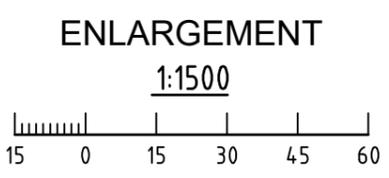
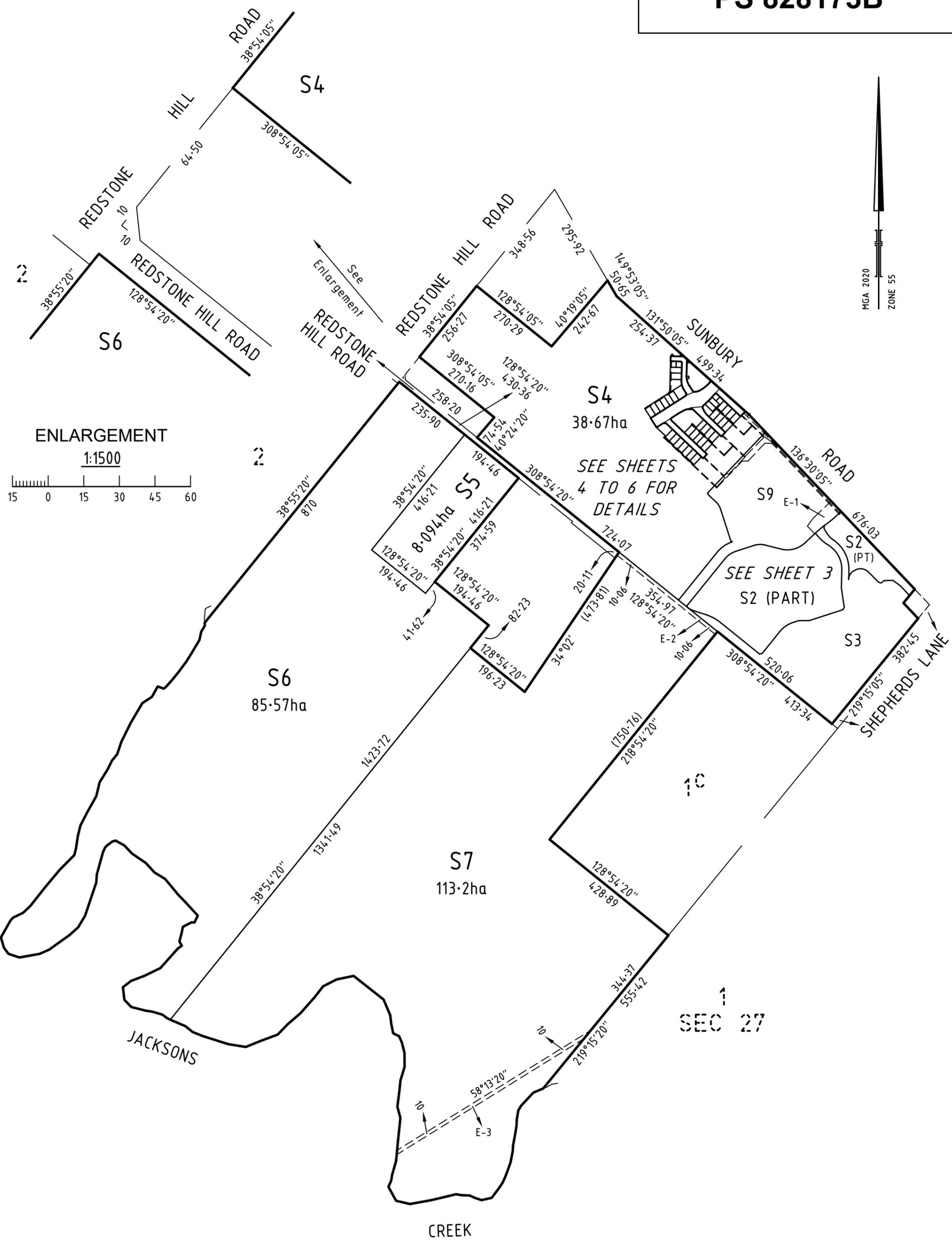
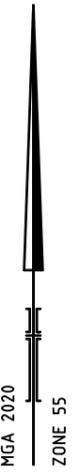


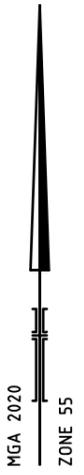
PLAN OF SUBDIVISION			EDITION 1	PS 828173B
LOCATION OF LAND PARISH: BULLA BULLA TOWNSHIP: - SECTION: 25 CROWN ALLOTMENTS: 1A (PART), 1B (PART) & 2 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL 10120 FOL 421, VOL 9567 FOL 415, VOL 8930 FOL 457 & VOL 8865 FOL 999 LAST PLAN REFERENCE: LOT 2 ON PS 423080R, CP 157019, LOT 5 ON LP 95031 & LOT 2 ON LP 88415 POSTAL ADDRESS: 675 SUNBURY ROAD, (at time of subdivision) SUNBURY, VIC. 3429 MGA 2020 CO-ORDINATES: E: 302 440 ZONE: 55 (of approx centre of land in plan) N: 5835 990				
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines. Lots 1 to 100 (both inclusive) have been omitted from this plan. Lot S2 consists of 2 parts. <u>Other Purpose of this Plan</u> To remove part of the Transmission of Electricity easement created in Instrument No.1930087 that lies within Alpaca Drive on this plan by virtue of section 6(1)(k)(iii) 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-1 RESERVE No.1 RESERVE No.2	HUME CITY COUNCIL HUME CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY. LTD.			
NOTATIONS				
DEPTH LIMITATION: 15.24 METRES BELOW THE SURFACE APPLIES TO ALL THE LAND CONTAINED IN CERTIFICATES OF TITLE VOL 9567 FOL 415, VOL 8930 FOL 457 & VOL 8865 FOL 999 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
E-1	CARRIAGEWAY	SEE DIAG	THIS PLAN	LAND IN THIS PLAN
E-2	CARRIAGEWAY	10.06	C/G VOL 6007 FOL 264	LAND IN C/G VOL 6007 FOL 264
E-3	POWER LINE	10	SECTION 103B SEC ACT 1958 (LP 145244)	S.E.C.V.
E-4	TRANSMISSION OF ELECTRICITY	SEE DIAG	INSTRUMENT 1930087	S.E.C.V.
E-5	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-6	SEWERAGE	SEE DIAG	THIS PLAN	WESTERN REGION WATER CORPORATION
E-7	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-7	SEWERAGE	SEE DIAG	THIS PLAN	WESTERN REGION WATER CORPORATION
E-8	CARRIAGEWAY	SEE DIAG	THIS PLAN	LAND IN THIS PLAN
E-8	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
REDSTONE ESTATE - STAGE 1 (42 LOTS)			AREA OF STAGE (Including Lot S8) - 4.329ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 305912SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Mark Oswald Stansfield Version: 13		SHEET 1 OF 7



SURVEYOR'S FILE REF: 305912SV00	SCALE 1: 10000 100 0 100 200 300 400 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
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SEE SHEET 2

PS 828173B



COMMON PROPERTY No.1

143

101 141
102
103
104

11-06
NIRA R-1 DRIVE

RES No.2

RESERVE No.1

86-60

131°50'05"

5

SUNBURY DRIVE

31-85

SEE SHEET 5 FOR DETAILS

SEE SHEET 6 FOR DETAILS

57°30'

(83-25)

106

107

108

109

110

111

14-7-30'

(32)

110

109

108

107

106

105

104

103

102

101

ORIGIN

DRIVE

ALPACA DRIVE

R-1

96-44

116

115

114

113

112

111

110

109

108

107

106

105

PRESIDENT ROAD

R-1

119

118

117

116

115

114

113

112

111

110

109

108

107

106

105

104

103

S8

WANDERER ROAD

R-1

127

126

125

124

123

122

121

120

119

118

117

116

115

114

113

112

111

110

109

108

107

106

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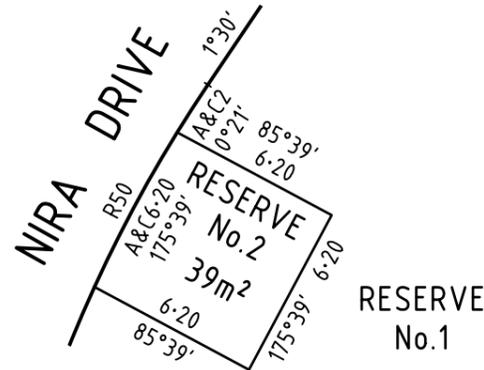
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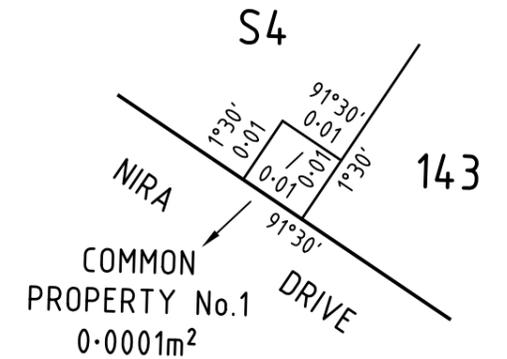
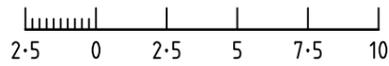
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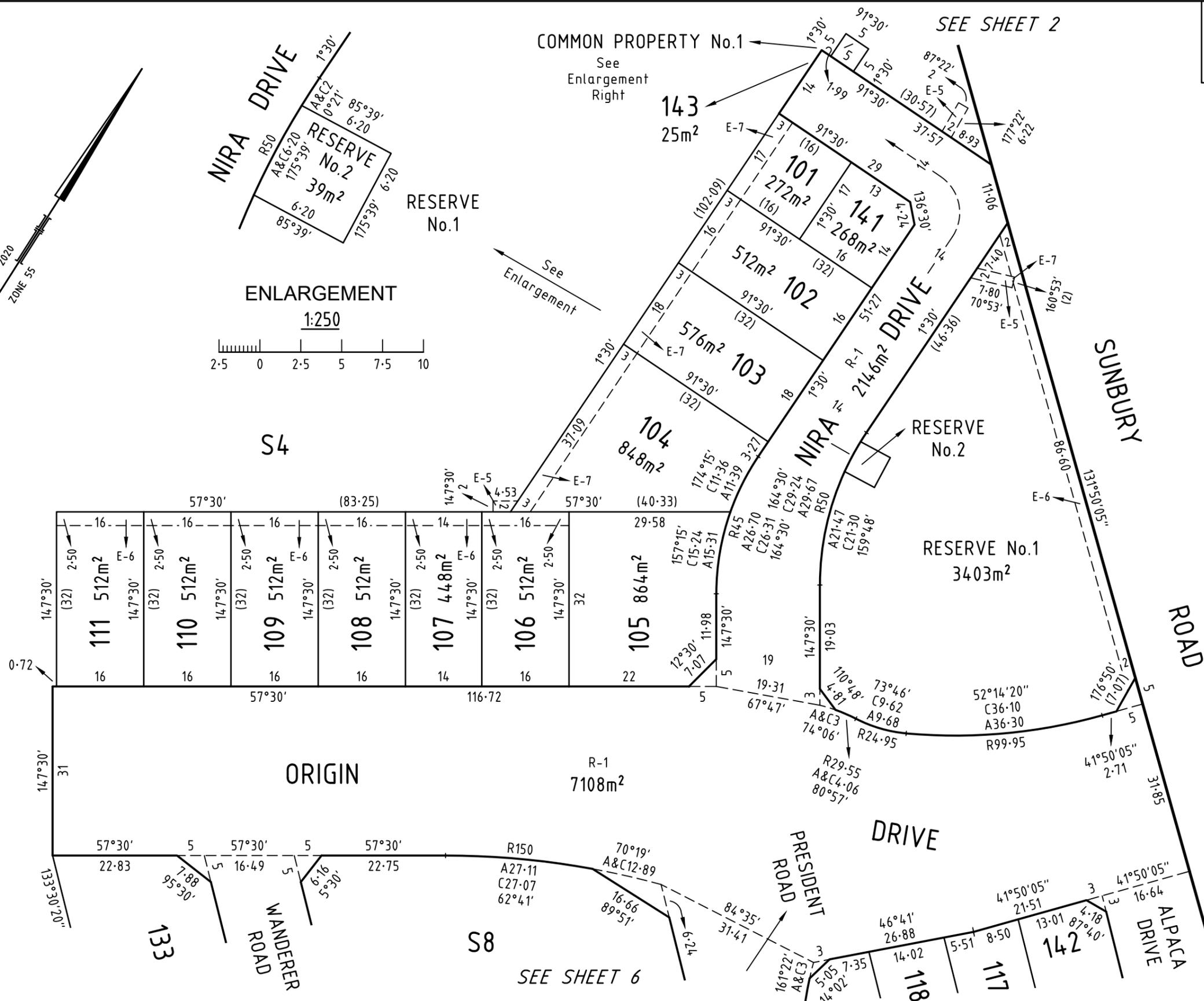
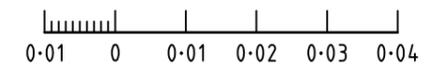
ENLARGEMENT

1:250



ENLARGEMENT

1:1



SURVEYOR'S FILE REF: 305912SV00



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SCALE 1: 750

LENGTHS ARE IN METRES

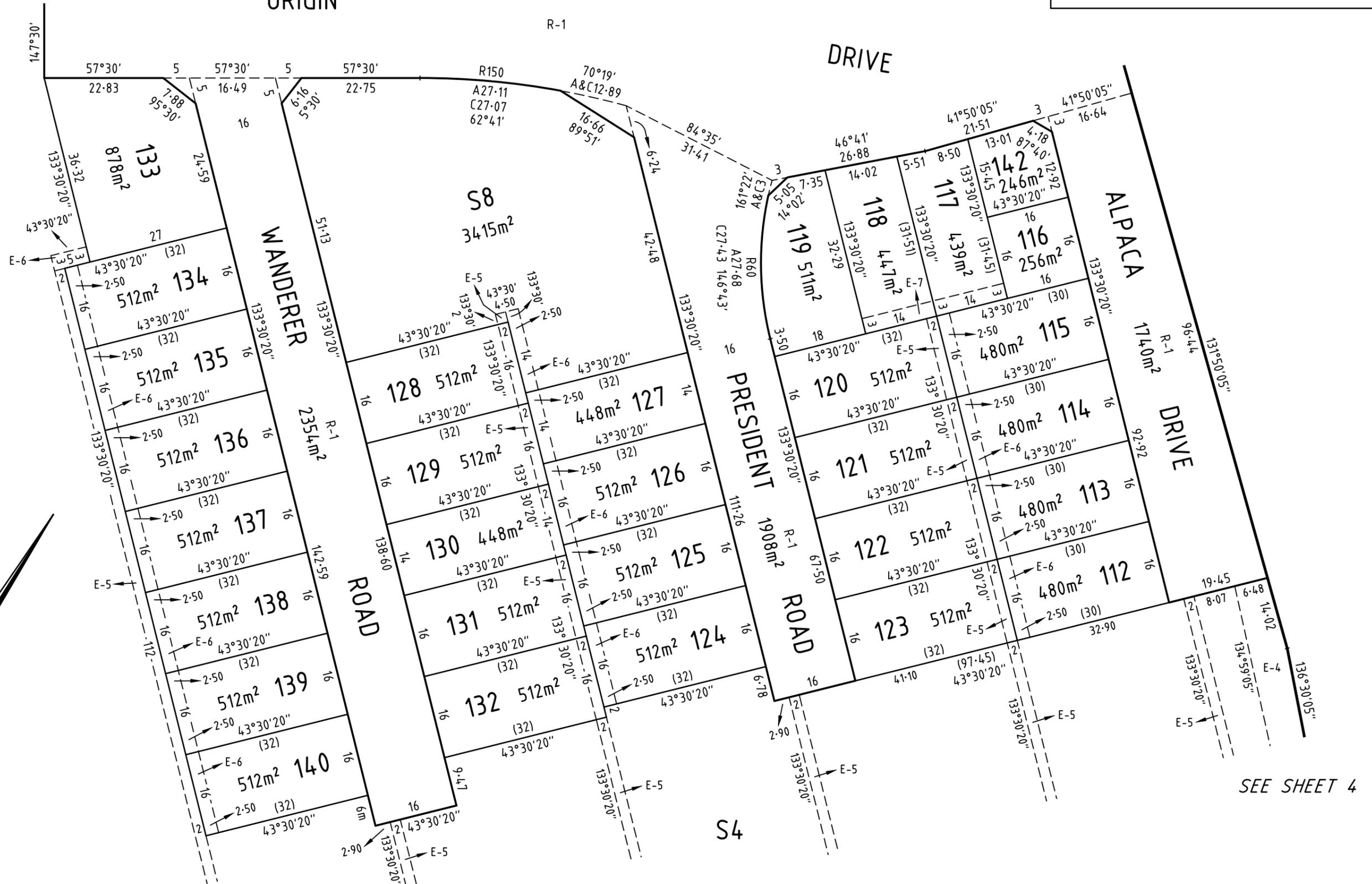
Licensed Surveyor: Mark Oswald Stansfield
Version: 13

ORIGINAL SHEET
SIZE: A3

SHEET 5

SEE SHEET 5

ORIGIN



SEE SHEET 4

SURVEYOR'S FILE REF: 305912SV00

SCALE 1: 750

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 6



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 Version: 13

CREATION OF RESTRICTION No. 1

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

Land to Benefit: Lots 101 to 142 (both inclusive)
Land to be Burdened: Lots 101 to 142 (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 101 to 142 (both inclusive)
Land to be Burdened: Lots 101 to 142 (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 101 to 142 (both inclusive)
Land to be Burdened: Lots 101, 116, 141 and 142

Description of Restriction:

Lots 101, 116, 141 and 142 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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