


<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS909578X</b>	
<b>LOCATION OF LAND</b> PARISH: BUTTLEJORRK WJT CLARKES CROWN SPECIAL SURVEY(PART)  TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: - TITLE REFERENCE: C/T VOL .... FOL ...  LAST PLAN REFERENCE: LOT N on PS909593C  POSTAL ADDRESS: 250 RACECOURSE ROAD, (at time of subdivision) SUNBURY 3429 MGA2020 CO-ORDINATES: E: 300 130      ZONE: 55 (of approx centre of land in plan)      N: 5 840 740				
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL / BODY / PERSON	This is a SPEAR Plan.  Land being subdivided is enclosed within thick continuous lines  Lots 1 to 800, 813 to 821, and A to O (all inclusive) have been omitted from this plan.  <u>Other purpose of this plan</u>  To remove by agreement that part of Easement E-11 on PS909593C that affects Trumble Way via section 6(1)(k) of the Subdivision Act 1988.		
ROAD R-1	HUME CITY COUNCIL			
<b>NOTATIONS</b>				
DEPTH LIMITATION : DOES NOT APPLY  SURVEY : This plan is based on survey PS 832946V  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				
<b>EASEMENT INFORMATION</b>				
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 8A (19 LOTS)				AREA OF STAGE - 1.982ha
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 305954SV00		ORIGINAL SHEET SIZE: A3
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## 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	PS909593C	LAND IN THIS PLAN
A-2	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS906055Y	LAND IN THIS PLAN
E-1	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS842444Q	THE RELEVANT ABUTTING LOT ON PS842444Q
E-2	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS906055Y	THE RELEVANT ABUTTING LOT ON PS906055Y
E-3	SEWERAGE	3.50	PS909593C	GREATER WESTERN WATER CORPORATION
E-3	DRAINAGE	3.50	PS909593C	HUME CITY COUNCIL
E-4	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS909593C	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-5	SEWERAGE	0.30	PS909593C	GREATER WESTERN WATER CORPORATION
E-5	DRAINAGE	0.30	PS909593C	HUME CITY COUNCIL
E-5	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS909593C	THE RELEVANT ABUTTING LOT ON PS909593C
E-6	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-7	SEWERAGE	SEE DIAGRAM	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-7	DRAINAGE	SEE DIAGRAM	THIS PLAN	HUME CITY COUNCIL
E-8	SEWERAGE	SEE DIAGRAM	PS909593C	GREATER WESTERN WATER CORPORATION
E-8	DRAINAGE	SEE DIAGRAM	PS909593C	HUME CITY COUNCIL
E-9	SEWERAGE	2.50	PS909593C	GREATER WESTERN WATER CORPORATION
E-10	DRAINAGE	SEE DIAGRAM	PS909593C	HUME CITY COUNCIL

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SHEET 2

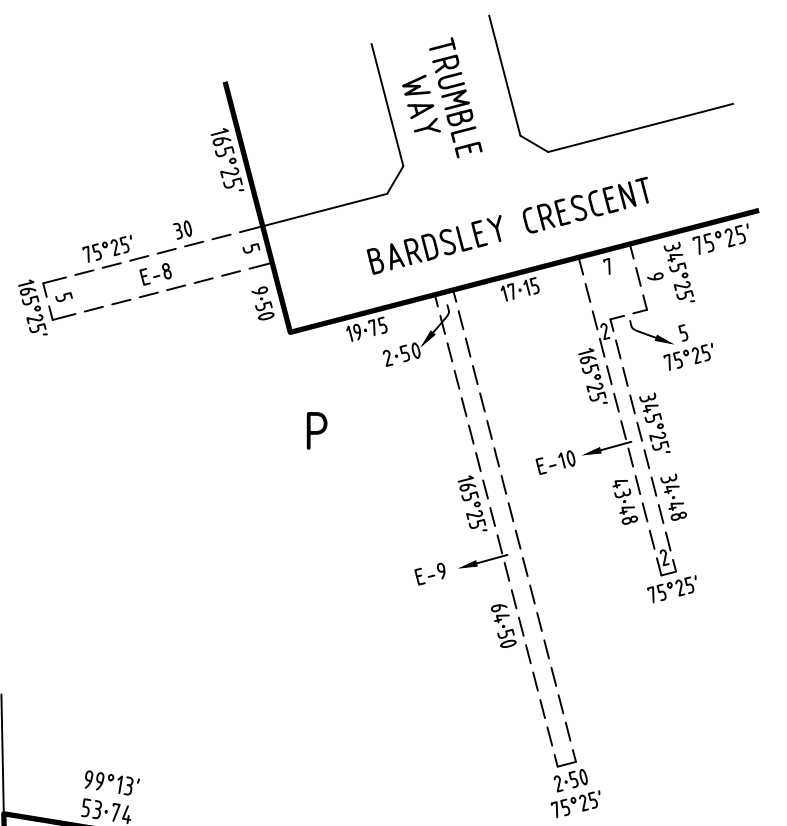
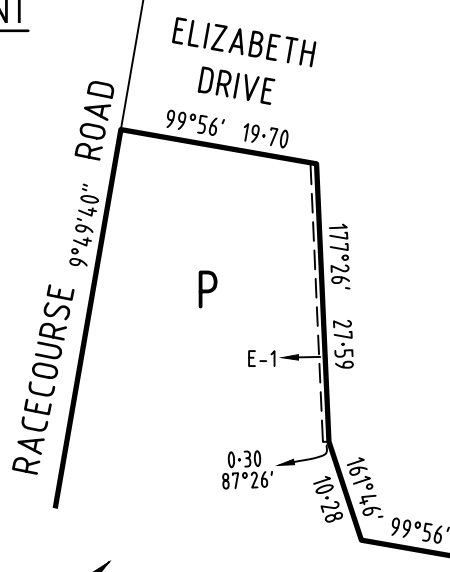
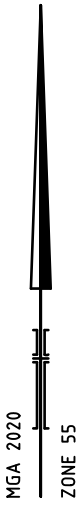


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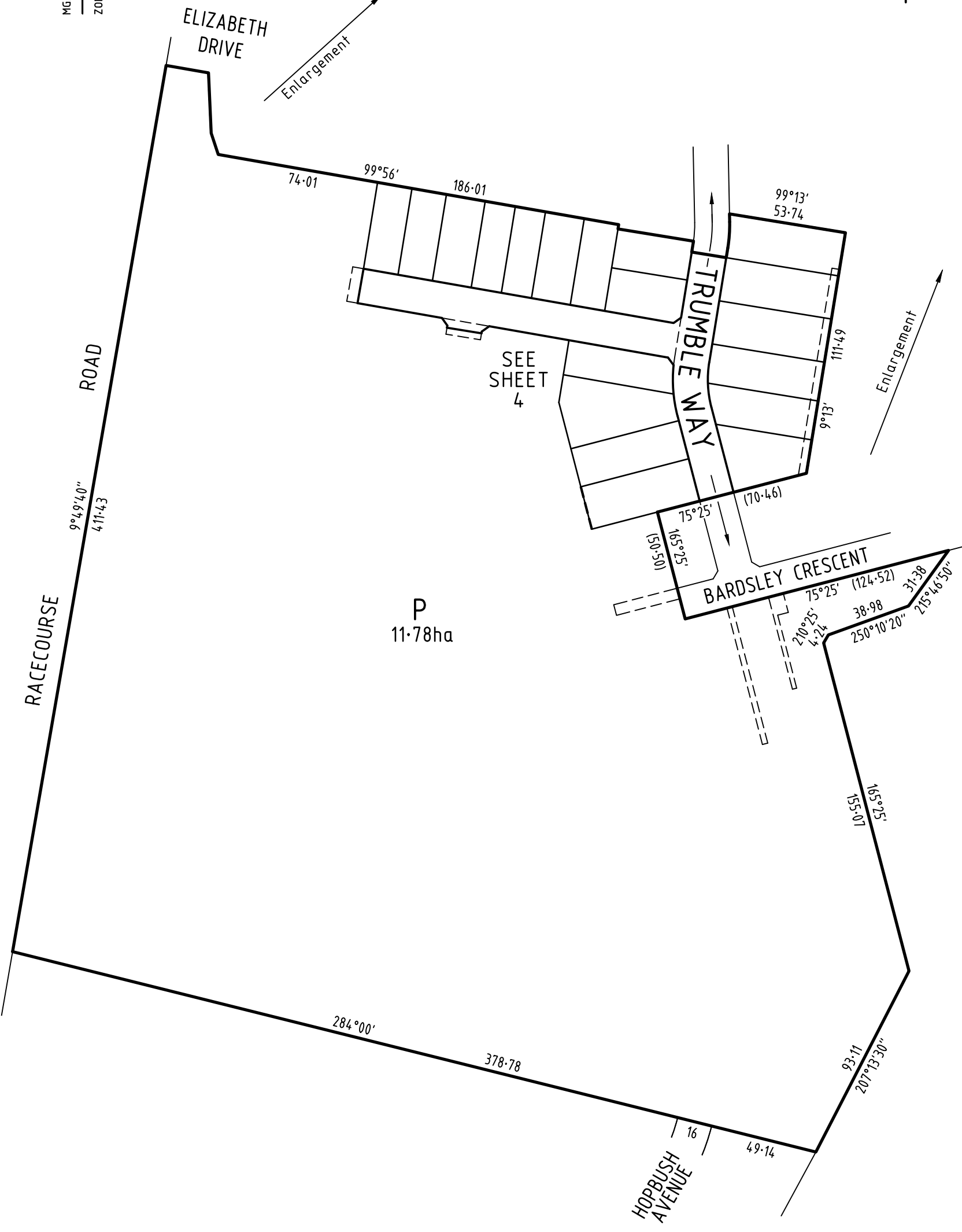
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PS909578X

ENLARGEMENT  
SCALE 1:750



ENLARGEMENT  
SCALE 1:1000



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SCALE 1: 2000  
20 0 20 40 60 80  
LENGTHS ARE IN METRES

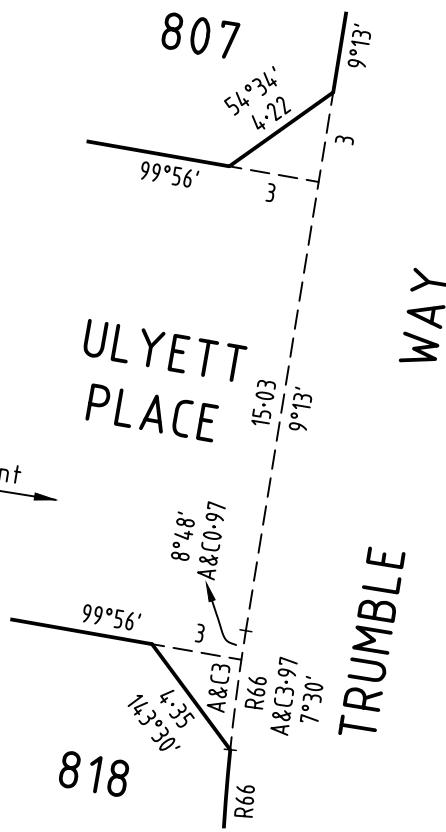
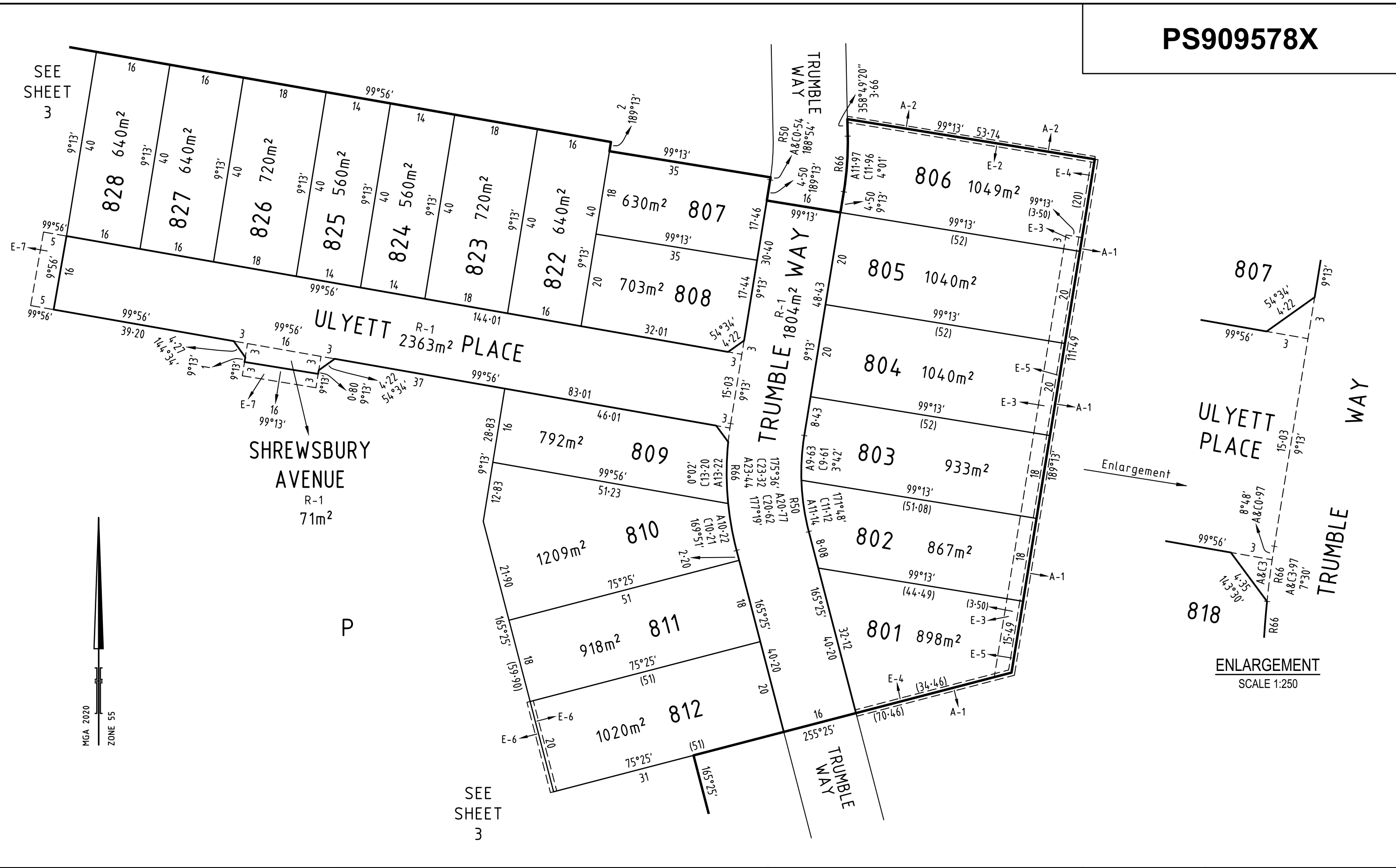
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SHEET 3



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ENLARGEMENT  
SCALE 1:250

**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 801 to 812, and 822 to 828 (all inclusive) on this plan  
 Land to be Burdened: Lots 801 to 812, and 822 to 828 (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 AA...., 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 801 to 812, and 822 to 828 (all inclusive) on this plan  
**Land to be Burdened:** Lots 801 to 812, and 822 to 828 (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.

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