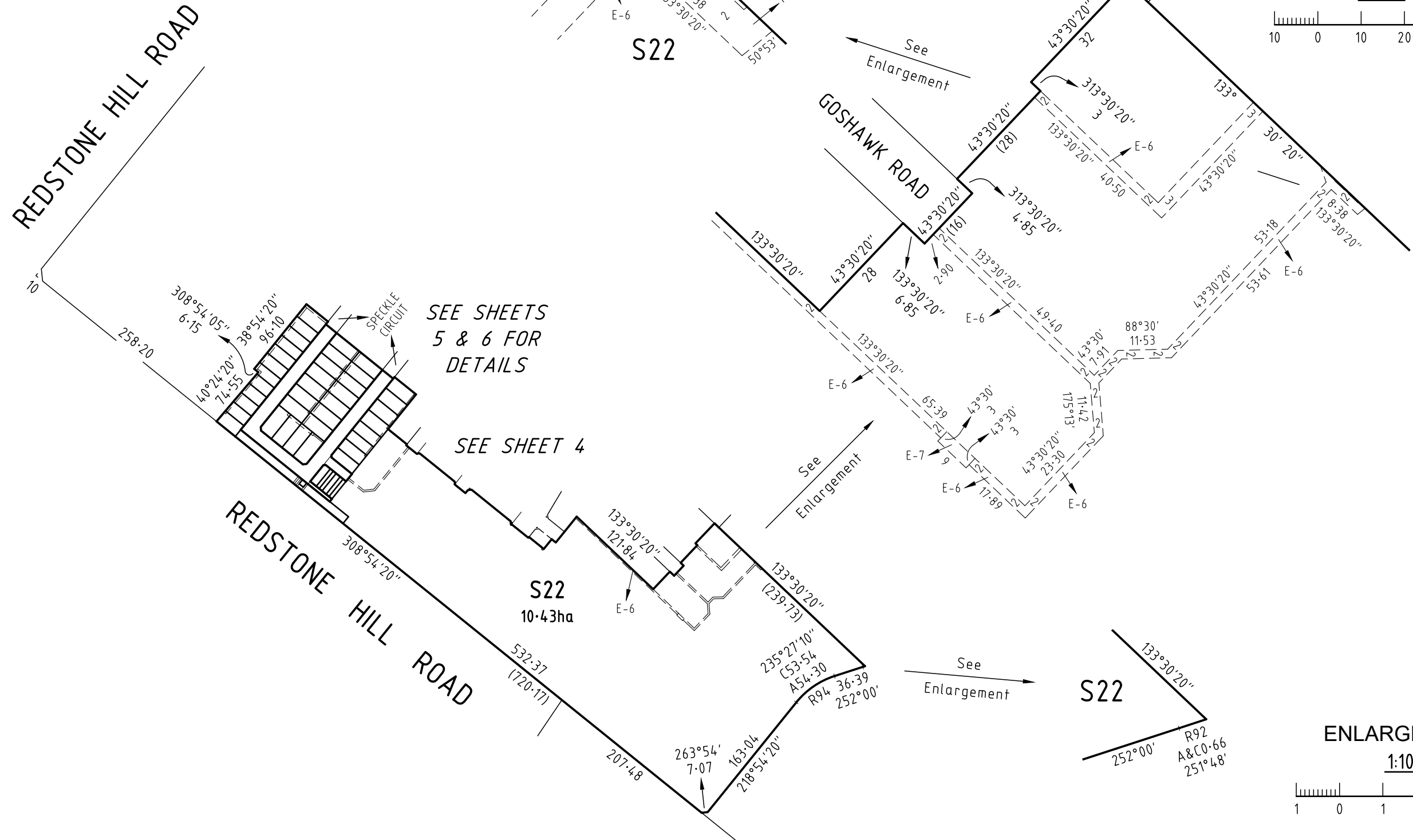
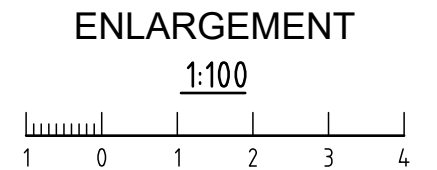
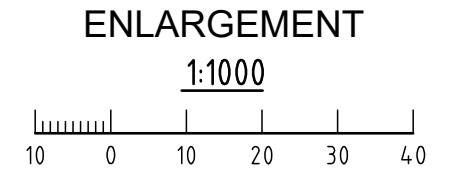
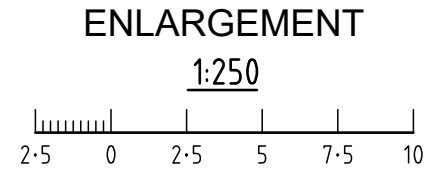
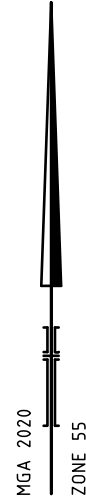


PLAN OF SUBDIVISION				EDITION 1		PS 828173B/S6	
<div>LOCATION OF LAND</div> <div>PARISH: BULLA BULLA</div> <div>TOWNSHIP: -</div> <div>SECTION: 25</div> <div>CROWN ALLOTMENT: 2 (PART)</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: C/T VOL FOL ...</div> <div>LAST PLAN REFERENCE: PS 828173B/S8, LOT S15</div> <div>POSTAL ADDRESS: 675 SUNBURY ROAD, (at time of subdivision) SUNBURY, VIC. 3429</div> <div>MGA 2020 CO-ORDINATES: E: 301 940 ZONE: 55 (of approx centre of land in plan) N: 5835 970</div>				<div>Council Name: Hume City Council</div> <div>Council Reference Number: S009217 Planning Permit Reference: P22160 SPEAR Reference Number: S155324A</div> <div>Certification</div> <div>This plan is certified under section 6 of the Subdivision Act 1988</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 09/05/2023</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 600 and S1 to S21 (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-6		HUME CITY COUNCIL					
RESERVE No.10		HUME CITY COUNCIL					
RESERVE No.14		JEMENA ELECTRICITY NETWORKS (VIC.) LIMITED					
NOTATIONS							
DEPTH LIMITATION: DOES NOT APPLY							
<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. P22160</div> <div>This survey has been connected to permanent marks No(s). 18, 33, 35 & 36</div> <div>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			
		SEE	SHEET 2 FOR EASEMENT	INFORMATION			
REDSTONE ESTATE - STAGE 6 (44 LOTS)				AREA OF STAGE - 2.743ha			
<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: 305917SV00		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 7
			Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (8), 03/05/2023, SPEAR Ref: S155324A				

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Spiire Australia Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S155324A 16/05/2023 04:18 pm

				PS 828173B/S6	
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-2	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	2	THIS PLAN	GREATER WESTERN WATER CORPORATION	
E-3	DRAINAGE	2	THIS PLAN	HUME CITY COUNCIL	
E-4	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION	
E-5	DRAINAGE	3	THIS PLAN	HUME CITY COUNCIL	
E-5	SEWERAGE	3	THIS PLAN	GREATER WESTERN WATER CORPORATION	
E-6	DRAINAGE	SEE DIAG	PS 828173B/S4	HUME CITY COUNCIL	
E-7	SEWERAGE	SEE DIAG	PS 828173B/S4	CITY WEST WATER CORPORATION	
E-7	DRAINAGE	SEE DIAG	PS 828173B/S4	HUME CITY COUNCIL	
E-8	POWERLINE	2	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED	
E-14	DRAINAGE	SEE DIAG	PS 828173B/S5	HUME CITY COUNCIL	
E-16	DRAINAGE	3	PS 828173B/S7	HUME CITY COUNCIL	
E-16	SEWERAGE	3	PS 828173B/S7	GREATER WESTERN WATER CORPORATION	
E-18	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN	
SURVEYOR'S FILE REF: 305917SV00			ORIGINAL SHEET SIZE: A3		SHEET 2
<div><div><div>spiire</div></div><div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div></div>			Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (8), 03/05/2023, SPEAR Ref: S155324A		Digitally signed by: Hume City Council, 09/05/2023, SPEAR Ref: S155324A

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Spiire Australia Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S155324A 16/05/2023 04:18 pm



SURVEYOR'S FILE REF: 305917SV00

SCALE
1: 5000

LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

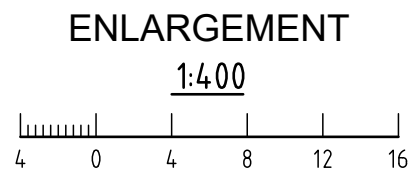
SHEET 3

Digitally signed by: Mark Oswald Stansfield, Licensed
Surveyor,
Surveyor's Plan Version (8),
03/05/2023, SPEAR Ref: S155324A

Digitally signed by:
Hume City Council,
09/05/2023,
SPEAR Ref: S155324A

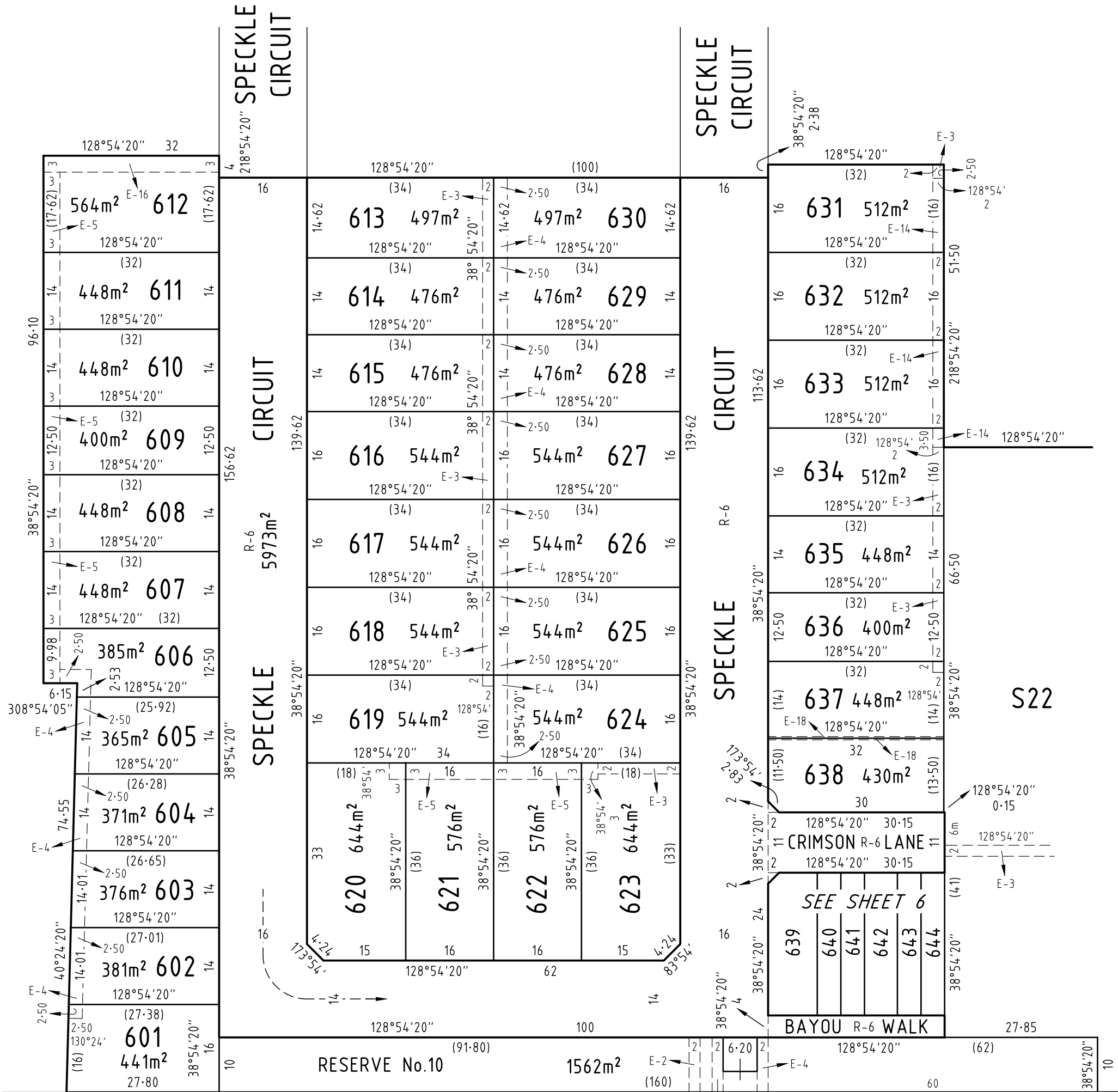
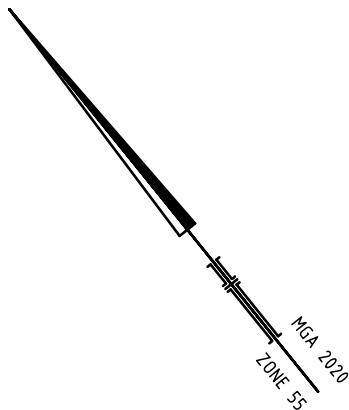
spiire

414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

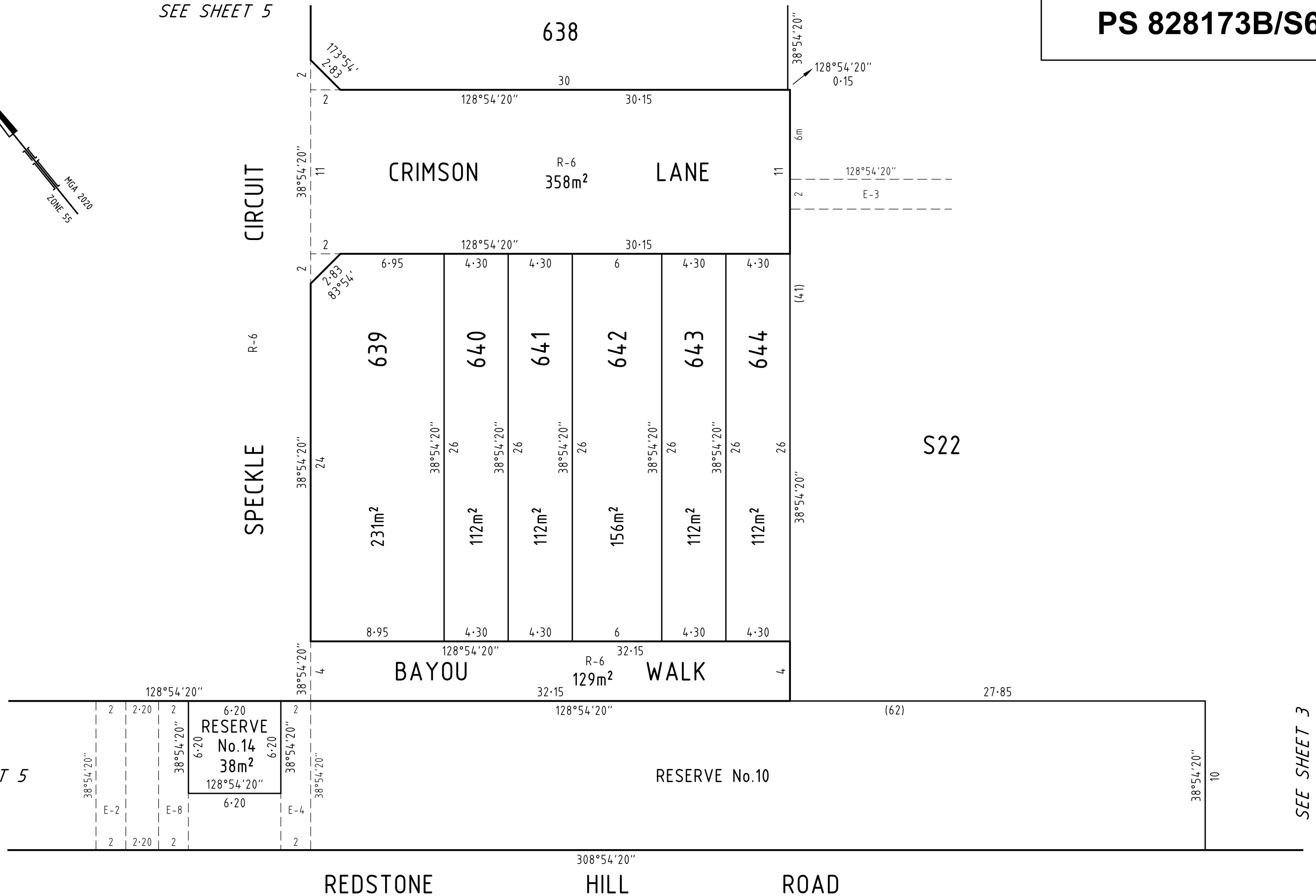
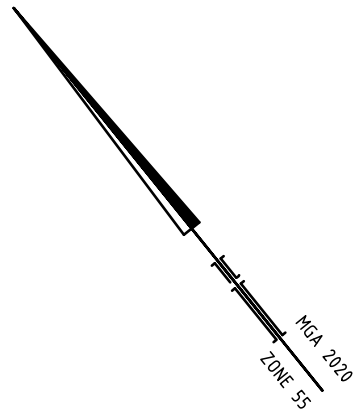


SHEET 4

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Spiire Australia Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S155324A 16/05/2023 04:18 pm



PS 828173B/S6



SEE SHEET 3

SCALE
1: 250

2.5 0 2.5 5 7.5 10

LENGTHS ARE IN METRES

SHEET 6

Digitally signed by:
Hume City Council,
09/05/2023,
SPEAR Ref: S155324A

spiire

414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Spire Australia Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S155324A 16/05/2023 04:18 pm

CREATION OF RESTRICTION No. 1

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

Land to Benefit: Lots 601 to 644 (both inclusive)
Land to be Burdened: Lots 601 to 644 (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 601 to 644 (both inclusive)
Land to be Burdened: Lots 601 to 644 (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 601 to 644 (both inclusive)
Land to be Burdened: Lots 639 to 644 (both inclusive)

Description of Restriction:

Lots 639 to 644 (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: 305917SV00		ORIGINAL SHEET SIZE: A3	SHEET 7
 <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>	Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (8), 03/05/2023, SPEAR Ref: S155324A	Digitally signed by: Hume City Council, 09/05/2023, SPEAR Ref: S155324A	

OWNERS CORPORATION SCHEDULE							PS828173B/S6																			
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																			
							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>4450</td><td>451</td></tr><tr><td>Balance of existing OC</td><td>0</td><td>0</td></tr><tr><td>Overall Total</td><td>4450</td><td>451</td></tr></table>												Totals				Entitlement	Liability	This schedule	4450	451	Balance of existing OC	0	0	Overall Total	4450	451
Totals																										
	Entitlement	Liability																								
This schedule	4450	451																								
Balance of existing OC	0	0																								
Overall Total	4450	451																								
Lot Entitlement and Lot Liability																										
Lot	Entitlement	Liability		Lot	Entitlement	Liability		Lot	Entitlement	Liability																
601	10	10																								
602	10	10																								
603	10	10																								
604	10	10																								
605	10	10																								
606	10	10																								
607	10	10																								
608	10	10																								
609	10	10																								
610	10	10																								
611	10	10																								
612	10	10																								
613	10	10																								
614	10	10																								
615	10	10																								
616	10	10																								
617	10	10																								
618	10	10																								
619	10	10																								
620	10	10																								
621	10	10																								
622	10	10																								
623	10	10																								
624	10	10																								
625	10	10																								
626	10	10																								
627	10	10																								
628	10	10																								
629	10	10																								
630	10	10																								
631	10	10																								
632	10	10																								
633	10	10																								
634	10	10																								
635	10	10																								
636	10	10																								
637	10	10																								
638	10	10																								
639	10	10																								
640	10	10																								
641	10	10																								
642	10	10																								
643	10	10																								
644	10	10																								
645	10	10																								
S22	4000	1																								

414 La Trobe Street PO Box 16084 Melbourne VIC 8007 T 61 3 9993 7888 spiire.com.au				SURVEYORS FILE REFERENCE: 305916SV00					SHEET 1		
					ORIGINAL SHEET SIZE: A3						
Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (8), 03/05/2023, SPEAR Ref: S155324A					Digitally signed by: Hume City Council, 09/05/2023, SPEAR Ref: S155324A						

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Spiire Australia Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S155324A 16/05/2023 04:18 pm