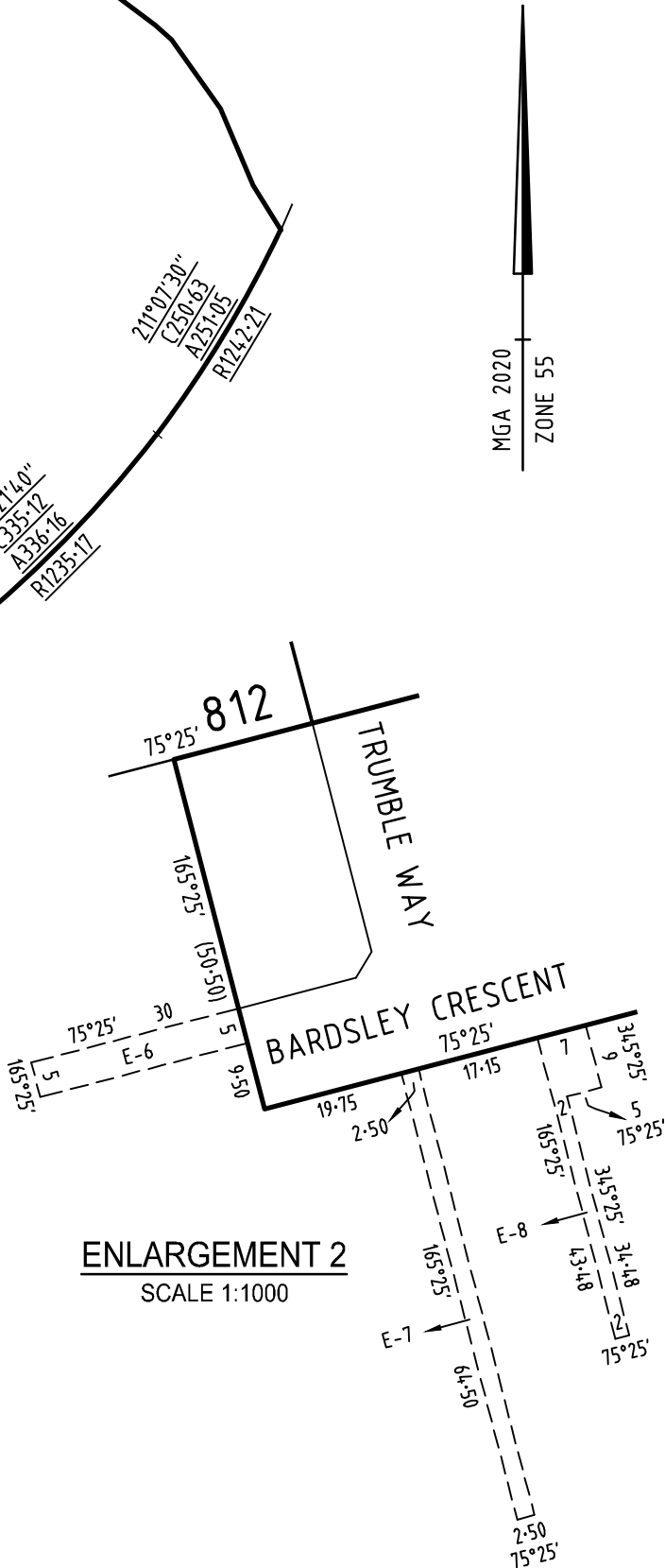
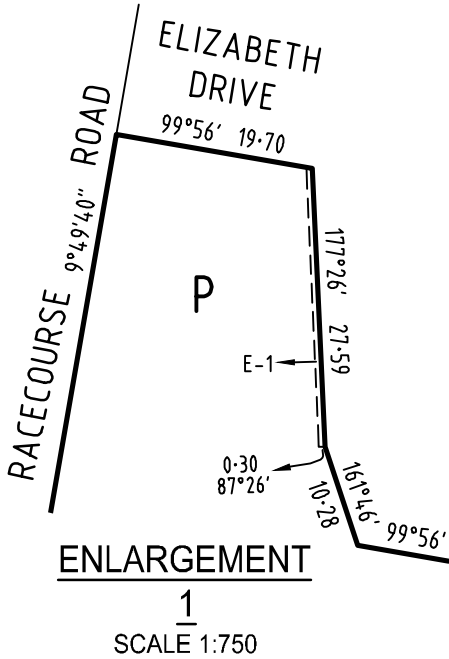
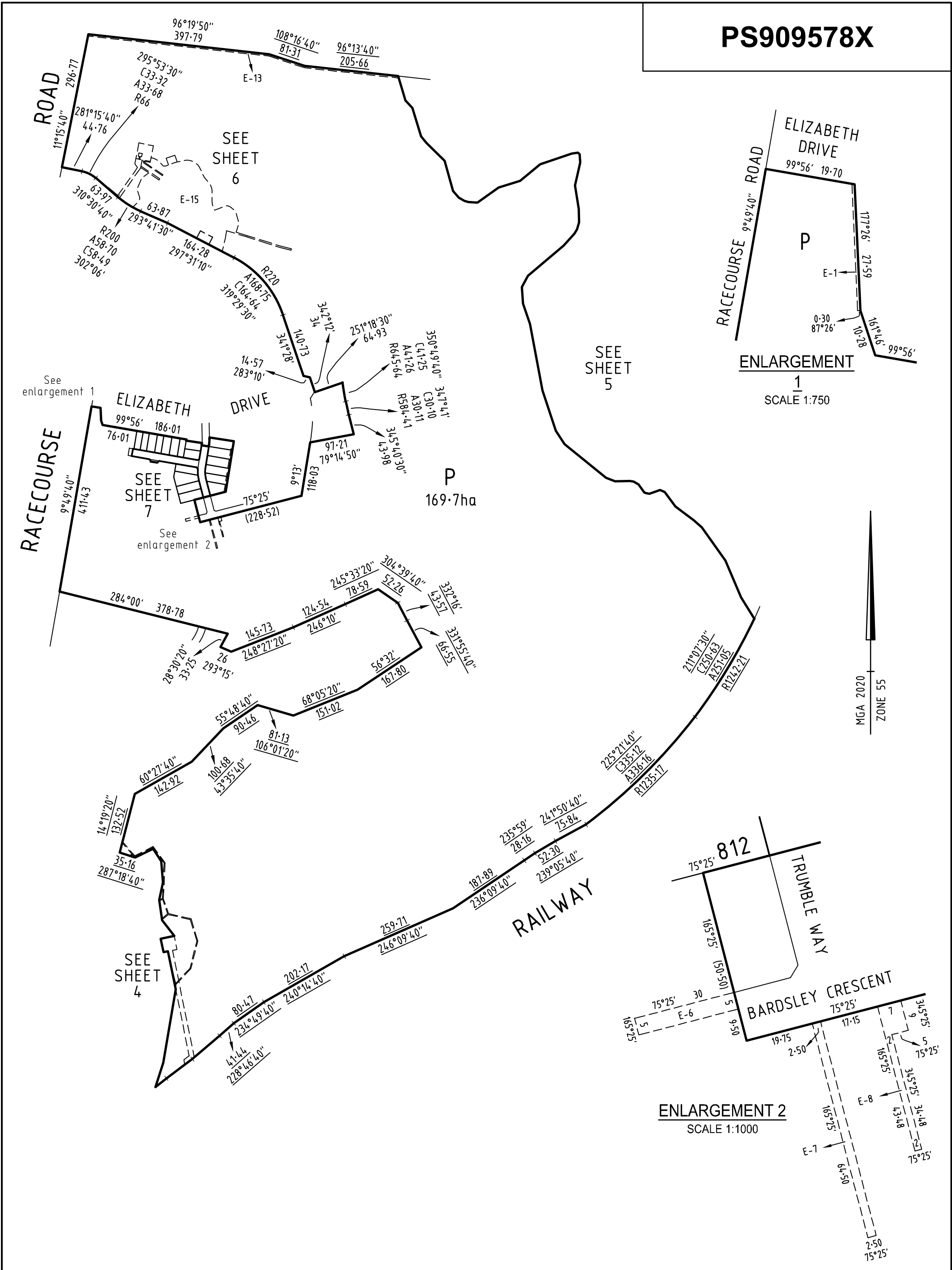
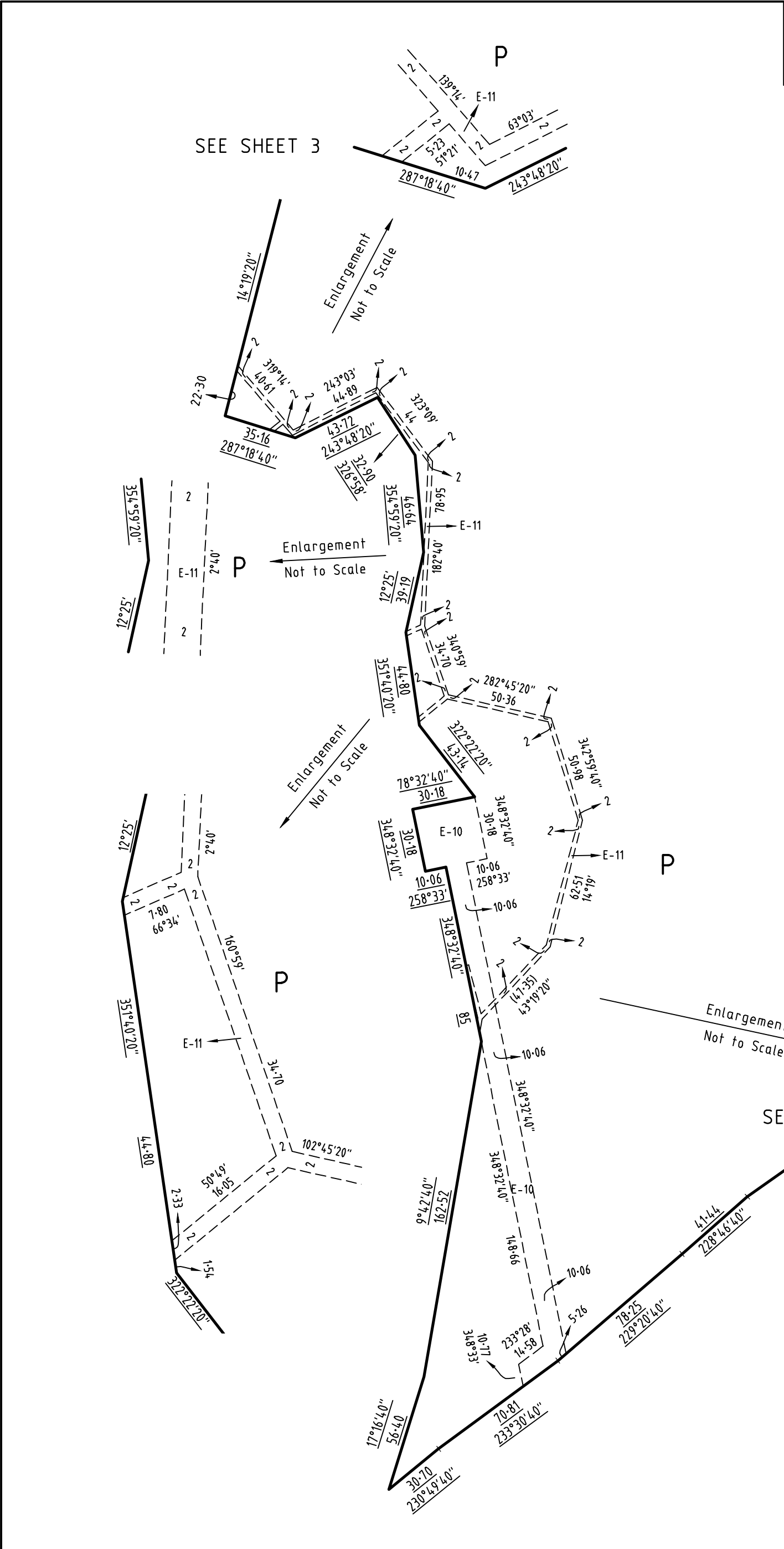


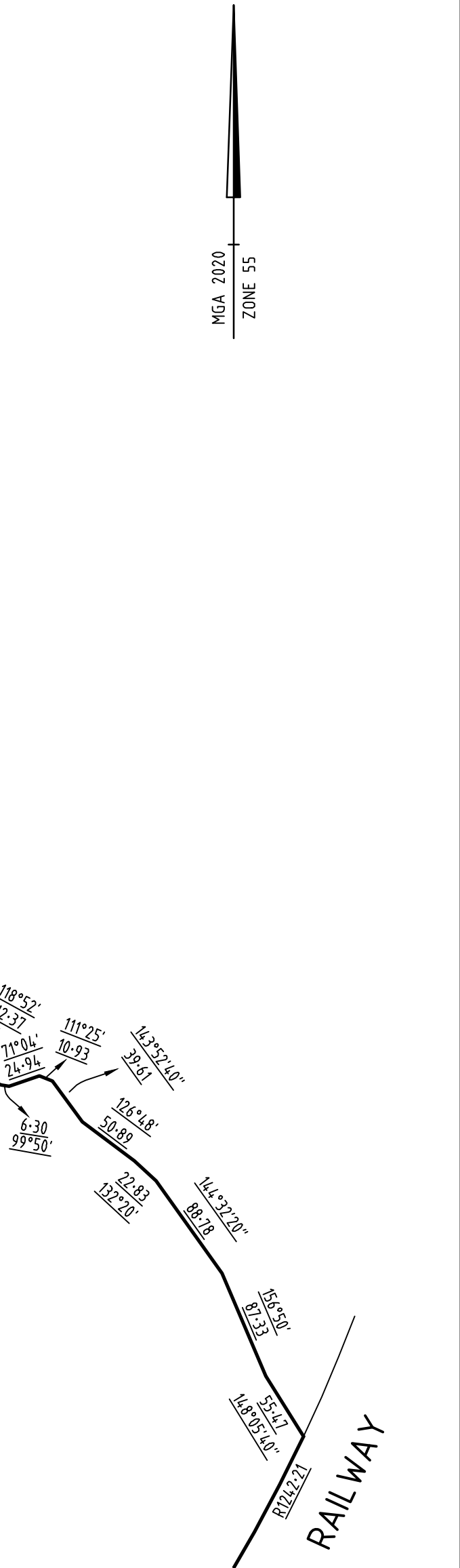
PLAN OF SUBDIVISION			EDITION 1		PS909578X	
LOCATION OF LAND PARISH: BOLLINDA, BULLA BULLA AND BUTTLEJORRK WJT CLARKES CROWN SPECIAL SURVEY(PART) PARISH: BULLA BULLA SECTION: 21 CROWN ALLOTMENT: 1 (PART) PARISH: BOLLINDA SECTION: 1 CROWN ALLOTMENT: 3 & 4 (PARTS) TITLE REFERENCE: C/T VOL ... FOL ... LAST PLAN REFERENCE: LOT M 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						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>This is a SPEAR Plan.</div> <div>Dimensions underlined thus <u>41.44</u> are not the result of survey.</div> <div>Land being subdivided is enclosed within thick continuous lines</div> <div>Lots 1 to 800, 813 to 821, and A to O (all inclusive) have been omitted from this plan.</div> <div>Other purpose of this plan</div> <div>To remove by agreement that part of Easement E-11 on PS909593C now continued in Trumble Way on this plan via section 6(1)(k) of the Subdivision Act 1988.</div>		
ROAD R-1		HUME CITY COUNCIL				
NOTATIONS						
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						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
SHERWOOD GRANGE ESTATE - STAGE 8A (19 LOTS)			AREA OF STAGE - 1.974ha			
		SURVEYORS FILE REF: 305954SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 8	
		Licensed Surveyor: Stephen Anthony Motta Version: 7				

				PS909578X
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
A-2	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS909593C	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 PS909593C
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	SEWERAGE	SEE DIAG	PS909593C	GREATER WESTERN WATER CORPORATION
E-6	DRAINAGE	SEE DIAG	PS909593C	HUME CITY COUNCIL
E-7	SEWERAGE	2.50	PS909593C	GREATER WESTERN WATER CORPORATION
E-8	DRAINAGE	SEE DIAG	PS909593C	HUME CITY COUNCIL
E-10	WATER SUPPLY	SEE DIAG	TRANSFER No. 675047	C/T VOL 3475 FOL 981
E-11	SEWERAGE	SEE DIAG	PS730378B	WESTERN WATER
E-12	WATER SUPPLY	SEE DIAG	TRANSFER No. 675047	C/T VOL 3475 FOL 981
E-12	SEWERAGE	SEE DIAG	PS730378B	WESTERN WATER
E-13	CARRIAGEWAY	4	PS730378B	LOT 2 ON PS730378B
E-14	SEWERAGE	SEE DIAG	PS909593C	GREATER WESTERN WATER CORPORATION
E-14	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	PS909593C	GREATER WESTERN WATER CORPORATION
E-14	POWERLINE	SEE DIAG	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
E-15	WETLAND, FLOODWAY, DRAINAGE AND STORMWATER QUALITY MANAGEMENT AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA2741	SEE DIAG	PS909593C	MELBOURNE WATER CORPORATION
E-16	SEWERAGE	SEE DIAG	PS832946V	GREATER WESTERN WATER CORPORATION
E-16	DRAINAGE	SEE DIAG	PS909593C	GREATER WESTERN WATER CORPORATION
E-17	WETLAND, FLOODWAY, DRAINAGE AND STORMWATER QUALITY MANAGEMENT AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA2741	SEE DIAG	PS909593C	MELBOURNE WATER CORPORATION
E-17	DRAINAGE	SEE DIAG	PS909593C	HUME CITY COUNCIL
E-18	WATER SUPPLY	SEE DIAG	PS909593C	GREATER WESTERN WATER CORPORATION
E-19	WETLAND, FLOODWAY, DRAINAGE AND STORMWATER QUALITY MANAGEMENT AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA2741	2	PS909593C	MELBOURNE WATER CORPORATION
E-19	DRAINAGE	2	PS909593C	GREATER WESTERN WATER CORPORATION
E-20	WETLAND, FLOODWAY, DRAINAGE AND STORMWATER QUALITY MANAGEMENT AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA2741	3	PS909593C	MELBOURNE WATER CORPORATION
E-20	SEWERAGE	3	PS909593C	GREATER WESTERN WATER CORPORATION
E-21	SEWERAGE	SEE DIAG	PS832946V	GREATER WESTERN WATER CORPORATION
E-21	POWERLINE	SEE DIAG	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
E-22	WATER SUPPLY	SEE DIAG	PS909593C	GREATER WESTERN WATER CORPORATION
E-22	DRAINAGE	SEE DIAG	PS909593C	GREATER WESTERN WATER CORPORATION
E-23	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-24	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-25	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-25	DRAINAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
SURVEYOR'S FILE REF: 305954SV00				ORIGINAL SHEET SIZE: A3
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		Licensed Surveyor: Stephen Anthony Motta Version: 7		SHEET 2





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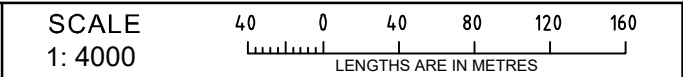
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SURVEYOR'S FILE REF: 305954SV00

SCALE
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LENGTHS ARE IN METRES



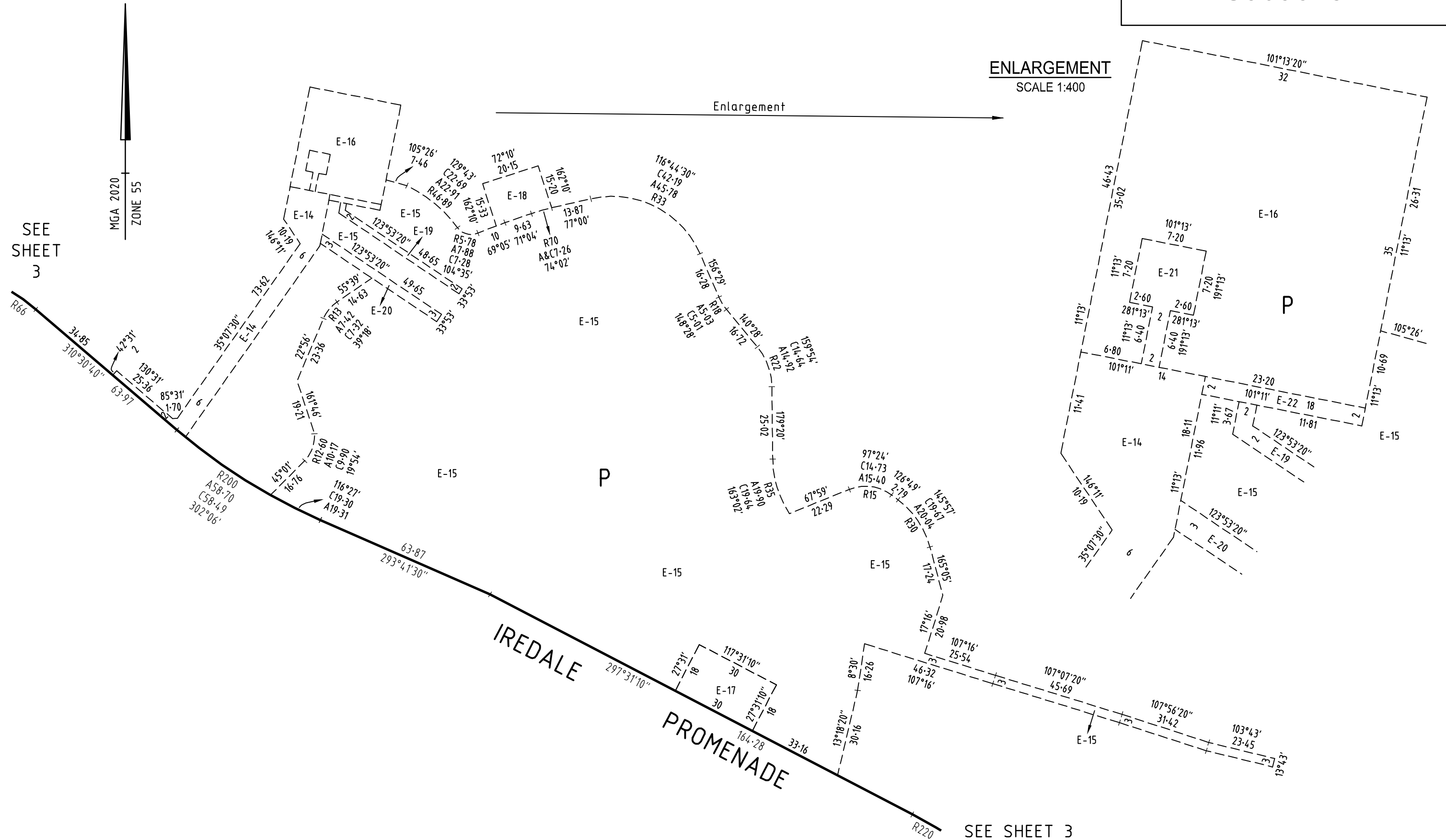
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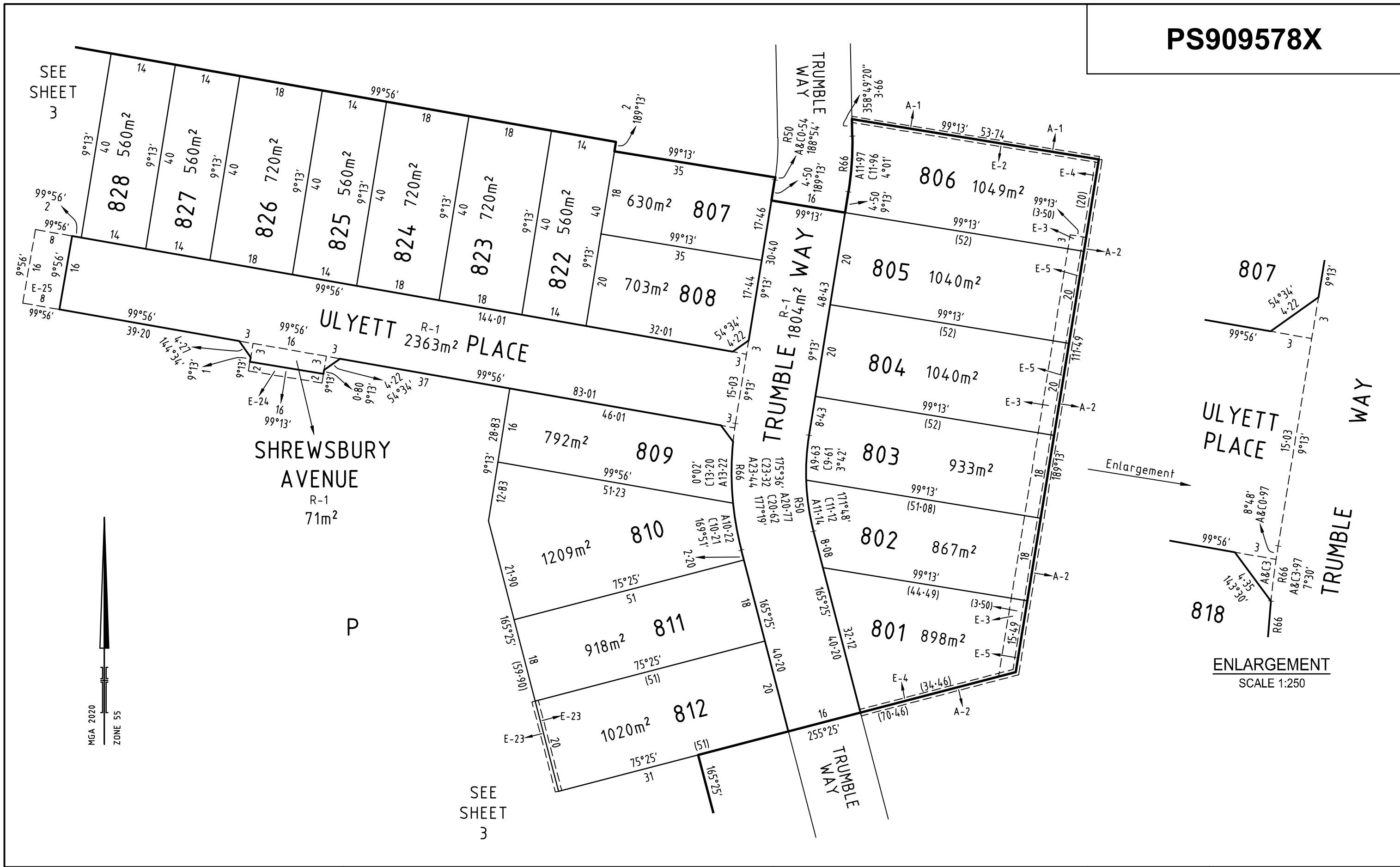



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Version: 7



SURVEYOR'S FILE REF: 305954SV00		SCALE 1: 1250 <div><div></div><div>12.50</div><div>0</div><div>12.5</div><div>25</div><div>37.5</div><div>50</div></div> <div>LENGTHS ARE IN METRES</div>	ORIGINAL SHEET SIZE: A3	SHEET 6
<div><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>		Licensed Surveyor: Stephen Anthony Motta Version: 7		



SURVEYOR'S FILE REF: 305954SV00		SCALE 1: 750 <div><div></div><div>7.50</div><div>0</div><div>7.5</div><div>15</div><div>22.5</div><div>30</div></div> <div>LENGTHS ARE IN METRES</div>	ORIGINAL SHEET SIZE: A3	SHEET 7
 <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>		Licensed Surveyor: Stephen Anthony Motta Version: 7		

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.