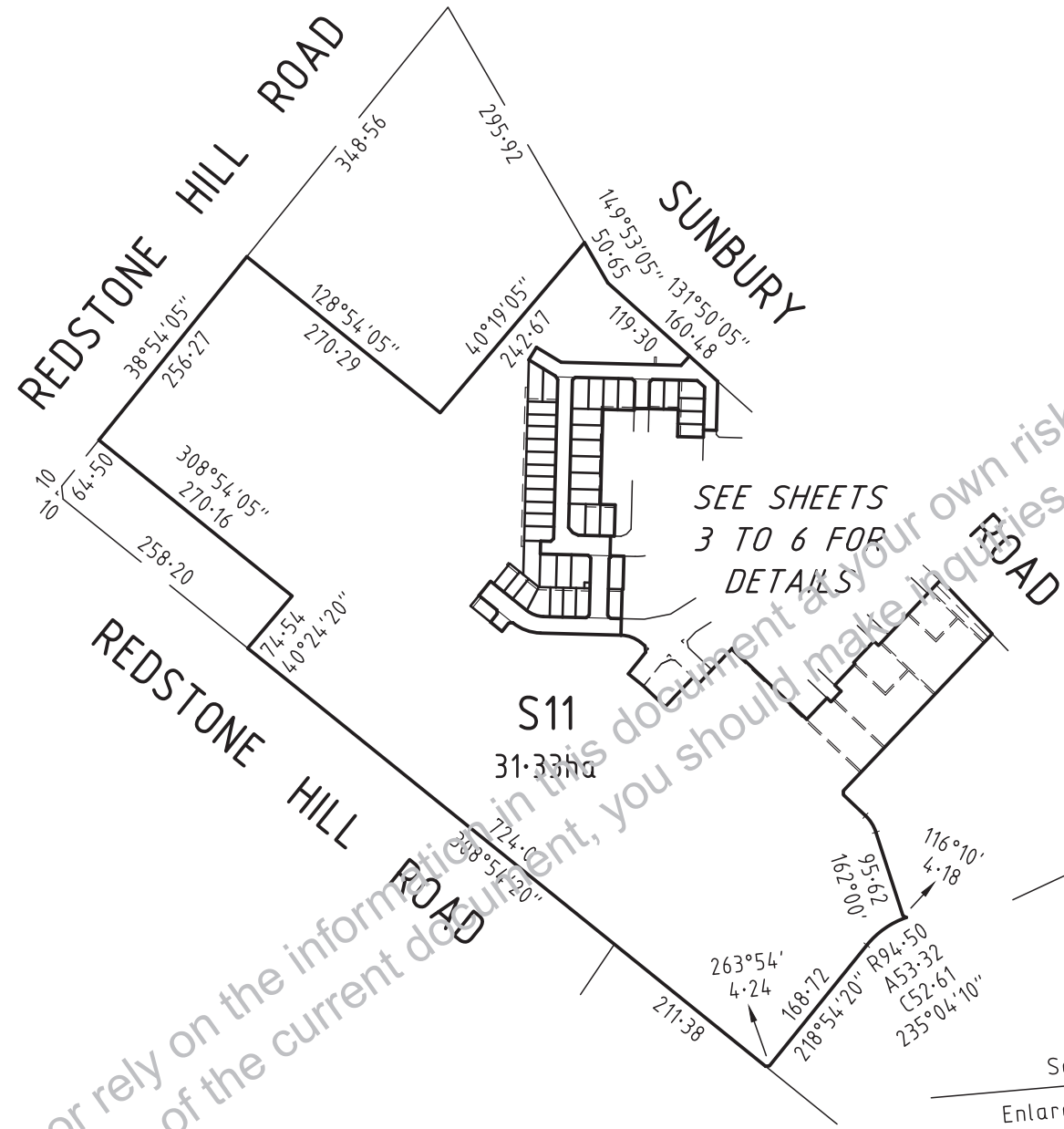
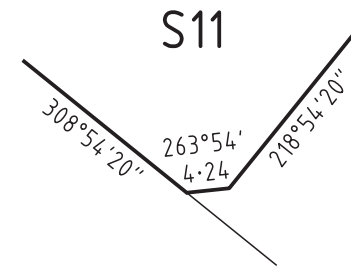
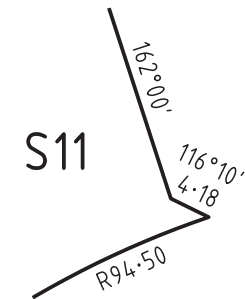
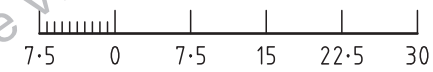


PLAN OF SUBDIVISION			EDITION 1	PS 828173B/S3
LOCATION OF LAND PARISH: BULLA BULLA TOWNSHIP: - SECTION: 25 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL 12314 FOL 432 LAST PLAN REFERENCE: PS 828173B/S2, LOT S10 POSTAL ADDRESS: 675 SUNBURY ROAD, (at time of subdivision) SUNBURY, VIC. 3429 MGA 2020 CO-ORDINATES: E: 302 190 ZONE: 55 (of approx centre of land in plan) N: 5836 150			Council Name: Hume City Council Council Reference Number: S009190 Planning Permit Reference: P22160 SPEAR Reference Number: S155302V Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 06/11/2020 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Antonino Magazzu for Hume City Council on 31/08/2021 Statement of Compliance issued: 08/10/2021 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied for: this plan at Statement of Compliance	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines. Lots 1 to 300 and S1 to S10 (all inclusive) have been omitted from this plan. <u>Other purpose of this plan</u> To remove by agreement Drainage and Sewerage Easement E-1, Sewerage Easement E-2 and Drainage Easement E-3 created in PS828173B/S2 that lie within Lory Circuit on this plan via section 6 (1) (k) of the Subdivision Act 1988. To remove by agreement Drainage and Sewerage Easement E-1 and Drainage Easement E-3 created in PS828173B/S2 that lie within Flycatcher Road on this plan via section 6 (1) (k) 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-3 RESERVE No.4	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. -	
To remove by agreement Drainage and Sewerage Easement E-1, Sewerage Easement E-2 and Drainage Easement E-3 created in PS828173B/S2 that lie within Lory Circuit on this plan via section 6 (1) (k) of the Subdivision Act 1988.				
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	SEWERAGE	SEE DIAG	THIS PLAN	CITY WEST WATER CORPORATION
E-1	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	THIS PLAN	CITY WEST WATER CORPORATION
E-3	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-4	TRANSMISSION OF ELECTRICITY	SEE DIAG	INSTRUMENT 1930087	S.E.C.V.
E-5	DRAINAGE	SEE DIAG	PS 828173B	HUME CITY COUNCIL
E-6	SEWERAGE	SEE DIAG	PS 828173B/S2	WESTERN REGION WATER CORPORATION
E-6	DRAINAGE	SEE DIAG	PS 828173B/S2	HUME CITY COUNCIL
E-7	SEWERAGE	SEE DIAG	PS 828173B/S2	WESTERN REGION WATER CORPORATION
E-8	DRAINAGE	SEE DIAG	PS 828173B/S2	HUME CITY COUNCIL
REDSTONE ESTATE - STAGE 3 (46 LOTS)			AREA OF STAGE - 3.713ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 305914SV00 Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (6), 18/08/2021, SPEAR Ref: S155302V		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 7 Land Use Victoria Plan Registered 03:38 PM 20/10/2021 Assistant Registrar of Titles



ENLARGEMENTS

1:750



SURVEYOR'S FILE REF: 305914SV00

SCALE 1: 7500
 75 0 75 150 225 300
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 2



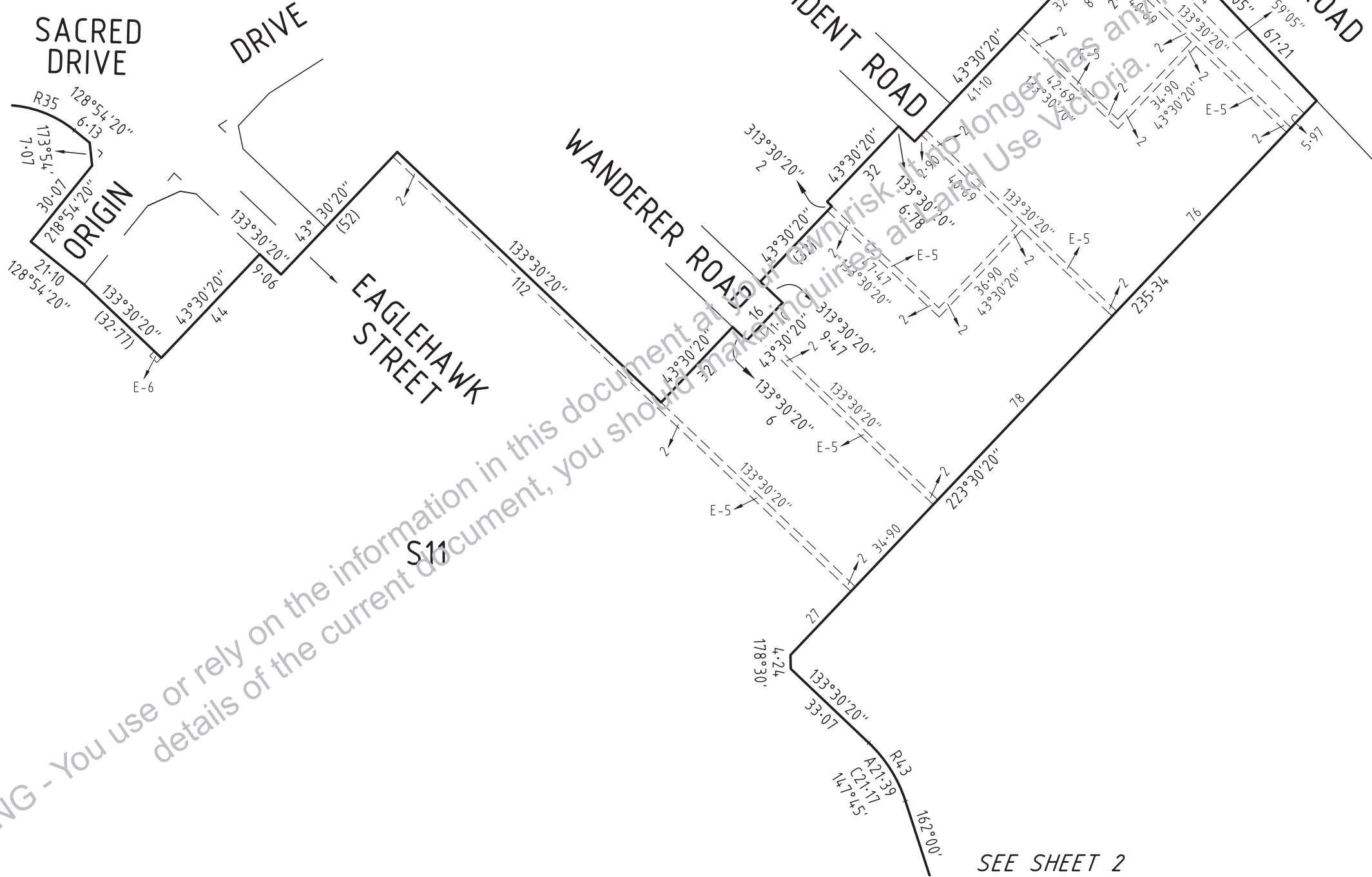
414 La Trobe Street
 PO Box 16084
 Melbourne Vic 8007
 T 61 3 9993 7888
 spiire.com.au

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SEE SHEET 4



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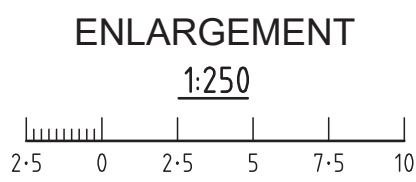
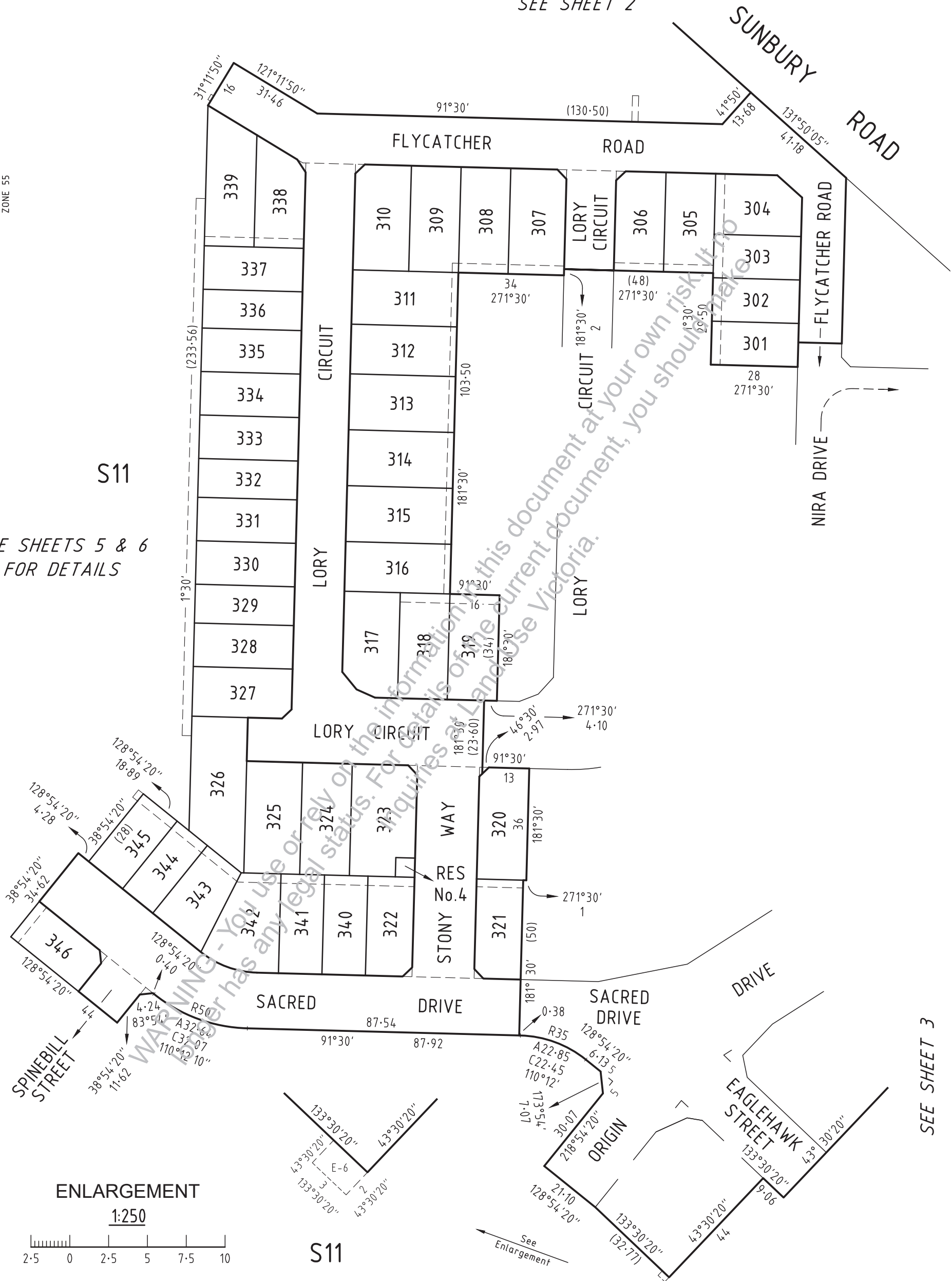
S11

SEE SHEET 2


SEE SHEET 2



S11
SEE SHEETS 5 & 6
FOR DETAILS



SEE SHEET 3

SURVEYOR'S FILE REF: 305914SV00	SCALE 1: 1250 12.5 0 12.5 25 37.5 50 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 4
 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 (6), 18/08/2021, SPEAR Ref: S155302V	Digitally signed by: Hume City Council, 31/08/2021, SPEAR Ref: S155302V	

CREATION OF RESTRICTION No. 1

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

Land to Benefit: Lots 301 to 346 (both inclusive)
Land to be Burdened: Lots 301 to 346 (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 AA7621.

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 301 to 346 (both inclusive)
Land to be Burdened: Lots 301 to 346 (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.

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SURVEYOR'S FILE REF: 305914SV00		ORIGINAL SHEET SIZE: A3	SHEET 7
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OWNERS CORPORATION SCHEDULE

PS828173B/S3

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

Common Property No.: 1

Limitations of Owners Corporation: Unlimited

Notations

Totals		
	Entitlement	Liability
This schedule	1460	461
Balance of existing OC	880	880
Overall Total	2340	1341

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
301	10	10									
302	10	10									
303	10	10									
304	10	10									
305	10	10									
306	10	10									
307	10	10									
308	10	10									
309	10	10									
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338	10	10									
339	10	10									
340	10	10									
341	10	10									
342	10	10									
343	10	10									
344	10	10									
345	10	10									
346	10	10									
S11	1000	1									

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SHEET 1

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