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PLAN OF SUBDIVISION			EDITION 1	PS 912552Y
LOCATION OF LAND PARISH: BULLA BULLA TOWNSHIP: - SECTION: 25 CROWN ALLOTMENTS: 1B (PART) & 2 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL 12553 FOL 655 VOL 12553 FOL 656 VOL FOL ... LAST PLAN REFERENCE: LOT A & B ON PS 828173B LOT A ON PS 912540G POSTAL ADDRESS: 80 REDSTONE HILL ROAD, (at time of subdivision) SUNBURY, VIC. 3429 MGA 2020 CO-ORDINATES: E: 302 220 ZONE: 55 (of approx centre of land in plan) N: 5835 410			Council Name: Hume City Council Council Reference Number: S010140 Planning Permit Reference: P22160 SPEAR Reference Number: S210129P Certification This plan is certified under section 6 of the Subdivision Act 1988 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 not been satisfied at Certification Digitally signed by: Antonino Magazzu for Hume City Council on 31/10/2024	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines. Lots 1 to 1600 (both inclusive) and Lot S1 have been omitted from this plan. <u>Other purpose of this plan</u> To remove by agreement that part of the Carriageway Easement created in Crown Grant Volume 6007 Folio 264 that lies within Redstone Hill Road on this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988. To remove by agreement that part of the Carriageway Easement condition created in PS 912540G that lies within Redstone Hill Road and Tomahawk Drive on this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988. To remove by agreement the Drainage and Sewerage Easements created in PS 828173B now contained within Odysseus Drive on this plan via section 6 (1) (k) (iv) 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-50 RESERVE Nos.50 & 51	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC.) LTD.			
NOTATIONS				
DEPTH LIMITATION : 15.24 METRES BELOW THE SURFACE APPLIES TO CROWN ALLOTMENT 1B				
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 ESTATE - STAGE 16 (69 LOTS)			AREA OF STAGE - 6.597ha	
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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 828173B/S12	HUME CITY COUNCIL
E-3	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 828173B/S12	THE RELEVANT ABUTTING LOT
E-3	DRAINAGE	SEE DIAG	PS 828173B/S12	HUME CITY COUNCIL
E-4	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 828173B/S12	THE RELEVANT ABUTTING LOT
E-5	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-6	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-6	SEWERAGE	SEE DIAG	THIS PLAN	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	THIS PLAN	THE RELEVANT ABUTTING LOT
E-9	SEWERAGE	SEE DIAG	PS 828173B/S12	GREATER WESTERN WATER CORPORATION
E-9	DRAINAGE	SEE DIAG	PS 828173B/S12	HUME CITY COUNCIL
E-10	SEWERAGE	SEE DIAG	PS 828173B/S12	GREATER WESTERN WATER CORPORATION
E-10	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 828173B/S12	THE RELEVANT ABUTTING LOT
E-10	DRAINAGE	SEE DIAG	PS 828173B/S12	HUME CITY COUNCIL
E-11	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL

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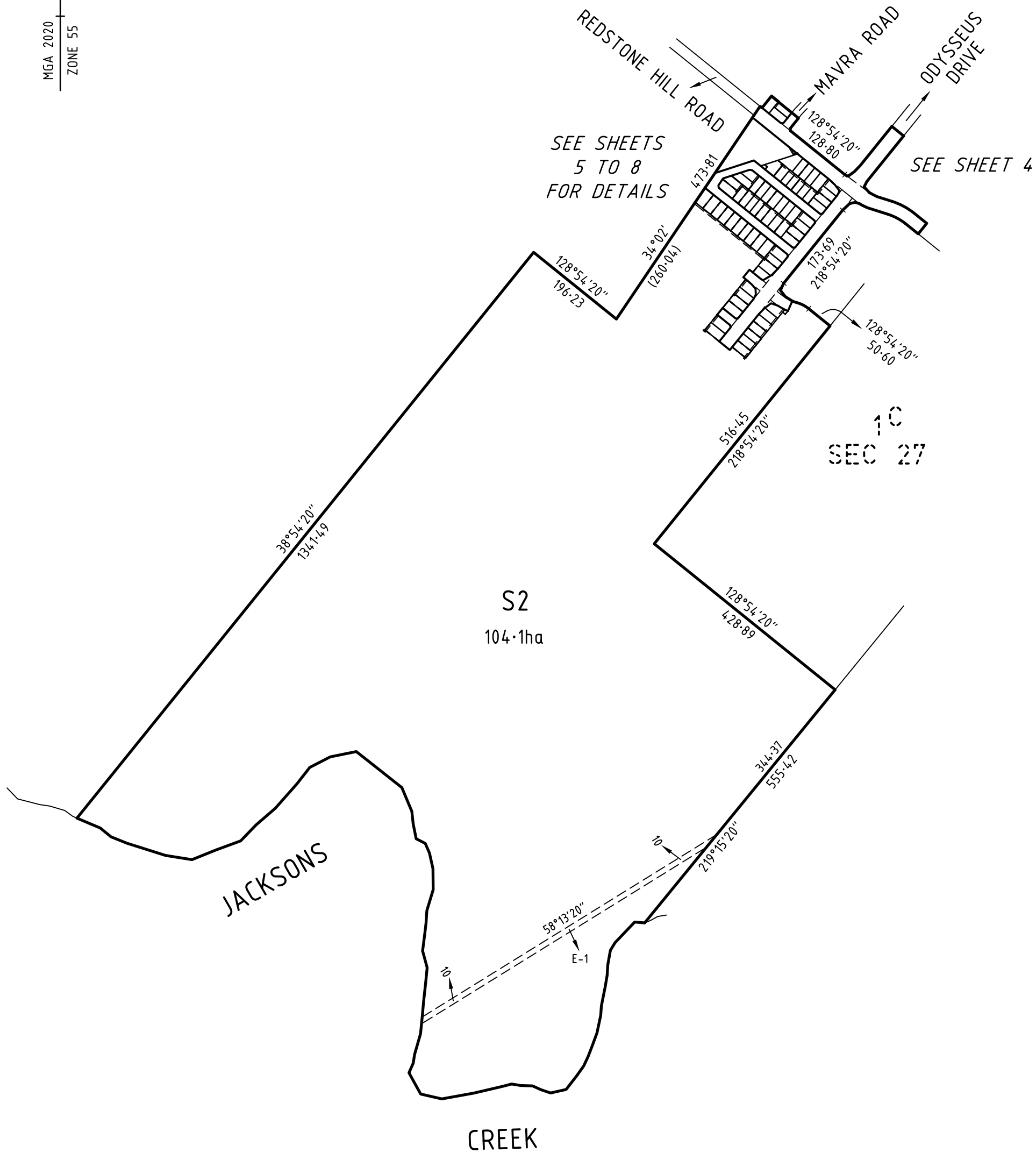
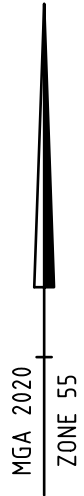
SHEET 2




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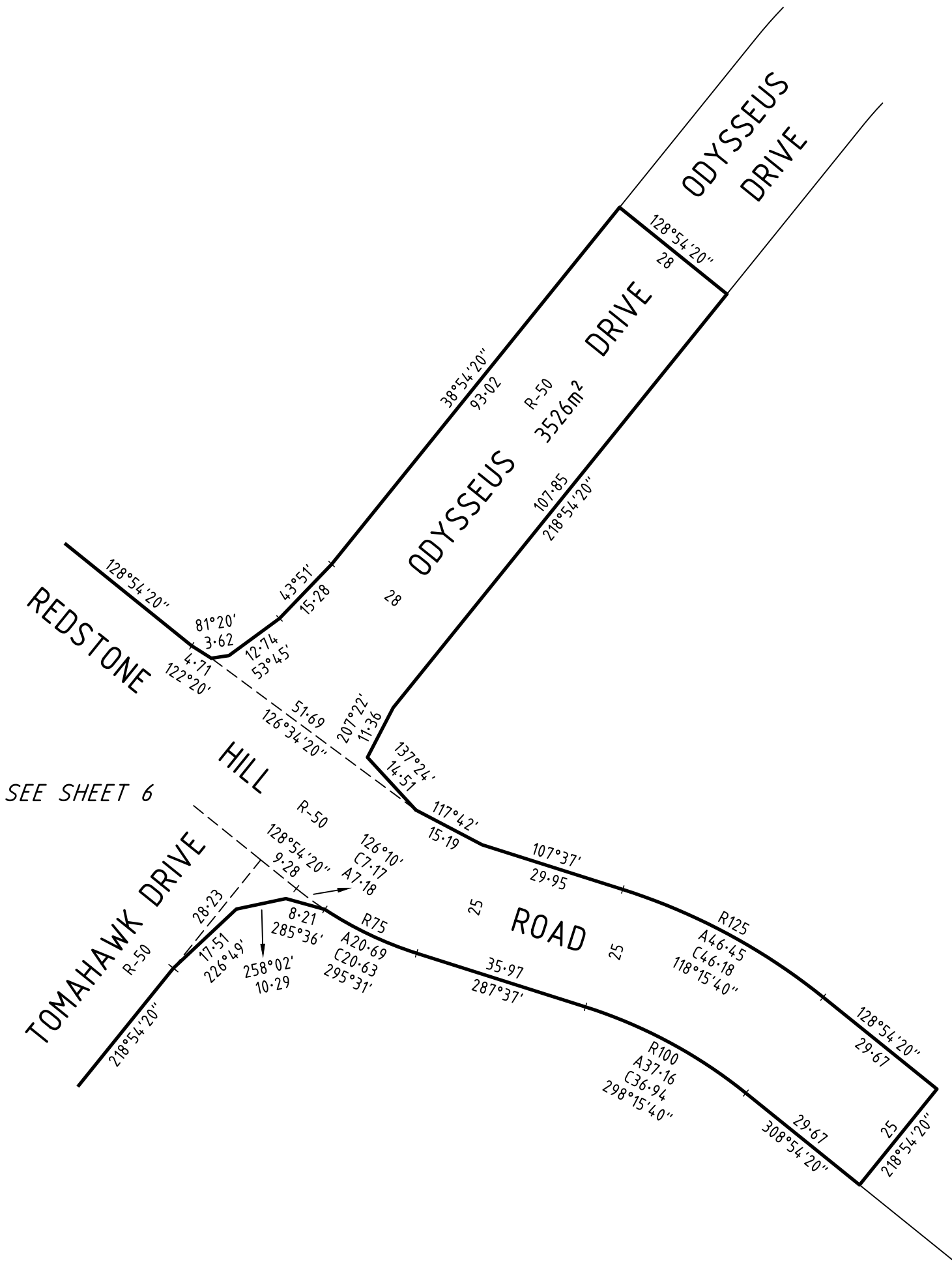
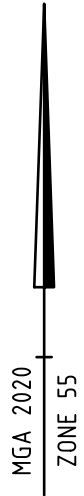
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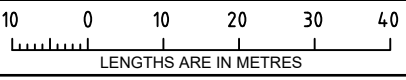
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SHEET 4

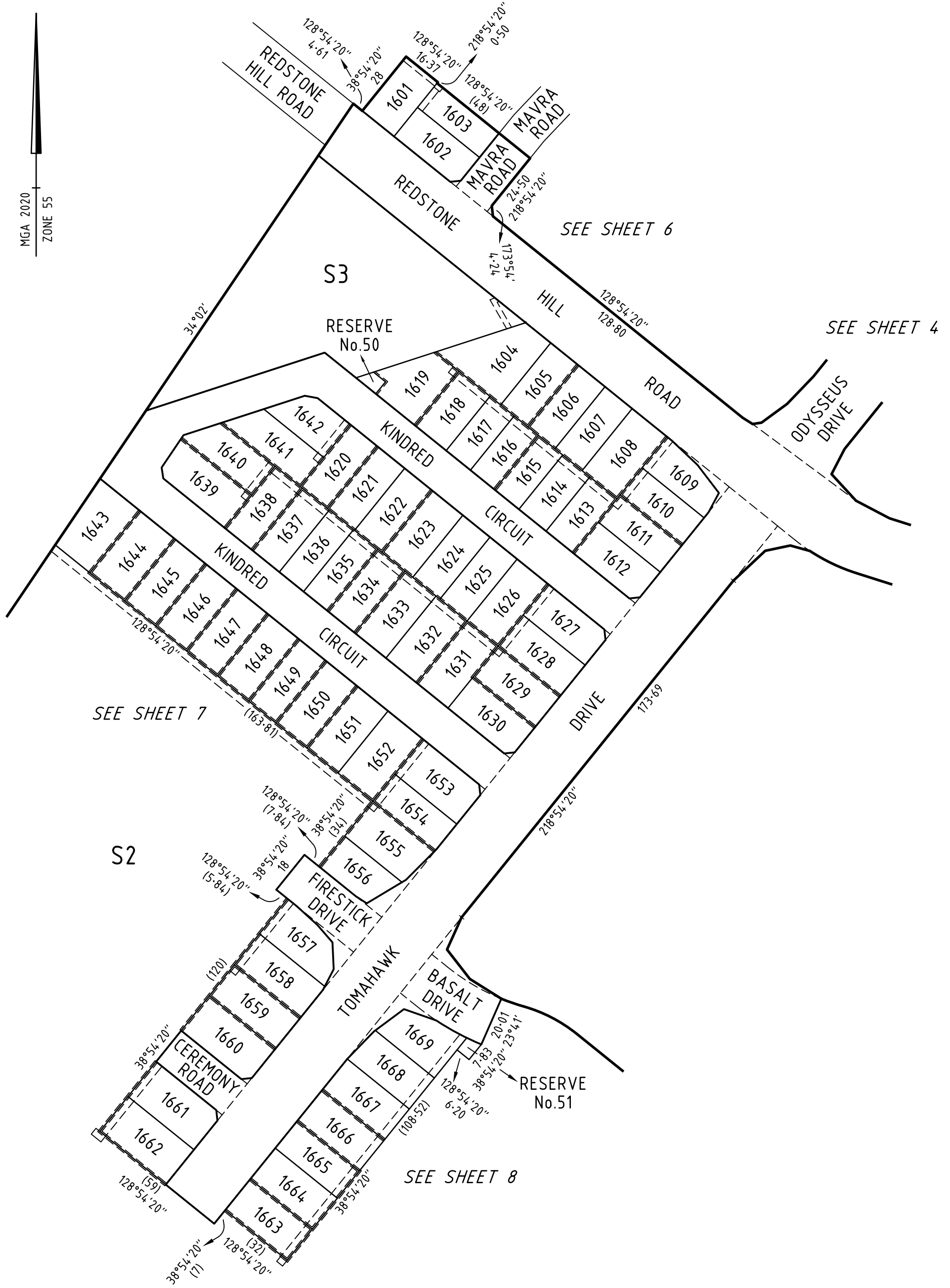


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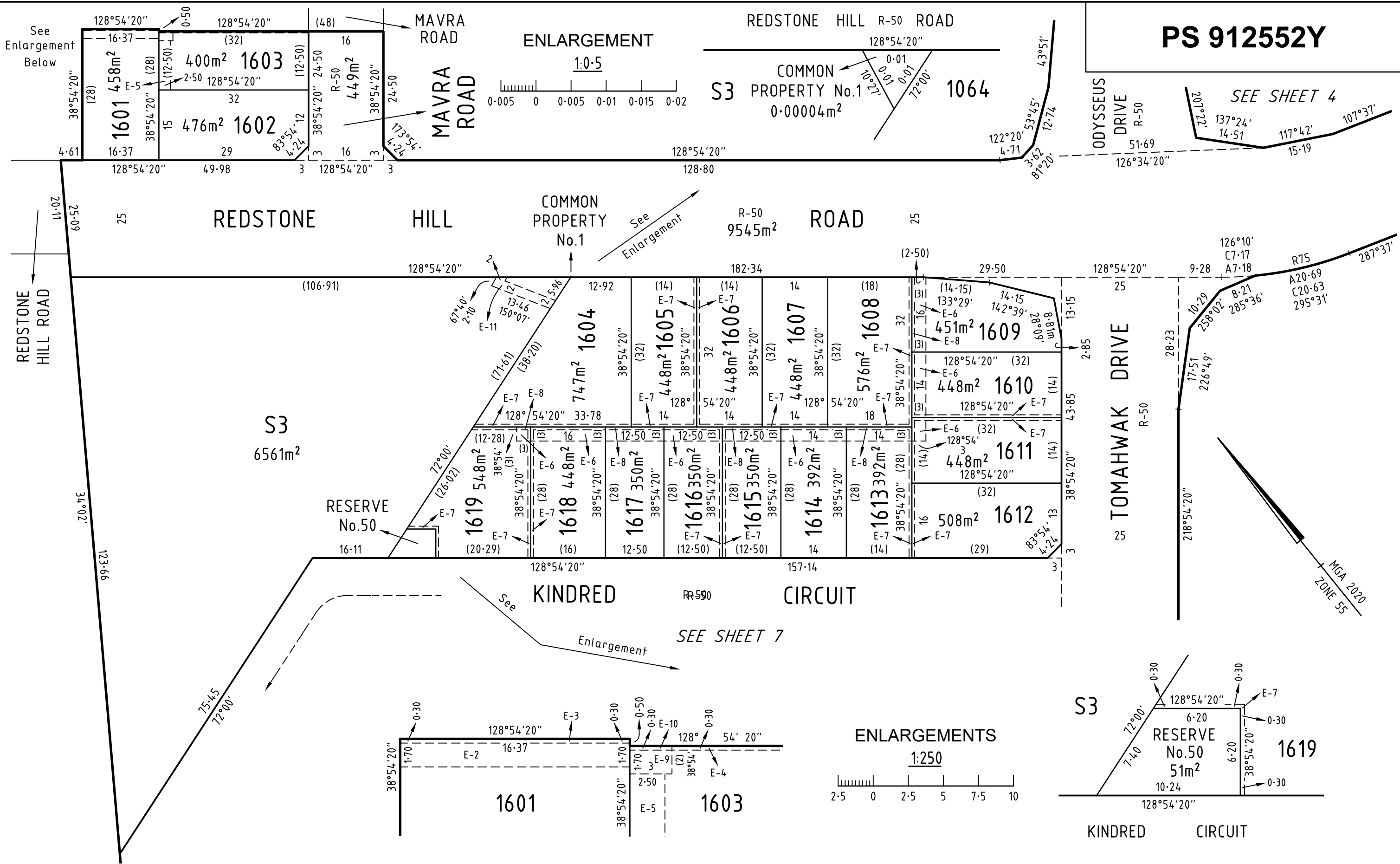


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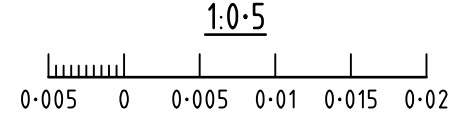
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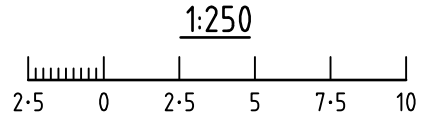
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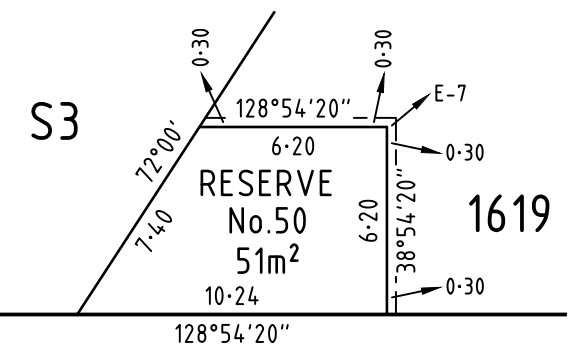
ENLARGEMENT



ENLARGEMENTS



S3



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SCALE 1: 750

LENGTHS ARE IN METRES

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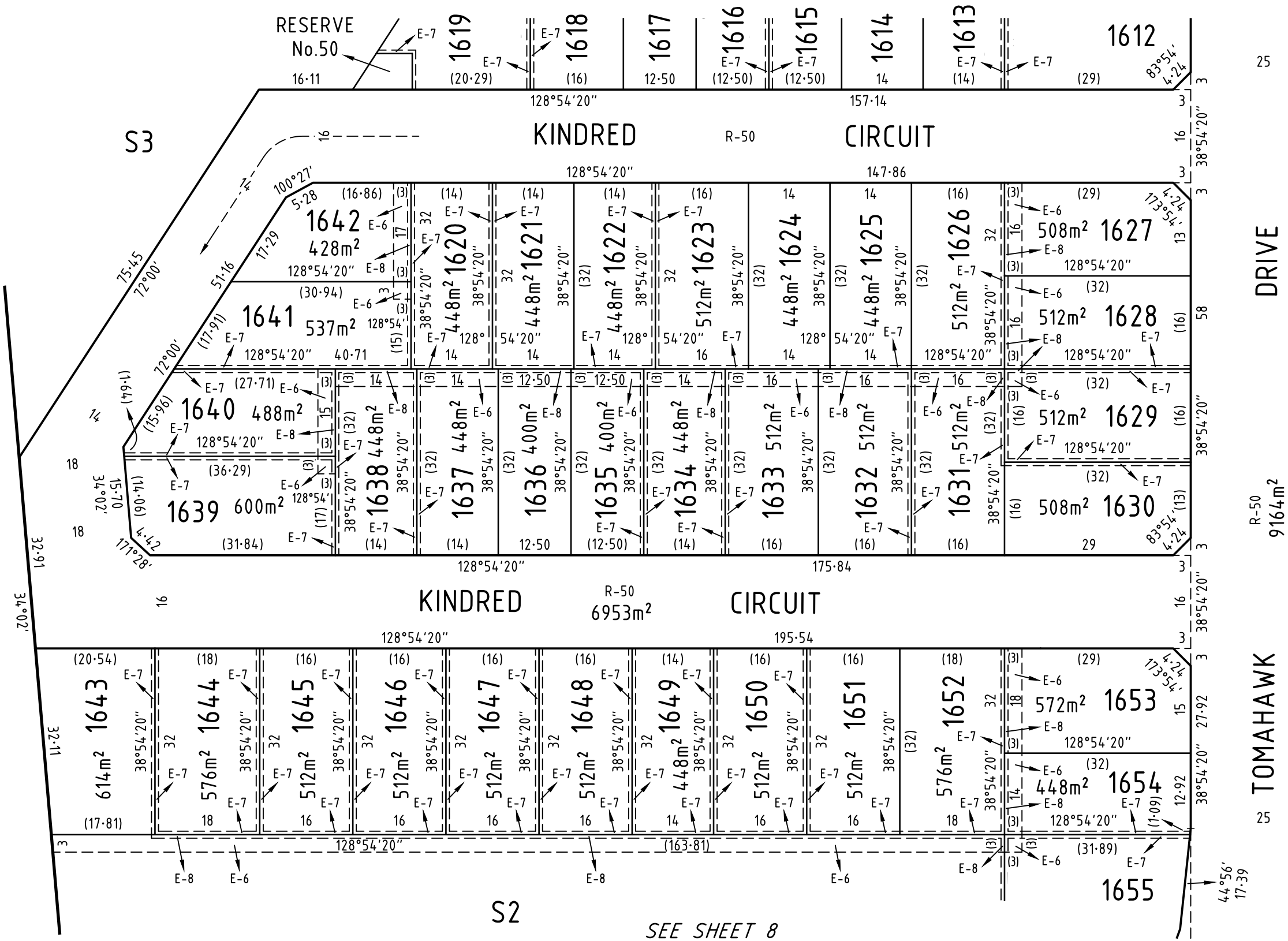
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SHEET 6

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SEE SHEET 6



218°54'20"

DRIVE
R-50
9164m²
TOMAHAWK

SEE SHEET 8

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SCALE 1: 750

LENGTHS ARE IN METRES

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SHEET 7

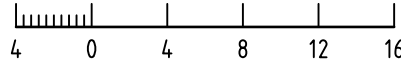
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MGA 2020
ZONE 55

ENLARGEMENT

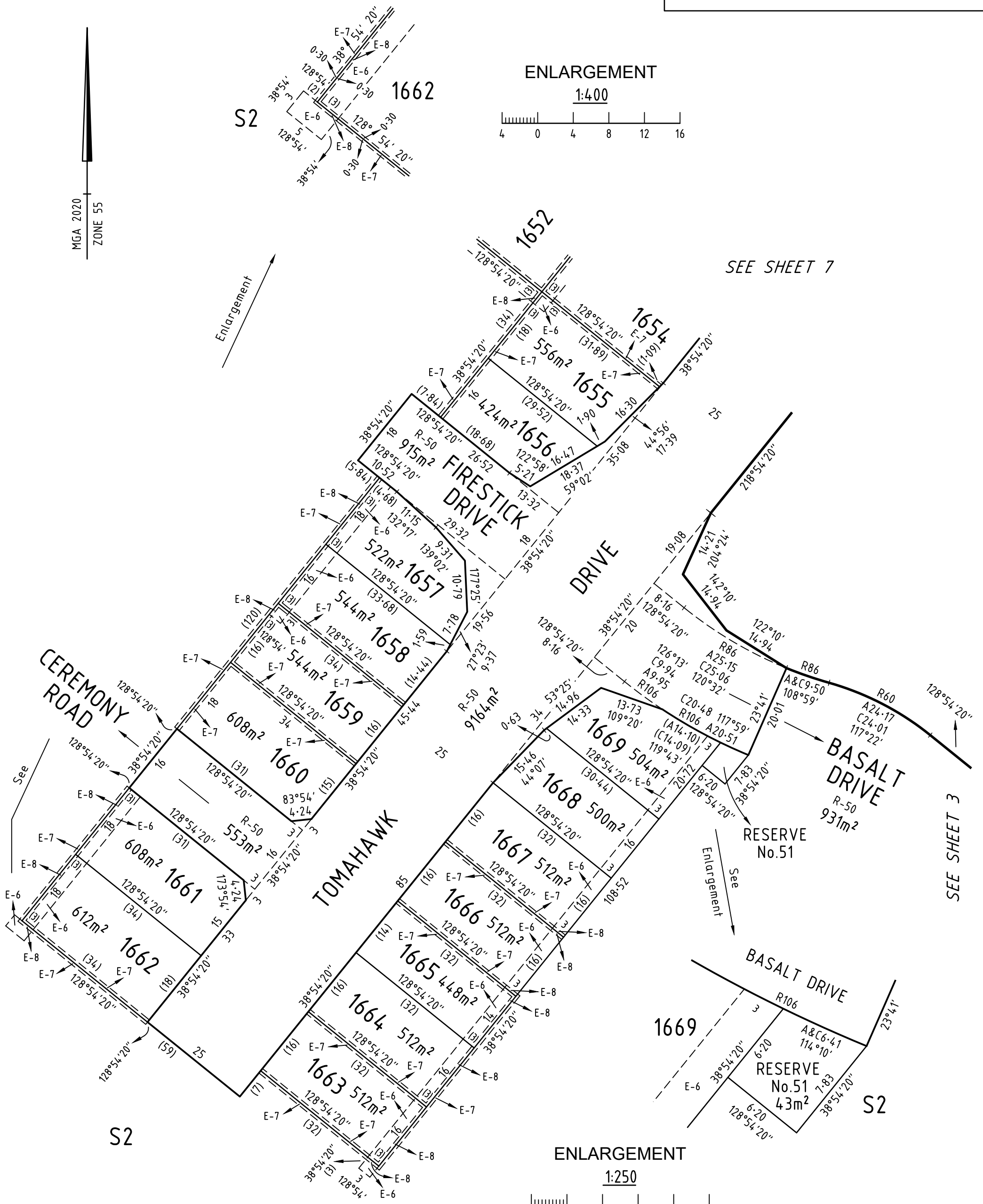
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S2
1662

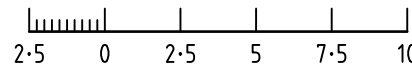
Enlargement

SEE SHEET 7



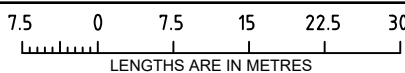
ENLARGEMENT

1:250



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SCALE
1: 750



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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 1601 to 1669 (both inclusive)
Land to be Burdened: Lots 1601 to 1669 (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 1601 to 1669 (both inclusive)
Land to be Burdened: Lots 1601 to 1669 (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.

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OWNERS CORPORATION SCHEDULE

PS912552Y

Owners Corporation No. 1

Plan No. PS912552Y

Land affected by Owners Corporation: All of the Lots in the table below

Common Property No.:

Limitations of Owners Corporation: Unlimited

Notations

Totals		
	Entitlement	Liability
This schedule	2890	692
Balance of existing OC	0	0
Overall Total	2890	692

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1601	10	10	1651	10	10						
1602	10	10	1652	10	10						
1603	10	10	1653	10	10						
1604	10	10	1654	10	10						
1605	10	10	1655	10	10						
1606	10	10	1656	10	10						
1607	10	10	1657	10	10						
1608	10	10	1658	10	10						
1609	10	10	1659	10	10						
1610	10	10	1660	10	10						
1611	10	10	1661	10	10						
1612	10	10	1662	10	10						
1613	10	10	1663	10	10						
1614	10	10	1664	10	10						
1615	10	10	1665	10	10						
1616	10	10	1666	10	10						
1617	10	10	1667	10	10						
1618	10	10	1668	10	10						
1619	10	10	1669	10	10						
1620	10	10	S2	200	1						
1621	10	10	S3	2000	1						
1622	10	10									
1623	10	10									
1624	10	10									
1625	10	10									
1626	10	10									
1627	10	10									
1628	10	10									
1629	10	10									
1630	10	10									
1631	10	10									
1632	10	10									
1633	10	10									
1634	10	10									
1635	10	10									
1636	10	10									
1637	10	10									
1638	10	10									
1639	10	10									
1640	10	10									
1641	10	10									
1642	10	10									
1643	10	10									
1644	10	10									
1645	10	10									
1646	10	10									
1647	10	10									
1648	10	10									
1649	10	10									
1650	10	10									



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SHEET 1

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