

PLAN OF SUBDIVISION

EDITION 1

PS 828173B/S12

LOCATION OF LAND

PARISH: BULLA BULLA

TOWNSHIP: -

SECTION: 25

CROWN ALLOTMENT: 2 (PART)

CROWN PORTION: -

TITLE REFERENCE: C/T VOL FOL ...
VOL FOL ...

LAST PLAN REFERENCE: PS 828173B/S21, LOT S23
PS 828173B/S11, LOT S16

POSTAL ADDRESS: 675 SUNBURY ROAD,
(at time of subdivision) SUNBURY, VIC. 3429

MGA2020 CO-ORDINATES: E: 302 360 ZONE: 55
(of approx centre of land in plan) N: 5835 740

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER

COUNCIL / BODY / PERSON

ROAD R-13

HUME CITY COUNCIL

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. -

Land being subdivided is enclosed within thick continuous lines
Lots 1 to 1000 and S1 to S23 (all inclusive) have been omitted from this plan.

Other purpose of this plan
To remove by agreement that part of the Drainage Easement created in PS828173B/S4 now contained within Mavra Road, Goshawk Road, Eaglehawk Street, Alpaca Drive and Lots 1053 and 1065 on this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.

To remove by agreement that part of the Sewerage Easement created in PS828173B/S4 now contained within Lot 1053 on this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.

To remove by agreement the Drainage Easement created in PS828173B/S11 now contained within Alpaca Drive on this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.

To remove by agreement part of the Drainage Easement created in PS828173B now contained in Lot 1071 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.

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.


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 10 (75 LOTS)

AREA OF STAGE - 4.028ha

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	<p>Licensed Surveyor: Mark Oswald Stansfield</p> <p>Version: 1</p>		

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	TRANSMISSION OF ELECTRICITY	SEE DIAG	INSTRUMENT 1930087	S.E.C.V.
E-1	DRAINAGE	SEE DIAG	PS 828173B/S11	HUME CITY COUNCIL
E-2	DRAINAGE	SEE DIAG	PS 828173B	HUME CITY COUNCIL
E-2	CARRIAGEWAY	SEE DIAG	PS 828173B/S20	LOT Z ON PS 828173B/S20
E-3	DRAINAGE	SEE DIAG	PS 828173B	HUME CITY COUNCIL
E-4	DRAINAGE	SEE DIAG	PS 828173B/S20	HUME CITY COUNCIL
E-4	CARRIAGEWAY	SEE DIAG	PS 828173B/S20	LOT Z ON PS 828173B/S20
E-5	DRAINAGE	SEE DIAG	PS 828173B/S4	HUME CITY COUNCIL
E-6	DRAINAGE	SEE DIAG	PS 828173B/S11	HUME CITY COUNCIL
E-6	SEWERAGE	SEE DIAG	PS 828173B/S11	GREATER WESTERN WATER CORPORATION
E-7	DRAINAGE	SEE DIAG	PS 828173B/S20	HUME CITY COUNCIL
E-8	DRAINAGE	SEE DIAG	PS 828173B/S11	HUME CITY COUNCIL
E-9	CARRIAGEWAY	SEE DIAG	PS 828173B/S20	LOT Z ON PS 828173B/S20
E-10	DRAINAGE	SEE DIAG	PS 828173B/S20	HUME CITY COUNCIL
E-10	SEWERAGE	SEE DIAG	PS 828173B/S20	GREATER WESTERN WATER CORPORATION
E-11	CARRIAGEWAY	SEE DIAG	PS 828173B/S20	LOT Z ON PS 828173B/S20
E-11	DRAINAGE	SEE DIAG	PS 828173B/S11	HUME CITY COUNCIL
E-12	DRAINAGE	SEE DIAG	PS 828173B/S21	HUME CITY COUNCIL
E-12	SEWERAGE	SEE DIAG	PS 828173B/S21	GREATER WESTERN WATER CORPORATION
E-13	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 828173B/S21	THE RELEVANT ABUTTING LOT ON PS 828173B/S21
E-14	SEWERAGE	SEE DIAG	PS 828173B/S21	GREATER WESTERN WATER CORPORATION
E-14	DRAINAGE	0.30	PS 828173B/S21	HUME CITY COUNCIL
E-14	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 828173B/S21	THE RELEVANT ABUTTING LOT ON PS 828173B/S21
E-15	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-16	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-17	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-17	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION

SURVEYOR'S FILE REF: 305921SV00

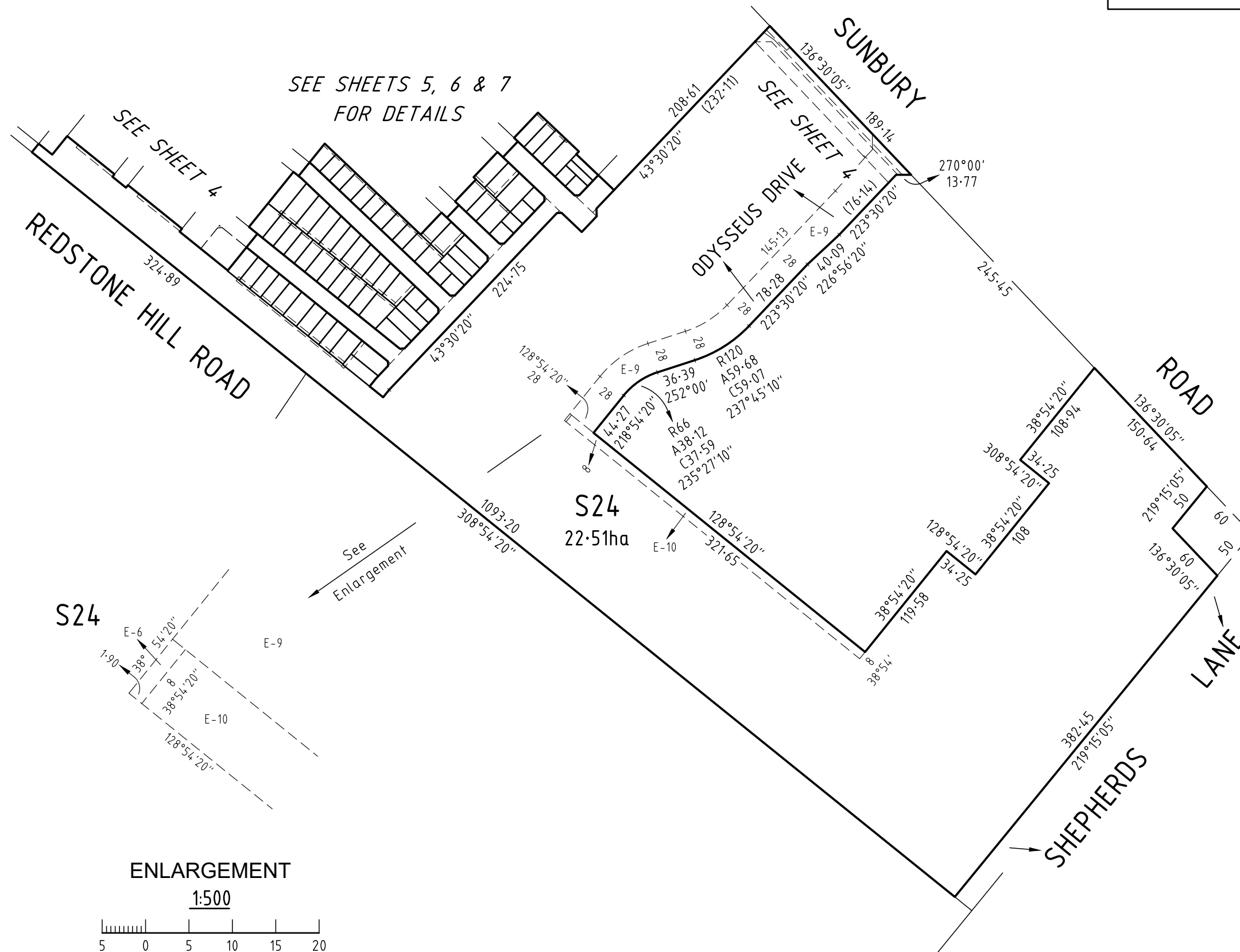
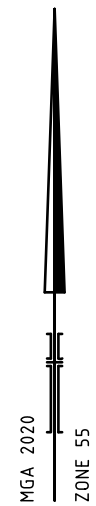
ORIGINAL SHEET
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SHEET 2



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SCALE 1: 4000

LENGTHS ARE IN METRES

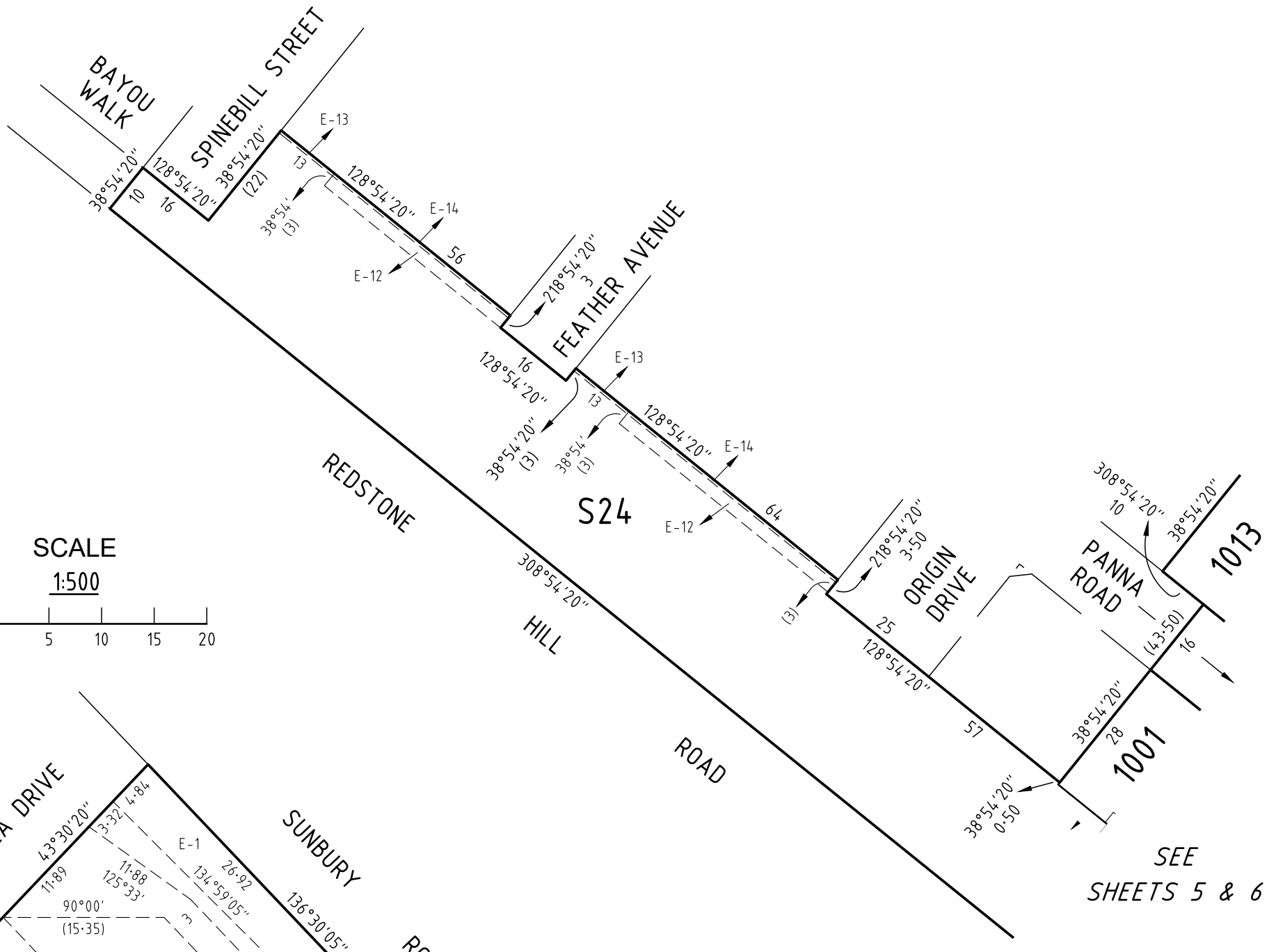
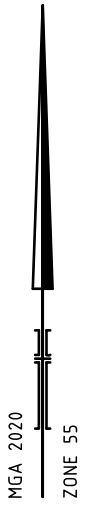
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SHEET 3

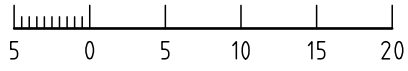


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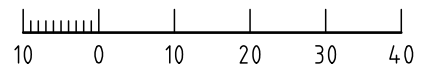


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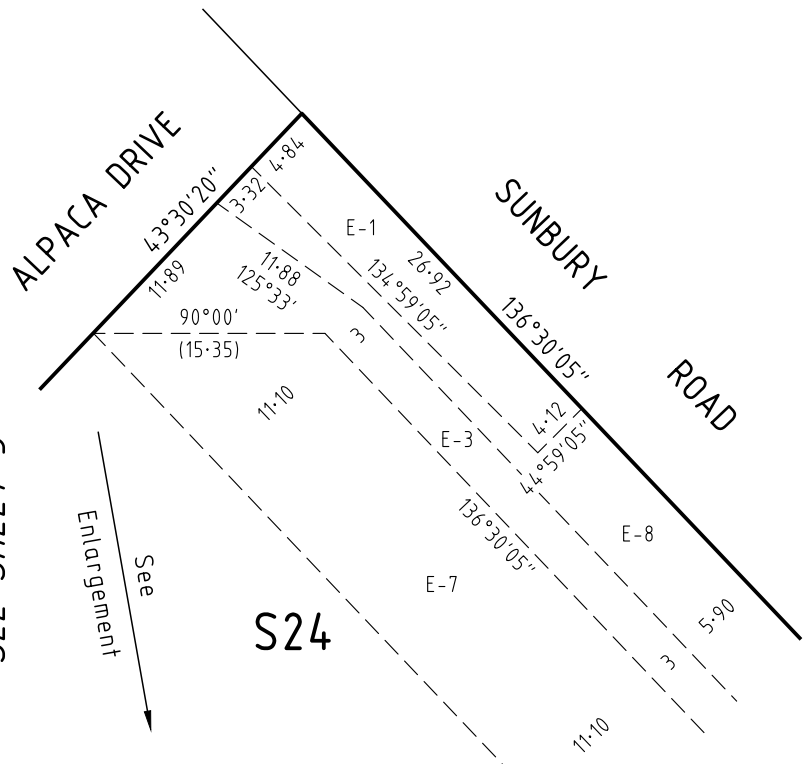
SEE
SHEETS 5 & 6

SCALE
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SEE SHEET 3

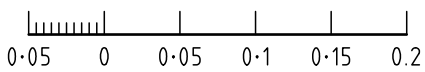
Enlargement
See



S24

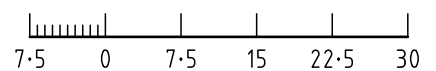
S24

ENLARGEMENT
1:5



SEE SHEET 3

SCALE
1:750



SURVEYOR'S FILE REF: 305921SV00

SCALE
SEE ABOVE



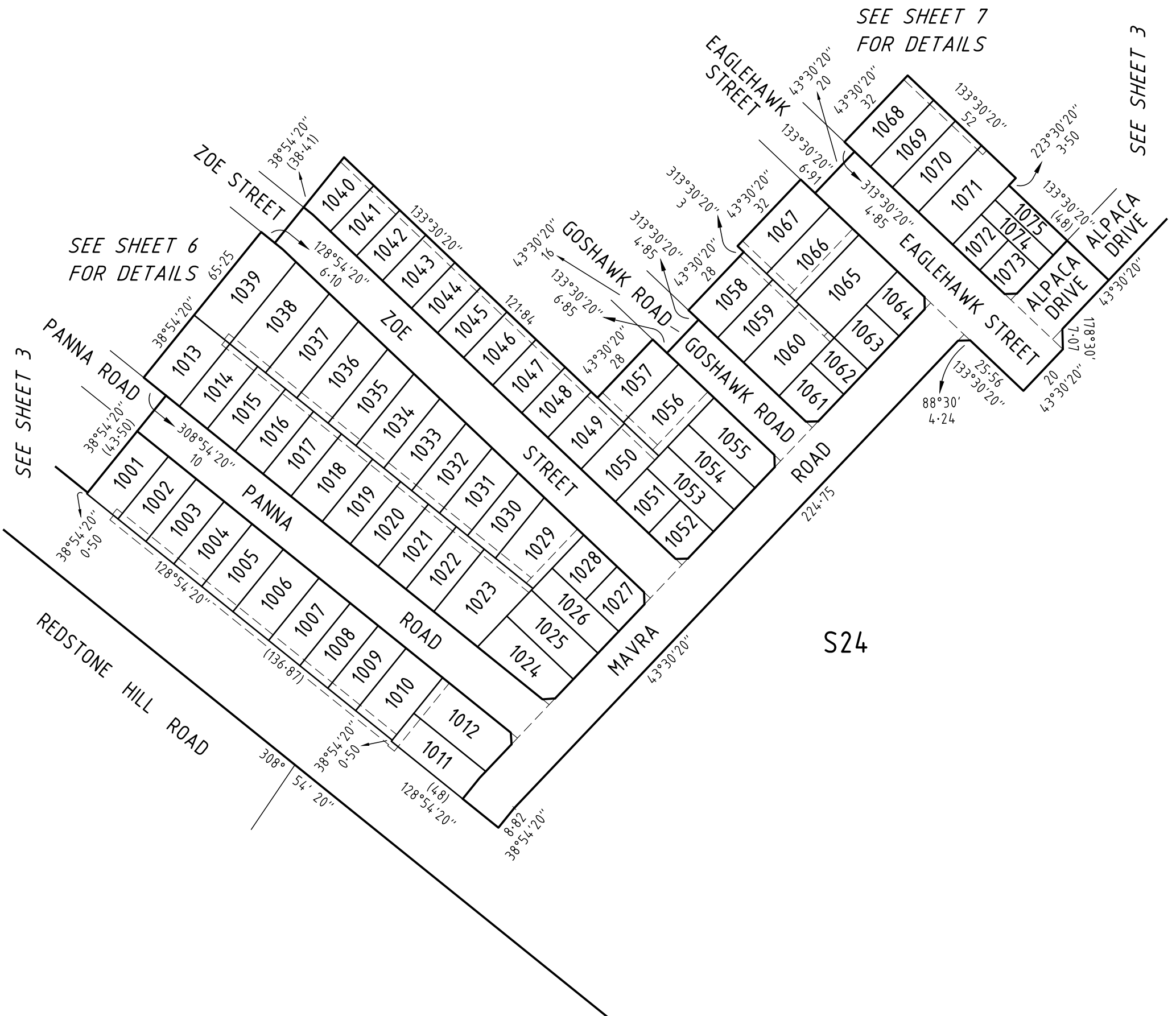
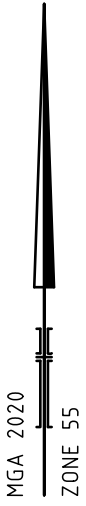
ORIGINAL SHEET
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SHEET 4



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SCALE 1: 1500

LENGTHS ARE IN METRES

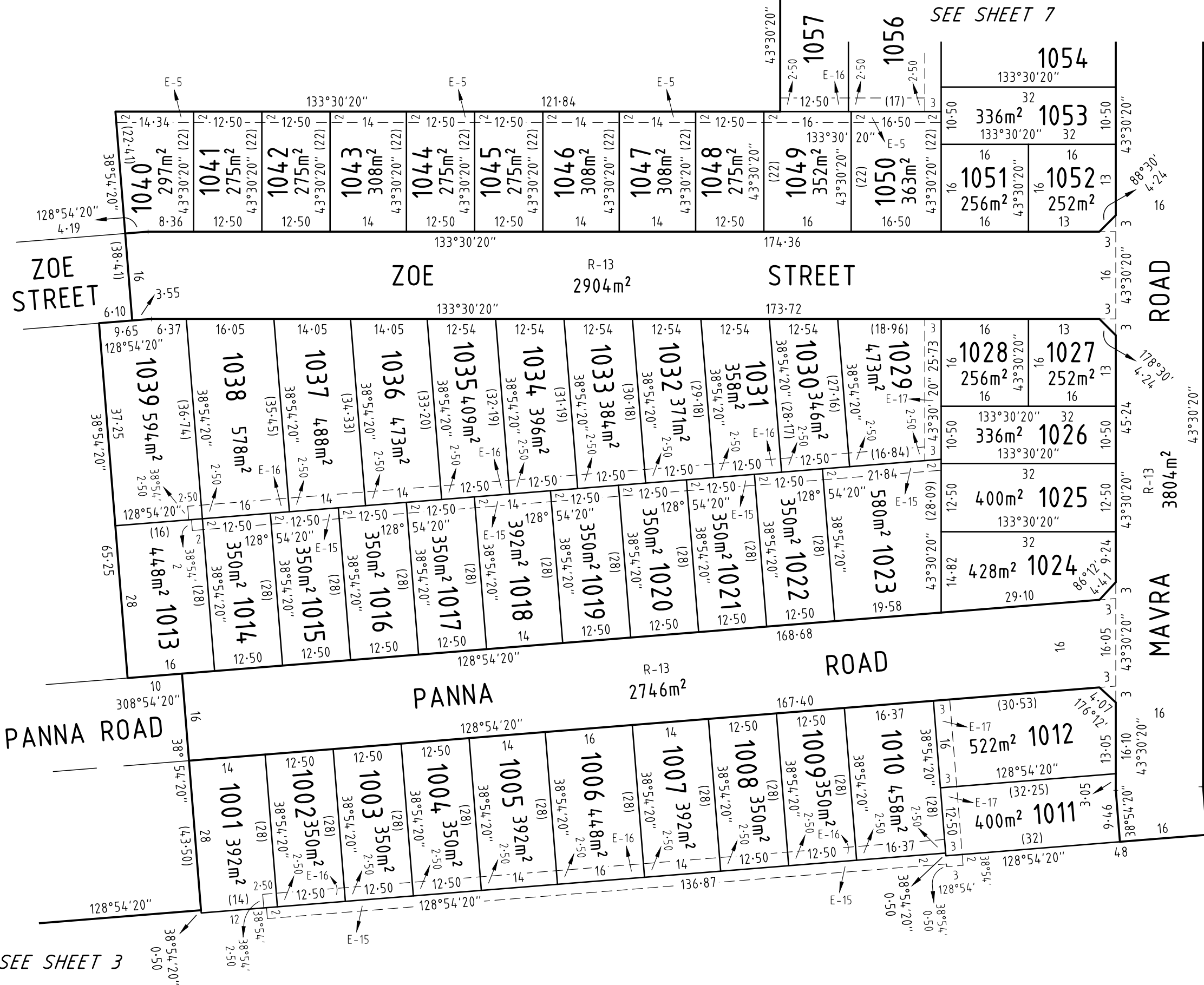
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SHEET 5



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S24

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SCALE 1: 750

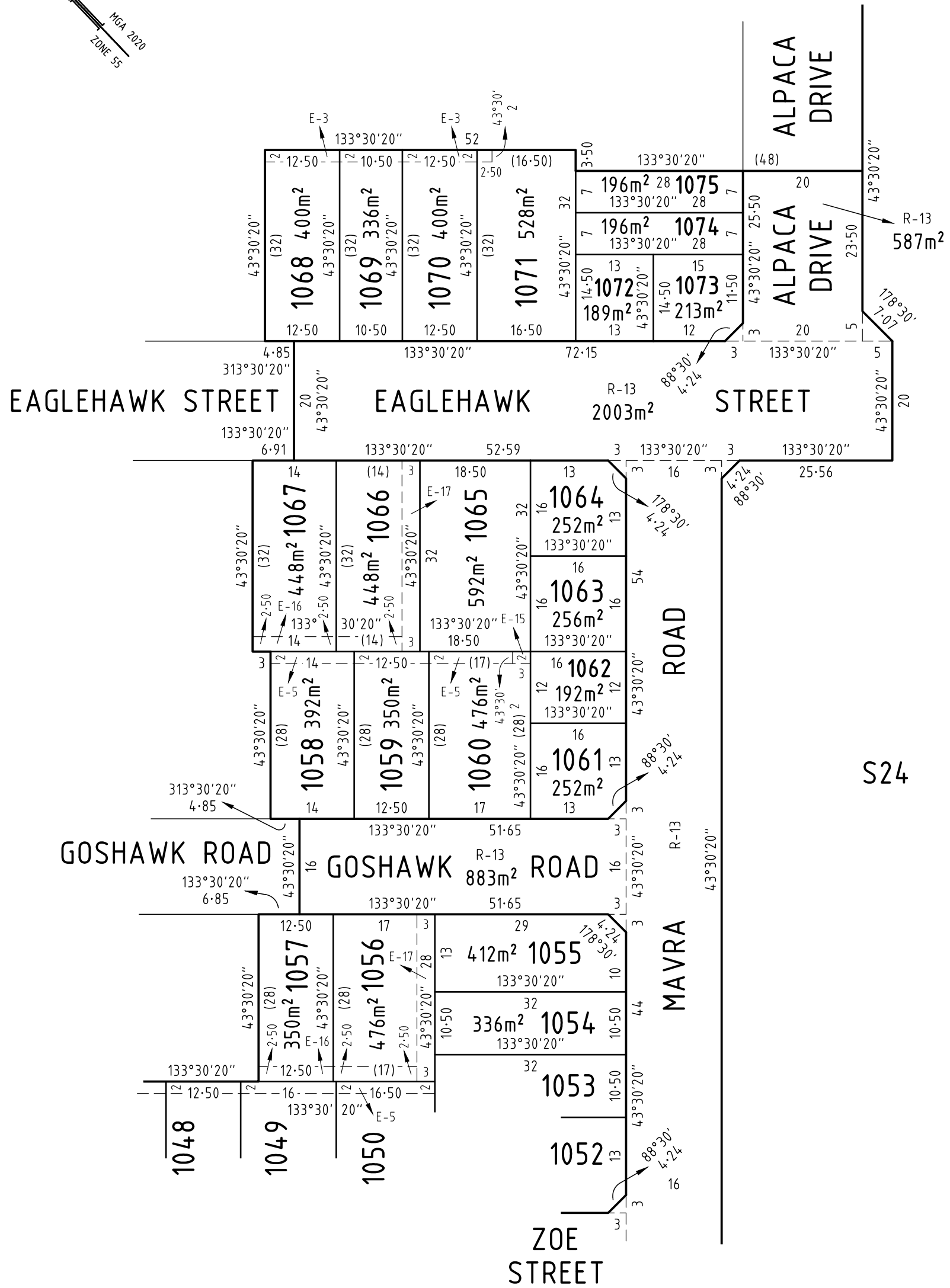
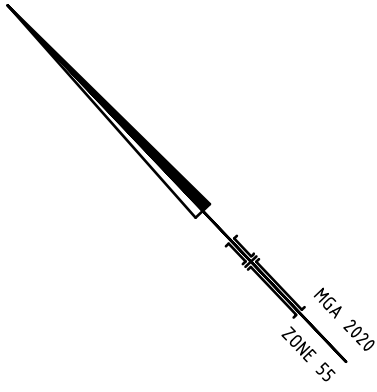
LENGTHS ARE IN METRES

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ORIGINAL SHEET
SIZE: A3

SHEET 6

SEE SHEET 3



S24

SEE SHEET 6

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SCALE 1: 750

LENGTHS ARE IN METRES

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SHEET 7



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CREATION OF RESTRICTION No. 1

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

Land to Benefit: Lots 1001 to 1075 (both inclusive)
Land to be Burdened: Lots 1001 to 1075 (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 1001 to 1075 (both inclusive)
Land to be Burdened: Lots 1001 to 1075 (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.

CREATION OF RESTRICTION No. 3

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


Land to Benefit: Lots 1001 to 1075 (both inclusive)
Land to be Burdened: Lots 1027, 1028, 1040 to 1042, 1044, 1045, 1048, 1051, 1052, 1061 to 1064 and 1072 to 1075 (all inclusive)

Description of Restriction:

Lots 1027, 1028, 1040 to 1042, 1044, 1045, 1048, 1051, 1052, 1061 to 1064 and 1072 to 1075 (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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OWNERS CORPORATION SCHEDULE

PS828173B/S12

Owners Corporation No. 1 Plan No. PS828173B/S12

Land affected by Owners Corporation Lots: 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	10750	751
Previous stages		
Overall Total	10750	751

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1001	10	10	1051	10	10						
1002	10	10	1052	10	10						
1003	10	10	1053	10	10						
1004	10	10	1054	10	10						
1005	10	10	1055	10	10						
1006	10	10	1056	10	10						
1007	10	10	1057	10	10						
1008	10	10	1058	10	10						
1009	10	10	1059	10	10						
1010	10	10	1060	10	10						
1011	10	10	1061	10	10						
1012	10	10	1062	10	10						
1013	10	10	1063	10	10						
1014	10	10	1064	10	10						
1015	10	10	1065	10	10						
1016	10	10	1066	10	10						
1017	10	10	1067	10	10						
1018	10	10	1068	10	10						
1019	10	10	1069	10	10						
1020	10	10	1070	10	10						
1021	10	10	1071	10	10						
1022	10	10	1072	10	10						
1023	10	10	1073	10	10						
1024	10	10	1074	10	10						
1025	10	10	1075	10	10						
1026	10	10	S24	10000	1						
1027	10	10									
1028	10	10									
1029	10	10									
1030	10	10									
1031	10	10									
1032	10	10									
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1045	10	10									
1046	10	10									
1047	10	10									
1048	10	10									
1049	10	10									
1050	10	10									

SURVEYORS FILE REFERENCE: 305921SV01

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