PLAN OF SUBDIVISION

EDITION 1

PS 912552Y/S5

LOCATION OF LAND

PARISH: BULLA BULLA

TOWNSHIP: -

SECTION: 25

CROWN ALLOTMENT: 1B (PART)

CROWN PORTION: -

TITLE REFERENCE: C/T VOL 12686 FOL 638

LAST PLAN REFERENCE: LOT S4 ON PS 912552Y/S2

POSTAL ADDRESS: 80 REDSTONE HILL ROAD,
(at time of subdivision) SUNBURY, VIC. 3429

MGA 2020 CO-ORDINATES: E: 302 150 ZONE: 55
(of approx centre of land in plan) N: 5835 050

Council Name: Hume City Council

SPEAR Reference Number: S250491V

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL / BODY / PERSON
ROAD R-54	HUME CITY COUNCIL
RESERVE No.52	HUME CITY COUNCIL

NOTATIONS

DEPTH LIMITATION : 15.24 METRES BELOW THE SURFACE APPLIES TO ALL THE LAND IN THIS PLAN.

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. -

NOTATIONS

Land being subdivided is enclosed within thick continuous lines.

Lots 1 to 1807, 1817 to 1826 and Lots S1 to S6 (all inclusive) 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.

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 ESTATE - STAGE 18B (17 LOTS) AREA OF STAGE - 1.251ha

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SURVEYORS FILE REF: 310068SV01

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 7

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PS 912552Y/S5

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	POWERLINE	10	SECTION 103B S.E.C. ACT 1958 (LP 145244B)	S.E.C.V.
E-2	DRAINAGE	SEE DIAG	PS 912552Y	HUME CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	PS 912552Y	GREATER WESTERN WATER CORPORATION
E-3	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 912552Y	THE RELEVANT ABUTTING LOT
E-4	DRAINAGE	SEE DIAG	PS 912552Y	HUME CITY COUNCIL
E-4	SEWERAGE	SEE DIAG	PS 912552Y	GREATER WESTERN WATER CORPORATION
E-4	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 912552Y	THE RELEVANT ABUTTING LOT
E-5	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT
E-6	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 912552Y/S2	THE RELEVANT ABUTTING LOT
E-7	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-7	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-8	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	PS 912552Y	HUME CITY COUNCIL
E-9	SEWERAGE	SEE DIAG	PS 912552Y	GREATER WESTERN WATER CORPORATION
E-9	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT
E-10	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-10	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT
E-11	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 912552Y/S2	THE RELEVANT ABUTTING LOT
E-11	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-11	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-12	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION

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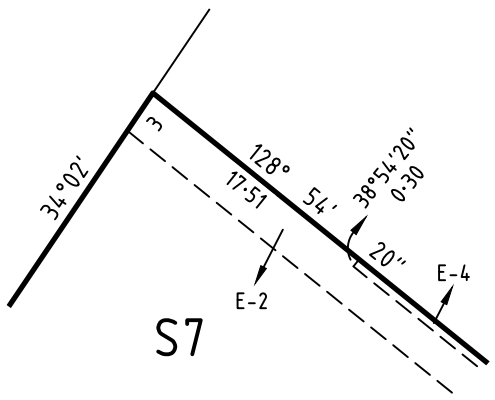
SHEET 2

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PS 912552Y/S5



ENLARGEMENT
1:500
5 0 5 10 15 20

ENLARGEMENT
1:750
7·5 0 7·5 15 22·5 30

MGA 2020
ZONE 55

SURVEYOR'S FILE REF: 310068SV01	SCALE 1: 7500 — 75 0 75 150 225 300 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
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PS 912552Y/S5

MGA 2020
ZONE 55

SEE SHEET 3

E-3
218°54'20"
E-2
128°54'20"
(59)
BURGUNDY PARADE
See Enlargement
E-3
38°54'20"
0·30
25
38°54'20"
(7)
(32)
128°54'20"
E-3
SCHOLAR AVENUE
(82)
1808
1809
1810
(144)
RESERVE No.52
1811
1812
1813
1814
1815
1816
147
AVENUE
38°54'20"
R-54
SCHOLAR
85
38°54'20"
34
128°54'20"
38°54'20"
3
50
128°54'20"
38°54'20"
7·69
128°54'20"
34
1834
1833
1832
ACADEMIA WAY
R-54
1831
1830
1829
1828
1827
218°54'20"

S7

E-3
0·30
128°54'
(2)
1:70
38°54'
(3)
218°54'20"
128°54'
E-4
3·30
0·30
E-2
20"
E-3
5
128°54'
38°54'
(3)

SEE SHEET 5

SEE SHEET 6

S7

ENLARGEMENT
1:150
1·5 0 1·5 3 4·5 6

SEE SHEET 3

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PS 912552Y/S5

MGA 2020
ZONE 55

ENLARGEMENTS
1:100
1 0 1 2 3 4

SEE SHEET 4

See Enlargement

See Enlargement

SCHOLAR AVENUE

SCHOLAR AVENUE

ACADEMIA WAY

RESERVE No.52

SEE SHEET 6

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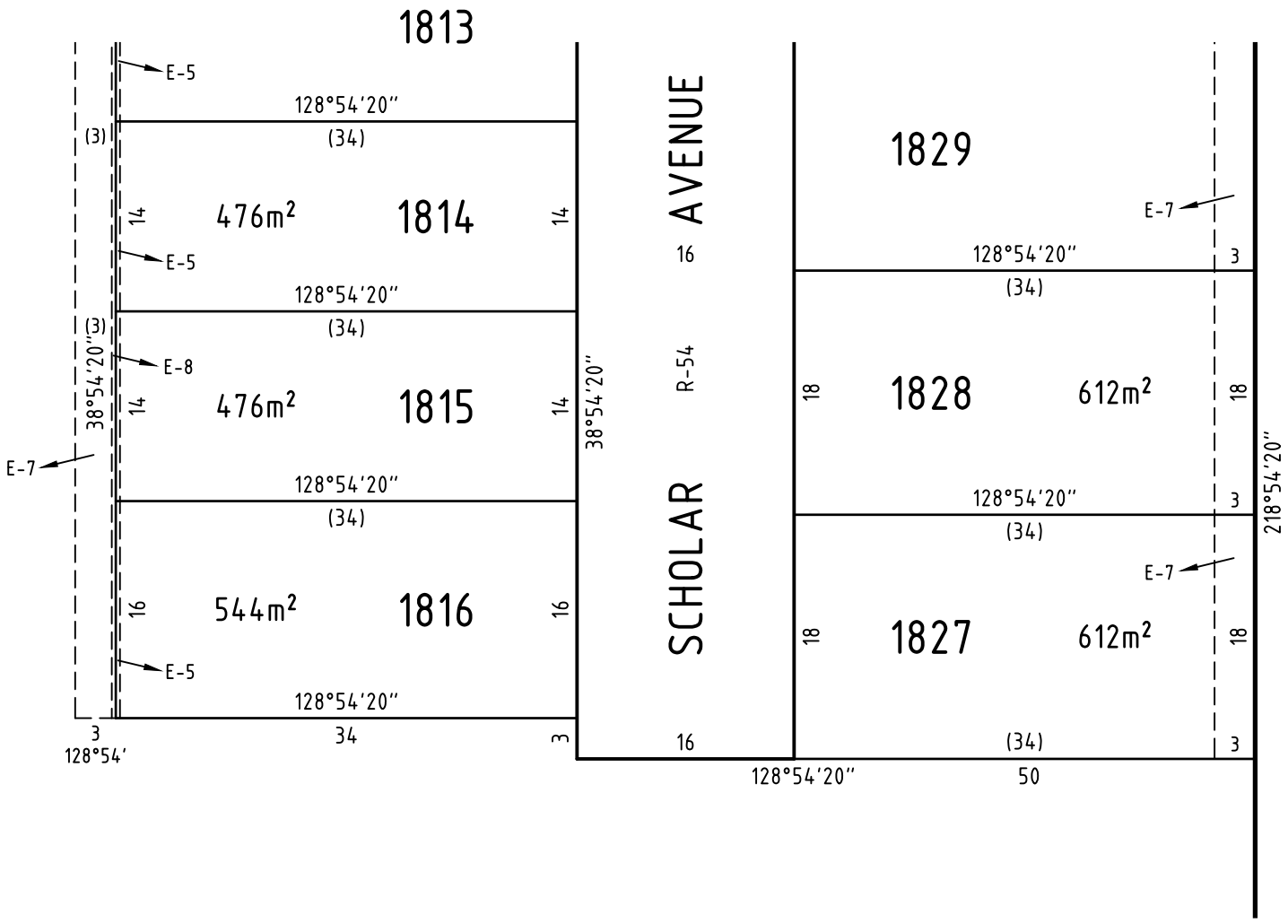
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PS 912552Y/S5

MGA 2020
ZONE 55

SEE SHEET 5



S7

SEE SHEET 3

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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 1808 to 1816 and 1827 to 1834 (all inclusive)
Land to be Burdened: Lots 1808 to 1816 and 1827 to 1834 (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 .

Expiry Date:

The restriction shall expire on 30th June 2036.

CREATION OF RESTRICTION No. 2

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

Land to Benefit: Lots 1808 to 1816 and 1827 to 1834 (all inclusive)
Land to be Burdened: Lots 1808 to 1816 and 1827 to 1834 (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.

Expiry Date:

The restriction shall expire on 30th June 2036.

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OWNERS CORPORATION SCHEDULE

PS912552Y/S5

Owners Corporation No. 1 — 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.

Common Property No.: 1

Limitations of Owners Corporation: Unlimited

Notations

Totals		
	Entitlement	Liability
This schedule	770	271
Balance of existing OC	0	0
Overall Total	770	271

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1808	10	10									
1809	10	10									
1810	10	10									
1811	10	10									
1812	10	10									
1813	10	10									
1814	10	10									
1815	10	10									
1816	10	10									
1817	10	10									
1818	10	10									
1819	10	10									
1820	10	10									
1821	10	10									
1822	10	10									
1823	10	10									
1824	10	10									
1825	10	10									
1826	10	10									
1827	10	10									
1828	10	10									
1829	10	10									
1830	10	10									
1831	10	10									
1832	10	10									
1833	10	10									
1834	10	10									
S7	500	1									

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