

# PLAN OF SUBDIVISION

EDITION 1

# PS 828173B/S24

## LOCATION OF LAND

PARISH: BULLA BULLA

TOWNSHIP: -

SECTION: 25

CROWN ALLOTMENT: 2 (PART)

CROWN PORTION: -

TITLE REFERENCE: C/T VOL 12313 FOL 604

LAST PLAN REFERENCE: LOT S8 ON PS 828173B

POSTAL ADDRESS: 1 PRESIDENT ROAD,  
(at time of subdivision) SUNBURY, VIC. 3429

MGA 2020 CO-ORDINATES: E: 302 420      ZONE: 55  
(of approx centre of land in plan)      N: 5836 000

Council Name: Hume City Council

SPEAR Reference Number: S246143T

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER

COUNCIL / BODY / PERSON

NIL

Land being subdivided is enclosed within thick continuous lines

Lots 1 to 143 (both inclusive) have been omitted from this plan.

## 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. -

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.

## 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-5	DRAINAGE	SEE DIAG.	PS 828173B	HUME CITY COUNCIL
E-6	SEWERAGE	SEE DIAG.	PS 828173B	WESTERN REGION WATER CORPORATION
E-10	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL
E-10	SEWERAGE	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-13	SEWERAGE	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-15	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL

REDSTONE ESTATE - STAGE 1A (8 LOTS)

AREA OF STAGE - 0.341ha



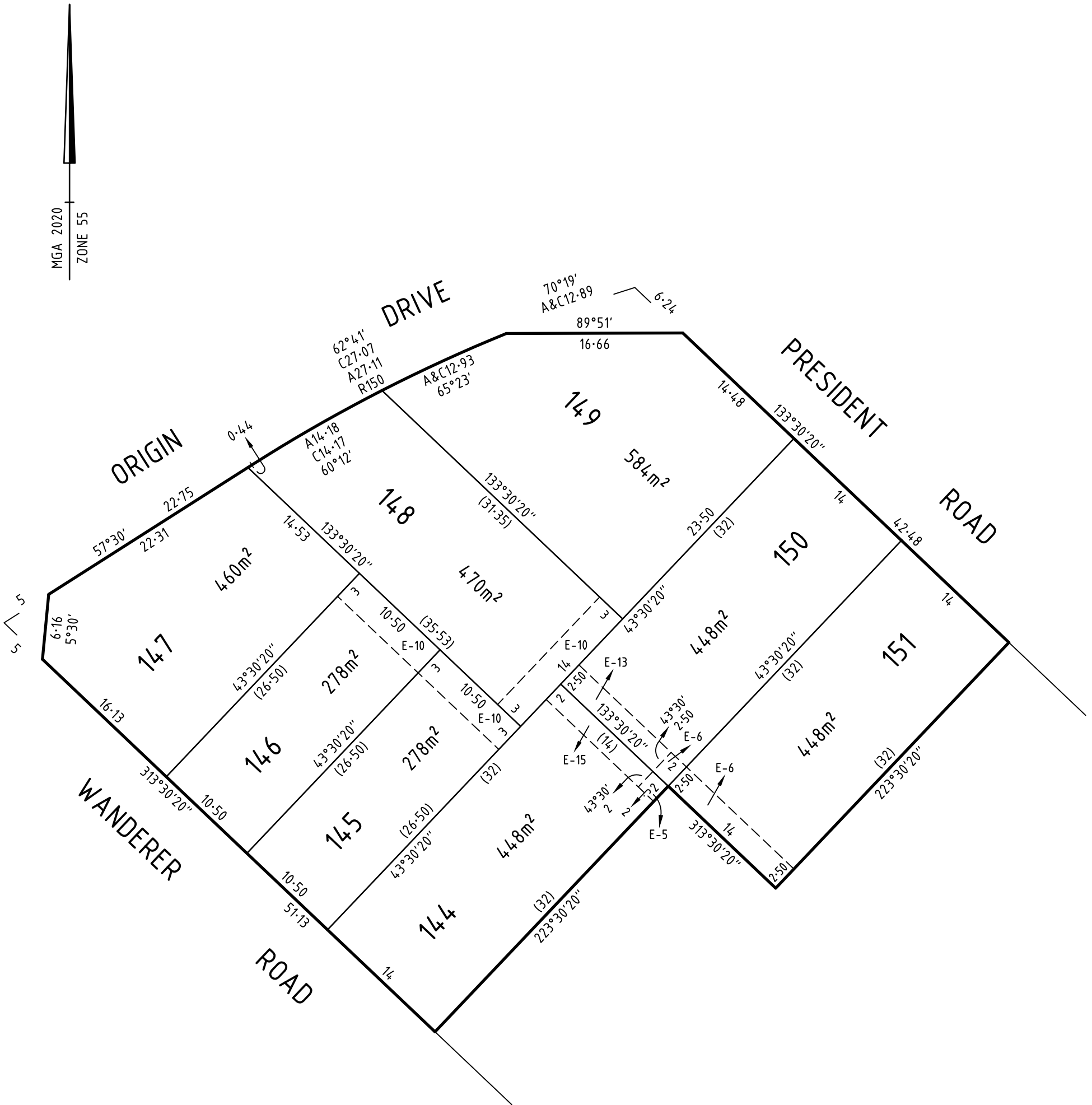
414 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
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SURVEYORS FILE REF: 305912SV04

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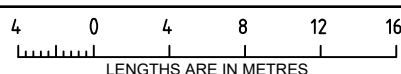
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SHEET 1 OF 3



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SCALE  
1: 400



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SHEET 2



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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 144 to 151 (both inclusive)  
Land to be Burdened: Lots 144 to 151 (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

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 144 to 151 (both inclusive)  
Land to be Burdened: Lots 144 to 151 (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.

Expiry Date:

The restriction shall expire on 30th June 2034

**CREATION OF RESTRICTION No. 3**

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

Land to Benefit: Lots 144 to 151 (both inclusive)  
Land to be Burdened: Lots 145 and 146


Description of Restriction:

Lots 145 and 146 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.

Expiry Date:

The restriction shall expire on 30th June 2034

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# OWNERS CORPORATION SCHEDULE

PS828173B/S24

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

Totals		
	Entitlement	Liability
This schedule	80	80
Balance of existing OC	0	0
Overall Total	80	80

### Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
144	10	10									
145	10	10									
146	10	10									
147	10	10									
148	10	10									
149	10	10									
150	10	10									
151	10	10									



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