
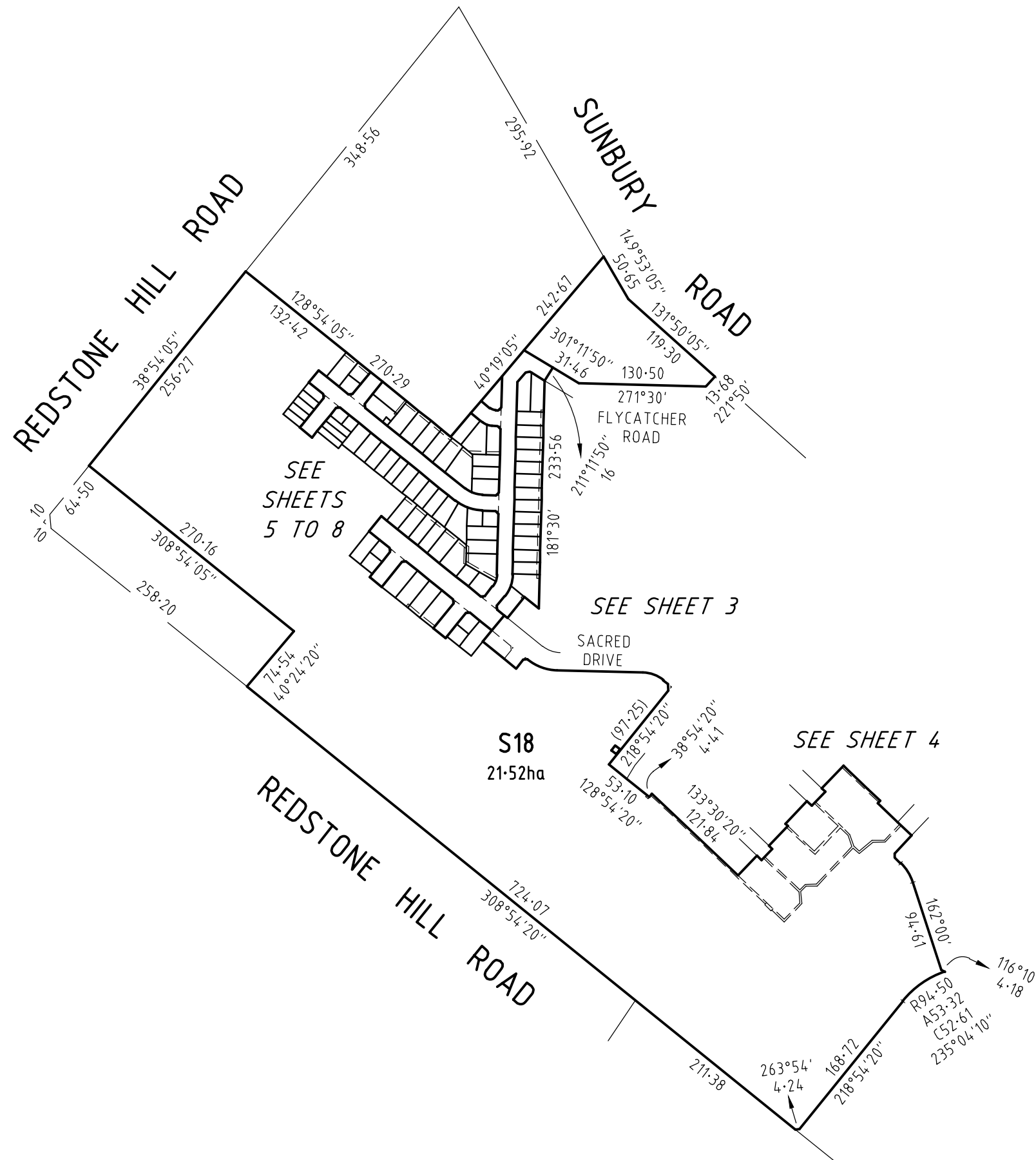
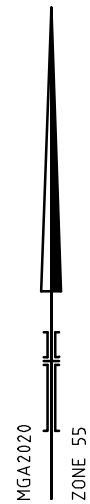
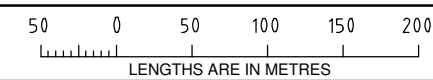


PLAN OF SUBDIVISION			EDITION 1	PS 828173B/S12
LOCATION OF LAND PARISH: BULLA BULLA TOWNSHIP: - SECTION: 25 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: PS 828173B/S11, LOT S16 POSTAL ADDRESS: 675 SUNBURY ROAD, (at time of subdivision) SUNBURY, VIC. 3429 GDA2020 CO-ORDINATES: E: 302 540 ZONE: 55 (of approx centre of land in plan) N: 5835 910				
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines. Lots 1 to 700 and S1 to S17 (all inclusive) have been omitted from this plan. <u>Other purpose of this plan</u> To remove by agreement the Drainage Easement E-3 created in PS828173B/S3 now contained within Flycatcher Road on this plan via section 6 (1) (k) of the Subdivision Act 1988. To remove by agreement the Drainage Easement E-3 created in PS828173B/S2 now contained within Reserve No.6 on this plan via section 6 (1) (k) 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.	
ROAD R-12	HUME CITY COUNCIL			
RESERVE Nos.6 & 7	HUME CITY COUNCIL			
RESERVE No.8	JEMENA ELECTRICITY NETWORKS (VIC.) LIMITED			
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
E-1	DRAINAGE	SEE DIAG	PS 828173B	HUME CITY COUNCIL
E-2	DRAINAGE	SEE DIAG	PS 828173B/S3	HUME CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	PS 828173B/S3	WESTERN REGION WATER CORPORATION
E-4	DRAINAGE	SEE DIAG	PS 828173B/S4	HUME CITY COUNCIL
E-5	SEWERAGE	SEE DIAG	PS 828173B/S4	WESTERN REGION WATER CORPORATION
E-5	DRAINAGE	SEE DIAG	PS 828173B/S4	HUME CITY COUNCIL
E-6	POWERLINE	SEE DIAG	PS 828173B/S4 - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC.) LIMITED
E-7	DRAINAGE	2	THIS PLAN	HUME CITY COUNCIL
E-8	SEWERAGE	2.50	THIS PLAN	WESTERN REGION WATER CORPORATION
E-9	DRAINAGE	3	THIS PLAN	HUME CITY COUNCIL
E-9	SEWERAGE	3	THIS PLAN	WESTERN REGION WATER CORPORATION
REDSTONE HILL ESTATE - STAGE 7 (78 LOTS)			AREA OF STAGE - 5.853ha	
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		Licensed Surveyor: Mark Oswald Stansfield Version: 1		SHEET 1 OF 9



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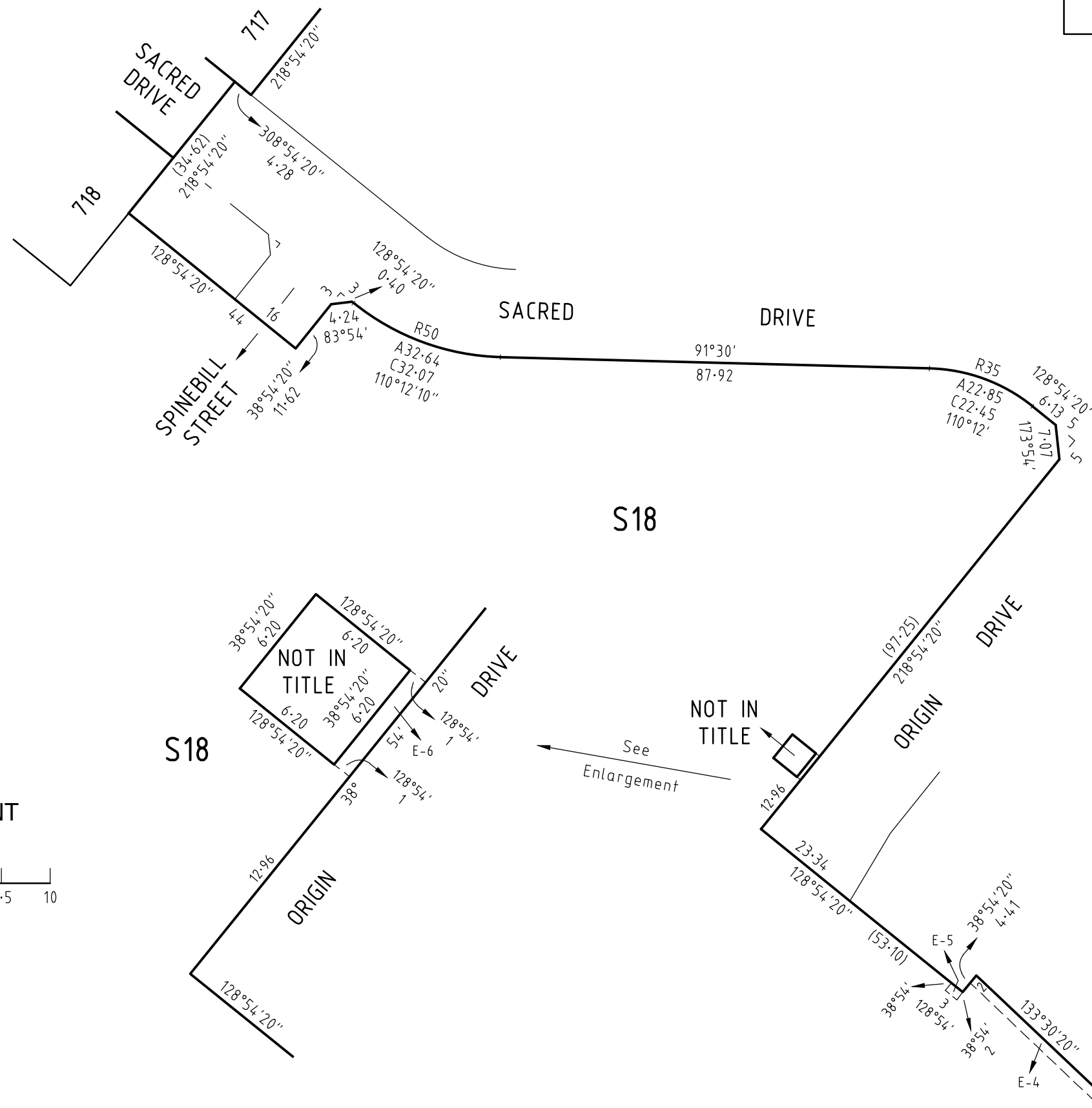
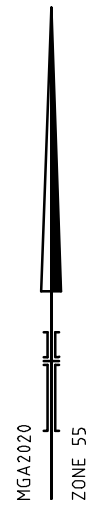
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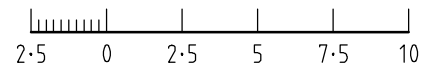
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SEE SHEET 5



ENLARGEMENT

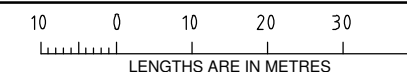
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SEE SHEETS
2 AND 4

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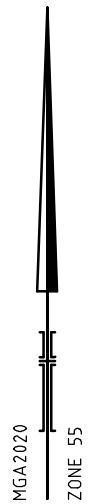
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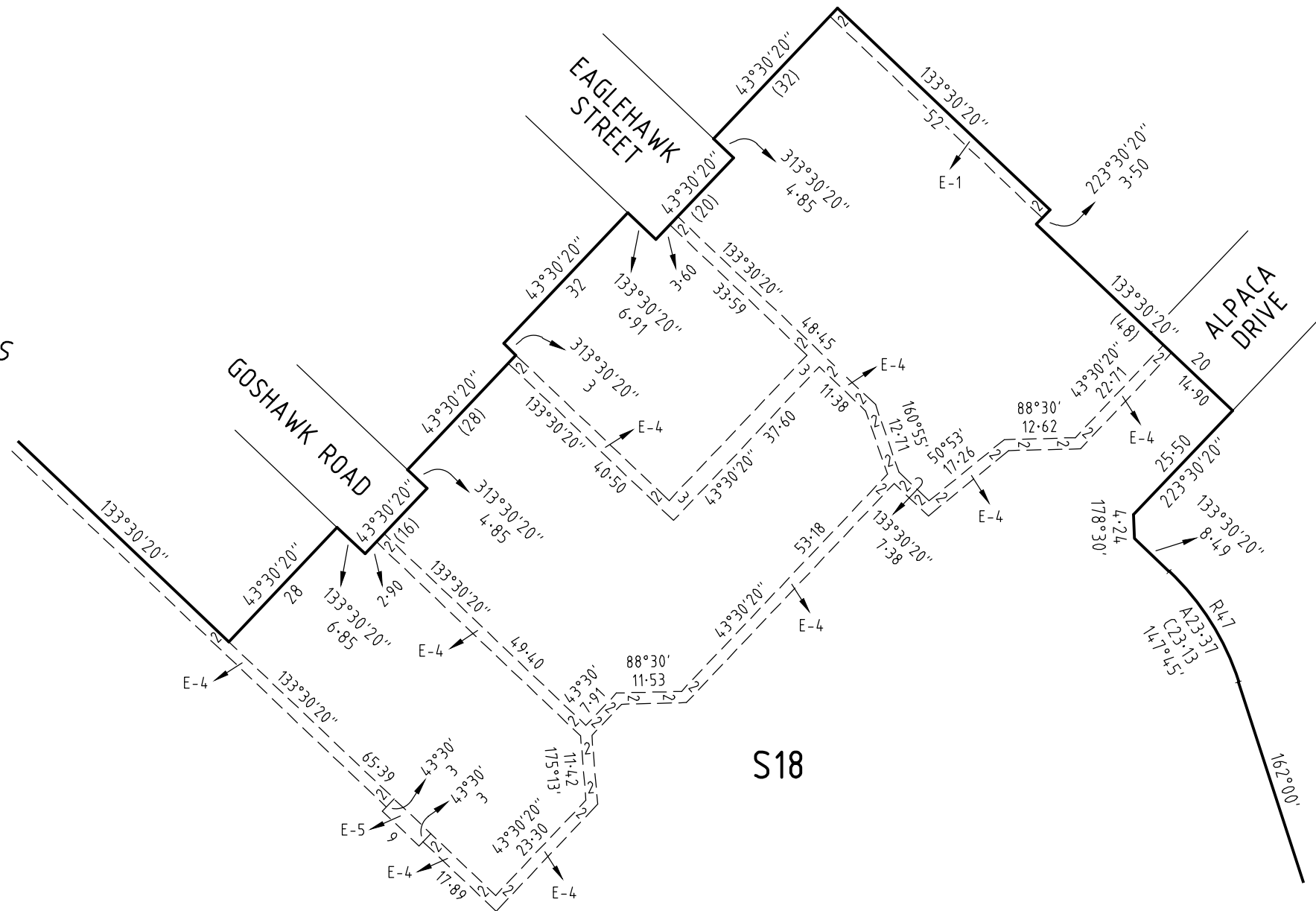


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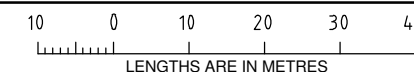
SEE SHEETS
2 AND 3



SEE SHEET 2

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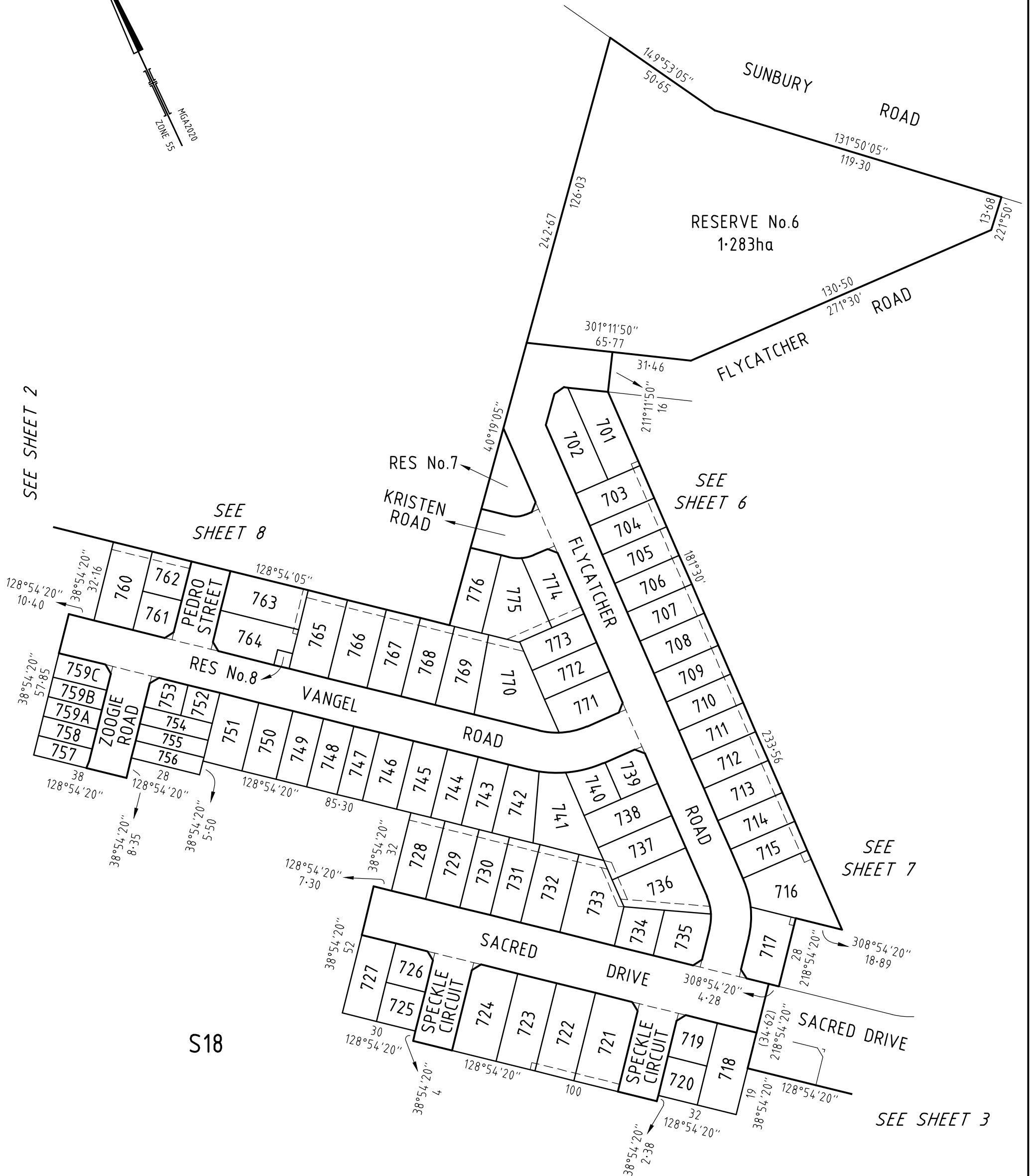
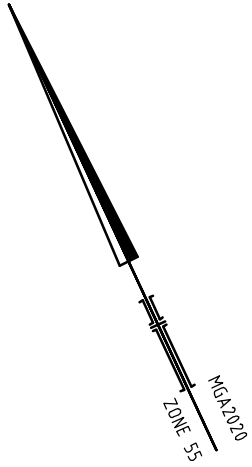
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SHEET 4



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SEE SHEET 2

SEE SHEET 8

SEE SHEET 6

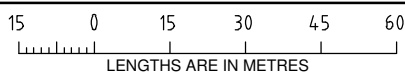
SEE SHEET 7

SEE SHEET 3

S18

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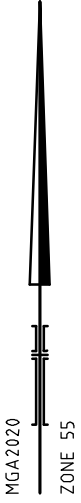
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SHEET 5



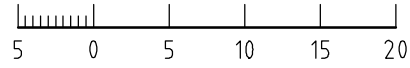
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ENLARGEMENT

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SEE SHEET 5

RESERVE No.6

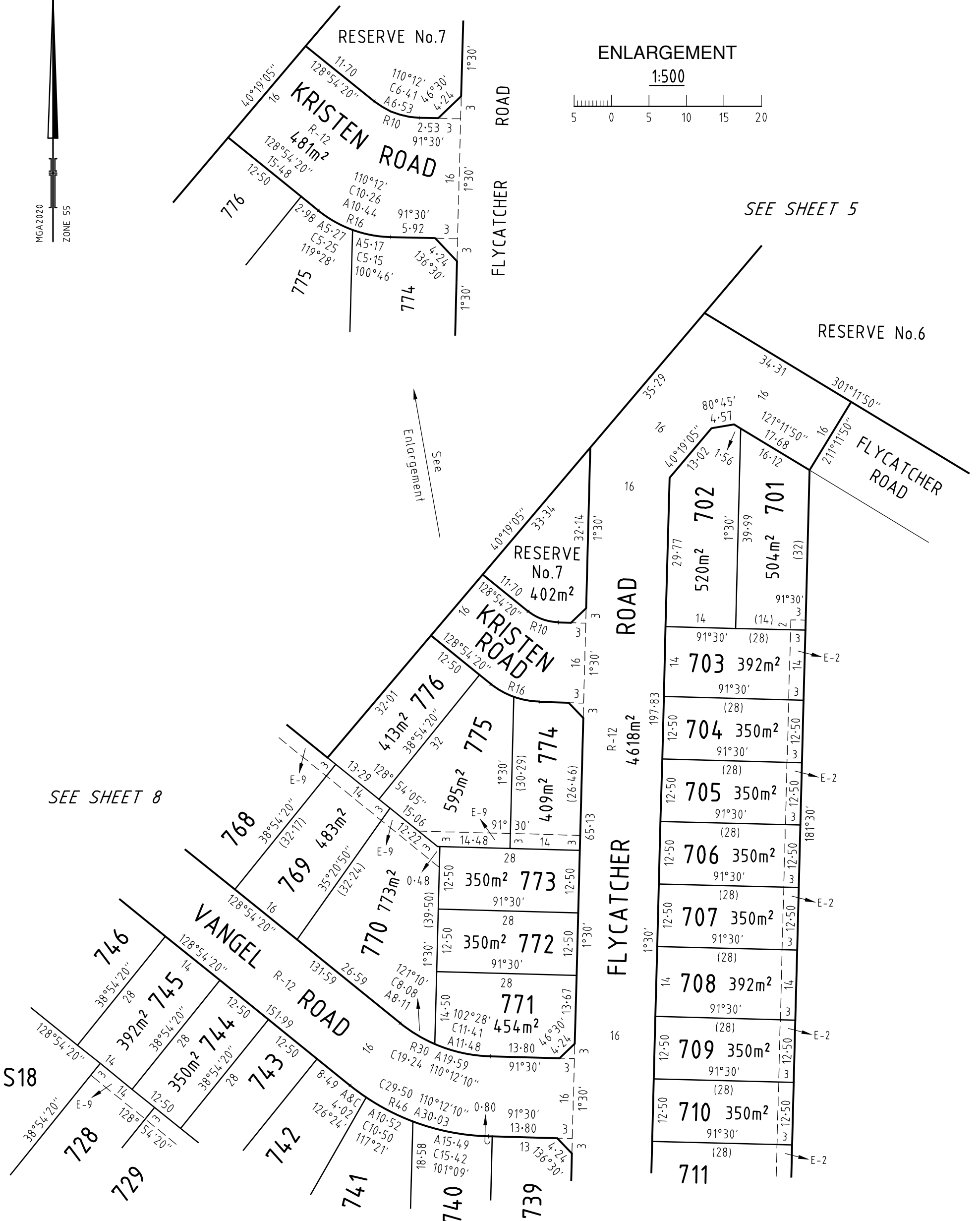
FLYCATCHER ROAD

ROAD

FLYCATCHER ROAD

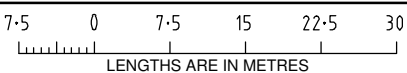
SEE SHEET 8

SEE SHEET 7



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SHEET 6

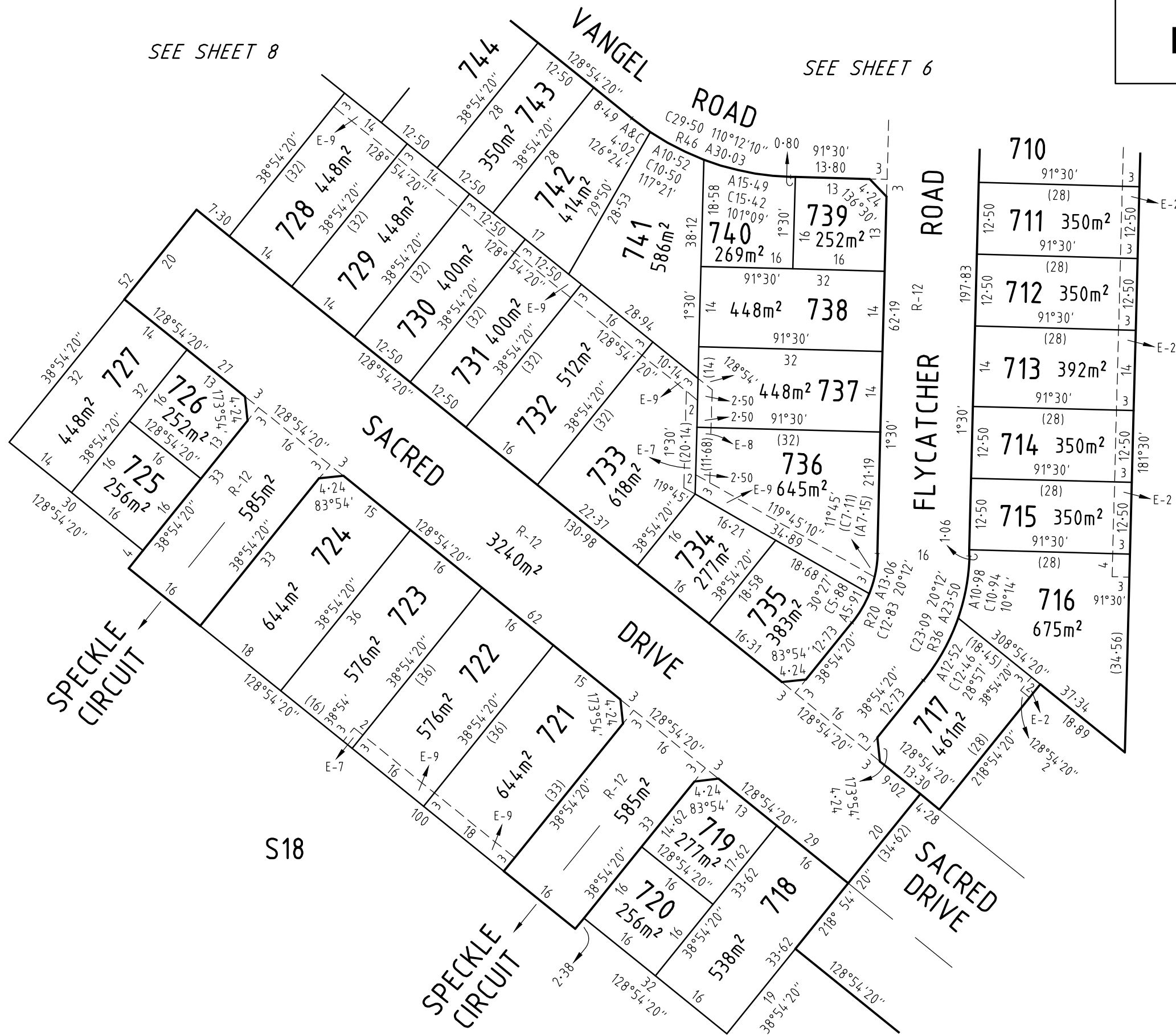
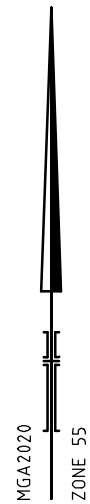


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SCALE 1:750

LENGTHS ARE IN METRES

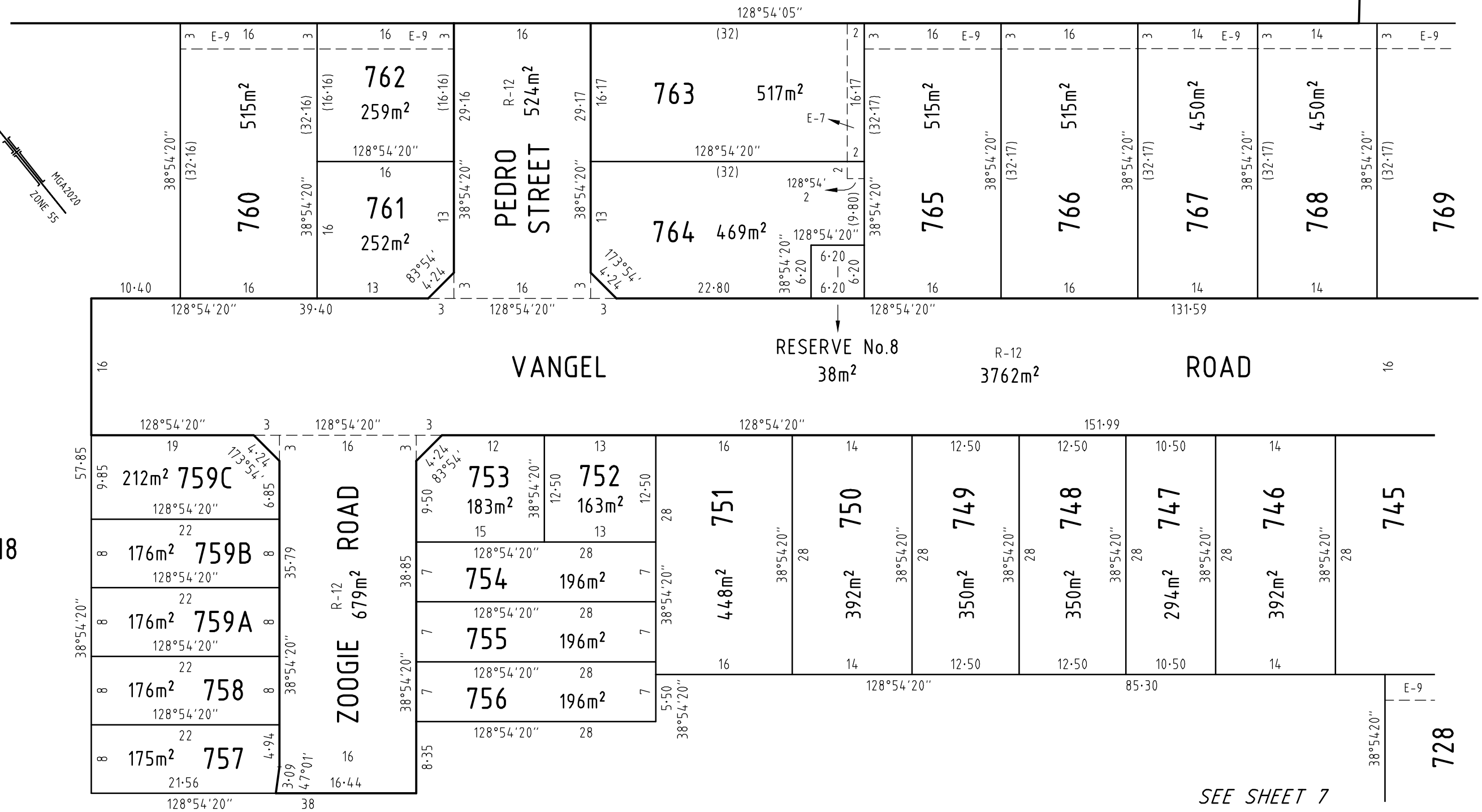
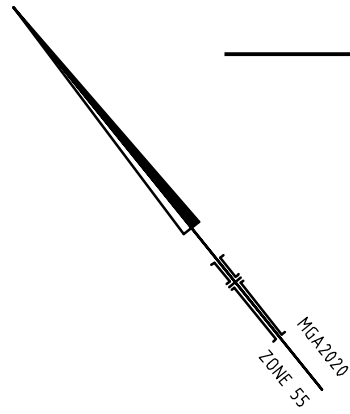
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ORIGINAL SHEET
SIZE: A3

SHEET 7

SEE SHEET 6

SEE SHEET 2



S18

SEE SHEET 7

SURVEYOR'S FILE REF: 305918SV00

SCALE 1: 500

 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 8



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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 701 to 758, 759A, 759B, 759C and 760 to 776 (all inclusive)
Land to be Burdened: Lots 701 to 758, 759A, 759B, 759C and 760 to 776 (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 701 to 758, 759A, 759B, 759C and 760 to 776 (all inclusive)
Land to be Burdened: Lots 701 to 758, 759A, 759B, 759C and 760 to 776 (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 701 to 758, 759A, 759B, 759C and 760 to 776 (all inclusive)
Land to be Burdened: Lots 719, 720, 725, 726, 734, 739, 740, 747, 752 to 758, 759A, 759B, 759C, 761 and 762 (all inclusive)

Description of Restriction:

Lots 719, 720, 725, 726, 734, 739, 740, 747, 752 to 758, 759A, 759B, 759C, 761 and 762 (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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