

<b>PLAN OF SUBDIVISION</b>	EDITION 1	<b>PS 912552Y</b>
----------------------------	-----------	-------------------

<b>LOCATION OF LAND</b> PARISH: BULLA BULLA TOWNSHIP: - SECTION: 25 CROWN ALLOTMENTS: 1B (PART) & 2 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL .... FOL ... VOL .... FOL ... VOL .... FOL ... LAST PLAN REFERENCE: LOT A & B ON PS 828173B LOT 2 ON PS 912540G  POSTAL ADDRESS: 80 REDSTONE HILL ROAD, (at time of subdivision) SUNBURY, VIC. 3429  MGA 2020 CO-ORDINATES: E: 302 220          ZONE: 55 (of approx centre of land in plan)          N: 5835 410	
---	--

VESTING OF ROADS AND/OR RESERVES	NOTATIONS
----------------------------------	-----------

IDENTIFIER	COUNCIL / BODY / PERSON	NOTATIONS
ROAD R-1 RESERVE Nos.1 & 2	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC.) LTD.	Land being subdivided is enclosed within thick continuous lines. Lots 1 to 1600 (both inclusive) and Lot S1 have been omitted from this plan.  <u>Other purpose of this plan</u> To remove by agreement that part of the Carriageway Easement created in Crown Grant Volume 6007 Folio 264 that lies within Redstone Hill Road on this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.  To remove by agreement that part of the Carriageway Easement condition created in PS 912540G that lies within Redstone Hill Road on this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.  To remove by agreement the Carriageway, Drainage and Sewerage Easements created in PS 828173B now contained within Odysseus Drive on this plan via section 6 (1) (k) (iv) 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.

<b>NOTATIONS</b>	
DEPTH LIMITATION : 15.24 METRES BELOW THE SURFACE APPLIES TO CROWN ALLOTMENT 1B	

<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. -	
--	--

**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 16 (69 LOTS)	AREA OF STAGE - 6.943ha
--------------------------------------	-------------------------

 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au	SURVEYORS FILE REF: 310066SV01	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 9
	Licensed Surveyor: Mark Oswald Stansfield Version: 2		

**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	POWERLINE	10	SECTION 103B S.E.C. ACT 1958 (LP 145244B)	S.E.C.V.
E-2	DRAINAGE	SEE DIAG	PS 828173B/S12	HUME CITY COUNCIL
E-3	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 828173B/S12	THE RELEVANT ABUTTING LOT
E-3	DRAINAGE	SEE DIAG	PS 828173B/S12	HUME CITY COUNCIL
E-4	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 828173B/S12	THE RELEVANT ABUTTING LOT
E-5	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-6	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-6	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-7	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT
E-8	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-8	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-8	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT
E-9	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-9	DRAINAGE	SEE DIAG	PS 828173B/S12	HUME CITY COUNCIL
E-10	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-10	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 828173B/S12	THE RELEVANT ABUTTING LOT
E-10	DRAINAGE	SEE DIAG	PS 828173B/S12	HUME CITY COUNCIL

SURVEYOR'S FILE REF: 310066SV01

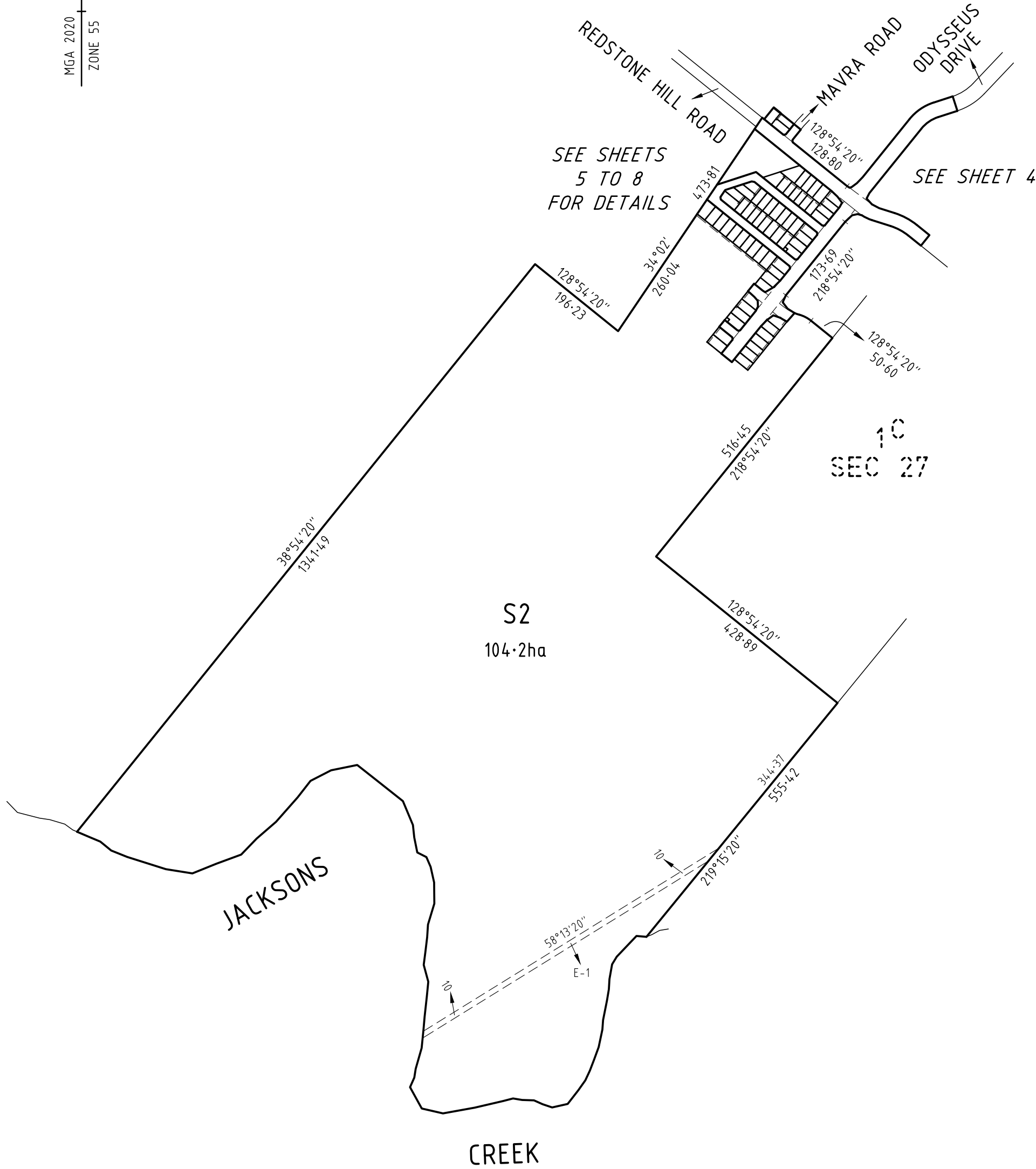
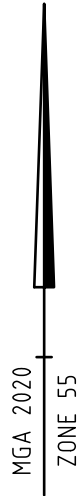
ORIGINAL SHEET  
SIZE: A3

SHEET 2



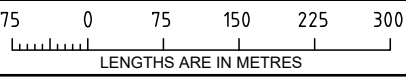
414 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
spiire.com.au

Licensed Surveyor: Mark Oswald Stansfield  
Version: 2



SURVEYOR'S FILE REF: 310066SV01

SCALE 1: 7500



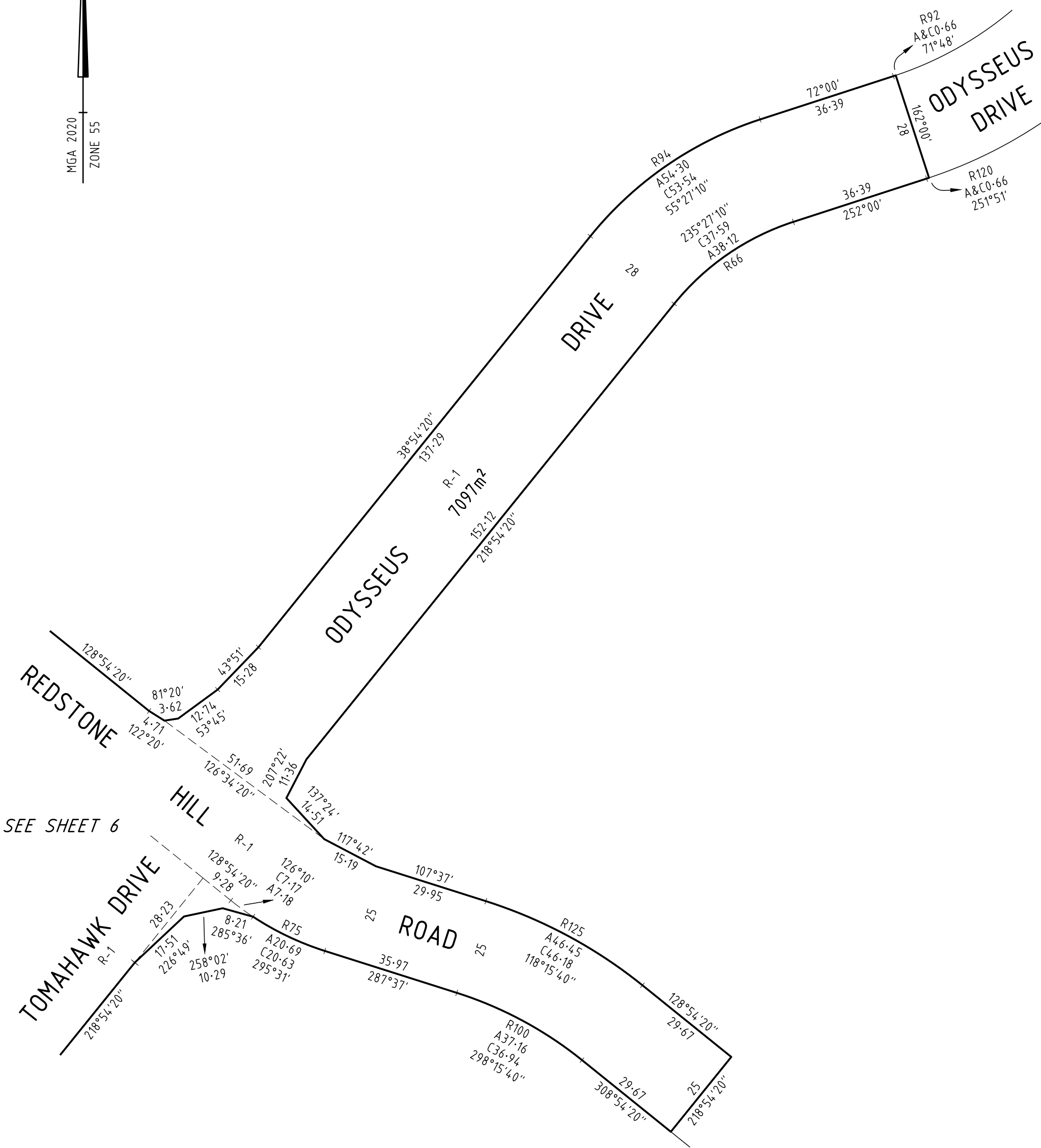
ORIGINAL SHEET SIZE: A3

SHEET 3



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

Licensed Surveyor: Mark Oswald Stansfield  
Version: 2



SURVEYOR'S FILE REF: 310066SV01

SCALE 1: 1000

LENGTHS ARE IN METRES

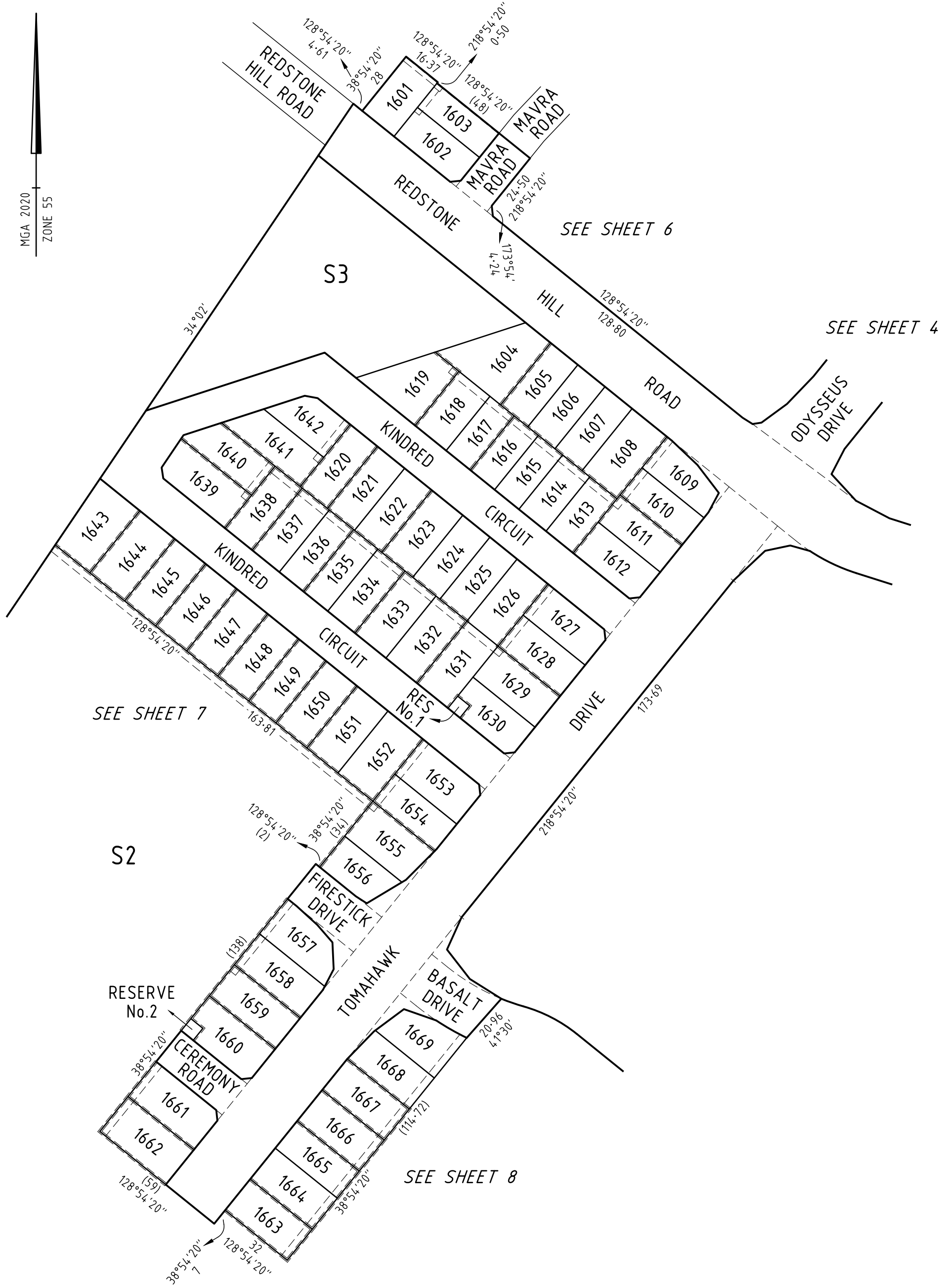
ORIGINAL SHEET SIZE: A3

SHEET 4



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

Licensed Surveyor: Mark Oswald Stansfield  
Version: 2



SURVEYOR'S FILE REF: 310066SV01

SCALE 1: 1500  
15 0 15 30 45 60  
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 5

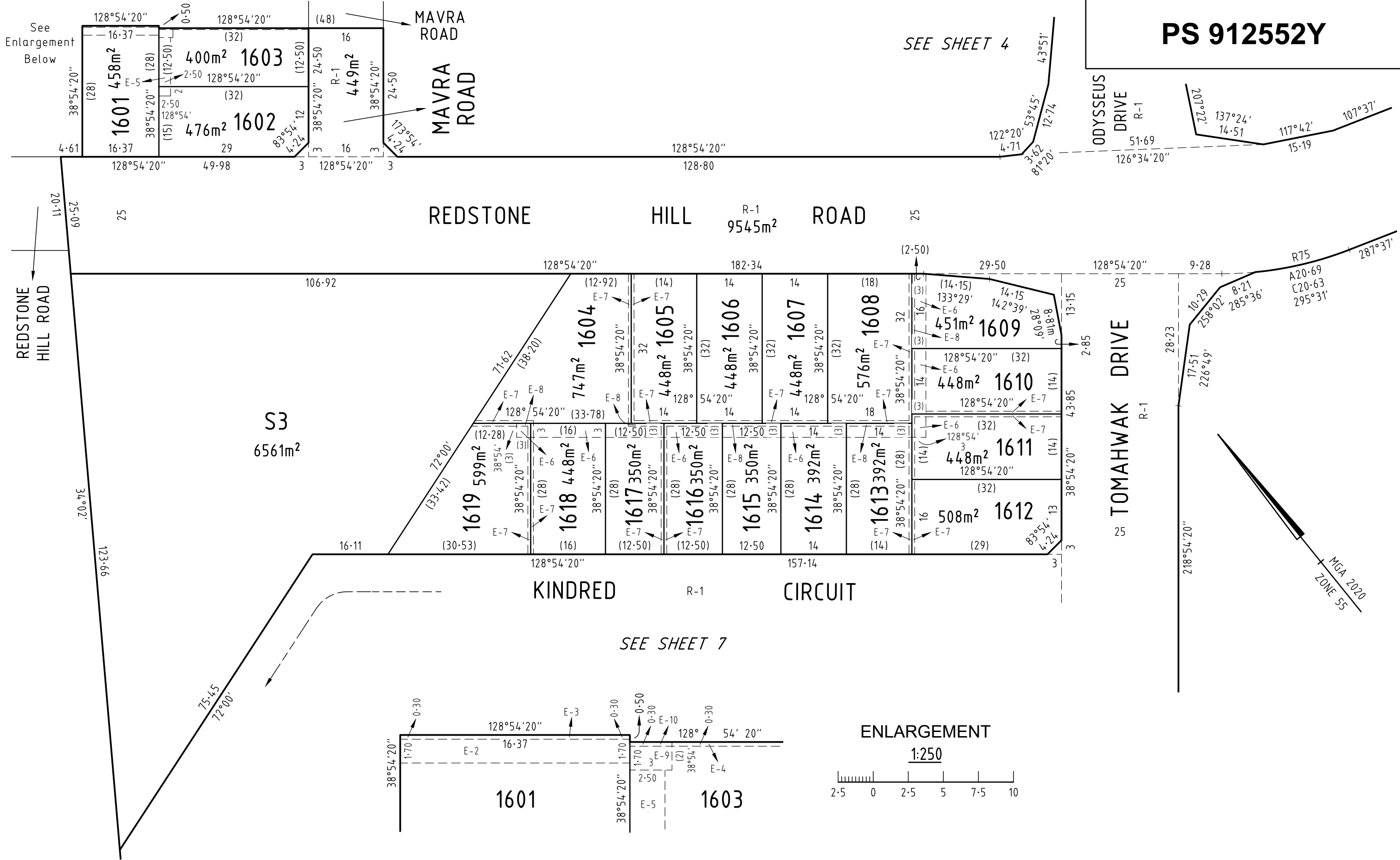


414 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
spiire.com.au

Licensed Surveyor: Mark Oswald Stansfield  
Version: 2

PS 912552Y

SEE SHEET 4



See Enlargement Below

REDSTONE HILL ROAD

S3 6561m²

REDSTONE HILL ROAD 9545m²

ODYSSEUS DRIVE R-1

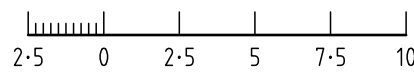
TOMAHWAK DRIVE R-1

KINDRED CIRCUIT R-1

SEE SHEET 7

ENLARGEMENT

1:250



SURVEYOR'S FILE REF: 310066SV01

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

SCALE 1: 750

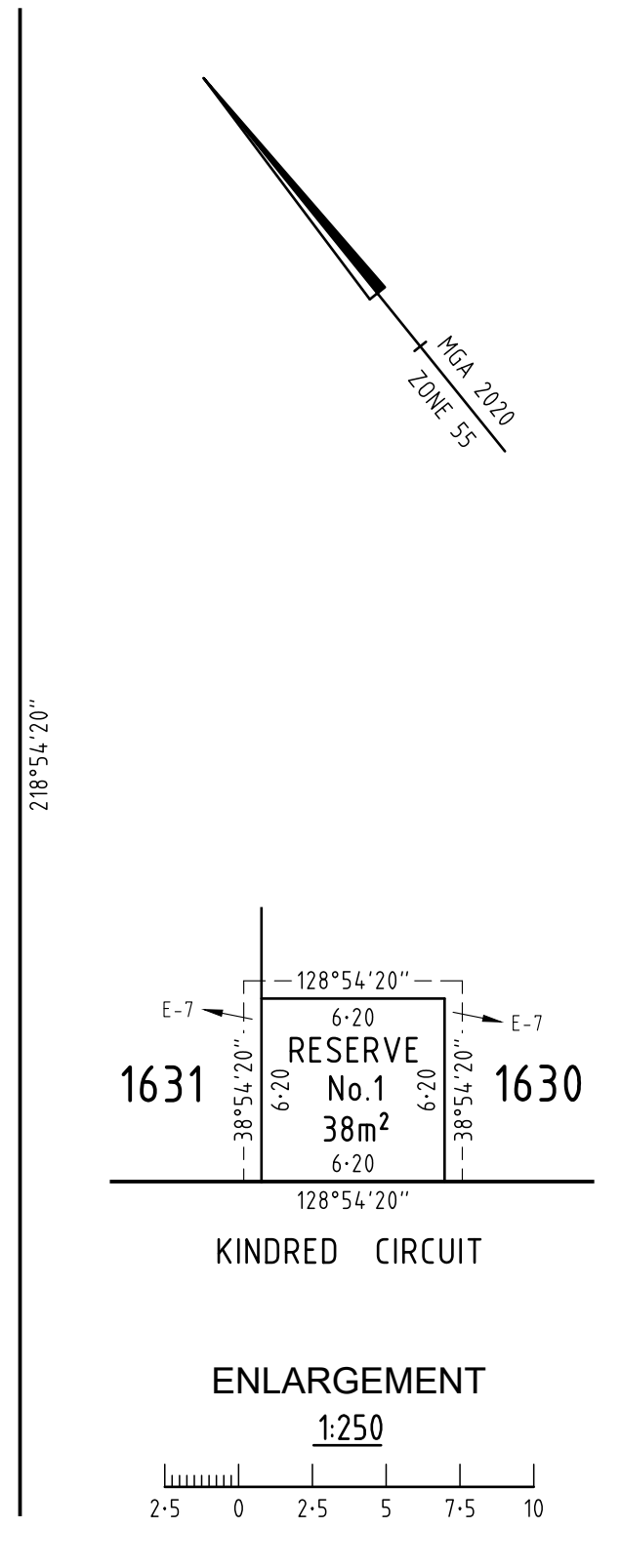
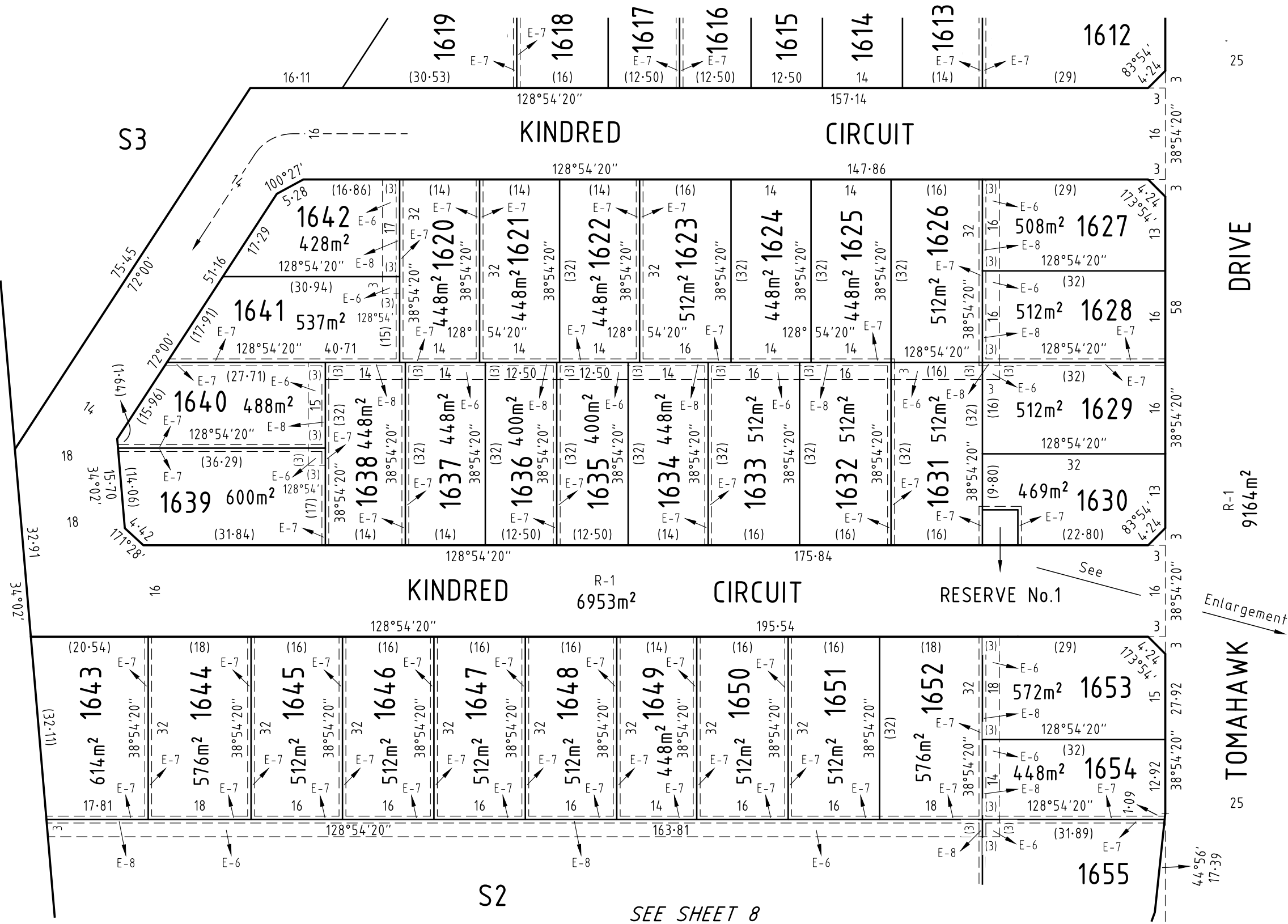
7.5 0 7.5 15 22.5 30  
 LENGTHS ARE IN METRES

Licensed Surveyor: Mark Oswald Stansfield  
 Version: 2

ORIGINAL SHEET SIZE: A3

SHEET 6

SEE SHEET 6



SURVEYOR'S FILE REF: 310066SV01

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

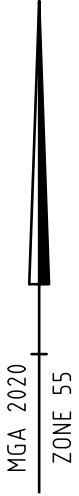
SCALE 1:750

7.5 0 7.5 15 22.5 30  
 LENGTHS ARE IN METRES

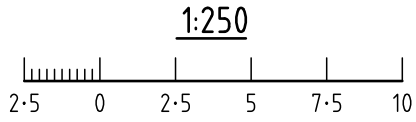
Licensed Surveyor: Mark Oswald Stansfield  
 Version: 2

ORIGINAL SHEET SIZE: A3

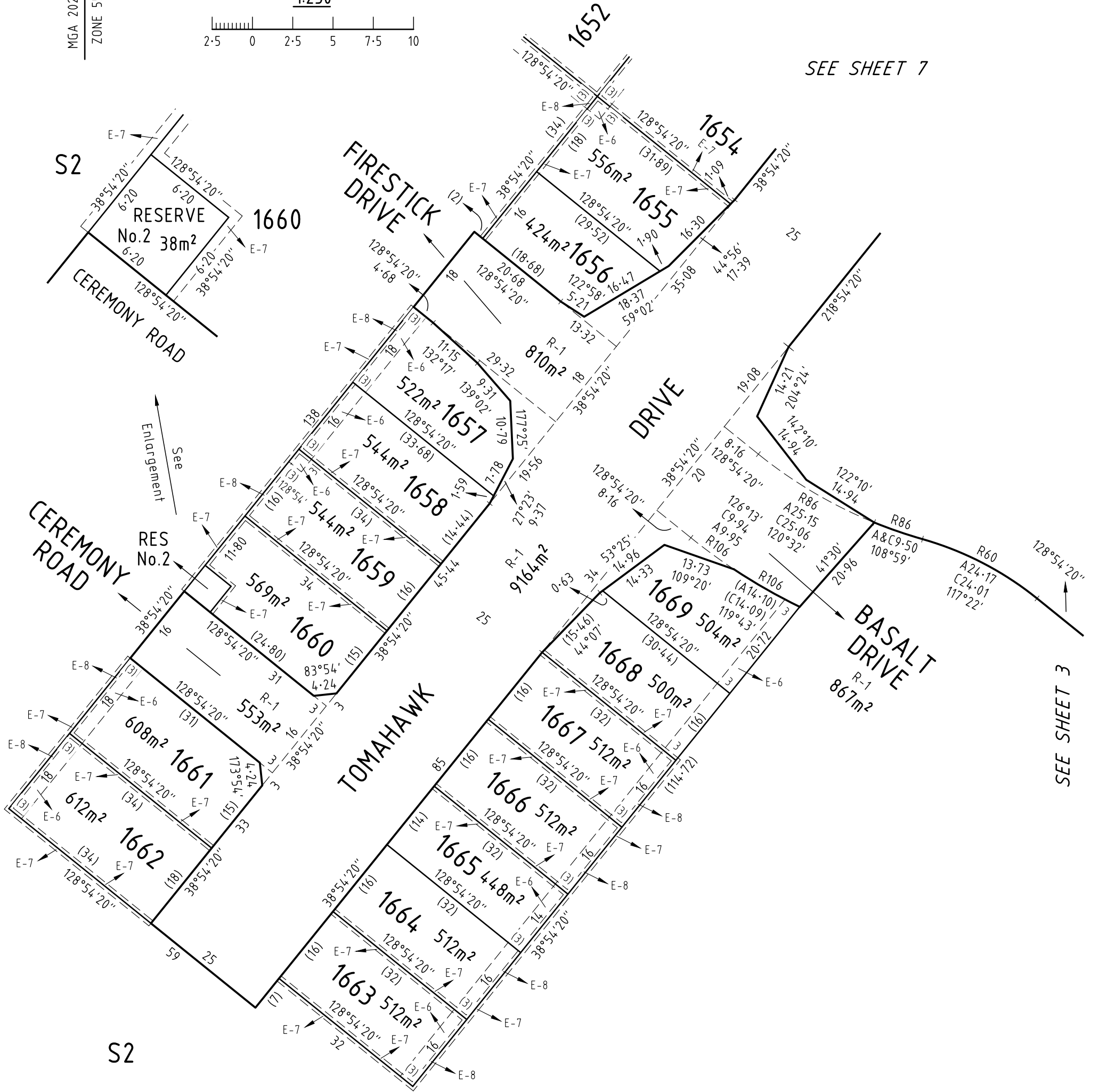
SHEET 7



ENLARGEMENT



SEE SHEET 7



SURVEYOR'S FILE REF: 310066SV01

SCALE 1: 750

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 8



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

Licensed Surveyor: Mark Oswald Stansfield  
Version: 2



**CREATION OF RESTRICTION No. 1**

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

Land to Benefit: Lots 1601 to 1669 (both inclusive)  
Land to be Burdened: Lots 1601 to 1669 (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 1601 to 1669 (both inclusive)  
Land to be Burdened: Lots 1601 to 1669 (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: 310066SV01

ORIGINAL SHEET  
SIZE: A3

SHEET 9



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

Licensed Surveyor: Mark Oswald Stansfield  
Version: 2