

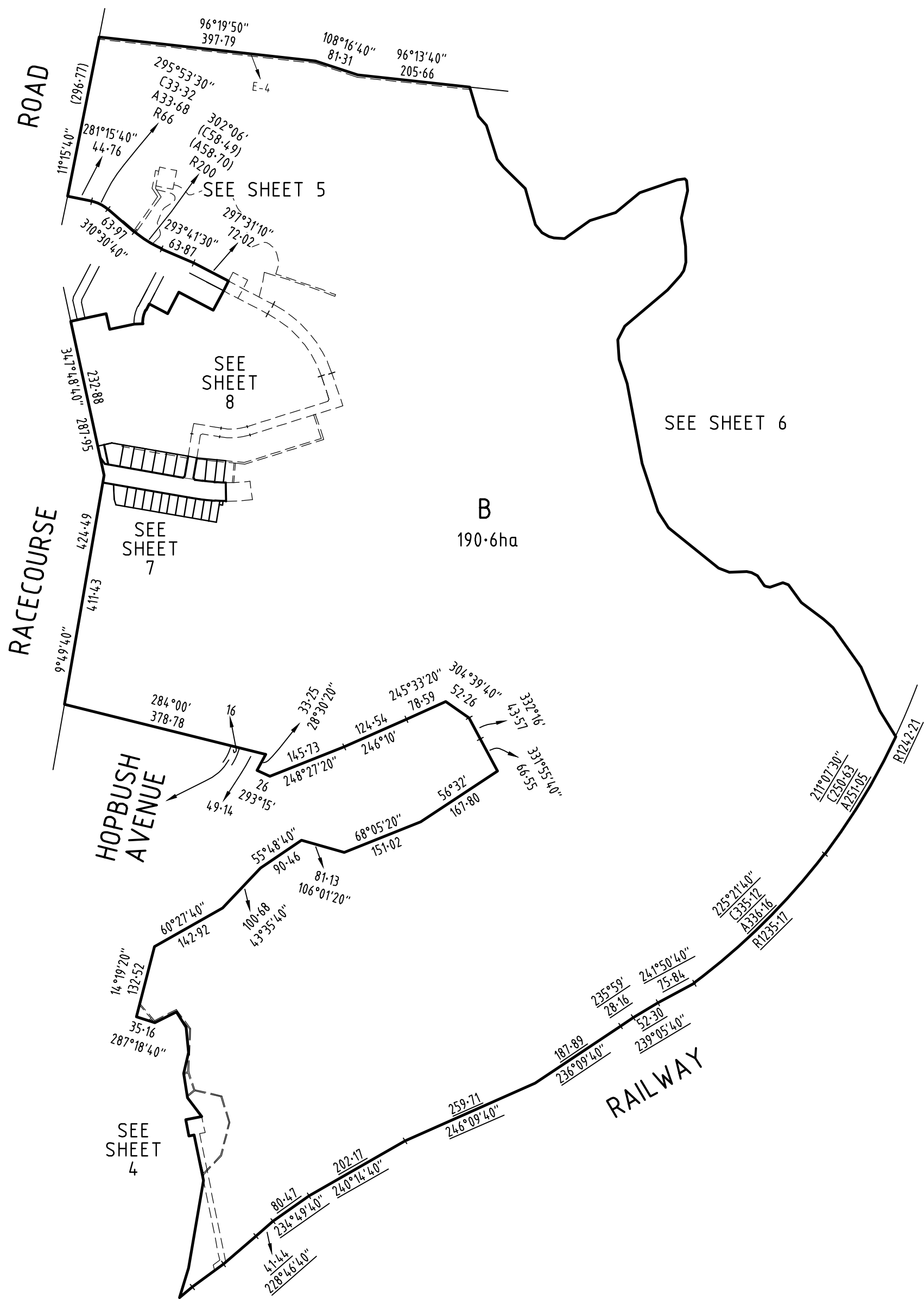


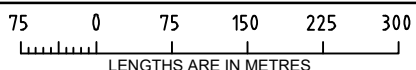
PLAN OF SUBDIVISION			EDITION 1		PS 842444Q	
<div>LOCATION OF LAND</div> <div>PARISH: BOLLINDA, BULLA BULLA AND BUTTLEJORRK WJT CLARKES CROWN SPECIAL SURVEY(PART)</div> <div>TOWNSHIP: -</div> <div>SECTION: -</div> <div>CROWN ALLOTMENT: -</div> <div>CROWN PORTION: -</div> <div>TITLE REFERENCE: C/T VOL FOL</div> <div>LAST PLAN REFERENCE: LOT A on PS 832946V</div> <div>POSTAL ADDRESS: 250 RACECOURSE ROAD (at time of subdivision) SUNBURY 3429</div> <div>MGA2020 CO-ORDINATES: E: 300 000 ZONE: 55 (of approx centre of land in plan) N: 5 840 872</div>			<div>Council Name: Hume City Council</div> <div>Council Reference Number: S009269 Planning Permit Reference: P22159 SPEAR Reference Number: S158862B</div> <div>Certification</div> <div>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 19/05/2021</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</div> <div>Digitally signed by: Katrina Toogood for Hume City Council on 04/11/2021</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>This is a SPEAR Plan.</div> <div>Land being subdivided is enclosed within thick continuous lines.</div> <div>Lots 1 to 100 (all inclusive) and Lot A have been omitted from this plan.</div> <div>Underlined dimensions shown thus <u>604.91</u> are not the result of this survey.</div>		
ROAD R-1 RESERVE No.1 & 3 RESERVE No.2		HUME CITY COUNCIL HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LIMITED				
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. P22159</div> <div>This survey has been connected to permanent marks No(s). BUTTLEJORRK PM 56 &amp; 92</div> <div>In Proclaimed Survey Area No. 46</div>						
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 1 (22 LOTS)				AREA OF STAGE - 2.394ha		
<div></div> <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>		SURVEYORS FILE REF: 305950SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 9	
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				PS 842444Q
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-2	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN REGION WATER CORPORATION
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-3	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN REGION WATER CORPORATION
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	WESTERN REGION WATER CORPORATION
E-6	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN REGION WATER CORPORATION
E-8	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-9	SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES)	0.30	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
E-9	DRAINAGE	0.30	THIS PLAN	HUME CITY COUNCIL
E-9	SEWERAGE	0.30	THIS PLAN	WESTERN REGION WATER CORPORATION
E-10	SEWERAGE	SEE PLAN	PS 832946V	WESTERN REGION WATER CORPORATION
E-10	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE PLAN	PS 832946V	WESTERN REGION WATER CORPORATION
E-10	POWERLINE	SEE PLAN	PS 832946V - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
E-11	SEWERAGE	SEE PLAN	PS 832946V	WESTERN REGION WATER CORPORATION
E-12	WETLAND, FLOODWAY, DRAINAGE AND STORMWATER QUALITY MANAGEMENT AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS NO. AA2741	SEE PLAN	PS 832946V	MELBOURNE 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	PS 832946V	MELBOURNE WATER CORPORATION
E-14	DRAINAGE	SEE PLAN	PS 832946V	HUME CITY COUNCIL
E-15	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN REGION WATER CORPORATION
E-15	DRAINAGE	SEE PLAN	PS 832946V	HUME CITY COUNCIL
E-16	SEWERAGE	2	THIS PLAN	WESTERN REGION WATER CORPORATION
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SCALE  
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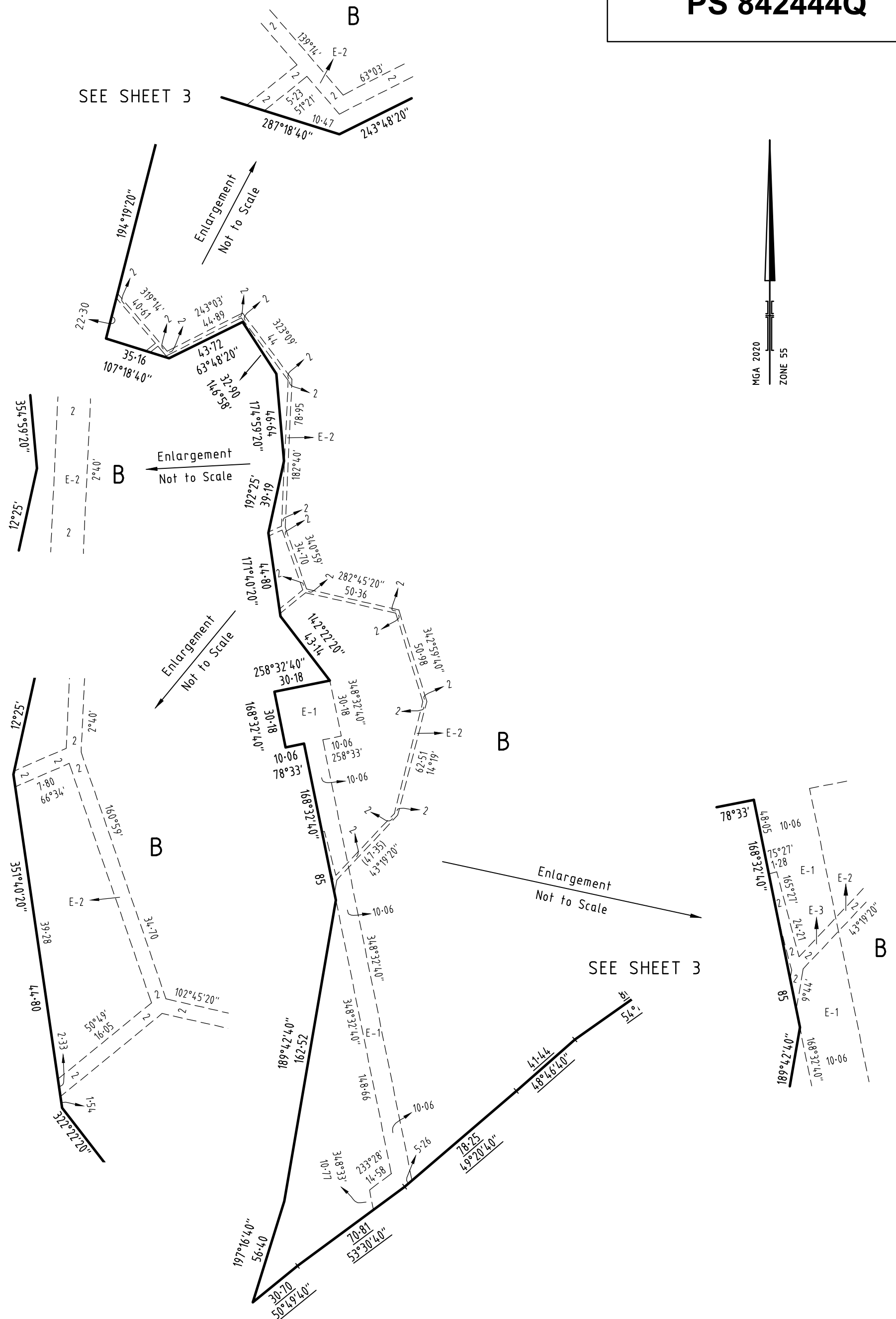
SHEET 3

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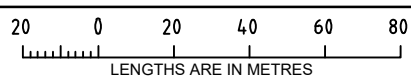
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SCALE  
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LENGTHS ARE IN METRES



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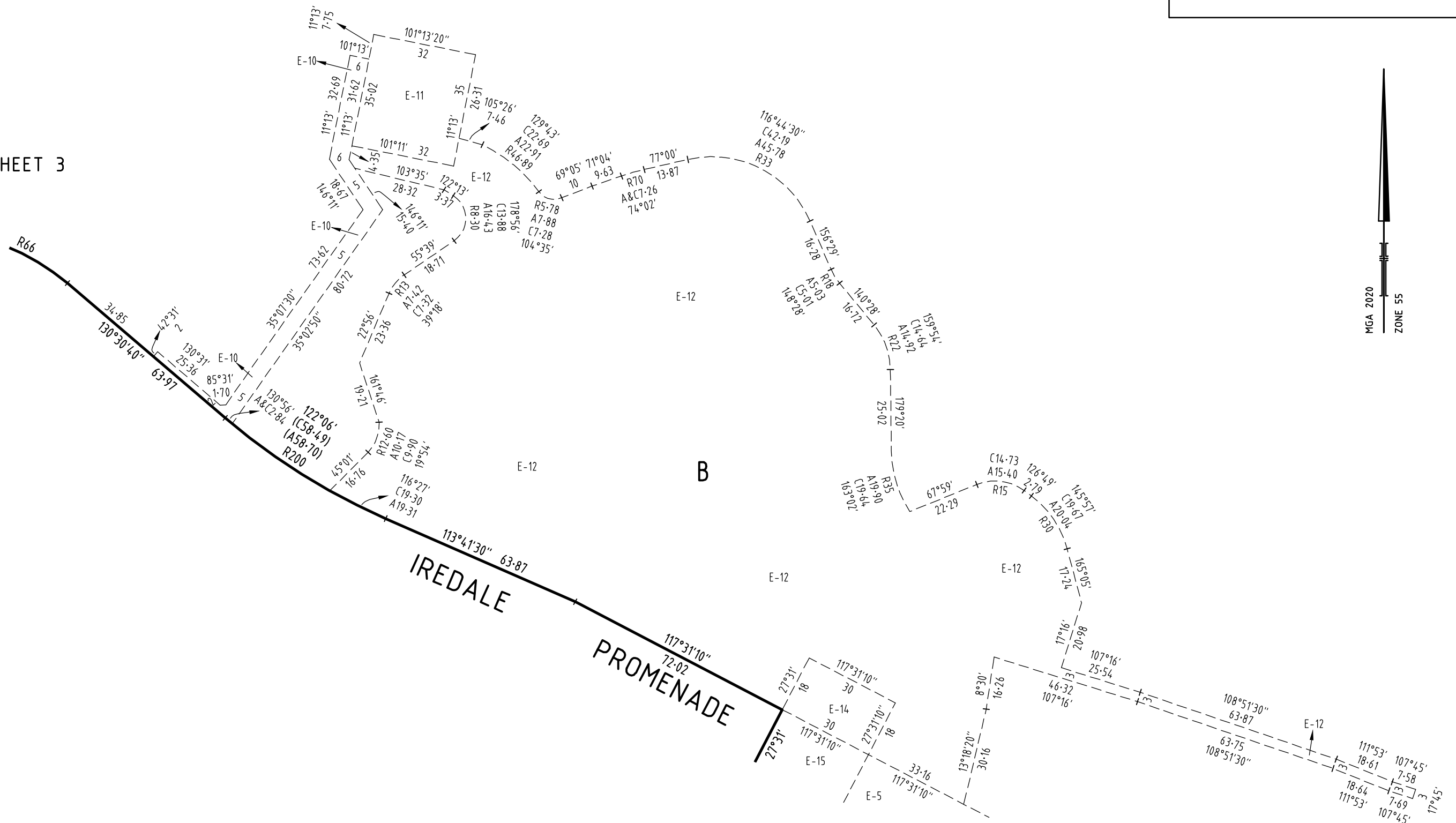
SHEET 4

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SEE SHEET 3



SEE SHEET 3

SURVEYOR'S FILE REF: 305950SV00

SCALE 1: 1250

12.5 0 12.5 25 37.5 50

LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

SHEET 5

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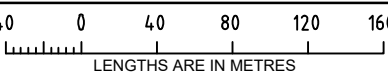

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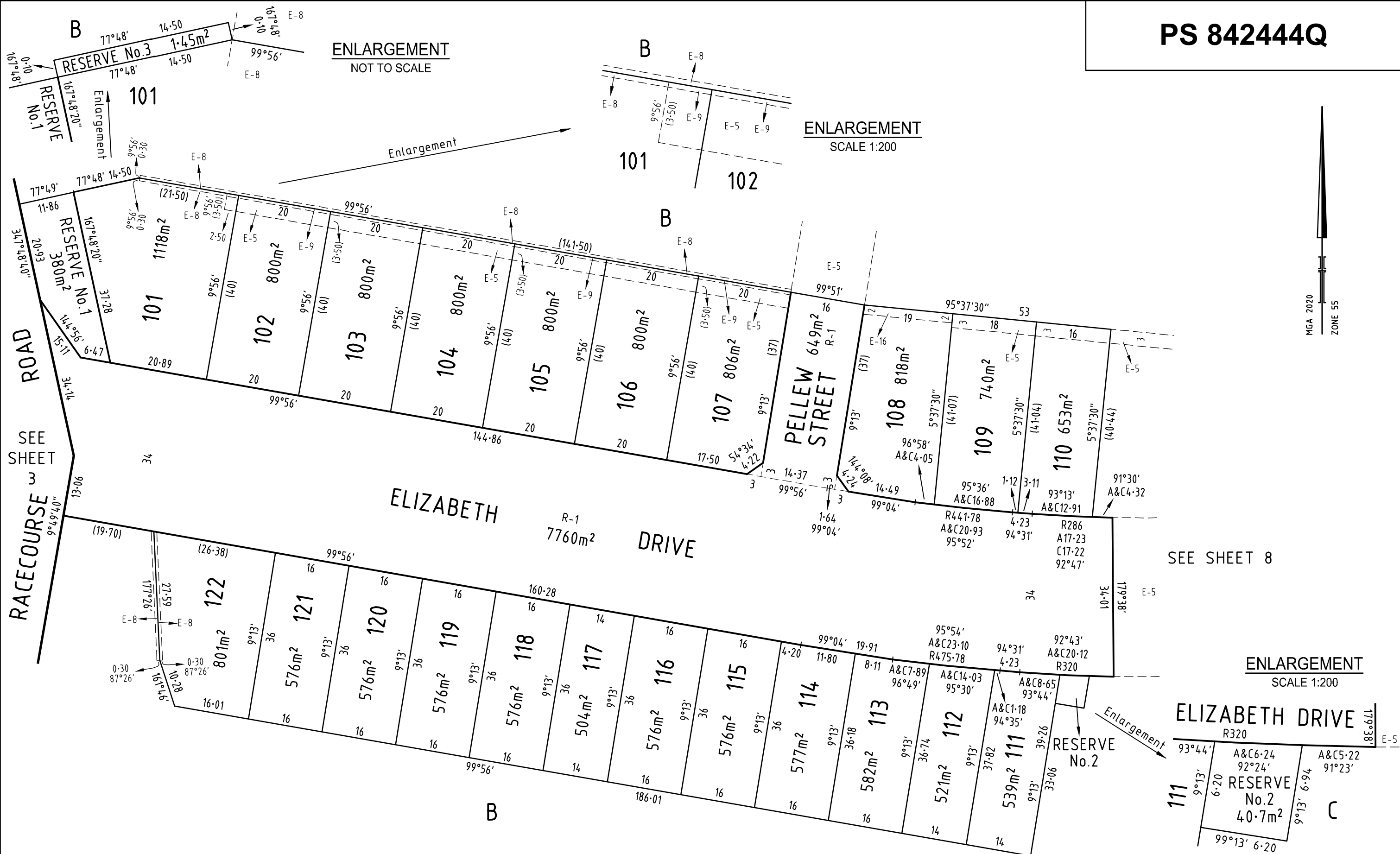
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SEE SHEET 3

SURVEYOR'S FILE REF: 305950SV00	SCALE 1: 4000  LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 6
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PS 842444Q



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SCALE 1: 750

ORIGINAL SHEET SIZE: A3

SHEET 7

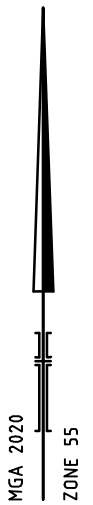
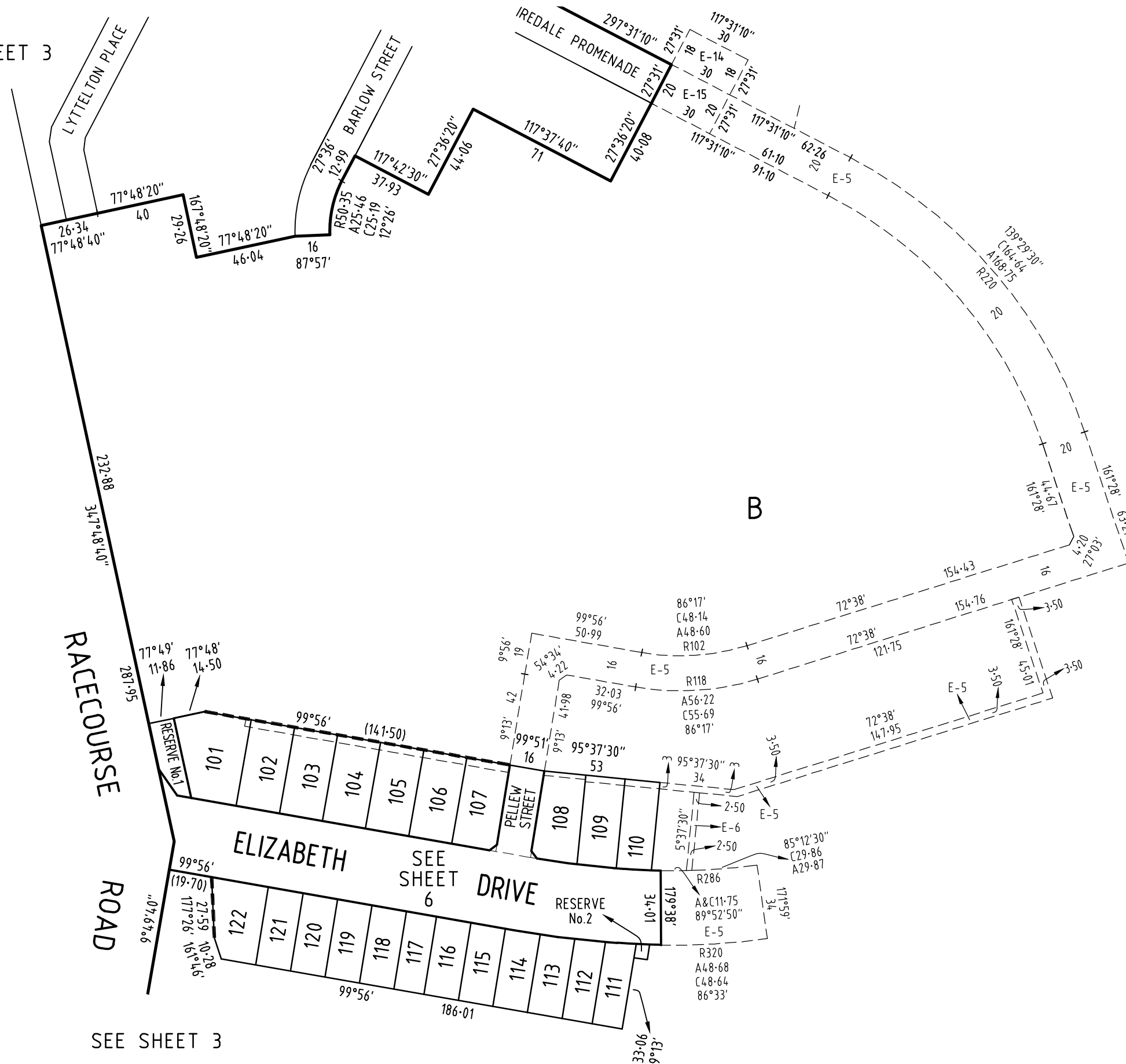
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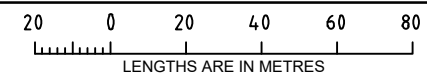
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SCALE  
1: 2000



ORIGINAL SHEET  
SIZE: A3

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 101 to 122 (all inclusive) on this plan  
Land to be Burdened: Lots 101 to 122 (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 101 to 122 (all inclusive) on this plan  
Land to be Burdened: Lots 101 to 122 (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 102 to Lots 122 (all inclusive) on this plan  
Land to be Burdened: Lot 101

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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