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<b>PLAN OF SUBDIVISION</b>			EDITION 1	<b>PS 912552Y/S3</b>
<b>LOCATION OF LAND</b> PARISH: BULLA BULLA TOWNSHIP: - SECTION: 25 CROWN ALLOTMENT: 1B (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL .... FOL ...  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 300			Council Name: Hume City Council SPEAR Reference Number: S210130A	
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines. Lots 1 to 1700 and Lots S1 to S4 (all inclusive) have been omitted from this plan.	
ROAD R-52	HUME CITY COUNCIL			
<b>NOTATIONS</b>			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.  <b>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS</b> 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.	
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. -				
<b>EASEMENT INFORMATION</b>				
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				
<b>REDSTONE ESTATE - STAGE 17A (28 LOTS)</b>			<b>AREA OF STAGE - 2.039ha</b>	
414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 310067SV00		ORIGINAL SHEET SIZE: A3
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**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	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-6	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-7	DRAINAGE	SEE DIAG	PS 912552Y	HUME CITY COUNCIL
E-7	SEWERAGE	SEE DIAG	PS 912552Y	GREATER WESTERN WATER CORPORATION
E-7	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-8	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 912552Y	THE RELEVANT ABUTTING LOT
E-9	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-9	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-9	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT
E-10	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 912552Y/S2	THE RELEVANT ABUTTING LOT

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SHEET 2

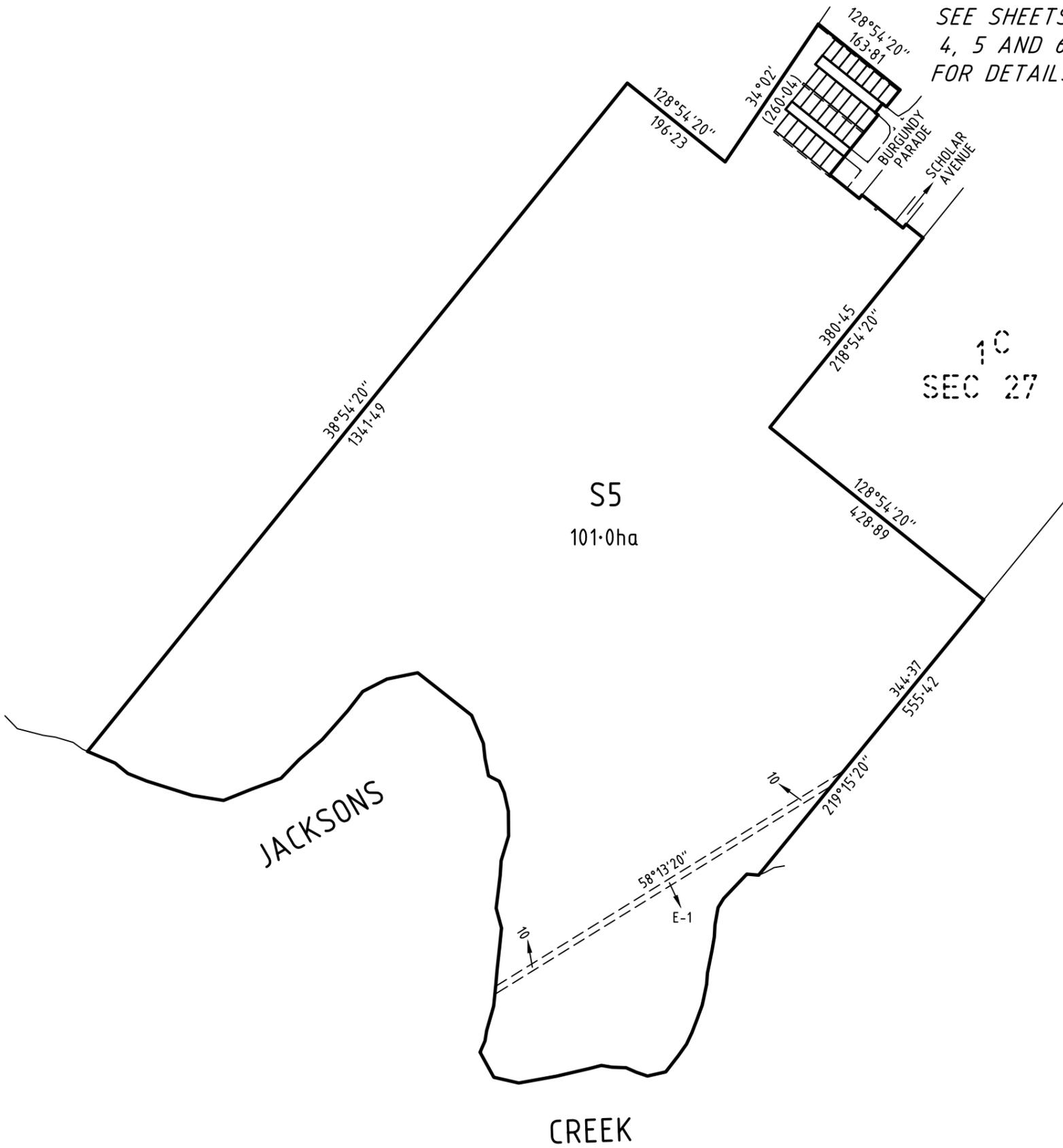


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SEE SHEETS  
4, 5 AND 6  
FOR DETAILS



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SCALE 1: 7500

LENGTHS ARE IN METRES

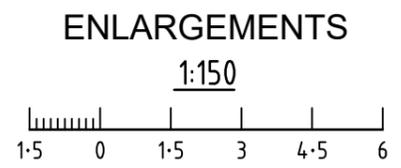
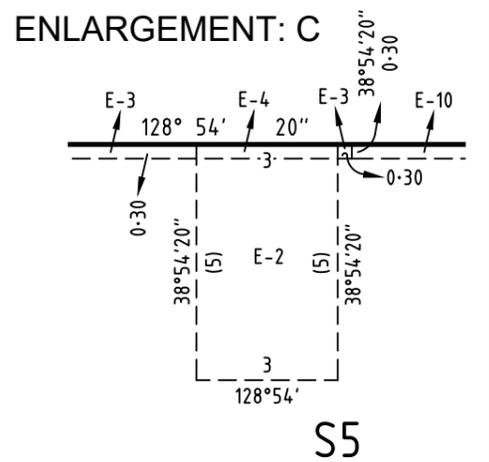
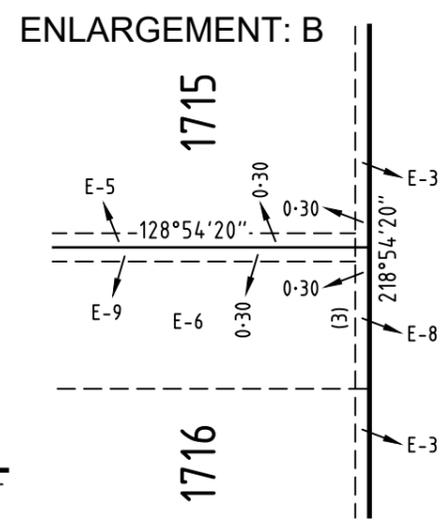
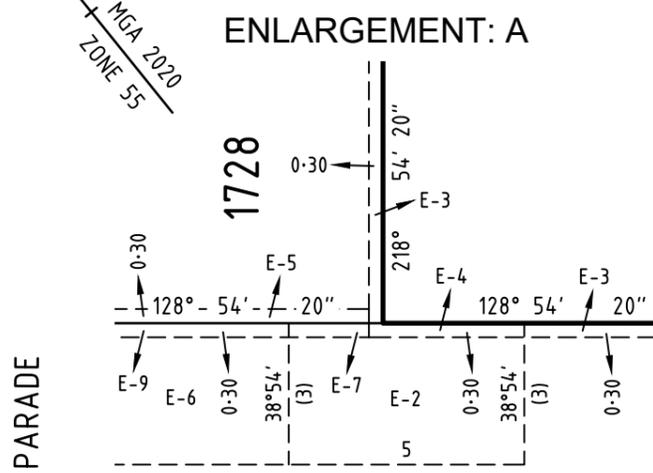
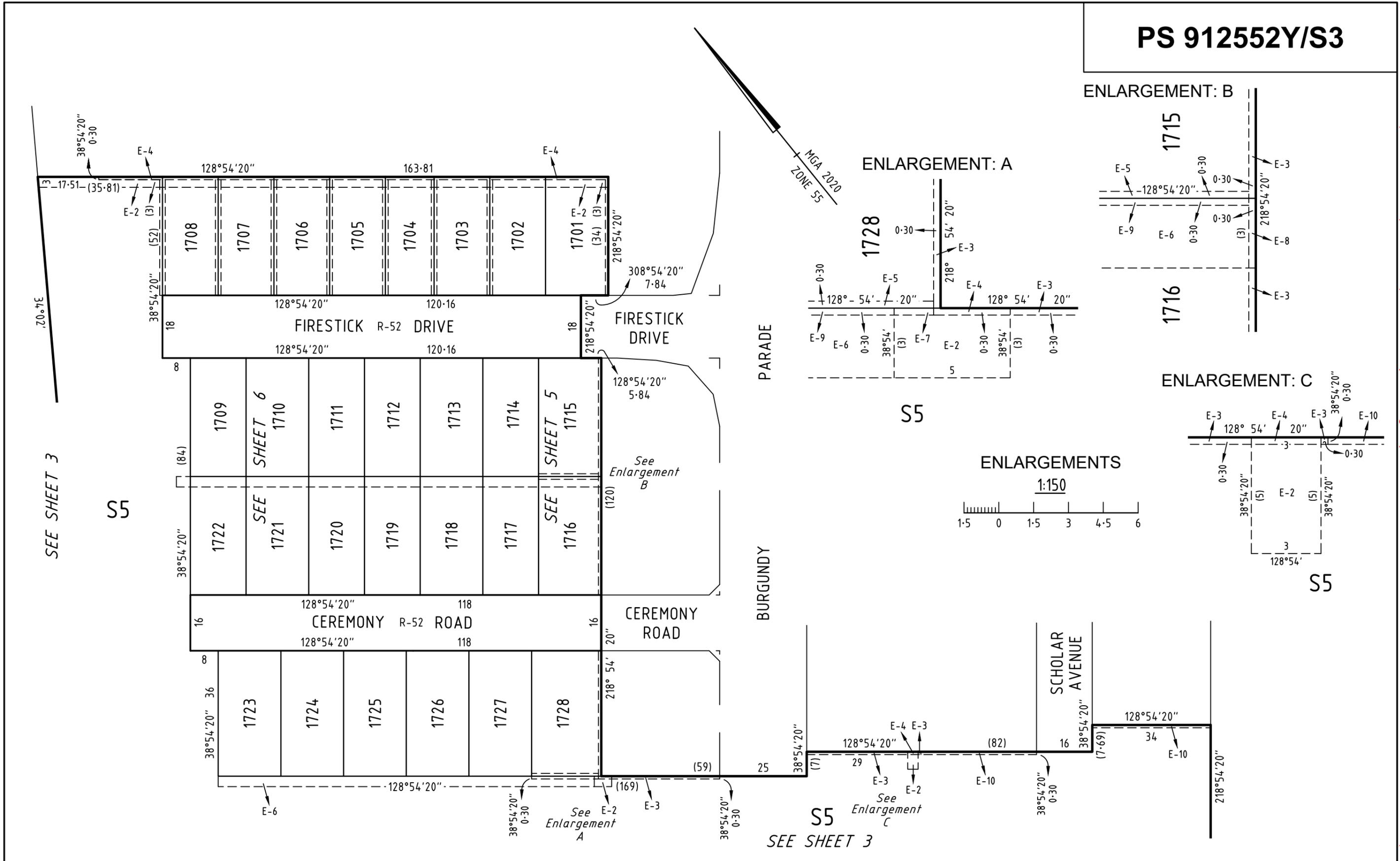
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SHEET 3



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SCALE 1: 1000

LENGTHS ARE IN METRES

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SHEET 4

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PS 912552Y/S3

MGA 2020  
ZONE 55

FIRESTICK DRIVE

R-52  
2163m<sup>2</sup>

DRIVE

FIRESTICK DRIVE

PARADE

CEREMONY ROAD

R-52  
1888m<sup>2</sup>

ROAD

CEREMONY ROAD

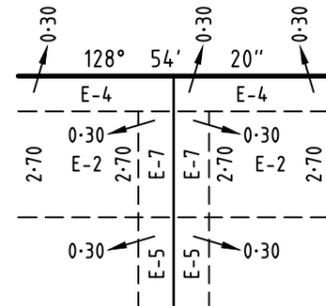
BURGUNDY

SEE SHEET 6

SEE SHEET 4

TYPICAL EASEMENTS  
(LOTS 1702 TO 1708)

NOT TO SCALE

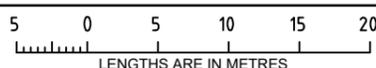


See  
Enlargement B  
Sheet 4

See  
Enlargement A  
Sheet 4

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SCALE  
1: 500



ORIGINAL SHEET  
SIZE: A3

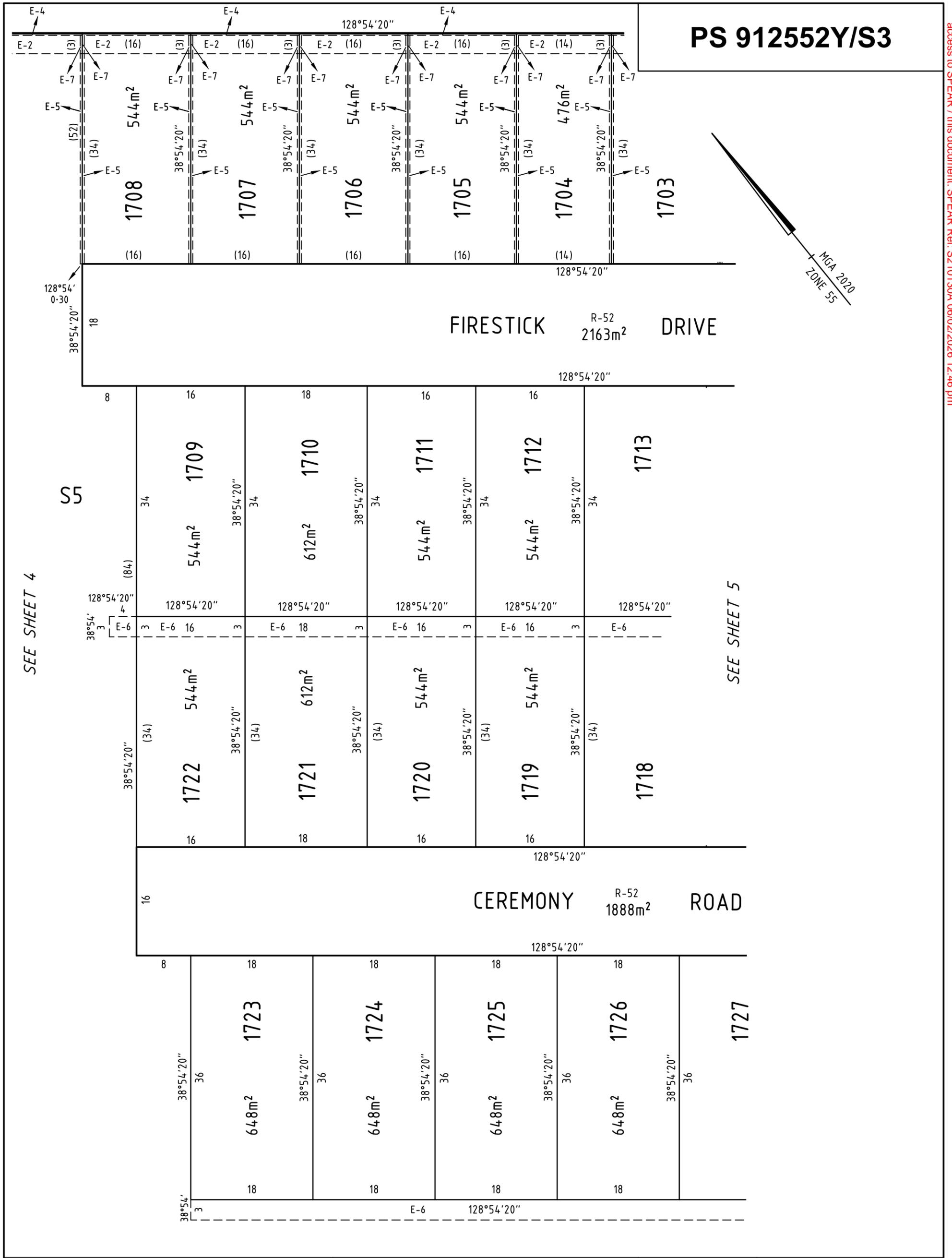
SHEET 5



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SURVEYOR'S FILE REF: 310067SV00	SCALE 1: 500 5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 6
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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 1701 to 1728 (all inclusive) on this plan  
Land to be Burdened: Lots 1701 to 1728 (all inclusive) on this plan

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 2034.

**CREATION OF RESTRICTION No. 2**

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

Land to Benefit: Lots 1701 to 1728 (all inclusive) on this plan  
Land to be Burdened: Lots 1701 to 1728 (all inclusive) on this plan

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 2034.

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# OWNERS CORPORATION SCHEDULE

PS912552Y/S3

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	2030	281
Balance of existing OC	0	0
Overall Total	2030	281

### Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1701	10	10									
1702	10	10									
1703	10	10									
1704	10	10									
1705	10	10									
1706	10	10									
1707	10	10									
1708	10	10									
1709	10	10									
1710	10	10									
1711	10	10									
1712	10	10									
1713	10	10									
1714	10	10									
1715	10	10									
1716	10	10									
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1718	10	10									
1719	10	10									
1720	10	10									
1721	10	10									
1722	10	10									
1723	10	10									
1724	10	10									
1725	10	10									
1726	10	10									
1727	10	10									
1728	10	10									
S5	1750	1									



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