


PLAN OF SUBDIVISION			EDITION 1		PS 828173B/S5	
<div>LOCATION OF LAND</div> <div>PARISH: BULLA BULLA</div> <div>TOWNSHIP: -</div> <div>SECTION: 25</div> <div>CROWN ALLOTMENT: 2 (PART)</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: C/T VOL .... FOL ...</div> <div>LAST PLAN REFERENCE: PS 828173B/S4, LOT S12</div> <div>POSTAL ADDRESS: 675 SUNBURY ROAD, (at time of subdivision) SUNBURY, VIC. 3429</div> <div>MGA 2020 CO-ORDINATES: E: 302 100 ZONE: 55 (of approx centre of land in plan) N: 5835 900</div>						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL / BODY / PERSON		<div>Land being subdivided is enclosed within thick continuous lines.</div> <div>Lots 1 to 500, 506 to 532, 541 to 556 and S1 to S12 (all inclusive) have been omitted from this plan.</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 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>			
ROAD R-5 RESERVE No.5	HUME CITY COUNCIL HUME CITY COUNCIL					
NOTATIONS						
DEPTH LIMITATION: DOES NOT APPLY						
<div>SURVEY: This plan is based on survey</div> <div>STAGING: This is a staged subdivision Planning Permit No. P22160  This survey has been connected to permanent marks No(s). 18, 33, 35 &amp; 36  In Proclaimed Survey Area No. -</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		
E-1	TRANSMISSION OF ELECTRICITY	SEE DIAG	INSTRUMENT 1930087	S.E.C.V.		
E-2	SEWERAGE	SEE DIAG	THIS PLAN	WESTERN REGION WATER CORPORATION		
E-2	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL		
E-3	SEWERAGE	SEE DIAG	THIS PLAN	WESTERN REGION WATER CORPORATION		
E-4	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL		
E-5	DRAINAGE	SEE DIAG	PS 828173B	HUME CITY COUNCIL		
E-6	POWERLINE	SEE DIAG	PS 828173B/S4 - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC.) LTD.		
E-7	DRAINAGE	SEE DIAG	PS 828173B/S4	HUME CITY COUNCIL		
E-8	DRAINAGE	SEE DIAG	PS 828173B/S2	HUME CITY COUNCIL		
E-9	DRAINAGE	SEE DIAG	PS 828173B/S3	HUME CITY COUNCIL		
E-10	DRAINAGE	SEE DIAG	PS 828173B/S3	HUME CITY COUNCIL		
E-10	SEWERAGE	SEE DIAG	PS 828173B/S3	WESTERN REGION WATER CORPORATION		
REDSTONE ESTATE - STAGE 5A (24 LOTS)			AREA OF STAGE (Including Lot S14) - 2.426ha			
<div></div> <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>		SURVEYORS FILE REF: 305916SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7	
		Licensed Surveyor: Mark Oswald Stansfield Version: 3				



REDSTONE HILL ROAD

SUNBURY

SUNBURY ROAD

S13

FLYCATCHER ROAD

SEE SHEETS  
4 TO 6  
FOR DETAILS

SEE SHEET 3

REDSTONE HILL ROAD

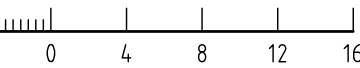
ROAD

S13  
26.61ha

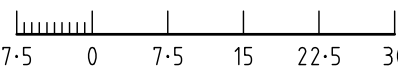
S13

FLYCATCHER ROAD

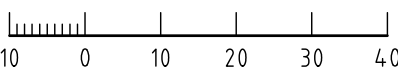
ENLARGEMENT  
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ENLARGEMENT  
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ENLARGEMENT  
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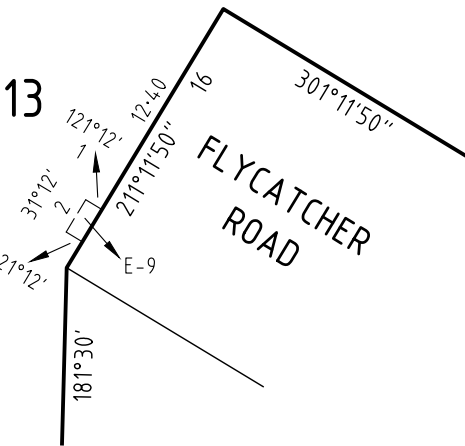
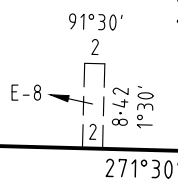


S13

FLYCATCHER ROAD

E-10

See  
Enlargement

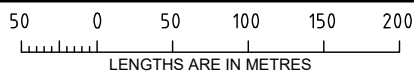


SURVEYOR'S FILE REF: 305916SV00



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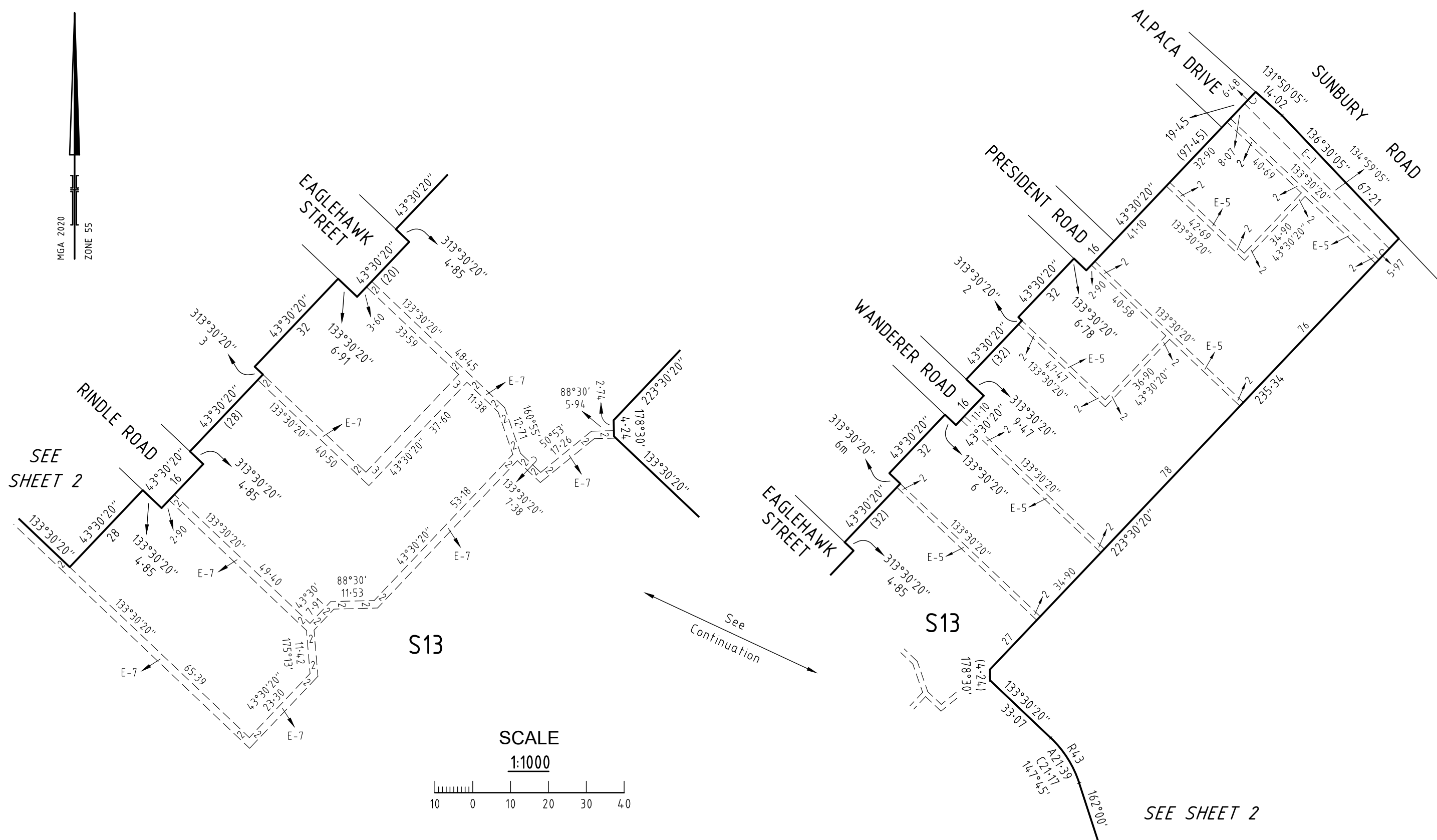
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Version: 3

ORIGINAL SHEET  
SIZE: A3

SHEET 2



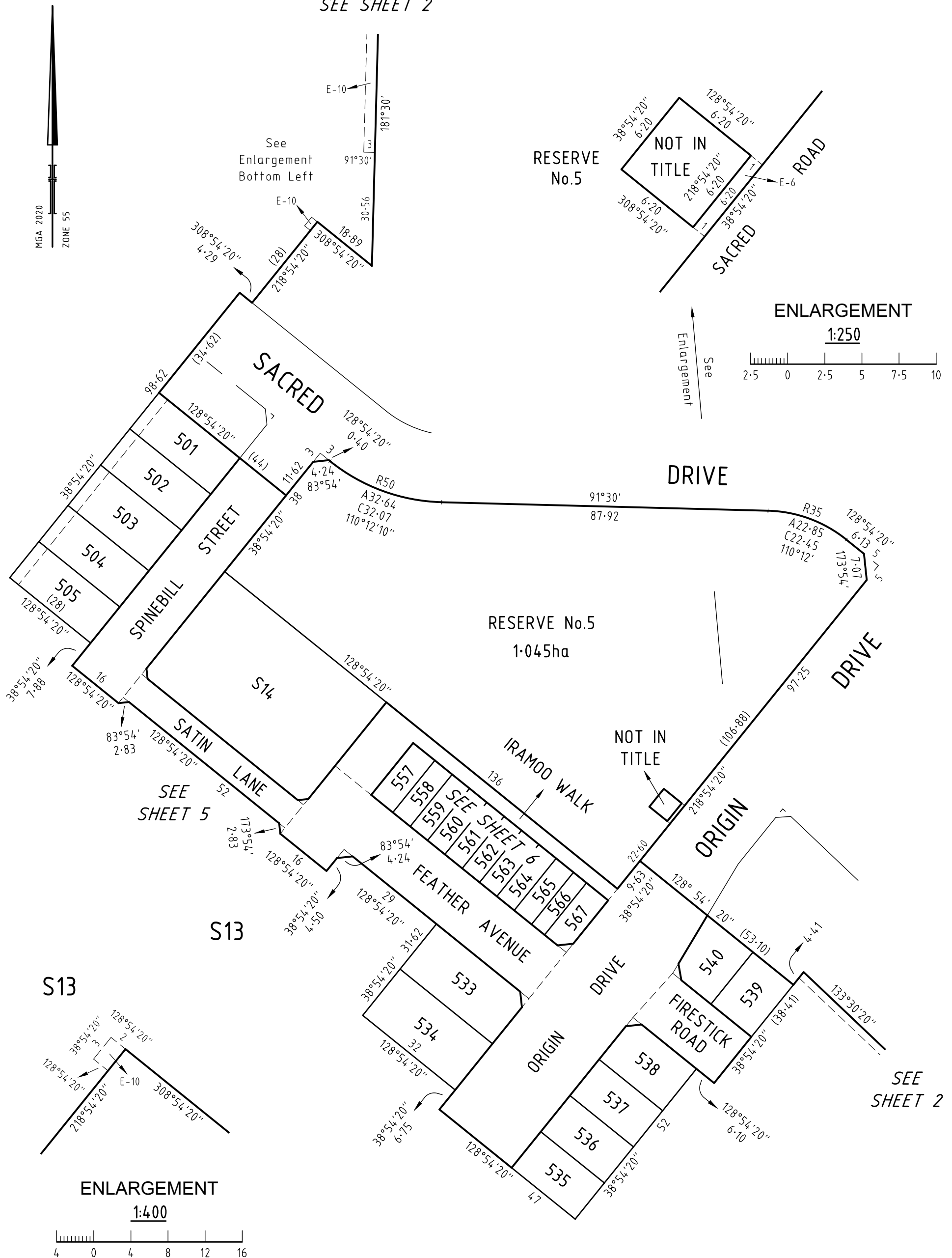
**spiire**

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LENGTHS ARE IN METRES


SHEET 3

SEE SHEET 2



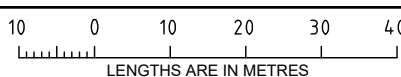
SURVEYOR'S FILE REF: 305916SV00

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LENGTHS ARE IN METRES



ORIGINAL SHEET  
SIZE: A3

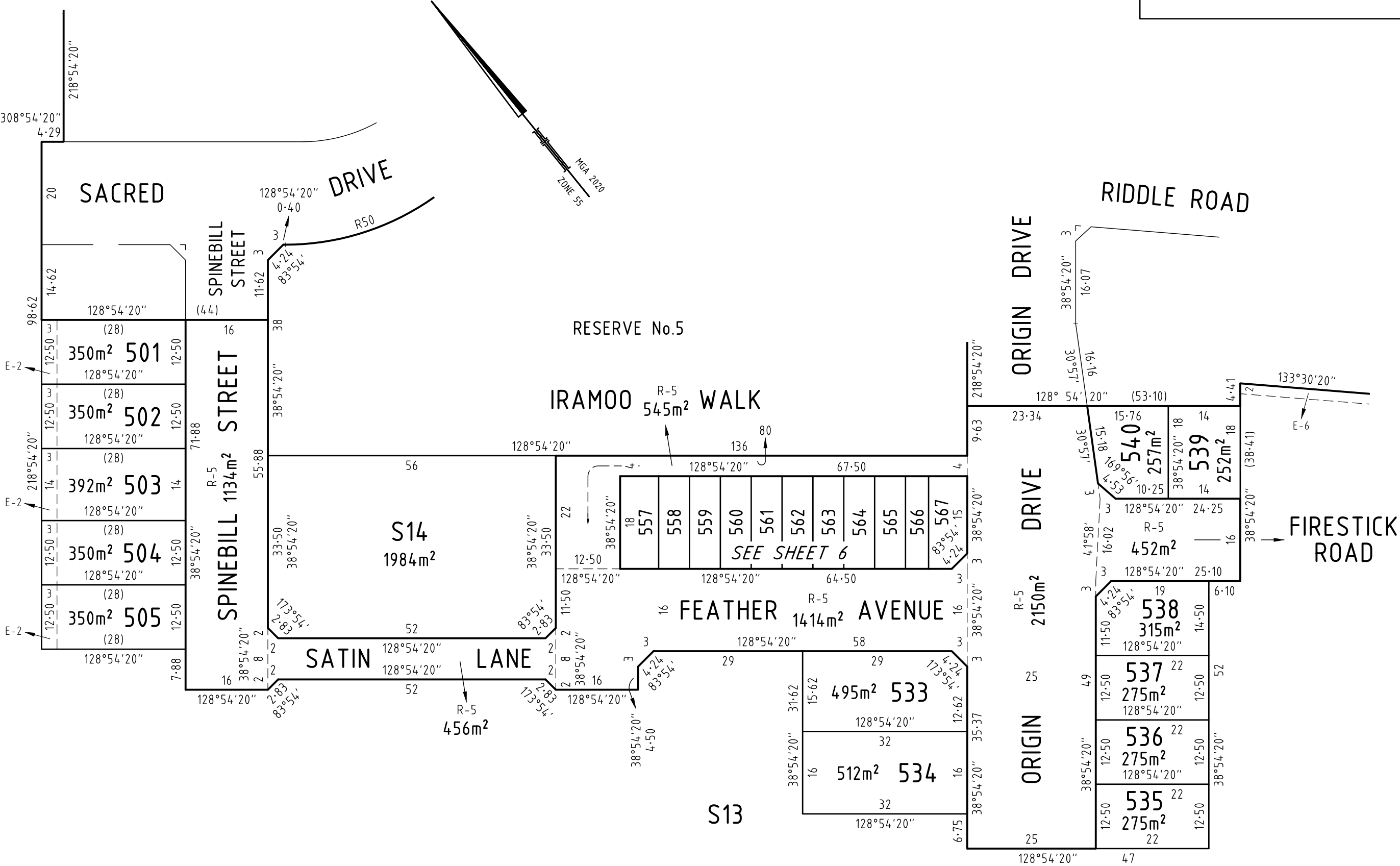
SHEET 4



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SEE SHEET 4



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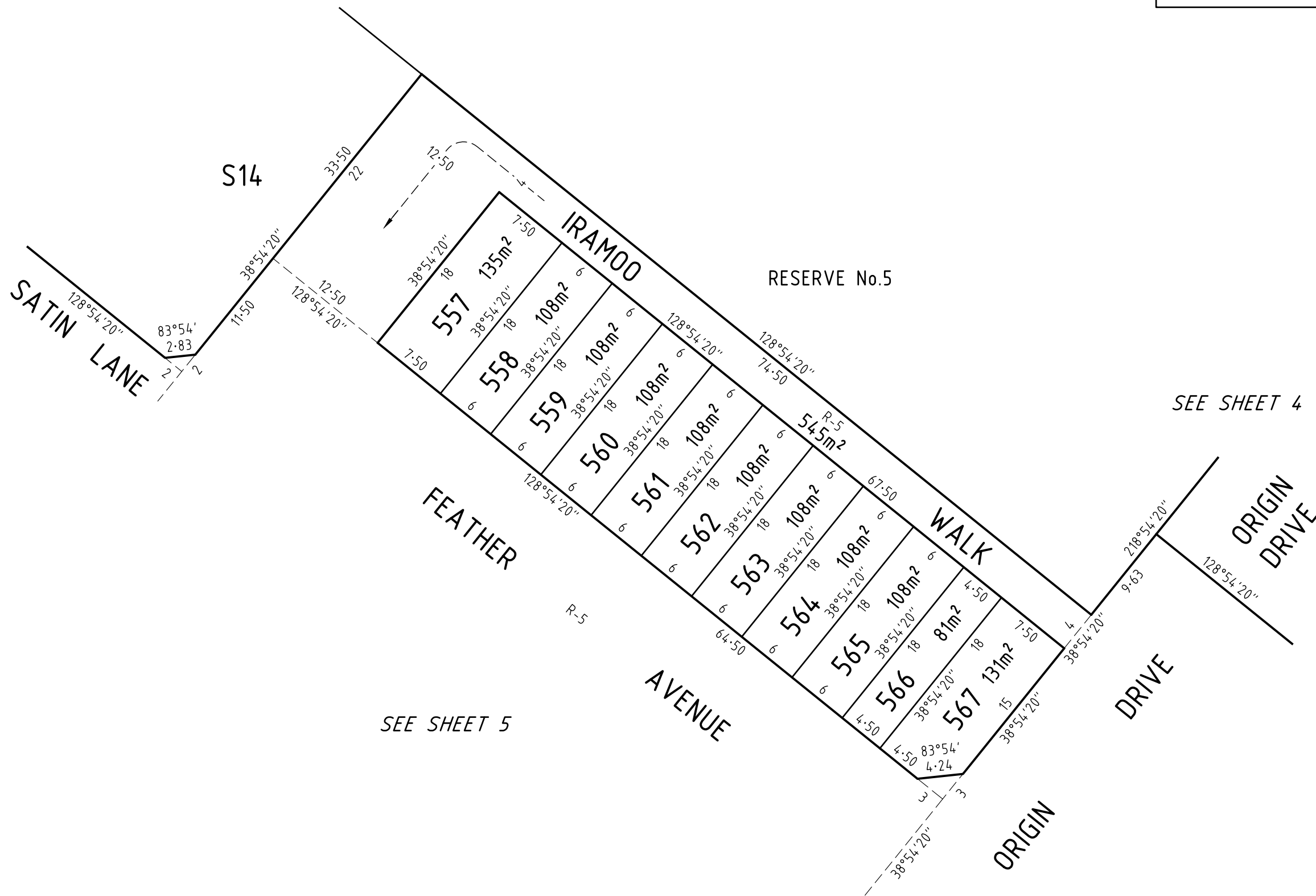
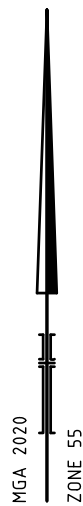
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SCALE 1: 750  
7.5 0 7.5 15 22.5 30  
LENGTHS ARE IN METRES

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ORIGINAL SHEET  
SIZE: A3

SHEET 5

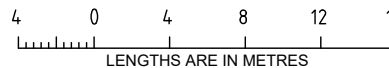


SURVEYOR'S FILE REF: 305916SV00



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SCALE  
1: 400



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Version: 3

ORIGINAL SHEET  
SIZE: A3

SHEET 6



CREATION OF RESTRICTION No. 1

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

Land to Benefit: Lots 501 to 505, 533 to 540 and 557 to 567 (all inclusive)  
Land to be Burdened: Lots 501 to 505, 533 to 540 and 557 to 567 (all 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 501 to 505, 533 to 540 and 557 to 567 (all inclusive)  
Land to be Burdened: Lots 501 to 505, 533 to 540 and 557 to 567 (all 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 501 to 505, 533 to 540 and 557 to 567 (all inclusive)  
Land to be Burdened: Lots 535 to 537, 539, 540 and 557 to 567 (all inclusive)

Description of Restriction:

Lots 535 to 537 (both inclusive), 539 and 540 are defined as Type A lots under the Small Lot Housing Code.  
Lots 557 to 567 (both inclusive) are defined as Type B 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.