
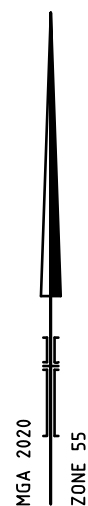


PLAN OF SUBDIVISION			EDITION 1	PS 828173B/S21		
<div>LOCATION OF LAND</div> <div>PARISH: BULLA BULLA</div> <div>TOWNSHIP: -</div> <div>SECTION: 25</div> <div>CROWN ALLOTMENT: 2 (PART)</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: C/T VOL .... FOL ...</div> <div>LAST PLAN REFERENCE: PS 828173B/S6, LOT S22</div> <div>POSTAL ADDRESS: 675 SUNBURY ROAD, (at time of subdivision) SUNBURY, VIC. 3429</div> <div>MGA2020 CO-ORDINATES: E: 302 090 ZONE: 55 (of approx centre of land in plan) N: 5835 840</div>			<div>Council Name: Hume City Council</div> <div>SPEAR Reference Number: S196029M</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL / BODY / PERSON		<div>Land being subdivided is enclosed within thick continuous lines</div> <div>Lots 1 to 519 and S1 to S22 (all inclusive) have been omitted from this plan.</div> <div>Other Purpose of Plan</div> <div>To remove by agreement the Drainage Easement created on PS 828173B/S6 now contained within Crimson Lane and Spinebill Street on this plan via Section 6(1)(k)(iv) of the Subdivision Act 1988.</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-12	HUME CITY COUNCIL					
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is a staged subdivision</div> <div>Planning Permit No. P22160</div> <div>This survey has been connected to permanent marks No(s). 18, 33, 35 &amp; 36</div> <div>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 5B (40 LOTS)				AREA OF STAGE - 2.163ha		
<div><div>spiire</div><div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div></div>		SURVEYORS FILE REF: 305916SV01		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7	
		Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (7), 23/05/2023, SPEAR Ref: S196029M				

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Spiire Australia Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S196029M 24/05/2023 04:22 pm

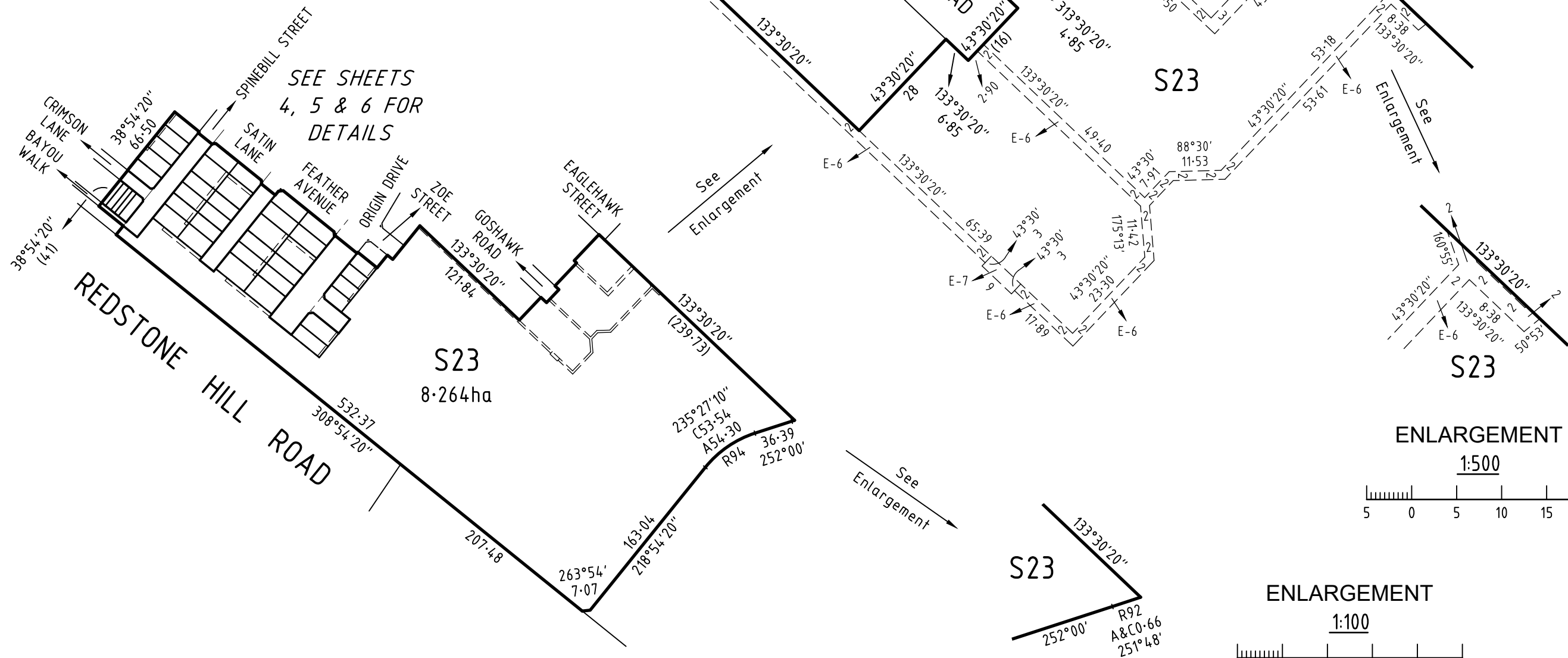
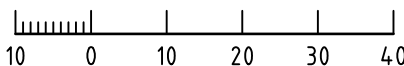
				PS 828173B/S21
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-3	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-4	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-4	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-5	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-6	DRAINAGE	SEE DIAG	PS 828173B/S4	HUME CITY COUNCIL
E-7	SEWERAGE	SEE DIAG	PS 828173B/S4	CITY WEST WATER CORPORATION
E-7	DRAINAGE	SEE DIAG	PS 828173B/S4	HUME CITY COUNCIL
E-8	DRAINAGE	SEE DIAG	PS 828173B/S5	HUME CITY COUNCIL
E-9	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-10	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
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 ON THIS PLAN
E-11	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-11	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-12	DRAINAGE	SEE DIAG	PS 828173B/S5	HUME CITY COUNCIL
E-12	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
SURVEYOR'S FILE REF: 305916SV01				ORIGINAL SHEET SIZE: A3
 <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>		Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (7), 23/05/2023, SPEAR Ref: S196029M		SHEET 2

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Spiire Australia Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S196029M 24/05/2023 04:22 pm



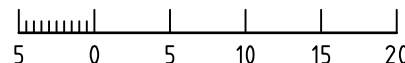
ENLARGEMENT

1:1000



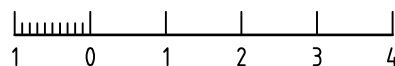
ENLARGEMENT

1:500



ENLARGEMENT

1:100

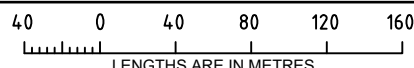


SURVEYOR'S FILE REF: 305916SV01



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

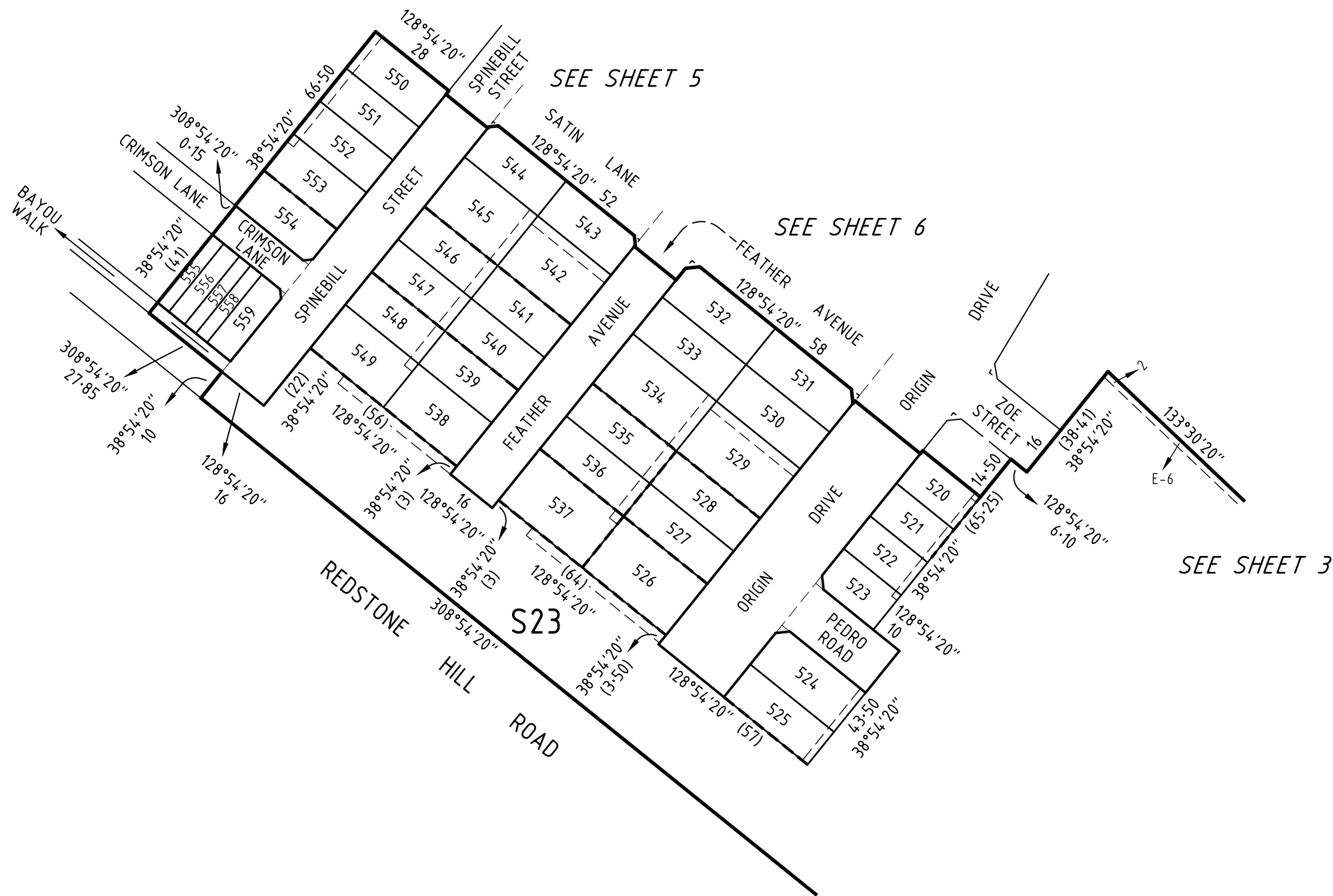
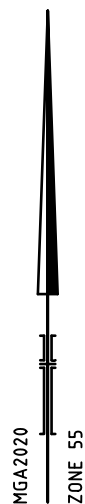
SCALE  
1: 4000



Digitally signed by: Mark Oswald Stansfield, Licensed  
Surveyor,  
Surveyor's Plan Version (7),  
23/05/2023, SPEAR Ref: S196029M

ORIGINAL SHEET  
SIZE: A3

SHEET 3

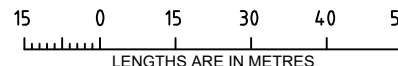


SURVEYOR'S FILE REF: 305916SV01



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

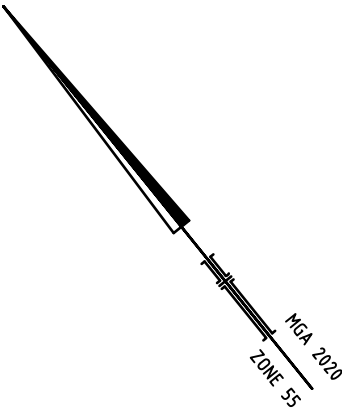
SCALE  
1: 1500



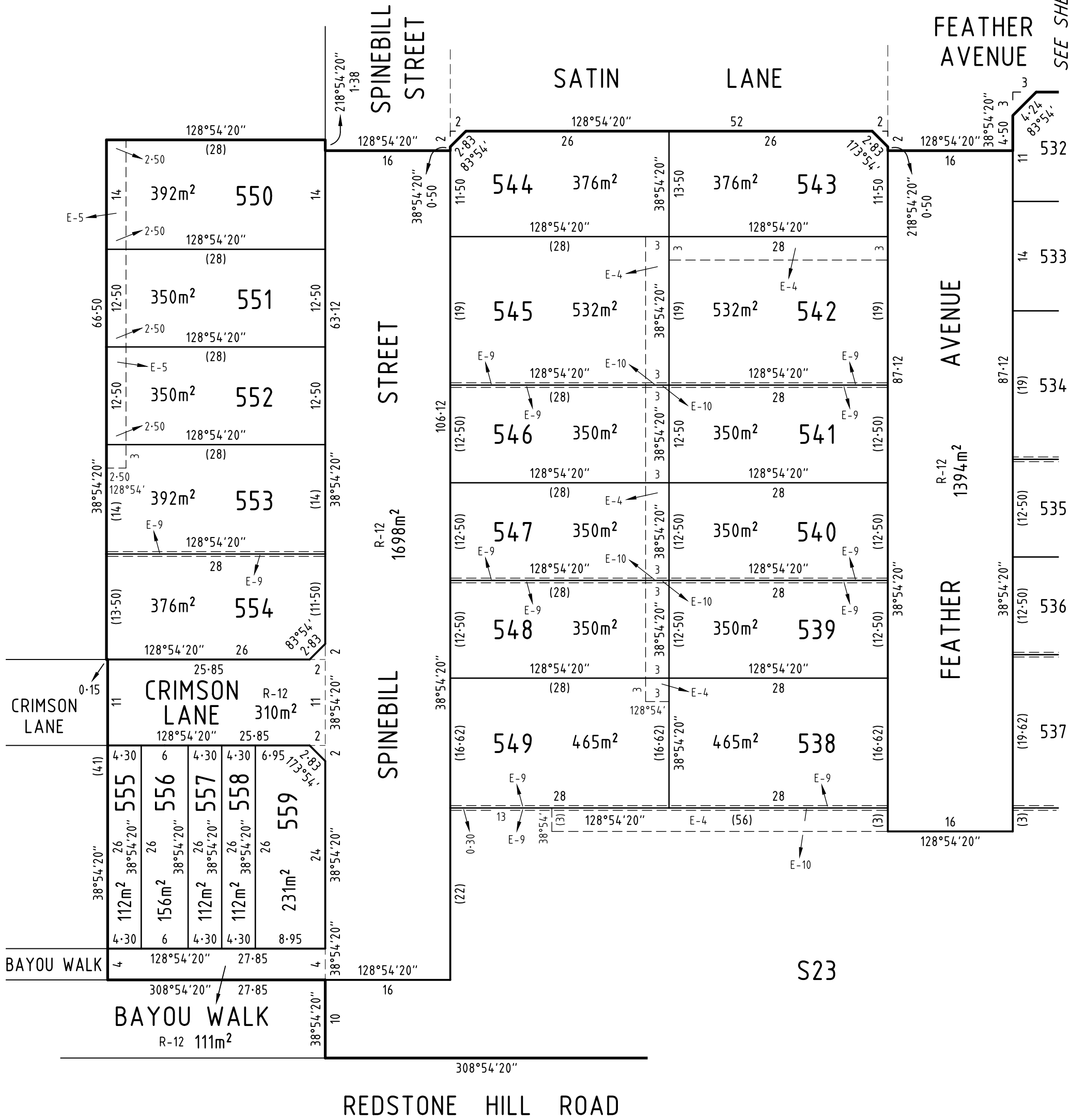
Digitally signed by: Mark Oswald Stansfield, Licensed  
Surveyor,  
Surveyor's Plan Version (7),  
23/05/2023, SPEAR Ref: S196029M

ORIGINAL SHEET  
SIZE: A3

SHEET 4



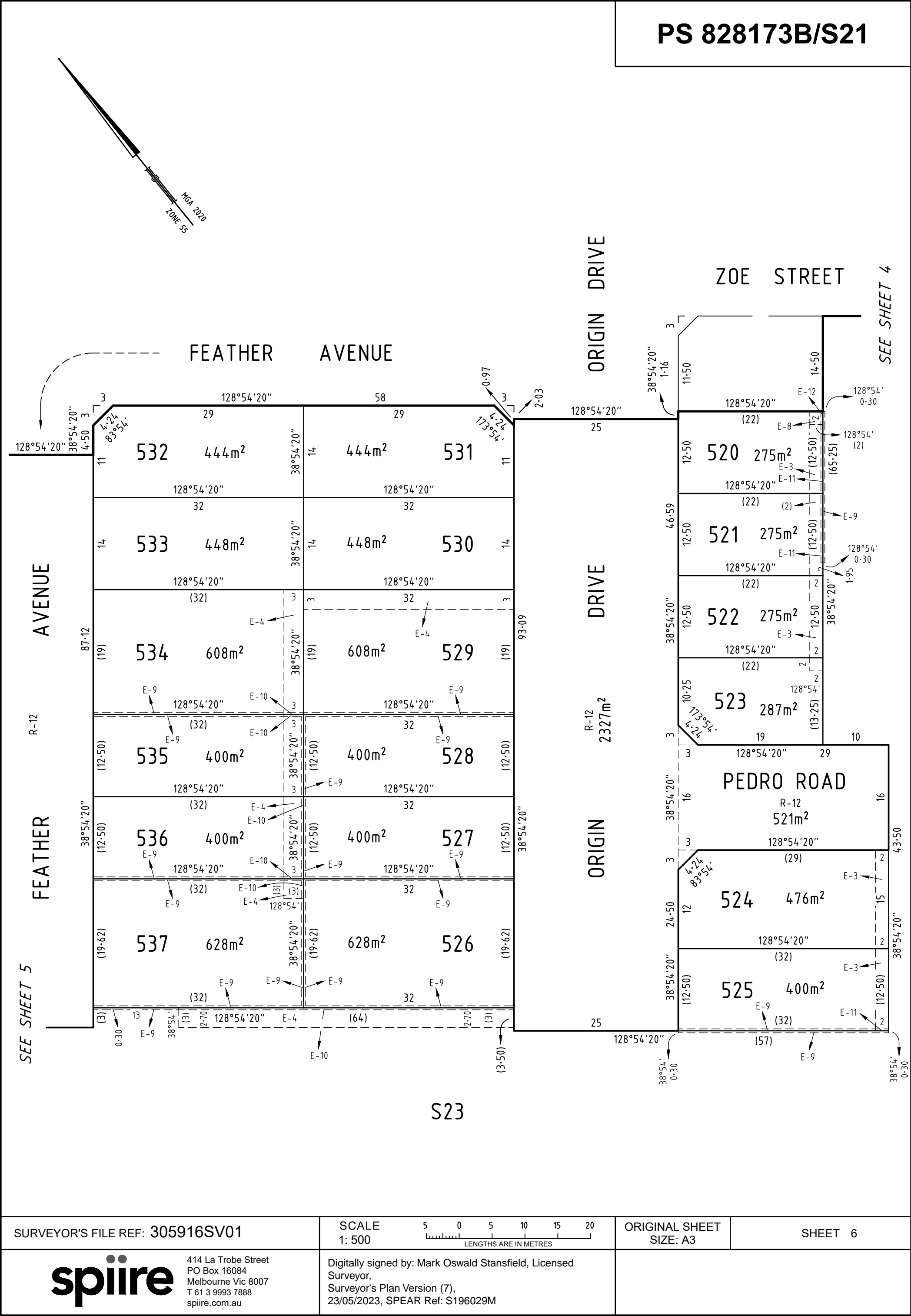
SEE SHEET 6



SURVEYOR'S FILE REF: 305916SV01	SCALE 1: 500 5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 5
<div><div>spiire</div><div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div></div>	Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (7), 23/05/2023, SPEAR Ref: S196029M		

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Spiire Australia Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S196029M 24/05/2023 04:22 pm

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Spiire Australia Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S196029M 24/05/2023 04:22 pm



SURVEYOR'S FILE REF: 305916SV01

SCALE 1: 500

ORIGINAL SHEET SIZE: A3 SHEET 6



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 (7),  
23/05/2023, SPEAR Ref: S196029M

CREATION OF RESTRICTION No. 1

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

Land to Benefit: Lots 520 to 559 (both inclusive)  
Land to be Burdened: Lots 520 to 559 (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 520 to 559 (both inclusive)  
Land to be Burdened: Lots 520 to 559 (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 520 to 559 (all inclusive)  
Land to be Burdened: Lots 520 to 523 and 555 to 559 (all inclusive)

Description of Restriction:

Lots 520 to 523 and 555 to 559 (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.

OWNERS CORPORATION SCHEDULE							PS828173B/S21																			
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. All existing Lots in Owners Corporation No 1 not affected by this plan.																			
Common Property No.: 1																										
Limitations of Owners Corporation:							Unlimited																			
Notations																										
<table><tr><td colspan="3">Totals</td></tr><tr><td></td><td>Entitlement</td><td>Liability</td></tr><tr><td>This schedule</td><td>2400</td><td>401</td></tr><tr><td>Balance of existing OC</td><td>0</td><td>0</td></tr><tr><td>Overall Total</td><td>2400</td><td>401</td></tr></table>												Totals				Entitlement	Liability	This schedule	2400	401	Balance of existing OC	0	0	Overall Total	2400	401
Totals																										
	Entitlement	Liability																								
This schedule	2400	401																								
Balance of existing OC	0	0																								
Overall Total	2400	401																								
Lot Entitlement and Lot Liability																										
Lot	Entitlement	Liability		Lot	Entitlement	Liability		Lot	Entitlement	Liability																
520	10	10																								
521	10	10																								
522	10	10																								
523	10	10																								
524	10	10																								
525	10	10																								
526	10	10																								
527	10	10																								
528	10	10																								
529	10	10																								
530	10	10																								
531	10	10																								
532	10	10																								
533	10	10																								
534	10	10																								
535	10	10																								
536	10	10																								
537	10	10																								
538	10	10																								
539	10	10																								
540	10	10																								
541	10	10																								
542	10	10																								
543	10	10																								
544	10	10																								
545	10	10																								
546	10	10																								
547	10	10																								
548	10	10																								
549	10	10																								
550	10	10																								
551	10	10																								
552	10	10																								
553	10	10																								
554	10	10																								
555	10	10																								
556	10	10																								
557	10	10																								
558	10	10																								
559	10	10																								
S23	2000	1																								

| 414 La Trobe Street PO Box 16084 Melbourne VIC 8007 T 61 3 9993 7888 spiire.com.au | | | | SURVEYORS FILE REFERENCE: 305916SV01 | | | | | SHEET 1 | | |
| Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (7), 23/05/2023, SPEAR Ref: S196029M | | | | | ORIGINAL SHEET SIZE: A3 | | |
|

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Spiire Australia Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S196029M 24/05/2023 04:22 pm