

PLAN OF SUBDIVISION		EDITION 1	PS 828173B/S7	
LOCATION OF LAND PARISH: BULLA BULLA TOWNSHIP: - SECTION: 25 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL 12426 FOL 106 LAST PLAN REFERENCE: PS 828173B/S5, LOT S19 POSTAL ADDRESS: 675 SUNBURY ROAD, (at time of subdivision) SUNBURY, VIC. 3429 GDA2020 CO-ORDINATES: E: 302 540 ZONE: 55 (of approx centre of land in plan) N: 5835 910		Council Name: Hume City Council Council Reference Number: S009569 Planning Permit Reference: P22160 SPEAR Reference Number: S175809S Certification 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: 29/08/2022 Public Open Space 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 stage Digitally signed by: Antonino Magazzu for Hume City Council on 31/03/2023 Statement of Compliance issued: 31/03/2023		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines. Lots 1 to 700 and S1 to S12 (all inclusive) have been omitted from this plan. Other purpose of this plan To remove by agreement the Drainage Easement E-3 created in PS828173B/S3 now contained within Flycatcher Road on this plan via section 6 (1) (k) of the Subdivision Act 1988. To remove by agreement the Drainage Easement E-3 created in PS828173B/S2 now contained within Reserve No.6 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. 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.	
ROAD R-7	HUME CITY COUNCIL			
RESERVE Nos.6 & 7	HUME CITY COUNCIL			
RESERVE No.8	JEMENA ELECTRICITY NETWORKS (VIC.) LIMITED			
NOTATIONS				
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
		SEE	SHEET 2 FOR EASEMENT	INFORMATION
REDSTONE HILL ESTATE - STAGE 7 (78 LOTS)			AREA OF STAGE - 5.853ha	
414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 305918SV00		ORIGINAL SHEET SIZE: A3
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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-3	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-4	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-5	DRAINAGE	SEE DIAG	PS 828173B/S3	HUME CITY COUNCIL
E-5	SEWERAGE	SEE DIAG	PS 828173B/S3	CITY WEST 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	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-8	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-14	DRAINAGE	SEE DIAG	PS 828173B/S5	HUME CITY COUNCIL
E-15	CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET OUT IN MEMORANDUM OF COMMON PROVISIONS No.AA2741	SEE DIAG	THIS PLAN	MELBOURNE WATER CORPORATION
E-16	DRAINAGE	SEE DIAG	THIS PLAN	LAND IN THIS PLAN
E-17	CREATION AND MAINTENANCE OF WETLANDS, FLOODWAY AND DRAINAGE AS SPECIFIED AND SET OUT IN MEMORANDUM OF COMMON PROVISIONS No.AA2741	SEE DIAG	THIS PLAN	MELBOURNE WATER CORPORATION
E-17	DRAINAGE	SEE DIAG	THIS PLAN	LAND IN THIS PLAN

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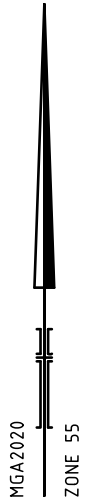
SHEET 2



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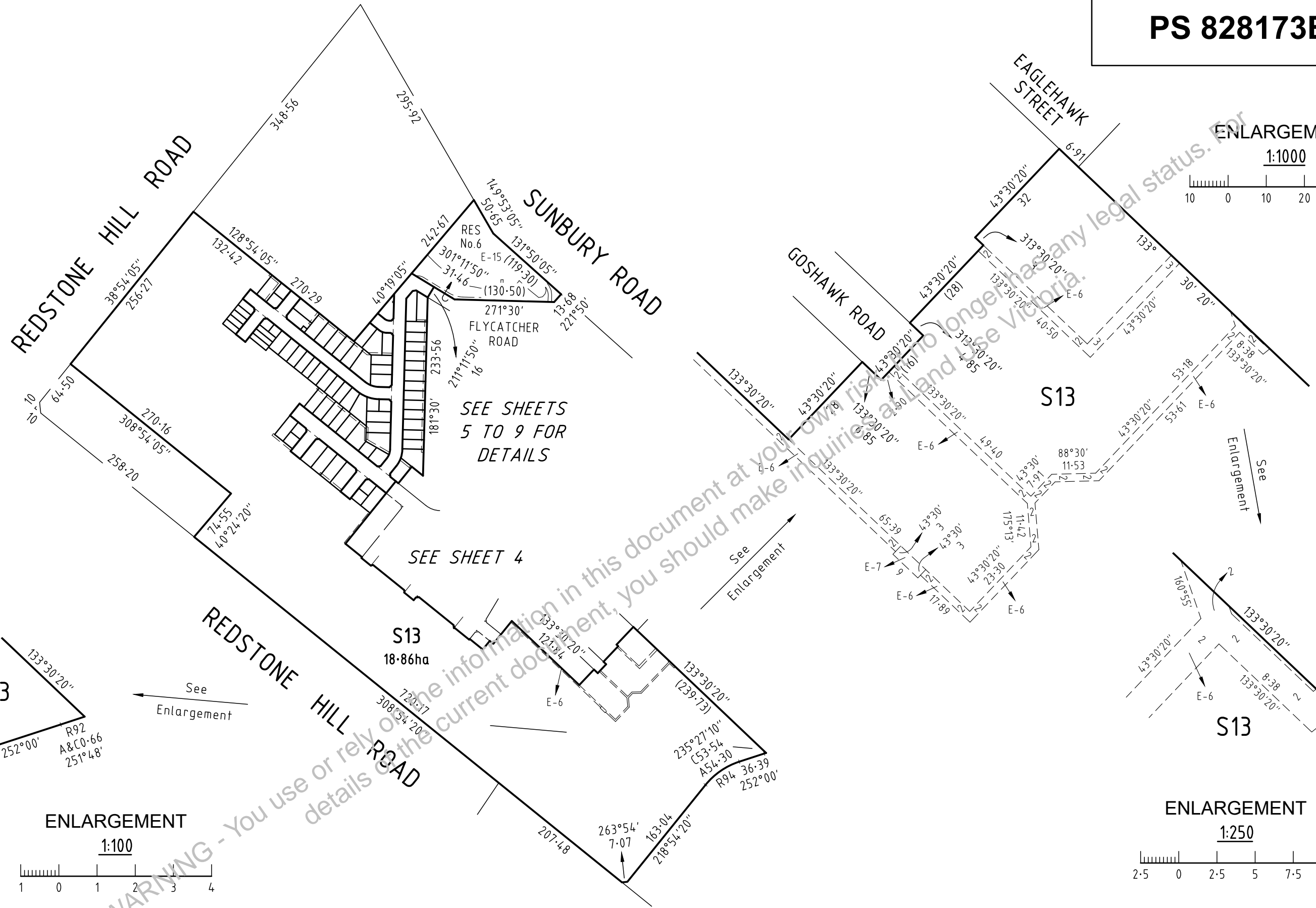
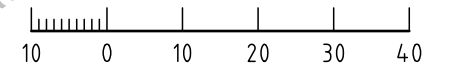
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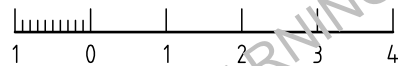
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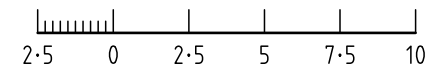
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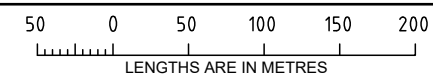


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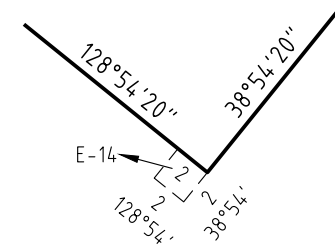
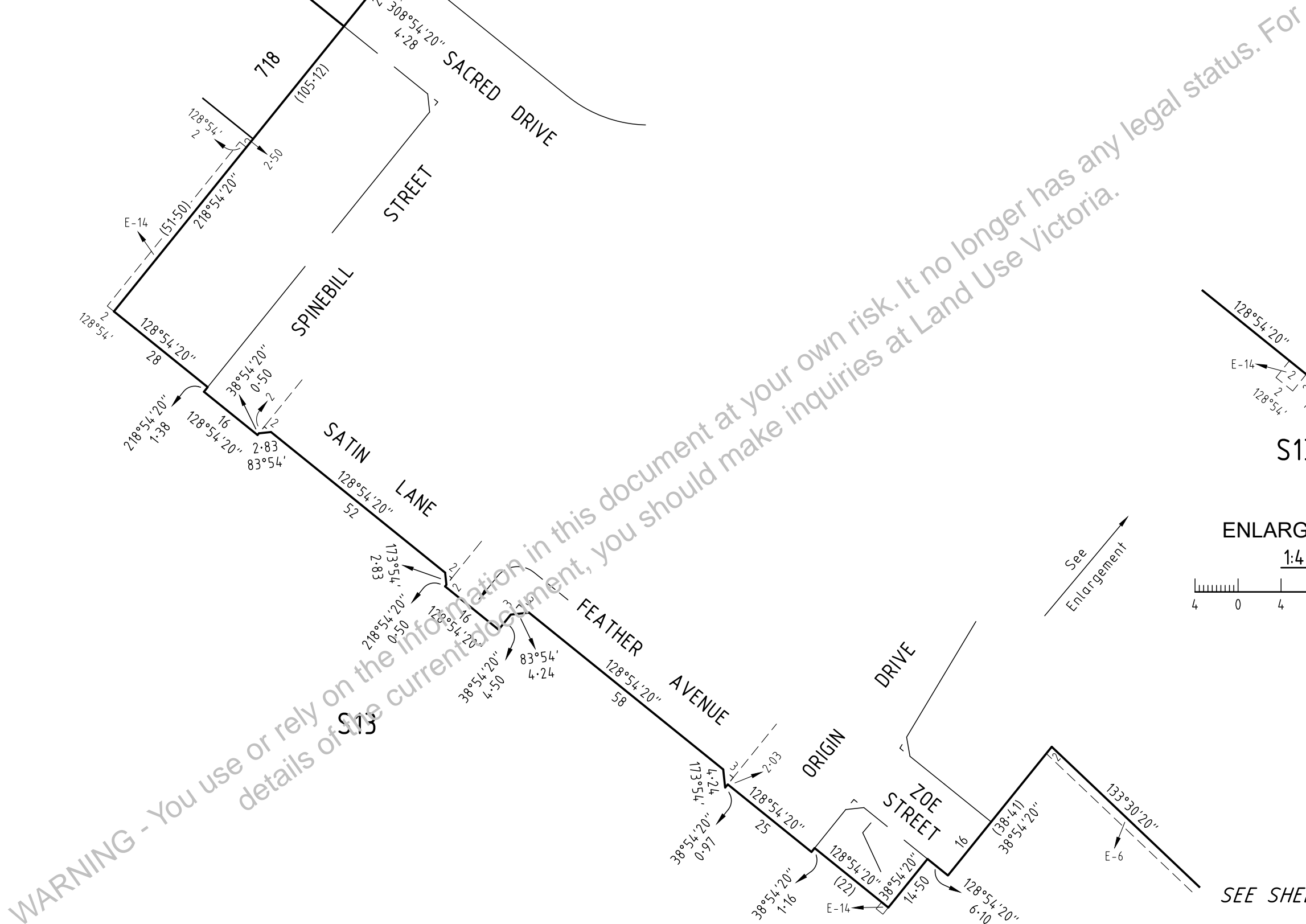
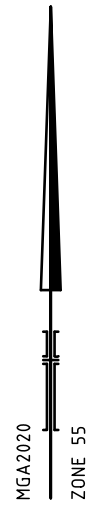
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SHEET 3

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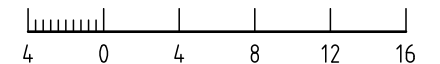
SEE SHEET 6



S13

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See Enlargement

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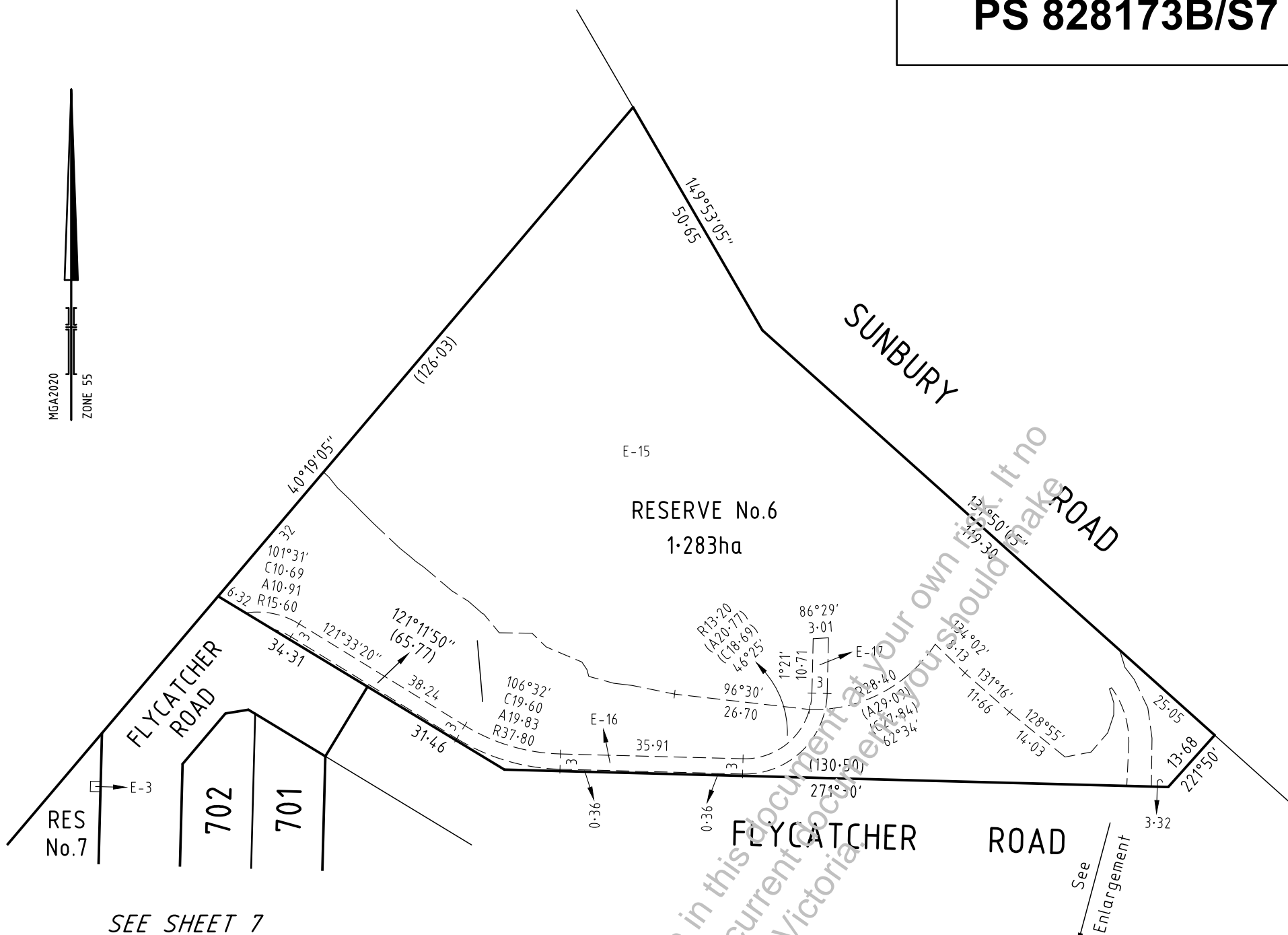
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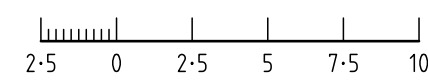
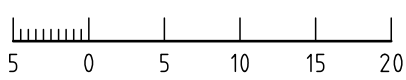
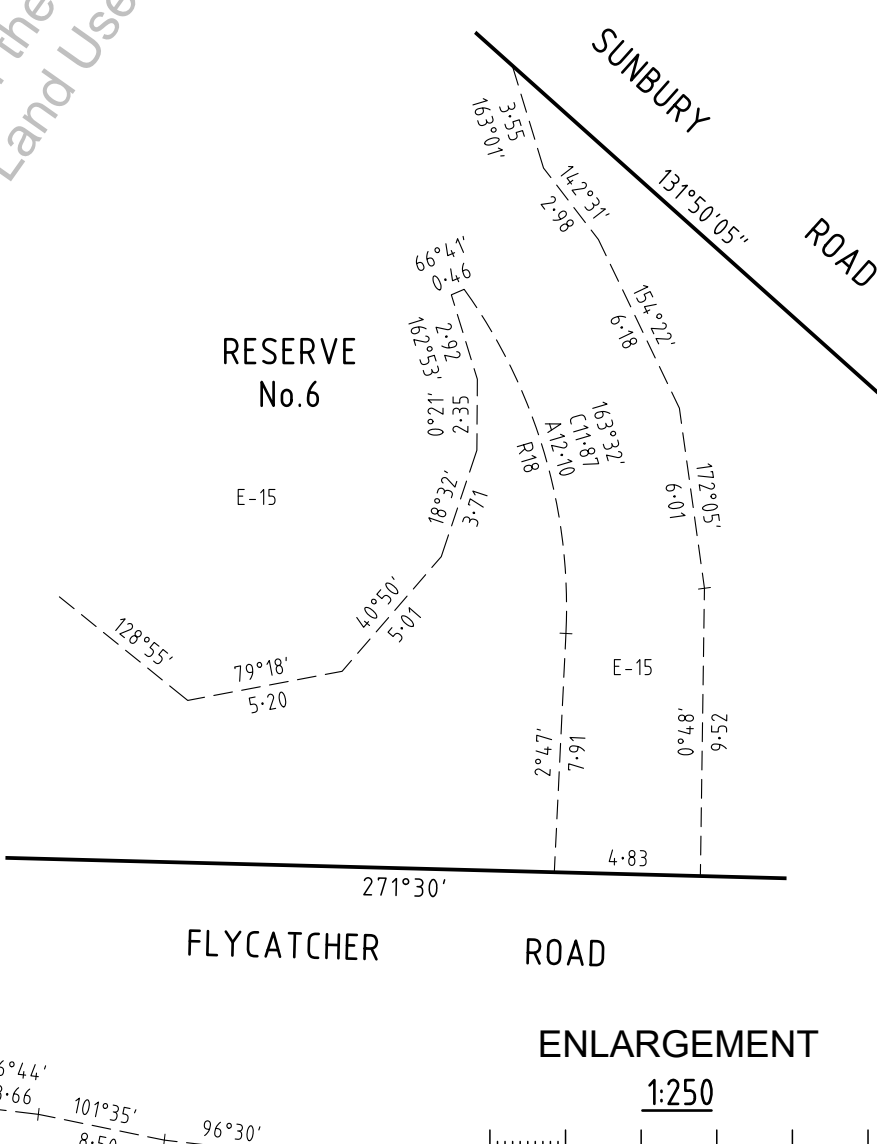
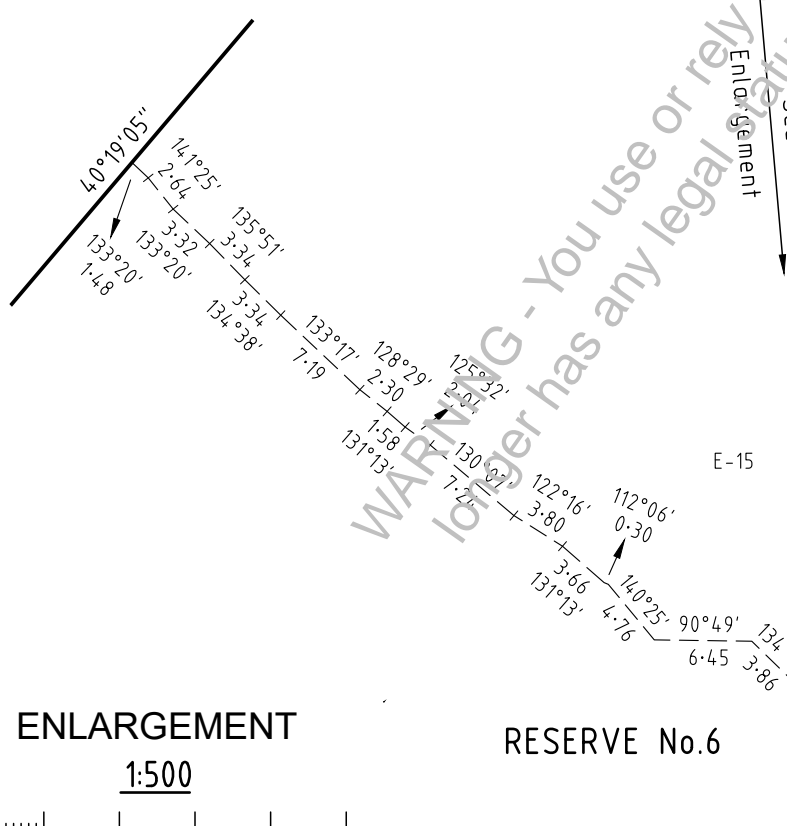
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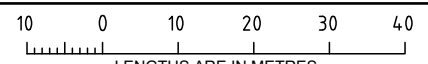

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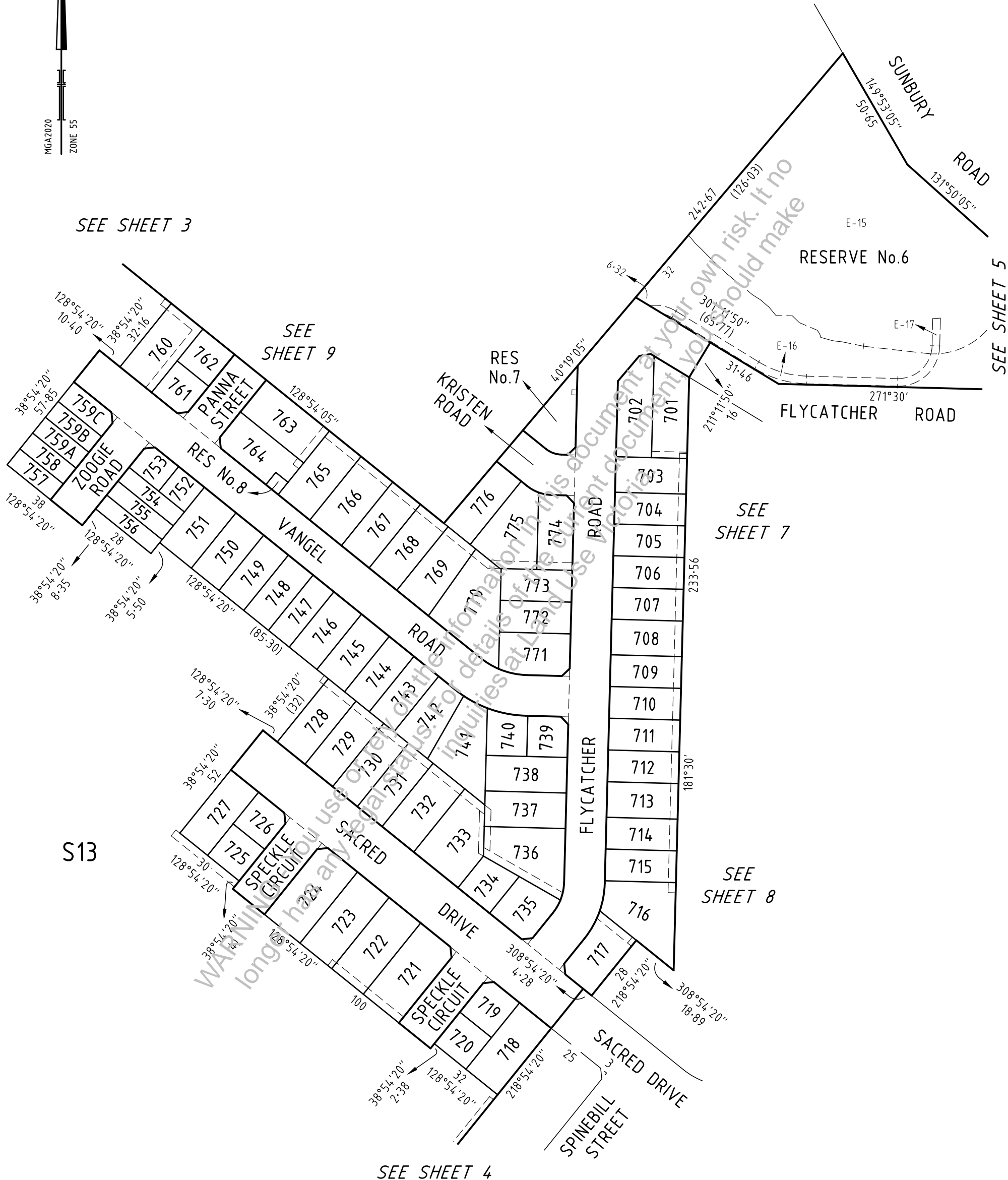
SEE SHEET 7



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SEE SHEET 5

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SEE SHEET 8

SEE SHEET 4

S13

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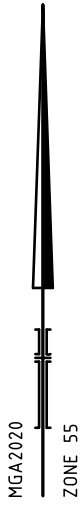
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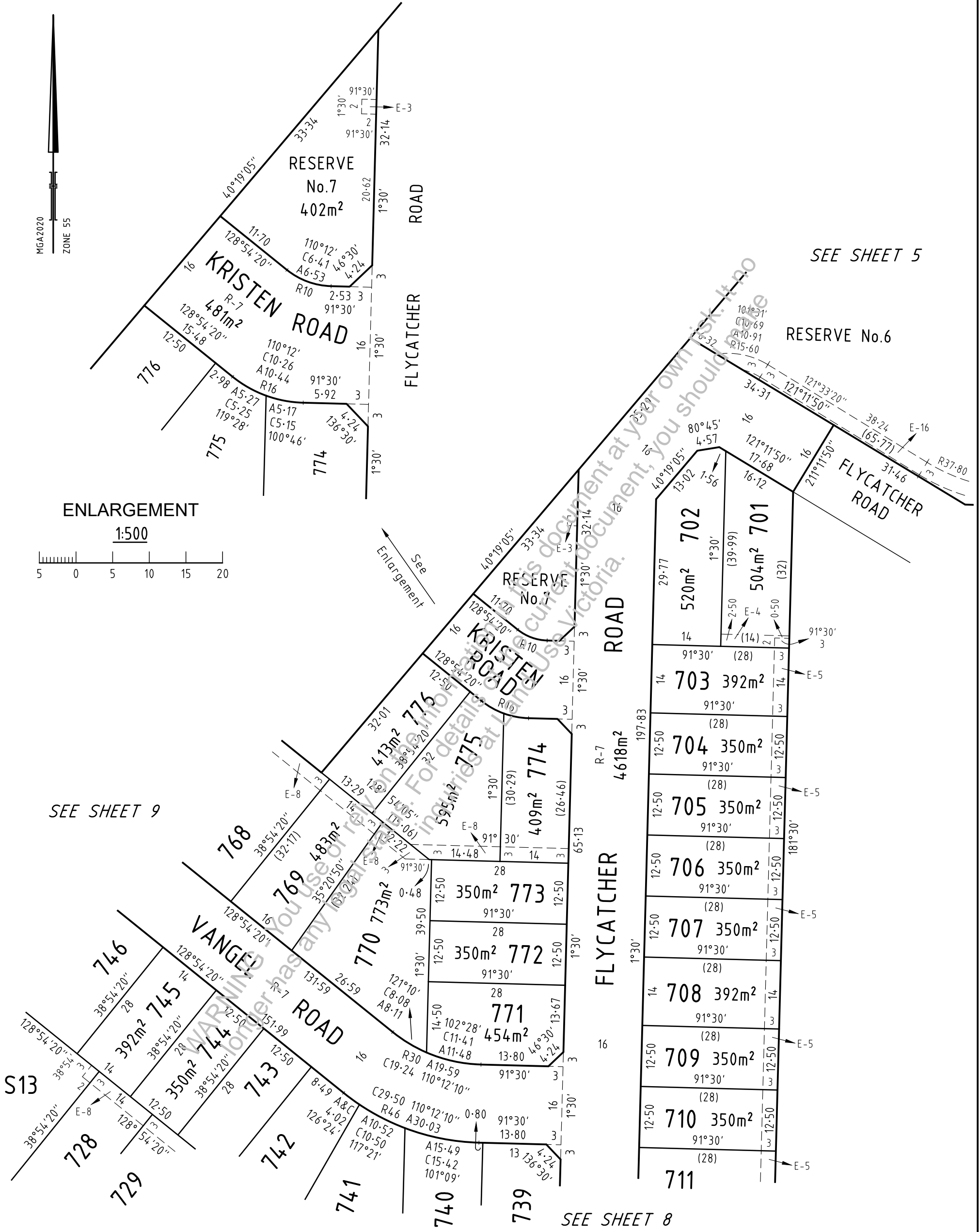
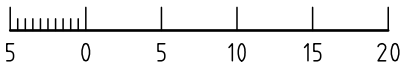
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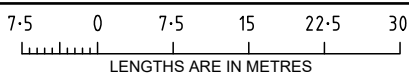
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SHEET 7



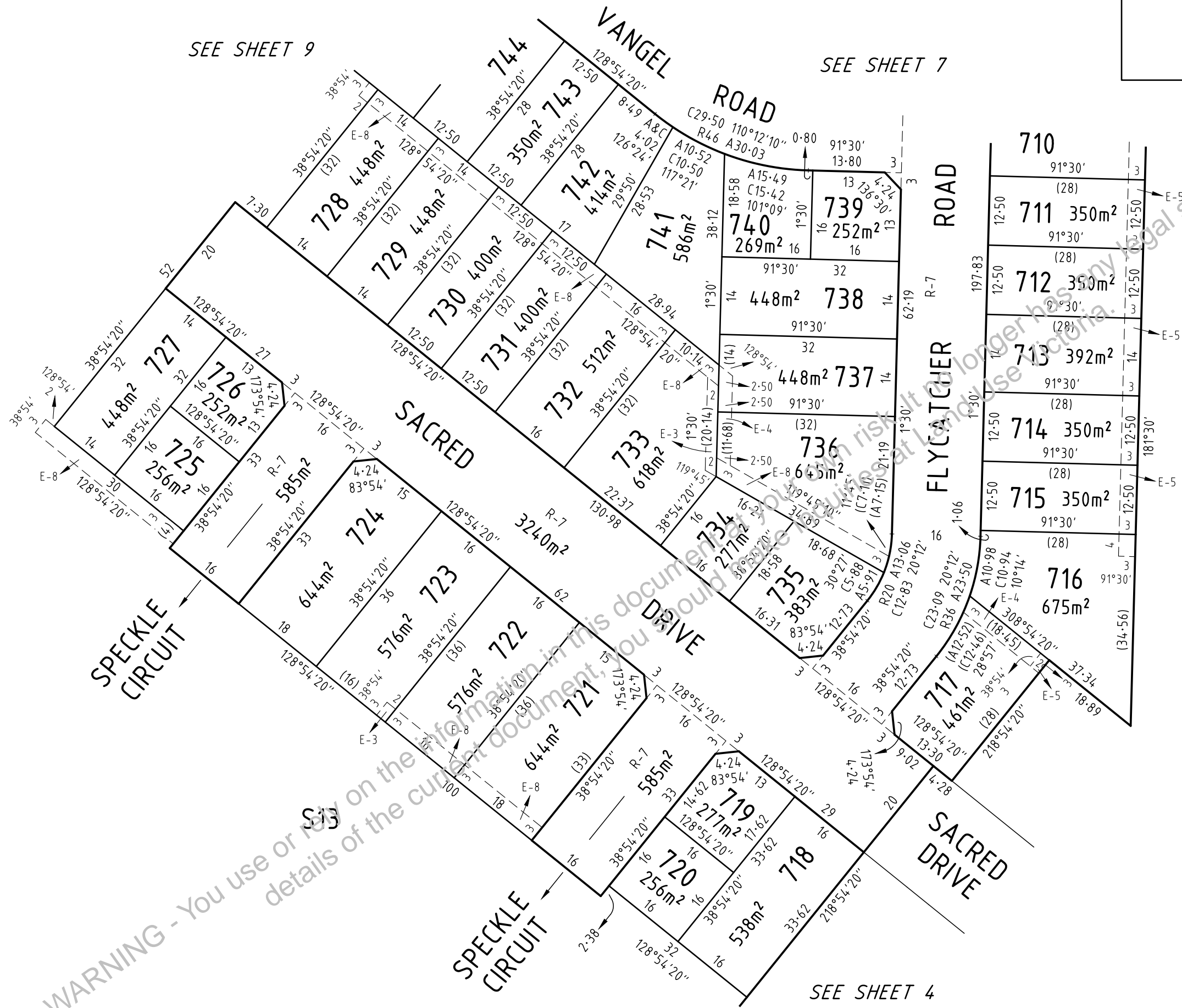
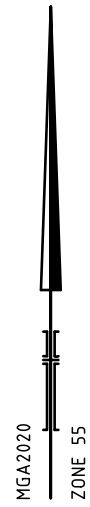
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SHEET 8



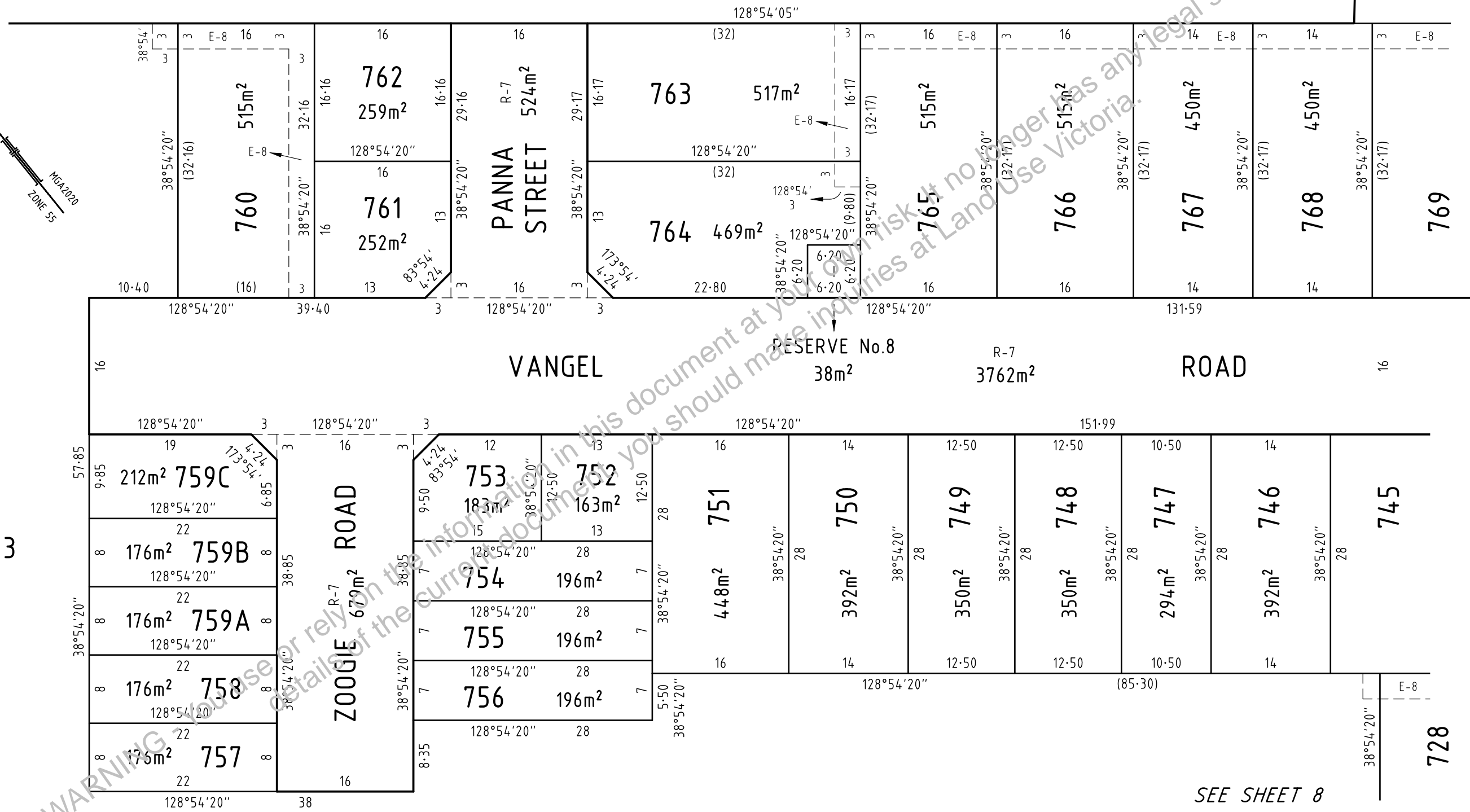
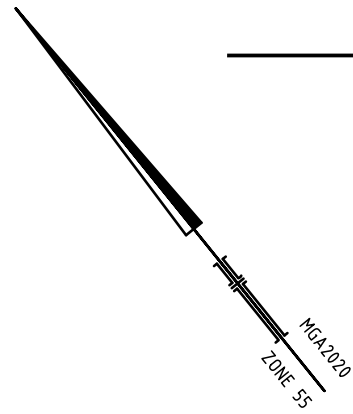
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SHEET 9

CREATION OF RESTRICTION No. 1

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

Land to Benefit: Lots 701 to 758, 759A, 759B, 759C and 760 to 776 (all inclusive)
Land to be Burdened: Lots 701 to 758, 759A, 759B, 759C and 760 to 776 (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 AA9046.

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 701 to 758, 759A, 759B, 759C and 760 to 776 (all inclusive)
Land to be Burdened: Lots 701 to 758, 759A, 759B, 759C and 760 to 776 (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 701 to 758, 759A, 759B, 759C and 760 to 776 (all inclusive)
Land to be Burdened: Lots 719, 720, 725, 726, 734, 739, 740, 747, 752 to 758, 759A, 759B, 759C, 761 and 762 (all inclusive)

Description of Restriction:

Lots 719, 720, 725, 726, 734, 739, 740, 747, 752 to 758, 759A, 759B, 759C, 761 and 762 (all 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.

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SHEET 10



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OWNERS CORPORATION SCHEDULE

PS828173B/S7

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. All existing Lots in Owners Corporation No 1 not affected by this plan.

Common Property No.: 1

Limitations of Owners Corporation: Unlimited

Notations

Totals		
	Entitlement	Liability
This schedule	10780	781
Balance of existing OC	0	0
Overall Total	10780	781

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
701	10	10	751	10	10						
702	10	10	752	10	10						
703	10	10	753	10	10						
704	10	10	754	10	10						
705	10	10	755	10	10						
706	10	10	756	10	10						
707	10	10	757	10	10						
708	10	10	758	10	10						
709	10	10	759A	10	10						
710	10	10	759B	10	10						
711	10	10	759C	10	10						
712	10	10	760	10	10						
713	10	10	761	10	10						
714	10	10	762	10	10						
715	10	10	763	10	10						
716	10	10	764	10	10						
717	10	10	765	10	10						
718	10	10	766	10	10						
719	10	10	767	10	10						
720	10	10	768	10	10						
721	10	10	769	10	10						
722	10	10	770	10	10						
723	10	10	771	10	10						
724	10	10	772	10	10						
725	10	10	773	10	10						
726	10	10	774	10	10						
727	10	10	775	10	10						
728	10	10	776	10	10						
729	10	10	S13	1000	1						
730	10	10									
731	10	10									
732	10	10									
733	10	10									
734	10	10									
735	10	10									
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738	10	10									
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747	10	10									
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749	10	10									
750	10	10									

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SHEET 1

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