
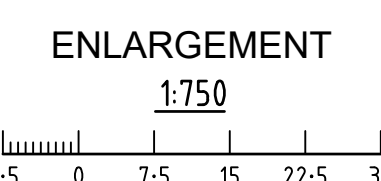
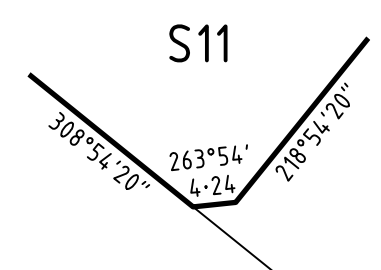
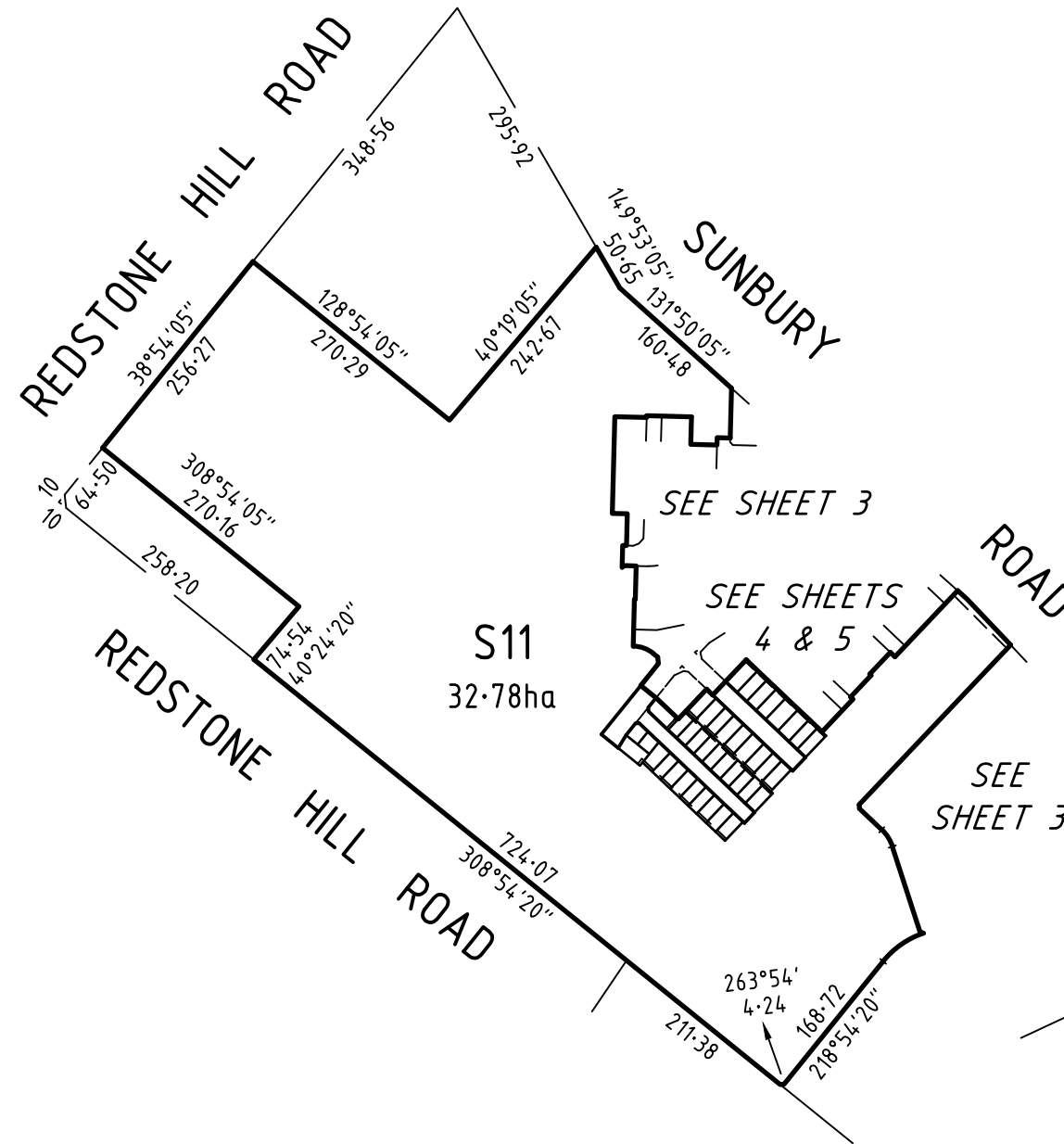
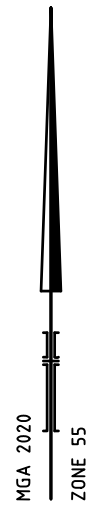


PLAN OF SUBDIVISION			EDITION 1	PS 828173B/S3
LOCATION OF LAND PARISH: BULLA BULLA TOWNSHIP: - SECTION: 25 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: PS 828173B/S2, LOT S10 POSTAL ADDRESS: 675 SUNBURY ROAD, (at time of subdivision) SUNBURY, VIC. 3429 MGA 2020 CO-ORDINATES: E: 302 330 ZONE: 55 (of approx centre of land in plan) N: 5835 870				
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines. Lots 1 to 400 and S1 to S10 (all inclusive) have been omitted from this plan.	
ROAD R-3	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 4 (40 LOTS)			AREA OF STAGE - 2.272ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 305915SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Mark Oswald Stansfield Version: 2		SHEET 1 OF 6



SURVEYOR'S FILE REF: 305915SV00



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SCALE
1: 7500

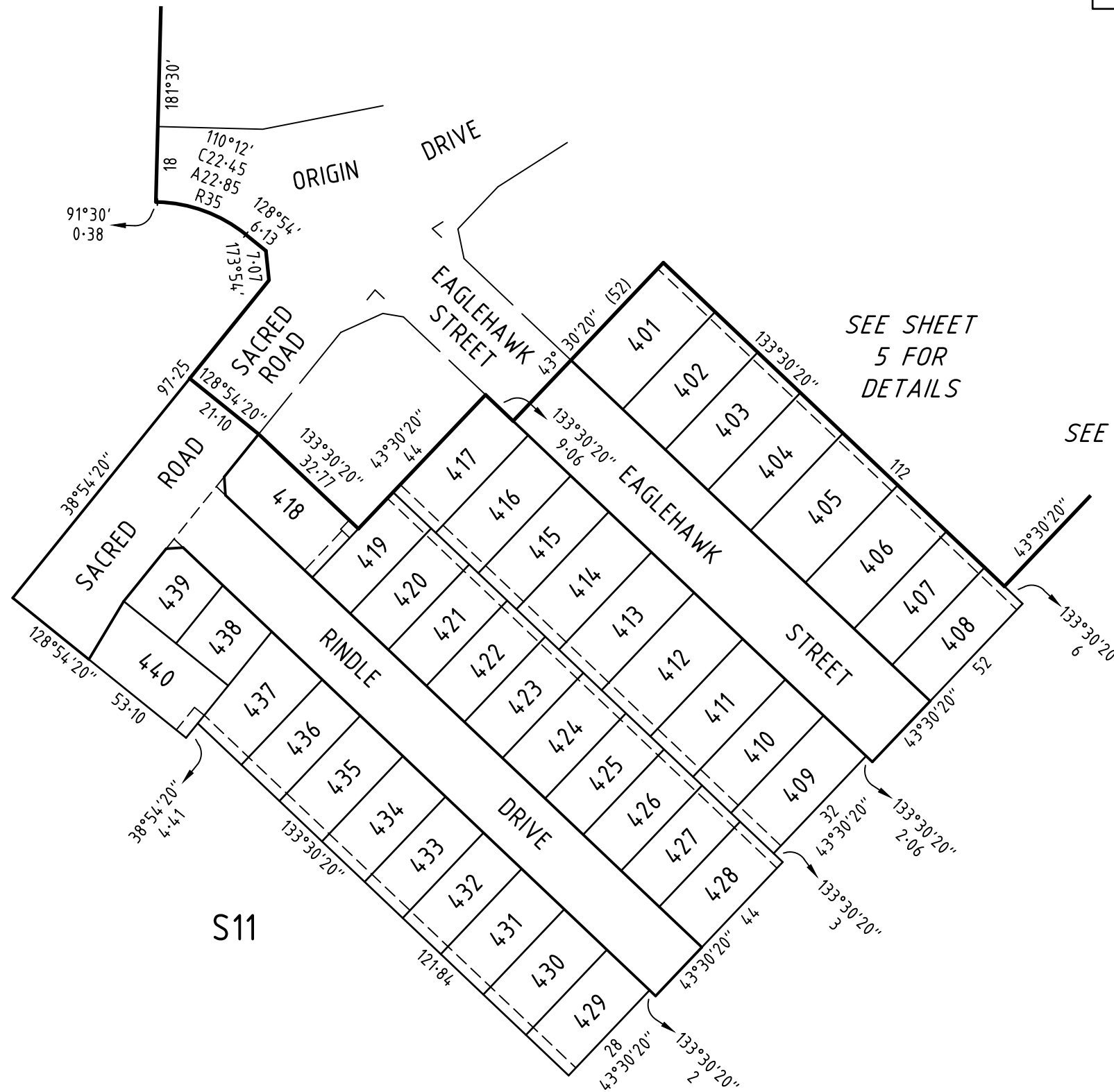
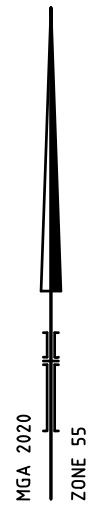
LENGTHS ARE IN METRES

Licensed Surveyor: Mark Oswald Stansfield
Version: 2

ORIGINAL SHEET
SIZE: A3

SHEET 2

SEE SHEET 3



SEE SHEET 5 FOR DETAILS

SEE SHEET 3

S11

SURVEYOR'S FILE REF: 305915SV00

SCALE 1: 1250
 12.5 0 12.5 25 37.5 50
 LENGTHS ARE IN METRES

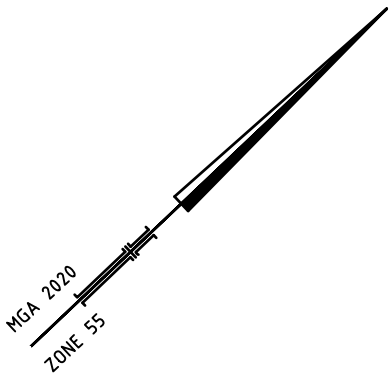
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SHEET 4

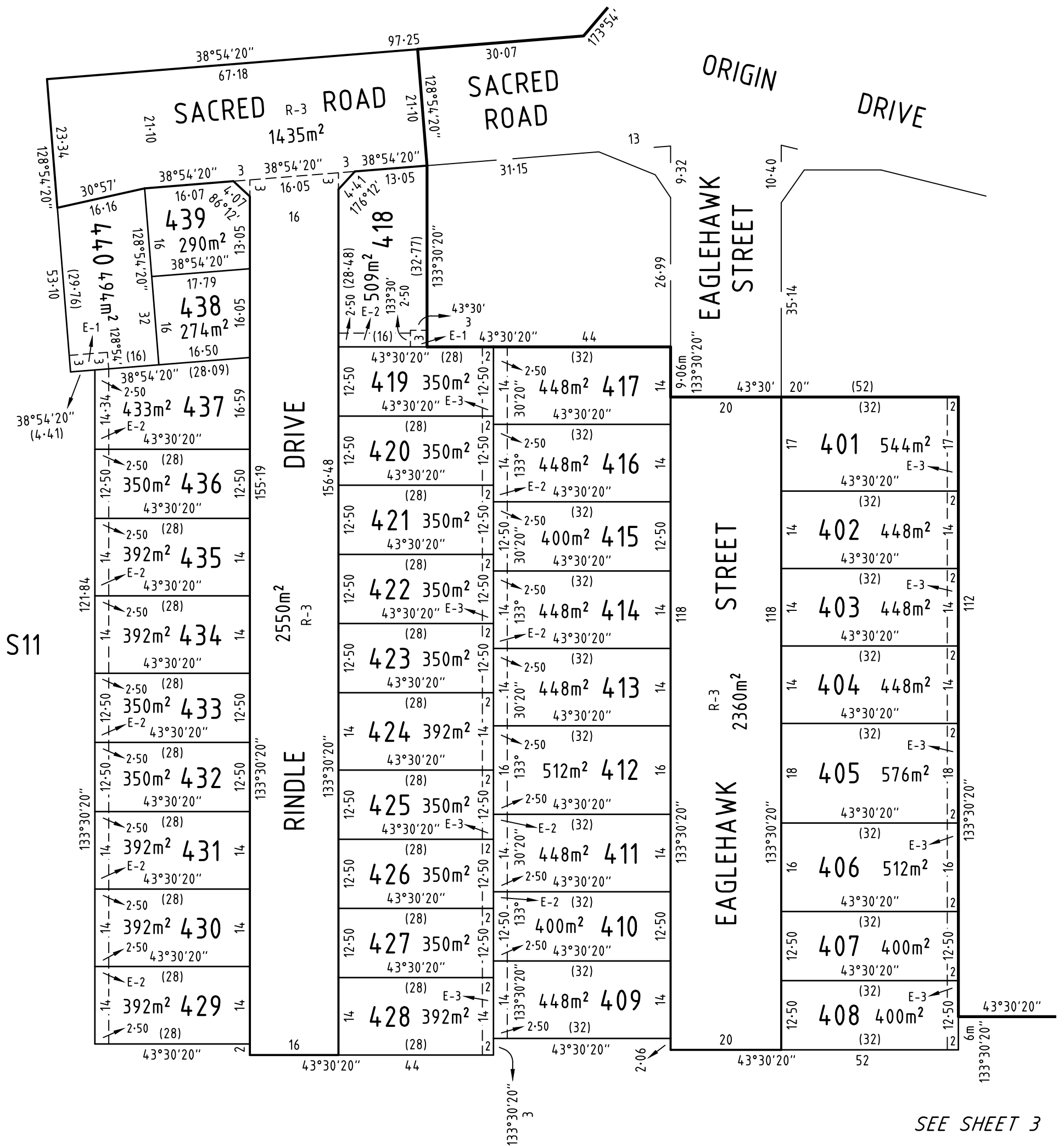


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SEE SHEET 4



SEE SHEET 3

SURVEYOR'S FILE REF: 305915SV00

SCALE 1: 750

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 5



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Version: 2

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
401	402	421	415, 416, 420, 422
402	401, 403	422	414, 415, 421, 423
403	402, 404	423	413, 414, 422, 424
404	403, 405	424	412, 413, 423, 425
405	404, 406	425	411, 412, 424, 426
406	405, 407	426	410, 411, 425, 427
407	406, 408	427	409, 410, 426, 428
408	407	428	409, 427
409	410, 427, 428	429	430
410	409, 411, 426, 427	430	429, 431
411	410, 412, 425, 426	431	430, 432
412	411, 413, 424, 425	432	431, 433
413	412, 414, 423, 424	433	432, 434
414	413, 415, 422, 423	434	433, 435
415	414, 416, 421, 422	435	434, 436
416	415, 417, 420, 421	436	435, 437
417	416, 419, 420	437	436, 438, 440
418	419	438	437, 439, 440
419	417, 418, 420	439	438, 440
420	416, 417, 419, 421	440	437, 438, 439

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 401 to 440 (both inclusive)

Land to be Burdened: Lots 438 and 439

Lots 438 and 439 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.