

PLAN OF SUBDIVISION		EDITION 1	PS 832946V	
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 12065 FOL 539 LAST PLAN REFERENCE: LOT 1 on PS730378B POSTAL ADDRESS: 250 RACECOURSE ROAD (at time of subdivision) SUNBURY 3429 MGA2020 CO-ORDINATES: E: 299 940 ZONE: 55 (of approx centre of land in plan) N: 5 841 250		Council Name: Hume City Council Council Reference Number: S009129 Planning Permit Reference: P22159 SPEAR Reference Number: S151559H Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 20/05/2021 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Katrina Toogood for Hume City Council on 19/04/2022		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON		This is a SPEAR Plan. Land being subdivided is enclosed within thick continuous lines Lots 1 to 200 (both inclusive) have been omitted from this plan. Underlined dimensions shown thus <u>204.91</u> are not the result of this survey.	
ROAD R-1	HUME CITY COUNCIL			
RESERVE No.1	HUME CITY COUNCIL			
RESERVE No.2	JEMENA ELECTRICITY NETWORKS (VIC) LIMITED			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. P22159 This survey has been connected to permanent marks No(s). 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 INFORMATION		
SHERWOOD GRANGE ESTATE - STAGE 2 (29 LOTS)				AREA OF STAGE - 4.195ha
414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 305946SV00		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
E-1	WATER SUPPLY	SEE PLAN	TRANSFER No. 675047	C/T VOL 3475 FOL 981
E-2	SEWERAGE	SEE PLAN	PS 730378B	WESTERN WATER
E-3	WATER SUPPLY	SEE PLAN	TRANSFER No. 675047	C/T VOL 3475 FOL 981
E-3	SEWERAGE	SEE PLAN	PS 730378B	WESTERN WATER
E-4	CARRIAGEWAY	4	PS 730378B	LOT 2 ON PS 730378B
E-5	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL
E-5	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-6	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-7	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL
E-8	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-8	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-8	POWERLINE	SEE PLAN	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
E-9	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-10	DRAINAGE	0.30	THIS PLAN	HUME CITY COUNCIL
E-10	SEWERAGE	0.30	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-10	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-11	SEWERAGE	0.30	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-11	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-12	WETLAND, FLOODWAY, DRAINAGE AND STORMWATER QUALITY MANAGEMENT AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA2741	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
E-13	SEWERAGE	SEE PLAN	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-14	WETLAND, FLOODWAY, DRAINAGE AND STORMWATER QUALITY MANAGEMENT AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA2741	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
E-14	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL

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ORIGINAL SHEET
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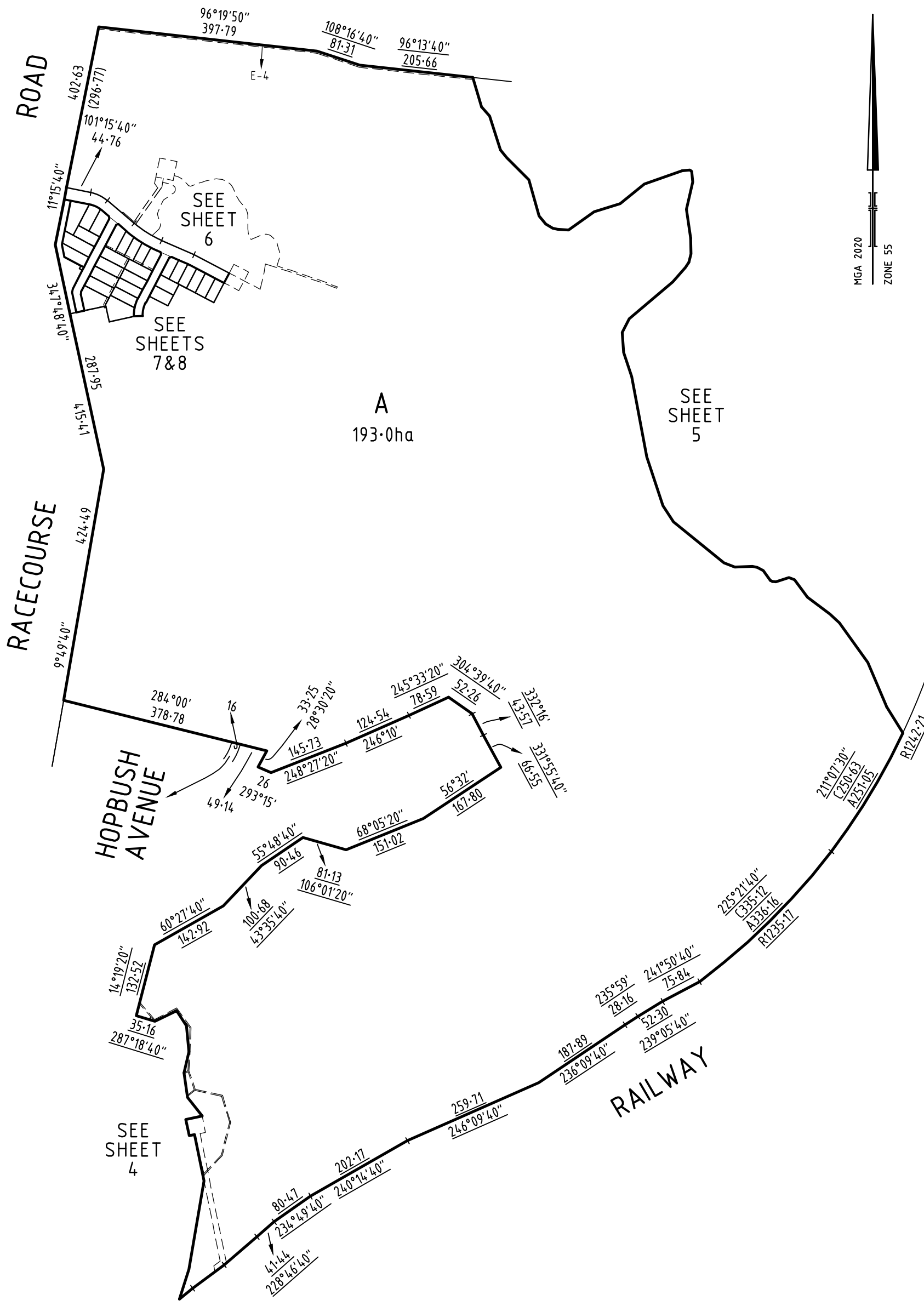
SHEET 2



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SCALE 1: 7500

LENGTHS ARE IN METRES

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SHEET 3

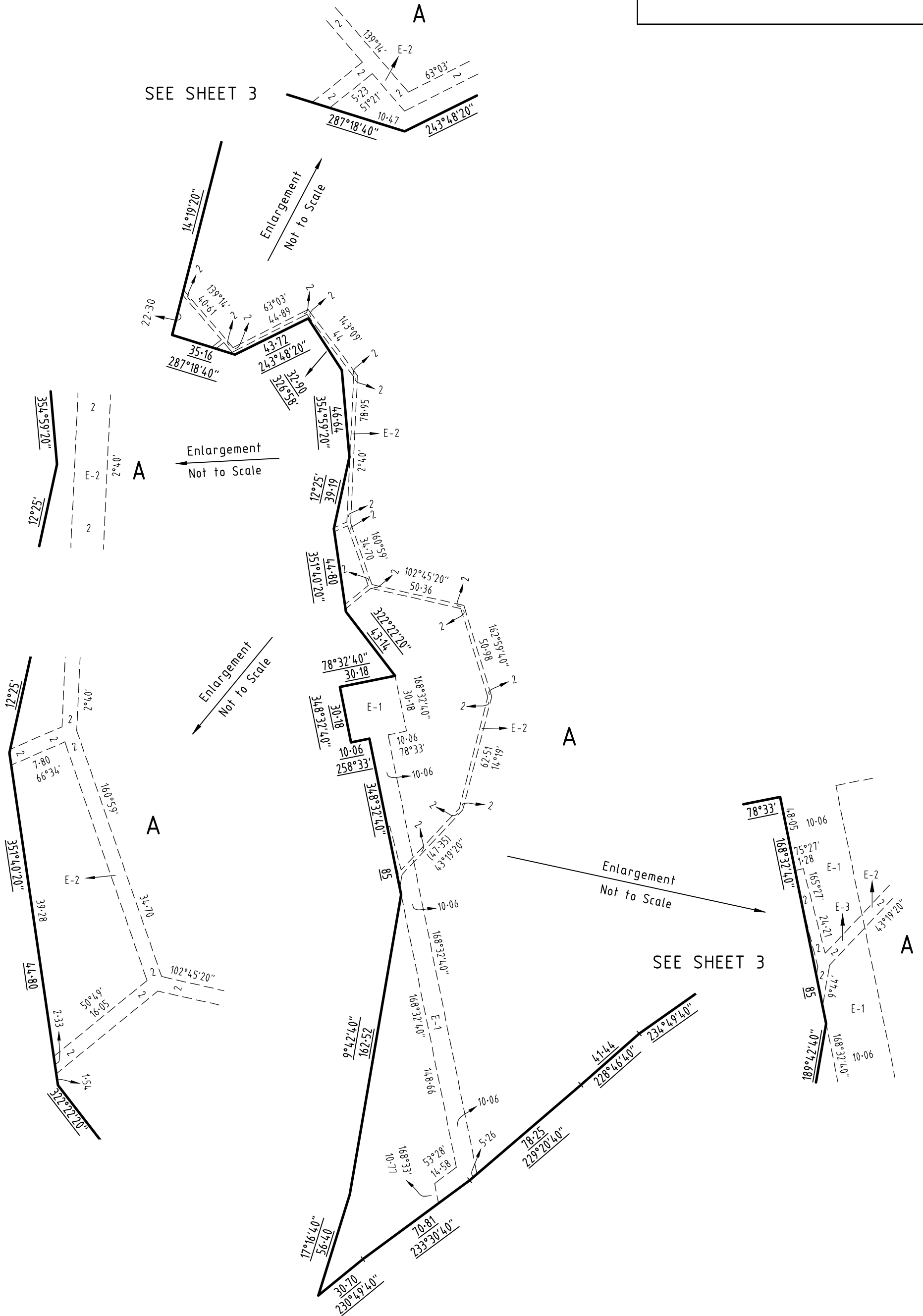


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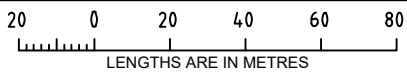
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MGA 2020
ZONE 55



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SCALE
1: 2000



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SHEET 4

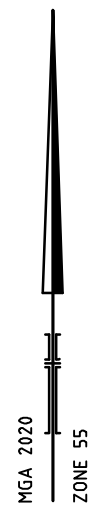
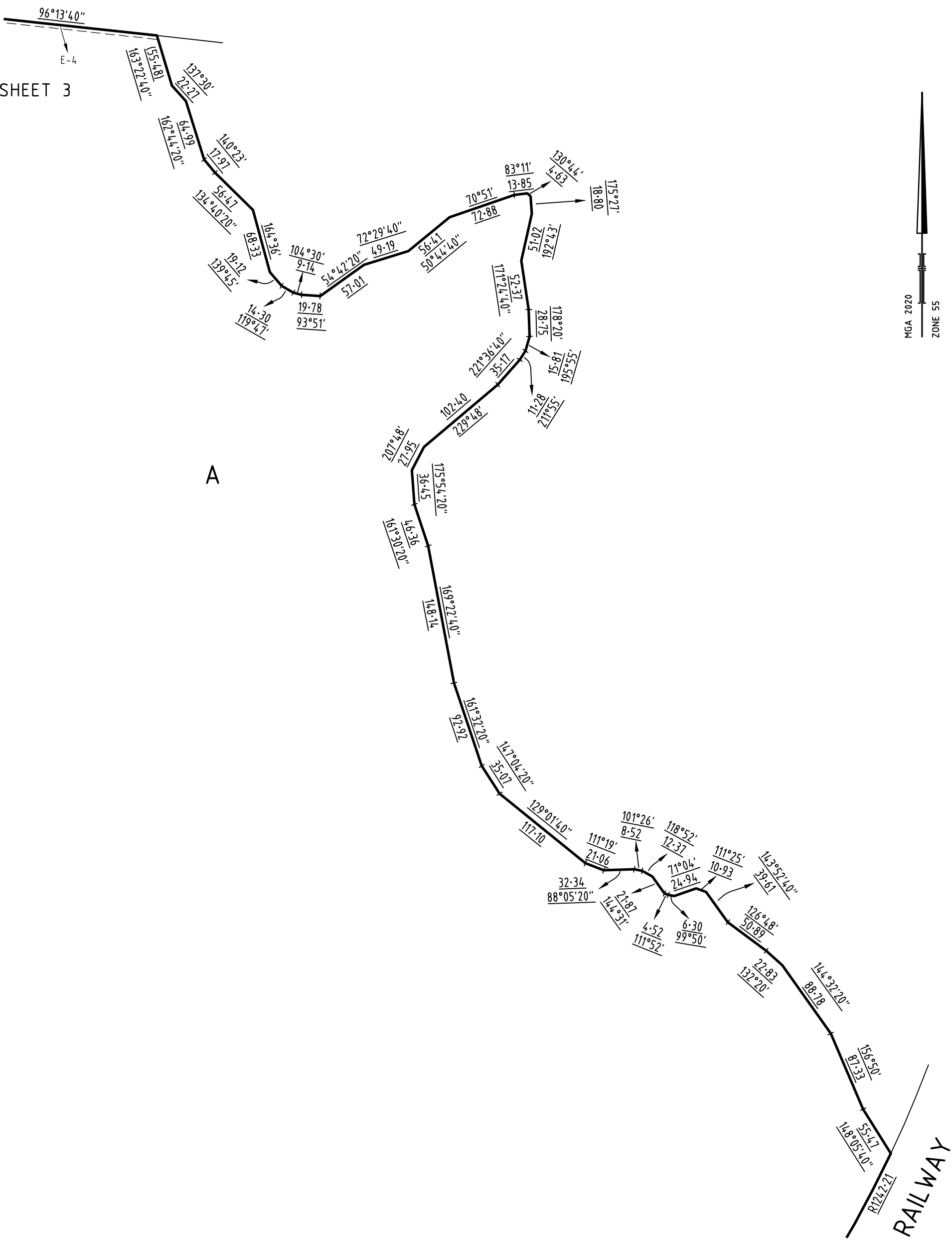


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SEE SHEET 3



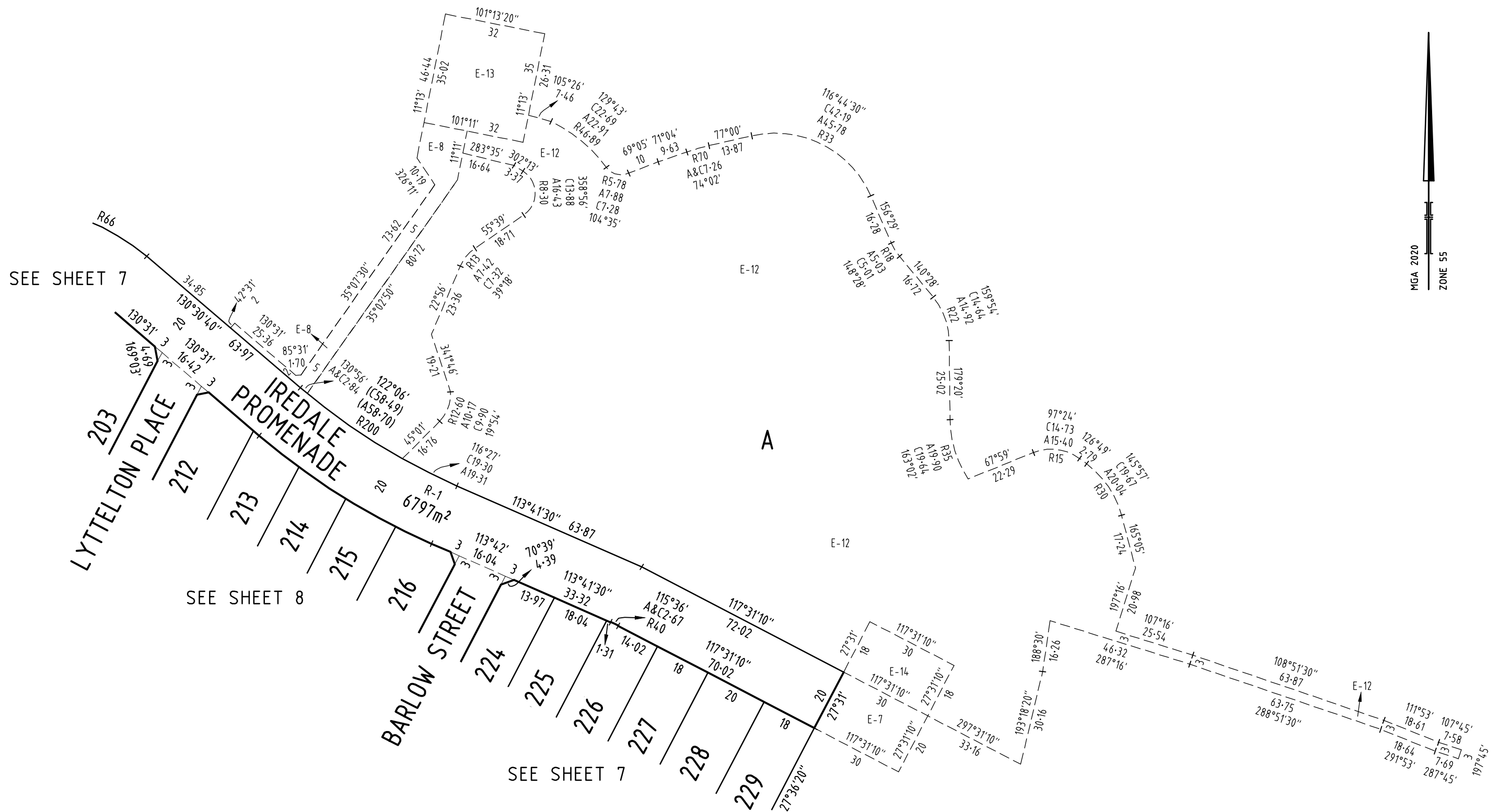
A

SEE SHEET 3

<p>SURVEYOR'S FILE REF: 305946SV00</p>	<p>SCALE 1: 4000</p> <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 5</p>
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SEE SHEET 3

PS 832946V



SEE SHEET 7

SEE SHEET 8

SEE SHEET 7

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SCALE 1: 1250

LENGTHS ARE IN METRES

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SHEET 6



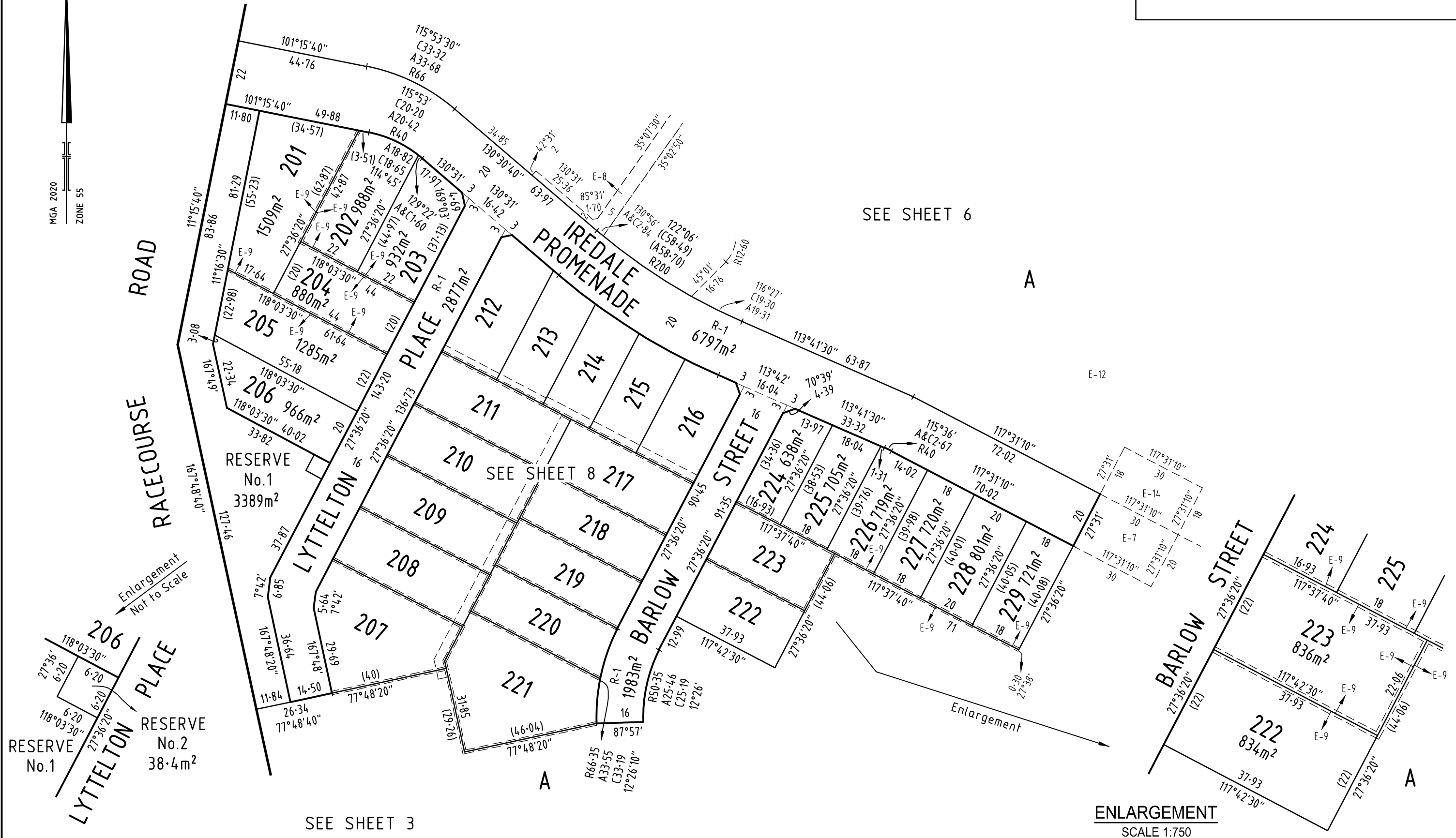
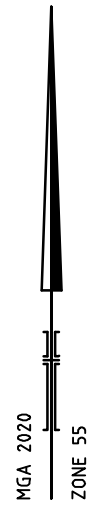
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SEE SHEET 3

SEE SHEET 6



SEE SHEET 3

ENLARGEMENT
SCALE 1:750

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SCALE 1: 1250
12.5 0 12.5 25 37.5 50
LENGTHS ARE IN METRES

ORIGINAL SHEET
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SHEET 7



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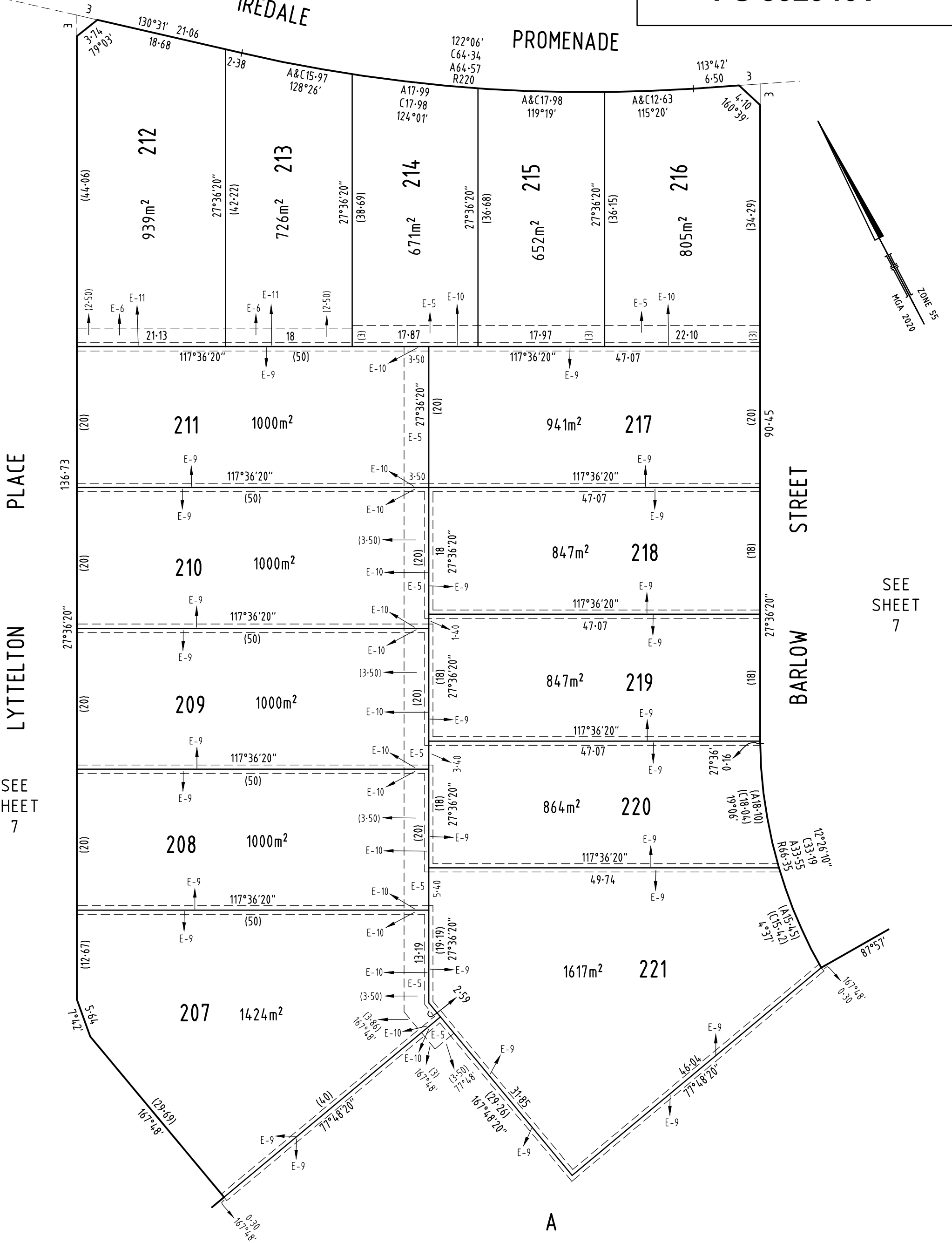
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SEE SHEET 7

PS 832946V

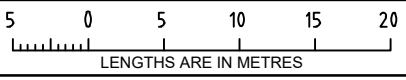
IREDALE

PROMENADE



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SCALE 1: 500



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SHEET 8



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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 201 to 229 (all inclusive) on this plan

Land to be Burdened: Lots 201 to 229 (all inclusive) on this plan

DESCRIPTION OF RESTRICTION

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 AA8278, 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 201 to 229 (all inclusive) on this plan

Land to be Burdened: Lots 201 to 229 (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.

CREATION OF RESTRICTION 3

The following restriction is to be created upon registration of this plan;

Land to Benefit: Lots 201, 205 and 206 on this plan

Land to be Burdened: Lots 201, 205 and 206 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 fencing that is not predominately open, low or otherwise designed to avoid long stretches of high solid fence interface to Racecourse Road and to the satisfaction of the responsible authority.

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