
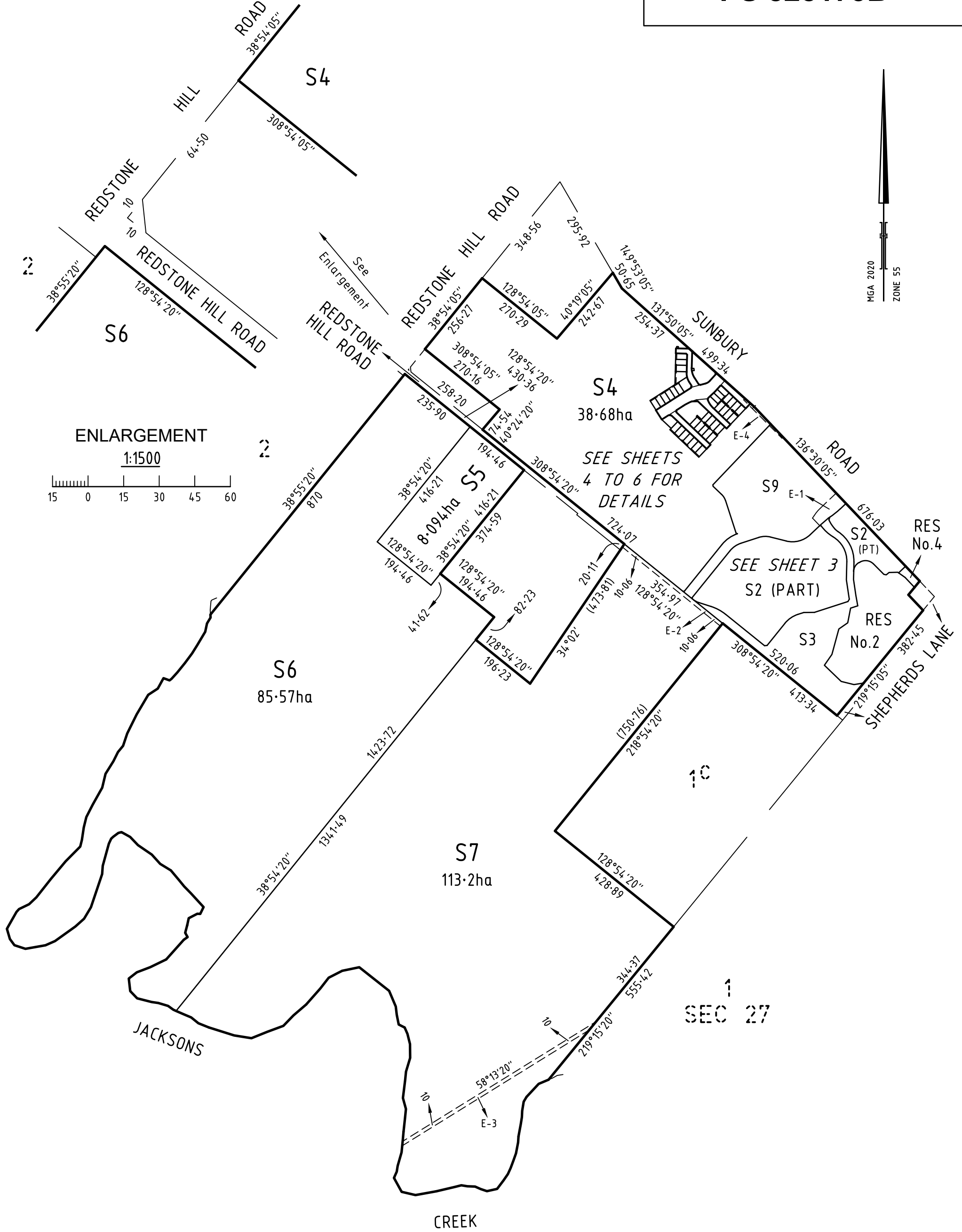
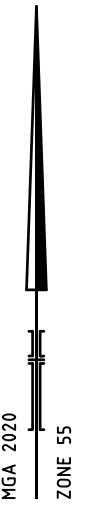
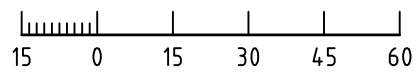


PLAN OF SUBDIVISION			EDITION 1	PS 828173B	
LOCATION OF LAND PARISH: BULLA BULLA TOWNSHIP: - SECTION: 25 CROWN ALLOTMENTS: 1A (PART), 1B (PART) & 2 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL 10120 FOL 421, VOL 9567 FOL 415, VOL 8930 FOL 457 & VOL 8865 FOL 999 LAST PLAN REFERENCE: LOT 2 ON PS 423080R, CP 157019, LOT 5 ON LP 95031 & LOT 2 ON LP 88415 POSTAL ADDRESS: 675 SUNBURY ROAD, (at time of subdivision) SUNBURY, VIC. 3429 MGA 2020 CO-ORDINATES: E: 302 440 ZONE: 55 (of approx centre of land in plan) N: 5835 990					
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines. Lots 1 to 100 (both inclusive) have been omitted from this plan. Lot S2 consists of 2 parts. 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-1 RESERVE Nos.1 & 2 RESERVE No.3 RESERVE No.4	HUME CITY COUNCIL HUME CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY. LTD. WESTERN REGION WATER CORPORATION				
NOTATIONS					
DEPTH LIMITATION: 15.24 METRES BELOW THE SURFACE APPLIES TO ALL THE LAND CONTAINED IN CERTIFICATES OF TITLE VOL 9567 FOL 415, VOL 8930 FOL 457 & VOL 8865 FOL 999 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	
E-1	CARRIAGEWAY	SEE DIAG	THIS PLAN	LAND IN THIS PLAN	
E-2	CARRIAGEWAY	10.06	C/G VOL 6007 FOL 264	LAND IN C/G VOL 6007 FOL 264	
E-3	POWER LINE	10	SECTION 103B SEC ACT 1958 (LP 145244)	S.E.C.V.	
E-4	ELECTRICITY	SEE DIAG	INSTRUMENT 1930087	S.E.C.V.	
E-5	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL	
E-6	SEWERAGE	SEE DIAG	THIS PLAN	WESTERN REGION WATER CORPORATION	
E-7	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL	
E-7	SEWERAGE	SEE DIAG	THIS PLAN	WESTERN REGION WATER CORPORATION	
REDSTONE ESTATE - STAGE 1 (40 LOTS)			AREA OF STAGE (Including Lot S8) - 9.591ha		
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 305912SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7
		Licensed Surveyor: Mark Oswald Stansfield			
		Version: 5			



ENLARGEMENT
1:1500



SURVEYOR'S FILE REF: 305912SV00

SCALE 1: 10000

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 2

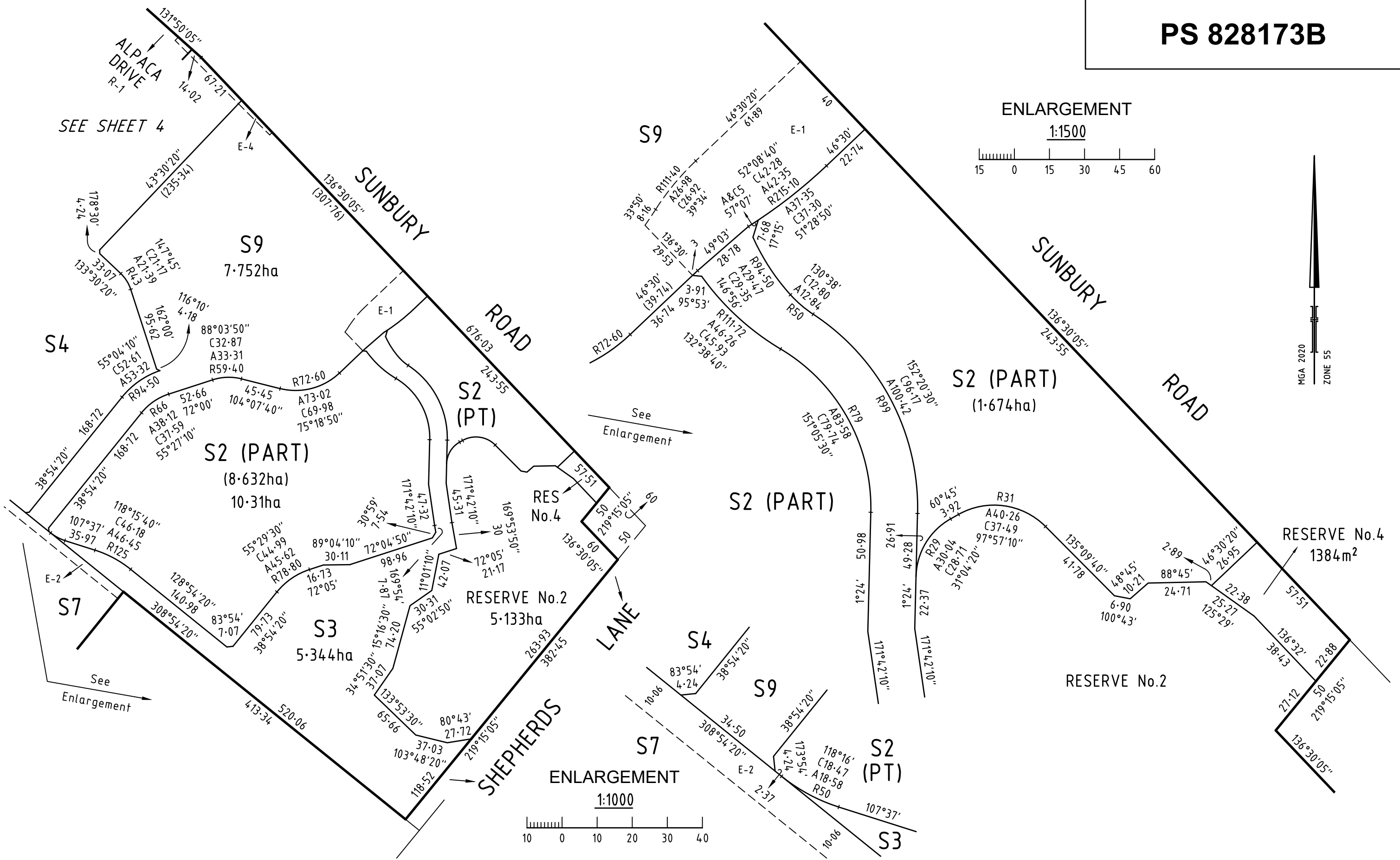
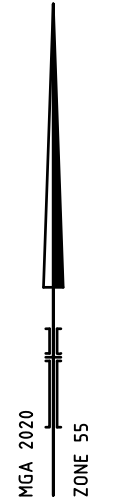
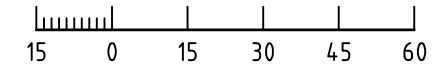


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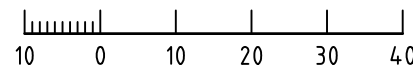
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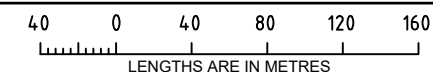
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SCALE
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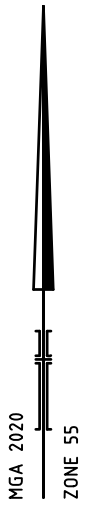
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SHEET 3



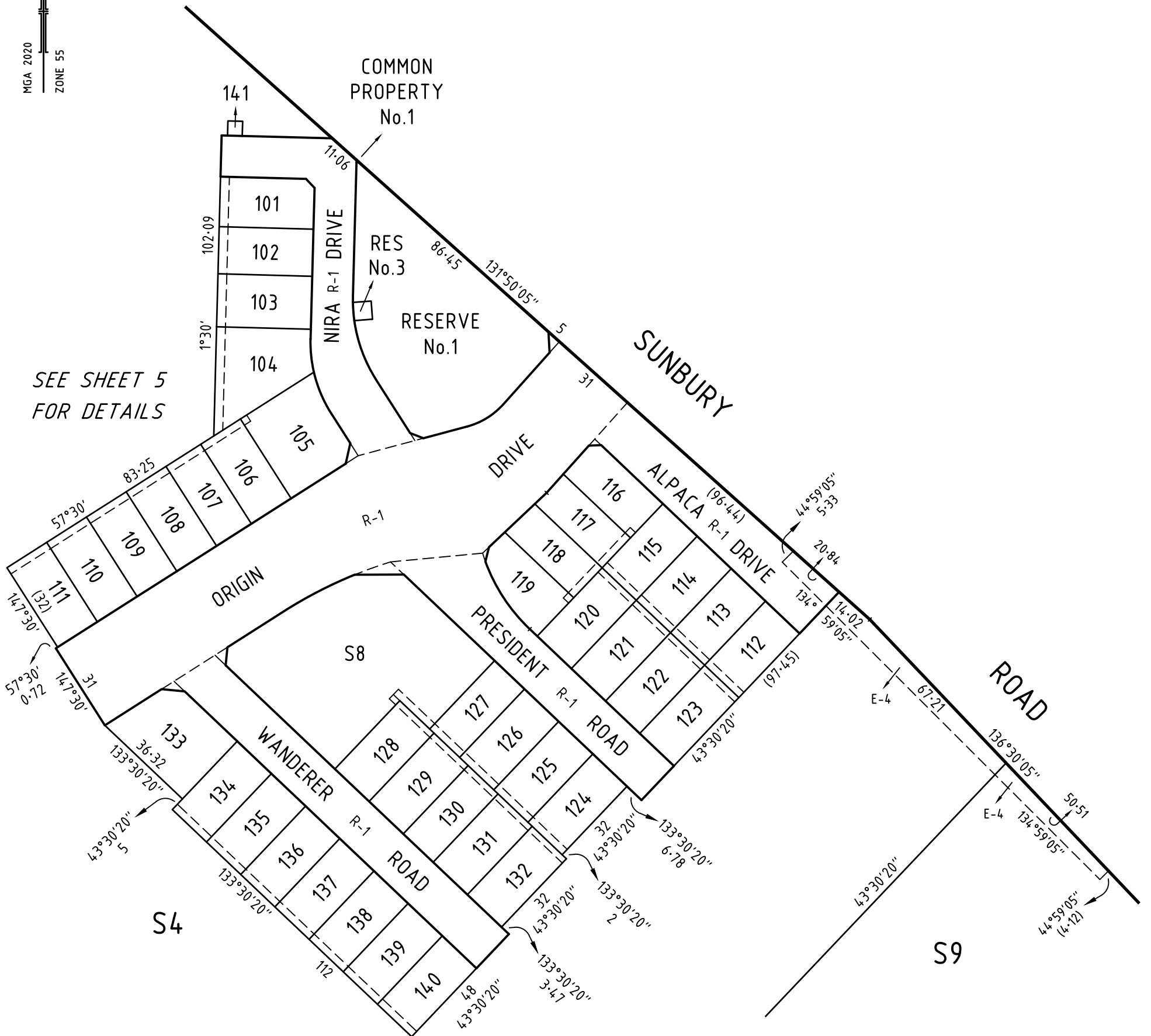
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SEE SHEET 2

SEE SHEET 5
FOR DETAILS



SEE SHEET 6
FOR DETAILS

SEE SHEET 3

SURVEYOR'S FILE REF: 305912SV00

SCALE 1:1500

15 0 15 30 45 60

LENGTHS ARE IN METRES

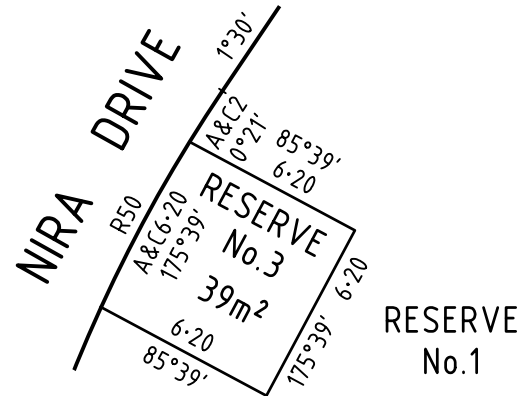
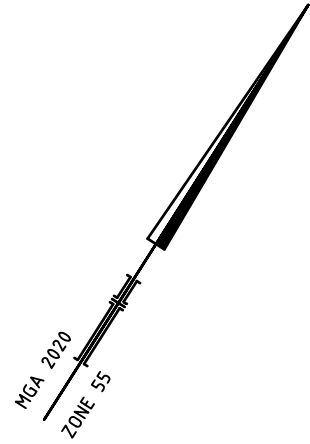
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SHEET 4



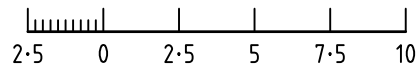
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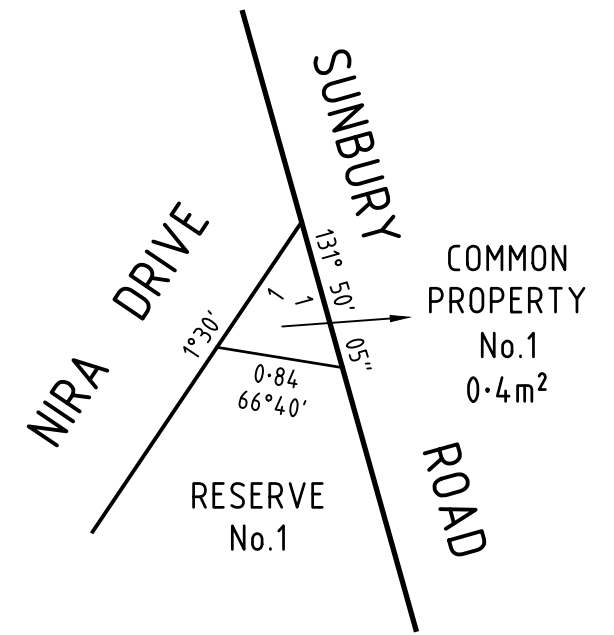
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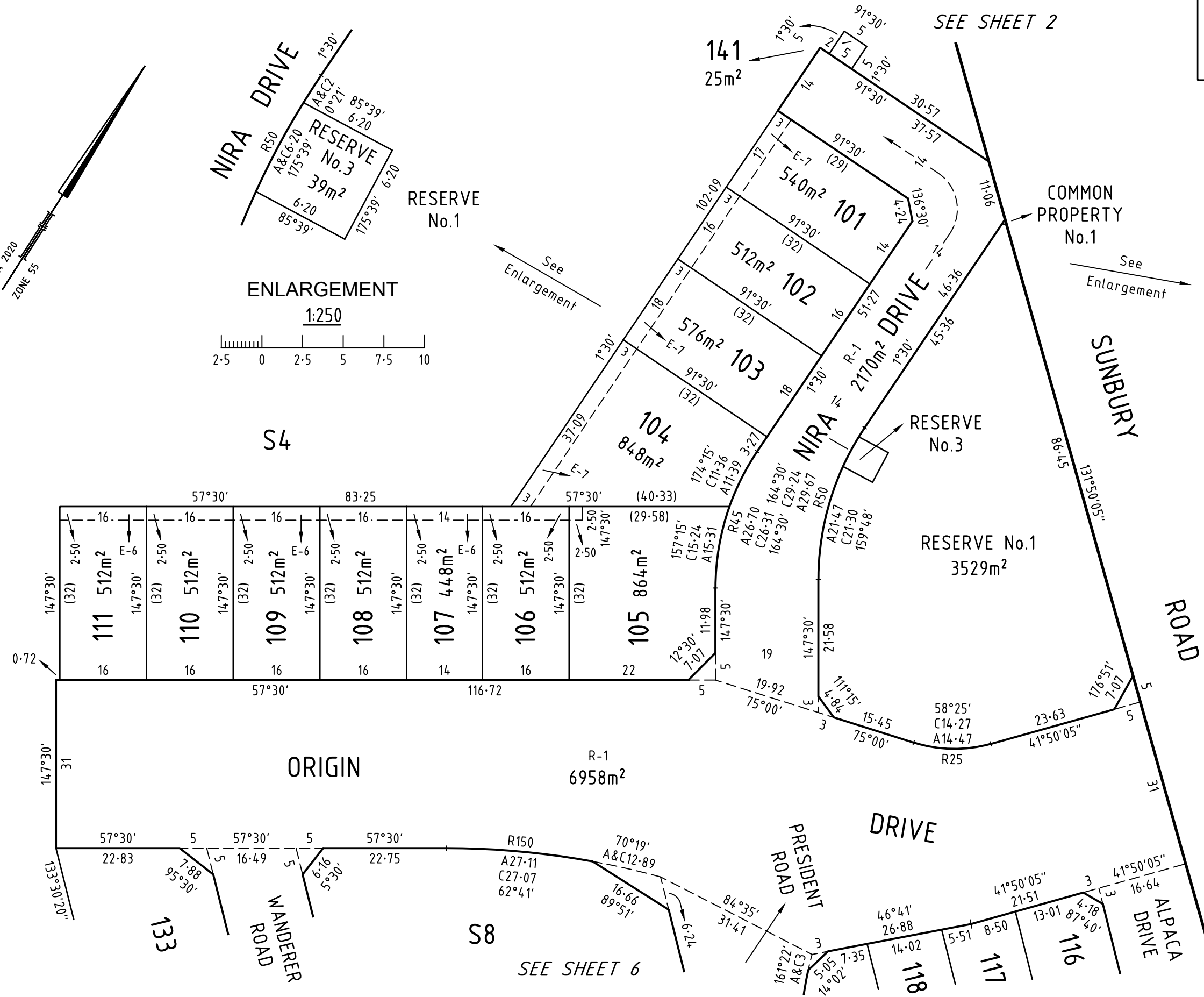
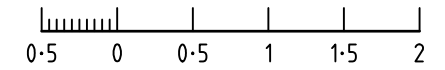
See Enlargement

See Enlargement



ENLARGEMENT

1:50



SURVEYOR'S FILE REF: 305912SV00



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SCALE 1: 750

LENGTHS ARE IN METRES

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Version: 5

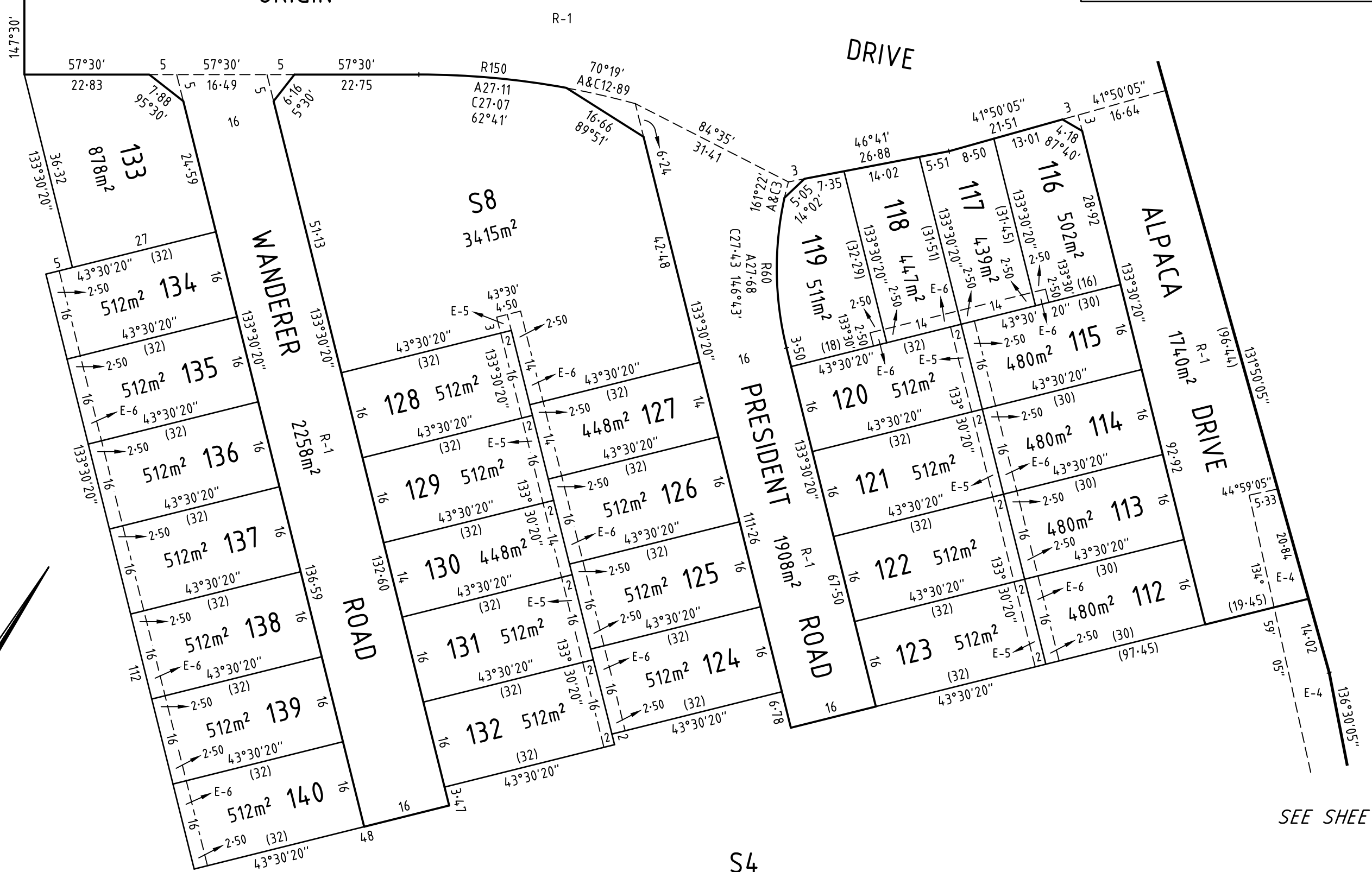
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SHEET 5

SEE SHEET 5

ORIGIN

DRIVE



SEE SHEET 4

SURVEYOR'S FILE REF: 305912SV00

SCALE 1: 750

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 6



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CREATION OF RESTRICTION No.1

The following Restriction is to be created upon Registration of this plan:

Table of Land Burdened and Land Benefited :

BURDENED LOTS	BENEFITED LOTS	BURDENED LOTS	BENEFITED LOTS
101	102	121	114, 120, 122
102	101, 103	122	113, 121, 123
103	102, 104	123	112, 122
104	103, 105, 106	124	125, 131, 132
105	104, 106	125	124, 126, 130, 131
106	104, 105, 107	126	125, 127, 129, 130
107	106, 108	127	126, 128, 129, 141
108	107, 109	128	127, 129, 141
109	108, 110	129	126, 127, 128, 130
110	109, 111	130	125, 126, 129, 131
111	110	131	124, 125, 130, 132
112	113, 123	132	124, 131
113	112, 114, 122	133	134
114	113, 115, 121	134	133, 135
115	114, 116, 117, 120	135	134, 136
116	115, 117	136	135, 137
117	115, 116, 118	137	136, 138
118	117, 119, 120	138	137, 139
119	118, 120	139	138, 140
120	115, 118, 119, 121	140	139

Description of Restriction:

The registered proprietor or proprietors for the time being of any burdened lot on this plan must not build or erect or allow to be built or erected any building or structure, other than a building or structure which is built or erected in accordance with the provisions of memorandum of common provisions registered in dealing no. which memorandum of common provisions is incorporated into and by this plan.

This Restriction shall expire 10 years after the issue of an Occupancy Permit under the Building Act 1993 is issued for the whole of the dwelling on the burdened lot.