


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  SPEAR Reference Number: S210129P			
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 Burgundy Parade 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		
 <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>		SURVEYORS FILE REF: 310066SV01		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 9	
		Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (7), 13/05/2025, SPEAR Ref: S210129P				

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: S210129P 22/05/2025 10:53 am

EASEMENT INFORMATION	
----------------------	--

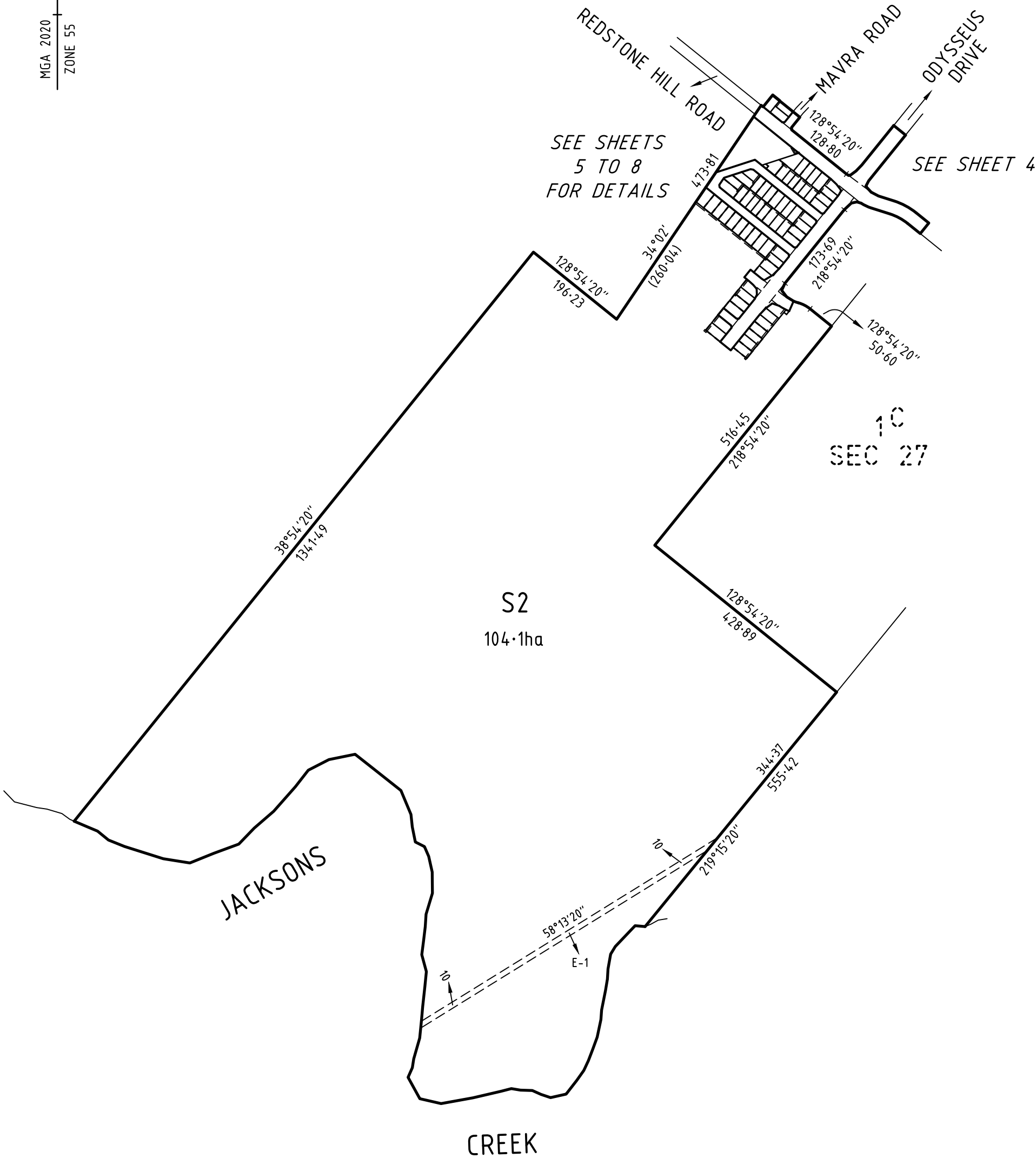
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

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

SURVEYOR'S FILE REF: 310066SV01

--

SHEET 2



SURVEYOR'S FILE REF: 310066SV01

SCALE 1: 7500

75 0 75 150 225 300

LENGTHS ARE IN METRES

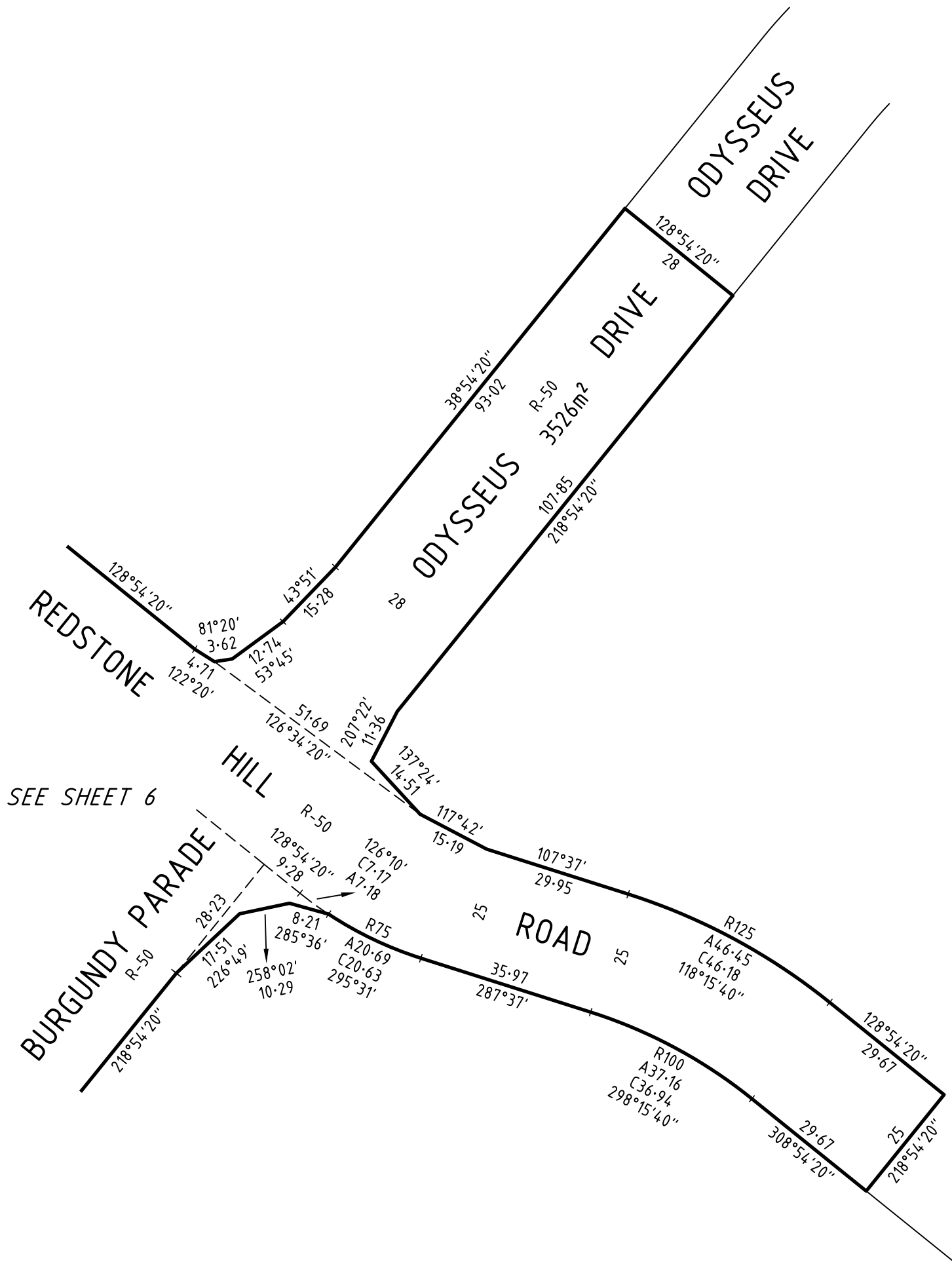
ORIGINAL SHEET SIZE: A3

SHEET 3

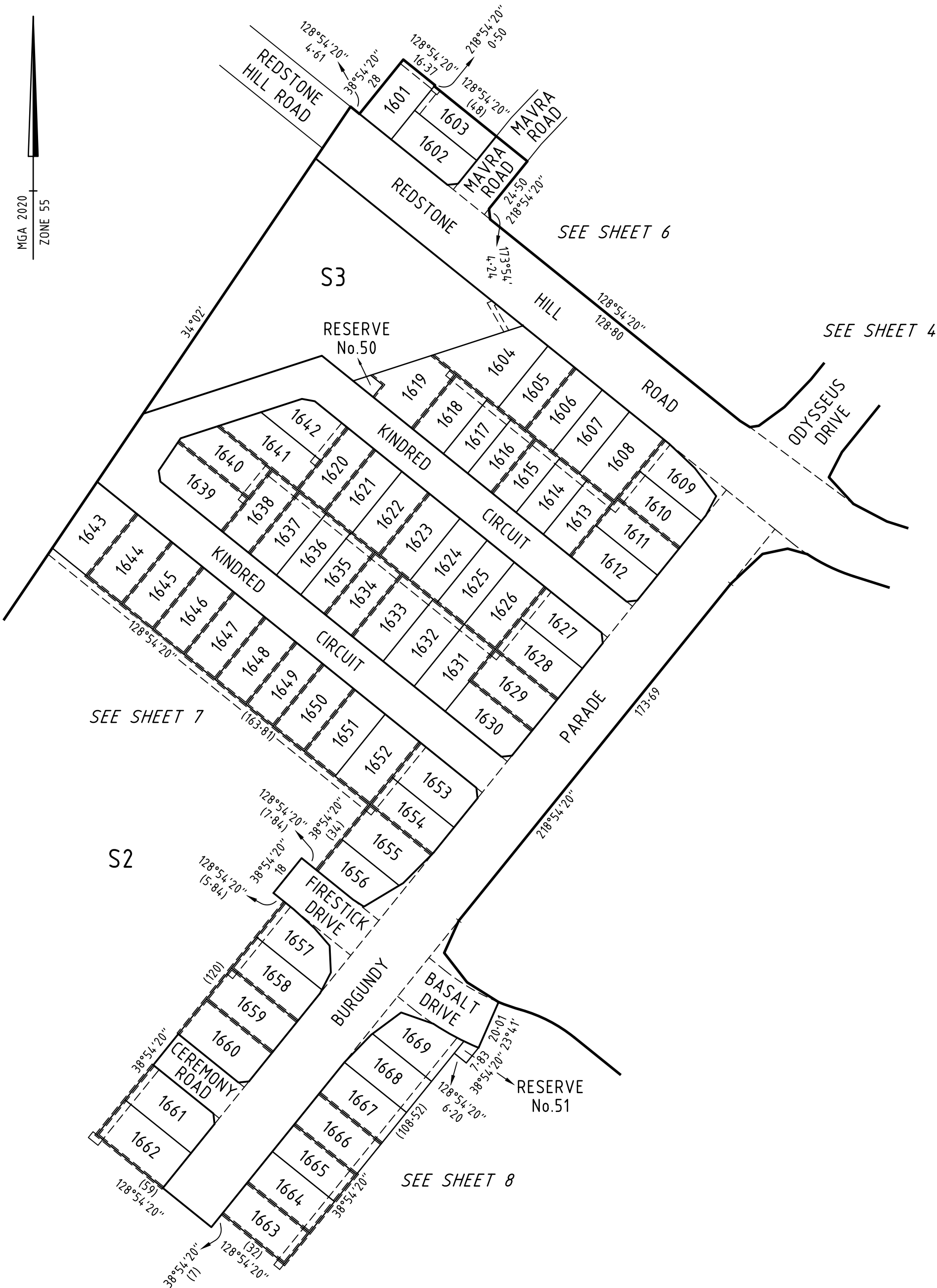


414 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
spiire.com.au

Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor,  
Surveyor's Plan Version (7),  
13/05/2025, SPEAR Ref: S210129P



SURVEYOR'S FILE REF: 310066SV01		SCALE 1: 1000 <div> <p>LENGTHS ARE IN METRES</p> </div>	ORIGINAL SHEET SIZE: A3	SHEET 4
<p>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</p>		Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (7), 13/05/2025, SPEAR Ref: S210129P		



SURVEYOR'S FILE REF: 310066SV01

SCALE 1: 1500

15 0 15 30 45 60

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

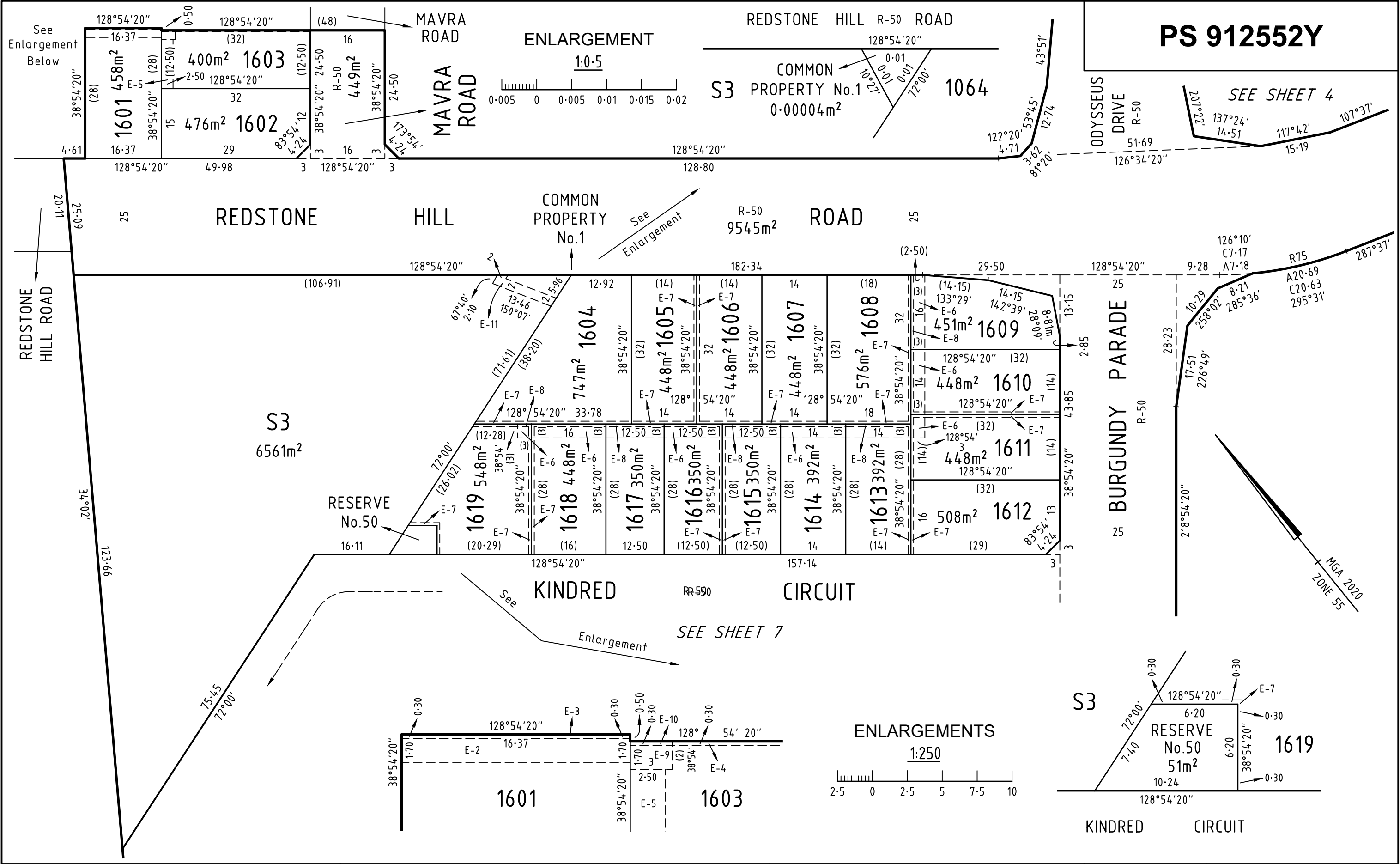
SHEET 5



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),  
13/05/2025, SPEAR Ref: S210129P

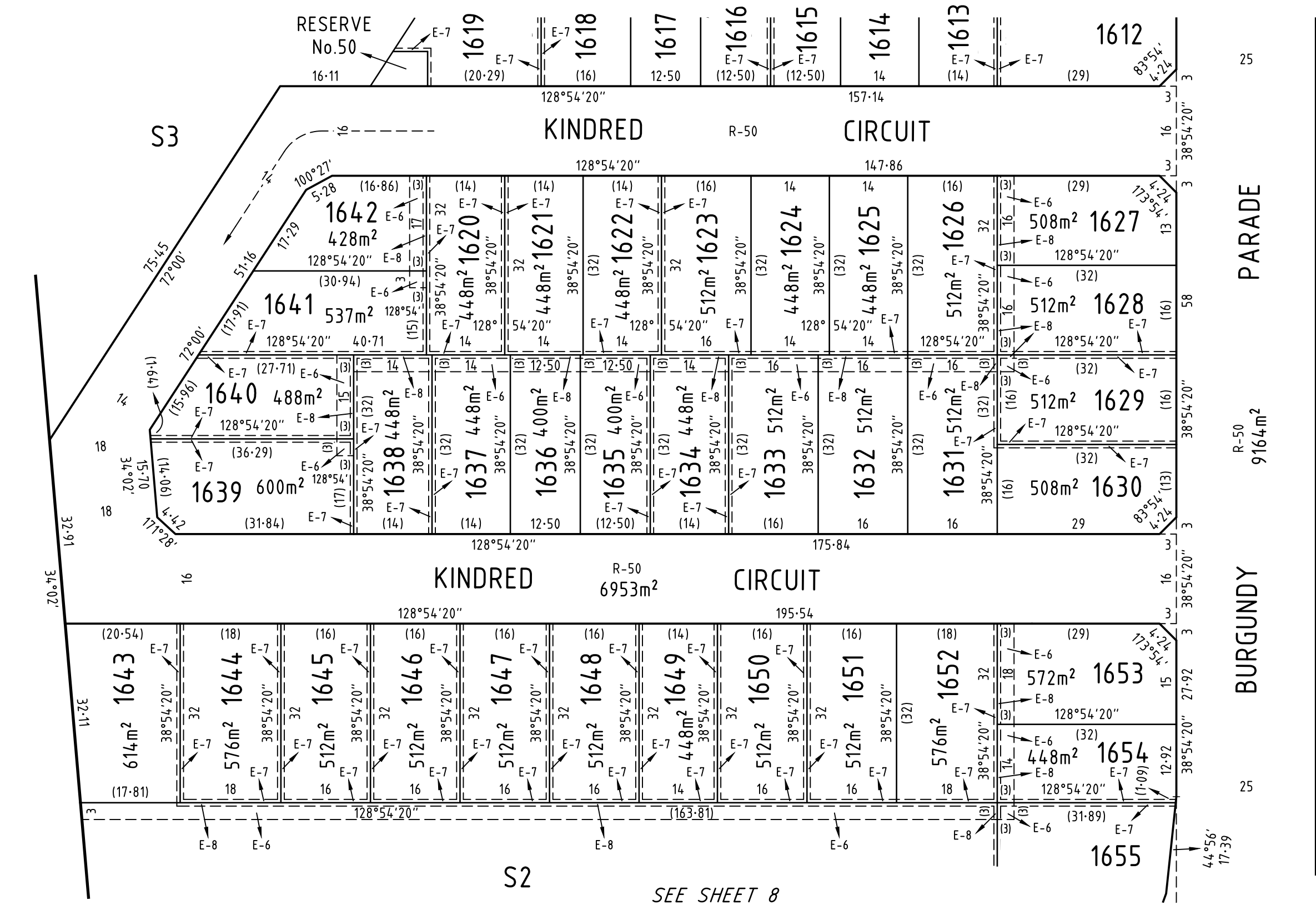




SURVEYOR'S FILE REF: 310066SV01		<div>SCALE 1: 750</div> <div><div><div>7.5</div><div>0</div><div>7.5</div><div>15</div><div>22.5</div><div>30</div></div><div>LENGTHS ARE IN METRES</div></div>	ORIGINAL SHEET SIZE: A3	SHEET 6
<div><div><div>spiire</div></div><div><div>414 La Trobe Street</div><div>PO Box 16084</div><div>Melbourne Vic 8007</div><div>T 61 3 9993 7888</div><div>spiire.com.au</div></div></div>			<div>Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (7), 13/05/2025, SPEAR Ref: S210129P</div>	

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: S210129P 22/05/2025 10:53 am

SEE SHEET 6



SEE SHEET 8

SURVEYOR'S FILE REF: 310066SV01



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

SCALE 1: 750

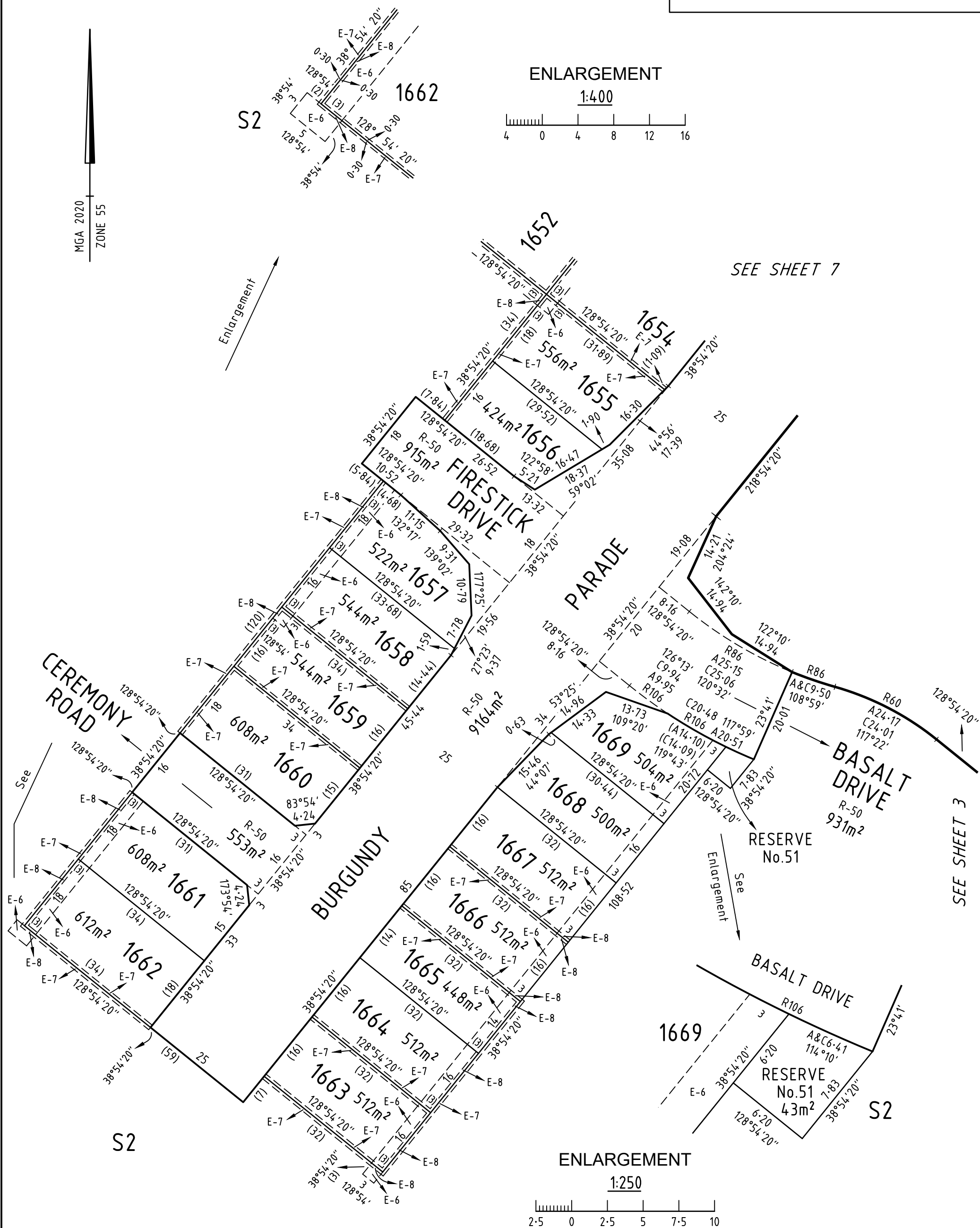
7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor,  
Surveyor's Plan Version (7),  
13/05/2025, SPEAR Ref: S210129P

ORIGINAL SHEET  
SIZE: A3

SHEET 7



SURVEYOR'S FILE REF: 310066SV01

SCALE 1: 750

ORIGINAL SHEET SIZE: A3

SHEET 8



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),  
13/05/2025, SPEAR Ref: S210129P



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 AA010721.

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.

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																										
<table><tr><td colspan="3">Totals</td></tr><tr><td></td><td>Entitlement</td><td>Liability</td></tr><tr><td>This schedule</td><td>2890</td><td>692</td></tr><tr><td>Balance of existing OC</td><td>0</td><td>0</td></tr><tr><td>Overall Total</td><td>2890</td><td>692</td></tr></table>												Totals				Entitlement	Liability	This schedule	2890	692	Balance of existing OC	0	0	Overall Total	2890	692
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																
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																								

414 La Trobe Street PO Box 16084 Melbourne VIC 8007 T 61 3 9993 7888 spiire.com.au				SURVEYORS FILE REFERENCE: 310066SV01					SHEET 1		
					ORIGINAL SHEET SIZE: A3						
Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (7), 13/05/2025, SPEAR Ref: S210129P											

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: S210129P 22/05/2025 10:53 am