
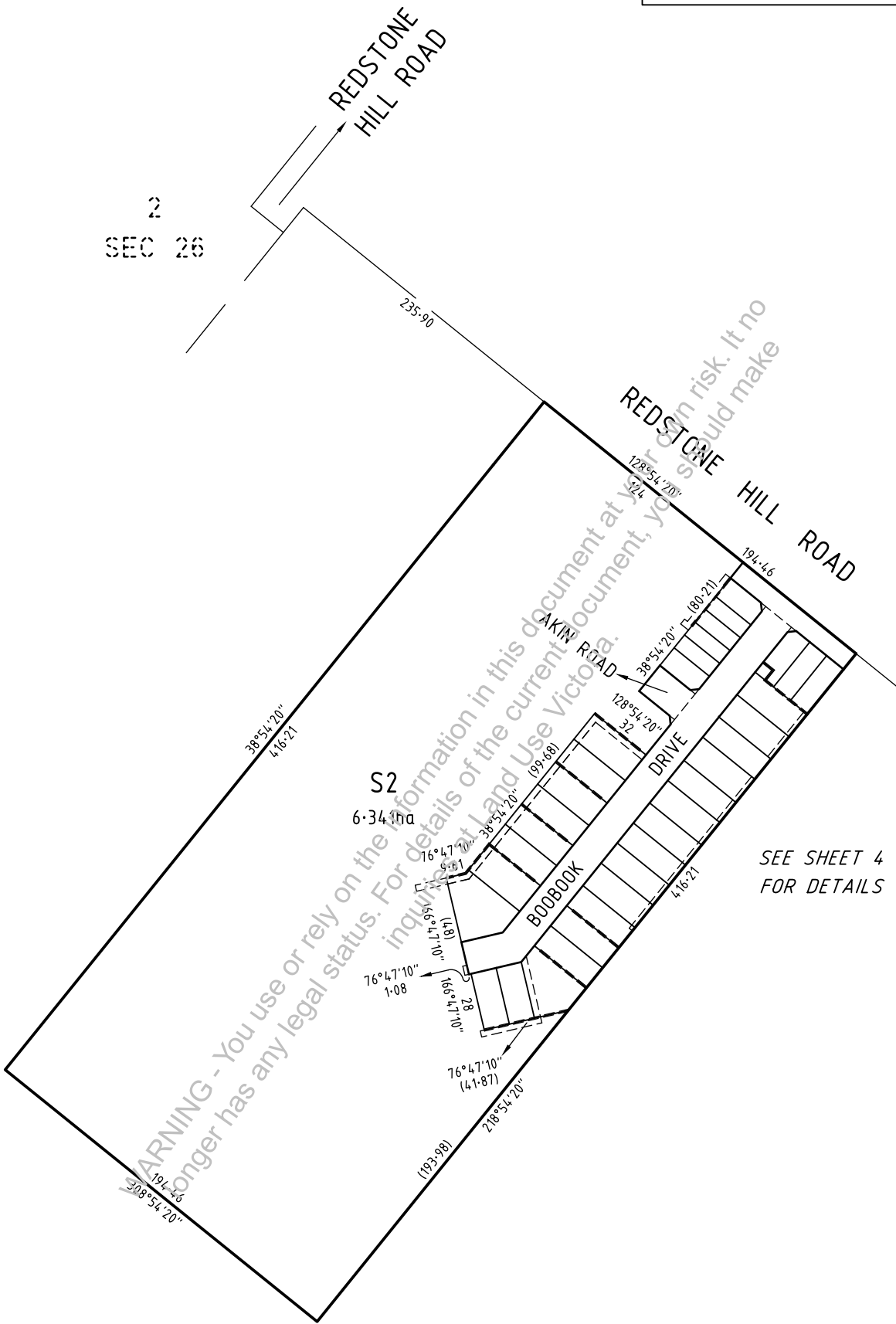


PLAN OF SUBDIVISION			EDITION 1		PS 912537U	
<div>LOCATION OF LAND</div> <div>PARISH: BULLA BULLA</div> <div>TOWNSHIP: -</div> <div>SECTION: 25</div> <div>CROWN ALLOTMENT: 1A (PART)</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: C/T VOL 8865 FOL 999</div> <div>LAST PLAN REFERENCE: LOT 2 ON LP 88415</div> <div>POSTAL ADDRESS: 50 REDSTONE HILL ROAD, (at time of subdivision) SUNBURY, VIC. 3429</div> <div>MGA 2020 CO-ORDINATES: E: 301 790 ZONE: 55 (of approx centre of land in plan) N: 5835 770</div>			<div>Council Name: Hume City Council</div> <div>Council Reference Number: S010304 Planning Permit Reference: P23099 SPEAR Reference Number: S219883J</div> <div>Certification</div> <div>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 11/11/2024</div> <div>Public Open Space</div> <div>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</div> <div>Digitally signed by: Antonino Magazzu for Hume City Council on 04/06/2025</div> <div>Statement of Compliance issued: 27/08/2025</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied for: this plan at Statement of Compliance</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines		
ROAD R-80		HUME CITY COUNCIL				
RESERVE No.80		JEMENA ELECTRICITY NETWORKS (VIC.) LIMITED				
RESERVE No.81		HUME CITY COUNCIL				
NOTATIONS						
DEPTH LIMITATION : 15.24 METRES BELOW THE SURFACE APPLIES TO ALL THE LAND IN THE PLAN						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is a staged subdivision</div> <div>Planning Permit No. P23099</div> <div>This survey has been connected to permanent marks No(s). 18, 33, 35 & 36</div> <div>In Proclaimed Survey Area No. -</div>			<div>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.</div> <div>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS</div> <div>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.</div>			
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 21A (32 LOTS)			AREA OF STAGE - 1.753ha			
<div>spiire</div> <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>		SURVEYORS FILE REF: 310827SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5	
		Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (8), 06/05/2025, SPEAR Ref: S219883J		Land Use Victoria Plan Registered 01:07 PM 11/09/2025 Assistant Registrar of Titles		

				PS 912537U
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	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL
E-1	SEWERAGE	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-2	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT
E-3	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL
E-3	SEWERAGE	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-3	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT
E-4	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL
E-5	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL
E-5	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT
SURVEYOR'S FILE REF: 310827SV00				ORIGINAL SHEET SIZE: A3
				SHEET 2
		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 (8), 06/05/2025, SPEAR Ref: S219883J
				Digitally signed by: Hume City Council, 04/06/2025, SPEAR Ref: S219883J



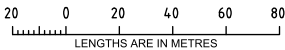
2
SEC 26



SEE SHEET 4
FOR DETAILS

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SCALE 1: 2000



ORIGINAL SHEET
SIZE: A3

SHEET 3



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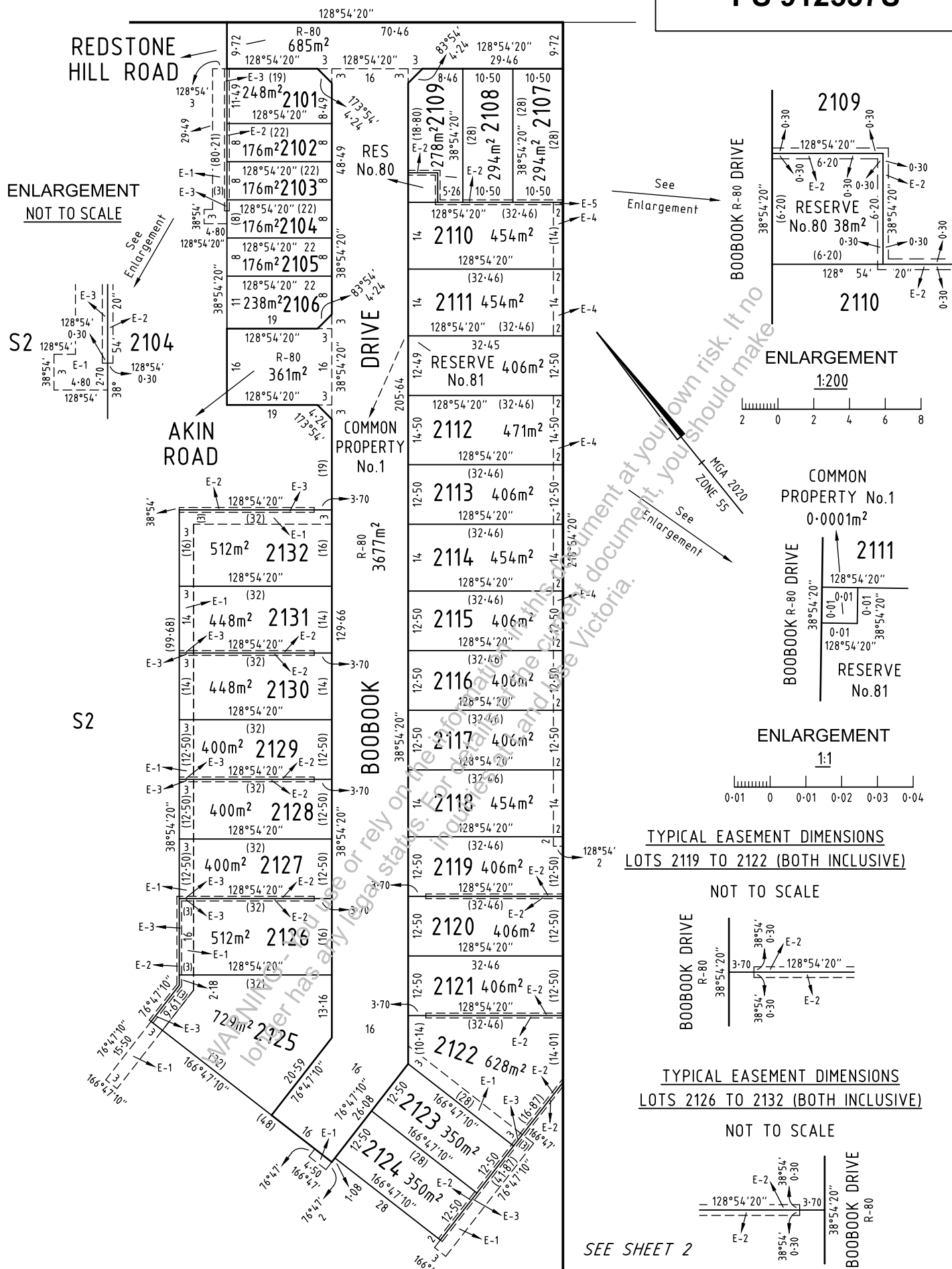
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SEE SHEET 3

REDSTONE HILL ROAD

PS 912537U



SURVEYOR'S FILE REF: 310827SV00

SCALE

1:750

7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRESORIGINAL SHEET
SIZE: A3

SHEET 4

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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 2101 to 2132 (both inclusive)
Land to be Burdened: Lots 2101 to 2132 (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 AA010763.

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 2101 to 2132 (both inclusive)
Land to be Burdened: Lots 2101 to 2132 (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 2101 to 2132 (both inclusive)
Land to be Burdened: Lots 2101 to 2109 (both inclusive)

Description of Restriction:

Lots 2101 to 2109 (both inclusive) 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.

SURVEYOR'S FILE REF: 310827SV00

ORIGINAL SHEET
SIZE: A3

SHEET 5



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OWNERS CORPORATION SCHEDULE							PS912537U																				
Owners Corporation No. 1							Plan No. PS912537U																				
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																											
<table><tr><td colspan="3">Totals</td></tr><tr><td></td><td>Entitlement</td><td>Liability</td></tr><tr><td>This schedule</td><td>4340</td><td>321</td></tr><tr><td>Balance of existing OC</td><td>0</td><td>0</td></tr><tr><td>Overall Total</td><td>4340</td><td>321</td></tr></table>													Totals				Entitlement	Liability	This schedule	4340	321	Balance of existing OC	0	0	Overall Total	4340	321
Totals																											
	Entitlement	Liability																									
This schedule	4340	321																									
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Overall Total	4340	321																									
Lot Entitlement and Lot Liability																											
Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability																
2101	10	10																									
2102	10	10																									
2103	10	10																									
2104	10	10																									
2105	10	10																									
2106	10	10																									
2107	10	10																									
2108	10	10																									
2109	10	10																									
2110	10	10																									
2111	10	10																									
2112	10	10																									
2113	10	10																									
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2127	10	10																									
2128	10	10																									
2129	10	10																									
2130	10	10																									
2131	10	10																									
2132	10	10																									
S2	4020	1																									

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