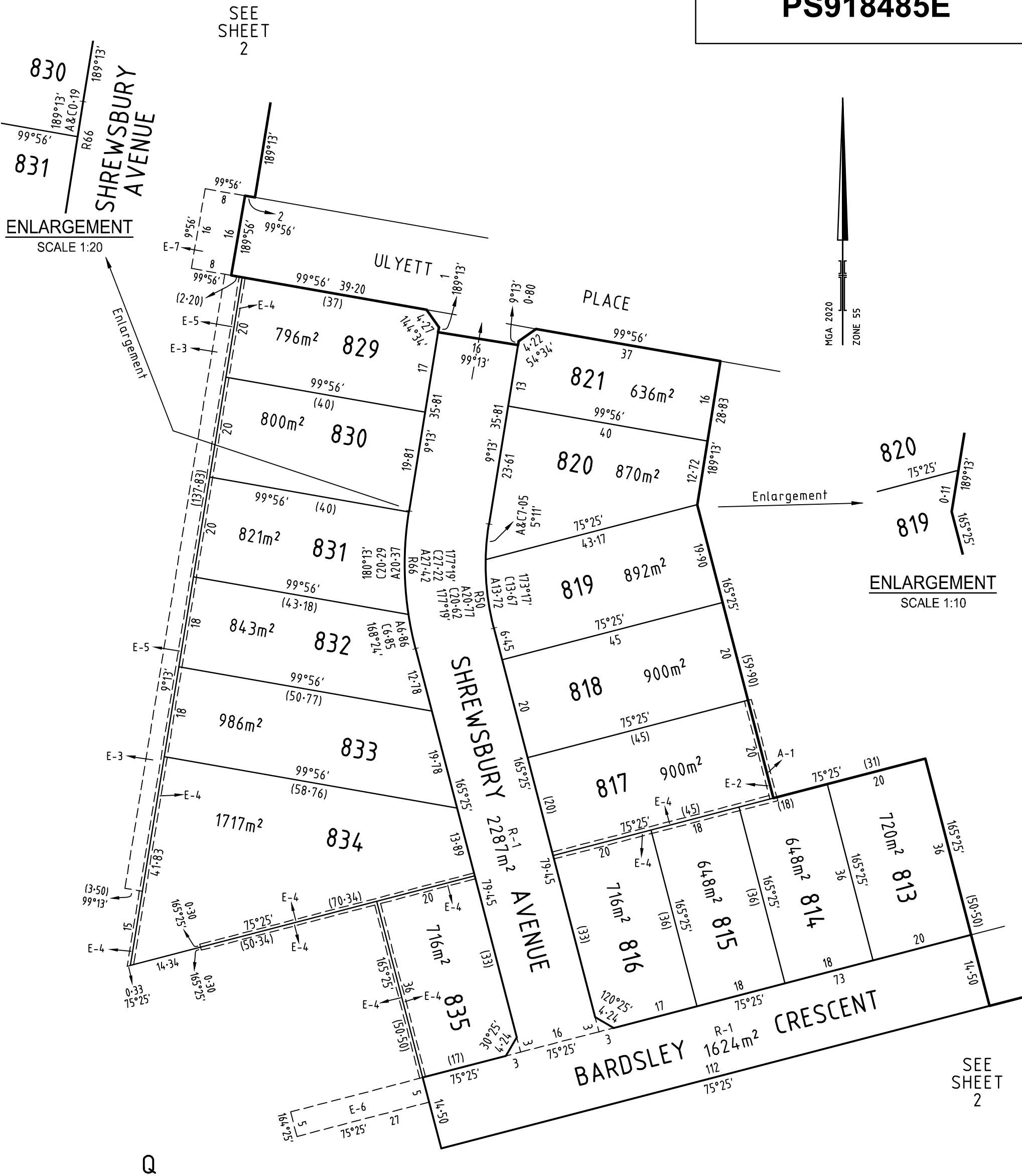
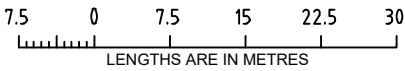


PLAN OF SUBDIVSION		EDITION 1		PS918485E	
LOCATION OF LAND PARISH: BOLLINDA, BULLA BULLA AND BUTTLEJORRK WJT CLARKES CROWN SPECIAL SURVEY(PART) PARISH: BULLA BULLA SECTION: 21 CROWN ALLOTMENT: 1 (PART) PARISH: BOLLINDA SECTION: 1 CROWN ALLOTMENT: 3 & 4 (PARTS) TITLE REFERENCE: VOL ... FOL ... LAST PLAN REFERENCE: LOT P on PS909578X POSTAL ADDRESS: 250 RACECOURSE ROAD, (at time of subdivision) SUNBURY 3429 MGA2020 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		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 812, 822 to 828, and A to P (all inclusive) have been omitted from this plan. <u>Other purpose of this plan</u> To remove by agreement E-24 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-6 created in PS909593C that lies within Bardsley Crescent 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 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)					
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 (16 LOTS)				AREA OF STAGE - 1.752ha	
<div><div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div></div>		SURVEYORS FILE REF: 321629-000SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4
		Licensed Surveyor: Stephen Anthony Motta Version: 3			



SURVEYOR'S FILE REF: 321629-000SV00

SCALE 1: 750



ORIGINAL SHEET SIZE: A3

SHEET 3



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Licensed Surveyor: Stephen Anthony Motta
Version: 3

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 835 (all inclusive) on this plan
Land to be Burdened: Lots 813 to 821, and 829 to 835 (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 835 (all inclusive) on this plan
Land to be Burdened: Lots 813 to 821, and 829 to 835 (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.