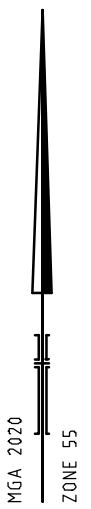
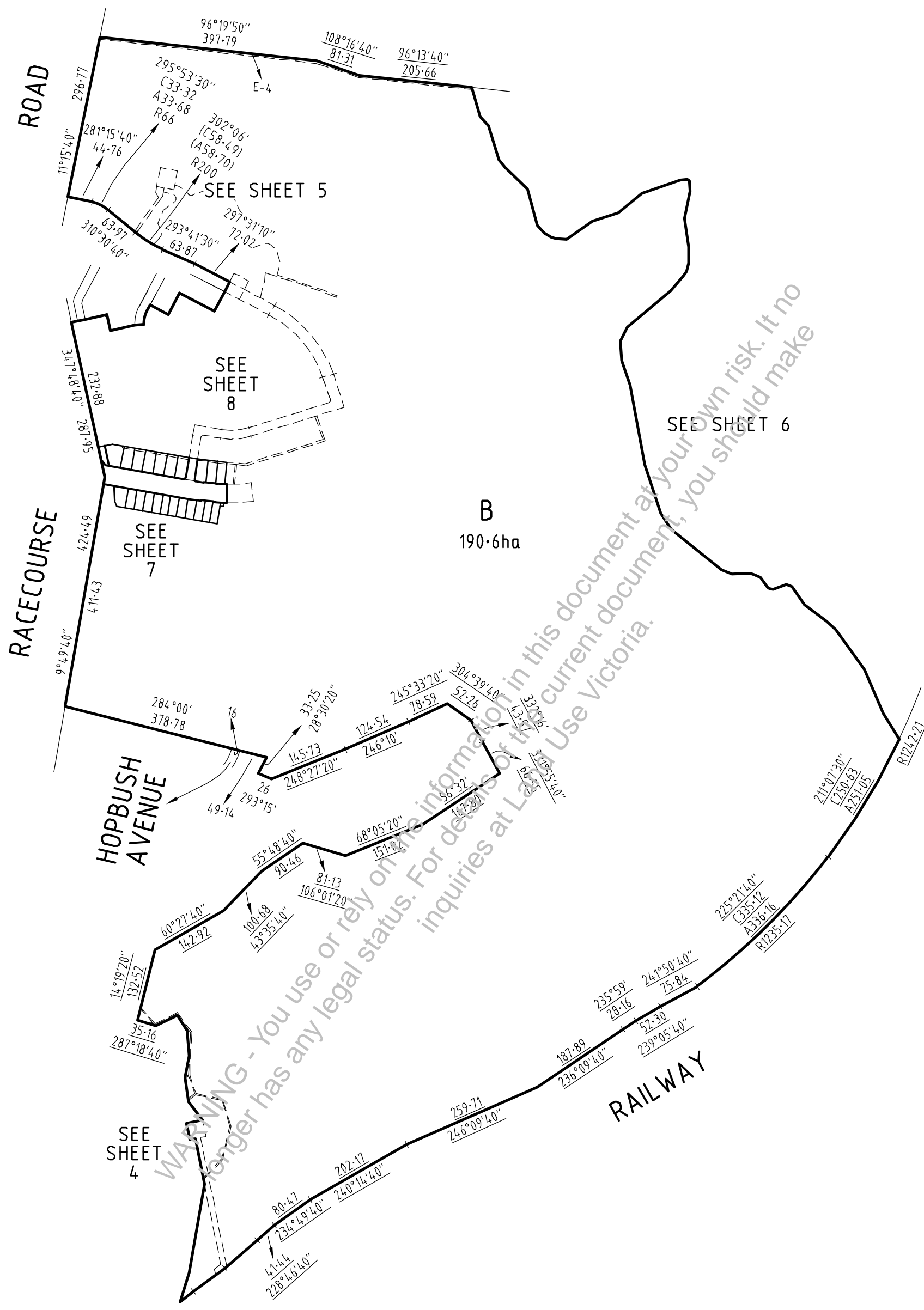


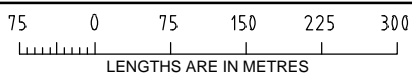
PLAN OF SUBDIVISION			EDITION 1		PS 842444Q	
LOCATION OF LAND			Council Name: Hume City Council			
PARISH: BOLLINDA, BULLA BULLA AND BUTTLEJORRK WJT CLARKES CROWN SPECIAL SURVEY(PART)			Council Reference Number: S009269 Planning Permit Reference: P22159 SPEAR Reference Number: S158862B			
PARISH: BULLA BULLA			Certification			
SECTION: 21			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: 19/05/2021			
CROWN ALLOTMENT: 1 (PART)			Statement of Compliance			
PARISH: BOLLINDA			This is a statement of compliance issued under section 21 of the Subdivision Act 1988			
SECTION: 1			Public Open Space			
CROWN ALLOTMENT: 3 & 4 (PARTS)			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			
TITLE REFERENCE: C/T VOL ..... FOL ...			Digitally signed by: Katrina Toogood for Hume City Council on 18/08/2022			
LAST PLAN REFERENCE: LOT A on PS 832946V						
POSTAL ADDRESS: 250 RACECOURSE ROAD (at time of subdivision) SUNBURY 3429						
MGA2020 CO-ORDINATES: E: 300 000 ZONE: 55						
(of approx centre of land in plan) N: 5 840 870						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		This is a SPEAR Plan.  Land being subdivided is enclosed within thick continuous lines  Lots 1 to 100 (all inclusive) and Lot A have been omitted from this plan.  Underlined dimensions shown thus <u>204.91</u> are not the result of this survey.		
ROAD R-1		HUME CITY COUNCIL				
RESERVE No.1		HUME CITY COUNCIL				
RESERVE No.2		JEMENA ELECTRICITY NETWORKS (VIC) LIMITED				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
SURVEY: This plan is based on survey (PS832946V)						
STAGING: This is not a staged subdivision Planning Permit No. P22159  This survey has been connected to permanent marks No(s). BUTTLEJORRK PM 56 & 92 In Proclaimed Survey Area No. 46						
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				
SHERWOOD GRANGE ESTATE - STAGE 1 (22 LOTS)				AREA OF STAGE - 2.395ha		
 <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>		SURVEYORS FILE REF: 305950SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 9	
		Digitally signed by: Stephen Anthony Motta, Licensed Surveyor, Surveyor's Plan Version (10), 12/08/2022, SPEAR Ref: S158862B		Land Use Victoria Plan Registered 03:04 PM 30/08/2022 Assistant Registrar of Titles		

				PS 842444Q
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	WATER SUPPLY	SEE PLAN	TRANSFER No. 675047	C/T VOL 3475 FOL 981
E-2	SEWERAGE	SEE PLAN	PS 730378B	WESTERN WATER
E-3	WATER SUPPLY	SEE PLAN	TRANSFER No. 675047	C/T VOL 3475 FOL 981
E-3	SEWERAGE	SEE PLAN	PS 730378B	WESTERN WATER
E-4	CARRIAGEWAY	4	PS 730378B	LOT 2 ON PS 730378B
E-5	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL
E-5	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-6	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-7	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 832946V	THE RELEVANT ABUTTING LOT ON PS 832946V
E-8	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-9	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-9	DRAINAGE	0.30	THIS PLAN	HUME CITY COUNCIL
E-9	SEWERAGE	0.30	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-10	SEWERAGE	SEE PLAN	PS 832946V	GREATER WESTERN WATER CORPORATION
E-10	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS 832946V	GREATER WESTERN WATER CORPORATION
E-10	POWERLINE	SEE PLAN	PS 832946V - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
E-11	SEWERAGE	SEE PLAN	PS 832946V	GREATER WESTERN WATER CORPORATION
E-12	WETLAND, FLOODWAY, DRAINAGE AND STORMWATER QUALITY MANAGEMENT AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA2741	SEE PLAN	PS 832946V	MELBOURNE WATER CORPORATION
E-14	WETLAND, FLOODWAY, DRAINAGE AND STORMWATER QUALITY MANAGEMENT AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA2741	SEE PLAN	PS 832946V	MELBOURNE WATER CORPORATION
E-14	DRAINAGE	SEE PLAN	PS 832946V	HUME CITY COUNCIL
E-15	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-15	DRAINAGE	SEE PLAN	PS 832946V	HUME CITY COUNCIL
E-16	SEWERAGE	SEE PLAN	PS 832946V	GREATER WESTERN WATER CORPORATION
E-16	DRAINAGE	SEE PLAN	PS 832946V	HUME CITY COUNCIL
E-17	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 832946V	THE RELEVANT ABUTTING LOT ON PS 832946V
E-17	SEWERAGE	0.30	PS 832946V	GREATER WESTERN WATER CORPORATION
E-17	DRAINAGE	0.30	PS 832946V	HUME CITY COUNCIL
SURVEYOR'S FILE REF: 305950SV00				ORIGINAL SHEET SIZE: A3
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SURVEYOR'S FILE REF: 305950SV00

SCALE  
1: 7500



ORIGINAL SHEET  
SIZE: A3

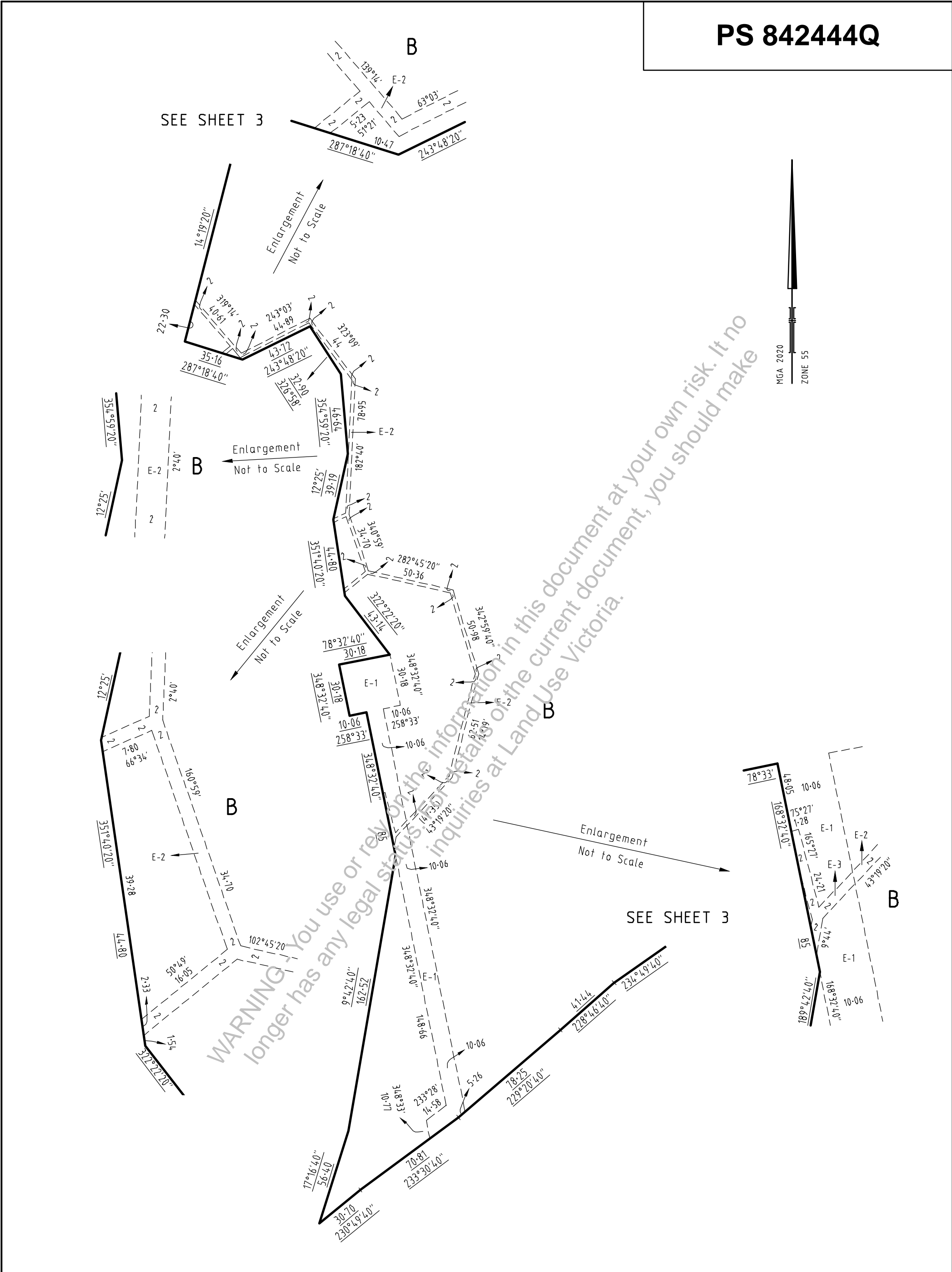
SHEET 3



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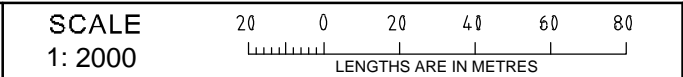


SURVEYOR'S FILE REF: 305950SV00

**SCALE**  
1: 2000

20 0 20 40 60 80

LENGTHS ARE IN METRES



ORIGINAL SHEET  
SIZE: A3

SHEET 4

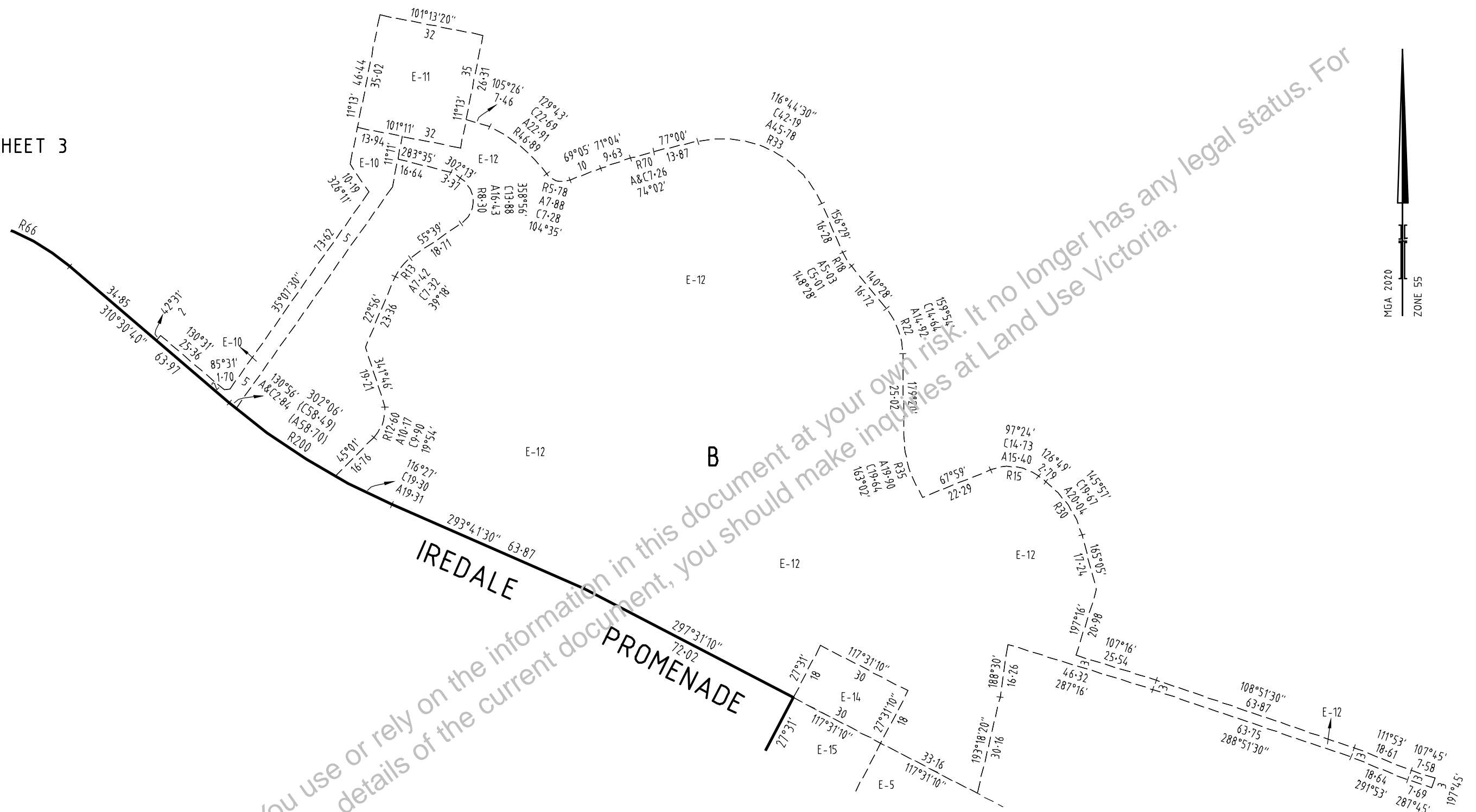


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SEE SHEET 3



SEE SHEET 8

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SCALE 1: 1250

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ORIGINAL SHEET SIZE: A3

SHEET 5

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**PS 842444Q**

SEE SHEET 3



B

B

Diagram illustrating a boundary line with various bearings and distances. The line is defined by the following segments (from top to bottom):

- Segment 1: Bearing  $139^{\circ}45'$ , Distance  $19.12$
- Segment 2: Bearing  $179^{\circ}47'$ , Distance  $14.30$
- Segment 3: Bearing  $19^{\circ}78'$ , Distance  $9.14$
- Segment 4: Bearing  $54^{\circ}42'20''$ , Distance  $57.01$
- Segment 5: Bearing  $50^{\circ}44'$ , Distance  $52.37$
- Segment 6: Bearing  $171^{\circ}24'40''$ , Distance  $28.75$
- Segment 7: Bearing  $221^{\circ}36'40''$ , Distance  $35.17$
- Segment 8: Bearing  $102^{\circ}40'$ , Distance  $27.95$
- Segment 9: Bearing  $229^{\circ}48'$ , Distance  $56.45$
- Segment 10: Bearing  $175^{\circ}54'20''$ , Distance  $36.45$
- Segment 11: Bearing  $161^{\circ}30'20''$ , Distance  $14.36$
- Segment 12: Bearing  $169^{\circ}27'40''$ , Distance  $148.14$
- Segment 13: Bearing  $161^{\circ}22'20''$ , Distance  $82.97$
- Segment 14: Bearing  $147^{\circ}04'20''$ , Distance  $35.07$
- Segment 15: Bearing  $129^{\circ}01'40''$ , Distance  $117.10$
- Segment 16: Bearing  $111^{\circ}19'$ , Distance  $21.06$
- Segment 17: Bearing  $101^{\circ}26'$ , Distance  $8.52$
- Segment 18: Bearing  $118^{\circ}52'$ , Distance  $12.37$
- Segment 19: Bearing  $71^{\circ}04'$ , Distance  $24.94$
- Segment 20: Bearing  $111^{\circ}25'$ , Distance  $10.93$
- Segment 21: Bearing  $126^{\circ}48'$ , Distance  $50.89$
- Segment 22: Bearing  $132^{\circ}20'$ , Distance  $22.83$



Additional bearings and distances are noted at the ends of the line:

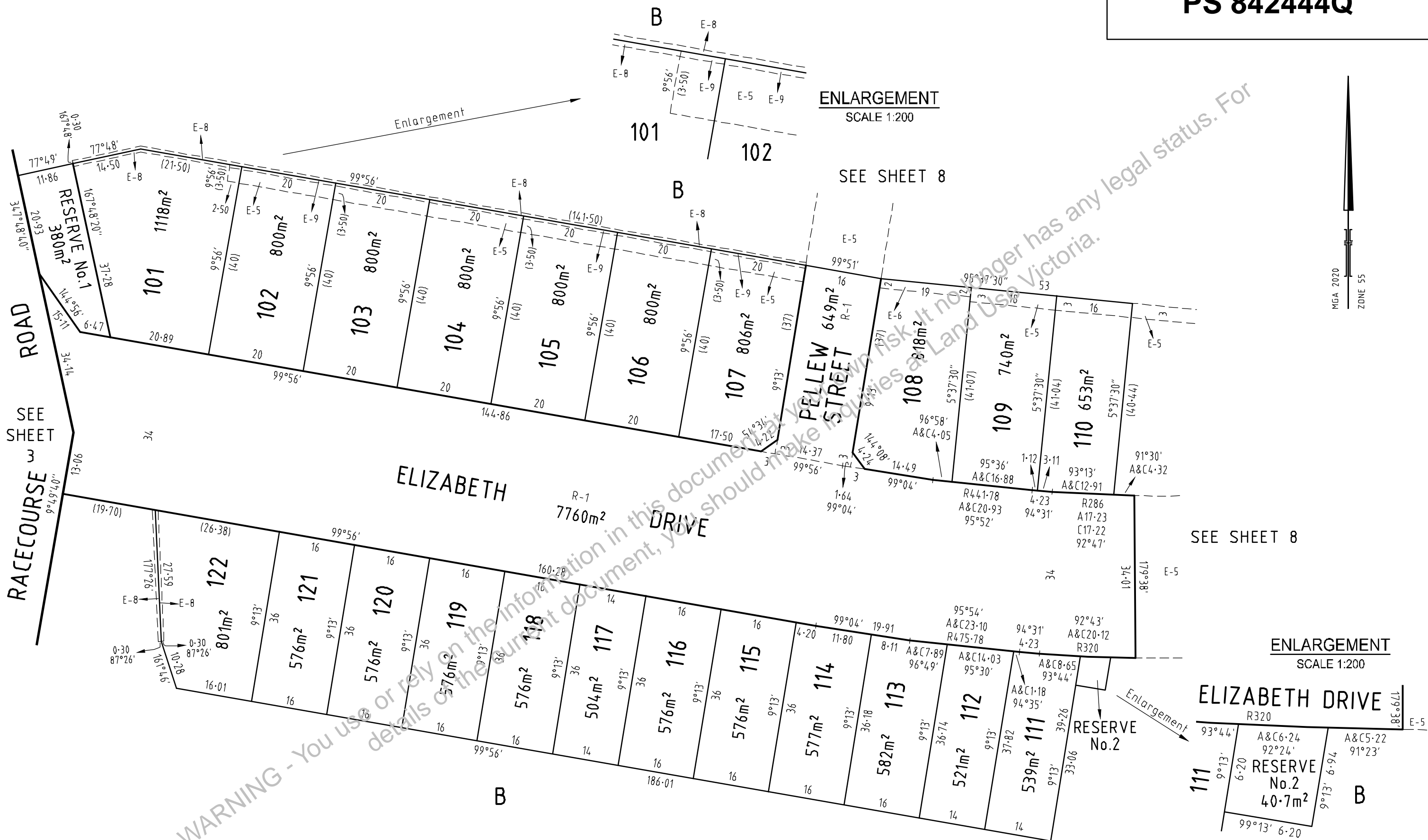
- At the top left:  $54^{\circ}45'$ ,  $19.12$ ,  $139^{\circ}45'$ ,  $179^{\circ}47'$ ,  $14.30$ ,  $19^{\circ}78'$ ,  $9.14$ ,  $54^{\circ}42'20''$ ,  $57.01$ ,  $50^{\circ}44'$ ,  $52.37$ ,  $171^{\circ}24'40''$ ,  $28.75$ ,  $221^{\circ}36'40''$ ,  $35.17$ ,  $102^{\circ}40'$ ,  $27.95$ ,  $229^{\circ}48'$ ,  $56.45$ ,  $175^{\circ}54'20''$ ,  $36.45$ ,  $161^{\circ}30'20''$ ,  $14.36$ ,  $169^{\circ}27'40''$ ,  $148.14$ ,  $161^{\circ}22'20''$ ,  $82.97$ ,  $147^{\circ}04'20''$ ,  $35.07$ ,  $129^{\circ}01'40''$ ,  $117.10$ ,  $111^{\circ}19'$ ,  $21.06$ ,  $101^{\circ}26'$ ,  $8.52$ ,  $118^{\circ}52'$ ,  $12.37$ ,  $71^{\circ}04'$ ,  $24.94$ ,  $111^{\circ}25'$ ,  $10.93$ ,  $126^{\circ}48'$ ,  $50.89$ ,  $132^{\circ}20'$ ,  $22.83$ .

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RAILWAY

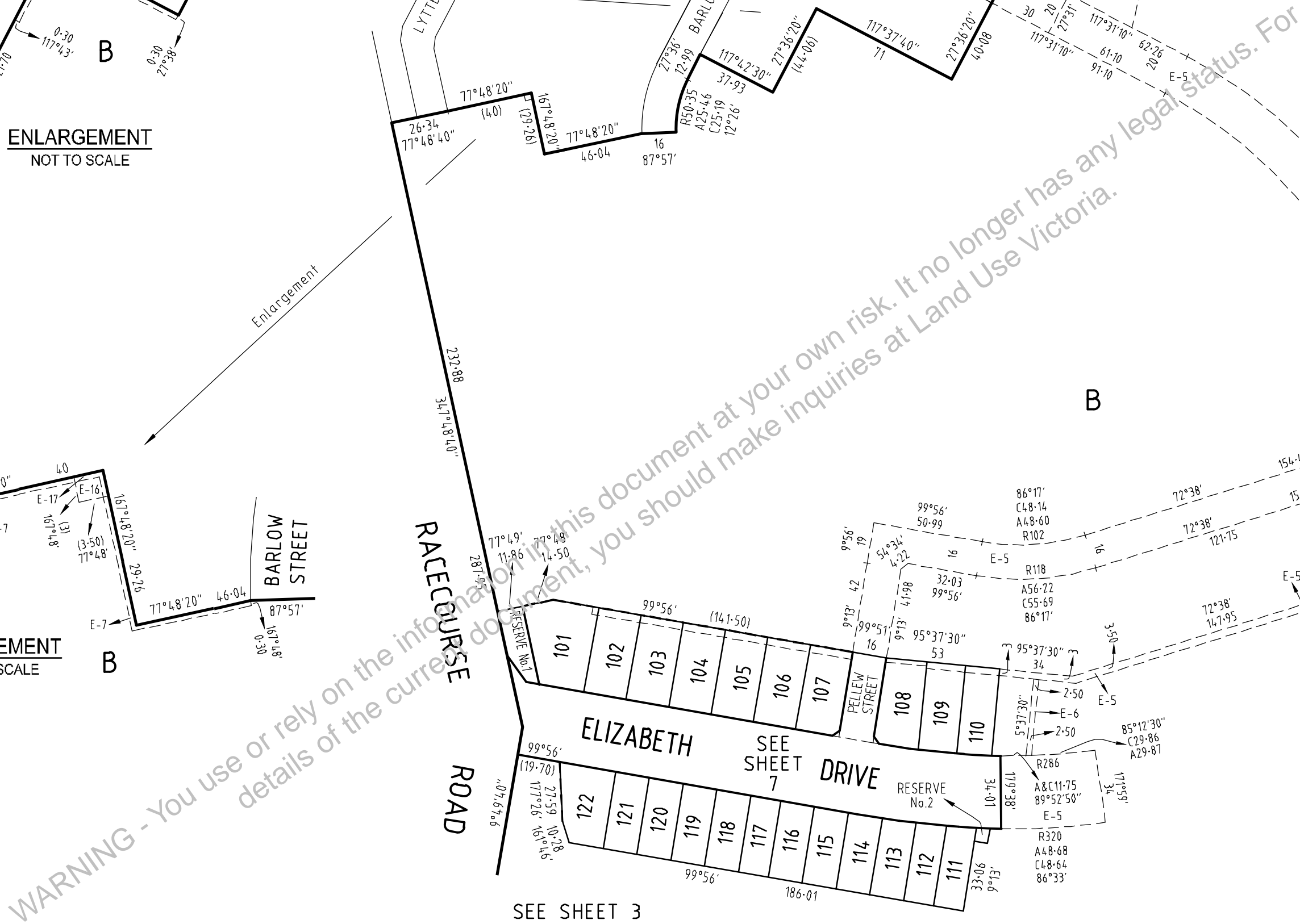
SEE SHEET 3

<p>SURVEYOR'S FILE REF: 305950SV00</p>	<p>SCALE 1: 4000</p>  <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 6</p>
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<div data-bbox="97 1833 602 1869" data-label="Text"><p>SURVEYOR'S FILE REF: 305950SV00</p></div> <div data-bbox="172 1896 439 2011" data-label="Image"></div> <div data-bbox="468 1896 647 2011" data-label="Text"><p>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</p></div>		<div data-bbox="1665 1822 2217 1885" data-label="Text"><p>SCALE 1: 750</p></div> <div data-bbox="1843 1822 2217 1885" data-label="Figure"></div> <div data-bbox="1644 1906 2175 2011" data-label="Text"><p>Digitally signed by: Stephen Anthony Motta, Licensed Surveyor, Surveyor's Plan Version (10), 12/08/2022, SPEAR Ref: S158862B</p></div>	<div data-bbox="2279 1822 2487 1879" data-label="Text"><p>ORIGINAL SHEET SIZE: A3</p></div> <div data-bbox="2279 1906 2516 2011" data-label="Text"><p>Digitally signed by: Hume City Council, 18/08/2022, SPEAR Ref: S158862B</p></div>	<div data-bbox="2665 1837 2783 1864" data-label="Text"><p>SHEET 7</p></div>
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**PS 842444Q**



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**SCALE**  
1: 2000

20 0 20 40 60 80

LENGTHS ARE IN METRES

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CREATION OF RESTRICTION 1

The following restriction is to be created upon Registration of this plan by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

For the purposes of this restriction:

- (a) A dwelling means a house.
- (b) A building means any structure except a fence.

Land to Benefit: Lots 101 to 122 (all inclusive) on this plan  
Land to be Burdened: Lots 101 to 122 (all inclusive) on this plan

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

Design Guidelines

- (a) build or allow to be built on the Lot any building other than a building which has been approved by the Sherwood Grange Design Assessment Panel in accordance with the Sherwood Grange Design Guidelines as approved by the Responsible Authority or amended from time to time to the satisfaction of the Responsible Authority.
- (b) construct or permit to be constructed more than one dwelling on any burdened lot.

Building Envelopes and MCP

- (c) build or erect or allow to be built on the Lot any building other than building which is built in accordance with the building envelope plans and provisions shown on the endorsed Memorandum of Common Provisions (MCP) registered in Dealing Number AA8277, which memorandum of common provisions is incorporated into and by this plan.

Expiry

- (d) the restrictions specified in paragraphs (a) and (b) (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect 1 year after the issue of an Occupancy Permit under the Building Act 1993 is issued for the whole of the dwelling on the burdened lot.
- (e) the restrictions specified in paragraph (c) shall cease to burden any Lot on the Plan of Subdivision with effect 10 years after the issue of an Occupancy Permit under the Building Act 1993 is issued for the whole of the dwelling on the burdened lot.

CREATION OF RESTRICTION 2

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

- For the purposes of this restriction:
- a) A dwelling means a house
  - b) A building means any structure except a fence

Land to Benefit: Lots 101 to 122 (all inclusive) on this plan  
Land to be Burdened: Lots 101 to 122 (all inclusive) on this plan

Description of Restriction:

The registered proprietor or proprietors for the time being of any lot on this plan to which the following restriction applies must not:

- (a) Construct any dwelling or commercial building unless that building incorporates dual plumbing for alternative water supply for toilet flushing and garden watering use should an alternative water supply become available.

CREATION OF RESTRICTION 3


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

Land to Benefit: Lots 102 to Lots 122 (all inclusive) on this plan  
Land to be Burdened: Lot 101

Description of Restriction:

The registered proprietor or proprietors for the time being of any lot on this plan to which the following restriction applies must not:

- (a) Construct any fencing that is not predominately open, low or otherwise designed to avoid long stretches of high solid fence interface to Racecourse Road and to the satisfaction of the responsible authority.

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