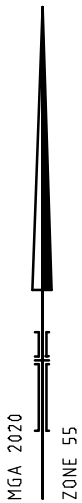
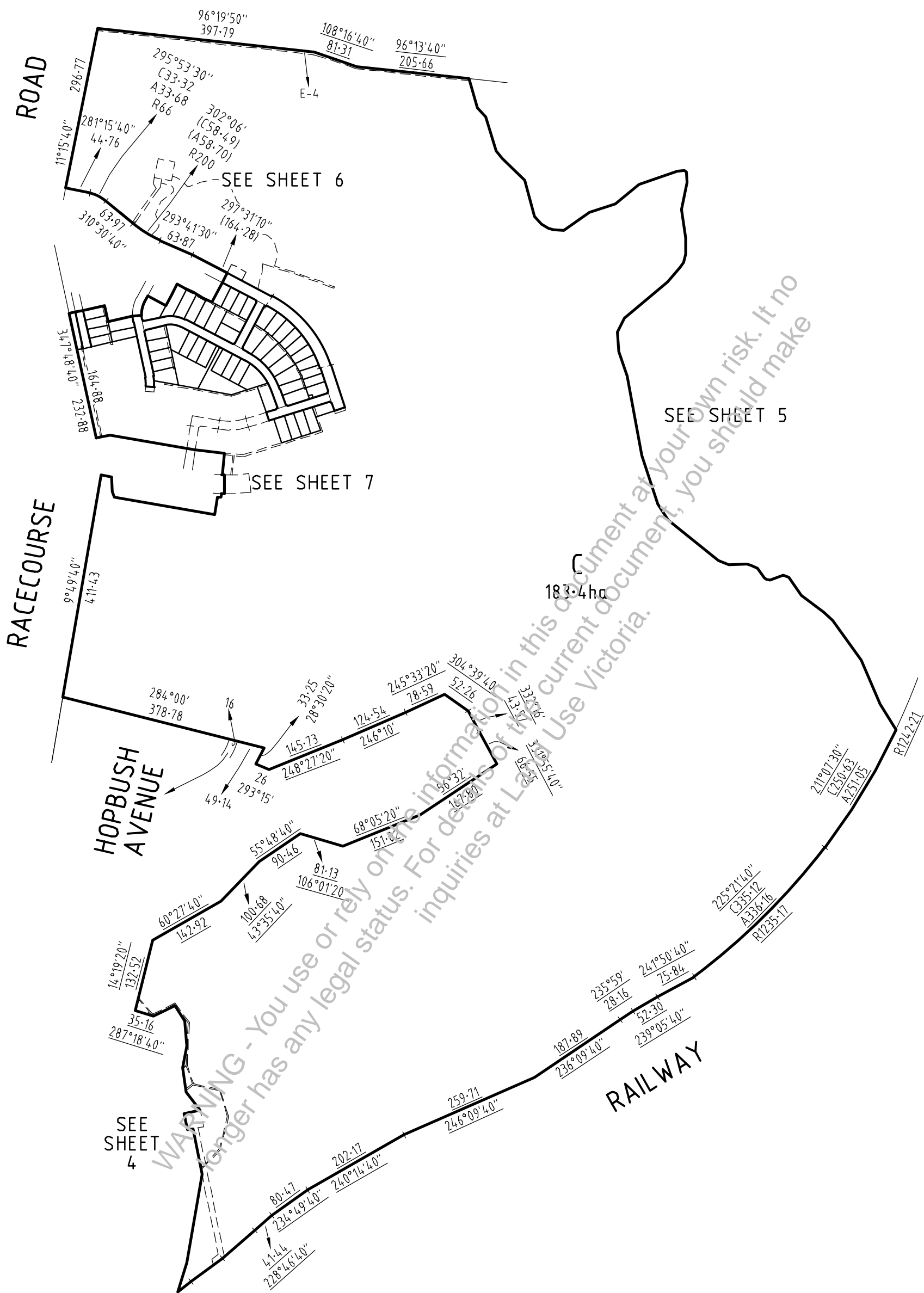


PLAN OF SUBDIVISION			EDITION 1		PS 842475D	
<div>LOCATION OF LAND</div> <div>PARISH: BOLLINDA, BULLA BULLA AND BUTTLEJORRK WJT CLARKES CROWN SPECIAL SURVEY(PART)</div> <div>PARISH: BULLA BULLA</div> <div>SECTION: 21</div> <div>CROWN ALLOTMENT: 1 (PART)</div> <div>PARISH: BOLLINDA</div> <div>SECTION: 1</div> <div>CROWN ALLOTMENT: 3 &amp; 4 (PARTS)</div> <div>TITLE REFERENCE: C/T VOL 12398 FOL 467</div> <div>LAST PLAN REFERENCE: LOT B on PS 842444Q</div> <div>POSTAL ADDRESS: 250 RACECOURSE ROAD (at time of subdivision) SUNBURY 3429</div> <div>MGA2020 CO-ORDINATES: E: 300 190      ZONE: 55 (of approx centre of land in plan) N: 5 841 100</div>			<div>Council Name: Hume City Council</div> <div>Council Reference Number: S009378 Planning Permit Reference: P22159 SPEAR Reference Number: S166677A</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: 24/03/2022</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made</div> <div>Digitally signed by: Katrina Toogood for Hume City Council on 24/01/2023</div> <div>Statement of Compliance issued: 09/05/2023</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON				
ROAD R-1		HUME CITY COUNCIL				
RESERVE No.1		JEMENA ELECTRICITY NETWORKS (VIC) LIMITED				
RESERVE No.2		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 400, and A to B (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 E5 on PS 842444Q and easement E-15 on PS 842444Q 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		
A-1	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 832946V	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		
SHERWOOD GRANGE ESTATE - STAGE 4 (56 LOTS)			AREA OF STAGE - 7.201ha			
<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: 305948SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 16	
		Digitally signed by: Stephen Anthony Motta, Licensed Surveyor, Surveyor's Plan Version (9), 24/01/2023, SPEAR Ref: S166677A		Land Use Victoria Plan Registered 01:33 PM 22/05/2023 Assistant Registrar of Titles		

				PS 842475D
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-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	SEWERAGE	SEE PLAN	PS 832946V	GREATER WESTERN WATER CORPORATION
E-8	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	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 CORPORTATION
E-11	SEWERAGE	SEE PLAN	PS 842444Q	GREATER WESTERN WATER CORPORATION
E-12	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-13	DRAINAGE	SEE PLAN	PS 832946V	HUME CITY COUNCIL
E-13	SEWERAGE	SEE PLAN	PS 832946V	GREATER WESTERN WATER CORPORATION
E-14	DRAINAGE	0.30	PS 832946V	HUME CITY COUNCIL
E-14	SEWERAGE	0.30	PS 832946V	GREATER WESTERN WATER CORPORATION
E-14	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 832946V	THE RELEVANT ABUTTING LOT ON PS 832946V
E-15	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 832946V	THE RELEVANT ABUTTING LOT ON PS 832946V
E-16	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL
E-16	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-17	DRAINAGE	0.30	THIS PLAN	HUME CITY COUNCIL
E-17	SEWERAGE	0.30	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-17	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-18	DRAINAGE	0.30	THIS PLAN	HUME CITY COUNCIL
E-18	SEWERAGE	0.30	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-18	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS 832946V	THE RELEVANT ABUTTING LOT ON PS 832946V
E-19	DRAINAGE	0.30	PS 842444Q	HUME CITY COUNCIL
E-19	SEWERAGE	0.30	PS 842444Q	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	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL
E-20	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-20	GAS SUPPLY	SEE PLAN	THIS PLAN	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-20	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-21	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
SURVEYOR'S FILE REF: 305948SV00				ORIGINAL SHEET SIZE: A3
 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 (9), 24/01/2023, SPEAR Ref: S166677A		Digitally signed by: Hume City Council, 24/01/2023, SPEAR Ref: S166677A



SURVEYOR'S FILE REF: 305948SV00

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LENGTHS ARE IN METRES

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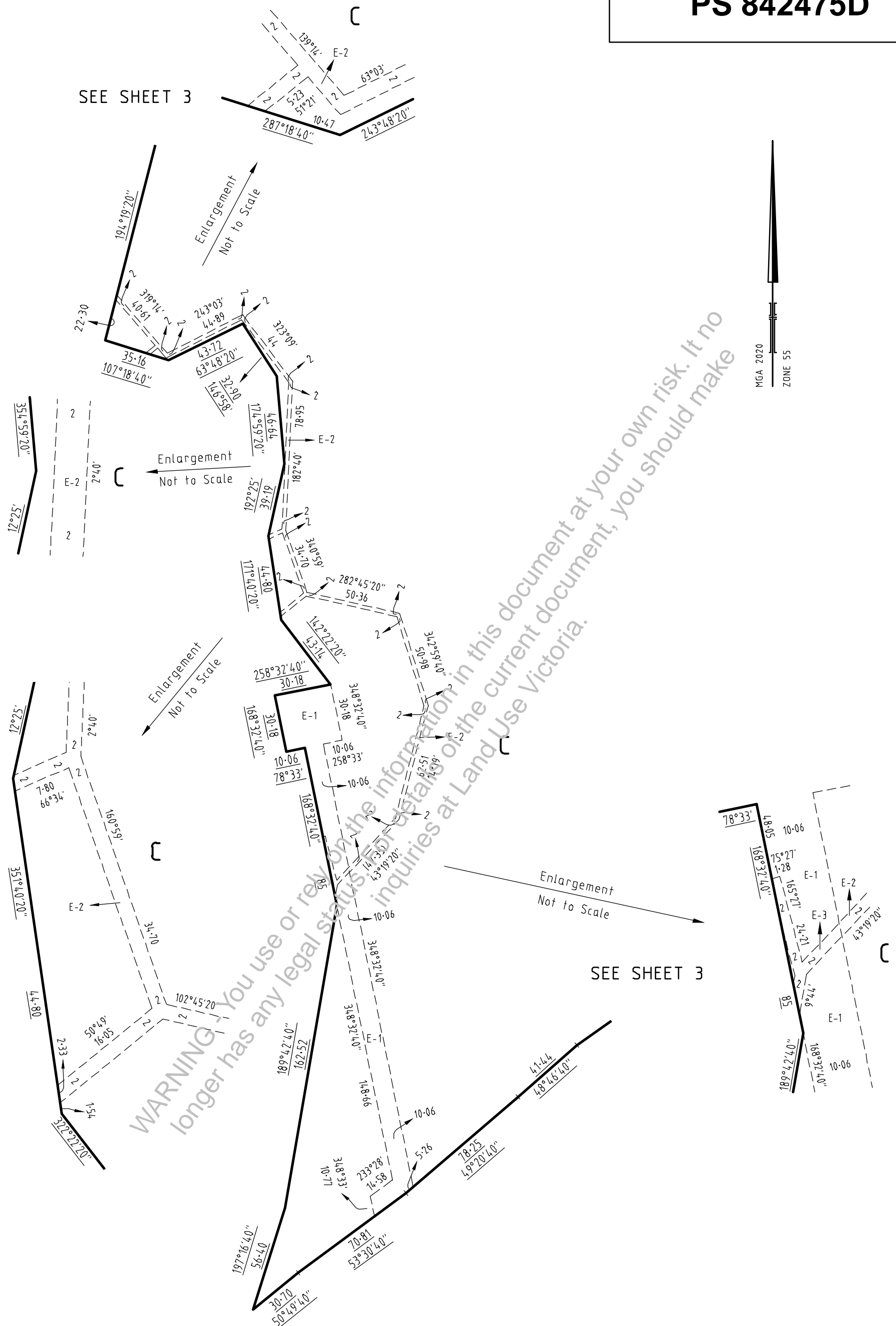
SHEET 3



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24/01/2023, SPEAR Ref: S166677A

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SPEAR Ref: S166677A



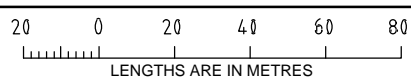
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LENGTHS ARE IN METRES



ORIGINAL SHEET  
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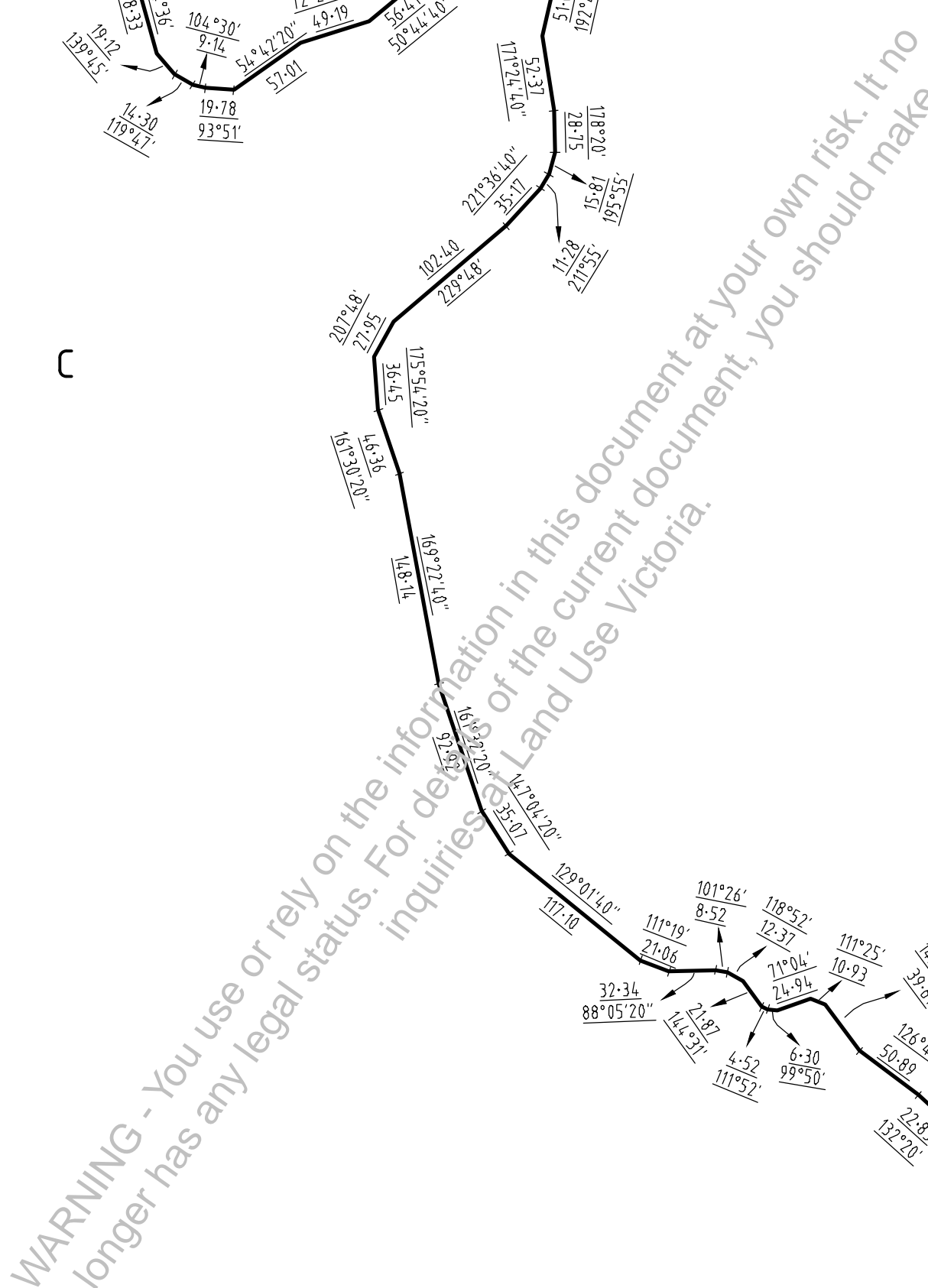


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SEE SHEET 3



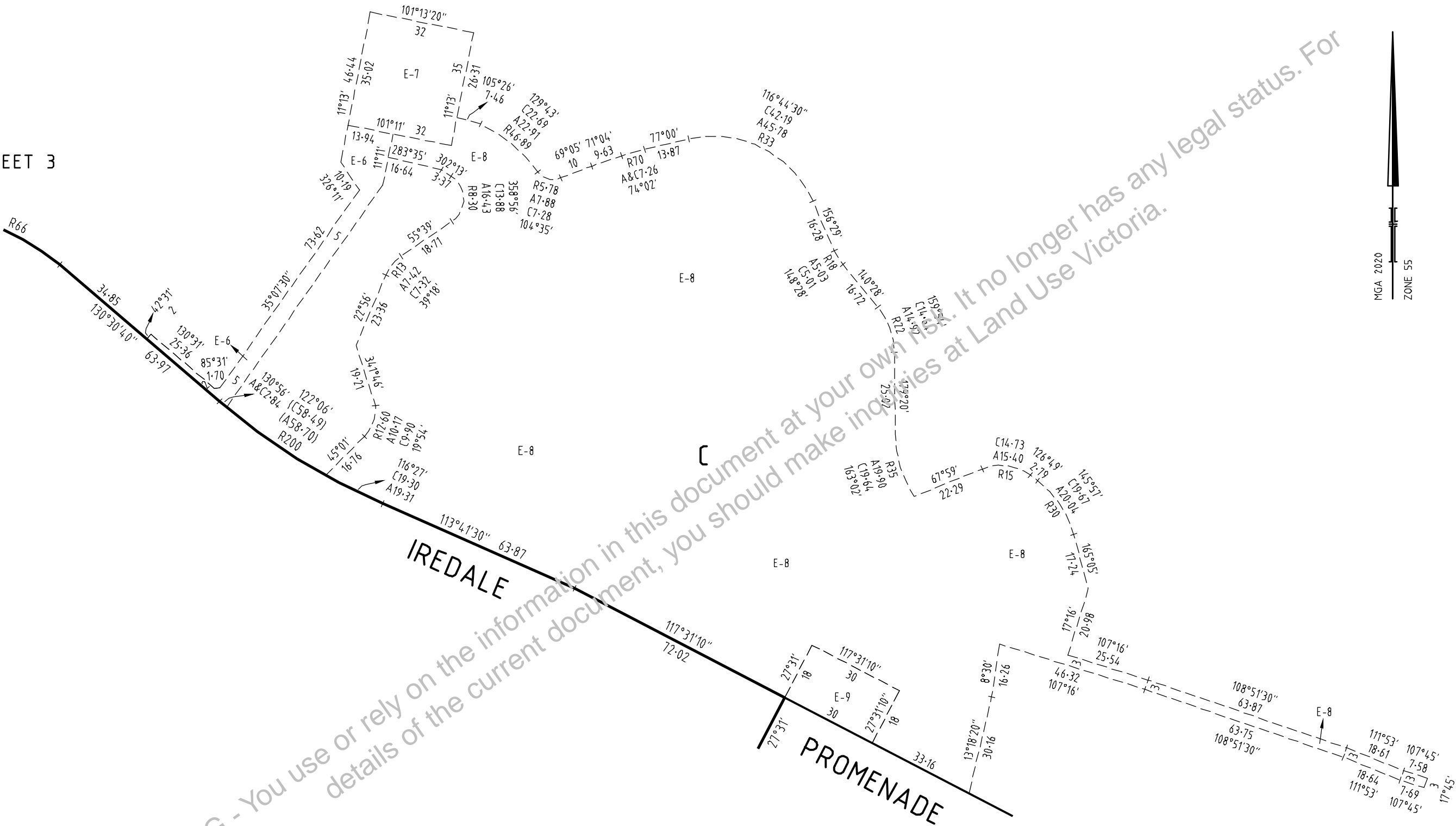
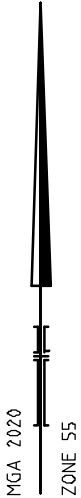
SEE SHEET 3

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 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 (9), 24/01/2023, SPEAR Ref: S166677A				Digitally signed by: Hume City Council, 24/01/2023, SPEAR Ref: S166677A			

SEE SHEET 3

PS 842475D

SEE SHEET 3



SEE SHEET 8

SURVEYOR'S FILE REF: 305948SV00

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LENGTHS ARE IN METRES

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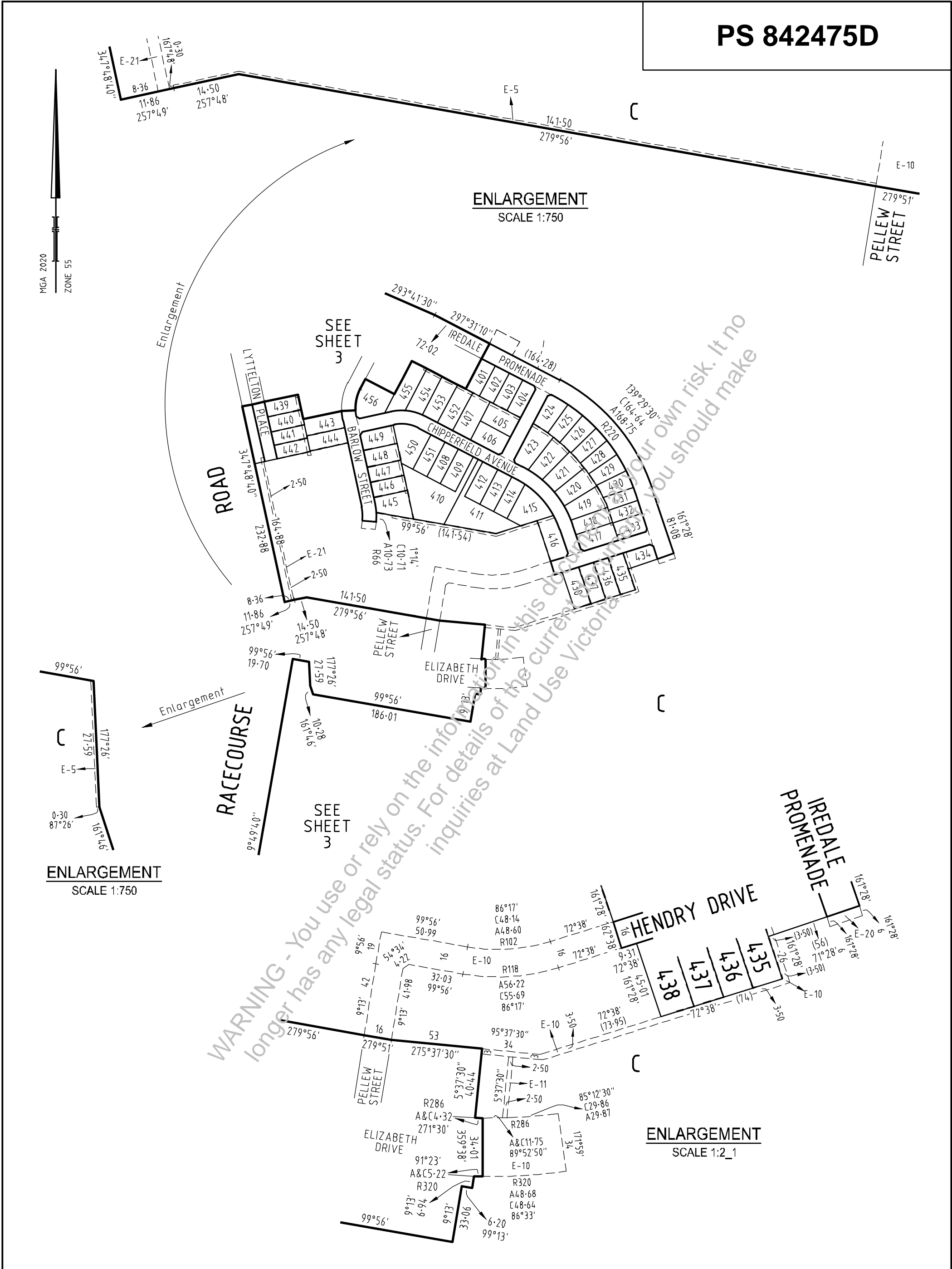
SHEET 6



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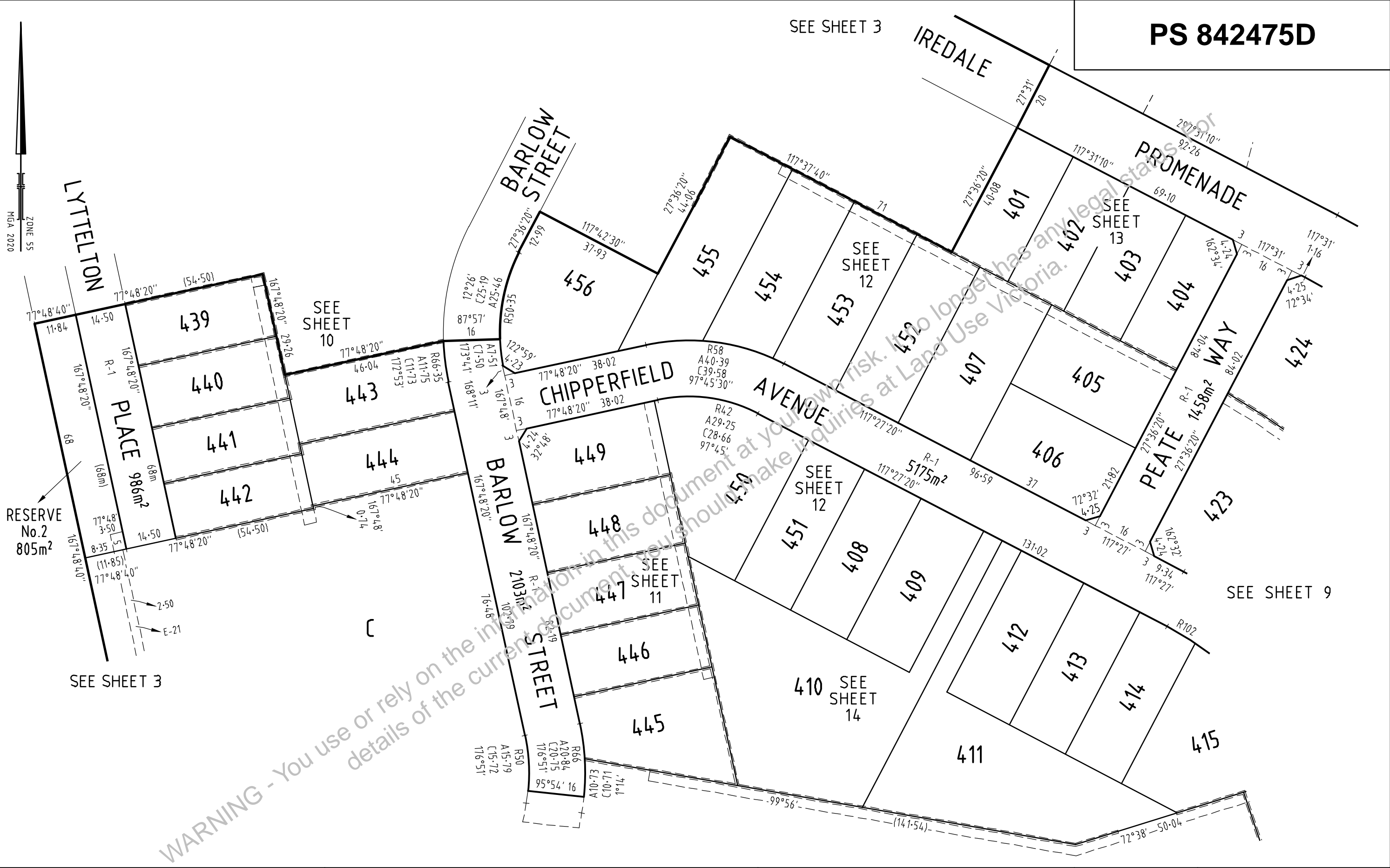
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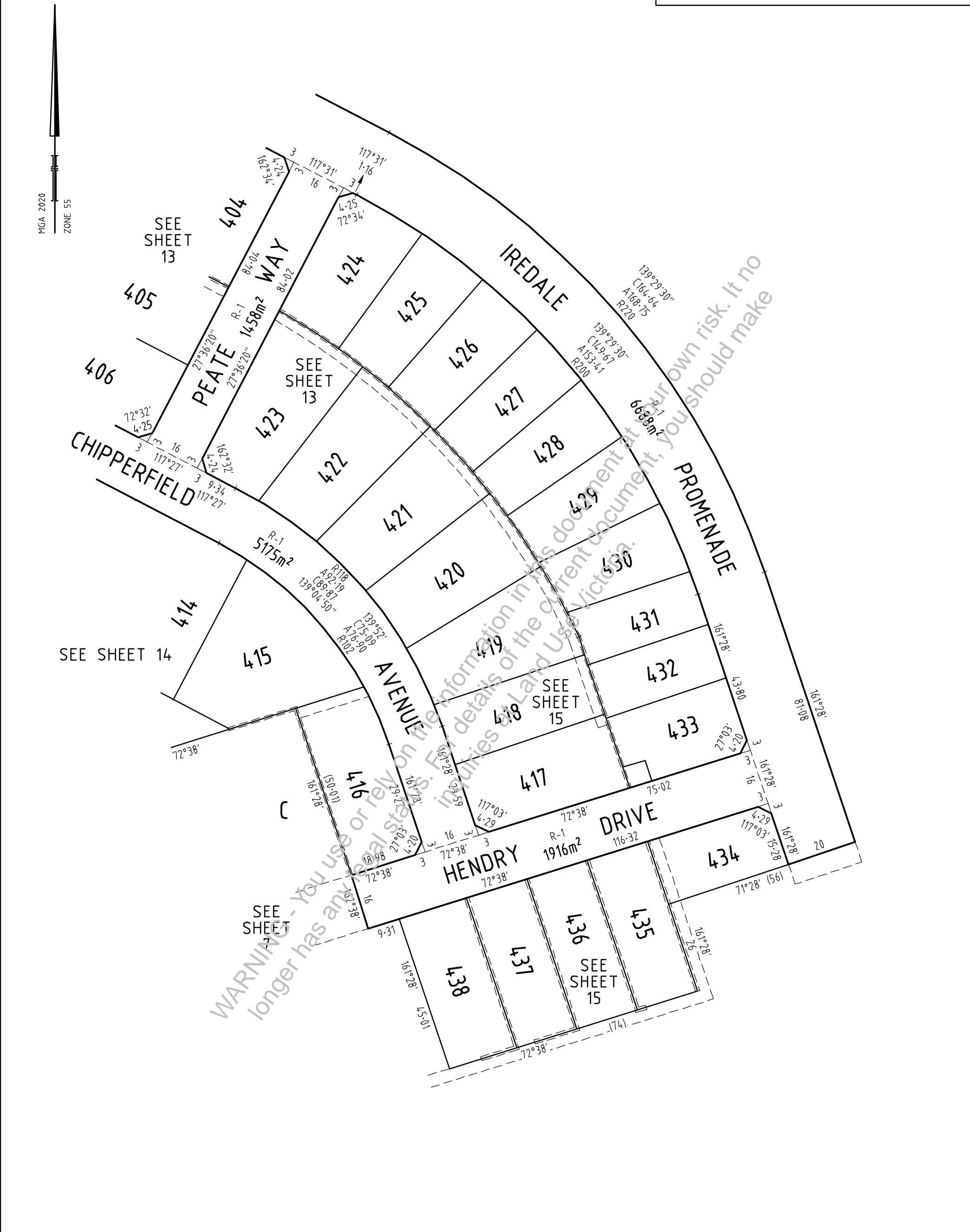


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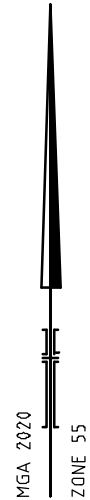
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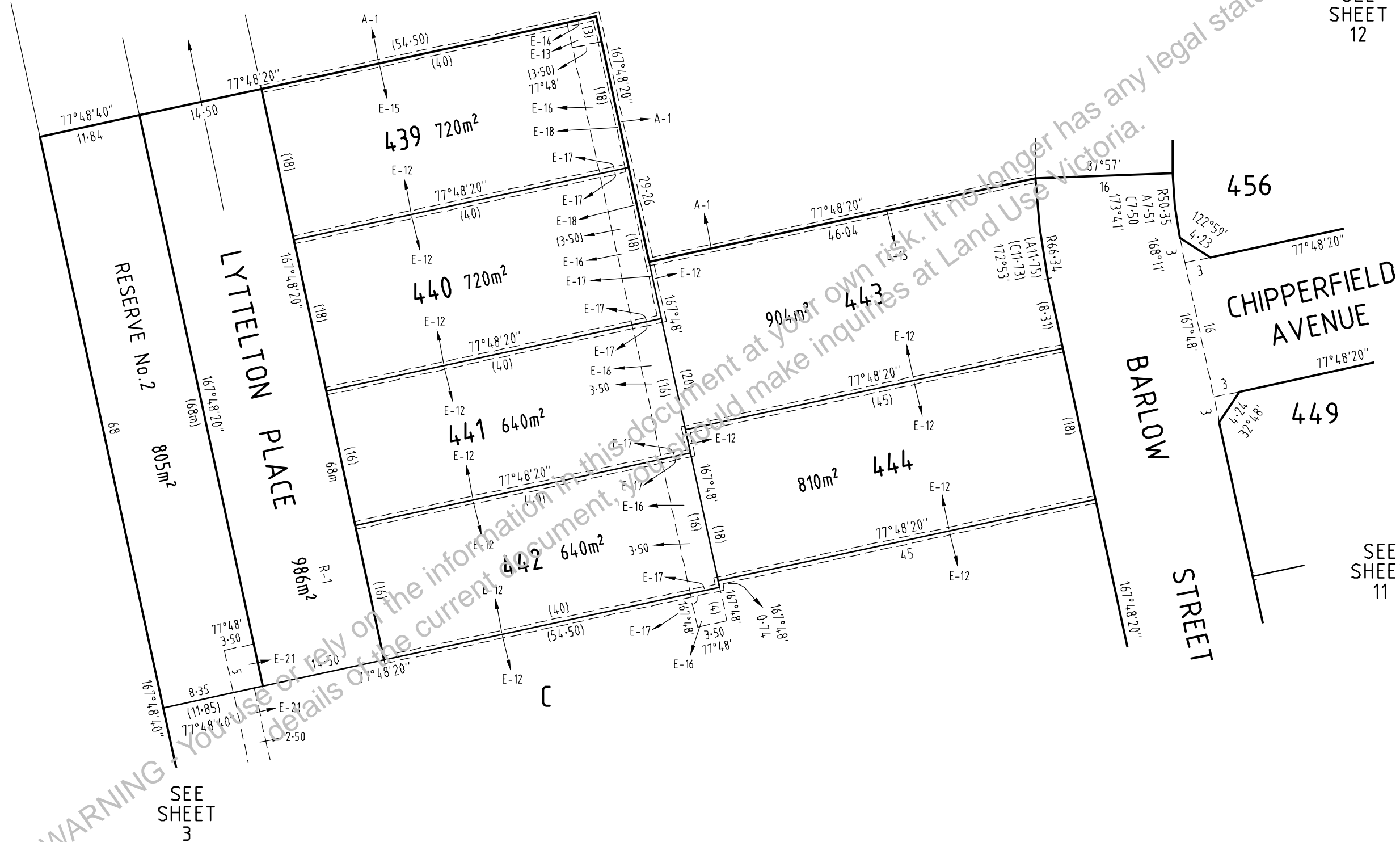


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<div><div>spiire</div><div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div></div>	Digitally signed by: Stephen Anthony Motta, Licensed Surveyor, Surveyor's Plan Version (9), 24/01/2023, SPEAR Ref: S166677A	Digitally signed by: Hume City Council, 24/01/2023, SPEAR Ref: S166677A	



SEE  
SHEET  
3

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SHEET  
12

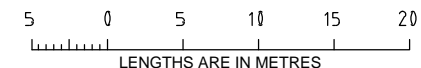


SEE  
SHEET  
3

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SHEET  
11

SURVEYOR'S FILE REF: 305948SV00

SCALE  
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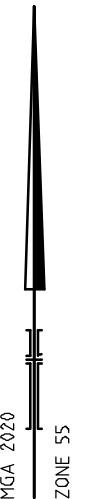
SHEET 10

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SHEET 11

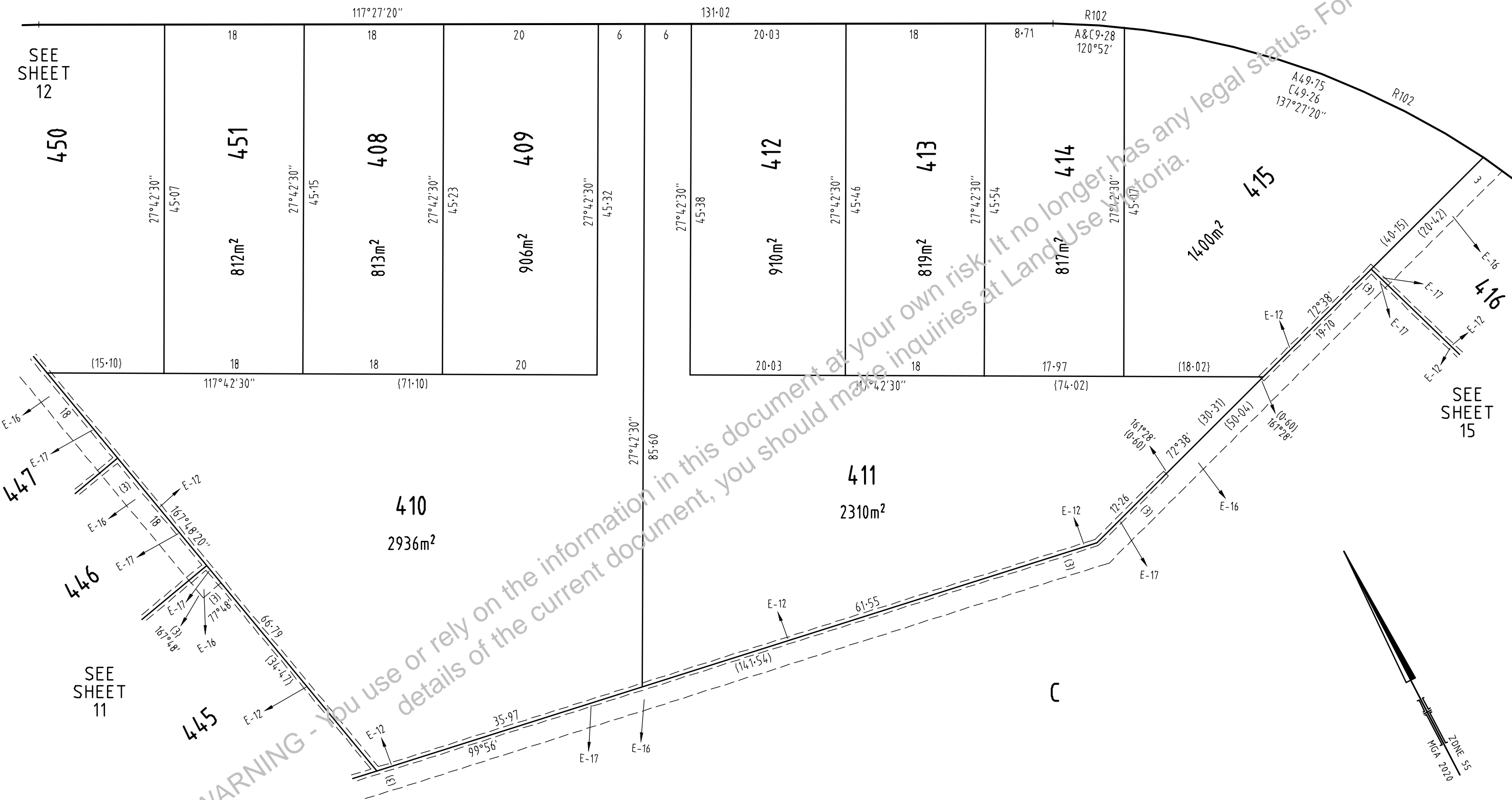


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 <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>		Digitally signed by: Stephen Anthony Motta, Licensed Surveyor, Surveyor's Plan Version (9), 24/01/2023, SPEAR Ref: S166677A	Digitally signed by: Hume City Council, 24/01/2023, SPEAR Ref: S166677A	

IREDALE PROMENADE



CHIPPERFIELD AVENUE



SURVEYOR'S FILE REF: 305948SV00

SCALE 1: 500

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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 14

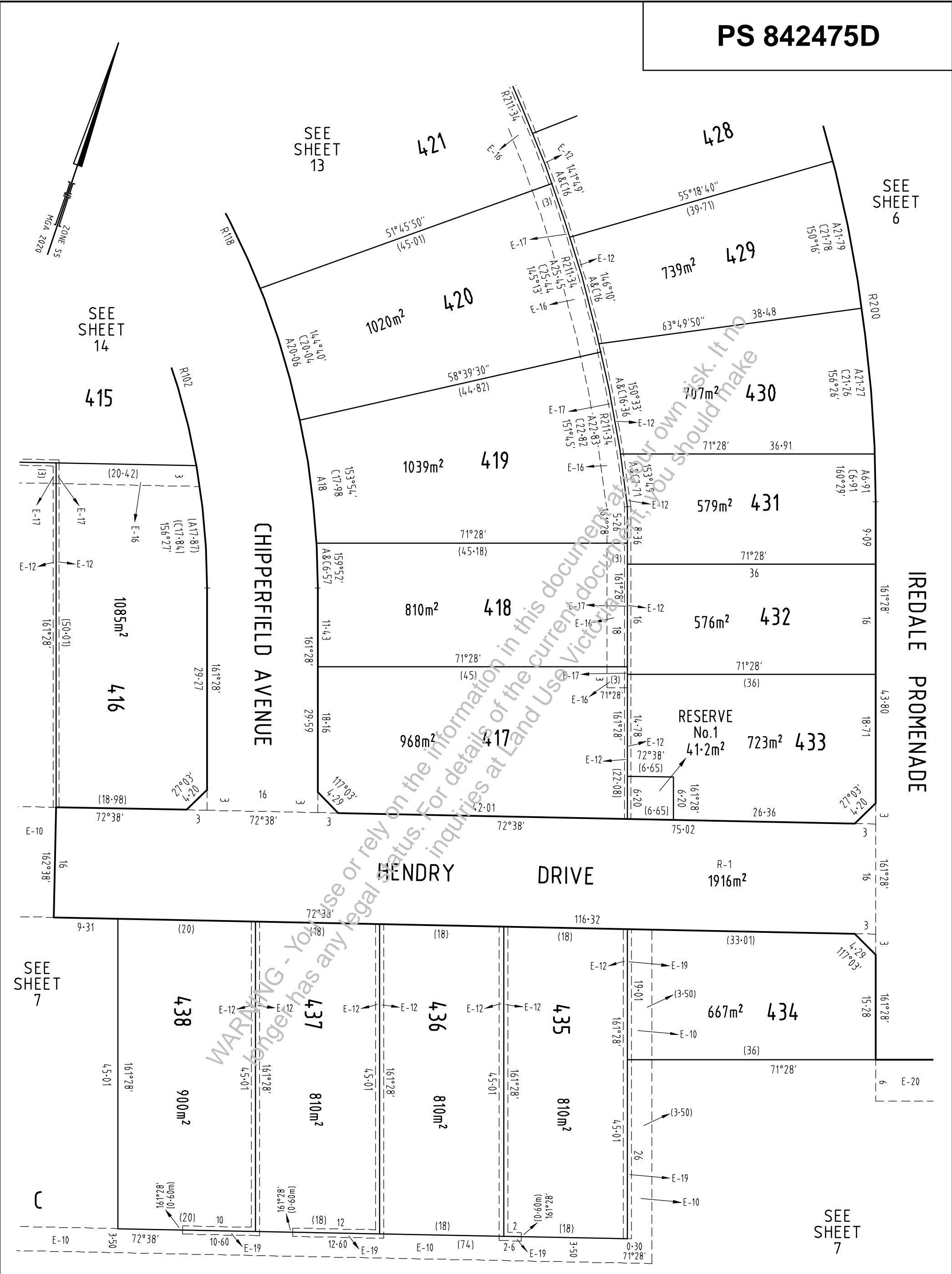


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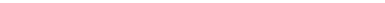
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**PS 842475D**

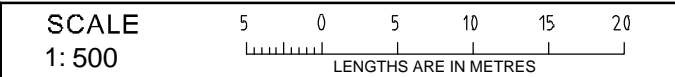


SURVEYOR'S FILE REF: 305948SV00

**SCALE**  
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LENGTHS ARE IN METRES



ORIGINAL SHEET  
SIZE: A3

SHEET 15

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24/01/2023,  
SPEAR Ref: S166677A

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 401 to 456 (all inclusive) on this plan  
Land to be Burdened: Lots 401 to 456 (all 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 AA9026, 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 401 to 456 (all inclusive) on this plan  
Land to be Burdened: Lots 401 to 456 (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.