


PLAN OF SUBDIVISION			EDITION 1	PS 828173B/S21
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/S6, LOT S22 POSTAL ADDRESS: 675 SUNBURY ROAD, (at time of subdivision) SUNBURY, VIC. 3429 MGA94 CO-ORDINATES: E: 302 090 ZONE: 55 (of approx centre of land in plan) N: 5835 840				
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines Lots 1 to 519, 528 to 544, 560 to 570, 576 and S1 to S22 (all inclusive) have been omitted from this plan. 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-12	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. -				
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 5B (48 LOTS)			AREA OF STAGE - 2.163ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 305916SV01		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Mark Oswald Stansfield Version: 5		SHEET 1 OF 7

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-3	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-4	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-4	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-5	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-6	DRAINAGE	SEE DIAG	PS 828173B/S4	HUME CITY COUNCIL
E-7	SEWERAGE	SEE DIAG	PS 828173B/S4	CITY WEST WATER CORPORATION
E-7	DRAINAGE	SEE DIAG	PS 828173B/S4	HUME CITY COUNCIL
E-8	DRAINAGE	SEE DIAG	PS 828173B/S5	HUME CITY COUNCIL
E-9	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-10	DRAINAGE	SEE DIAG	THIS PLAN	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	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-11	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-11	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-12	DRAINAGE	SEE DIAG	PS 828173B/S5	HUME CITY COUNCIL

SURVEYOR'S FILE REF: 305916SV01

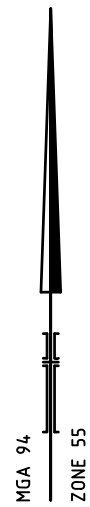
ORIGINAL SHEET
SIZE: A3

SHEET 2



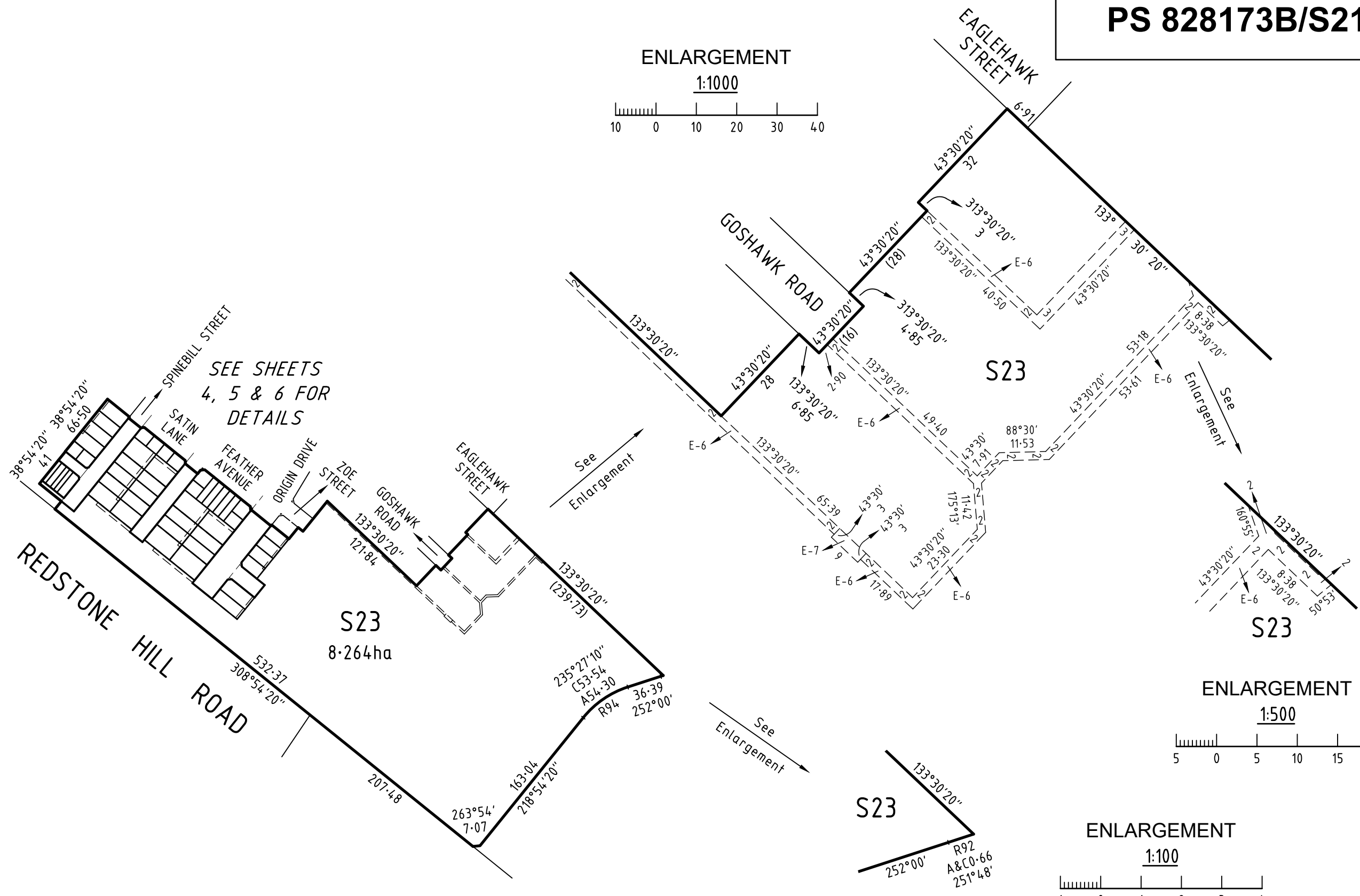
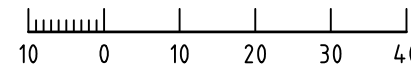
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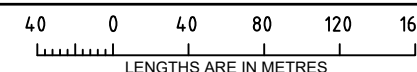
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SCALE
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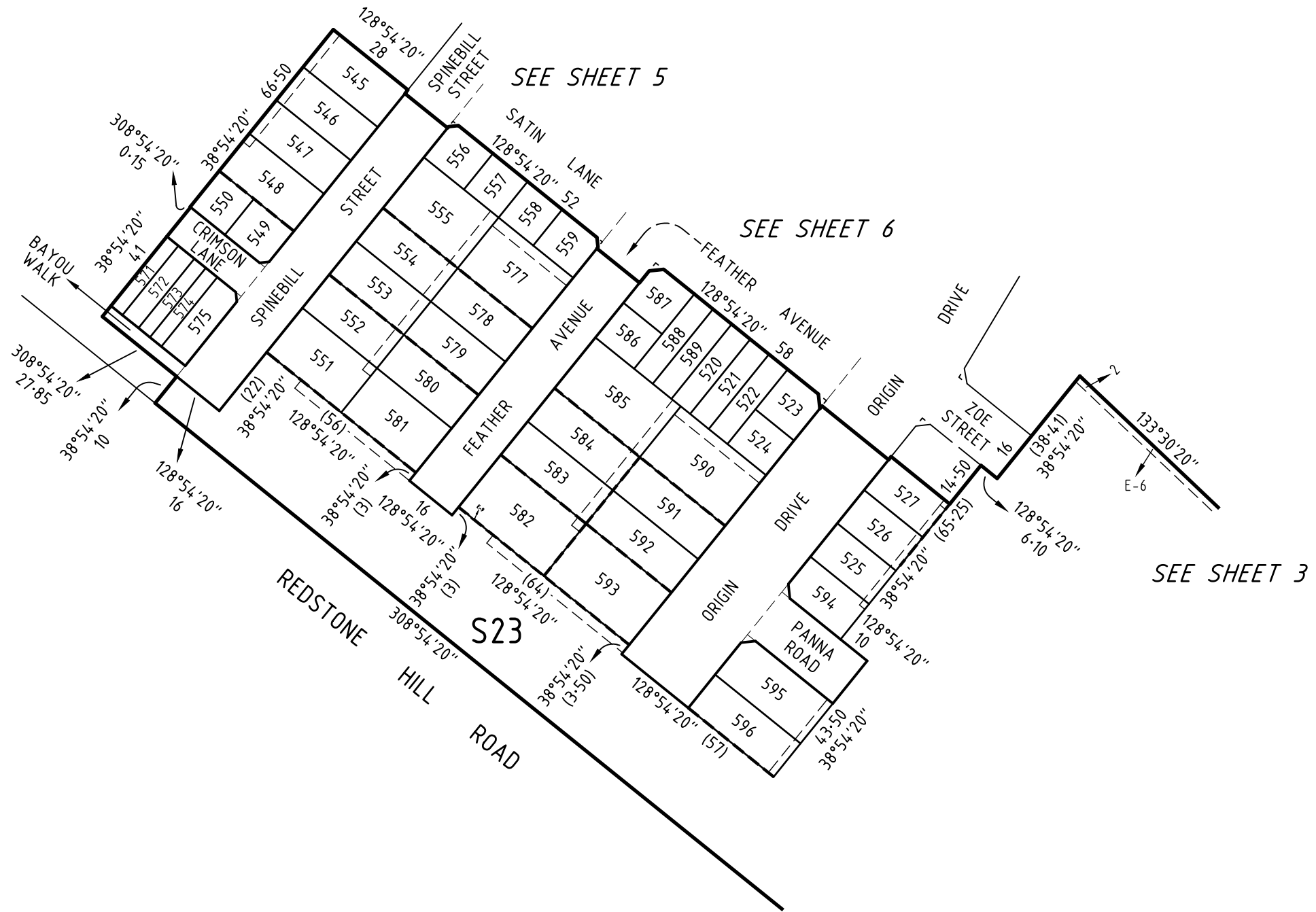
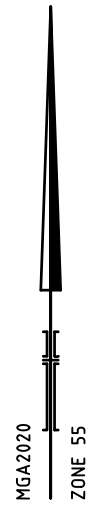
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SHEET 3



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SCALE 1: 1500
 15 0 15 30 40 50
 LENGTHS ARE IN METRES

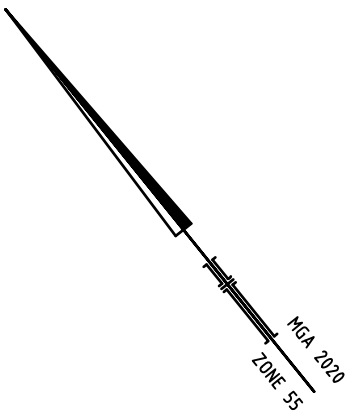
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SHEET 4

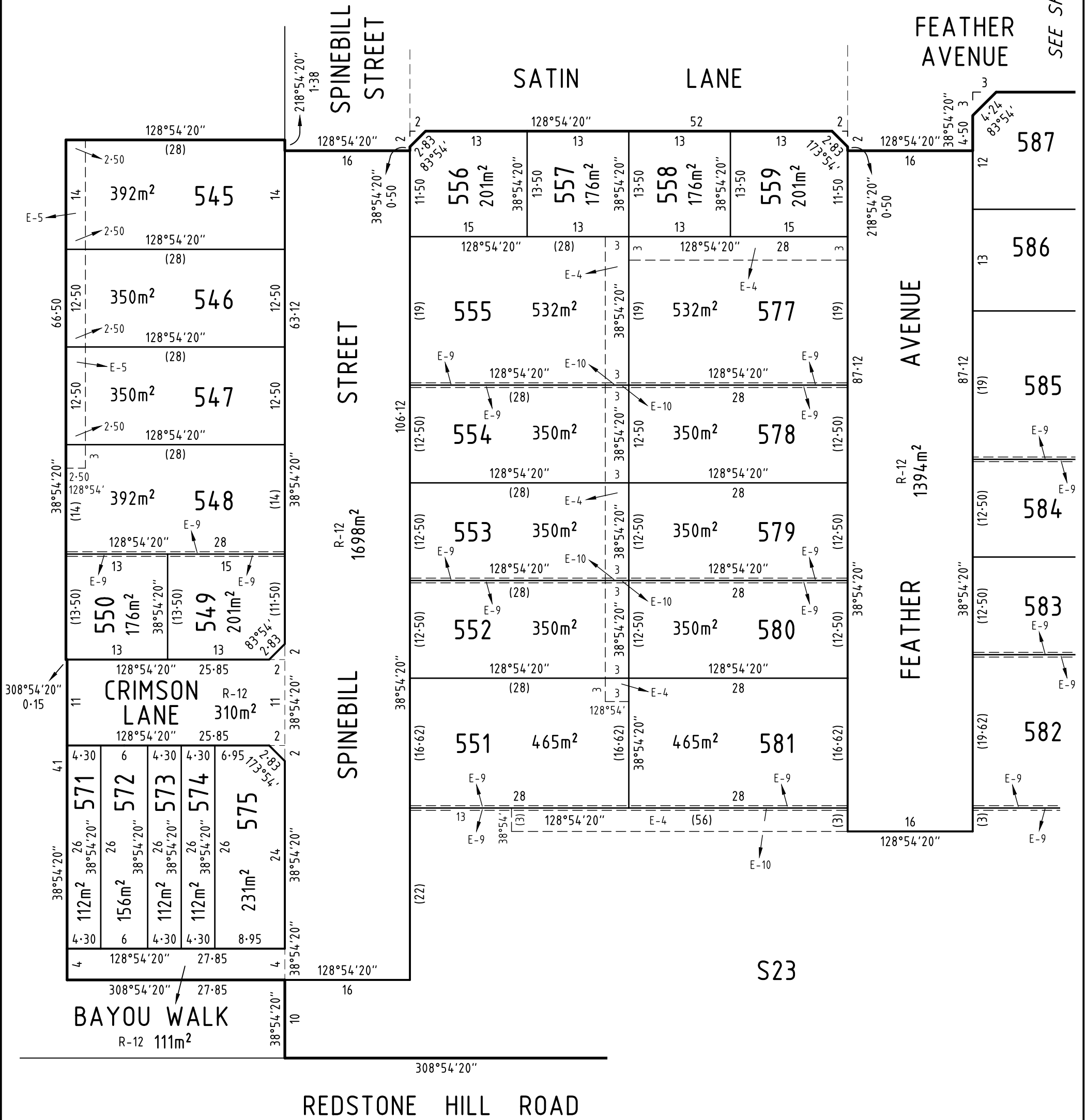


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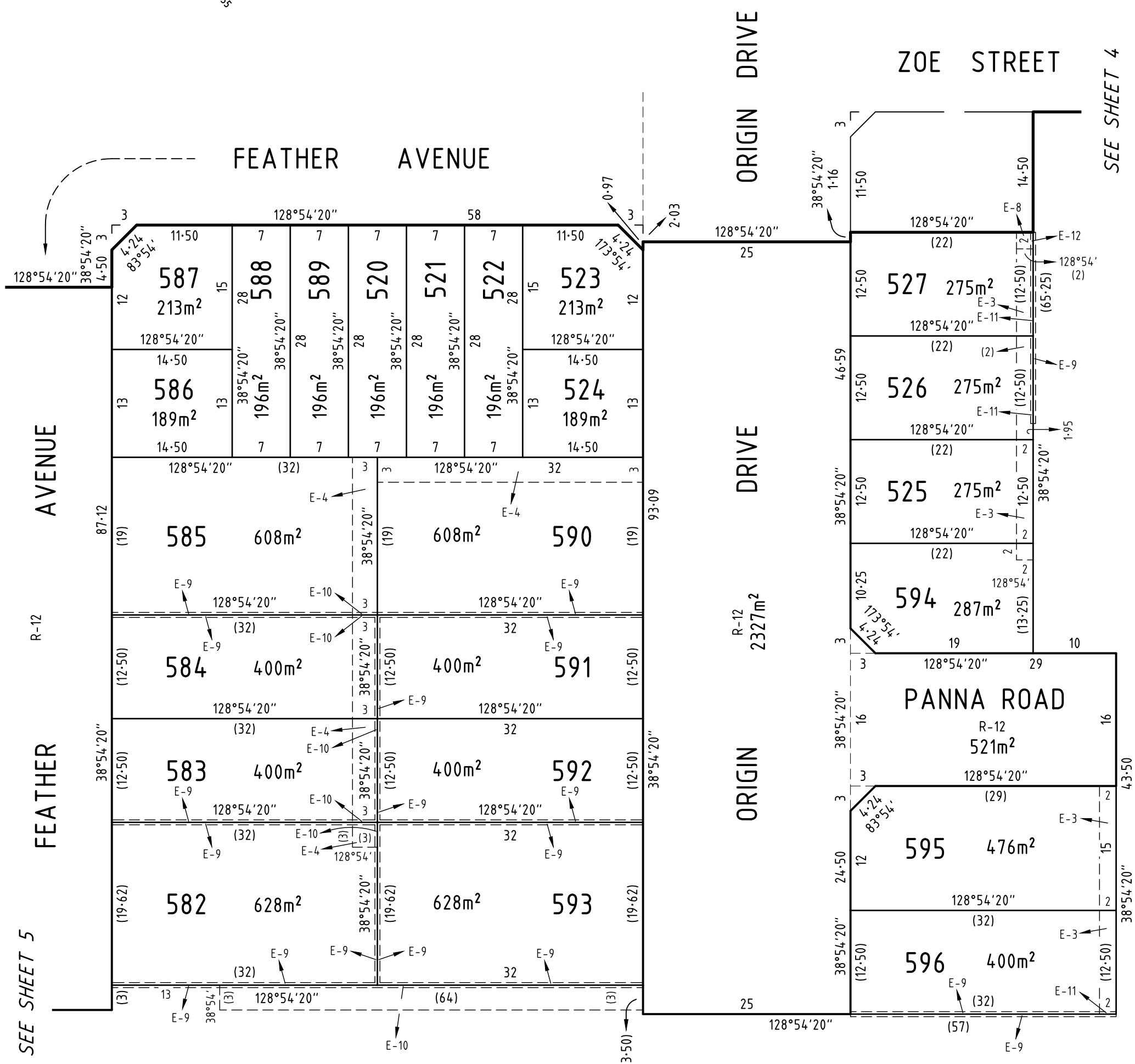
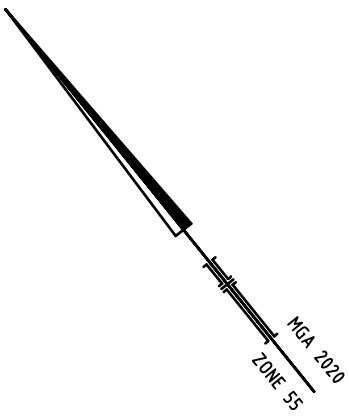
SEE SHEET 6



SURVEYOR'S FILE REF: 305916SV01	SCALE 1: 500 5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 5
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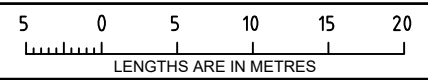

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SEE SHEET 4

SEE SHEET 5

S23

SURVEYOR'S FILE REF: 305916SV01	SCALE 1: 500  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.

Land to Benefit: Lots 520 to 527, 545 to 559, 571 to 575 and 577 to 596 (all inclusive)
Land to be Burdened: Lots 520 to 527, 545 to 559, 571 to 575 and 577 to 596 (all 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 520 to 527, 545 to 559, 571 to 575 and 577 to 596 (all inclusive)
Land to be Burdened: Lots 520 to 527, 545 to 559, 571 to 575 and 577 to 596 (all 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 520 to 527, 545 to 559, 571 to 575 and 577 to 596 (all inclusive)
Land to be Burdened: Lots 520 to 527, 549, 550, 556 to 559, 571 to 575, 586 to 589 and 594 (all inclusive)

Description of Restriction:

Lots 520 to 527, 549, 550, 556 to 559, 571 to 575, 586 to 589 and 594 (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/S21

Owners Corporation No. 1 Plan No. PS828173B/S21

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	5480	481
Previous stages		
Overall Total	5480	481

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
520	10	10	596	10	10						
521	10	10	S23	5000	1						
522	10	10									
523	10	10									
524	10	10									
525	10	10									
526	10	10									
527	10	10									
545	10	10									
546	10	10									
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SURVEYORS FILE REFERENCE: 305916SV01

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