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|--|-------------------------|---|----------------------------------|--------------------------------|
| 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 | This is a SPEAR Plan. Dimensions underlined thus <u>4.1.44</u> are not the result of survey. 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 now continued in Trumble Way on 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 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 |
| | | | SEE SHEET 2 FOR EASEMENT DETAILS | |
| SHERWOOD GRANGE ESTATE - STAGE 8A (19 LOTS) | | | | AREA OF STAGE - 1.974ha |
| | | SURVEYORS FILE REF: 305954SV00 | | ORIGINAL SHEET SIZE: A3 |
| | | Licensed Surveyor: Stephen Anthony Motta Version: 7 | | SHEET 1 OF 8 |

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

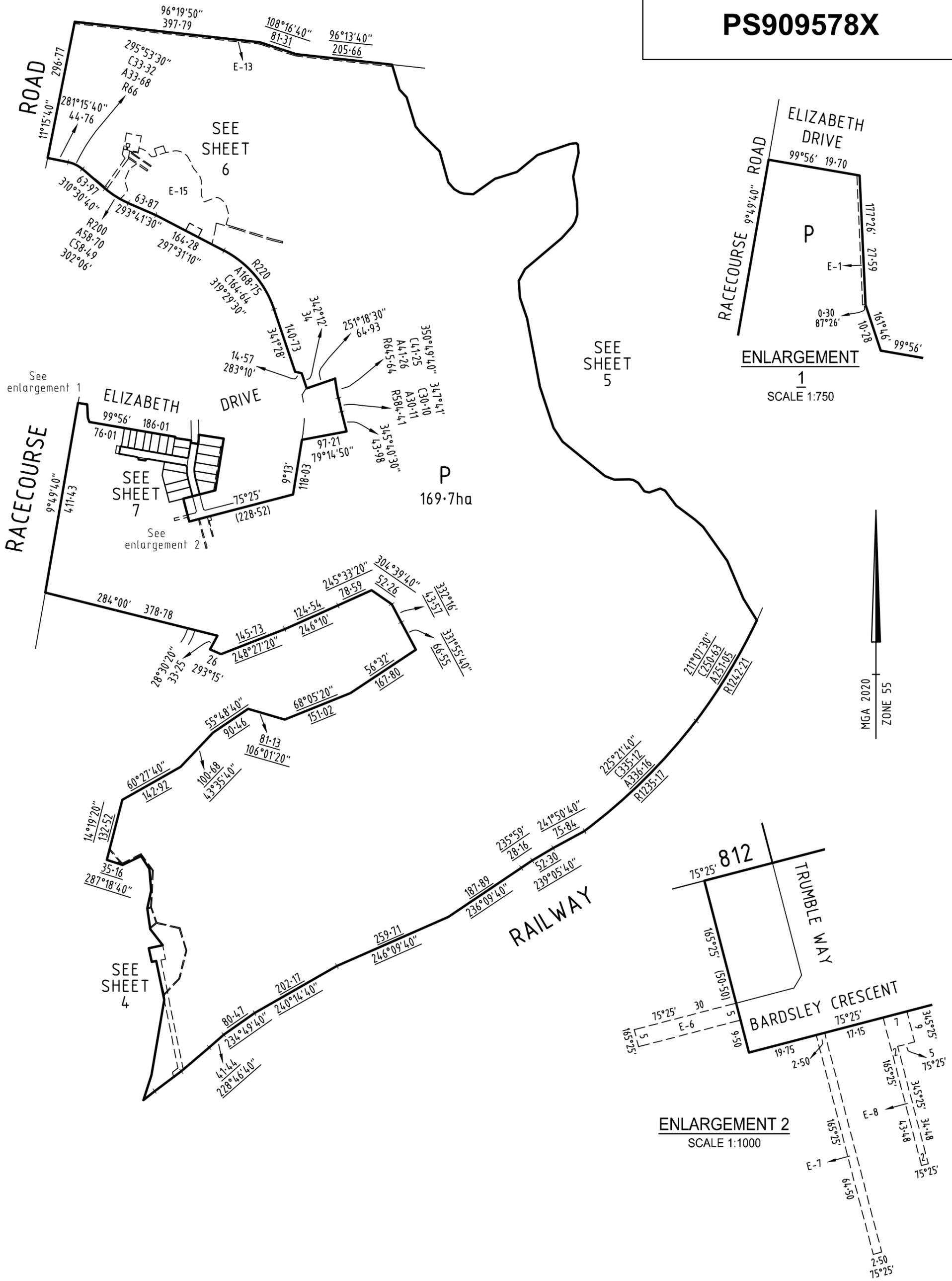
ORIGINAL SHEET
SIZE: A3

SHEET 2



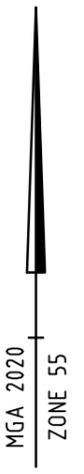
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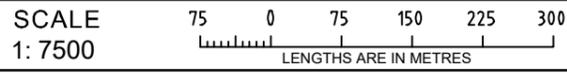


ENLARGEMENT 1
SCALE 1:750

ENLARGEMENT 2
SCALE 1:1000



SURVEYOR'S FILE REF: 305954SV00



ORIGINAL SHEET SIZE: A3

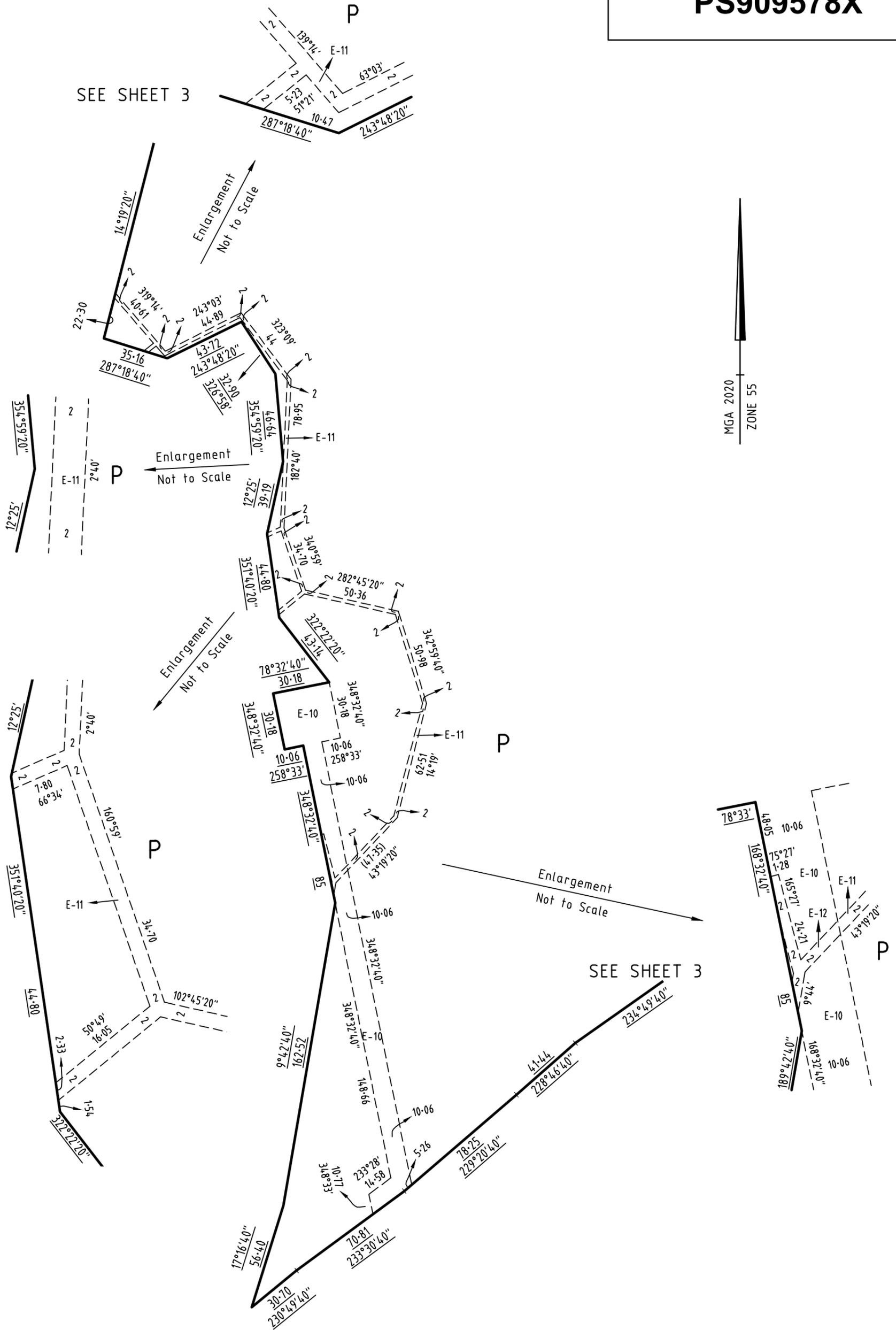
SHEET 3



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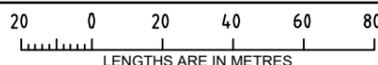
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SEE SHEET 3



SURVEYOR'S FILE REF: 305954SV00

SCALE
1: 2000



ORIGINAL SHEET
SIZE: A3

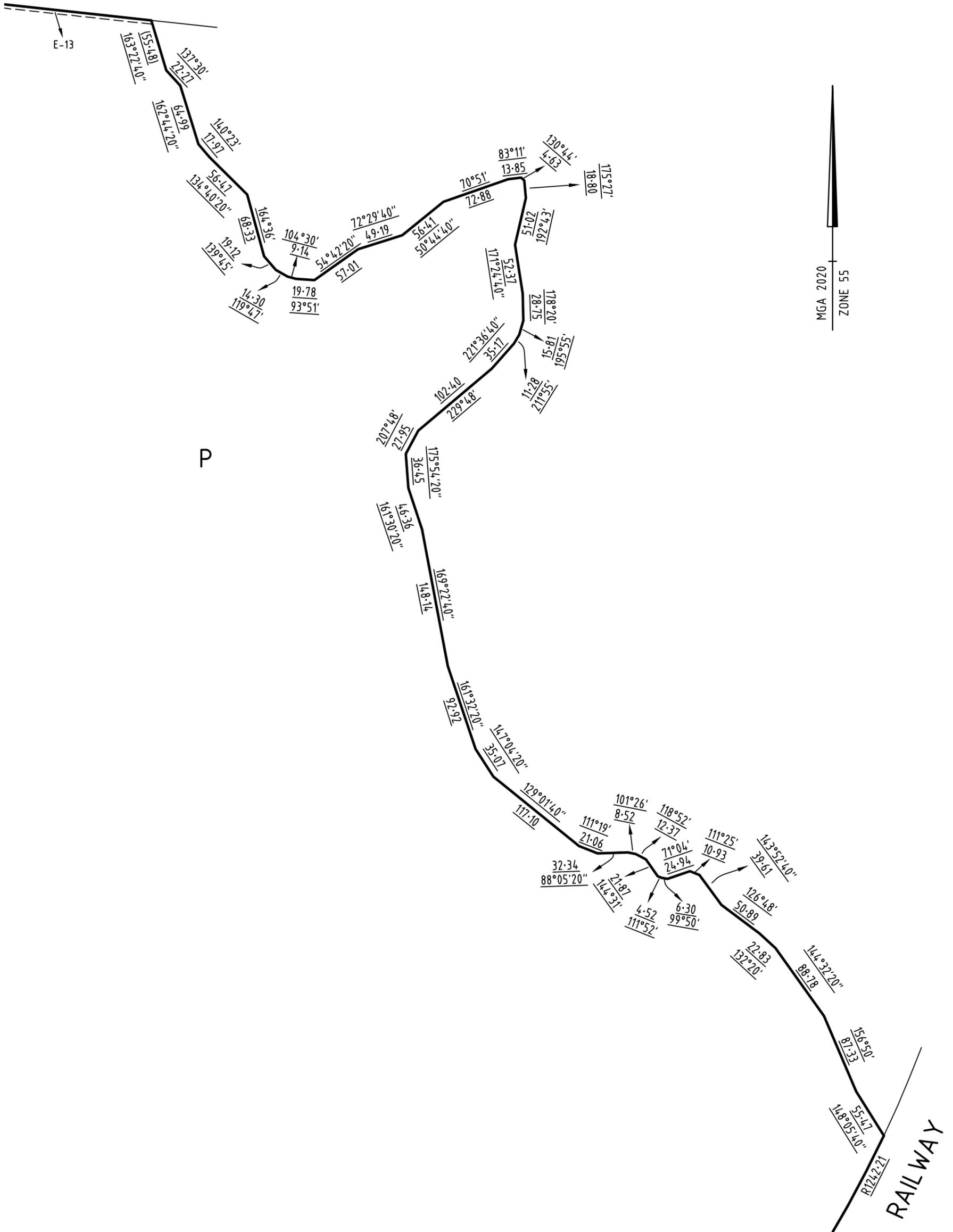
SHEET 4



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SEE SHEET 3

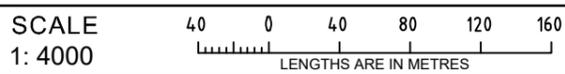


P

RAILWAY

SEE SHEET 3

SURVEYOR'S FILE REF: 305954SV00



ORIGINAL SHEET SIZE: A3

SHEET 5

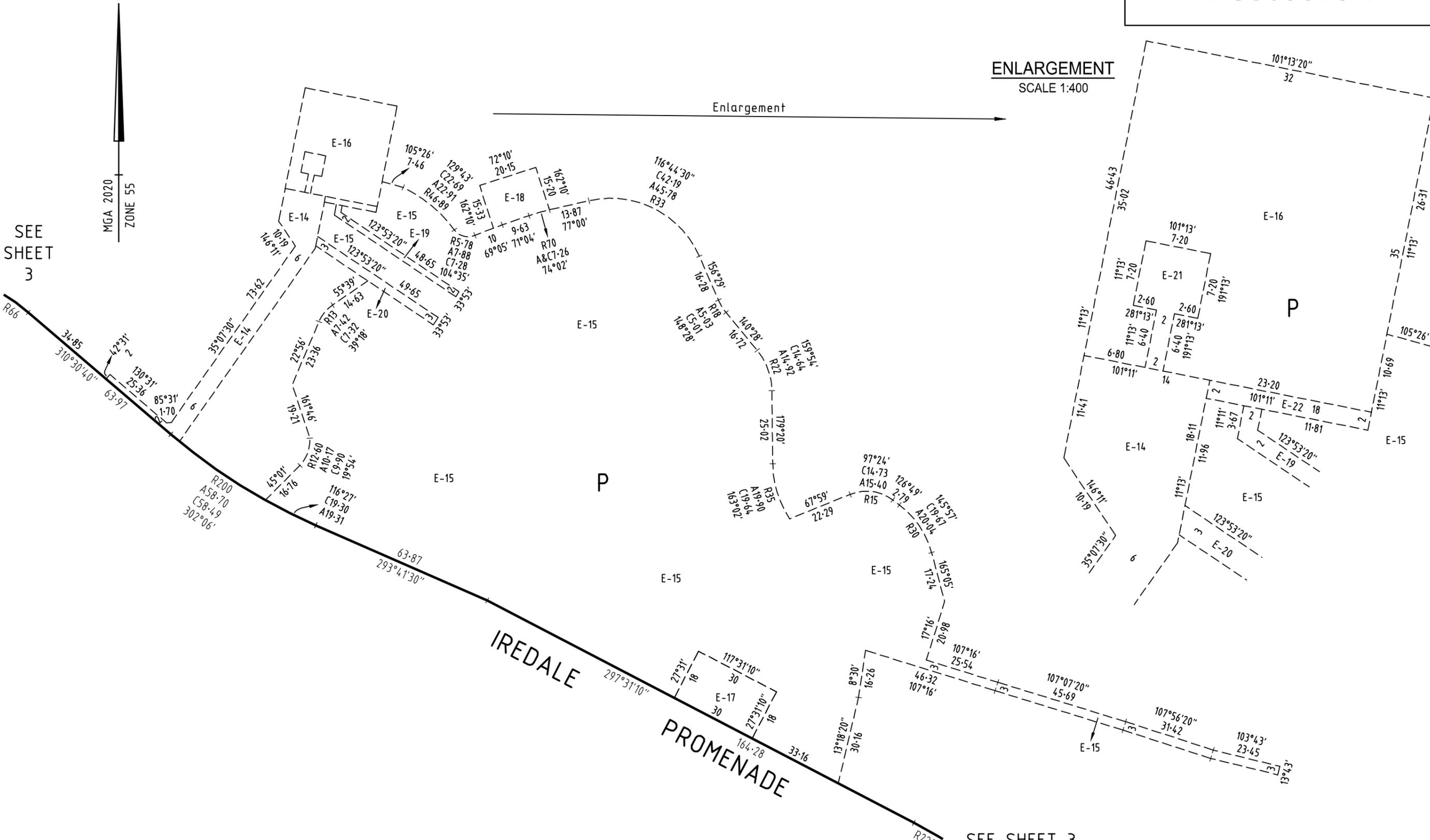


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ENLARGEMENT
SCALE 1:400

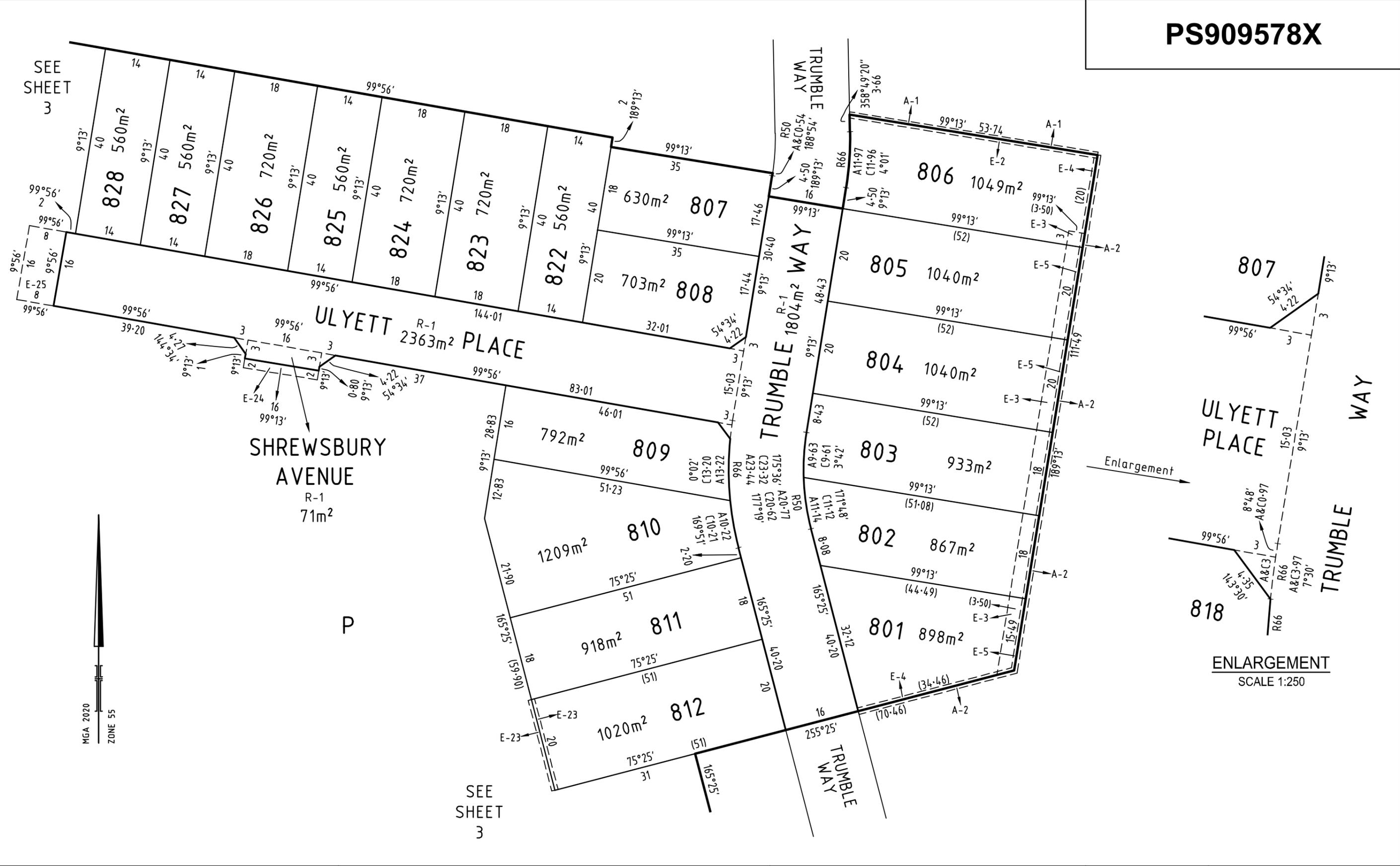
Enlargement



SEE SHEET 3

SEE SHEET 3

| | | | |
|--|---|--------------------------------|----------------|
| <p>SURVEYOR'S FILE REF: 305954SV00</p> | <p>SCALE 1: 1250</p> <p>12.5 0 12.5 25 37.5 50</p> <p>LENGTHS ARE IN METRES</p> | <p>ORIGINAL SHEET SIZE: A3</p> | <p>SHEET 6</p> |
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ENLARGEMENT
SCALE 1:250

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SCALE 1: 750

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 7

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.

| | | | |
|--|--|----------------------------|---------|
| SURVEYOR'S FILE REF: 305954SV00 | | ORIGINAL SHEET SIZE: A3 | SHEET 8 |
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