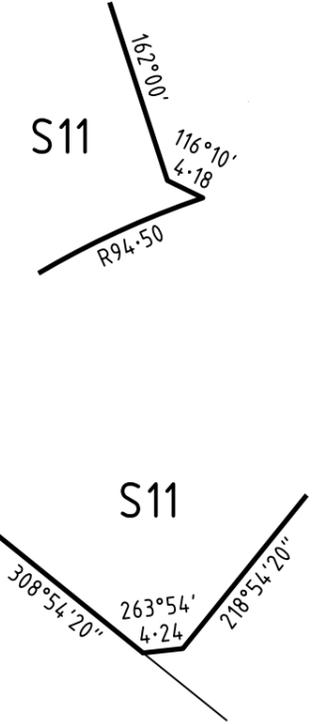
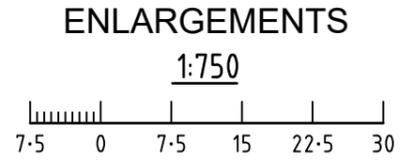
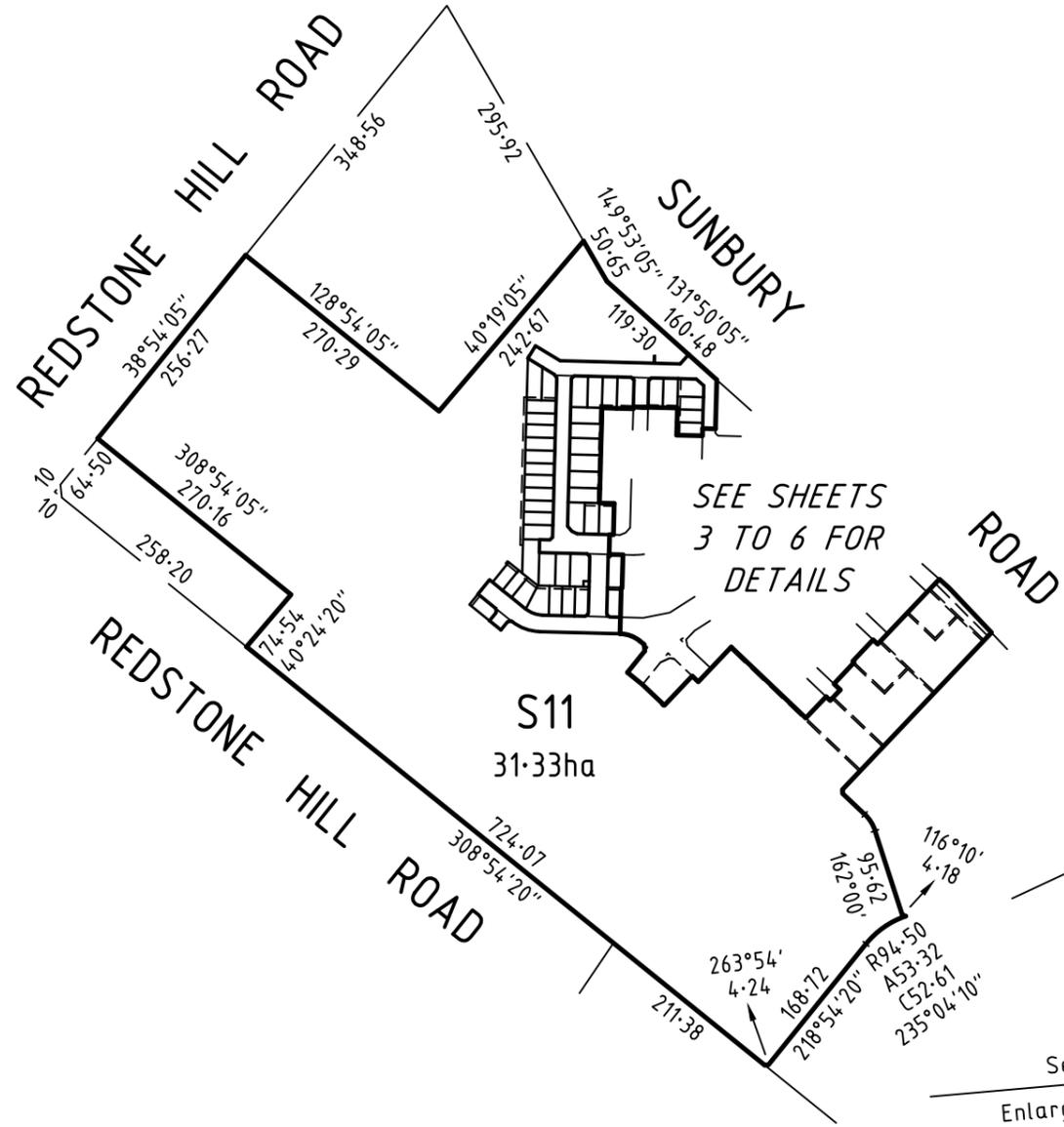


<b>PLAN OF SUBDIVISION</b>			EDITION 1	<b>PS 828173B/S3</b>
<b>LOCATION OF LAND</b> PARISH: BULLA BULLA TOWNSHIP: - SECTION: 25 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL .... FOL ...  LAST PLAN REFERENCE: PS 828173B/S2, LOT S10  POSTAL ADDRESS: 675 SUNBURY ROAD, (at time of subdivision) SUNBURY, VIC. 3429  MGA 2020 CO-ORDINATES: E: 302 190                      ZONE: 55 (of approx centre of land in plan)    N: 5836 150				
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines.  Lots 1 to 300 and S1 to S10 (all inclusive) have been omitted from this plan.  <u>Other purpose of this plan</u>  To remove by agreement Drainage and Sewerage Easement E-1, Sewerage Easement E-2 and Drainage Easement E-3 created in PS828173B/S2 that lie within Lory Circuit on this plan via section 6 (1) (k) of the Subdivision Act 1988.  To remove by agreement Drainage and Sewerage Easement E-1 and Drainage Easement E-3 created in PS828173B/S2 that lie within Flycatcher Road on this plan via section 6 (1) (k) 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.  <b>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS</b> 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-3 RESERVE No.4	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LIMITED			
<b>NOTATIONS</b>				
DEPTH LIMITATION: DOES NOT APPLY				
<b>SURVEY:</b> This plan is based on survey  <b>STAGING:</b> 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. -				
<b>EASEMENT INFORMATION</b>				
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	TRANSMISSION OF ELECTRICITY	SEE DIAG	INSTRUMENT 1930087	S.E.C.V.
E-5	DRAINAGE	SEE DIAG	PS 828173B	HUME CITY COUNCIL
E-6	SEWERAGE	SEE DIAG	PS 828173B/S2	WESTERN REGION WATER CORPORATION
E-6	DRAINAGE	SEE DIAG	PS 828173B/S2	HUME CITY COUNCIL
E-7	SEWERAGE	SEE DIAG	PS 828173B/S2	WESTERN REGION WATER CORPORATION
E-8	DRAINAGE	SEE DIAG	PS 828173B/S2	HUME CITY COUNCIL
<b>REDSTONE ESTATE - STAGE 3 (46 LOTS)</b>			<b>AREA OF STAGE - 3.713ha</b>	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 305914SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Mark Oswald Stansfield Version: 4		SHEET 1 OF 7





SEE SHEET 2



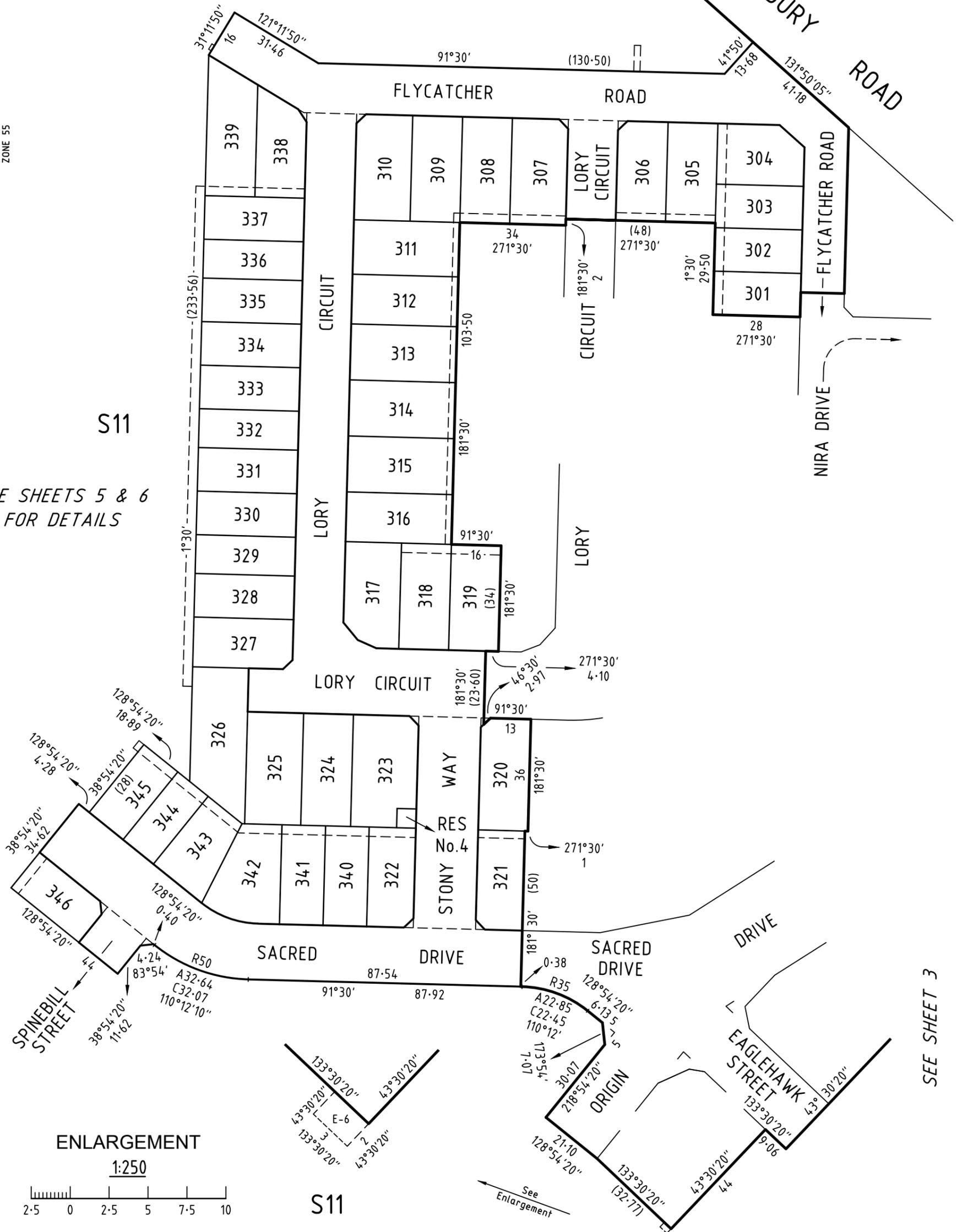
SUNBURY ROAD

FLYCATCHER ROAD

NIRA DRIVE

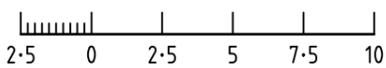
S11

SEE SHEETS 5 & 6 FOR DETAILS



ENLARGEMENT

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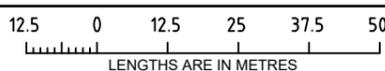


S11

SEE SHEET 3

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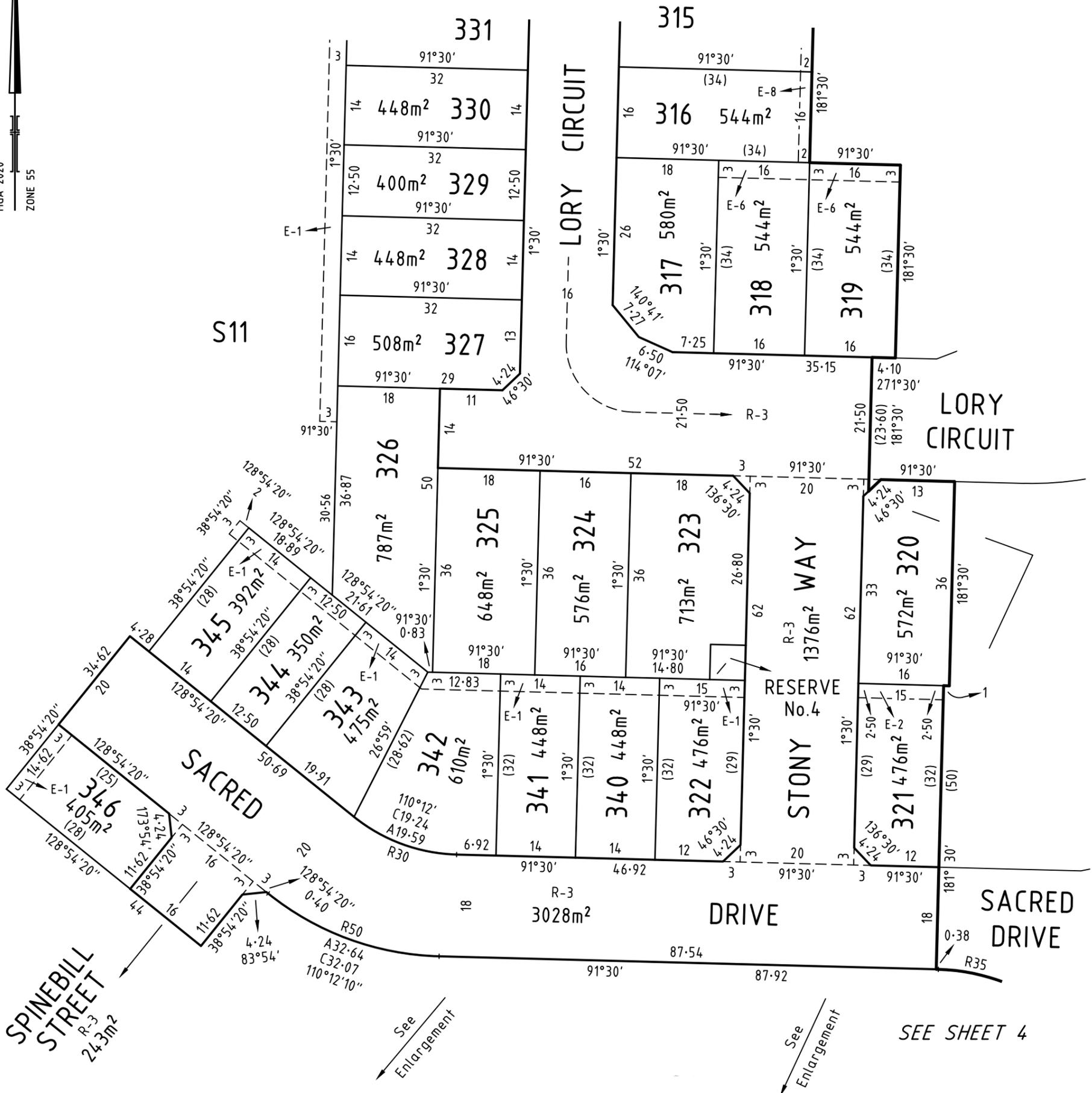
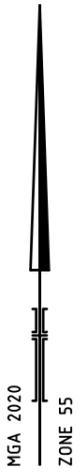
SHEET 4



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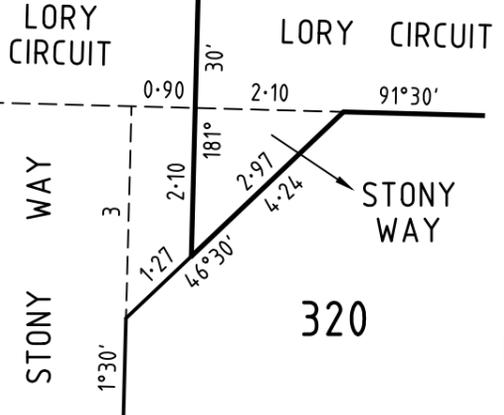
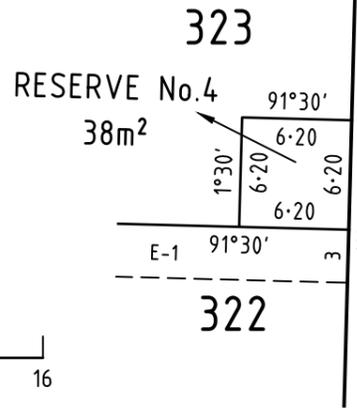
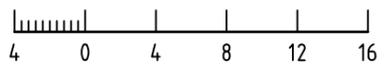
SEE SHEET 6



SEE SHEET 4

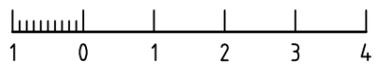
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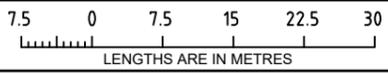
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SCALE 1:750



ORIGINAL SHEET SIZE: A3

SHEET 5

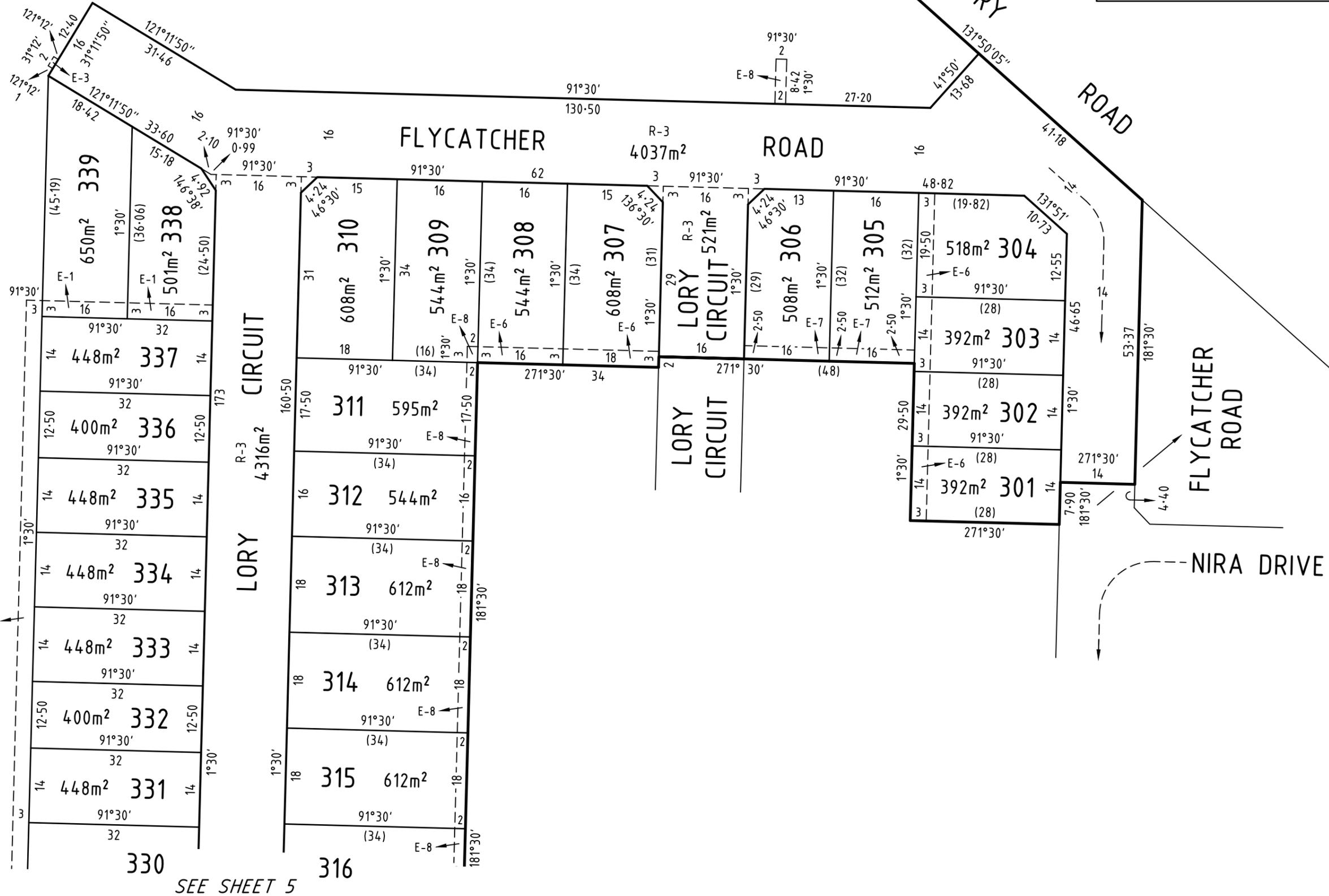


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SEE SHEET 2

SUNBURY ROAD



SEE SHEET 5

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SCALE 1: 750  
7.5 0 7.5 15 22.5 30  
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 6

Licensed Surveyor: Mark Oswald Stansfield  
Version: 4

**CREATION OF RESTRICTION No. 1**

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

Land to Benefit: Lots 301 to 346 (both inclusive)  
Land to be Burdened: Lots 301 to 346 (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 301 to 346 (both inclusive)  
Land to be Burdened: Lots 301 to 346 (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.

SURVEYOR'S FILE REF: 305914SV00		ORIGINAL SHEET SIZE: A3	SHEET 7
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