


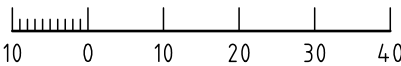
PLAN OF SUBDIVISION			EDITION 1	PS 828173B/S7		
LOCATION OF LAND  PARISH: BULLA BULLA  TOWNSHIP: -  SECTION: 25  CROWN ALLOTMENT: 2 (PART)  CROWN PORTION: -  TITLE REFERENCE: C/T VOL 12426 FOL 106   LAST PLAN REFERENCE: PS 828173B/S5, LOT S19   POSTAL ADDRESS: 675 SUNBURY ROAD, (at time of subdivision) 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: S009569 Planning Permit Reference: P22160 SPEAR Reference Number: S175809S  <b>Certification</b>  This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 29/08/2022  Public Open Space  A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied  Digitally signed by: Antonino Magazzu for Hume City Council on 14/03/2023			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines. Lots 1 to 700 and S1 to S12 (all inclusive) have been omitted from this plan.  <u>Other purpose of this plan</u> To remove by agreement the Drainage Easement E-3 created in PS828173B/S3 now contained within Flycatcher Road on this plan via section 6 (1) (k) of the Subdivision Act 1988. To remove by agreement the Drainage Easement E-3 created in PS828173B/S2 now contained within Reserve No.6 on this plan via section 6 (1) (k) 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.			
ROAD R-7	HUME CITY COUNCIL					
RESERVE Nos.6 & 7	HUME CITY COUNCIL					
RESERVE No.8	JEMENA ELECTRICITY NETWORKS (VIC.) LIMITED					
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. -						
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 7 (78 LOTS)			AREA OF STAGE - 5.853ha			
 <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>		SURVEYORS FILE REF: 305918SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 9	
		Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (8), 14/02/2023, SPEAR Ref: S175809S				

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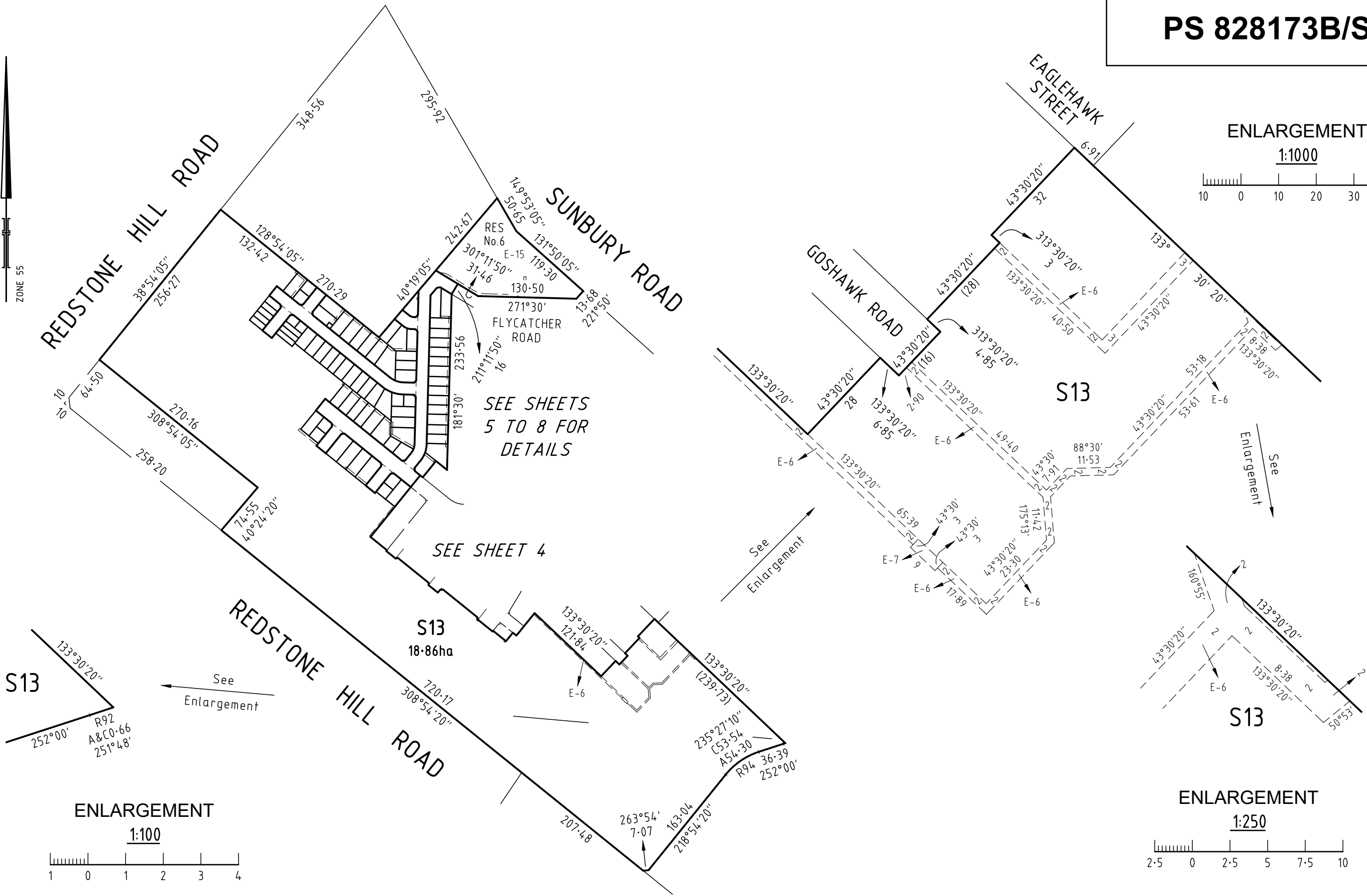
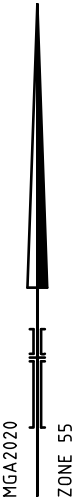
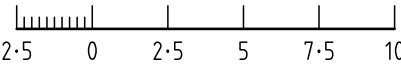
				PS 828173B/S7	
EASEMENT INFORMATION					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of	
E-3	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL	
E-4	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION	
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/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	THIS PLAN	HUME CITY COUNCIL	
E-8	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION	
E-14	DRAINAGE	SEE DIAG	PS 828173B/S5	HUME CITY COUNCIL	
E-15	CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET OUT IN MEMORANDUM OF COMMON PROVISIONS No.AA2741	SEE DIAG	THIS PLAN	MELBOURNE WATER CORPORATION	
E-16	DRAINAGE	SEE DIAG	THIS PLAN	LAND IN THIS PLAN	
E-16	CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET OUT IN MEMORANDUM OF COMMON PROVISIONS No.AA2741	SEE DIAG	THIS PLAN	MELBOURNE WATER CORPORATION	
SURVEYOR'S FILE REF: 305918SV00			ORIGINAL SHEET SIZE: A3		SHEET 2
<div><div><div></div><div></div><div></div></div><div><div>414 La Trobe Street</div><div>PO Box 16084</div><div>Melbourne Vic 8007</div><div>T 61 3 9993 7888</div><div>spiire.com.au</div></div></div>		Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (8), 14/02/2023, SPEAR Ref: S175809S		Digitally signed by: Hume City Council, 14/03/2023, SPEAR Ref: S175809S	

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ENLARGEMENT  
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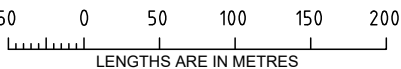


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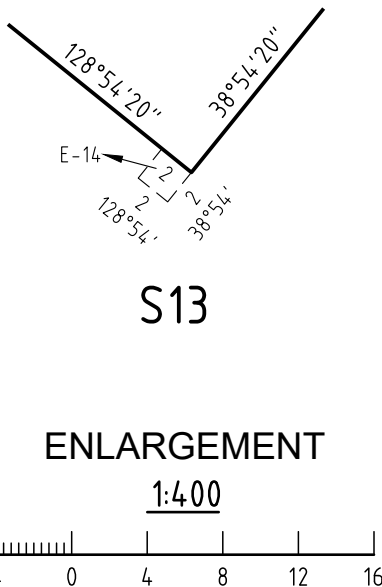
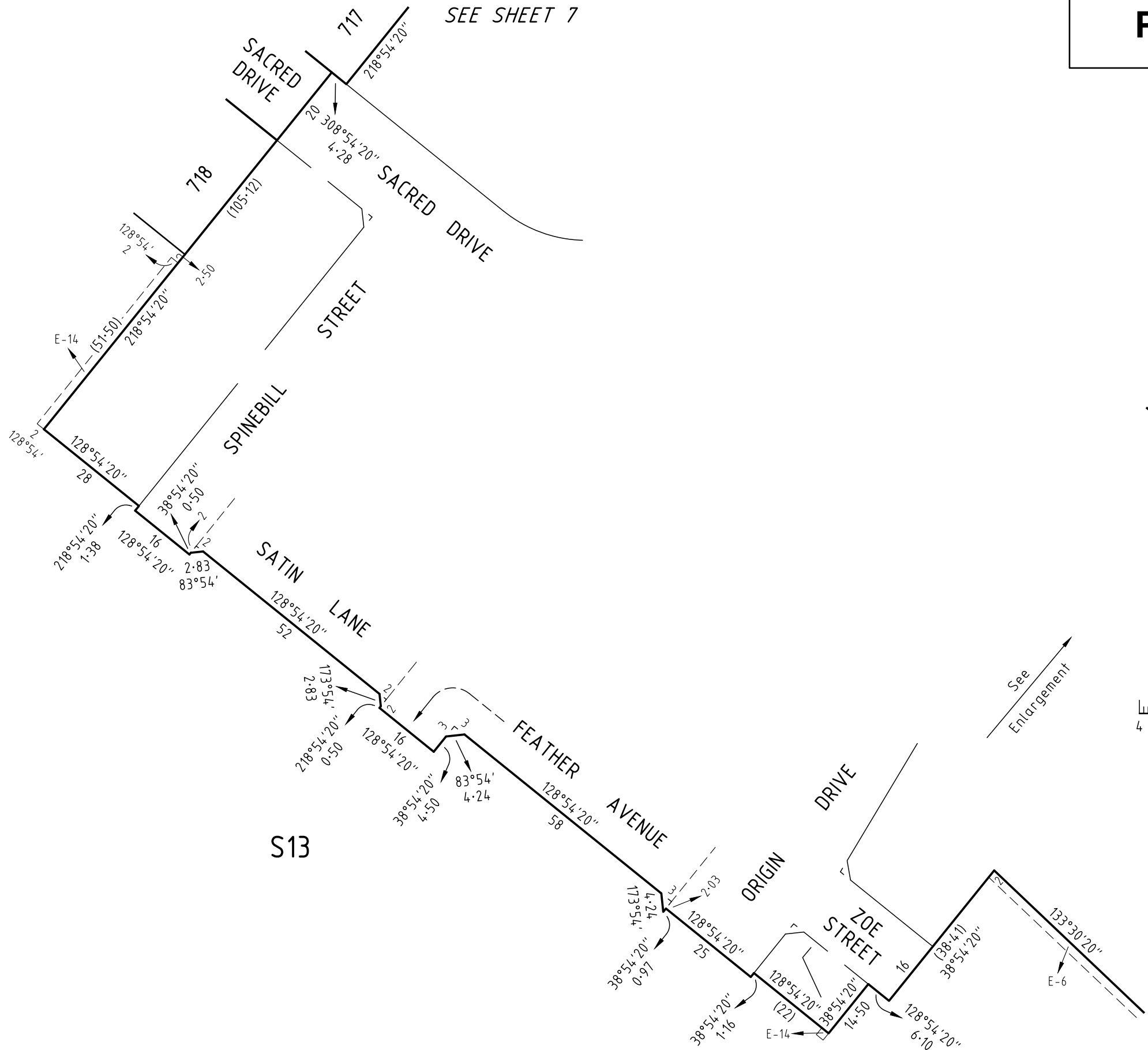


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ORIGINAL SHEET  
SIZE: A3

SHEET 3

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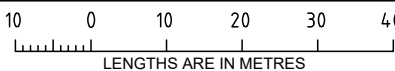


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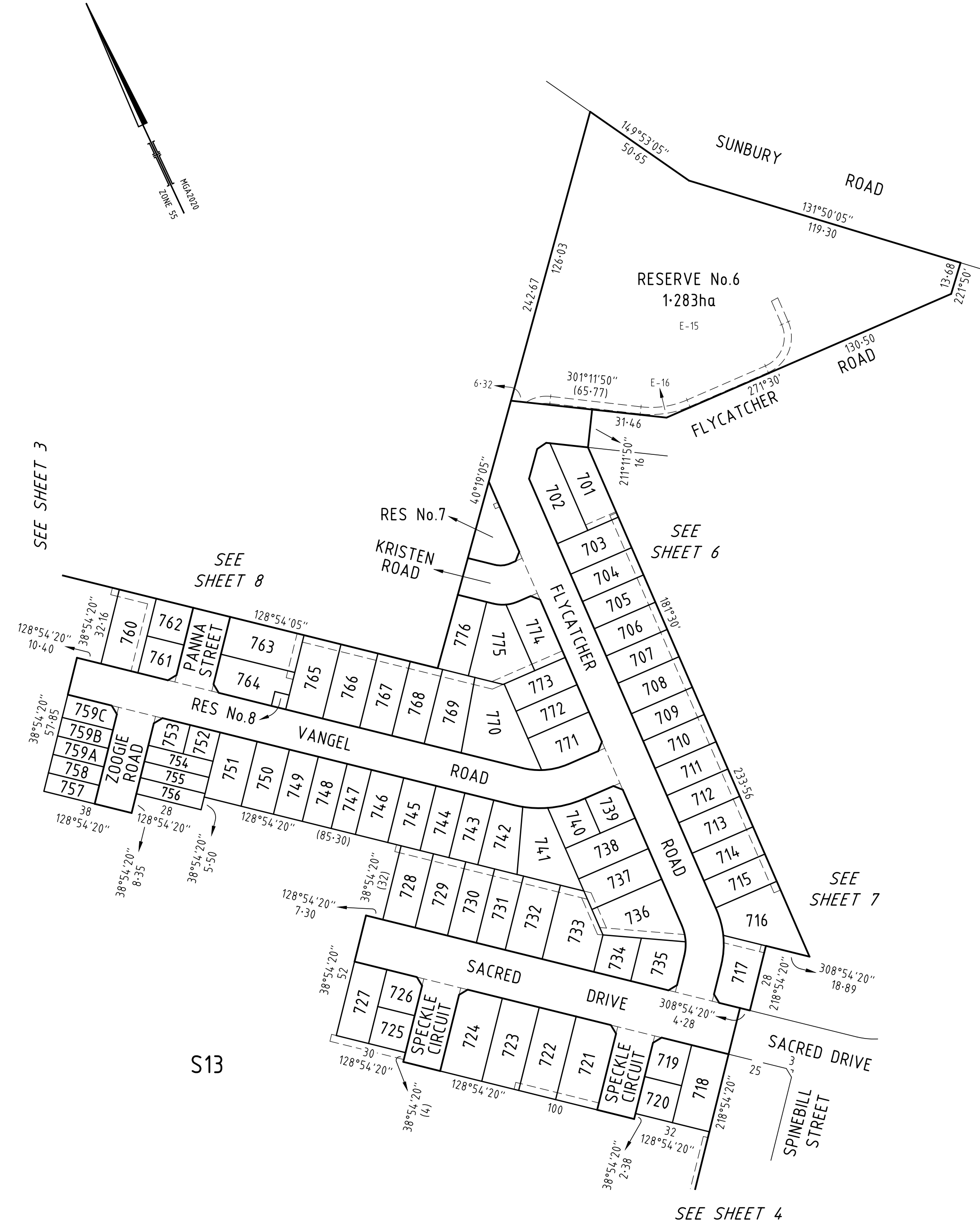
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SHEET 4



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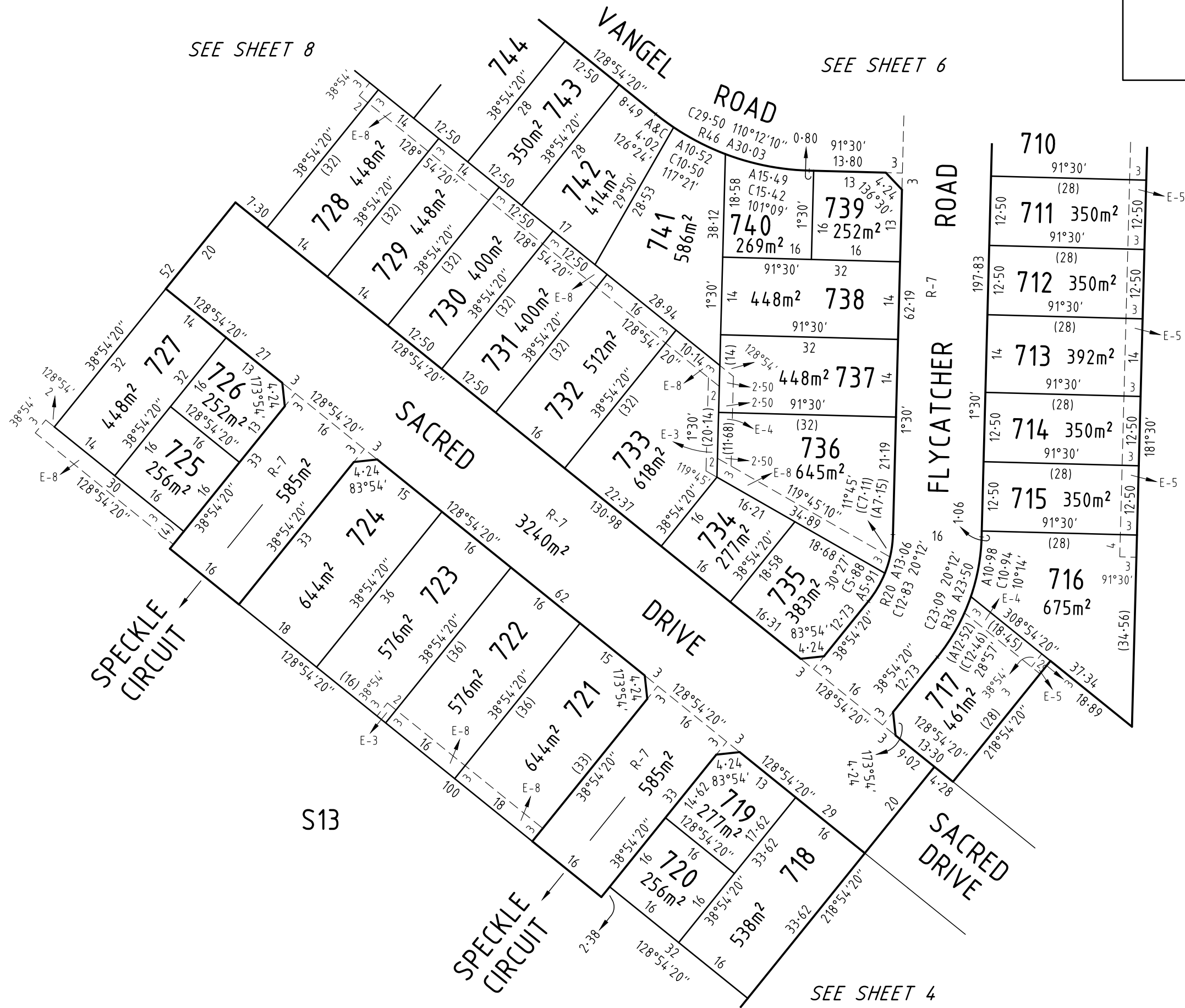


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<div><div>spiire</div><div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div></div>	Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (8), 14/02/2023, SPEAR Ref: S175809S	Digitally signed by: Hume City Council, 14/03/2023, SPEAR Ref: S175809S	





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SEE SHEET 8

SEE SHEET 6

SEE SHEET 4

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SCALE 1: 750  
7.5 0 7.5 15 22.5 30  
LENGTHS ARE IN METRES

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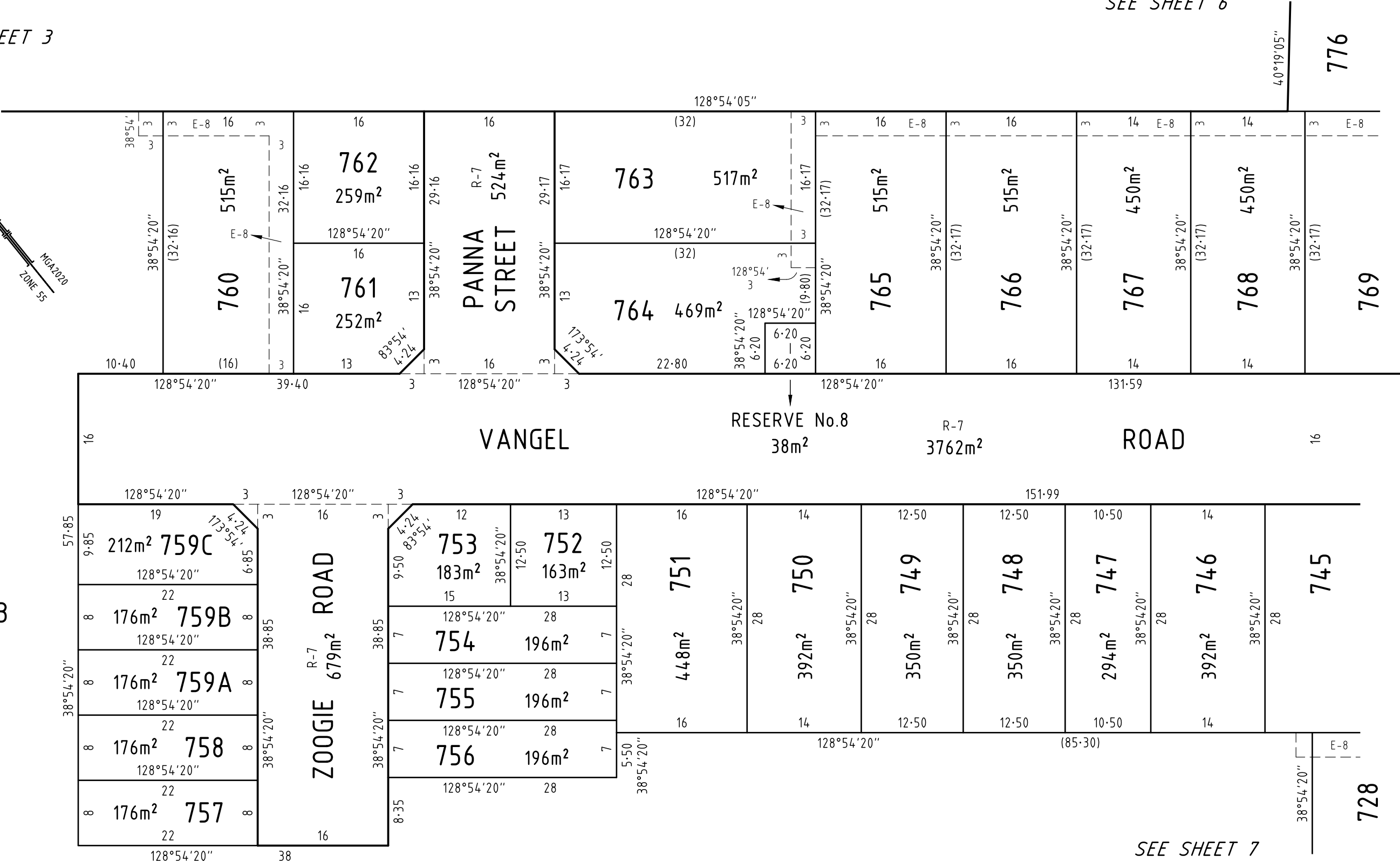
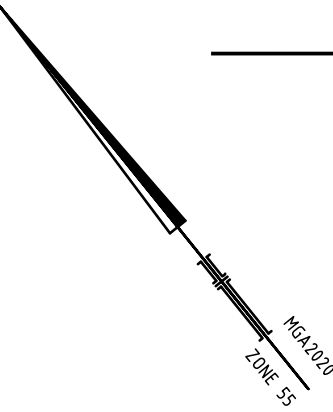
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SHEET 7

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SEE SHEET 6

SEE SHEET 3



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SCALE 1: 500

ORIGINAL SHEET SIZE: A3

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 701 to 758, 759A, 759B, 759C and 760 to 776 (all inclusive)  
Land to be Burdened: Lots 701 to 758, 759A, 759B, 759C and 760 to 776 (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 AA9046.

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 701 to 758, 759A, 759B, 759C and 760 to 776 (all inclusive)  
Land to be Burdened: Lots 701 to 758, 759A, 759B, 759C and 760 to 776 (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.

CREATION OF RESTRICTION No. 3

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


Land to Benefit: Lots 701 to 758, 759A, 759B, 759C and 760 to 776 (all inclusive)  
Land to be Burdened: Lots 719, 720, 725, 726, 734, 739, 740, 747, 752 to 758, 759A, 759B, 759C, 761 and 762 (all inclusive)

Description of Restriction:

Lots 719, 720, 725, 726, 734, 739, 740, 747, 752 to 758, 759A, 759B, 759C, 761 and 762 (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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OWNERS CORPORATION SCHEDULE							PS828173B/S7																			
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>10780</td><td>781</td></tr><tr><td>Balance of existing OC</td><td>0</td><td>0</td></tr><tr><td>Overall Total</td><td>10780</td><td>781</td></tr></table>												Totals				Entitlement	Liability	This schedule	10780	781	Balance of existing OC	0	0	Overall Total	10780	781
Totals																										
	Entitlement	Liability																								
This schedule	10780	781																								
Balance of existing OC	0	0																								
Overall Total	10780	781																								
Lot Entitlement and Lot Liability																										
Lot	Entitlement	Liability		Lot	Entitlement	Liability		Lot	Entitlement	Liability																
701	10	10		751	10	10																				
702	10	10		752	10	10																				
703	10	10		753	10	10																				
704	10	10		754	10	10																				
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707	10	10		757	10	10																				
708	10	10		758	10	10																				
709	10	10		759A	10	10																				
710	10	10		759B	10	10																				
711	10	10		759C	10	10																				
712	10	10		760	10	10																				
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714	10	10		762	10	10																				
715	10	10		763	10	10																				
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718	10	10		766	10	10																				
719	10	10		767	10	10																				
720	10	10		768	10	10																				
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722	10	10		770	10	10																				
723	10	10		771	10	10																				
724	10	10		772	10	10																				
725	10	10		773	10	10																				
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728	10	10		776	10	10																				
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749	10	10																								
750	10	10																								

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