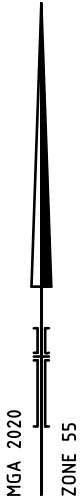
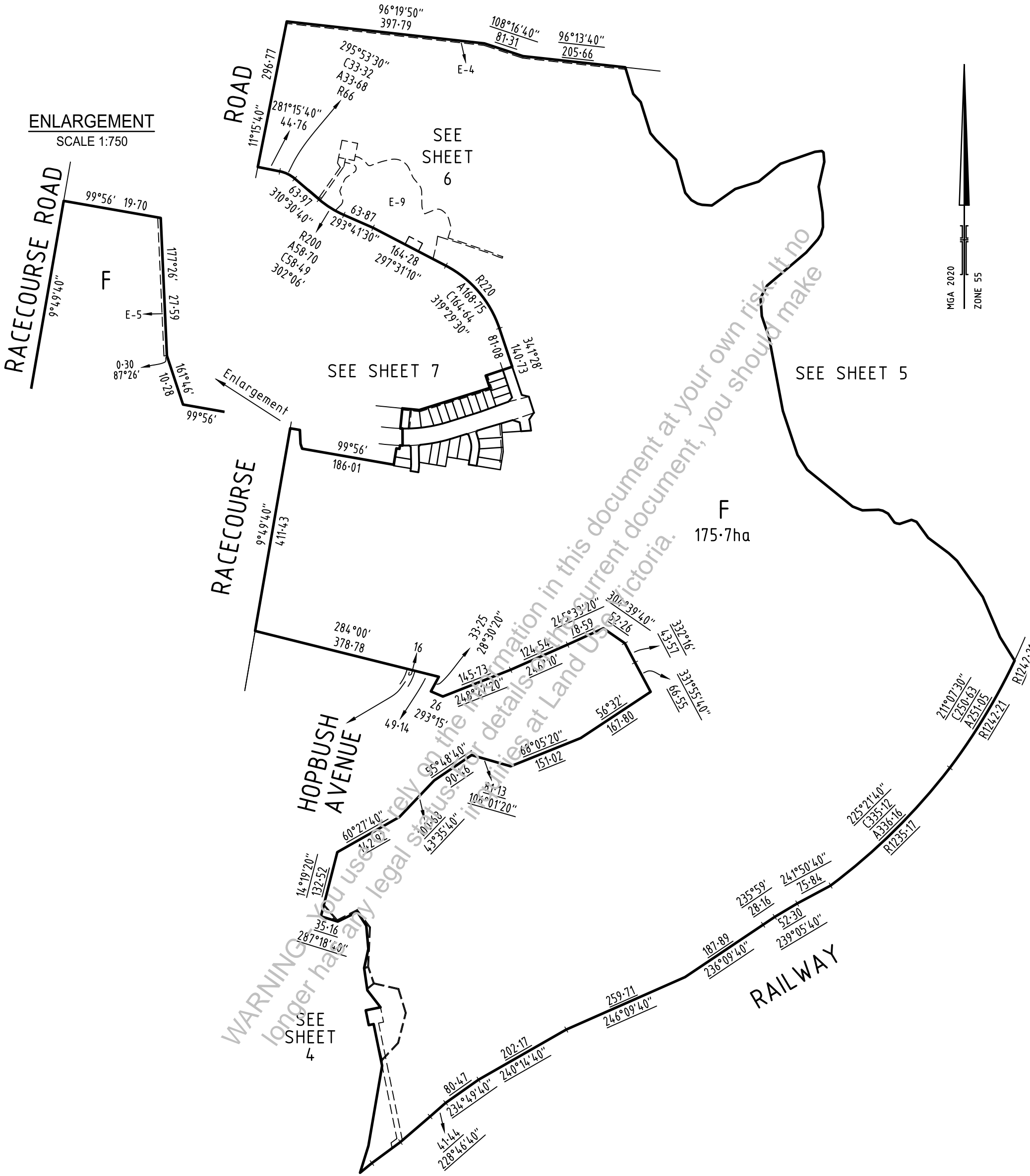


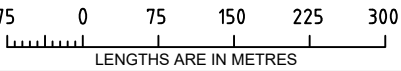
PLAN OF SUBDIVISION			EDITION 1		PS906055Y	
LOCATION OF LAND PARISH: BOLLINDA, BULLA BULLA AND BUTTLEJORRK WJT CLARKES CROWN SPECIAL SURVEY(PART) PARISH: BULLA BULLA SECTION: 21 CROWN ALLOTMENT: 1 (PART) PARISH: BOLLINDA SECTION: 1 CROWN ALLOTMENT: 3 & 4 (PARTS) TITLE REFERENCE: C/T VOL 12482 FOL 451 LAST PLAN REFERENCE: LOT E on PS901652G POSTAL ADDRESS: 250 RACECOURSE ROAD (at time of subdivision) SUNBURY 3429 MGA2020 CO-ORDINATES: E: 300 250 ZONE: 55 (of approx centre of land in plan) N: 5 840 880			Council Name: Hume City Council  Council Reference Number: S009789 Planning Permit Reference: P22159 SPEAR Reference Number: S188585J  <b>Certification</b>  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: 30/11/2022  <b>Statement of Compliance</b>  This is a statement of compliance issued under section 21 of the Subdivision Act 1988  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  Digitally signed by: Katrina Toogood for Hume City Council on 18/10/2023			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON				
ROAD R-1		HUME CITY COUNCIL				
NOTATIONS			<p>This is a SPEAR Plan.</p> <p>Land being subdivided is enclosed within thick continuous lines</p> <p>Lots 1 to 600 and A to E (all inclusive) have been omitted from this plan.</p> <p>Underlined dimensions shown thus <u>204.91</u> are not the result of this survey.</p> <p><u>Other purpose of this plan</u></p> <p>To remove part of easement E-5 created on PS842444Q, and easement E-20 created on PS842475D that now lie within roads on this plan.</p> <p><u>Grounds for Removal of Easement</u> By agreement pursuant to Section 6(1)(k)(iv) of the Subdivision Act 1988.</p>			
DEPTH LIMITATION : DOES NOT APPLY						
SURVEY : This plan is based on survey						
STAGING : This is not a staged subdivision						
Planning Permit No. P22159						
This survey has been connected to permanent marks Nos. 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 DETAILS				
SHERWOOD GRANGE ESTATE - STAGE 6 (27 LOTS)			AREA OF STAGE - 3.353ha			
 <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>		SURVEYORS FILE REF: 305952SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 9	
		Digitally signed by: Stephen Anthony Motta, Licensed Surveyor, Surveyor's Plan Version (5), 23/08/2023, SPEAR Ref: S188585J		Land Use Victoria Plan Registered 02:48 PM 23/10/2023 Assistant Registrar of Titles		

				PS906055Y
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	PS842475D	LAND IN THIS PLAN
E-1	WATER SUPPLY	SEE PLAN	TRANSFER No. 675047	C/T VOL 3475 FOL 981
E-2	SEWERAGE	SEE PLAN	PS730378B	WESTERN WATER
E-3	WATER SUPPLY	SEE PLAN	TRANSFER No. 675047	C/T VOL 3475 FOL 981
E-3	SEWERAGE	SEE PLAN	PS730378B	WESTERN WATER
E-4	CARRIAGEWAY	4	PS730378B	LOT 2 ON PS730378B
E-5	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS842444Q	THE RELEVANT ABUTTING LOT ON PS842444Q
E-6	SEWERAGE	SEE PLAN	PS832946V	GREATER WESTERN WATER CORPORATION
E-6	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS832946V	GREATER WESTERN WATER CORPORATION
E-6	POWERLINE	SEE PLAN	PS832946V - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
E-7	DRAINAGE	SEE PLAN	PS842444Q	HUME CITY COUNCIL
E-7	SEWERAGE	SEE PLAN	PS842444Q	GREATER WESTERN WATER CORPORTATION
E-8	SEWERAGE	SEE PLAN	PS842444Q	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	PS832946V	MELBOURNE WATER CORPORATION
E-10	SEWERAGE	SEE PLAN	PS832946V	GREATER WESTERN WATER CORPORATION
E-11	WETLAND, FLOODWAY, DRAINAGE AND STORMWATER QUALITY MANAGEMENT AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA2741	SEE PLAN	PS832946V	MELBOURNE WATER CORPORATION
E-11	DRAINAGE	SEE PLAN	PS832946V	HUME CITY COUNCIL
E-12	DRAINAGE	0.30	PS842444Q	HUME CITY COUNCIL
E-12	SEWERAGE	0.30	PS842444Q	GREATER WESTERN WATER CORPORATION
E-12	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS842475D	THE RELEVANT ABUTTING LOT ON PS842475D
E-13	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-14	DRAINAGE	0.30	PS842444Q	HUME CITY COUNCIL
E-14	SEWERAGE	0.30	PS842444Q	GREATER WESTERN WATER CORPORTATION
E-14	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-15	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL
E-15	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORTATION
E-16	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-16	DRAINAGE	0.30	THIS PLAN	HUME CITY COUNCIL
E-16	SEWERAGE	0.30	THIS PLAN	GREATER WESTERN WATER CORPORTATION
SURVEYOR'S FILE REF: 305952SV00				ORIGINAL SHEET SIZE: A3
				SHEET 2
 <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>		Digitally signed by: Stephen Anthony Motta, Licensed Surveyor, Surveyor's Plan Version (5), 23/08/2023, SPEAR Ref: S188585J		Digitally signed by: Hume City Council, 18/10/2023, SPEAR Ref: S188585J



SURVEYOR'S FILE REF: 305952SV00

SCALE 1: 7500



ORIGINAL SHEET SIZE: A3

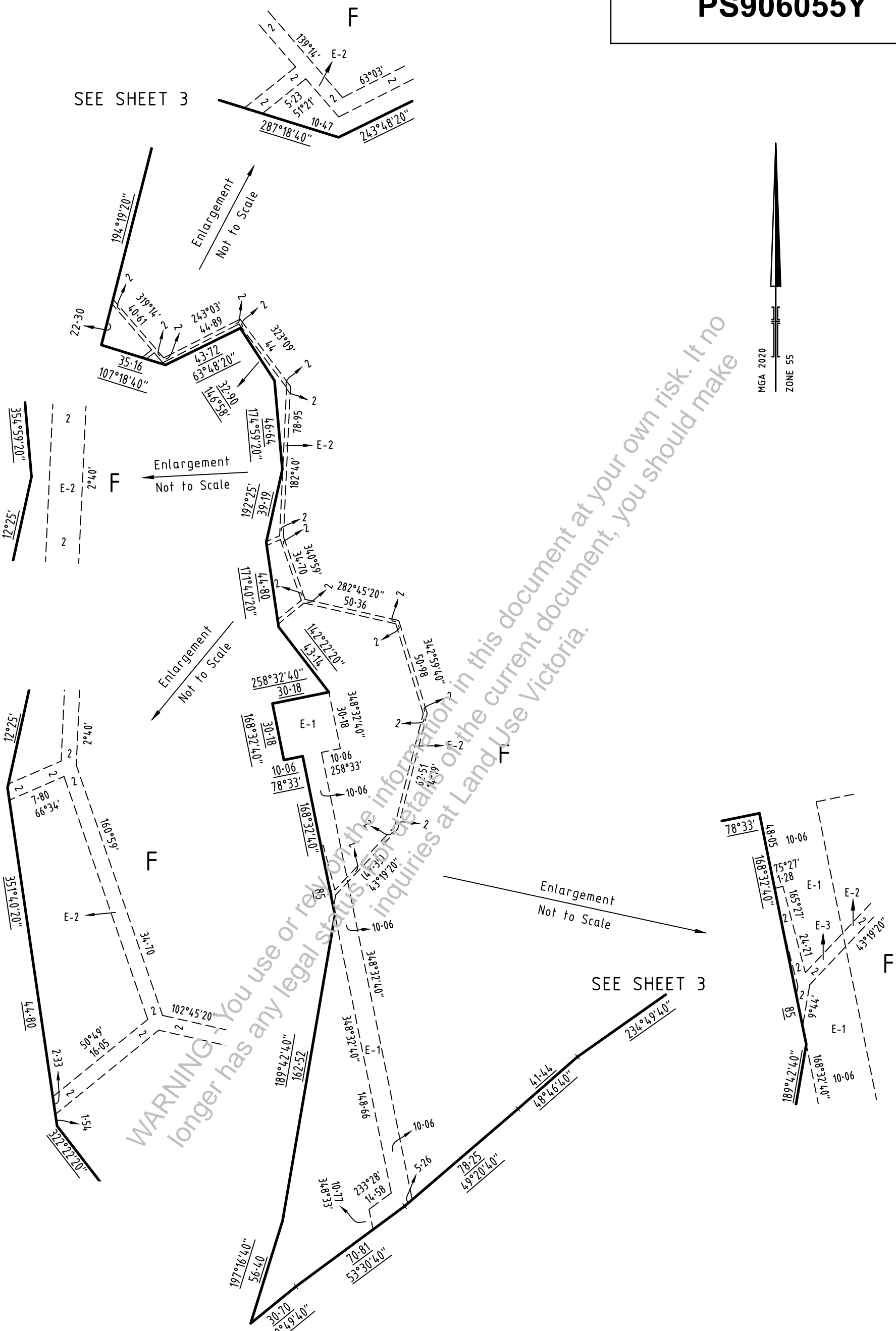
SHEET 3



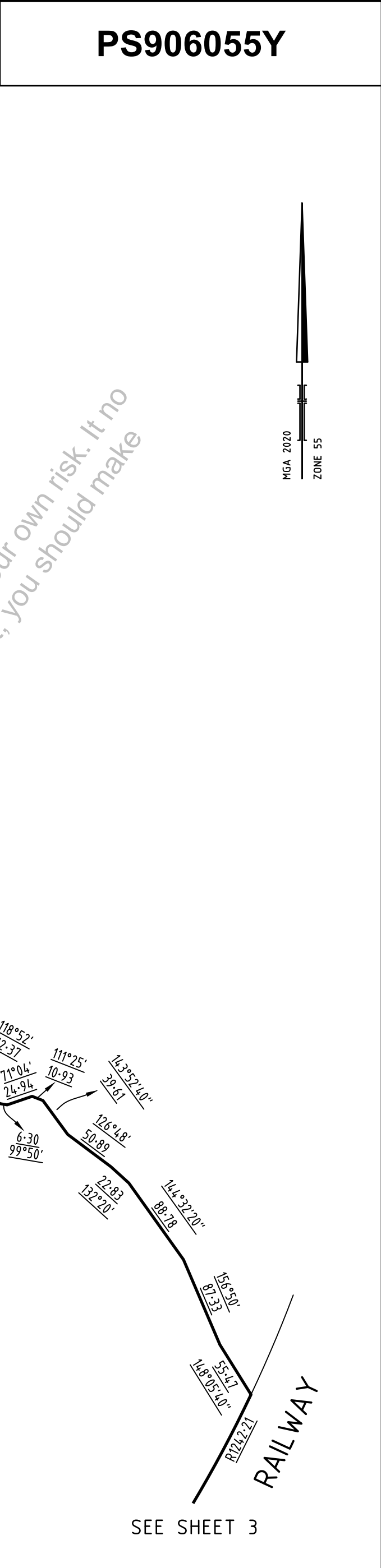
414 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
spiire.com.au

Digitally signed by: Stephen Anthony Motta, Licensed Surveyor,  
Surveyor's Plan Version (5),  
23/08/2023, SPEAR Ref: S188585J

Digitally signed by:  
Hume City Council,  
18/10/2023,  
SPEAR Ref: S188585J



**PS906055Y**

[illegible]

PS906055Y

SEE SHEET 3

96°13'40"

E-4

163°22'40"

155.481

137°30'

22.21

163°41'20"

64.99

140°23'

17.97

56.47

134°40'20"

164.336

104°30'

9.14

54°42'20"

57.01

19.78

93°51'

14.30

119°47'

139°45'

19.12

72°29'40"

49.19

56.41

50°44'40"

72.88

70°51'

83°11'

13.85

130°44'

4.63

175°27'

18.80

51.02

192°43'

52.37

17°24'40"

28.75

178°20'

15.81

195°55'

11.28

211°55'

221°36'40"

35.17

102.40

229°48'

207°48'

27.95

175°54'20"

36.45

161°30'20"

46.336

169°22'40"

14.814

161°32'20"

97.92

111°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

143°52'40"

39.61

126°48'

50.89

22.83

132°20'

144°32'20"

88.78

156°50'

87.33

55.47

148°05'40"

R124221

RAILWAY

WARNING - You use or rely on the information in this document at your own risk. It no longer has any legal status. For details of the current document, you should make inquiries of the Land Use Victoria.

MGA 2020  
ZONE 55

SEE SHEET 3

SEE SHEET 3

SURVEYOR'S FILE REF: 305952SV00

SCALE  
1: 4000

40 0 40 80 120 160

LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

SHEET 5

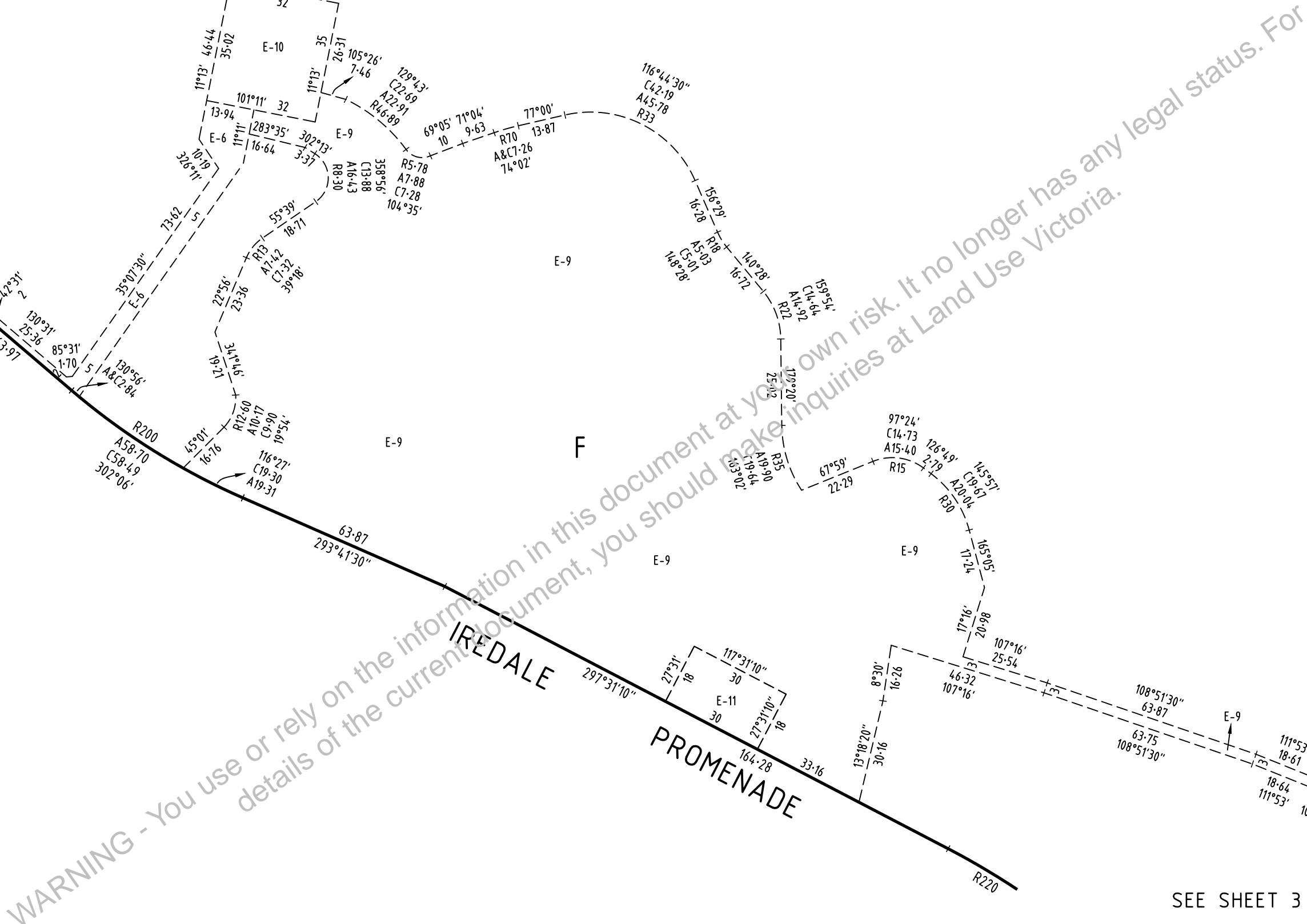


Digitally signed by: Stephen Anthony Motta, Licensed  
Surveyor,  
Surveyor's Plan Version (5),  
23/08/2023, SPEAR Ref: S188585J

Digitally signed by:  
Hume City Council,  
18/10/2023,  
SPEAR Ref: S188585J

**PS906055Y**

--	--



ORIGINAL SHEET SIZE: A3	SHEET 6
----------------------------	---------

SURVEYOR'S FILE REF: 305952SV00

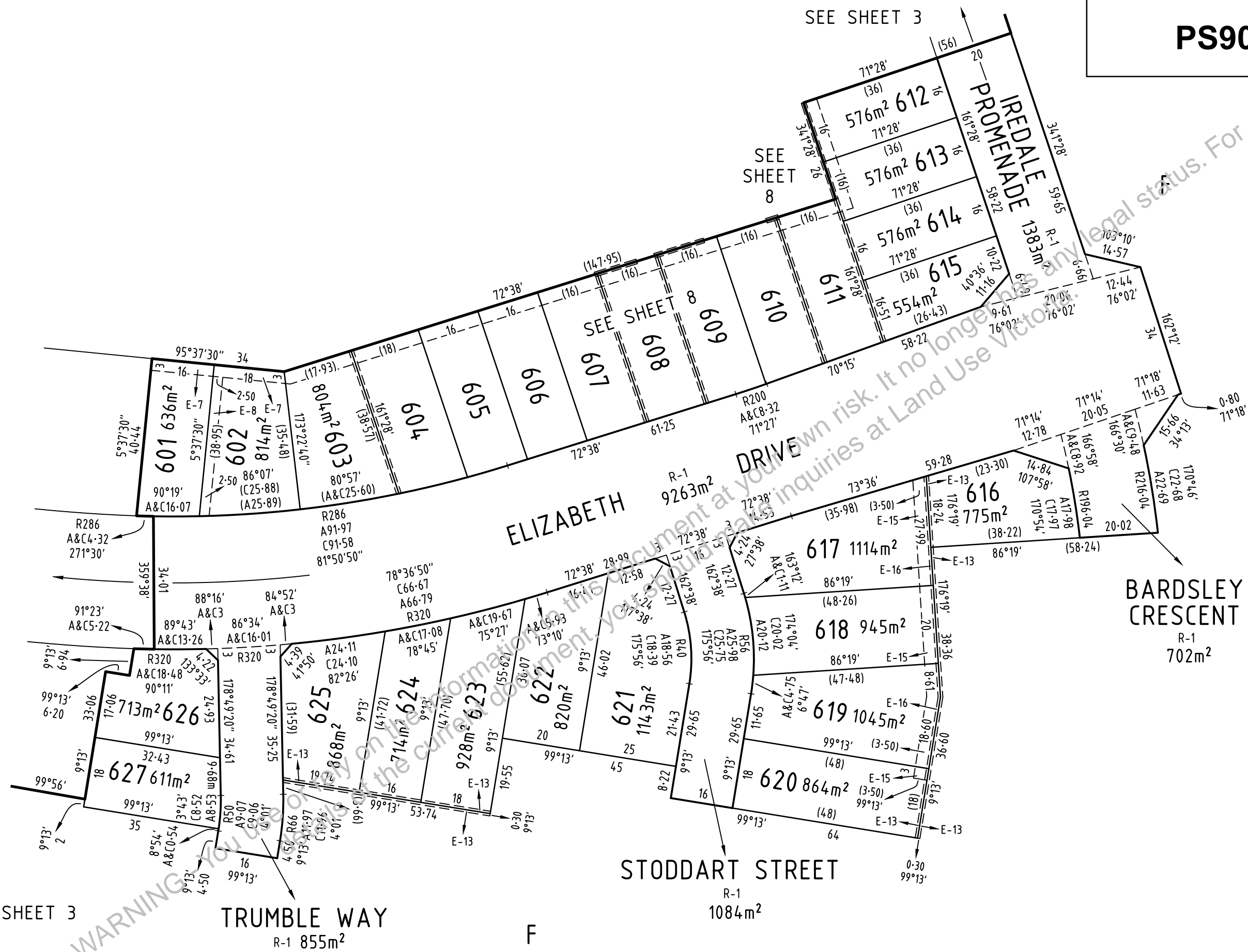
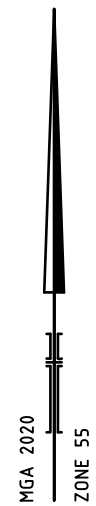
414 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
spiire.com.au

**SCALE**  
1: 1250

LENGTHS ARE IN METRES

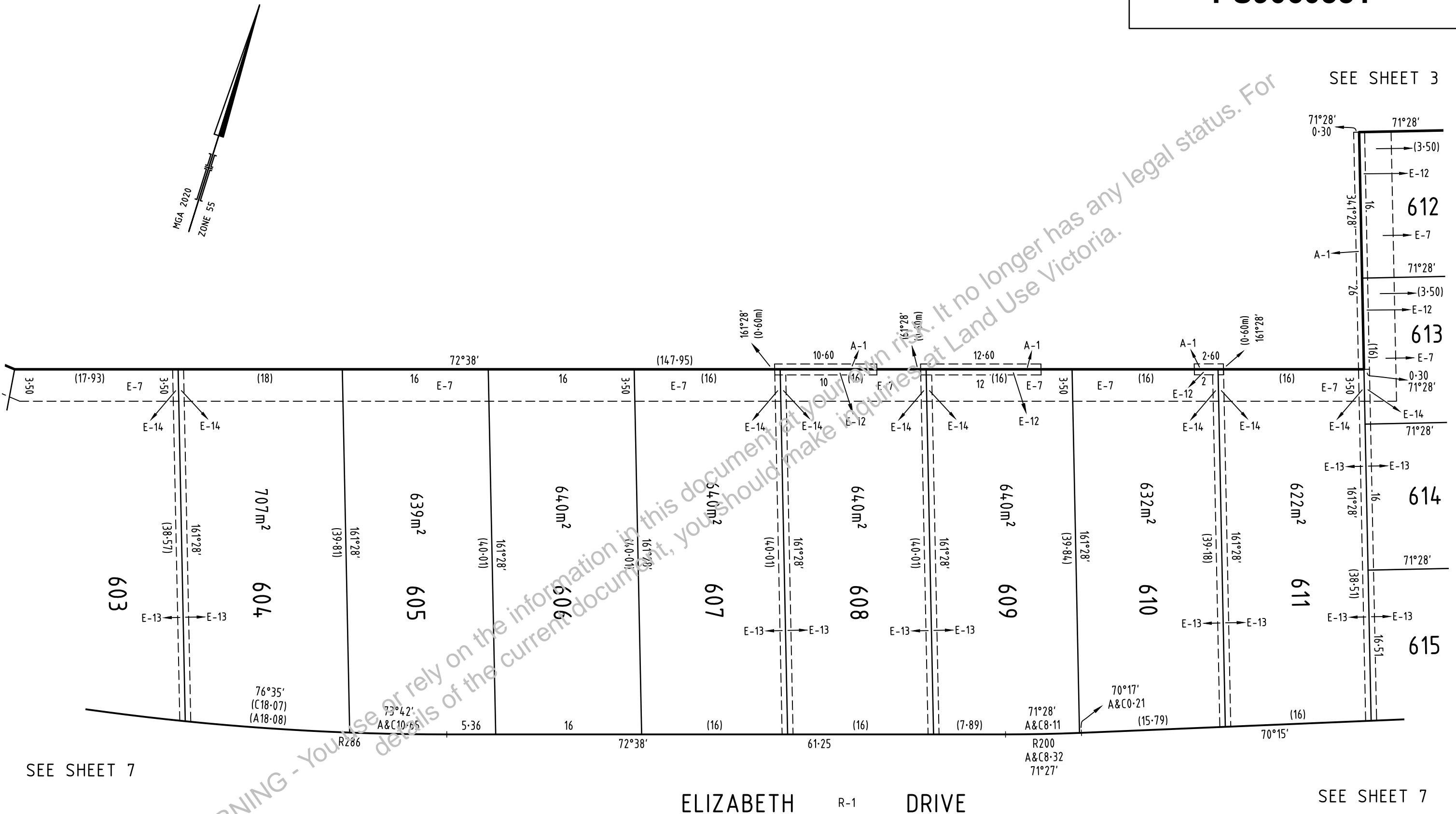
Digitally signed by: Stephen Anthony Motta, Licensed  
Surveyor,  
Surveyor's Plan Version (5),  
23/08/2023, SPEAR Ref: S188585J

Digitally signed by:  
Hume City Council,  
18/10/2023,  
SPEAR Ref: S188585J



SURVEYOR'S FILE REF: 305952SV00		SCALE 1: 1000		<div><div></div><div>100</div><div>0</div><div>10</div><div>20</div><div>30</div><div>40</div></div> <div>LENGTHS ARE IN METRES</div>		ORIGINAL SHEET SIZE: A3	SHEET 7
<div><div><div>spiire</div></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 (5), 23/08/2023, SPEAR Ref: S188585J		Digitally signed by: Hume City Council, 18/10/2023, SPEAR Ref: S188585J			

SEE SHEET 3



SEE SHEET 7

SEE SHEET 7

SURVEYOR'S FILE REF: 305952SV00

SCALE 1: 400

ORIGINAL SHEET SIZE: A3

SHEET 8



414 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
spiire.com.au

Digitally signed by: Stephen Anthony Motta, Licensed Surveyor,  
Surveyor's Plan Version (5),  
23/08/2023, SPEAR Ref: S188585J

Digitally signed by:  
Hume City Council,  
18/10/2023,  
SPEAR Ref: S188585J

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 601 to 627 (both inclusive) on this plan  
Land to be Burdened: Lots 601 to 627 (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 AA9511, 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 601 to 627 (both inclusive) on this plan  
Land to be Burdened: Lots 601 to 627 (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.

SURVEYOR'S FILE REF: 305952SV00		ORIGINAL SHEET SIZE: A3	SHEET 9
 <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>	Digitally signed by: Stephen Anthony Motta, Licensed Surveyor, Surveyor's Plan Version (5), 23/08/2023, SPEAR Ref: S188585J	Digitally signed by: Hume City Council, 18/10/2023, SPEAR Ref: S188585J	