

PLAN OF SUBDIVISION		EDITION 1	PS909593C	
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 12509 FOL 481 LAST PLAN REFERENCE: LOT F on PS906055Y 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				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	This is a SPEAR Plan. Dimensions underlined thus <u>41.44</u> are not the result of survey. Land being subdivided is enclosed within thick continuous lines. Lots 1 to 700, and A to K (all inclusive) have been omitted from this plan. <u>Other purpose of this plan</u> To remove by agreement Easements E-6, E-9, and E-11 on PS906055Y that lie within this plan via section 6 (1) (k) of the Subdivision Act 1988.		
ROAD R-1	HUME CITY COUNCIL			
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 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 7 (27 LOTS)				AREA OF STAGE - 3.136ha
414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 305953SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Stephen Anthony Motta Version: 9		SHEET 1 OF 9

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	PS906055Y	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	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-6	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-6	POWERLINE	SEE PLAN	THIS PLAN - 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	THIS PLAN	MELBOURNE WATER CORPORATION
E-8	SEWERAGE	SEE PLAN	PS832946V	GREATER WESTERN WATER CORPORATION
E-8	DRAINAGE	SEE PLAN	THIS PLAN	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	THIS PLAN	MELBOURNE WATER CORPORATION
E-9	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL
E-10	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS906055Y	THE RELEVANT ABUTTING LOT ON PS906055Y
E-11	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-11	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL
E-12	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-13	SEWERAGE	0.30	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-13	DRAINAGE	0.30	THIS PLAN	HUME CITY COUNCIL
E-13	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-14	WATER SUPPLY	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-15	WETLAND, FLOODWAY, DRAINAGE AND STORMWATER QUALITY MANAGEMENT AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA2741	2	THIS PLAN	MELBOURNE WATER CORPORATION
E-15	DRAINAGE	2	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-16	WETLAND, FLOODWAY, DRAINAGE AND STORMWATER QUALITY MANAGEMENT AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA2741	3	THIS PLAN	MELBOURNE WATER CORPORATION
E-16	SEWERAGE	3	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-17	SEWERAGE	SEE PLAN	PS832946V	GREATER WESTERN WATER CORPORATION
E-17	POWERLINE	SEE PLAN	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
E-18	WATER SUPPLY	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-18	DRAINAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-19	SEWERAGE	2.50	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-20	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL

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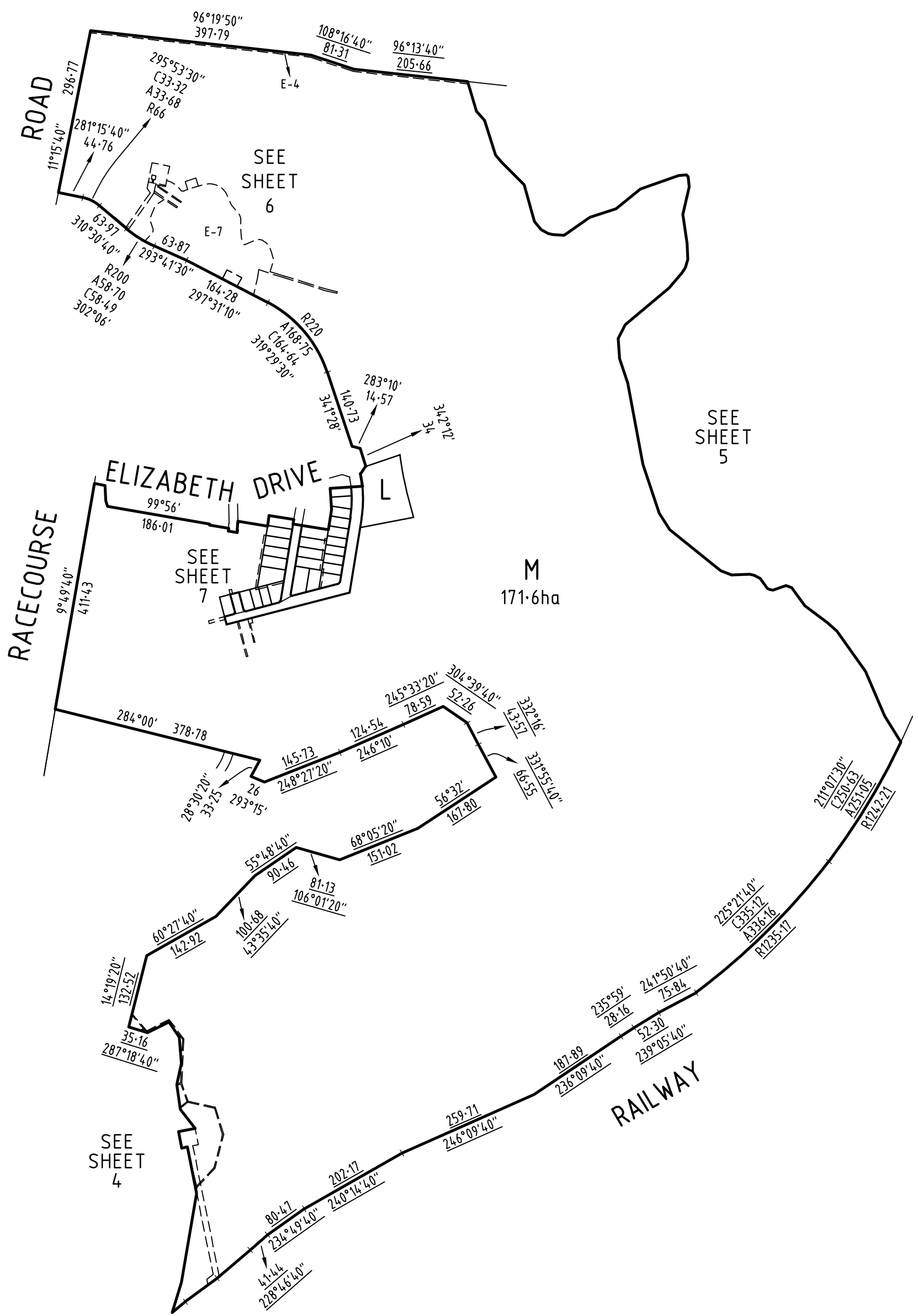
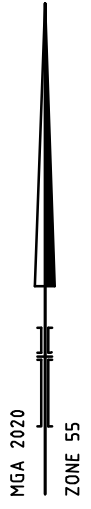
ORIGINAL SHEET
SIZE: A3

SHEET 2



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SCALE 1: 7500
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 LENGTHS ARE IN METRES

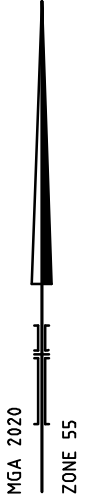
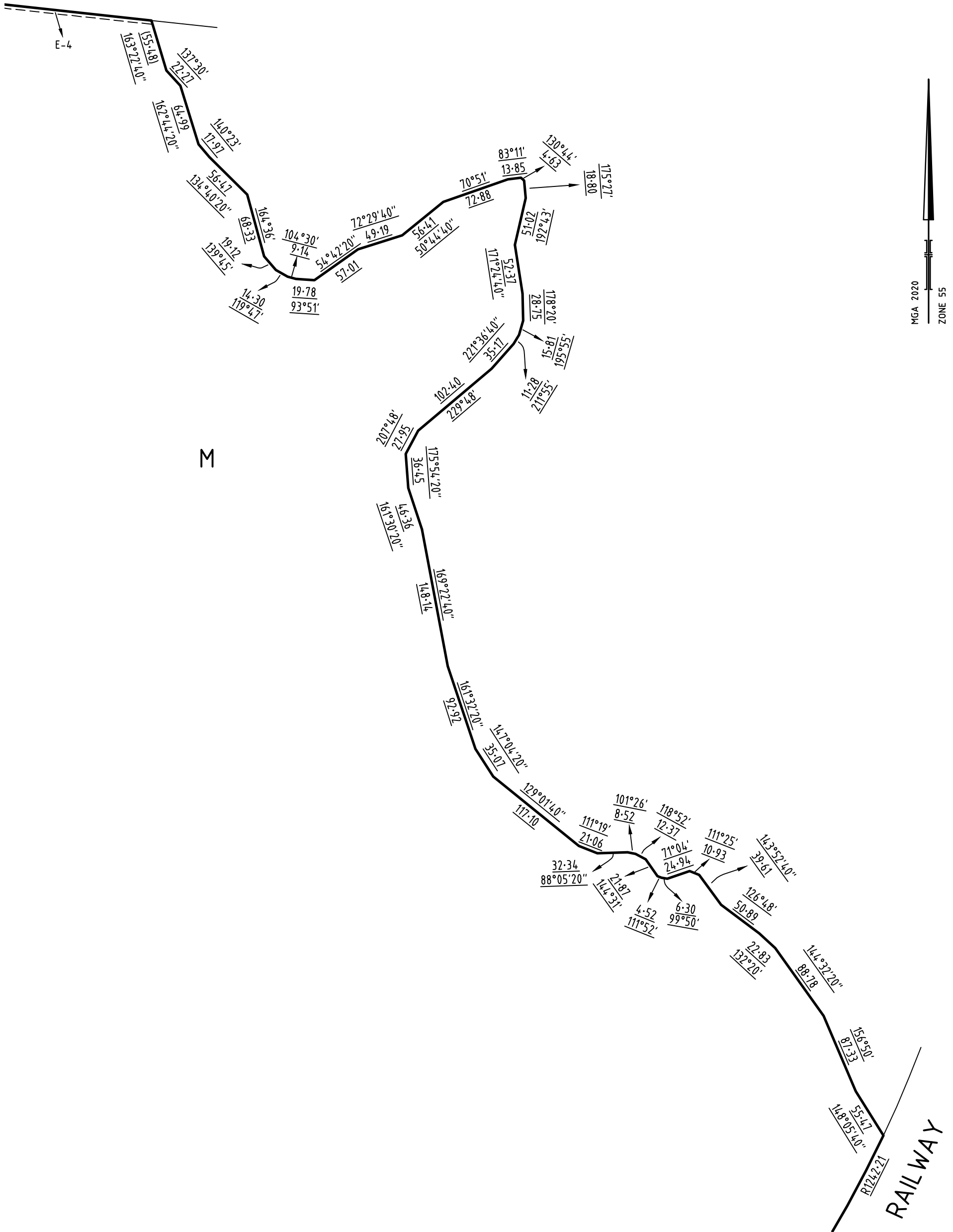
ORIGINAL SHEET SIZE: A3

SHEET 3

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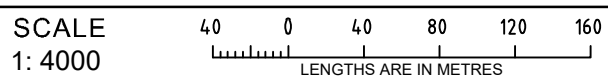
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SEE SHEET 3



SEE SHEET 3

SURVEYOR'S FILE REF: 305953SV00



ORIGINAL SHEET SIZE: A3

SHEET 5



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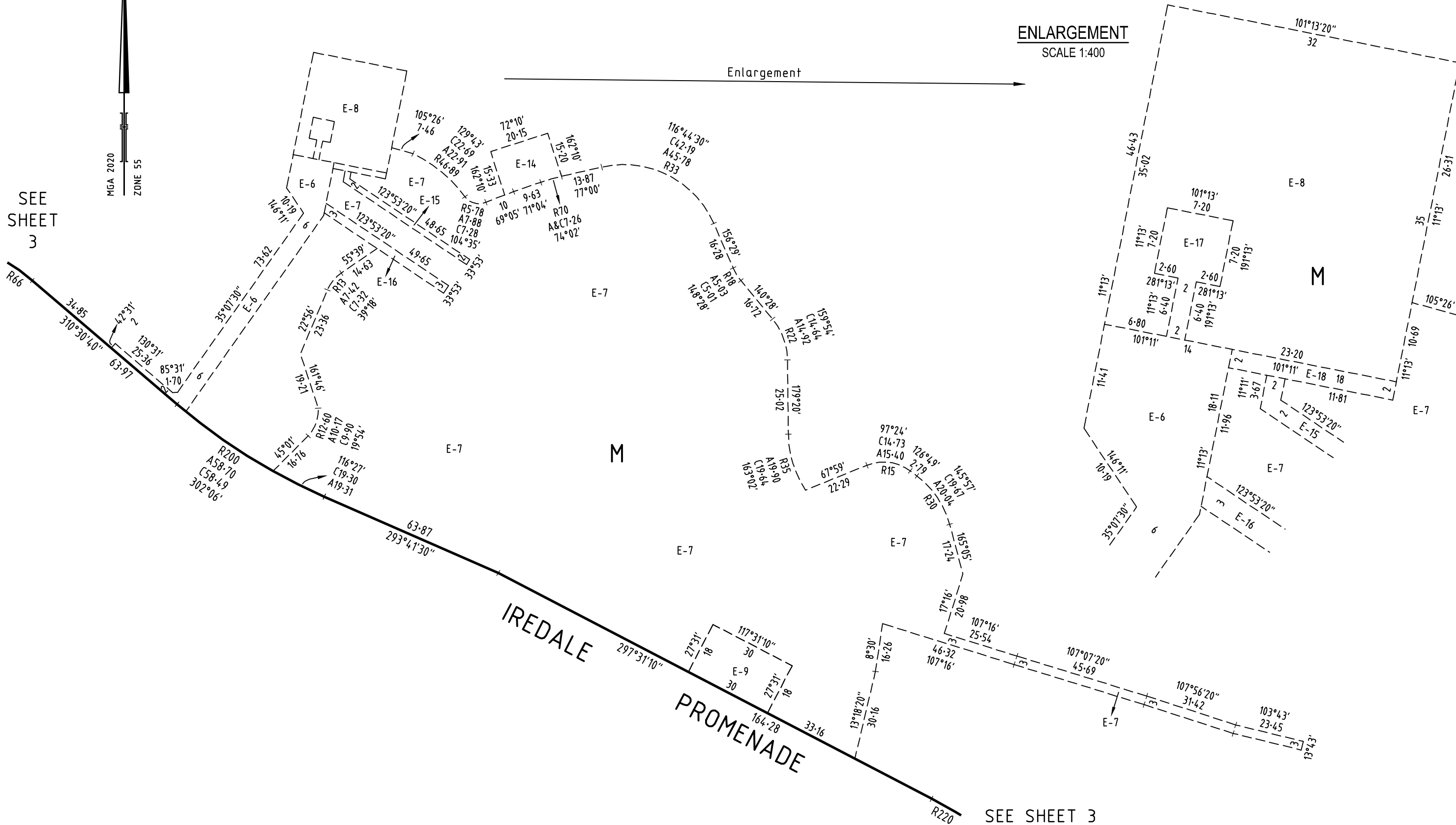
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ENLARGEMENT
SCALE 1:400

Enlargement



SEE SHEET
3



SEE SHEET 3

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SCALE 1: 1250

LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

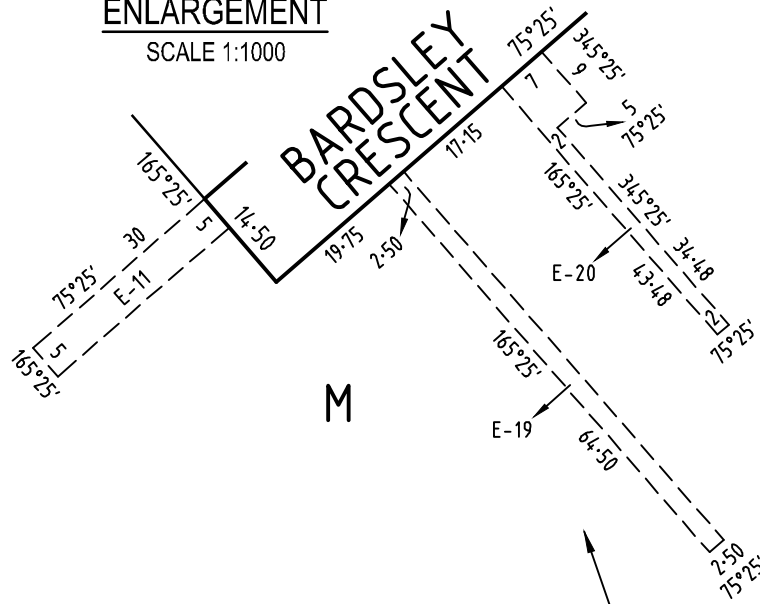
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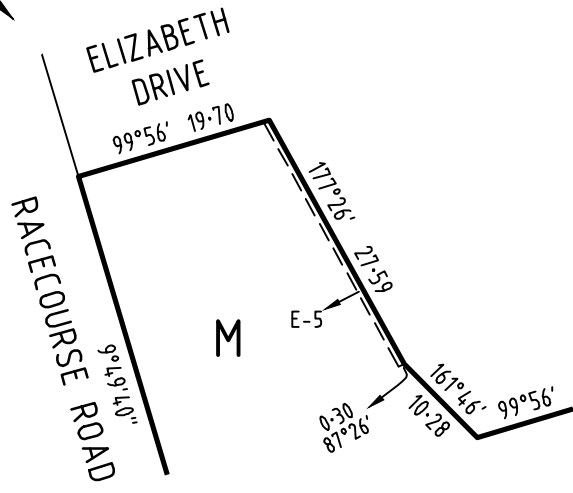
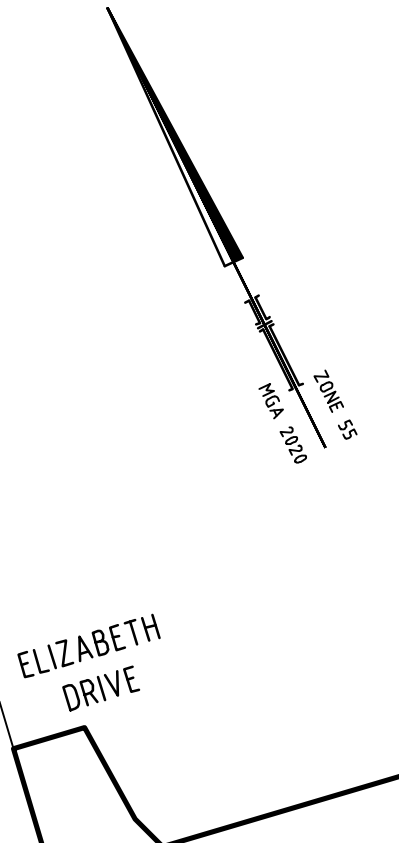
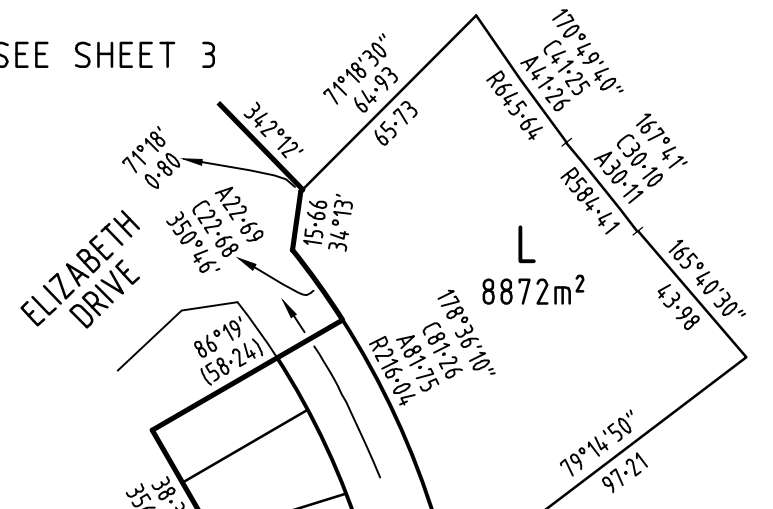
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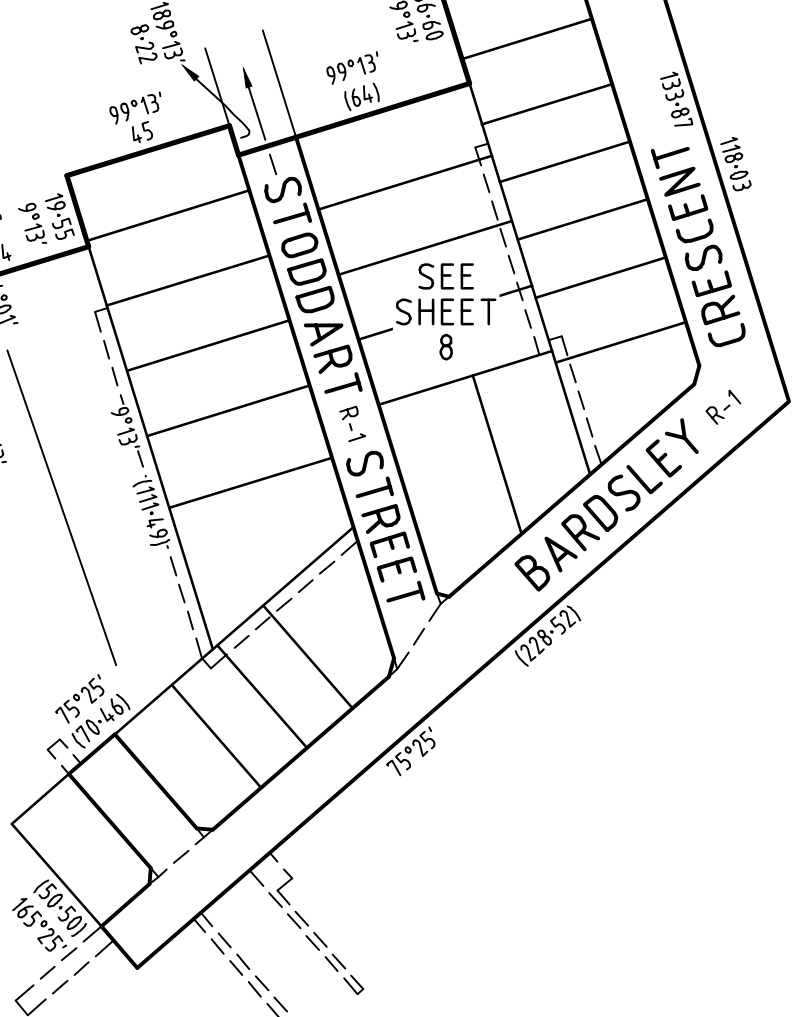
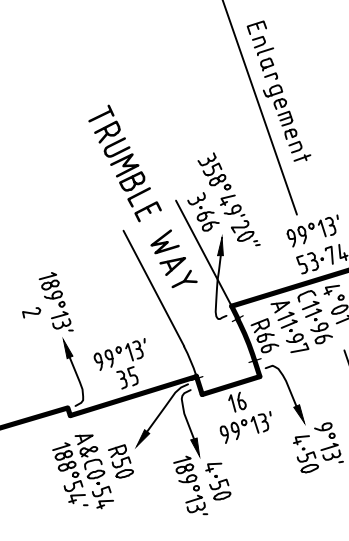
ENLARGEMENT
SCALE 1:1000



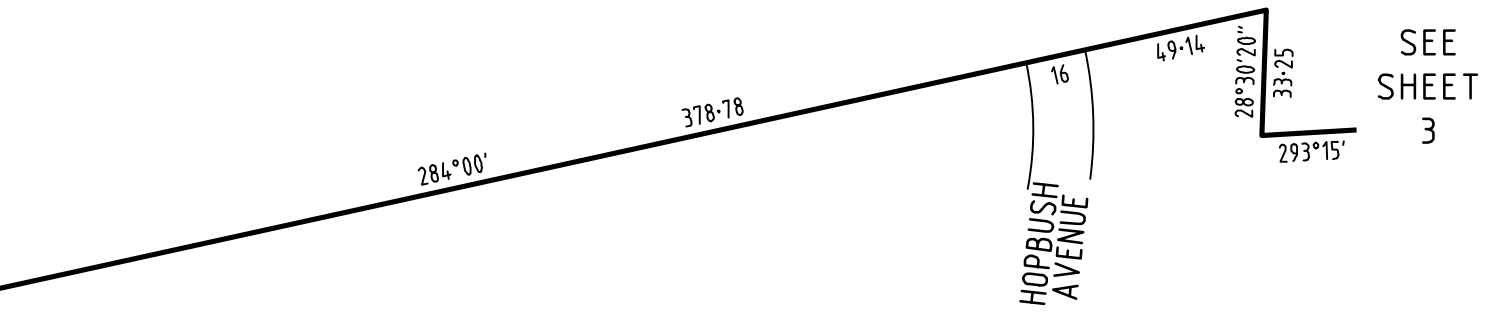
SEE SHEET 3



ENLARGEMENT
SCALE 1:750



M



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SCALE 1: 2000

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 7



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SEE SHEET 3

ELIZABETH DRIVE

BARDSLEY CRESCENT

71°18' 0-80"

71°18'30" 64.93

8872m²

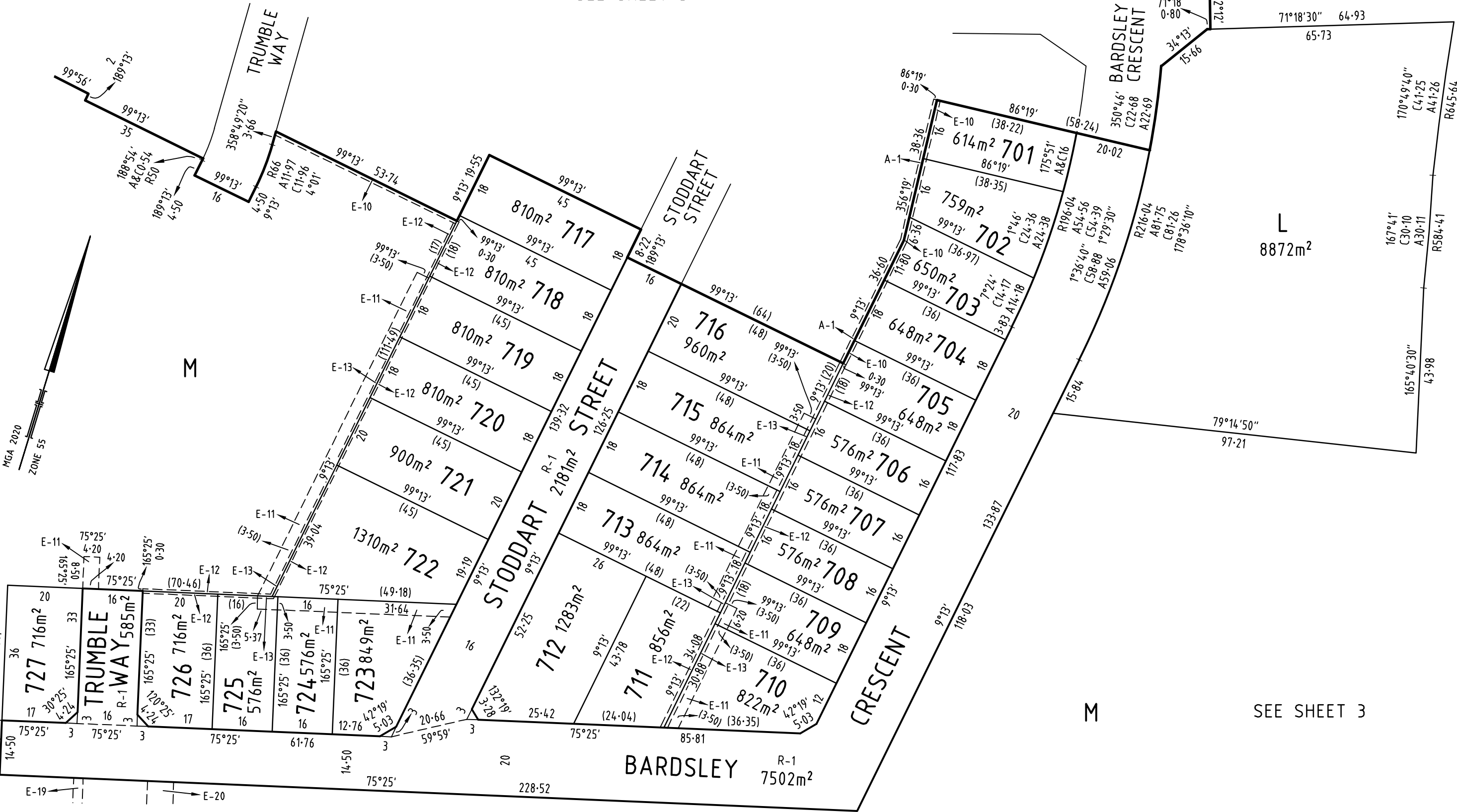
170°49'40" C41-25 A41-26 R645-64

167°41' C30-10 A30-11 R584-41

165°40'30" 43-98

79°14'50" 97-21

SEE SHEET 3



MGA 2020 ZONE 55

SEE SHEET 7

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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 701 to 727 (both inclusive) on this plan

Land to be Burdened: Lots 701 to 727 (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 AA010157, 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 701 to 727 (both inclusive) on this plan

Land to be Burdened: Lots 701 to 727 (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.

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