
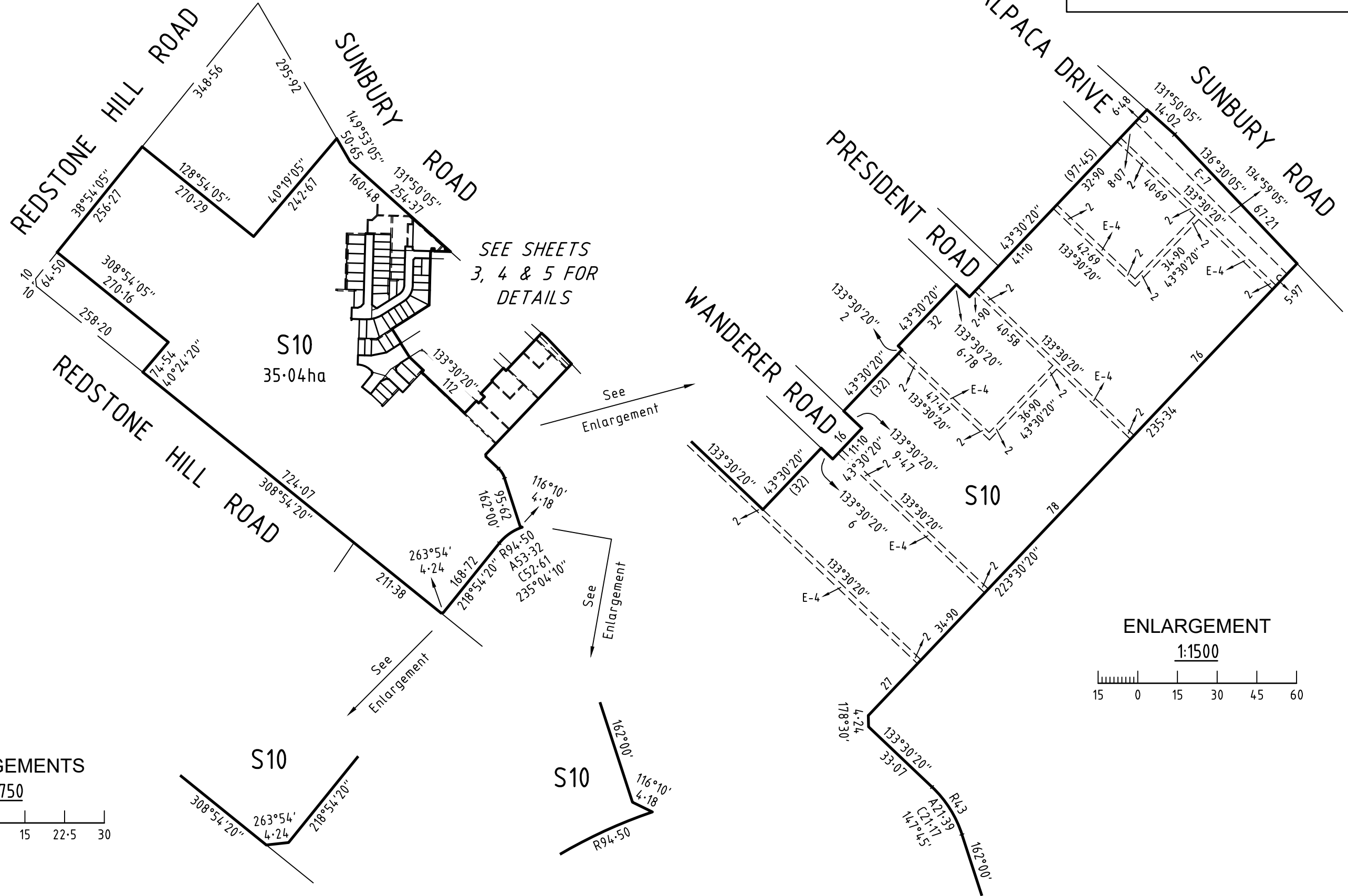
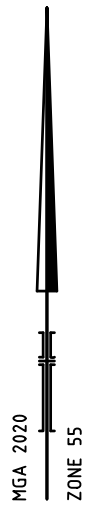
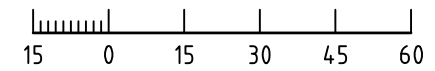


PLAN OF SUBDIVISION			EDITION 1	PS 828173B/S2
LOCATION OF LAND PARISH: BULLA BULLA TOWNSHIP: - SECTION: 25 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: PS 828173B, LOT S4 POSTAL ADDRESS: 675 SUNBURY ROAD, (at time of subdivision) SUNBURY, VIC. 3429 MGA 2020 CO-ORDINATES: E: 302 300 ZONE: 55 (of approx centre of land in plan) N: 5836 090				
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines. Lots 1 to 200 and S1 to S9 (all inclusive) have been omitted from this plan.	
ROAD R-2 RESERVE No.3	HUME CITY COUNCIL HUME CITY COUNCIL			
NOTATIONS			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.	
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
E-1	SEWERAGE	SEE DIAG	THIS PLAN	WESTERN REGION WATER CORPORATION
E-1	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	THIS PLAN	WESTERN REGION WATER CORPORATION
E-3	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-4	DRAINAGE	SEE DIAG	PS 828173B	HUME CITY COUNCIL
E-5	SEWERAGE	SEE DIAG	PS 828173B	WESTERN REGION WATER CORPORATION
E-5	DRAINAGE	SEE DIAG	PS 828173B	HUME CITY COUNCIL
E-6	SEWERAGE	SEE DIAG	PS 828173B	WESTERN REGION WATER CORPORATION
E-7	TRANSMISSION OF ELECTRICTY	SEE DIAG	INSTRUMENT 1930087	S.E.C.V.
E-8	DRAINAGE	SEE DIAG	PS 828173B	HUME CITY COUNCIL
E-8	SEWERAGE	SEE DIAG	THIS PLAN	WESTERN REGION WATER CORPORATION
REDSTONE ESTATE - STAGE 2 (46 LOTS)			AREA OF STAGE - 3.630ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 305913SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Mark Oswald Stansfield Version: 8		SHEET 1 OF 6



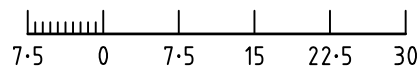
ENLARGEMENT

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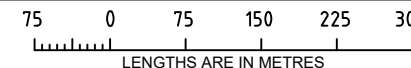
ENLARGEMENTS

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SURVEYOR'S FILE REF: 305913SV00

SCALE 1: 7500



ORIGINAL SHEET SIZE: A3

SHEET 2



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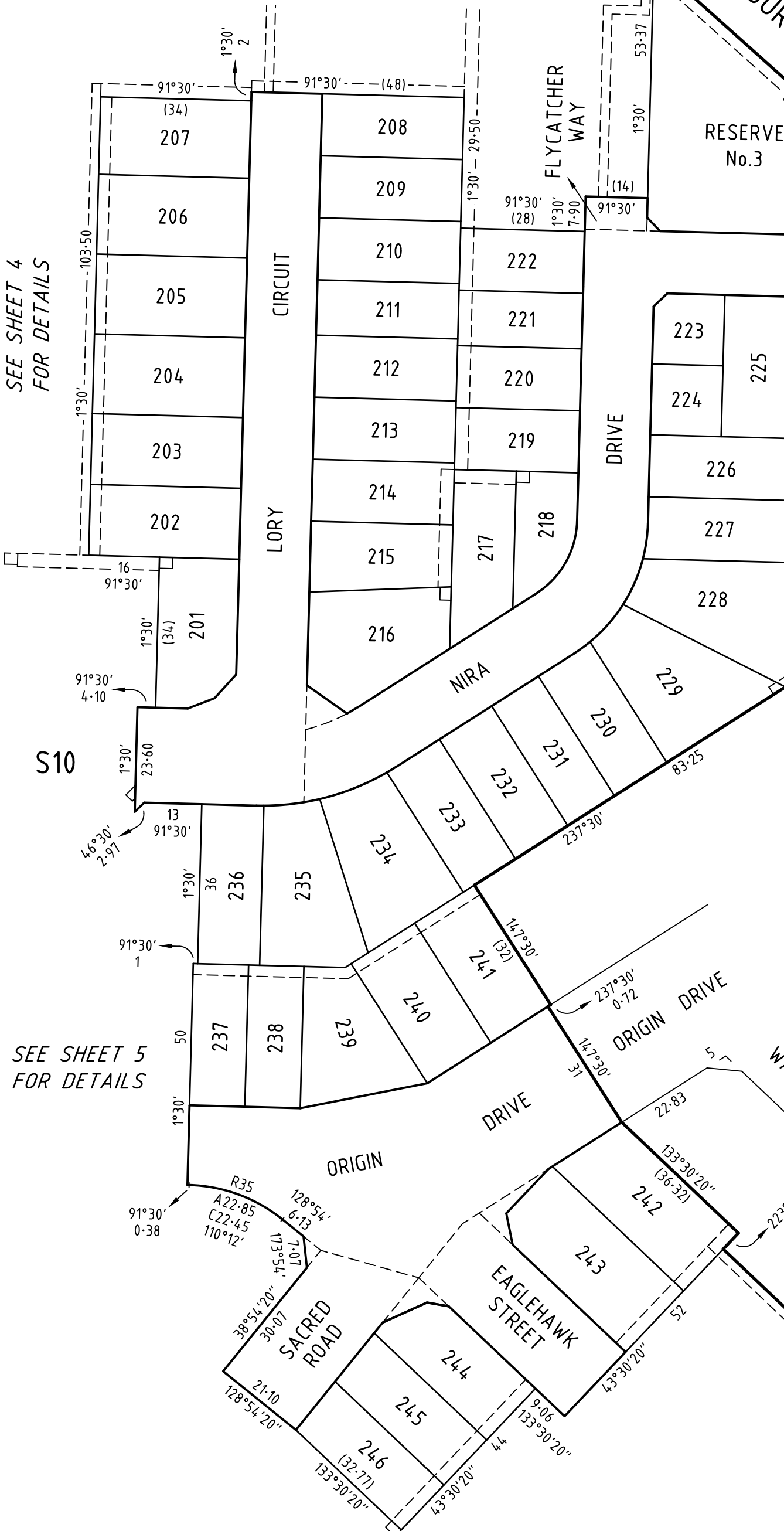
SEE SHEET 2

PS 828173B/S2

SUNBURY ROAD
RESERVE No.3

NIRA DRIVE

SEE SHEET 4 FOR DETAILS



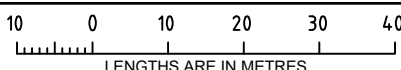
S10

SEE SHEET 5 FOR DETAILS

SEE SHEET 2

SURVEYOR'S FILE REF: 305913SV00

SCALE
1: 1000



ORIGINAL SHEET
SIZE: A3

SHEET 3

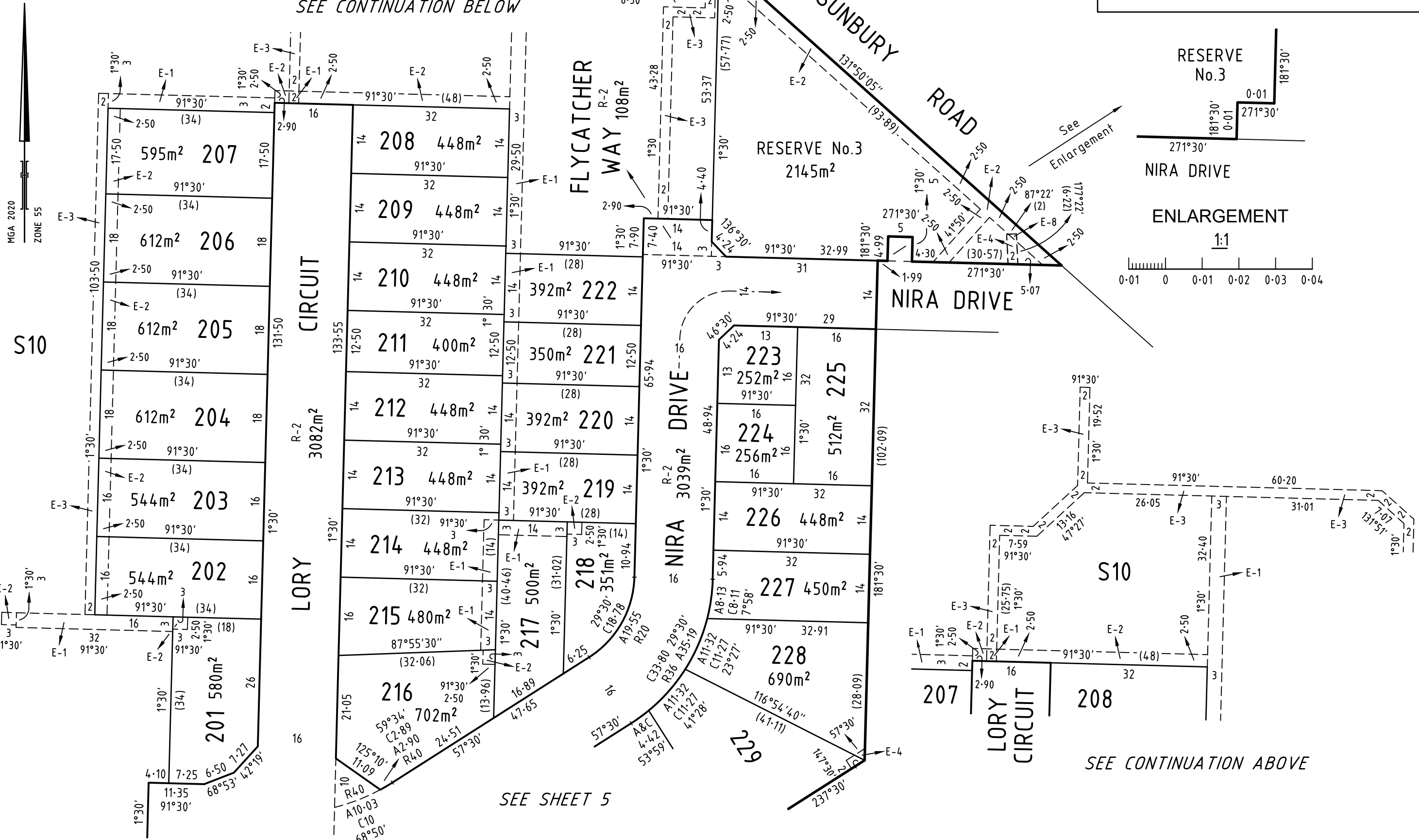


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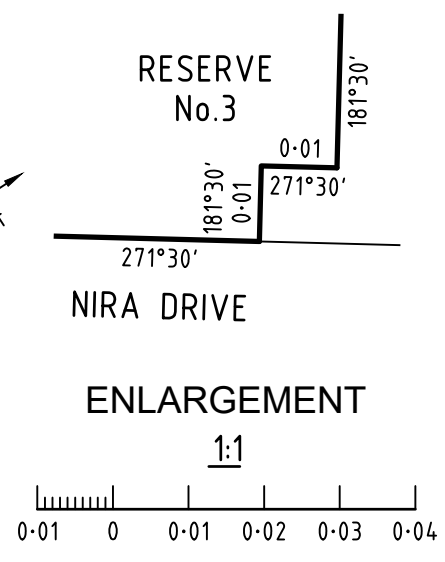
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SEE CONTINUATION BELOW

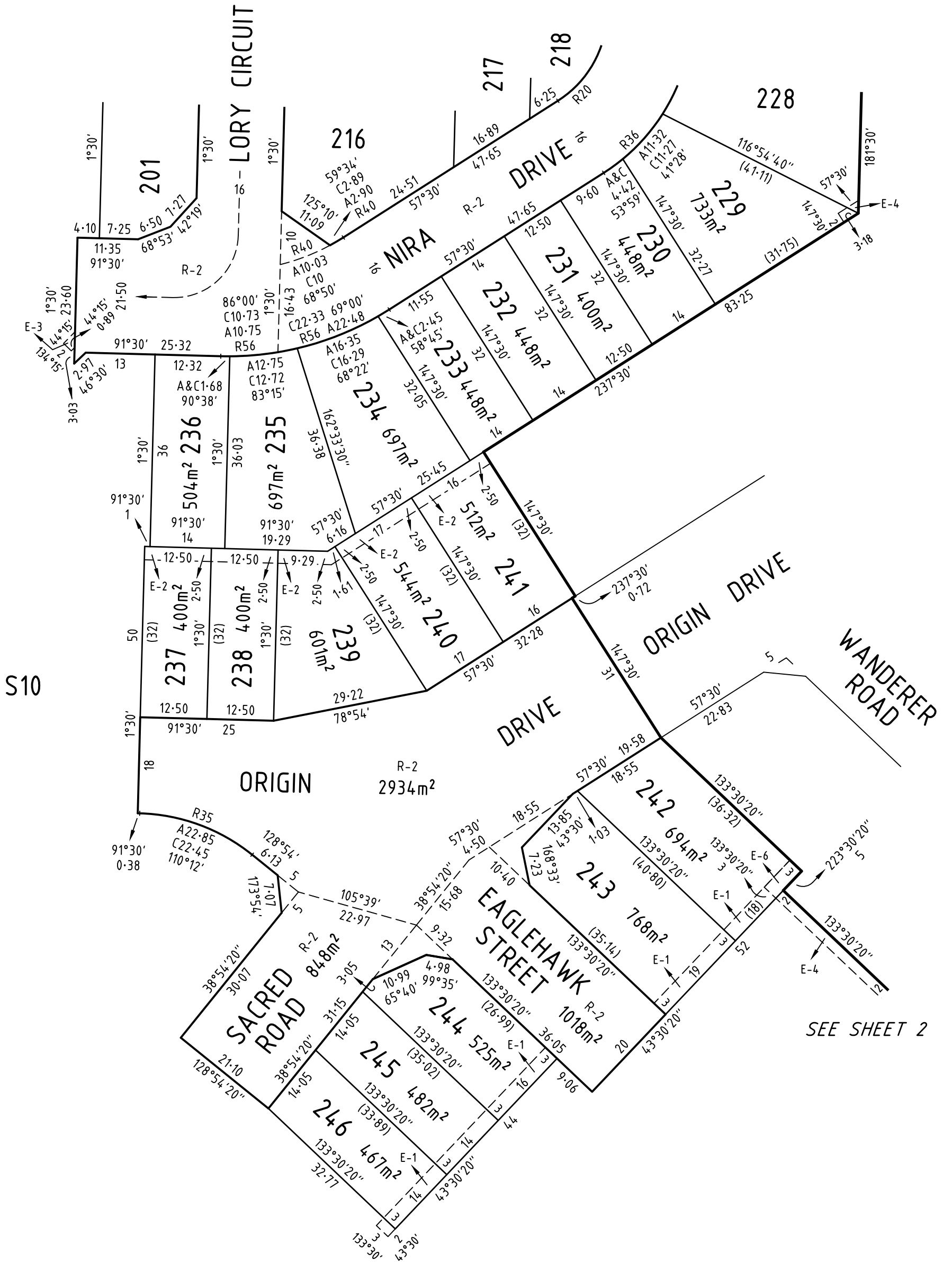
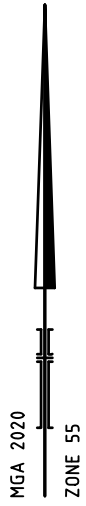
SEE SHEET 2



MGA 2020
ZONE 55
S10



SEE SHEET 4



SURVEYOR'S FILE REF: 305913SV00

SCALE 1: 750

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 5



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Version: 8

CREATION OF RESTRICTION No. 1

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

Land to Benefit: Lots 201 to 246 (both inclusive)
Land to be Burdened: Lots 201 to 246 (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 201 to 246 (both inclusive)
Land to be Burdened: Lots 201 to 246 (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 201 to 246 (both inclusive)
Land to be Burdened: Lots 223 and 224

Description of Restriction:

Lots 223 and 224 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.