

PLAN OF SUBDIVISION			EDITION 1	<b>PS 828173B/S11</b>
<b>LOCATION OF LAND</b> PARISH: BULLA BULLA TOWNSHIP: - SECTION: 25 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL 12313 FOL 605 & VOL .... FOL ....  LAST PLAN REFERENCE: PS 828173B/S4, LOT S12 & PS 828173B/S20, LOT S20  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			Council Name: Hume City Council  SPEAR Reference Number: S169146J	
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines. Lots 1 to 1100 and S1 to S15 (all inclusive) have been omitted from this plan.  <u>Other purpose of this plan</u> To remove by agreement the Drainage Easement E-5 created in PS828173B now contained within President Road, Alpaca Drive, Wanderer Road and Lot 1143 on this plan via section 6 (1) (k) of the Subdivision Act 1988.  To remove by agreement part of the Easement for Transmission of Electricity created in Instrument 1930087 that lies within Alpaca Drive 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.  <b>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS</b> 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-11	HUME CITY COUNCIL			
<b>NOTATIONS</b>			To remove by agreement part of the Easement for Transmission of Electricity created in Instrument 1930087 that lies within Alpaca Drive 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.  <b>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS</b> 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. -				
<b>EASEMENT INFORMATION</b>				
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
<b>REDSTONE HILL ESTATE - STAGE 11 (43 LOTS)</b>				<b>AREA OF STAGE - 2.226ha</b>
<div style="display: inline-block; vertical-align: middle; margin-left: 10px;">                         414 La Trobe Street                          PO Box 16084                          Melbourne Vic 8007                          T 61 3 9993 7888                          spiire.com.au                     </div>		SURVEYORS FILE REF: 305922SV00	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 9
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**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-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	CARRIAGEWAY	SEE DIAG	PS 828173B/S20	LOT Z ON PS 828173B/S20
E-4	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-5	DRAINAGE	SEE DIAG	PS 828173B/S3	HUME CITY COUNCIL
E-5	SEWERAGE	SEE DIAG	PS 828173B/S3	CITY WEST WATER CORPORATION
E-6	DRAINAGE	SEE DIAG	PS 828173B/S2	HUME CITY COUNCIL
E-7	DRAINAGE	SEE DIAG	PS 828173B/S3	HUME CITY COUNCIL
E-8	DRAINAGE	SEE DIAG	PS 828173B/S4	HUME CITY COUNCIL
E-9	SEWERAGE	SEE DIAG	PS 828173B/S4	CITY WEST WATER CORPORATION
E-9	DRAINAGE	SEE DIAG	PS 828173B/S4	HUME CITY COUNCIL
E-10	SEWERAGE	2.50	THIS PLAN	CITY WEST WATER CORPORATION
E-11	DRAINAGE	3	THIS PLAN	HUME CITY COUNCIL
E-11	SEWERAGE	3	THIS PLAN	CITY WEST WATER CORPORATION
E-12	POWERLINE	SEE DIAG	PS 828173B/S4 - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LIMITED
E-13	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-14	TRANSMISSION OF ELECTRICITY	SEE DIAG	INSTRUMENT 1930087	S.E.C.V.
E-14	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-15	CARRIAGEWAY	SEE DIAG	PS 828173B/S20	LOT Z ON PS 828173B/S20

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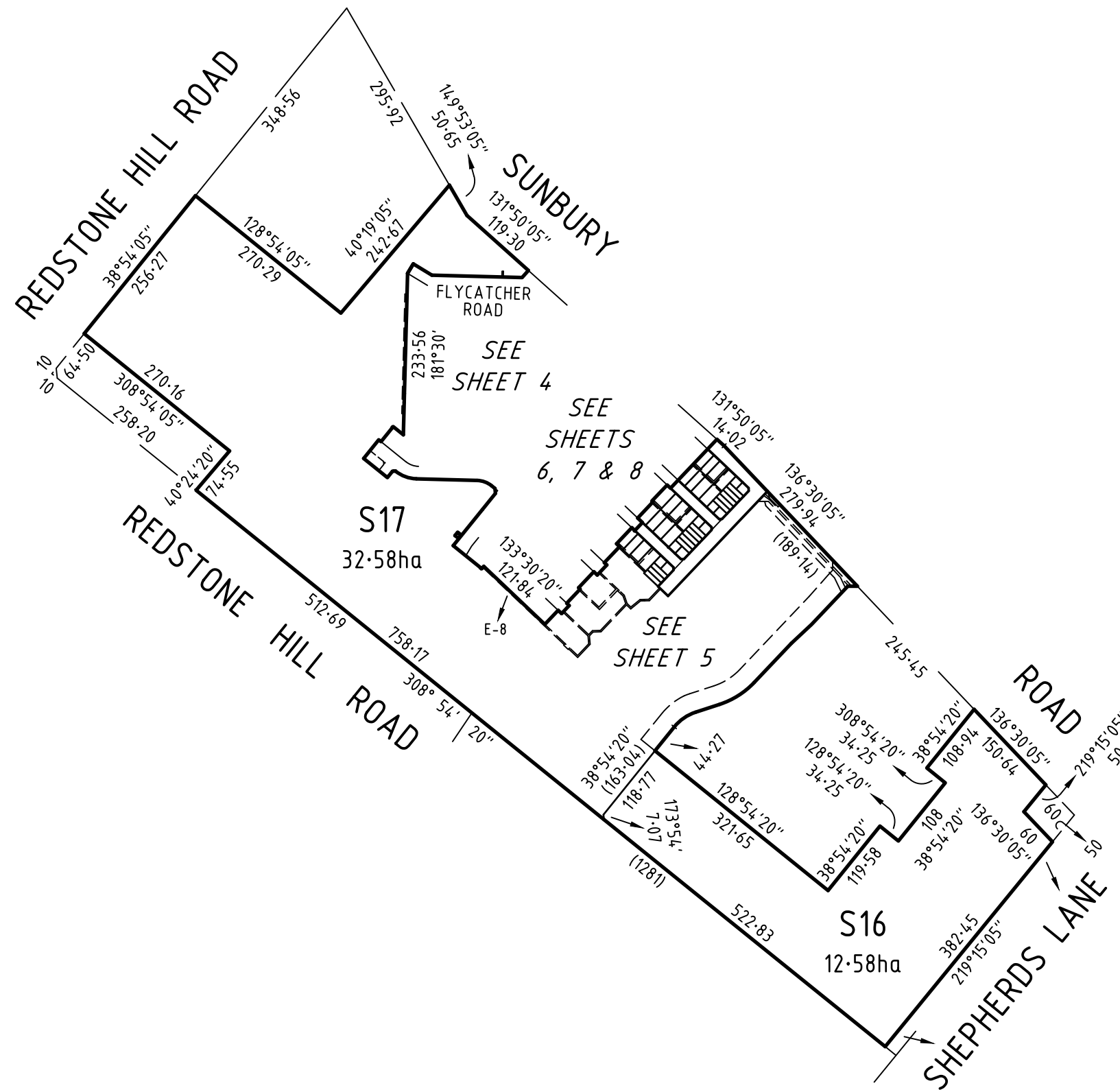
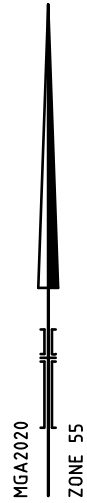
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SHEET 2



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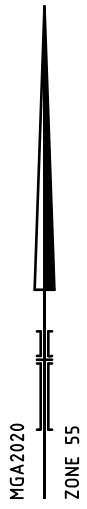
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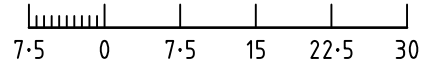
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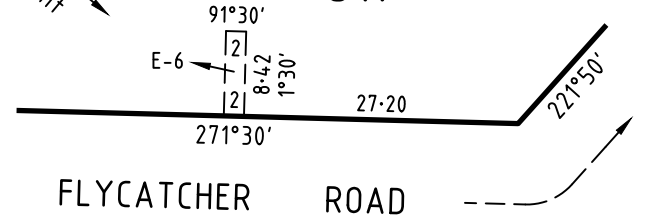


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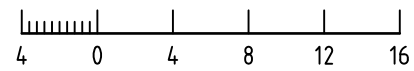


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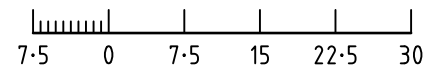
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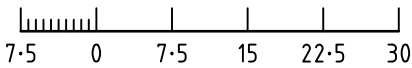
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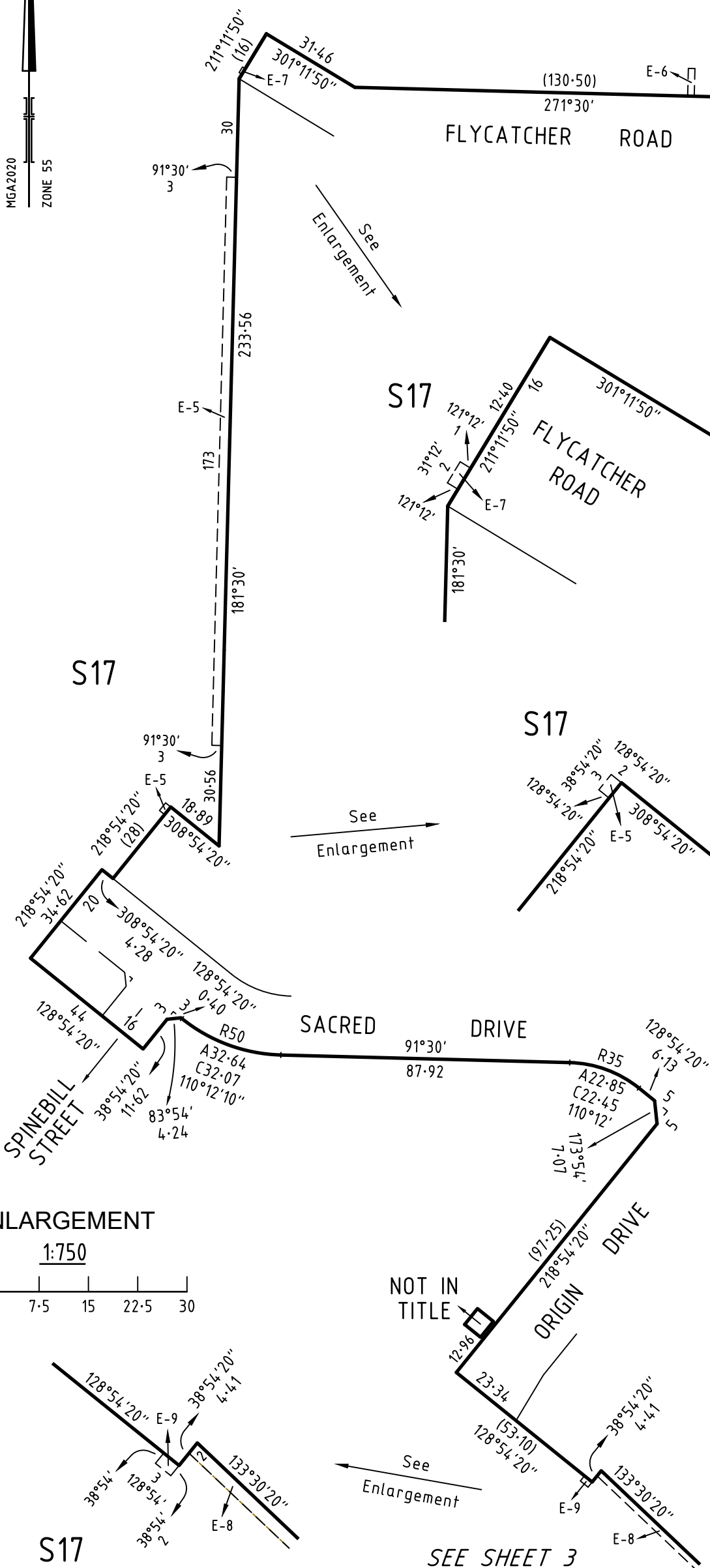
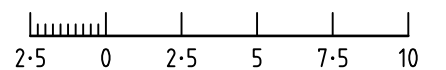
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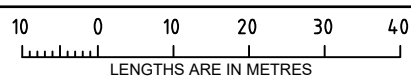


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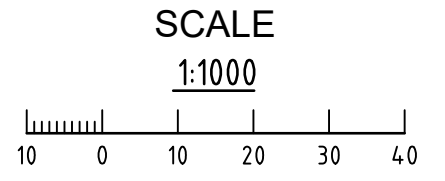
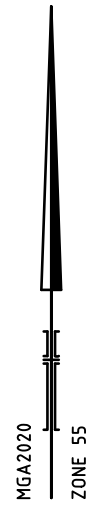
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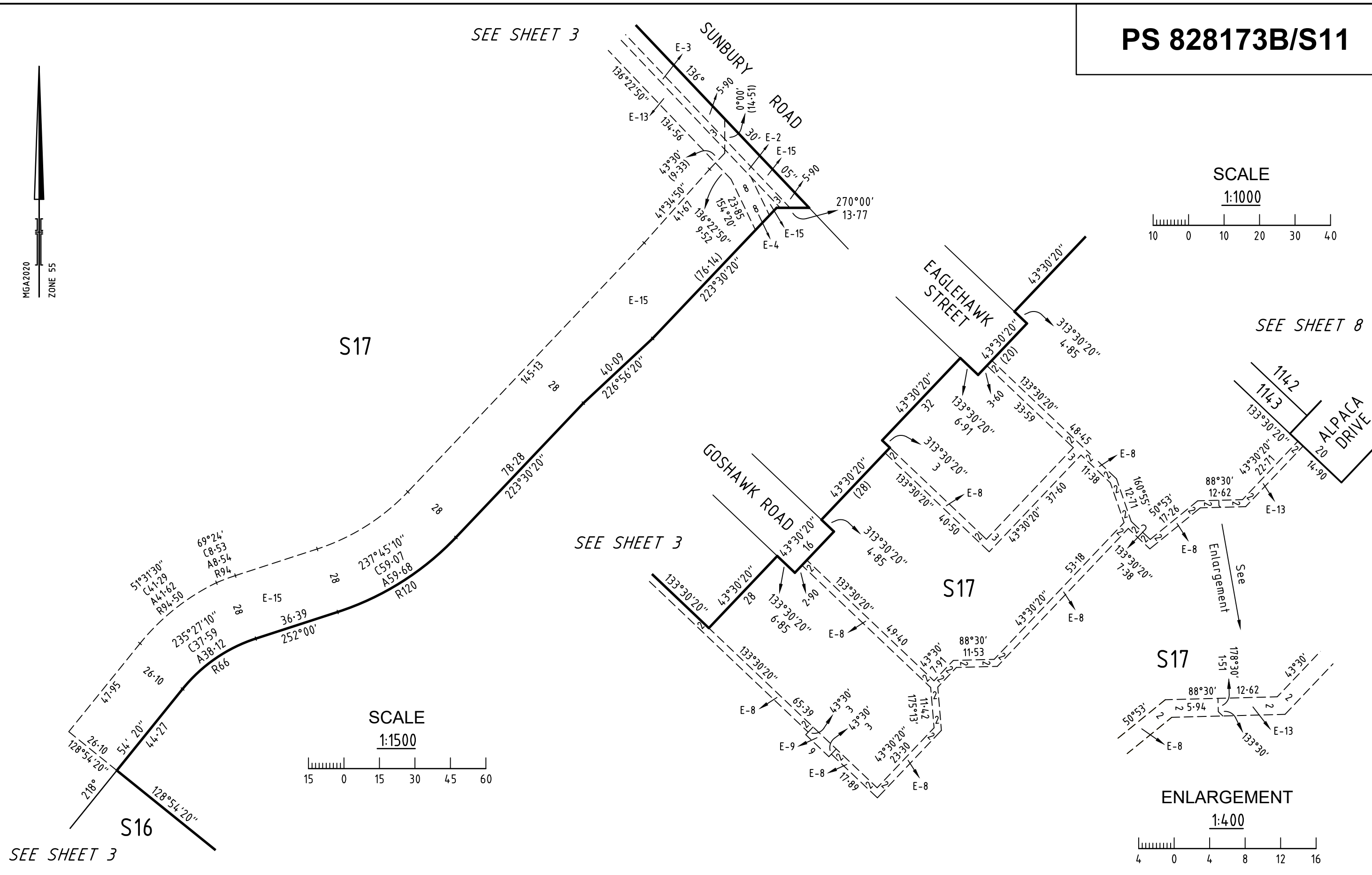
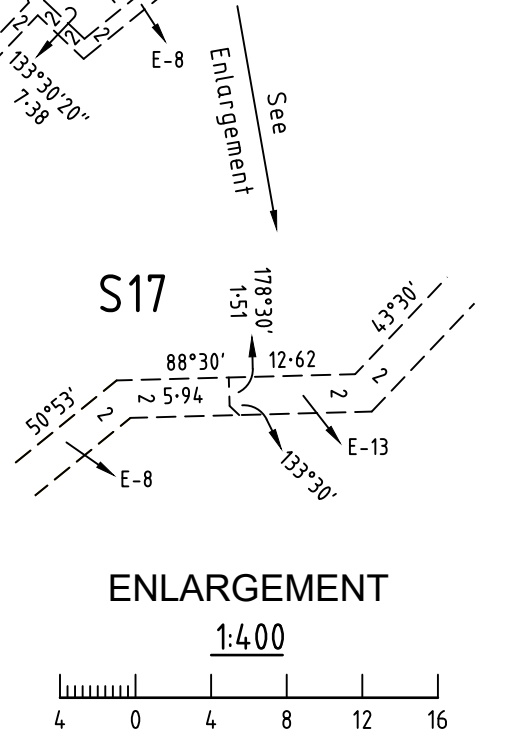
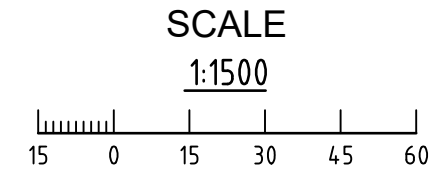
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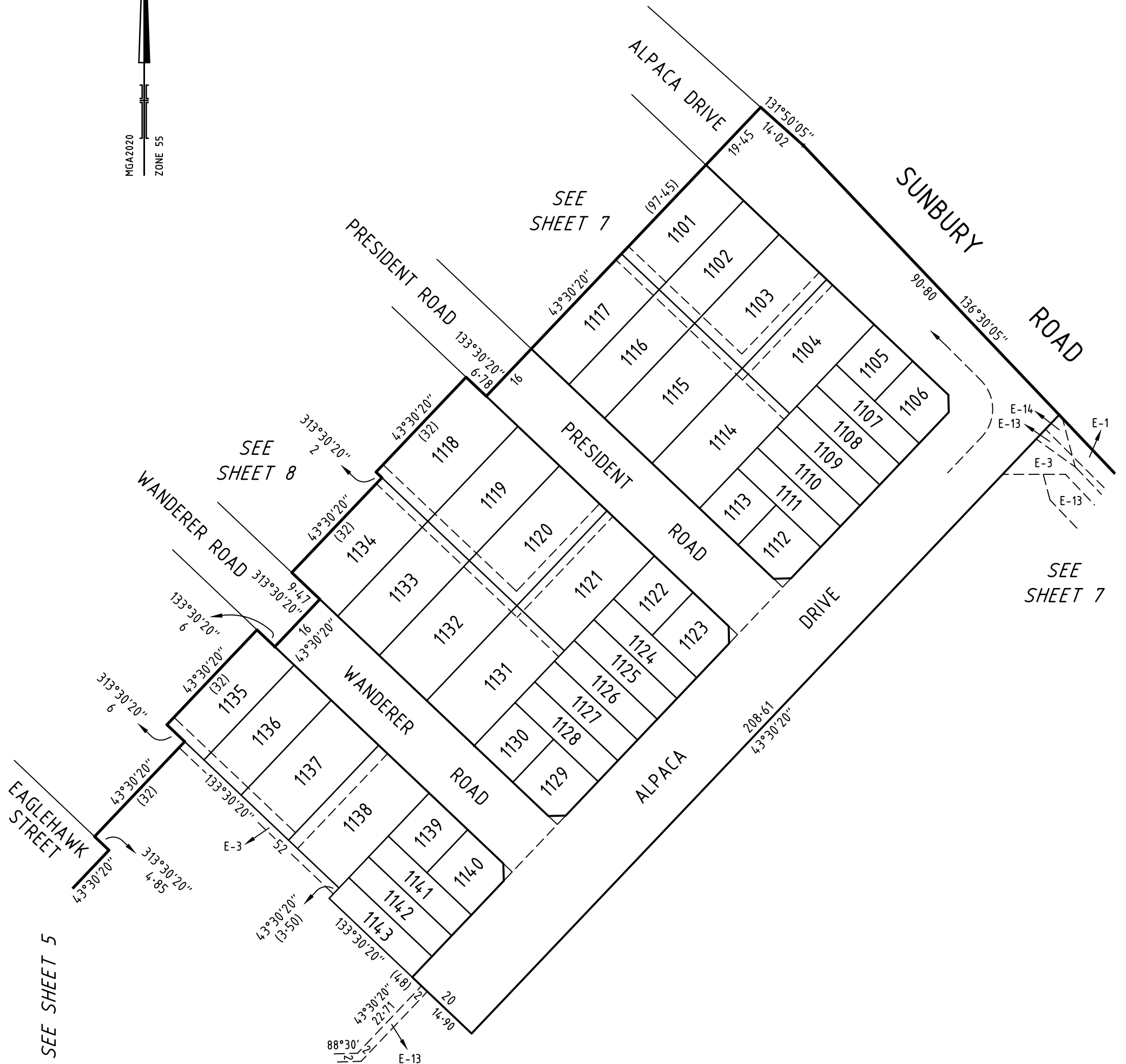
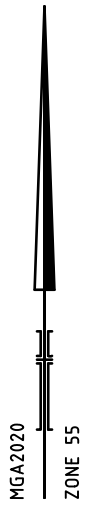
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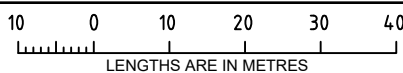
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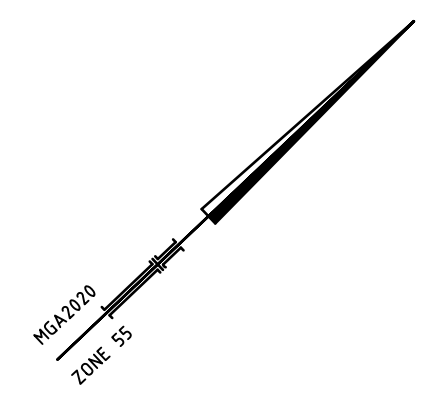
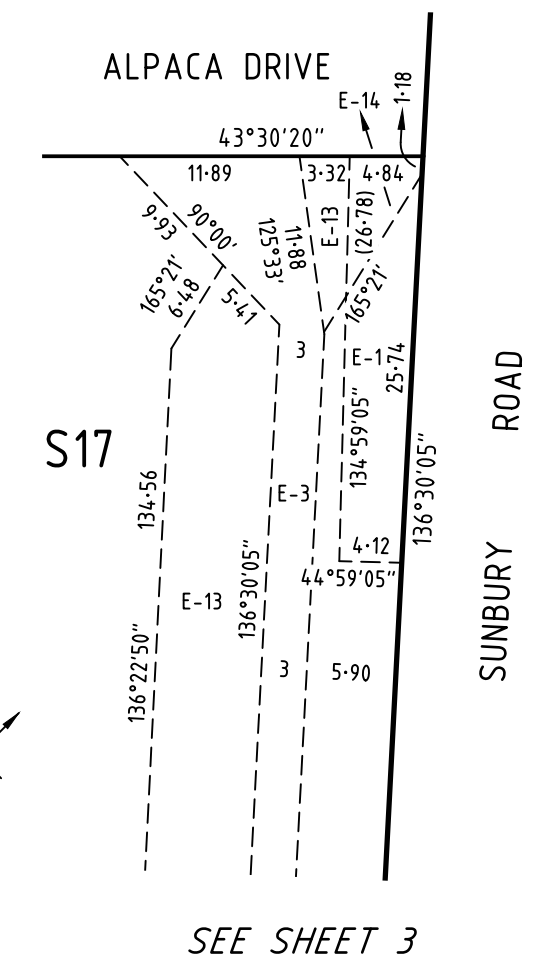
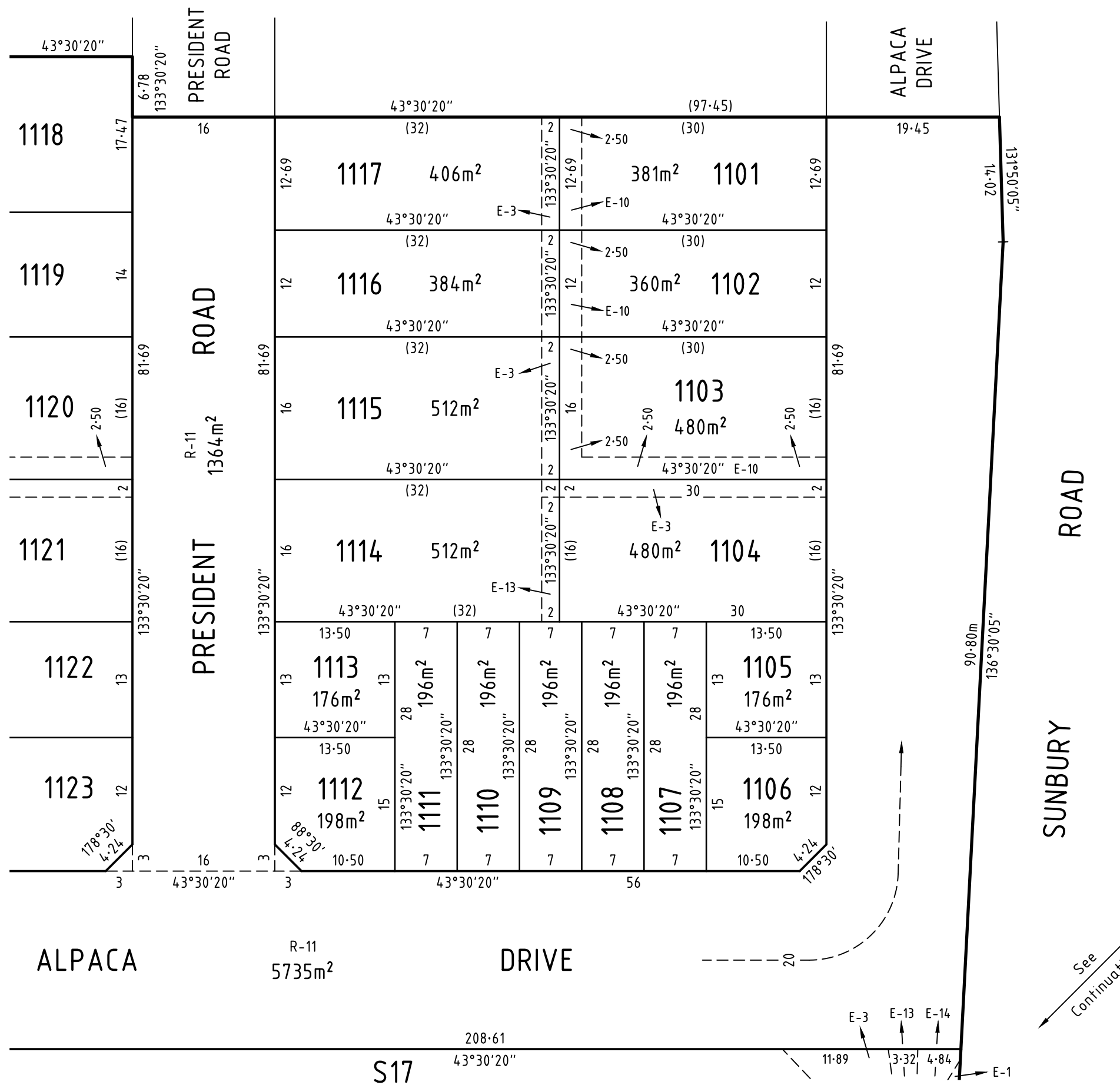
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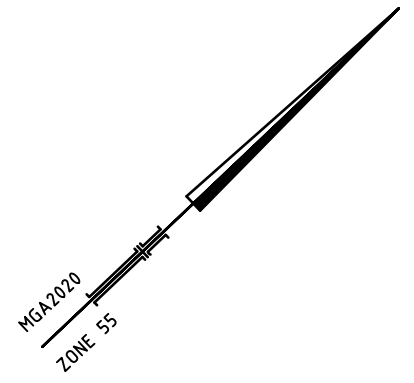
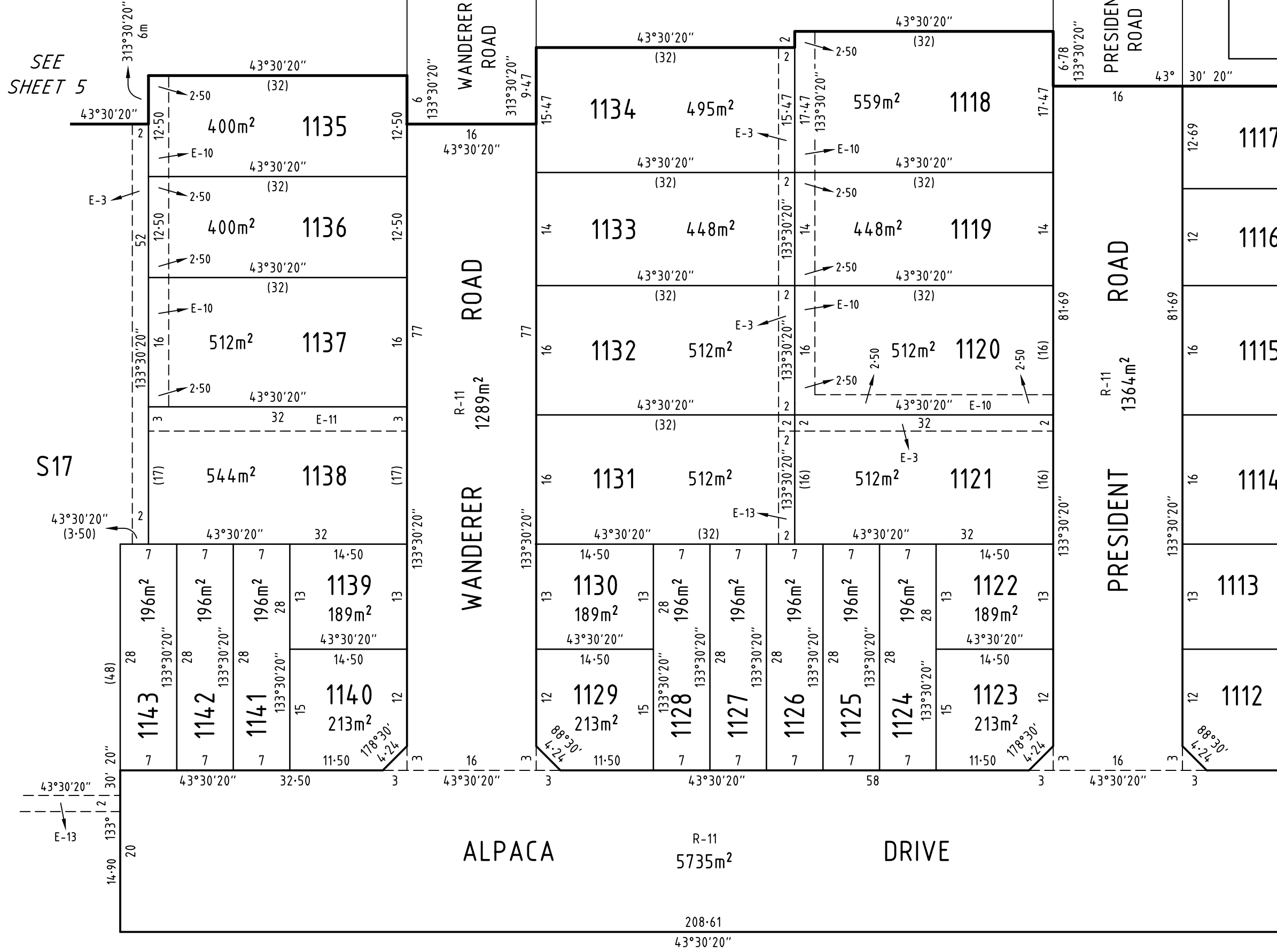
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**CREATION OF RESTRICTION No. 1**

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

Land to Benefit: Lots 1101 to 1143 (both inclusive)  
Land to be Burdened: Lots 1101 to 1143 (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 1101 to 1143 (both inclusive)  
Land to be Burdened: Lots 1101 to 1143 (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 1101 to 1143 (both inclusive)  
Land to be Burdened: Lots 1105 to 1113, 1122 to 1130 and 1139 to 1143 (all inclusive)

## Description of Restriction:

Lots 1105 to 1113, 1122 to 1130 and 1139 to 1143 (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/S11

Owners Corporation No. 1

Plan No. PS828173B

Land affected by Owners Corporation: All of the Lots in the table below and Common Property No.1

Common Property No.: 1

Limitations of Owners Corporation: Unlimited

Notations

Totals		
	Entitlement	Liability
This schedule	2430	432
Balance of existing OC	0	0
Overall Total	2430	432

## Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1101	10	10									
1102	10	10									
1103	10	10									
1104	10	10									
1105	10	10									
1106	10	10									
1107	10	10									
1108	10	10									
1109	10	10									
1110	10	10									
1111	10	10									
1112	10	10									
1113	10	10									
1114	10	10									
1115	10	10									
1116	10	10									
1117	10	10									
1118	10	10									
1119	10	10									
1120	10	10									
1121	10	10									
1122	10	10									
1123	10	10									
1124	10	10									
1125	10	10									
1126	10	10									
1127	10	10									
1128	10	10									
1129	10	10									
1130	10	10									
1131	10	10									
1132	10	10									
1133	10	10									
1134	10	10									
1135	10	10									
1136	10	10									
1137	10	10									
1138	10	10									
1139	10	10									
1140	10	10									
1141	10	10									
1142	10	10									
1143	10	10									
S16	1000	1									
S17	1000	1									



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