

PLAN OF SUBDIVISION	EDITION 1	PS 828173B/S11
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LOCATION OF LAND

PARISH: BULLA BULLA
TOWNSHIP: -
SECTION: 25
CROWN ALLOTMENT: 2 (PART)
CROWN PORTION: -
TITLE REFERENCE: C/T VOL 12344 FOL 623 &
VOL FOL
LAST PLAN REFERENCE: PS 828173B/S4, LOT S12 &
PS 828173B/S20, LOT S20
POSTAL ADDRESS: 675 SUNBURY ROAD,
(at time of subdivision) SUNBURY, VIC. 3429
GDA2020 CO-ORDINATES: E: 302 540 ZONE: 55
(of approx centre of land in plan) N: 5835 910

Council Name: Hume City Council
Council Reference Number: S009424
Planning Permit Reference: P22160
SPEAR Reference Number: S169146J

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 21/09/2021

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

Digitally signed by: Antonino Magazzu for Hume City Council on 20/06/2022

Statement of Compliance issued: 21/06/2022

VESTING OF ROADS AND/OR RESERVES	
IDENTIFIER	COUNCIL / BODY / PERSON
ROAD R-11	HUME CITY COUNCIL

NOTATIONS

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. -

Land being subdivided is enclosed within thick continuous lines.
Lots 1 to 1100 and S1 to S15 (all inclusive) have been omitted from this plan.

Other purpose of this plan
To remove by agreement the Drainage Easement E-5 created in PS828173B now contained within President Road, Alpaca Drive, Wanderer Road and Lot 1143 on this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.

To remove by agreement part of the Easement for Transmission of Electricity created in Instrument 1930087 that lies 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.

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 HILL ESTATE - STAGE 11 (43 LOTS) **AREA OF STAGE - 2.226ha**

 <p>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</p>	<p>SURVEYORS FILE REF: 305922SV00</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 1 OF 9</p>
	<p>Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (10), 30/05/2022, SPEAR Ref: S169146J</p>	<p>Land Use Victoria Plan Registered 04:59 PM 05/07/2022 Assistant Registrar of Titles</p>	

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	THIS PLAN	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	DRAINAGE	SEE DIAG	PS 828173B/S3	HUME CITY COUNCIL
E-5	SEWERAGE	SEE DIAG	PS 828173B/S3	CITY WEST WATER CORPORATION
E-6	DRAINAGE	SEE DIAG	PS 828173B/S2	HUME CITY COUNCIL
E-7	DRAINAGE	SEE DIAG	PS 828173B/S3	HUME CITY COUNCIL
E-8	DRAINAGE	SEE DIAG	PS 828173B/S4	HUME CITY COUNCIL
E-9	SEWERAGE	SEE DIAG	PS 828173B/S4	CITY WEST WATER CORPORATION
E-9	DRAINAGE	SEE DIAG	PS 828173B/S4	HUME CITY COUNCIL
E-10	SEWERAGE	2.50	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-11	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-11	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-12	POWERLINE	SEE DIAG	PS 828173B/S4 - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LIMITED
E-13	DRAINAGE	SEE DIAG	PS 828173B/S20	HUME CITY COUNCIL
E-14	DRAINAGE	SEE DIAG	THIS PLAN	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	CARRIAGEWAY	SEE DIAG	PS 828173B/S20	LOT Z ON PS 828173B/S20
E-17	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL

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ORIGINAL SHEET
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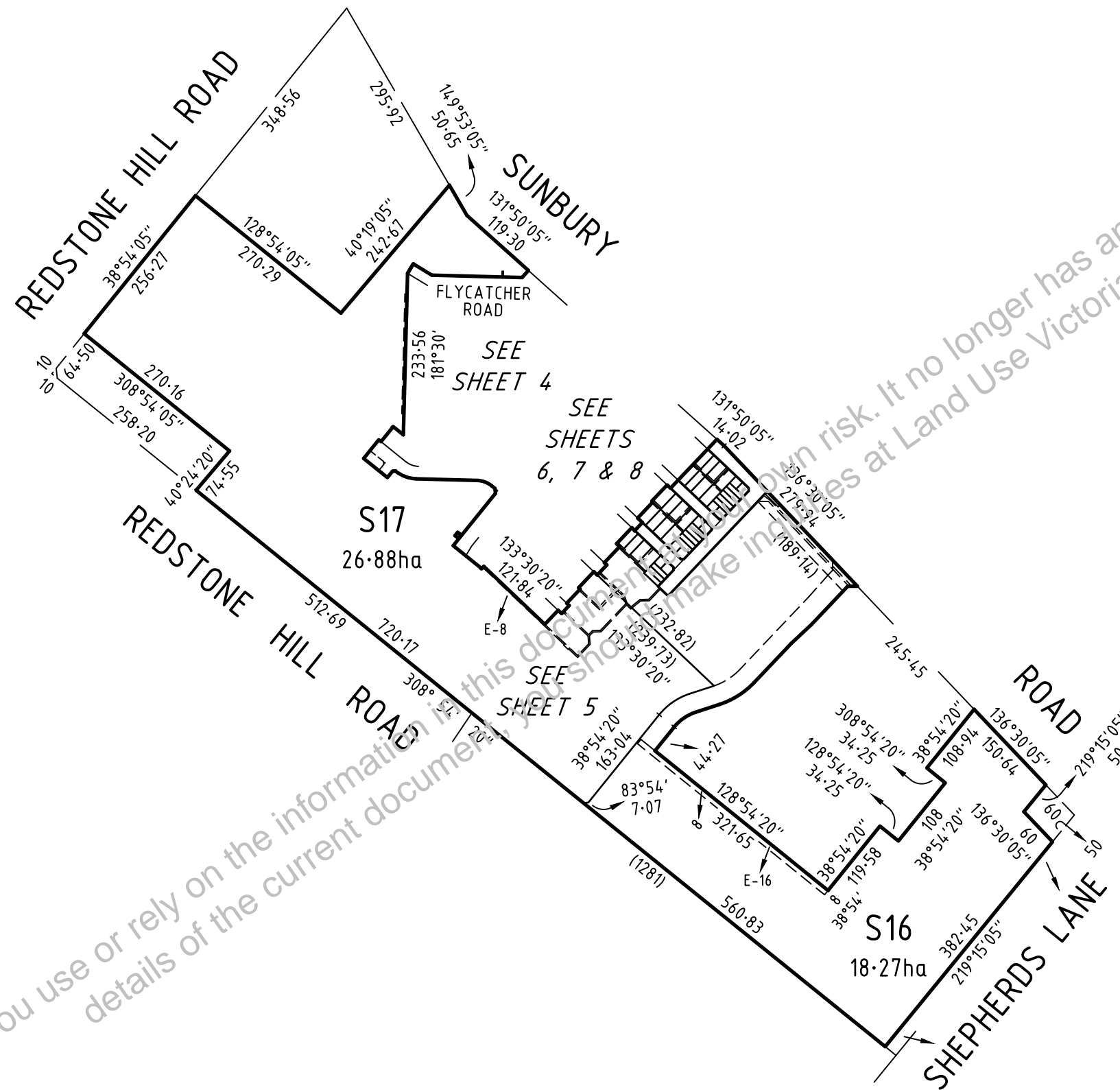
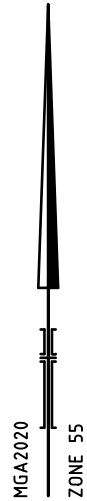
SHEET 2



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LENGTHS ARE IN METRES

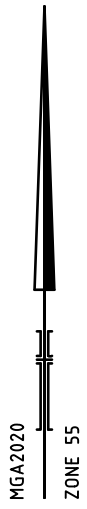
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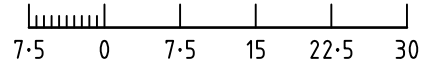
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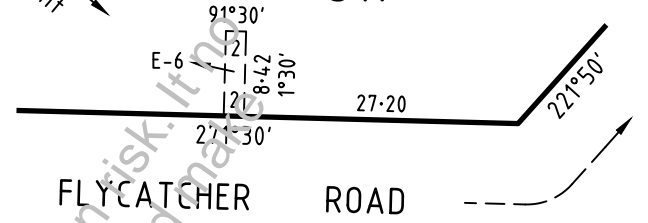


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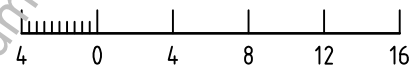


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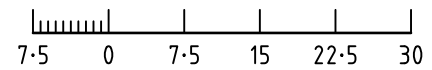
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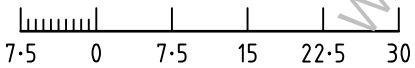
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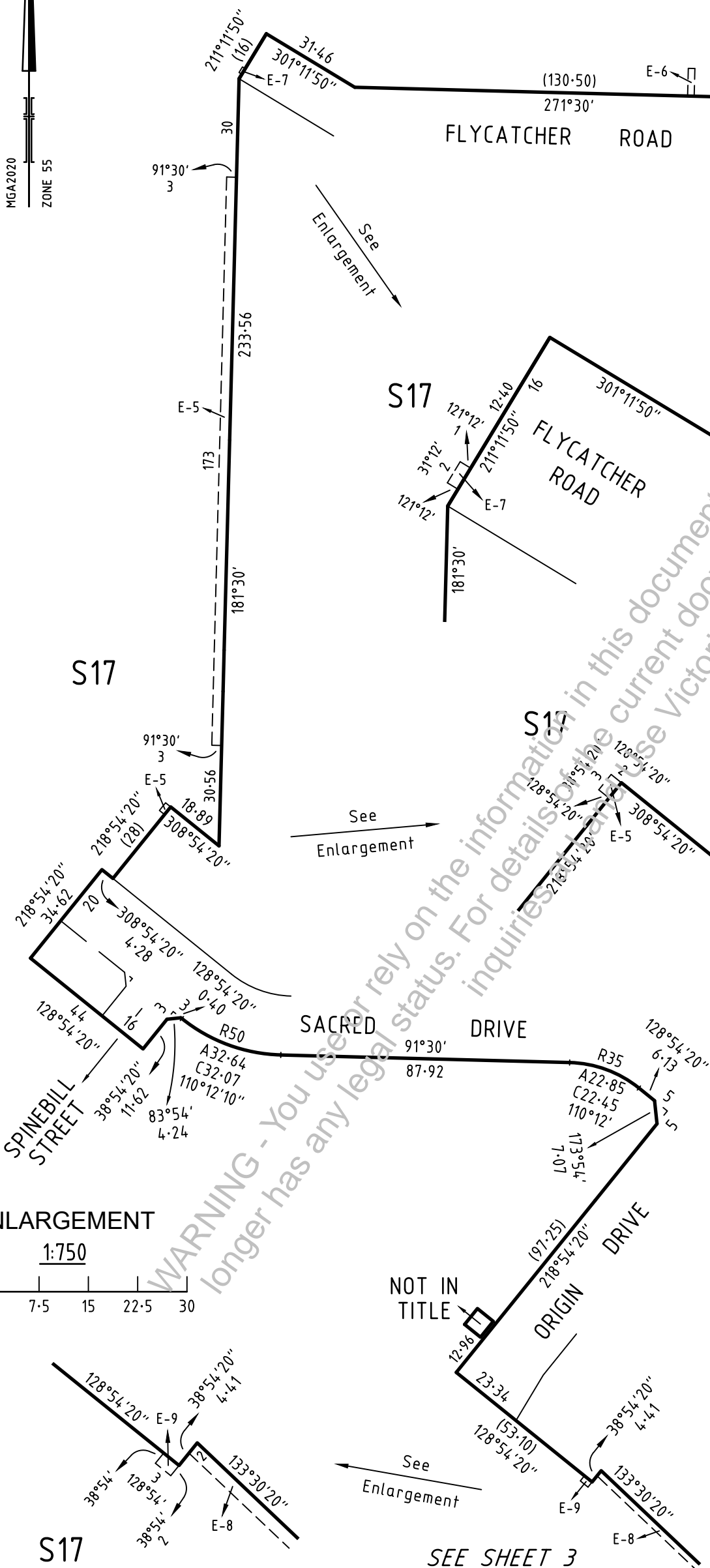
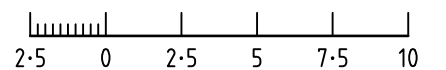
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ENLARGEMENT

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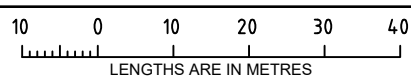


SEE SHEET 3

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SCALE

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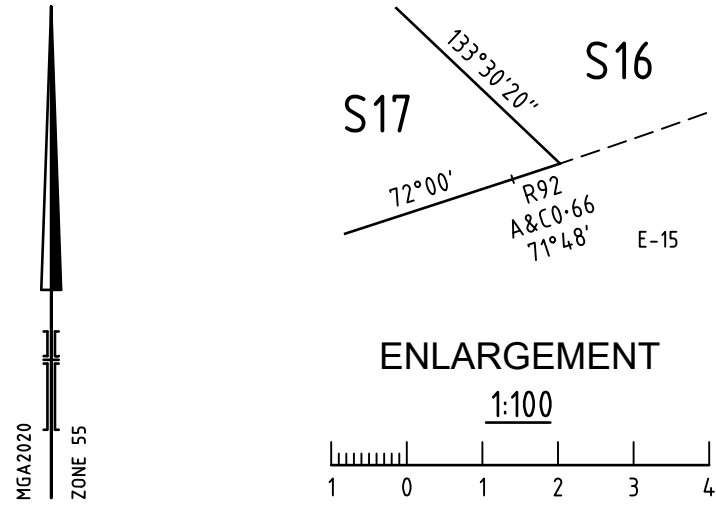


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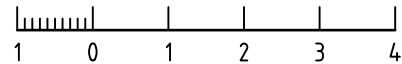
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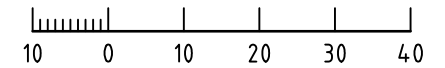
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SCALE

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SEE SHEET 8

S16

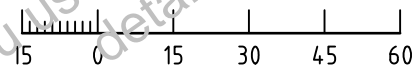
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S17

S16

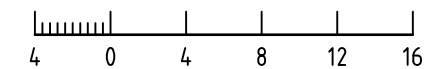
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ENLARGEMENT

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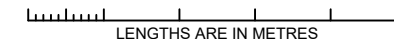
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SCALE
See Above



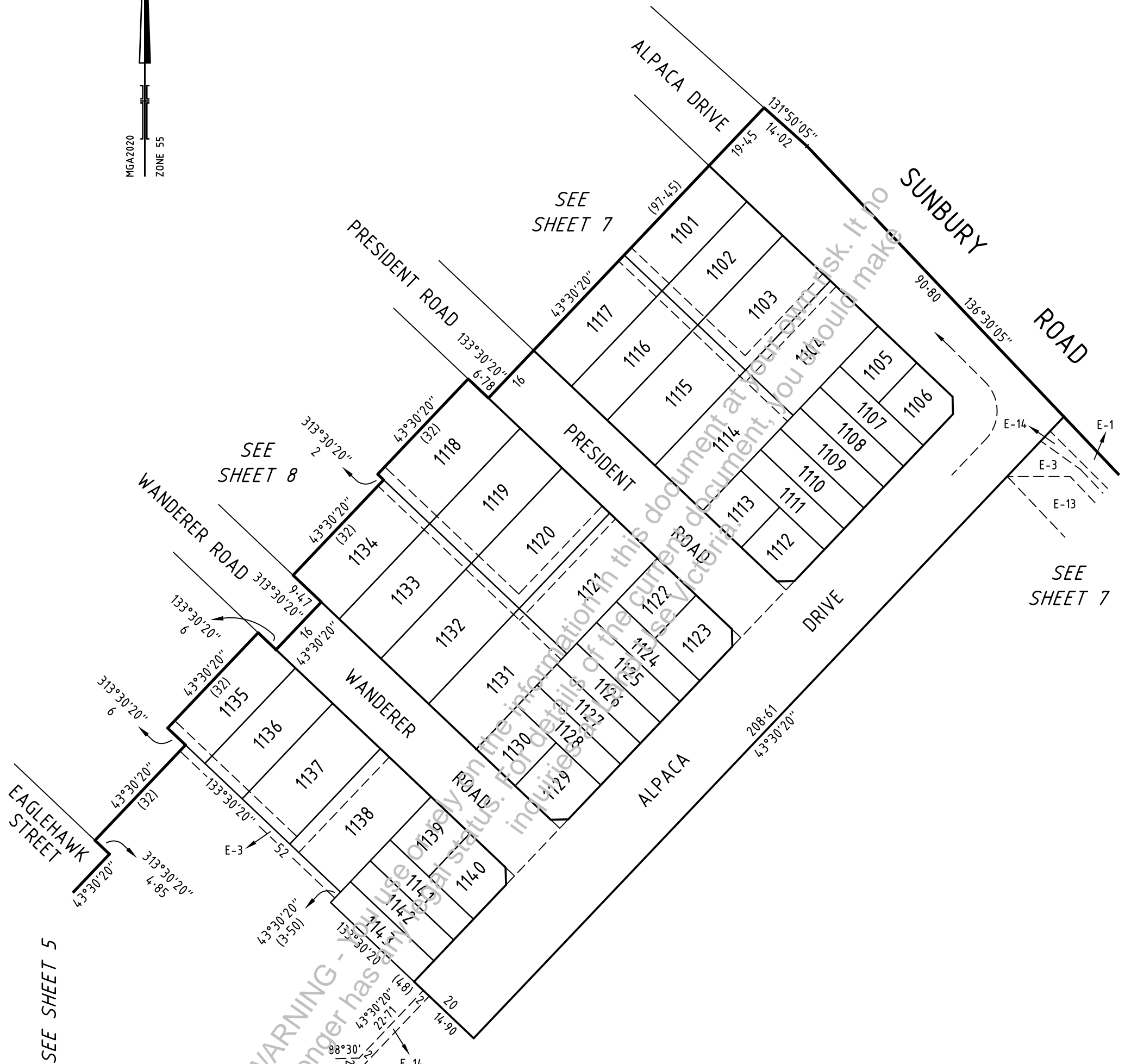
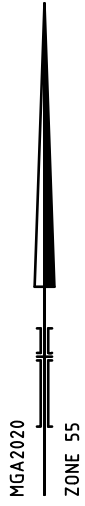
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SHEET 5

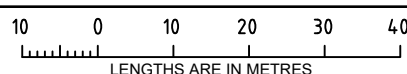
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S16

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SCALE
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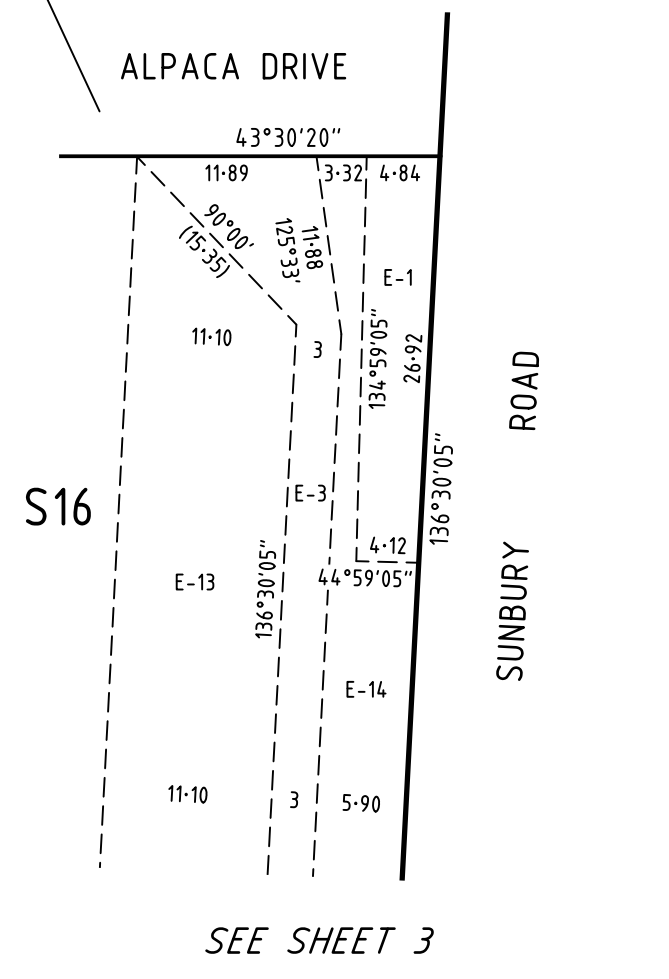
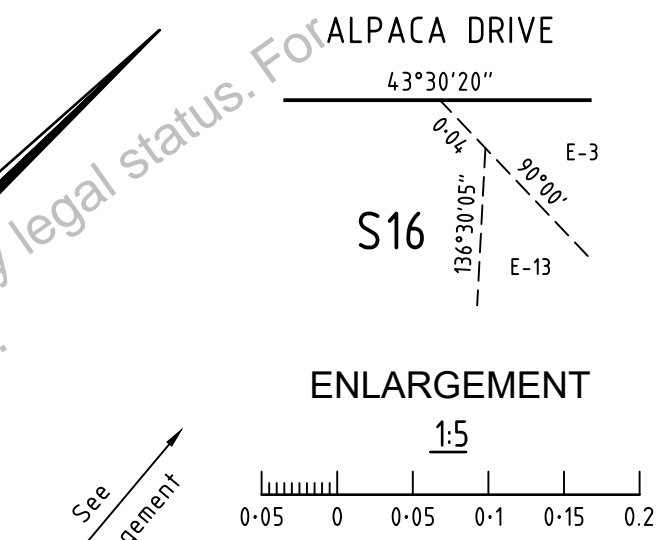
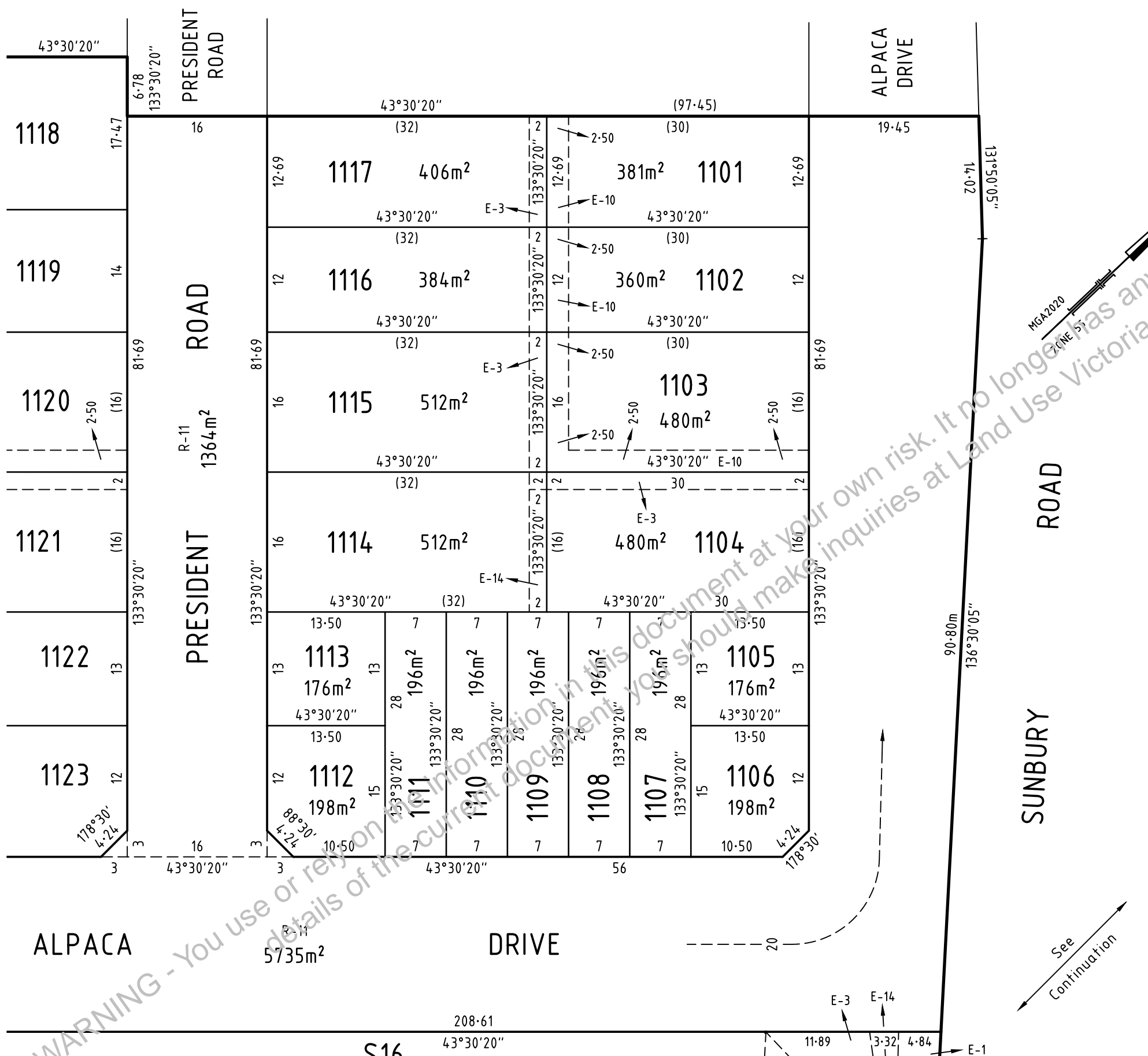
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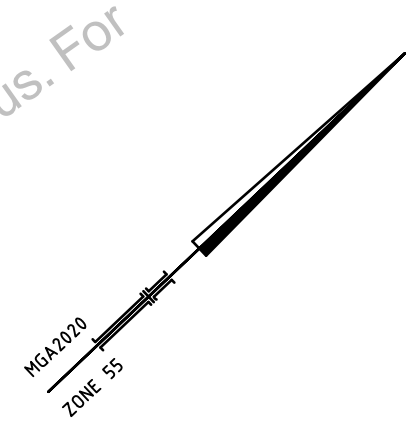
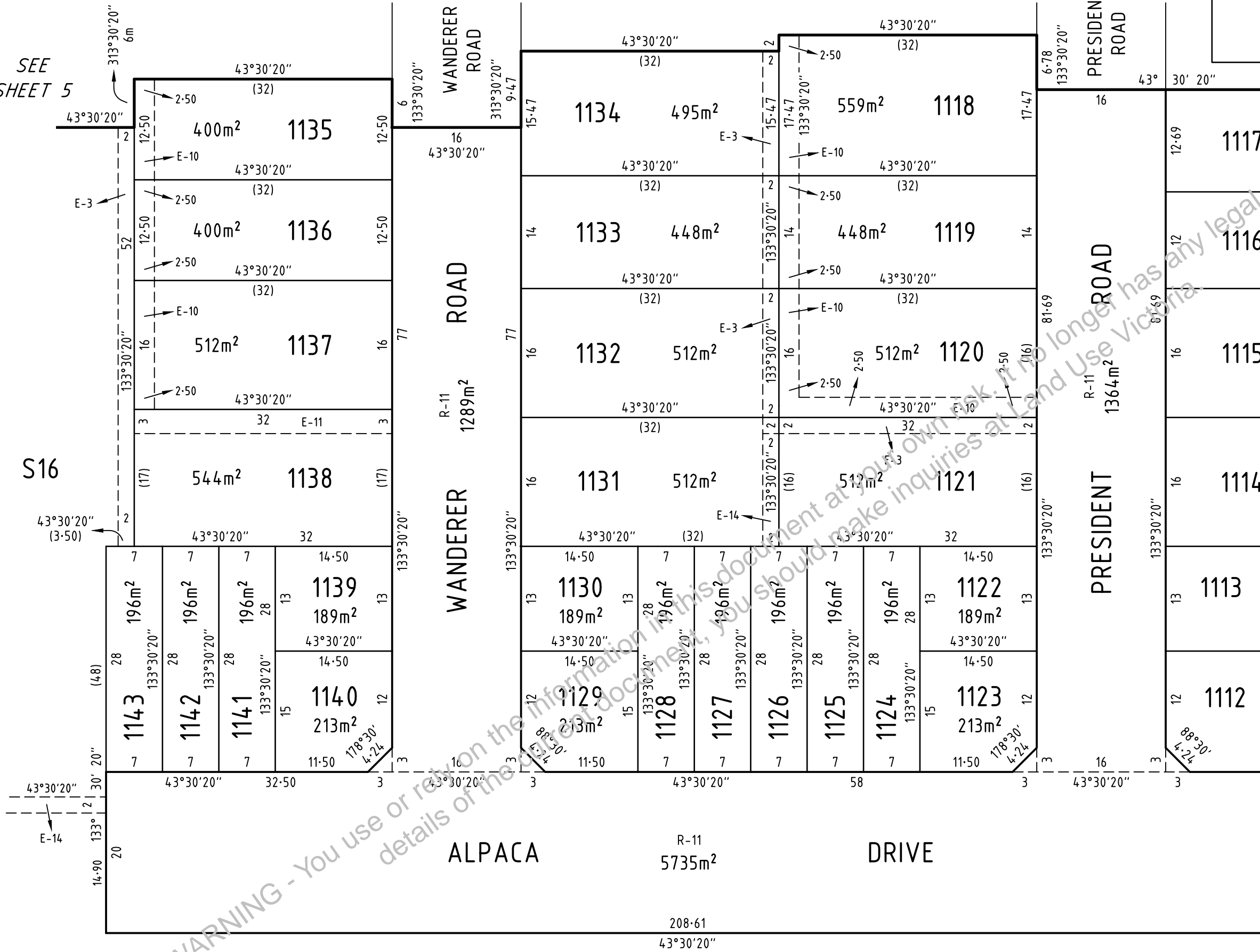
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SEE SHEET 5

S16



SEE SHEET 7

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SCALE 1: 500

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SHEET 8

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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 1101 to 1143 (both inclusive)
Land to be Burdened: Lots 1101 to 1143 (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 AA8468.

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 1101 to 1143 (both inclusive)
Land to be Burdened: Lots 1101 to 1143 (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 1101 to 1143 (both inclusive)
Land to be Burdened: Lots 1105 to 1113, 1122 to 1130 and 1139 to 1143 (all inclusive)

Description of Restriction:

Lots 1105 to 1113, 1122 to 1130 and 1139 to 1143 (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 9



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OWNERS CORPORATION SCHEDULE

PS828173B/S11

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	2430	432
Balance of existing OC	0	0
Overall Total	2430	432

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1101	10	10									
1102	10	10									
1103	10	10									
1104	10	10									
1105	10	10									
1106	10	10									
1107	10	10									
1108	10	10									
1109	10	10									
1110	10	10									
1111	10	10									
1112	10	10									
1113	10	10									
1114	10	10									
1115	10	10									
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1126	10	10									
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1130	10	10									
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1142	10	10									
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S16	1000	1									
S17	1000	1									

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