
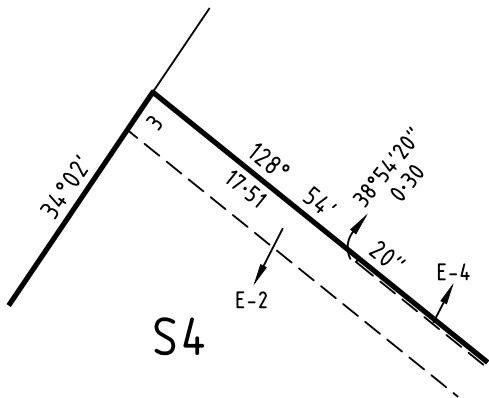


PLAN OF SUBDIVISION			EDITION 1		PS 912552Y/S2	
<div>LOCATION OF LAND</div> <div>PARISH: BULLA BULLA</div> <div>TOWNSHIP: -</div> <div>SECTION: 25</div> <div>CROWN ALLOTMENT: 1B (PART)</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: C/T VOL FOL ...</div> <div>LAST PLAN REFERENCE: LOT S2 ON PS 912552Y</div> <div>POSTAL ADDRESS: 80 REDSTONE HILL ROAD, (at time of subdivision) SUNBURY, VIC. 3429</div> <div>MGA 2020 CO-ORDINATES: E: 302 270 ZONE: 55 (of approx centre of land in plan) N: 5835 190</div>			<div>Council Name: Hume City Council</div> <div>Council Reference Number: S010640 Planning Permit Reference: P22160 SPEAR Reference Number: S240576S</div> <div>Certification</div> <div>This plan is certified under section 6 of the Subdivision Act 1988</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification</div> <div>Digitally signed by: Antonino Magazzu for Hume City Council on 17/06/2025</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Land being subdivided is enclosed within thick continuous lines. Lots 1 to 1800, 1808 to 1834 and Lots S1 to S3 (all inclusive) have been omitted from this plan.</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 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>		
ROAD R-51		HUME CITY COUNCIL				
NOTATIONS						
DEPTH LIMITATION : 15.24 METRES BELOW THE SURFACE APPLIES TO ALL THE LAND IN THIS PLAN.						
<div>SURVEY: This plan is based on survey</div> <div>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. -</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		
SEE SHEET 2 FOR EASEMENT INFORMATION						
REDSTONE ESTATE - STAGE 18A (14 LOTS)				AREA OF STAGE - 1.159ha		
<div></div> <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>		SURVEYORS FILE REF: 310068SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6	
		Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (2), 29/05/2025, SPEAR Ref: S240576S				

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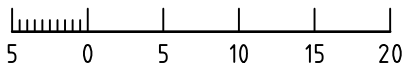
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S4

ENLARGEMENT

1:500



See
Enlargement

SEE SHEETS 4 & 5
FOR DETAILS

10
SEC 27

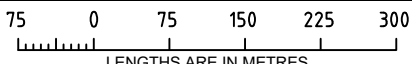
S4
103.0ha

JACKSONS

CREEK

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SCALE
1: 7500



ORIGINAL SHEET
SIZE: A3

SHEET 3

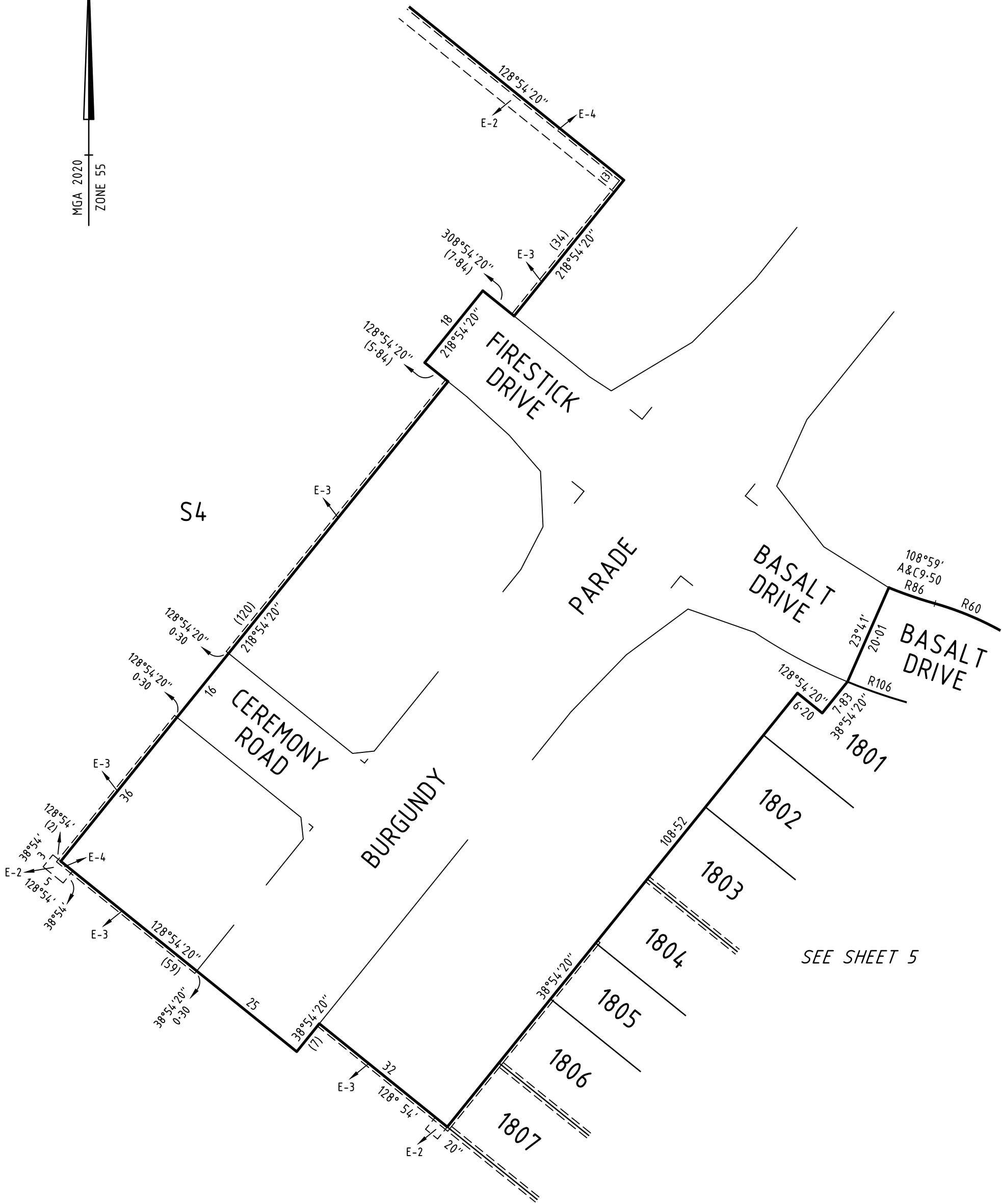


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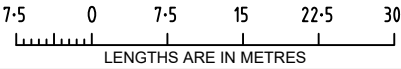
SEE SHEET 3



SEE SHEET 5

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SCALE 1: 750



ORIGINAL SHEET SIZE: A3

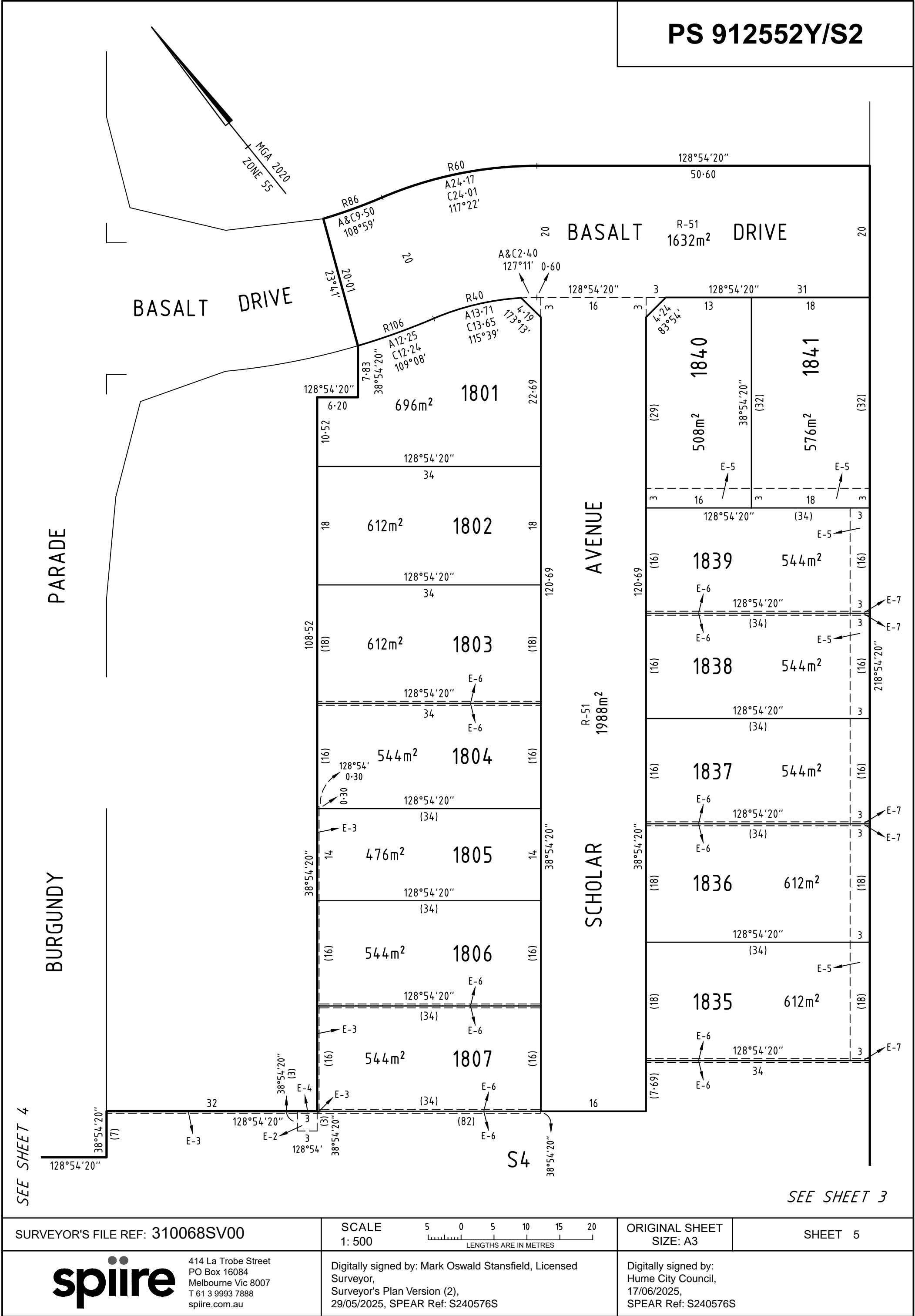
SHEET 4



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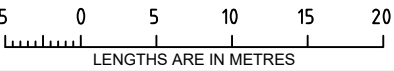


SEE SHEET 4

SEE SHEET 3

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SCALE 1: 500



ORIGINAL SHEET SIZE: A3

SHEET 5



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The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

CREATION OF RESTRICTION No. 1

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

Land to Benefit: Lots 1801 to 1807 and 1835 to 1841 (all inclusive)
Land to be Burdened: Lots 1801 to 1807 and 1835 to 1841 (all 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.

Expiry Date:
The restriction shall expire on 31st October 2034.

CREATION OF RESTRICTION No. 2

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

Land to Benefit: Lots 1801 to 1807 and 1835 to 1841 (all inclusive)
Land to be Burdened: Lots 1801 to 1807 and 1835 to 1841 (all 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.

Expiry Date:
The restriction shall expire on 31st October 2034.

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OWNERS CORPORATION SCHEDULE

PS912552Y/S2

Owners Corporation No. 1	Plan No. PS912552Y
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Plan No. PS912552Y

Land affected by Owners Corporation:	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.
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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
------------------------------------	-----------

Unlimited

Notations

Totals		
	Entitlement	Liability
This schedule	2040	141
Balance of existing OC	890	691
Overall Total	2930	832

Lot Entitlement and Lot Liability

[illegible]

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SHEET 1
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