



Application for Planning Permit and Certification

Supplied by Mark Stansfield
Submitted Date 17/01/2023

Application Details

Application Type Planning Permit and Certification under the Subdivision Act
Version 1
Applicant Reference Number 305916VR00
Application name or Estate name Lot 570 Iramoo Walk Sunbury
Responsible Authority Name Hume City Council
Responsible Authority Reference Number(s) (Not Supplied)
SPEAR Reference Number S206820M

The Land

Primary Parcel 1 IRAMOO WALK, SUNBURY VIC 3429
Lot 570/Plan PS828173
SPI 570\PS828173
CPN 746019

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Zone: 37.07 Urban Growth
Overlay: 45.11 Infrastructure Contributions
45.12 Specific Controls

The Proposal

Subdivision Act (1988) Dealing Type Section 23 (Variation of Restriction)
Plan Number (Not Supplied)
Number of lots 0
Proposal Description In the description of Restriction No 3 on PS828173B replacing the words "Lots 518, 519 and 560 to 570 (all inclusive) are defined as Type A Lots under the Small Lot Housing Code" with the words "Lots 518, 519 and 560 to 569 (all inclusive) are defined as Type A Lots and Lot 570 is defined as a Type B Lot under the Small Lot Housing Code".

Estimated cost of the development for which a permit is required \$ 0

Existing Conditions

Existing Conditions Description Vacant Lot
Title Information - Does the proposal breach an encumbrance on Title? The proposal does not breach an encumbrance on title, such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope.
Additional comments The proposal is to vary Restriction No 3 on PS828173B

Applicant Contact

Applicant Contact Mr Mark Stansfield

Spiire Australia Pty Ltd
Level 6, 414 La Trobe Street, Melbourne, VIC,
3000
Business Phone: 9993 7890
Mobile Phone: 0403380200
Fax: 9993 7999
Email: mark.stansfield@spiire.com.au

Applicant

Applicant

(Applicant details as per Applicant Contact)

Owner

Owner 1

Owner 2



Declaration

I, Mark Stansfield, declare that the owner (if not myself) has been notified about this application.

I, Mark Stansfield, declare that all the information supplied is true.

I, Mark Stansfield, apply to have the attached plan of subdivision / consolidation certified under the Subdivision Act 1988 and to have advice of street numbers allocated.

**Authorised by
Organisation**

Mark Stansfield
Spiire Australia Pty Ltd

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From www.planning.vic.gov.au at 16 January 2023 03:12 PM

PROPERTY DETAILS

Lot and Plan Number: **Lot 570 PS828173**
Address: **1 IRAMOO WALK SUNBURY 3429**
Standard Parcel Identifier (SPI): **570\PS828173**
Local Government Area (Council): **HUME**
Council Property Number: **746019**
Planning Scheme: **Hume**
Directory Reference: **Melway 383 A10**

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UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **Greater Western Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **JEMENA**

STATE ELECTORATES

Legislative Council: **WESTERN METROPOLITAN**
Legislative Assembly: **SUNBURY**

OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Note

This land is in an area added to the Urban Growth Boundary after 2005. It may be subject to the Growth Area Infrastructure Contribution.

For more information about this project go to [Victorian Planning Authority](#)

Planning Zones

[URBAN GROWTH ZONE \(UGZ\)](#)

[URBAN GROWTH ZONE - SCHEDULE 9 \(UGZ9\)](#)



UGZ - Urban Growth

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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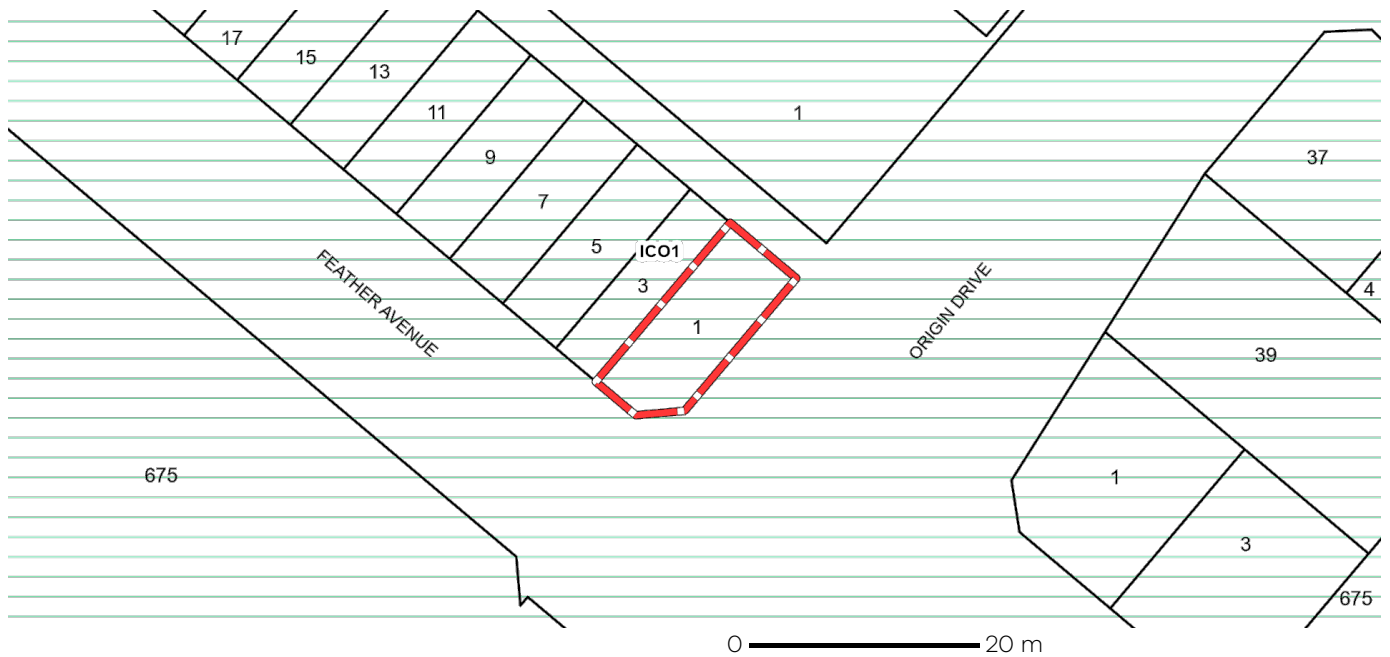
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

INFRASTRUCTURE CONTRIBUTIONS OVERLAY (ICO)

INFRASTRUCTURE CONTRIBUTIONS OVERLAY - SCHEDULE 1 (ICO1)



 **ICO - Infrastructure Contributions Overlay**

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



 **SCO - Specific Controls Overlay**

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Growth Area Infrastructure Contribution

This parcel is in an area added to the Urban Growth Boundary after 2005.
It may be subject to the Growth Area Infrastructure Contribution.
For more information about this contribution go to [Victorian Planning Authority](http://www.vpa.vic.gov.au)



Melbourne Strategic Assessment

This parcel may be located within the Melbourne Strategic Assessment program area. Actions associated with urban development are subject to requirements of the Commonwealth Environment Protection and Biodiversity Conservation Act 1999.
Follow the link for more details: <https://nvim.delwp.vic.gov.au/BCS>



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Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this parcel is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



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Further Planning Information

Planning scheme data last updated on 11 January 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

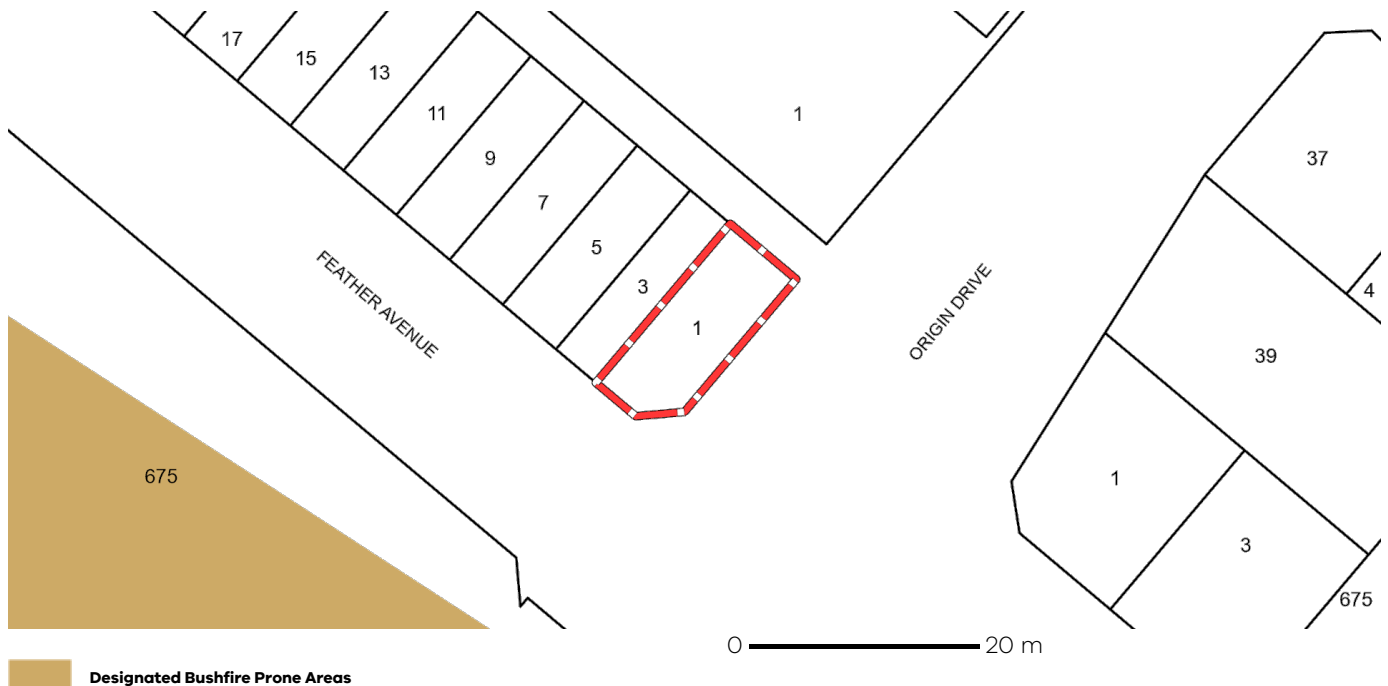
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Designated Bushfire Prone Areas

**This parcel is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.**

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 12426 FOLIO 104

Security no : 124103212673Q
Produced 16/01/2023 03:02 PM

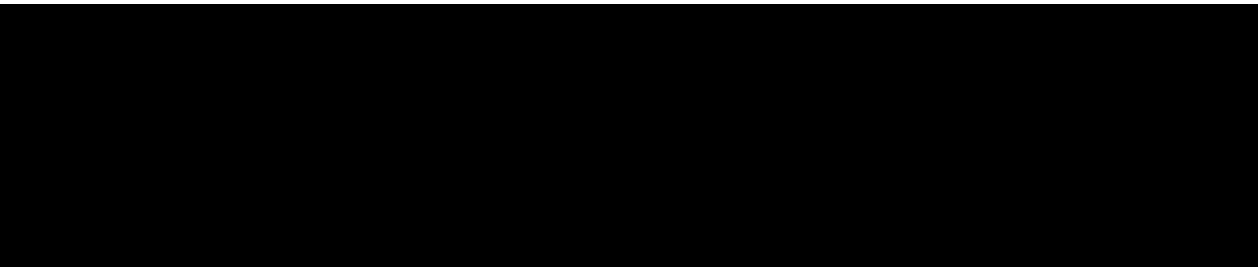
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LAND DESCRIPTION

Lot 570 on Plan of Subdivision 828173B.
PARENT TITLE Volume 12387 Folio 578
Created by instrument PS828173B Stage 5 28/09/2022

REGISTERED PROPRIETOR

Estate Fee Simple



ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV548320V 20/04/2022
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT PS828173B 28/09/2022

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS828173B FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
PS828173B/S5 (B)	PLAN OF SUBDIVISION	Registered	28/09/2022
AW104182A	RECTIFY REMOVE ENCUM.	Registered	28/09/2022
AW098868Q	REMOVAL OF ENCUMBRANCE	Registered	28/09/2022

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 1 IRAMOO WALK SUNBURY VIC 3429

ADMINISTRATIVE NOTICES

NIL

eCT Control 19300F ALLENS
Effective from 28/09/2022

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS828173B

DOCUMENT END

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PLAN OF VARIATION OF RESTRICTION

(Section 23 Subdivision Act 1988)

PARISH: BULLA BULLA
TOWNSHIP: -
SECTION: 25
CROWN ALLOTMENT: 2 (PART)
CROWN PORTION: -
TITLE REFERENCE: C/T VOLUME 12426 FOLIO 104

LAST PLAN REFERENCE: PS 828173B, LOT 570

POSTAL ADDRESS: 1 IRAMOO WALK,
(at time of subdivision) SUNBURY, VIC. 3429

MGA94_CO-ORDINATES: E: 302 180 ZONE: 55
(of approx centre of land in plan) N: 5835 860

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NOTATIONS

1. Upon registration of this plan the following restriction is to be varied.

Grounds for variation of restriction : Hume City Council Planning Permit Number

Burdened Land : Lot 570 on PS 828173B

Restriction reference : PS 828173B

Variation :

- a) In the Description of Restriction No.3 replacing the words "Lots 518, 519 and 560 to 570 (all inclusive) are defined as Type A Lots under the Small Lot Housing Code" with the words "Lots 518, 519 and 560 to 569 (all inclusive) are defined as Type A Lots and Lot 570 is defined as a Type B Lot under the Small Lot Housing Code".

SURVEYOR'S FILE REF: 305916VR00

ORIGINAL SHEET
SIZE: A3

SHEET 1



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T 61 3 9993 7888
spiire.com.au

Licensed Surveyor: Mark Oswald Stansfield
Version: 1

PLAN OF VARIATION OF RESTRICTION

(Section 23 Subdivision Act 1988)

PARISH: BULLA BULLA
TOWNSHIP: -
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MGA94_CO-ORDINATES: E: 302 180 ZONE: 55
(of approx centre of land in plan) N: 5835 860

Council Name: Hume City Council

SPEAR Reference Number: S206820M

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Variation :

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SHEET 1



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Our Reference 305916VR00

Your Reference

16 January 2023

Hume City Council
1079 Pascoe Vale Road
BROADMEADOWS, VIC, 3047

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Dear Sir,

Re: [REDACTED]
Lot 570 Redstone Estate - Plan of Variation of Restriction
SPEAR Ref S206820M

Enclosed please find Plan of Variation of Restriction for property known as Lot 570 on Plan of Subdivision PS828173B being the land more particularly described in Certificate of Title Volume 12426 Folio 104.

Also enclosed is the necessary application for Planning Permit and the application for Plan certification.

The purpose of the Plan is to vary the Restriction No 3 on Plan of Subdivision PS828173B varying Lot 570 from a "Type A Lot" to a "Type B Lot" under the Small Lot Housing Code.

The Restriction No 3 was created in Stage 5 of the Redstone Estate development where the benefitting Lots were Lots 501 to 505, 517 to 519 and 560 to 570 (all inclusive), a copy of the original stamped plan shows highlighted in yellow on Sheet 7 the benefitting Lots.

Accordingly, we shall be pleased if this plan can now be submitted to Council for approval and certification under the provisions of the Subdivision Act 1988 and the issuing of the required Planning Permit.

We thank you for your assistance.

Yours sincerely
Mark Stansfield
Senior Principal

PLAN OF SUBDIVISION		EDITION 1	PS 828173B/S5	
LOCATION OF LAND PARISH: BULLA BULLA TOWNSHIP: - SECTION: 25 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL 12378 FOL 578 LAST PLAN REFERENCE: PS 828173B/S11, LOT S17 POSTAL ADDRESS: 675 SUNBURY ROAD, (at time of subdivision) SUNBURY, VIC. 3429 GDA2020 CO-ORDINATES: E: 302 140 ZONE: 55 (of approx centre of land in plan) N: 5835 920		Council Name: Hume City Council Council Reference Number: S009218 Planning Permit Reference: P22160 SPEAR Reference Number: S155323C Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 10/02/2022 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied for: this plan Digitally signed by: Antonino Magazzu for Hume City Council on 08/09/2022 Statement of Compliance issued: 09/09/2022		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Land being subdivided is enclosed within thick continuous lines. Lots 1 to 500, 506 to 516, 520 to 559, S1 to S17 and S20 to S26 (all inclusive) have been omitted from this plan.		
ROAD R-5	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
		SEE SHEET 2 FOR EASEMENT		<div style="border: 1px solid red; padding: 5px; margin-bottom: 5px;"> This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale. </div> INFORMATION
REDSTONE HILL ESTATE - STAGE 5A (19 LOTS)			AREA OF STAGE (Including Lot S18) - 1.122ha	
414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 305916SV00		ORIGINAL SHEET SIZE: A3
		Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (9), 08/09/2022, SPEAR Ref: S155323C		Land Use Victoria Plan Registered 08:52 AM 28/09/2022 Assistant Registrar of Titles

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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-3	DRAINAGE	SEE DIAG	PS 828173B/S2	HUME CITY COUNCIL
E-4	DRAINAGE	SEE DIAG	PS 828173B/S3	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/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	POWERLINE	SEE DIAG	PS 828173B/S4 - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LIMITED
E-14	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-15	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-16	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-16	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION

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SHEET 2



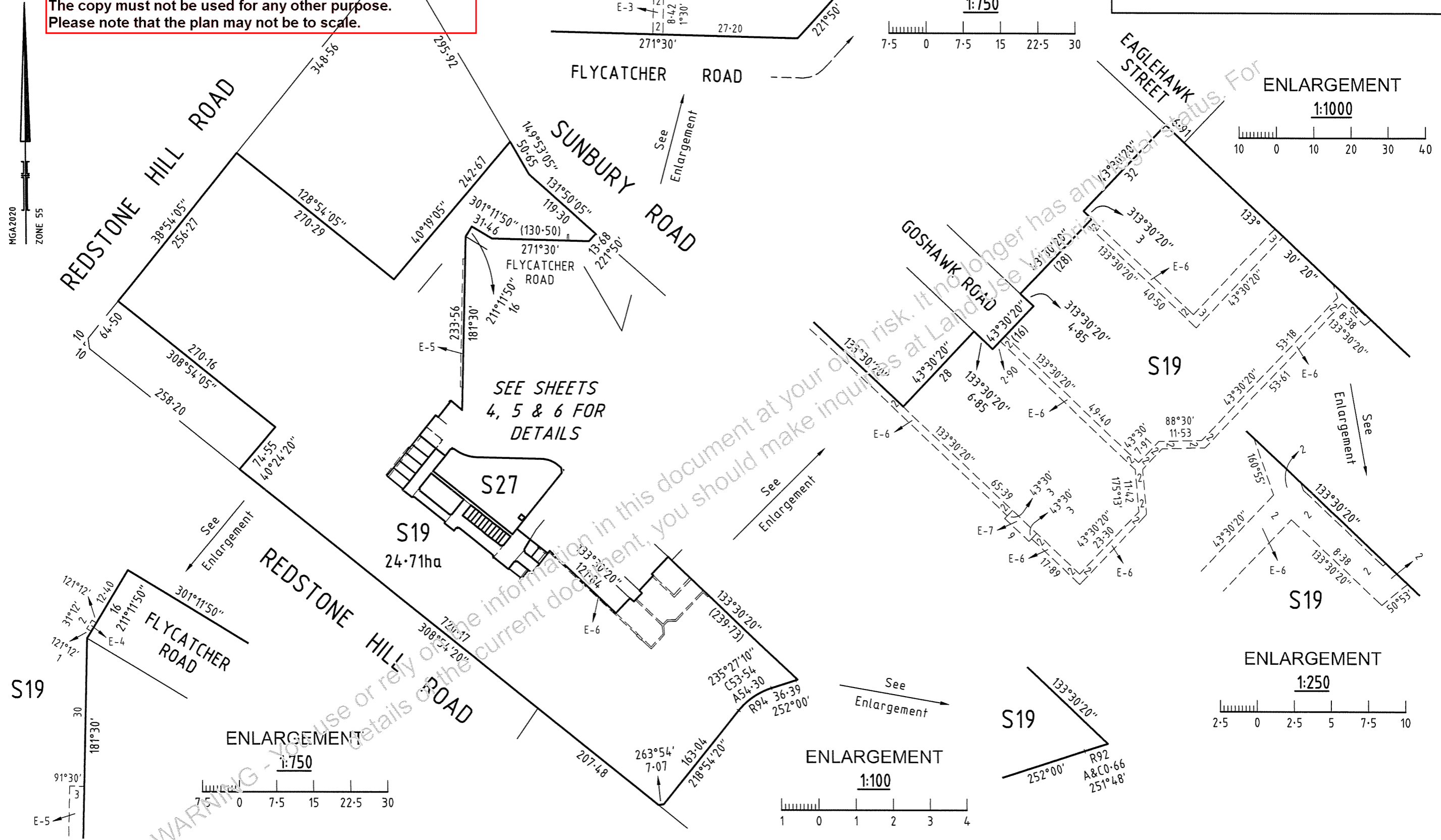
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PS 828173B/S5



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SCALE 1: 5000

LENGTHS ARE IN METRES

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SHEET 3

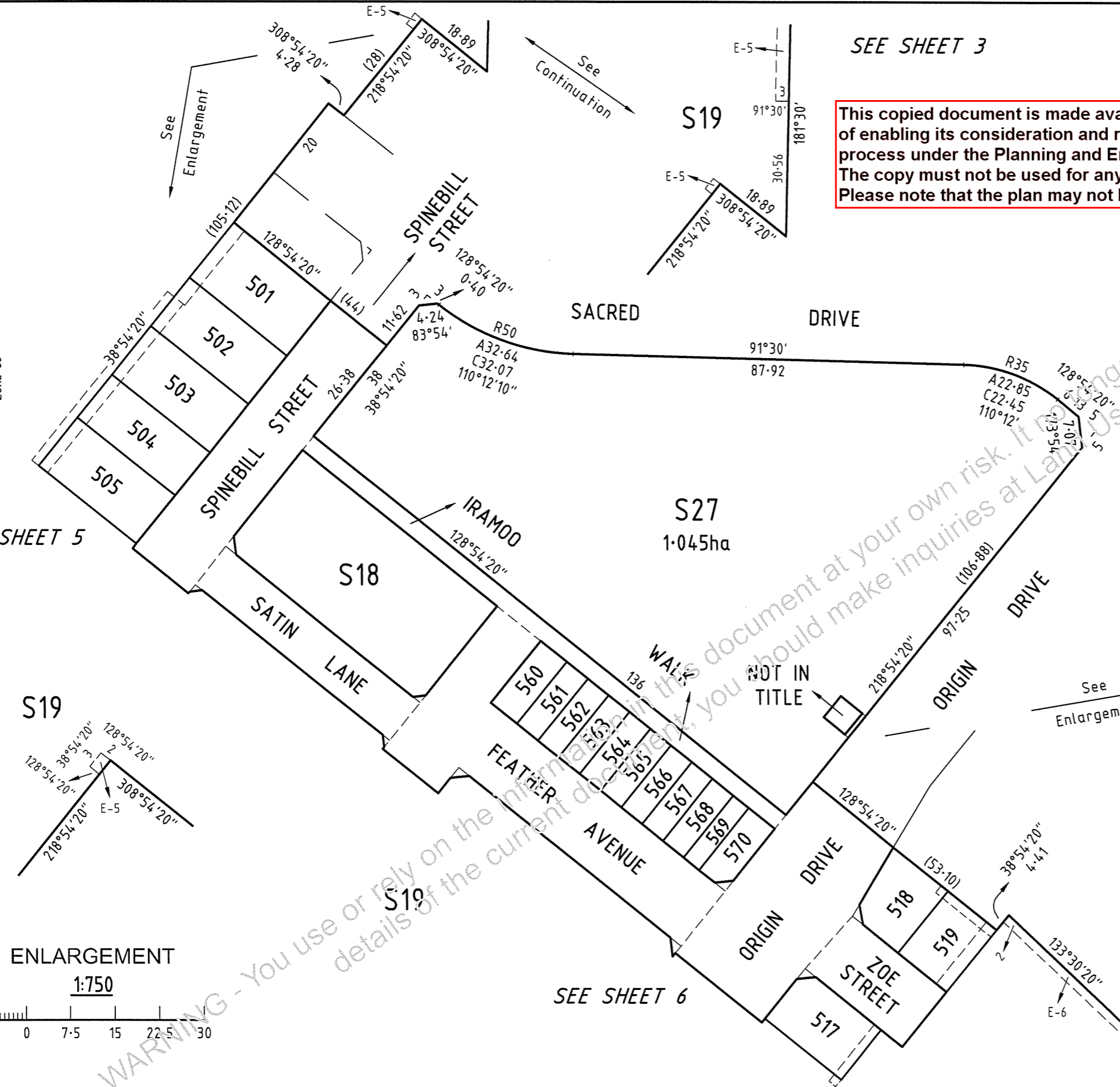
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SEE SHEET 3

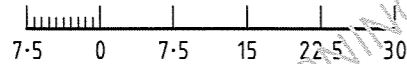
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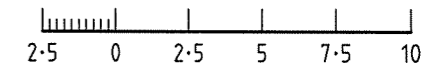
SEE SHEET 5



ENLARGEMENT
1:750



ENLARGEMENT
1:250

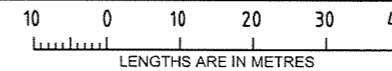


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SCALE
1: 1000



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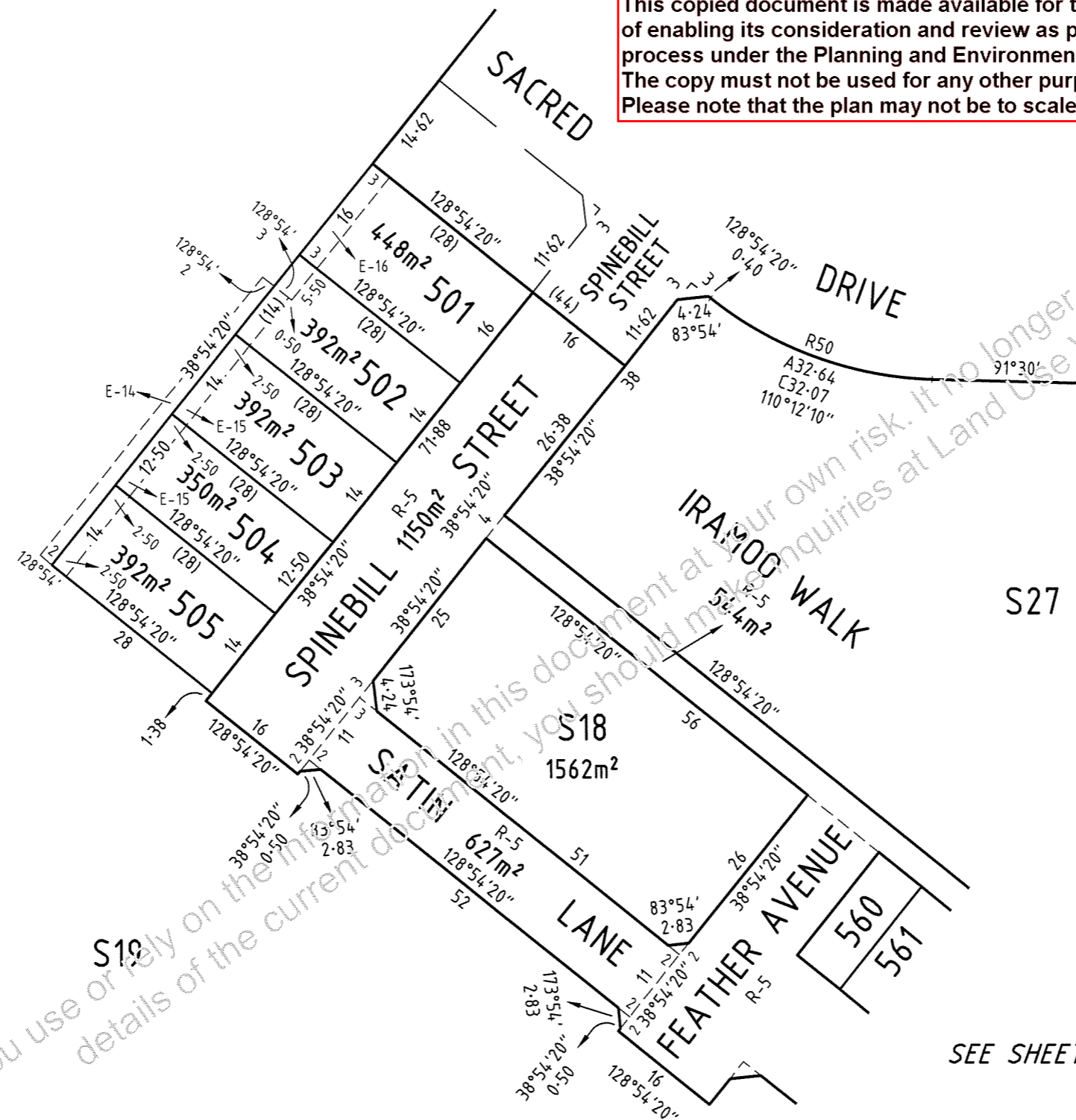
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SHEET 4

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SEE SHEET 4

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SEE SHEET 4

S27

SEE SHEET 6

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SCALE 1: 750
7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

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Surveyor's Plan Version (9),
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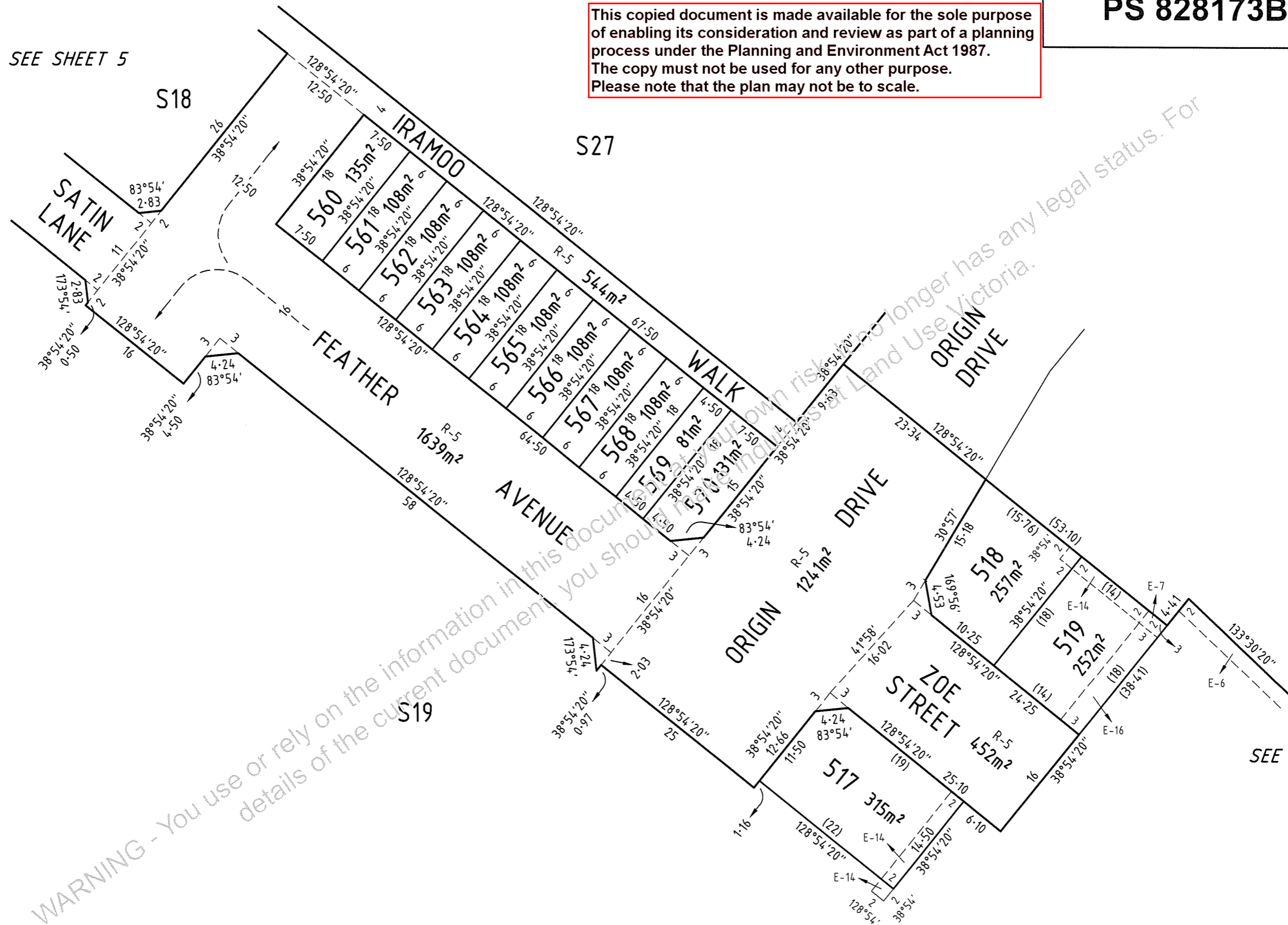
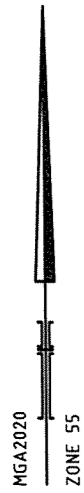
SHEET 5

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08/09/2022,
SPEAR Ref: S155323C

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SEE SHEET 5



SEE SHEET 3

SURVEYOR'S FILE REF: 305916SV00

SCALE 1: 500
 5 0 5 10 15 20
 LENGTHS ARE IN METRES

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SHEET 6



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 Surveyor's Plan Version (9),
 08/09/2022, SPEAR Ref: S155323C

Digitally signed by:
 Hume City Council,
 08/09/2022,
 SPEAR Ref: S155323C

CREATION OF RESTRICTION No. 1

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

Land to Benefit: Lots 501 to 505, 517 to 519 and 560 to 570 (all inclusive)
Land to be Burdened: Lots 501 to 505, 517 to 519 and 560 to 570 (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 AA8469.

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 501 to 505, 517 to 519 and 560 to 570 (all inclusive)
Land to be Burdened: Lots 501 to 505, 517 to 519 and 560 to 570 (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 501 to 505, 517 to 519 and 560 to 570 (all inclusive)
Land to be Burdened: Lots 518, 519 and 560 to 570 (both inclusive)

Description of Restriction:

Lots 518, 519 and 560 to 570 (both 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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