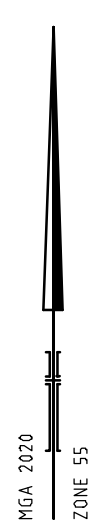
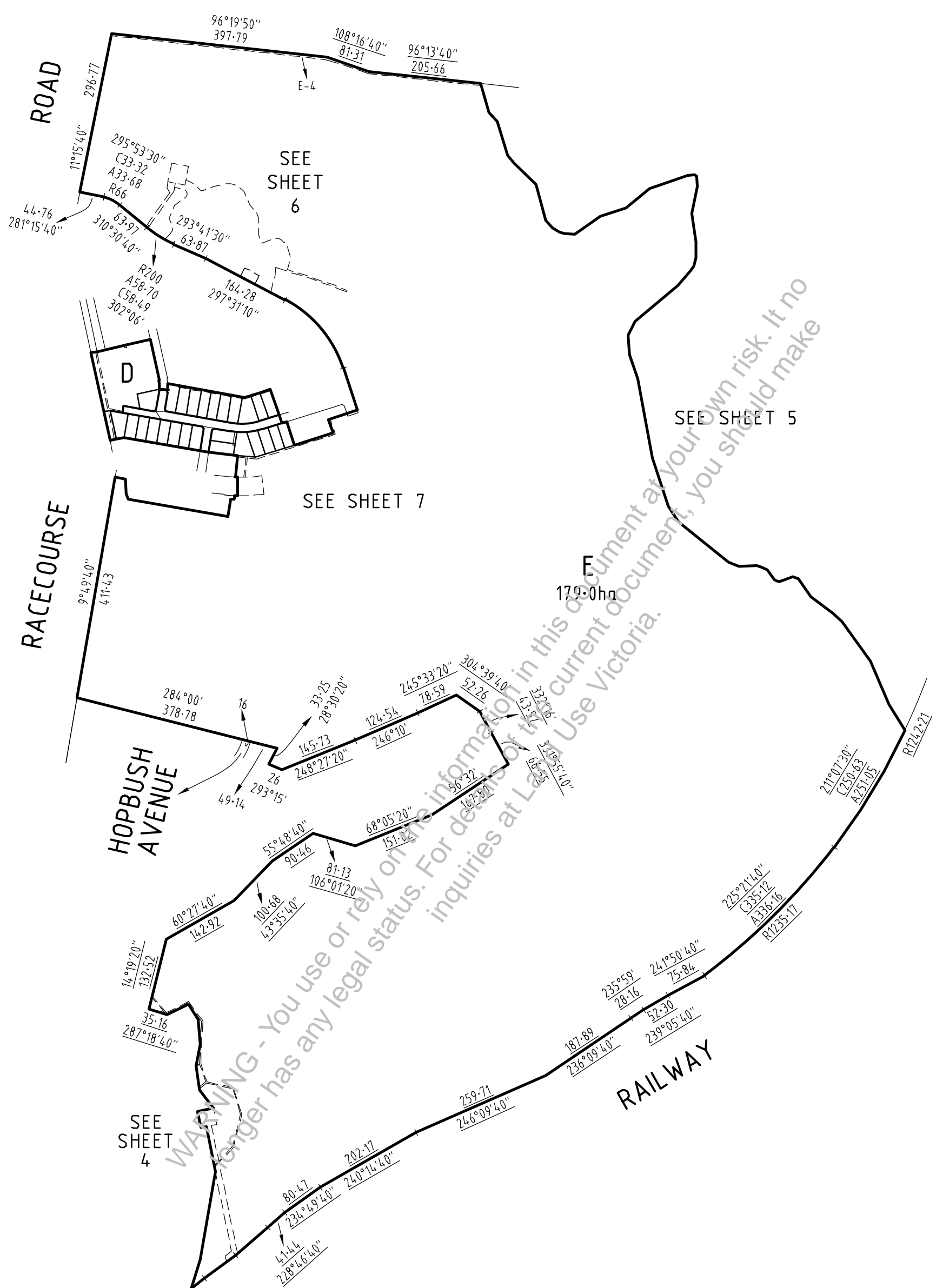
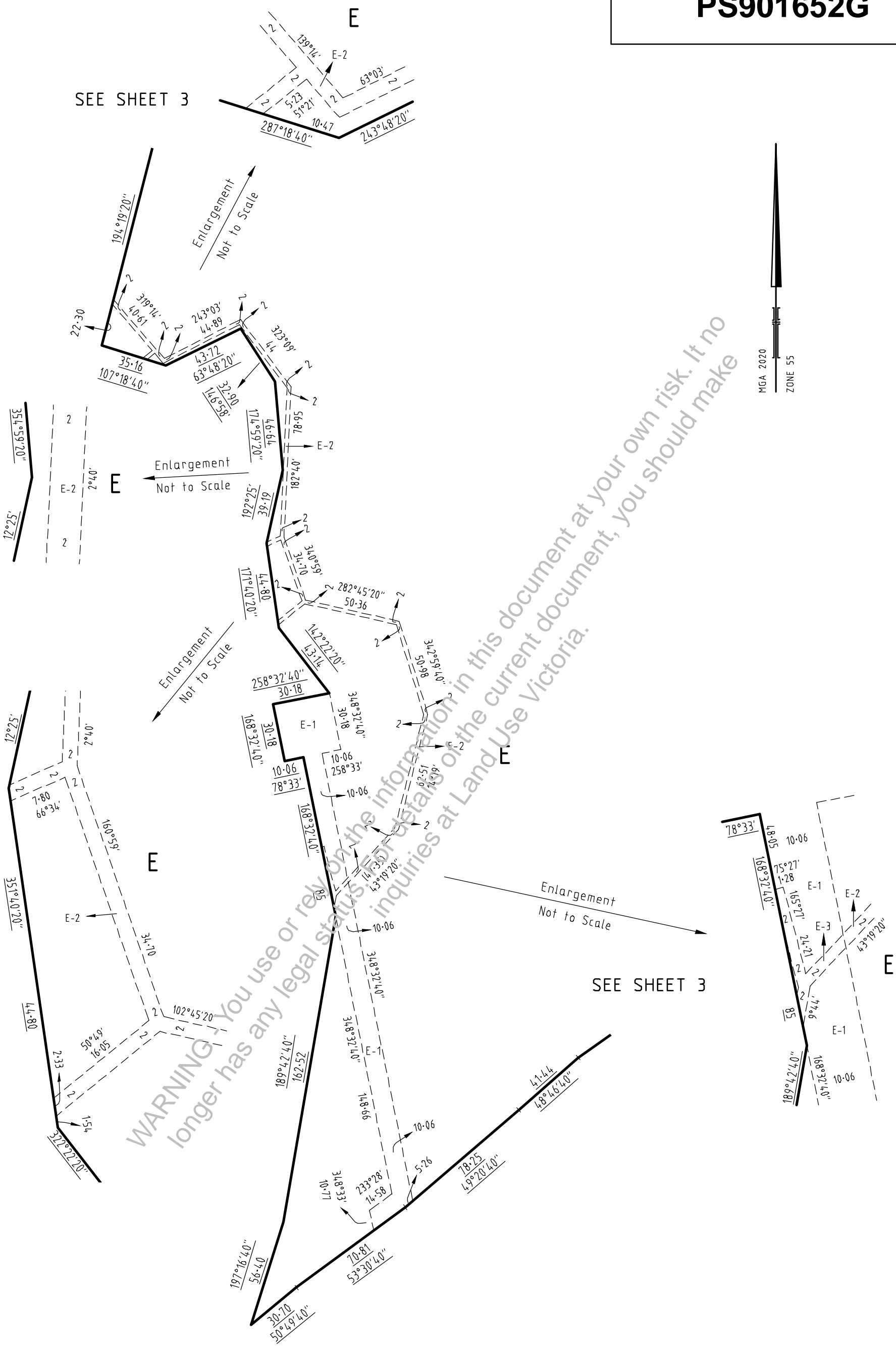


PLAN OF SUBDIVISION			EDITION 1		PS901652G	
<div>LOCATION OF LAND</div> <div>PARISH: BOLLINDA, BULLA BULLA AND BUTTLEJORRK WJT CLARKES CROWN SPECIAL SURVEY(PART)</div> <div>PARISH: BULLA BULLA</div> <div>SECTION: 21</div> <div>CROWN ALLOTMENT: 1 (PART)</div> <div>PARISH: BOLLINDA</div> <div>SECTION: 1</div> <div>CROWN ALLOTMENT: 3 &amp; 4 (PARTS)</div> <div>TITLE REFERENCE: C/T VOL FOL</div> <div>LAST PLAN REFERENCE: LOT C on PS842475D</div> <div>POSTAL ADDRESS: 250 RACECOURSE ROAD (at time of subdivision) SUNBURY 3429</div> <div>MGA2020 CO-ORDINATES: E: 300 060 ZONE: 55 (of approx centre of land in plan) N: 5 840 980</div>			<div>Council Name: Hume City Council</div> <div>Council Reference Number: S009648 Planning Permit Reference: P22159 SPEAR Reference Number: S180243P</div> <div>Certification</div> <div>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: 25/10/2022</div> <div>Public Open Space</div> <div>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</div> <div>Digitally signed by: Katrina Toogood for Hume City Council on 23/05/2023</div> <div>Statement of Compliance issued: 06/06/2023</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON				
ROAD R-1 RESERVE No.1		HUME CITY COUNCIL HUME CITY COUNCIL				
NOTATIONS			<div>This is a SPEAR Plan.</div> <div>Land being subdivided is enclosed within thick continuous lines</div> <div>Lots 1 to 500, and A to C (all inclusive) have been omitted from this plan.</div> <div>Underlined dimensions shown thus <u>204.91</u> are not the result of this survey.</div> <div>Other purpose of this plan</div> <div>To remove by agreement; part of easement E-10 on PS 842475D, and part of easement E-20 created on PS 842475D that now lie within roads on this plan.</div> <div>Grounds for Removal of Easement:</div> <div>By agreement pursuant to Section 6(1)(k)(iv) of the Subdivision Act 1988.</div>			
DEPTH LIMITATION : DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. P22159</div> <div>This survey has been connected to permanent marks No(s). BUTTLEJORRK PM 56 &amp; 92</div> <div>In Proclaimed Survey Area No. 46</div>						
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 5 (26 LOTS)			AREA OF STAGE - 3.188ha			
<div>spiire</div> <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>		SURVEYORS FILE REF: 305949SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 11	
		Digitally signed by: Stephen Anthony Motta, Licensed Surveyor, Surveyor's Plan Version (6), 31/03/2023, SPEAR Ref: S180243P		Land Use Victoria Plan Registered 10:08 AM 15/06/2023 Assistant Registrar of Titles		

				PS901652G
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
A-1	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 842475D	LAND IN THIS PLAN
A-2	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 842444Q	LAND IN THIS PLAN
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	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 842444Q	THE RELEVANT ABUTTING LOT ON PS 842444Q
E-6	SEWERAGE	SEE PLAN	PS 832946V	GREATER WESTERN WATER CORPORATION
E-6	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS 832946V	GREATER WESTERN WATER CORPORATION
E-6	POWERLINE	SEE PLAN	PS 832946V - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
E-7	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-8	SEWERAGE	SEE PLAN	PS 832946V	GREATER WESTERN WATER CORPORATION
E-9	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-9	DRAINAGE	SEE PLAN	PS 832946V	HUME CITY COUNCIL
E-10	DRAINAGE	SEE PLAN	PS 842444Q	HUME CITY COUNCIL
E-10	SEWERAGE	SEE PLAN	PS 842444Q	GREATER WESTERN WATER CORPORATION
E-11	SEWERAGE	SEE PLAN	PS 842444Q	GREATER WESTERN WATER CORPORATION
E-12	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 842475D	THE RELEVANT ABUTTING LOT ON PS 842475D
E-13	DRAINAGE	0.30	PS 842444Q	HUME CITY COUNCIL
E-13	SEWERAGE	0.30	PS 842444Q	GREATER WESTERN WATER CORPORATION
E-13	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 842475D	THE RELEVANT ABUTTING LOT ON PS 842475D
E-14	DRAINAGE	SEE PLAN	PS 842475D	HUME CITY COUNCIL
E-14	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS 842475D	GREATER WESTERN WATER CORPORATION
E-14	GAS SUPPLY	SEE PLAN	PS 842475D	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-14	SEWERAGE	SEE PLAN	PS 842475D	GREATER WESTERN WATER CORPORATION
E-15	DRAINAGE	SEE PLAN	PS 842475D	HUME CITY COUNCIL
E-15	SEWERAGE	SEE PLAN	PS 842475D	GREATER WESTERN WATER CORPORATION
E-16	DRAINAGE	0.30	PS 842475D	HUME CITY COUNCIL
E-16	SEWERAGE	0.30	PS 842475D	GREATER WESTERN WATER CORPORATION
E-16	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 842475D	THE RELEVANT ABUTTING LOT ON PS 842475D
E-17	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-18	DRAINAGE	3	THIS PLAN	HUME CITY COUNCIL
E-18	SEWERAGE	3	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-19	DRAINAGE	0.30	PS 842475D	HUME CITY COUNCIL
E-19	SEWERAGE	0.30	PS 842475D	GREATER WESTERN WATER CORPORATION
E-19	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-20	SEWERAGE	2.50	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-21	SEWERAGE	SEE PLAN	PS 842475D	GREATER WESTERN WATER CORPORATION
SURVEYOR'S FILE REF: 305949SV00				ORIGINAL SHEET SIZE: A3
				SHEET 2
<div><div><div></div><div></div><div></div></div><div><div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div></div></div>		Digitally signed by: Stephen Anthony Motta, Licensed Surveyor, Surveyor's Plan Version (6), 31/03/2023, SPEAR Ref: S180243P		Digitally signed by: Hume City Council, 23/05/2023, SPEAR Ref: S180243P





**PS901652G**

SEE SHEET 3



# E

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E

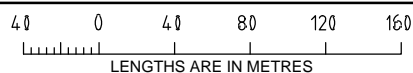
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- 19°78' / 9.14
- 54°42'20" / 57.01
- 50°44' / 52.37
- 178°20' / 28.75
- 18°51' / 15.81
- 195°55' / 11.28
- 217°55' / 11.28
- 227°36'40" / 35.17
- 102°40' / 27.95
- 229°48' / 20.74
- 175°54'20" / 36.45
- 16°30'20" / 14.36
- 169°22'40" / 14.81
- 161°22'20" / 92.62
- 147°04'20" / 35.07
- 129°01'40" / 117.10
- 111°19' / 21.06
- 101°26' / 8.52
- 118°52' / 12.37
- 71°04' / 24.94
- 111°25' / 10.93
- 126°48' / 50.89
- 132°20' / 22.83
- 88°05'20" / 32.34
- 144°31' / 21.87
- 4.52 / 111°52'
- 6.30 / 99°50'
- 14.30 / 39.61

SEE SHEET 3

SURVEYOR'S FILE REF: 305949SV00

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ORIGINAL SHEET  
SIZE: A3

SHEET 5

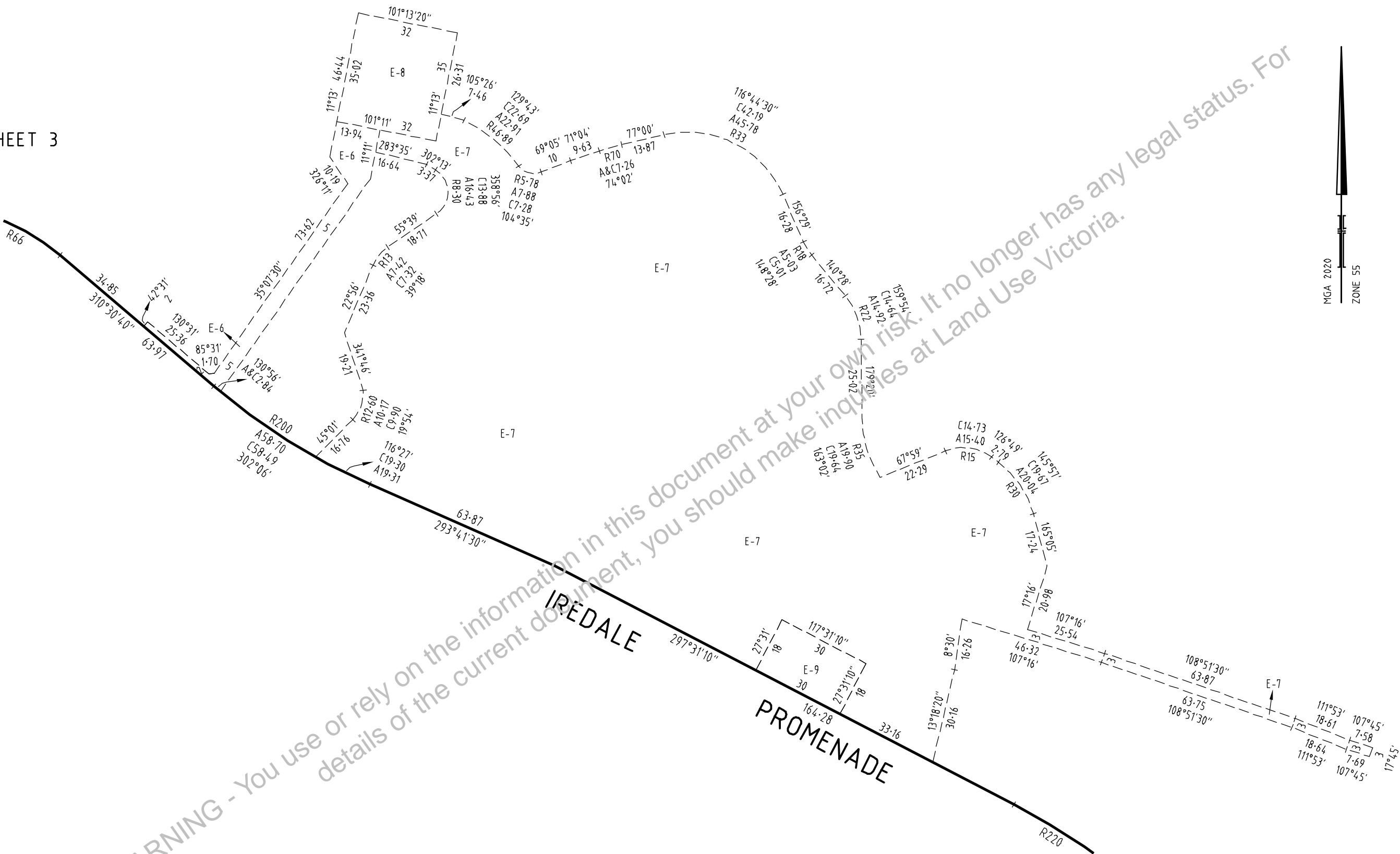
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23/05/2023,  
SPEAR Ref: S180243P

SEE SHEET 3

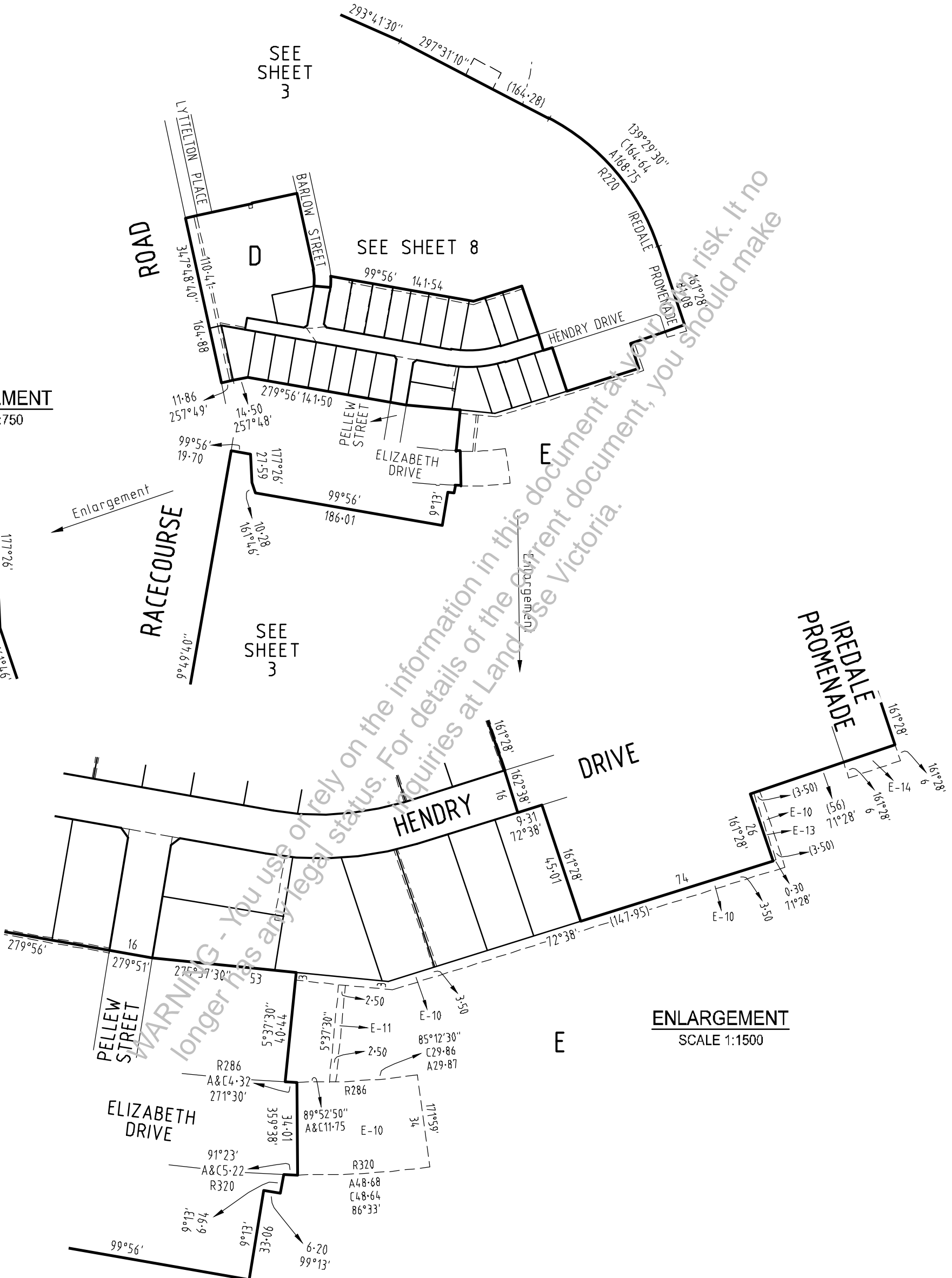
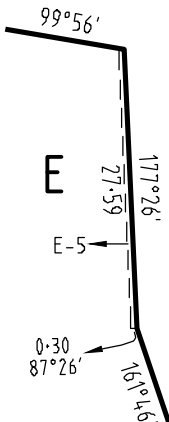


SEE SHEET 3

SURVEYOR'S FILE REF: 305949SV00		SCALE 1: 1250 <div><div></div><div>12.5 0 12.5 25 37.5 50</div><div>LENGTHS ARE IN METRES</div></div>	ORIGINAL SHEET SIZE: A3	SHEET 6
<div><div>spiire</div><div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div></div>		Digitally signed by: Stephen Anthony Motta, Licensed Surveyor, Surveyor's Plan Version (6), 31/03/2023, SPEAR Ref: S180243P	Digitally signed by: Hume City Council, 23/05/2023, SPEAR Ref: S180243P	

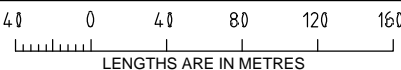


**ENLARGEMENT**  
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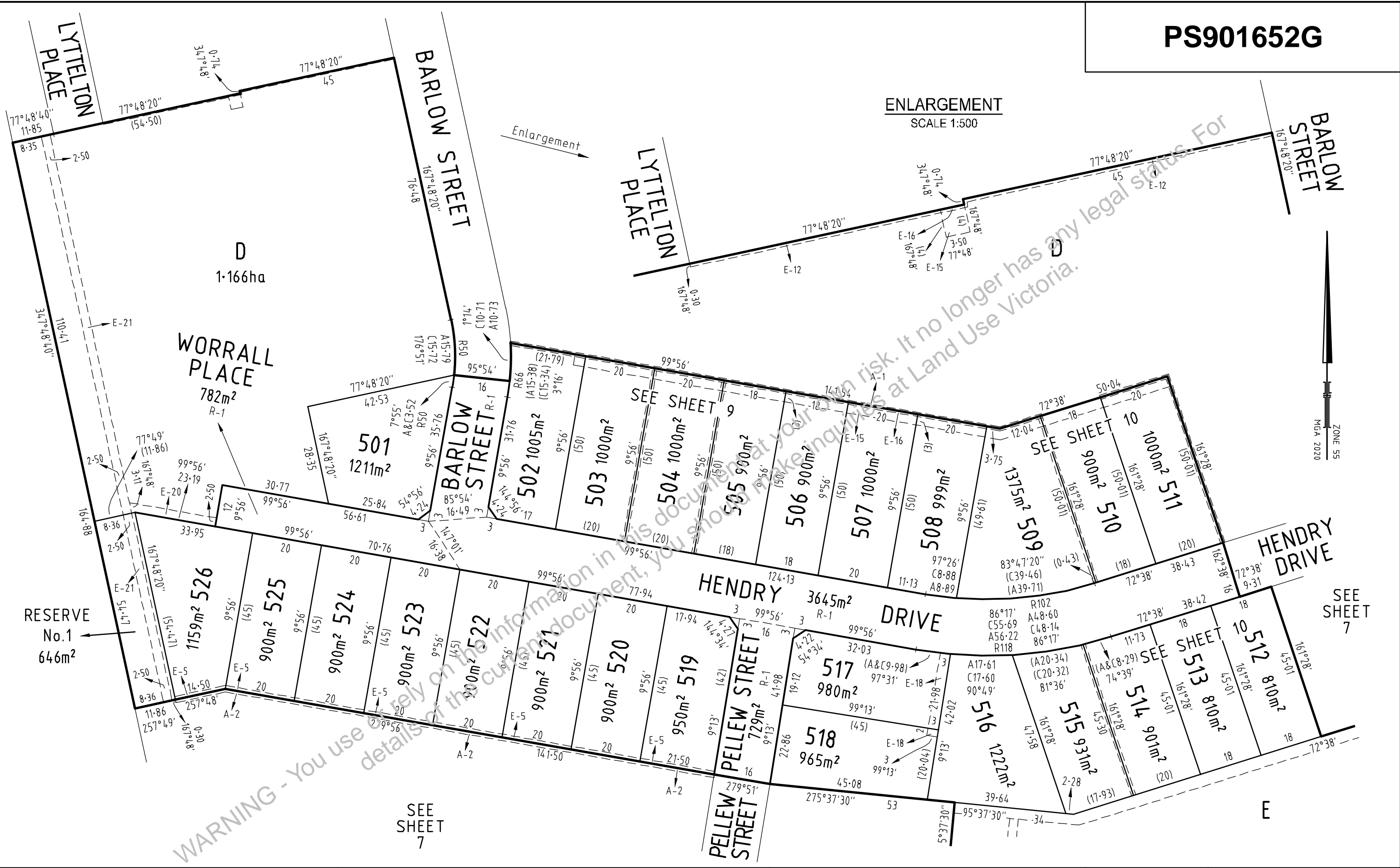
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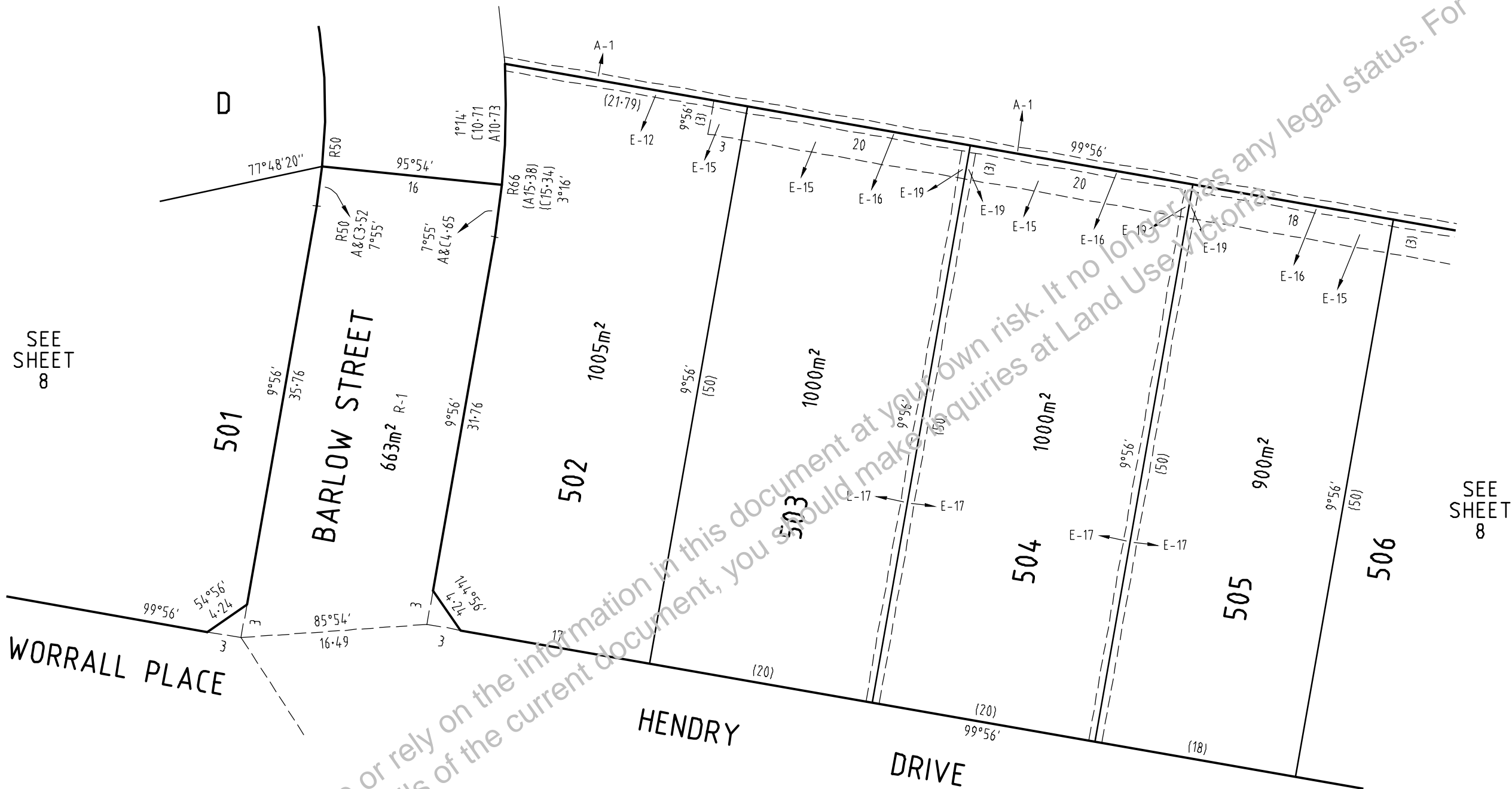
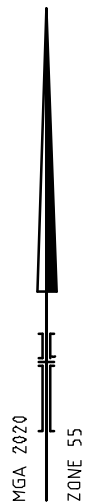
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<div><div>spiire</div><div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div></div>		Digitally signed by: Stephen Anthony Motta, Licensed Surveyor, Surveyor's Plan Version (6), 31/03/2023, SPEAR Ref: S180243P	Digitally signed by: Hume City Council, 23/05/2023, SPEAR Ref: S180243P	



SEE  
SHEET  
8

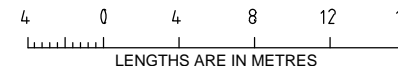
SEE  
SHEET  
8

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SCALE  
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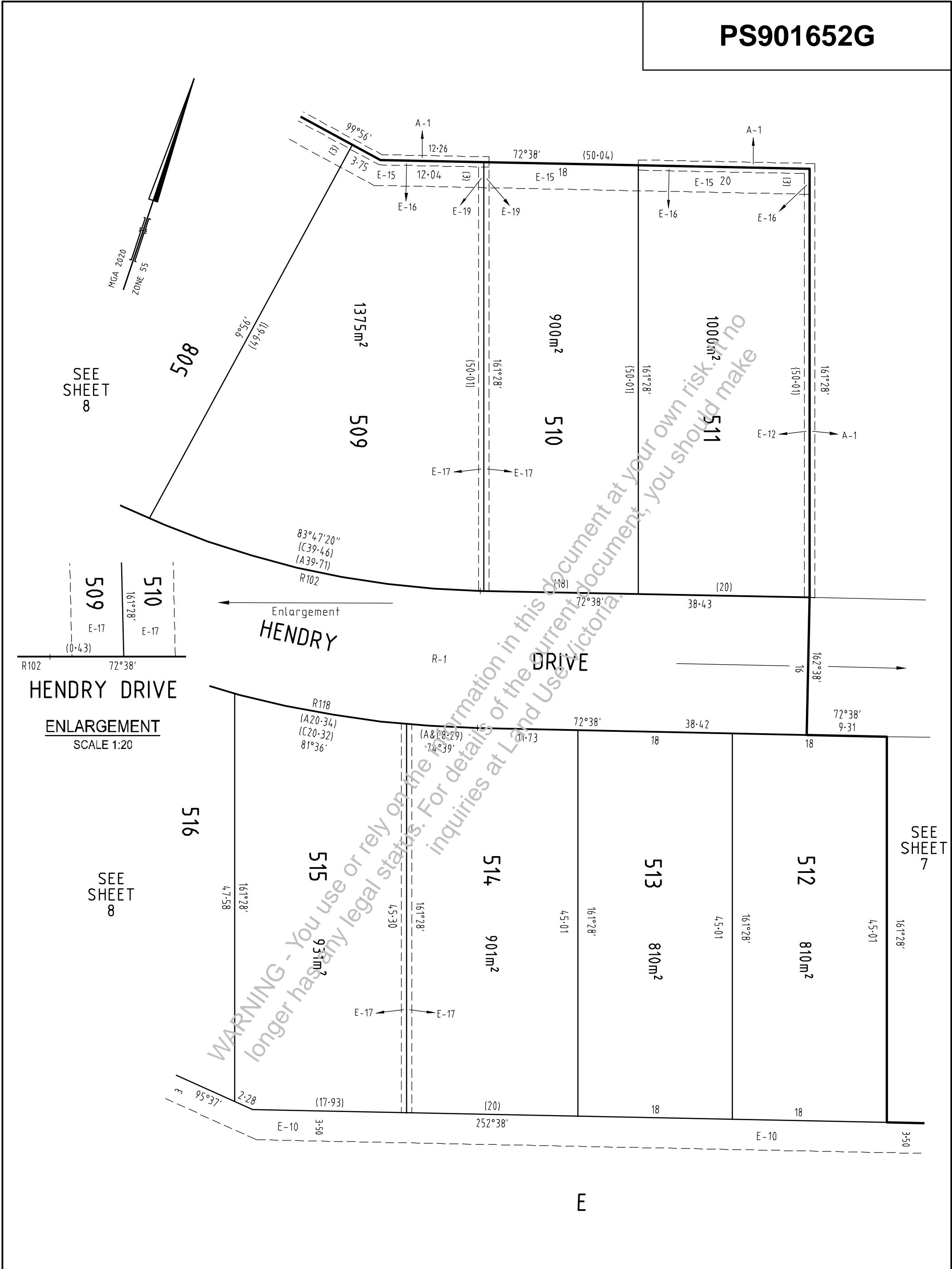


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SHEET 9

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SCALE 1: 400

ORIGINAL SHEET SIZE: A3

SHEET 10



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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 501 to 526 (both inclusive) on this plan

Land to be Burdened: Lots 501 to 526 (both inclusive) on this plan

#### DESCRIPTION OF RESTRICTION

Except with the written consent of the Responsible Authority, 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 AA9129, 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 501 to 526 (both inclusive) on this plan

**Land to be Burdened:** Lots 501 to 526 (both 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 501 to 525 (both inclusive) on this plan

**Land to be Burdened:** Lot 526

#### 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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SHEET 11

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