
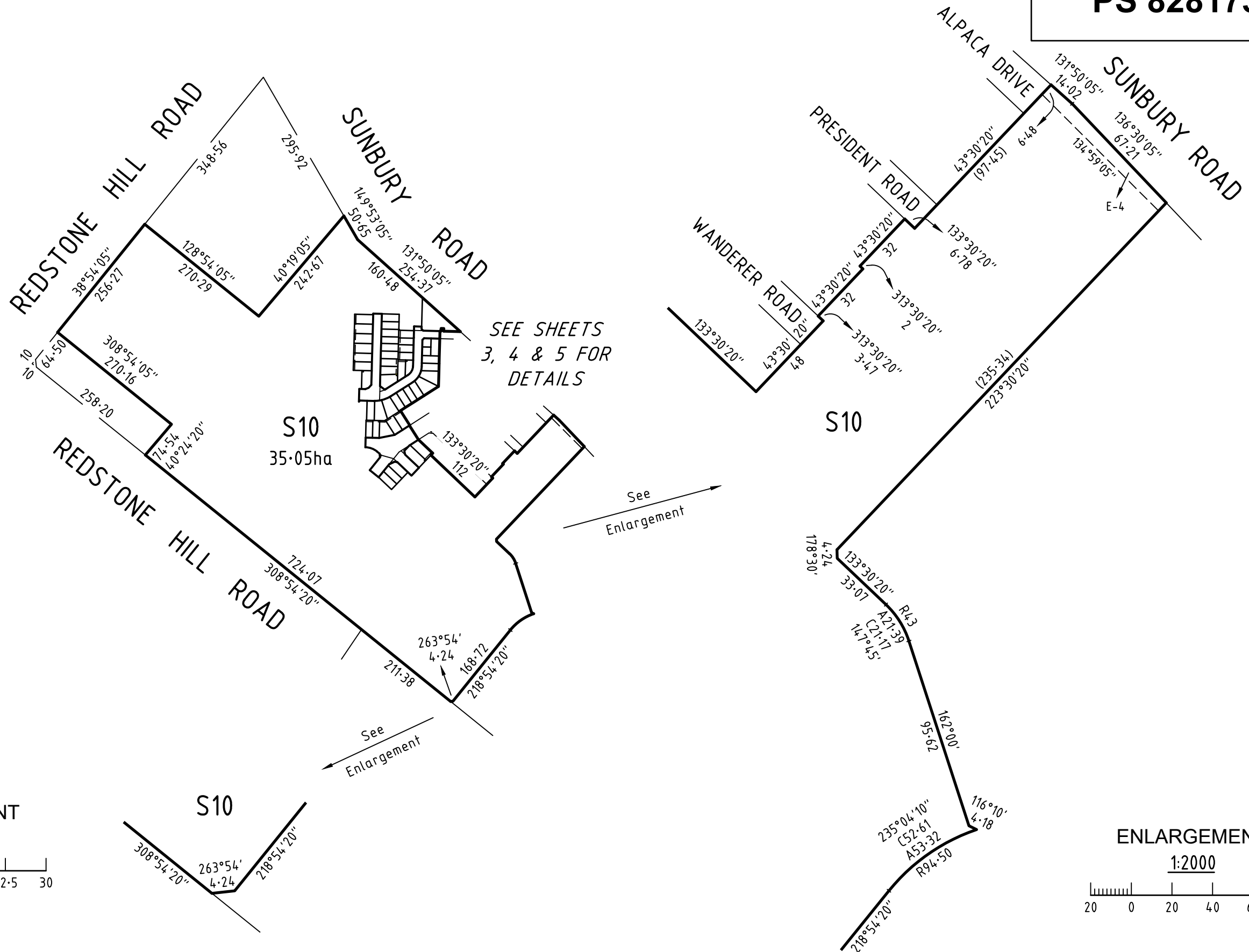
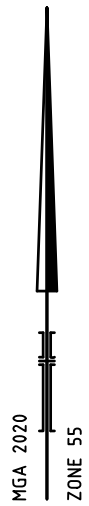
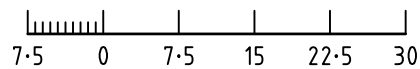


PLAN OF SUBDIVISION			EDITION 1	PS 828173B/S2
LOCATION OF LAND PARISH: BULLA BULLA TOWNSHIP: - SECTION: 25 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: PS 828173B, LOT S4 POSTAL ADDRESS: 675 SUNBURY ROAD, (at time of subdivision) SUNBURY, VIC. 3429 MGA 2020 CO-ORDINATES: E: 302 300 ZONE: 55 (of approx centre of land in plan) N: 5836 090				
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines. Lots 1 to 200 and S1 to S9 (all inclusive) have been omitted from this plan.	
ROAD R-2 RESERVE No.5	HUME CITY COUNCIL HUME CITY COUNCIL			
NOTATIONS			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.	
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
E-1	SEWERAGE	SEE DIAG	THIS PLAN	WESTERN REGION WATER CORPORATION
E-1	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	THIS PLAN	WESTERN REGION WATER CORPORATION
E-3	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-4	ELECTRICITY	SEE DIAG	INSTRUMENT 1930087	S.E.C.V.
REDSTONE ESTATE - STAGE 2 (46 LOTS)			AREA OF STAGE - 3.630ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 305913SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Mark Oswald Stansfield Version: 4		SHEET 1 OF 6



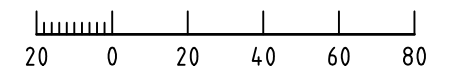
ENLARGEMENT

1:750



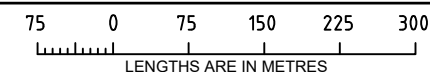
ENLARGEMENT

1:2000



SURVEYOR'S FILE REF: 305913SV00

SCALE
1: 7500



ORIGINAL SHEET
SIZE: A3

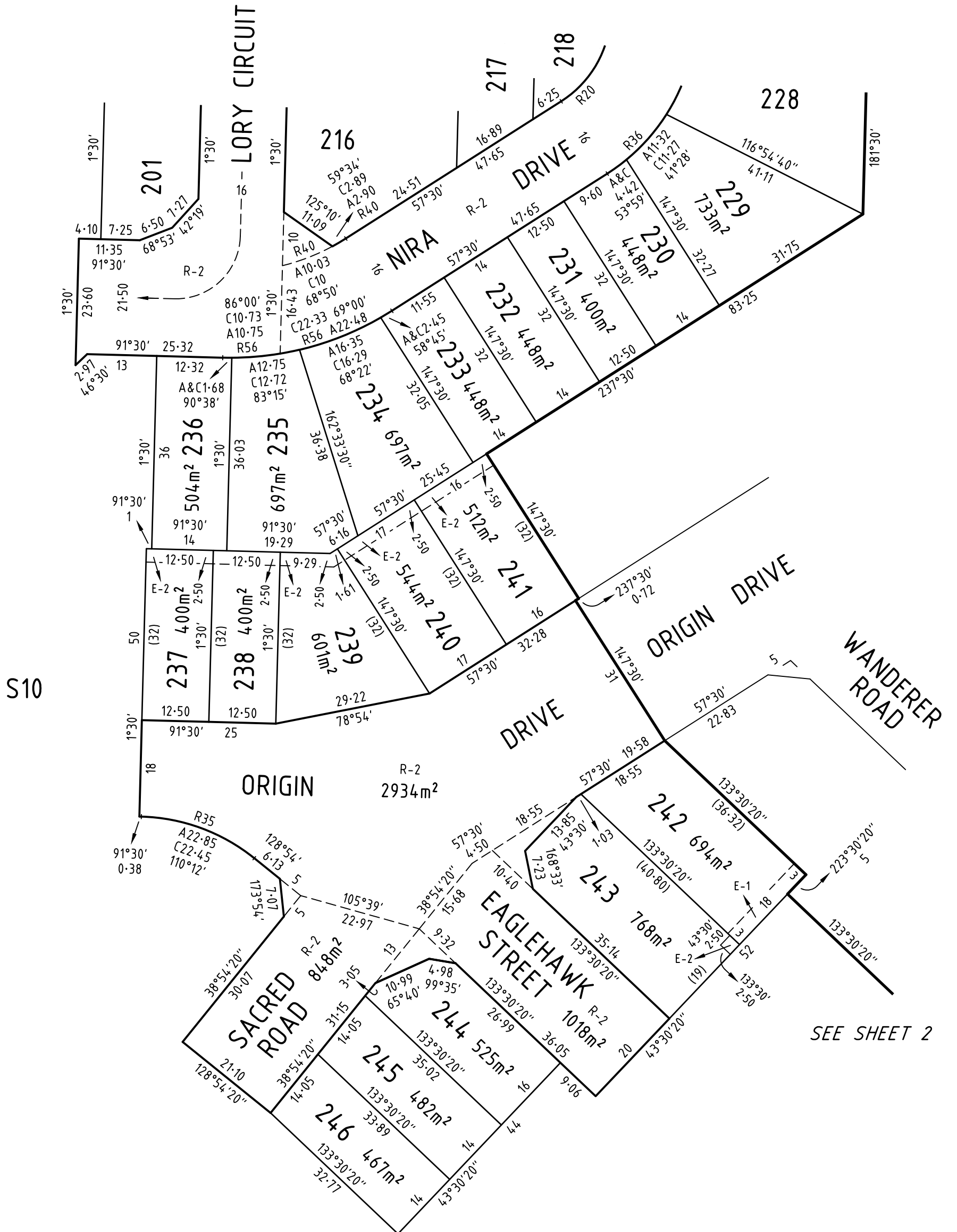
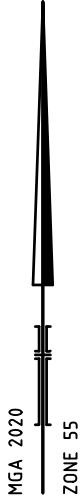
SHEET 2



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Version: 4

SEE SHEET 4



SURVEYOR'S FILE REF: 305913SV00

SCALE 1: 750

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 5



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Melbourne Vic 8007
T 61 3 9993 7888
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Licensed Surveyor: Mark Oswald Stansfield
Version: 4

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
201	202	224	223, 225, 226
202	201, 203	225	223, 224, 226
203	202, 204	226	224, 225, 227
204	203, 205	227	226, 228
205	204, 206	228	227, 229
206	205, 207	229	228, 230
207	206	230	229, 231
208	209	231	230, 232
209	208, 210	232	231, 233
210	209, 211, 222	233	232, 234, 241
211	210, 212, 221, 222	234	233, 235, 240, 241
212	211, 213, 220, 221	235	234, 236, 238, 239, 240
213	212, 214, 219, 220	236	235, 237, 238
214	213, 215, 217, 219	237	236, 238
215	214, 216, 217	238	235, 236, 237, 239
216	215, 217	239	235, 238, 240
217	214, 215, 216, 218, 219	240	234, 235, 239, 241
218	217, 219	241	233, 234, 240
219	213, 214, 217, 218, 220	242	243
220	212, 213, 219, 221	243	242
221	211, 212, 220, 222	244	245
222	210, 211, 221	245	244, 246
223	224, 225	246	245

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.

CREATION OF RESTRICTION No.2

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

Description of Restriction:

Land to Benefit: Lots 201 to 246 (both inclusive)

Land to be Burdened: Lots 223 and 224

Lots 223 and 224 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.