

# PLAN OF SUBDIVISION

EDITION 1

**PS918485E**

## LOCATION OF LAND

PARISH: BUTTLEJORRK  
WJT CLARKES CROWN SPECIAL SURVEY(PART)

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: -

TITLE REFERENCE: C/T VOL .... FOL ...

LAST PLAN REFERENCE: LOT P on PS909578X

POSTAL ADDRESS: 250 RACECOURSE ROAD,  
(at time of subdivision) SUNBURY 3429MGA2020 CO-ORDINATES: E: 300 050 ZONE: 55  
(of approx centre of land in plan) N: 5 840 680

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER

COUNCIL / BODY / PERSON

ROAD R-1

HUME CITY COUNCIL

This is a SPEAR Plan.

Land being subdivided is enclosed within thick continuous lines

Lots 1 to 812, 822 to 828, and A to P (all inclusive) have been omitted from this plan.

Other purpose of this plan

To remove by agreement that part of E-7 created in PS909578X that lies within Shrewsbury Avenue on this plan via section 6(1)(k) of the Subdivision Act 1988.

To remove by agreement that part of E-11 created in PS909593C that lies within Bardsley Crescent on this plan via section 6(1)(k) of the Subdivision Act 1988.

## 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 &amp; 92

In Proclaimed Survey Area No. 46

## EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Section 12(2) of the Subdivision Act 1988 applies to all of the land in this plan

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
A-1	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	PS909578X	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	PS909578X	THE RELEVANT ABUTTING LOT ON PS909578X
E-3	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-3	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-4	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-5	SEWERAGE	0.30	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-5	DRAINAGE	0.30	THIS PLAN	HUME CITY COUNCIL
E-5	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-6	SEWERAGE	5	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-6	DRAINAGE	5	THIS PLAN	HUME CITY COUNCIL
E-7	SEWERAGE	SEE DIAG	PS909578X	GREATER WESTERN WATER CORPORATION
E-7	DRAINAGE	SEE DIAG	PS909578X	HUME CITY COUNCIL
E-8	SEWERAGE	2.50	PS909593C	GREATER WESTERN WATER CORPORATION
E-9	DRAINAGE	SEE DIAG	PS909593C	HUME CITY COUNCIL

SHERWOOD GRANGE ESTATE - STAGE 8B (19 LOTS)

AREA OF STAGE - 1.752ha

414 La Trobe Street  
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T 61 3 9993 7888  
spiire.com.au

SURVEYORS FILE REF: 321629-000SV00

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 4

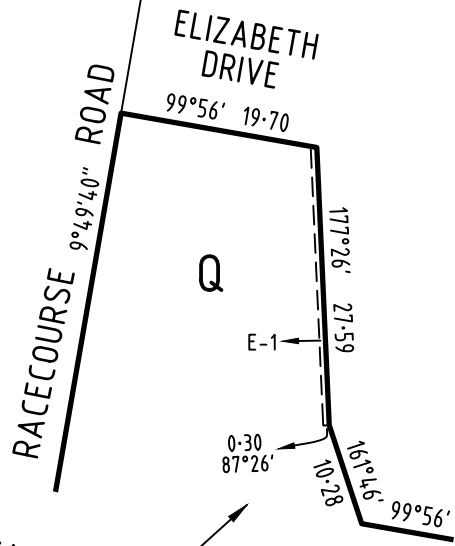
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Version: 2

PS918485E

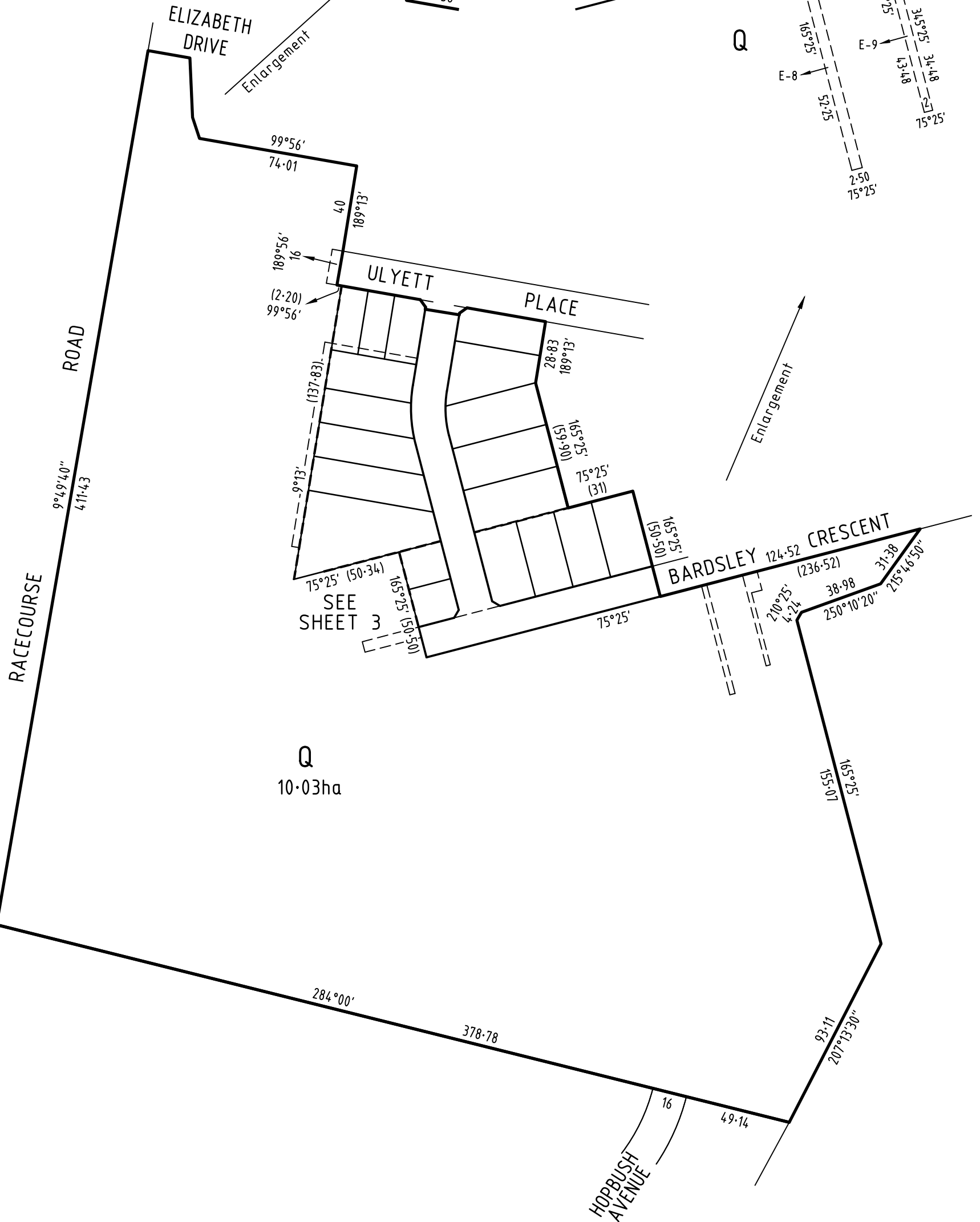
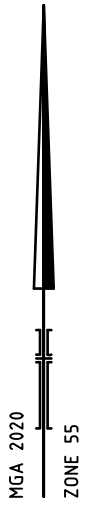
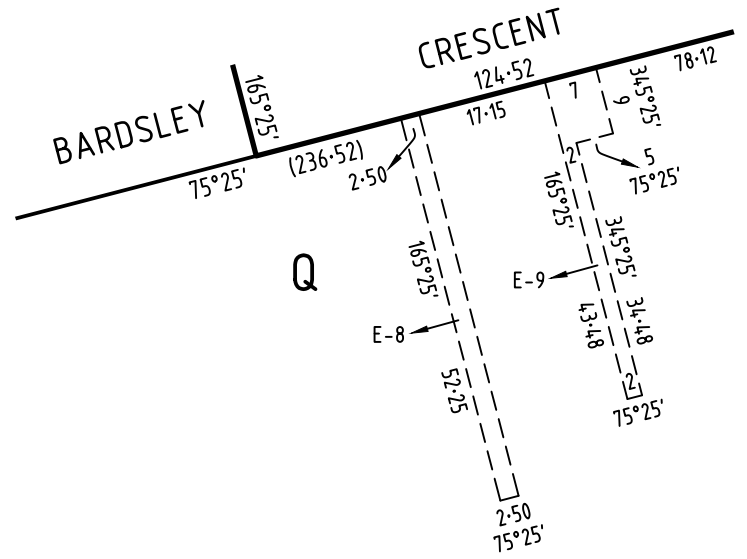
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SCALE 1:750



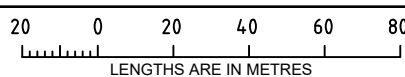
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SURVEYOR'S FILE REF: 321629-000SV00

SCALE 1: 2000



ORIGINAL SHEET SIZE: A3

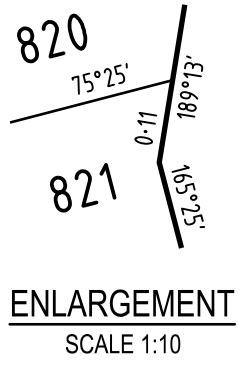
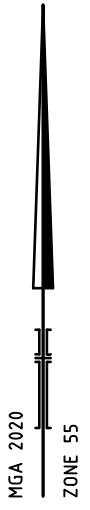
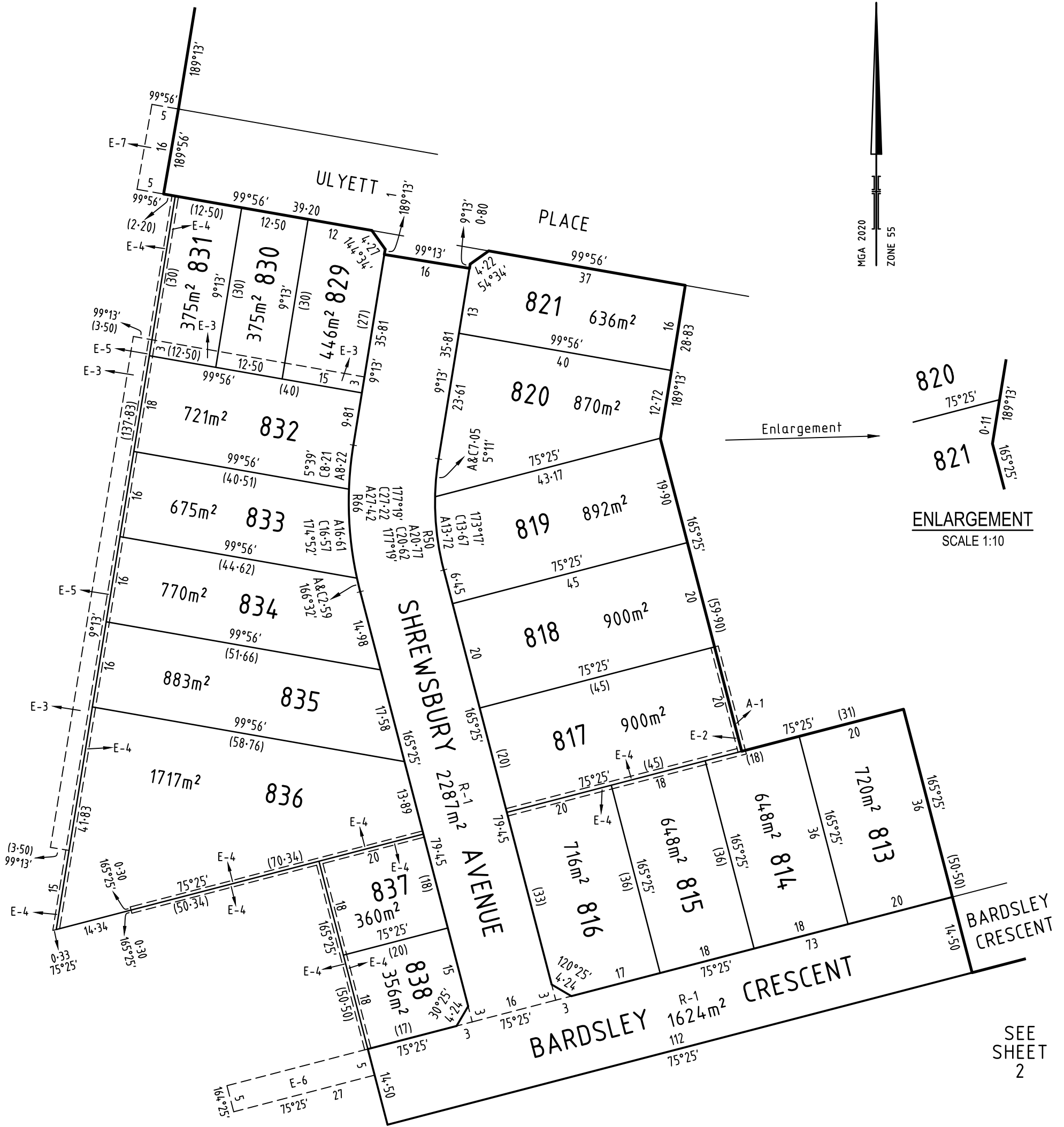
SHEET 2



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SEE SHEET 2



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SEE SHEET 2

SURVEYOR'S FILE REF: 321629-000SV00	SCALE 1: 750 7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
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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 813 to 821, and 829 to 838 (all inclusive) on this plan  
 Land to be Burdened: Lots 813 to 821, and 829 to 838 (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 813 to 821, and 829 to 838 (all inclusive) on this plan  
**Land to be Burdened:** Lots 813 to 821, and 829 to 838 (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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