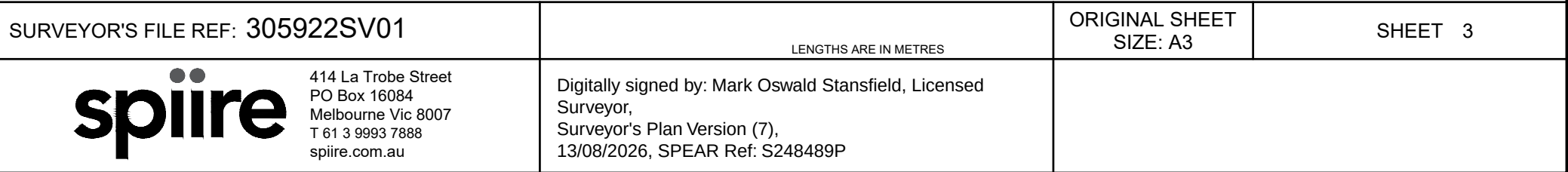


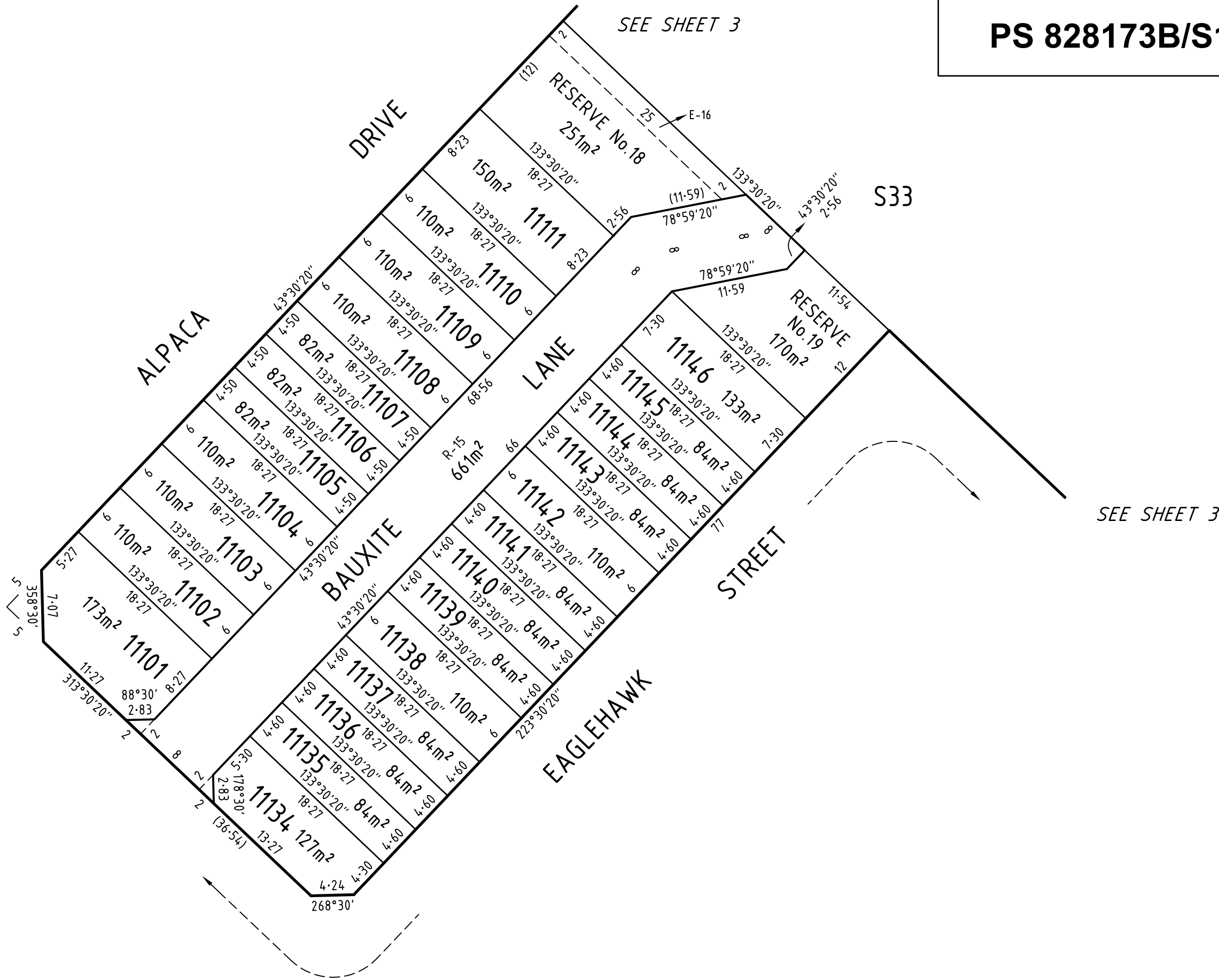
PLAN OF SUBDIVISION			EDITION 1		PS 828173B/S18	
LOCATION OF LAND PARISH: BULLA BULLA TOWNSHIP: - SECTION: 25 CROWN ALLOTMENT: 2 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL 12633 FOL 234 LAST PLAN REFERENCE: PS 828173B/S13, LOT S30 POSTAL ADDRESS: 675 SUNBURY ROAD, (at time of subdivision) SUNBURY, VIC. 3429 MGA 2020 CO-ORDINATES: E: 302 530 ZONE: 55 (of approx centre of land in plan) N: 5835 790			Council Name: Hume City Council SPEAR Reference Number: S248489P			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines. Lots 1 to 11100, 11112 to 11133 and S1 to S32 (all inclusive) have been omitted from this plan. Other purpose of this plan To remove by agreement the Drainage Easement created in PS828173B/S13 now contained within Reserve No.19 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.			
ROAD R-15 RESERVE No.18 &19	HUME CITY COUNCIL 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 11C (24 LOTS)			AREA OF STAGE - 0.355ha			
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 305922SV01		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5	
		Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (7), 13/08/2026, SPEAR Ref: S248489P				

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				PS 828173B/S18
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-3	DRAINAGE	SEE DIAG.	PS 828173B/S20	HUME CITY COUNCIL
E-4	DRAINAGE	SEE DIAG.	PS 828173B/S11	HUME CITY COUNCIL
E-5	DRAINAGE	SEE DIAG.	PS 828173B/S12	HUME CITY COUNCIL
E-6	TRANSMISSION OF ELECTRICITY	SEE DIAG.	INSTRUMENT 1930087	S.E.C.V.
E-6	DRAINAGE	SEE DIAG.	PS 828173B/S11	HUME CITY COUNCIL
E-6	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-7	SEWERAGE	SEE DIAG.	PS 828173B/S13	GREATER WESTERN WATER CORPORATION
E-8	DRAINAGE	SEE DIAG.	PS 828173B/S20	HUME CITY COUNCIL
E-8	SEWERAGE	SEE DIAG.	PS 828173B/S13	GREATER WESTERN WATER CORPORATION
E-9	DRAINAGE	SEE DIAG.	PS 828173B	HUME CITY COUNCIL
E-9	SEWERAGE	SEE DIAG.	PS 828173B/S13	GREATER WESTERN WATER CORPORATION
E-9	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-10	TRANSMISSION OF ELECTRICITY	SEE DIAG.	INSTRUMENT 1930087	S.E.C.V.
E-10	DRAINAGE	SEE DIAG.	PS 828173B/S11	HUME CITY COUNCIL
E-10	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-11	DRAINAGE	SEE DIAG.	PS 828173B/S11	HUME CITY COUNCIL
E-11	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-12	DRAINAGE	SEE DIAG.	PS 828173B/S11	HUME CITY COUNCIL
E-12	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-13	DRAINAGE	SEE DIAG.	PS 828173B	HUME CITY COUNCIL
E-13	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-14	DRAINAGE	SEE DIAG.	PS 828173B/S20	HUME CITY COUNCIL
E-14	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-15	DRAINAGE	SEE DIAG.	PS 828173B/S20	HUME CITY COUNCIL
E-15	SEWERAGE	SEE DIAG.	PS 828173B/S13	GREATER WESTERN WATER CORPORATION
E-15	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG.	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-16	POWERLINE	SEE DIAG.	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
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SHEET 4

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

CREATION OF RESTRICTION No. 1

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

Land to Benefit: Lots 11101 to 11111 and 11134 to 11146 (all inclusive) on this plan
Land to be Burdened: Lots 11101 to 11111 and 11134 to 11146 (all inclusive) on this plan

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 comply with the approved design guidelines or as otherwise agreed in writing with Hume City Council.
- (ii) Construct a dwelling or commercial building on any lot unless the building incorporates dual plumbing for alternative water supply for toilet flushing and garden watering use should an alternative water supply become available.

Expiry Date:

The restriction shall expire on 30th July 2034.

CREATION OF RESTRICTION No. 2

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

Land to Benefit: Lots 11101 to 11111 and 11134 to 11146 (all inclusive) on this plan
Land to be Burdened: Lots 11101 to 11111 and 11134 to 11146 (all inclusive) on this plan

Description of Restriction:

Lots 11102, 11104, 11105, 11107 to 11109, 11111, 11134 to 11136, 11138 to 11140, 11142, 11143, 11145 and 11146 (all inclusive) are defined as Type B lots under the Small Lot Housing Code.
Lots 11101, 11103, 11106, 11110, 11137, 11141 and 11144 are defined as Type C 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.

Expiry Date:

This restriction shall expire on 30th July 2034.

OWNERS CORPORATION SCHEDULE

PS828173B/S18

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. 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	780	241
Balance of existing OC	0	0
Overall Total	780	241

Lot Entitlement and Lot Liability

[illegible]

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