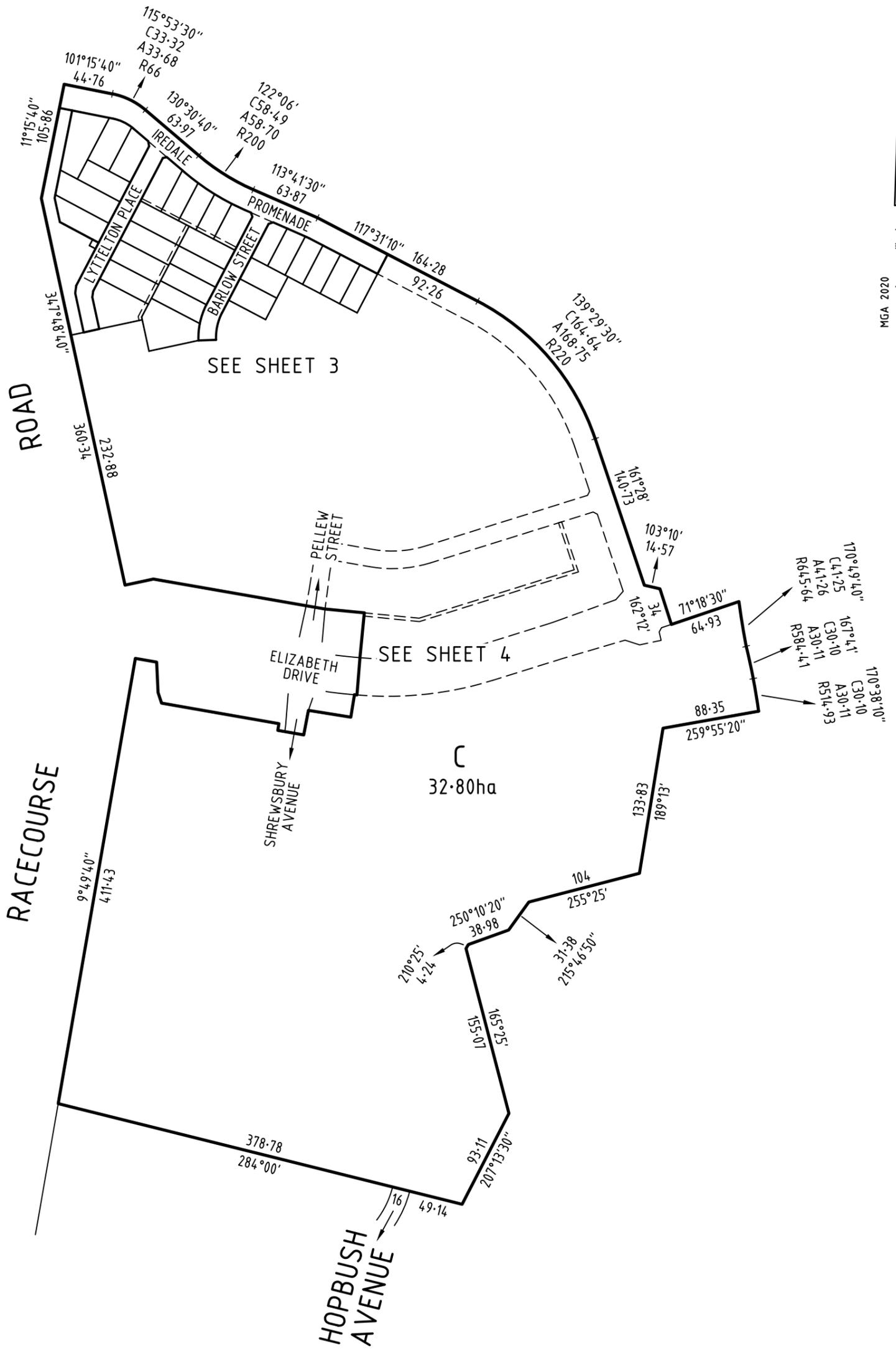
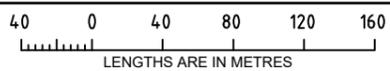


<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS 832946V</b>	
<b>LOCATION OF LAND</b> PARISH: BOLLINDA, BULLA BULLA AND BUTTLEJORRK WJT CLARKES CROWN SPECIAL SURVEY(PART)  TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL  LAST PLAN REFERENCE: LOT B on PS842444Q  POSTAL 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				
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL / BODY / PERSON		This is a SPEAR Plan.  Land being subdivided is enclosed within thick continuous lines  Lots 1 to 200 (both inclusive), A and B have been omitted from this plan.	
ROAD R-1	HUME CITY COUNCIL			
RESERVE No.1 RESERVE No.2	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LIMITED			
<b>NOTATIONS</b>				
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				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-1	DRAINAGE	3	THIS PLAN	HUME CITY COUNCIL
E-1	SEWERAGE	3	THIS PLAN	WESTERN REGION WATER CORPORATION
E-2	DRAINAGE	3	PS 842444Q	HUME CITY COUNCIL
E-2	SEWERAGE	3	PS 842444Q	WESTERN REGION WATER CORPORATION
E-3	DRAINAGE	SEE PLAN	PS 842444Q	HUME CITY COUNCIL
E-3	SEWERAGE	SEE PLAN	PS 842444Q	WESTERN REGION WATER CORPORATION
E-4	SEWERAGE	2.50	THIS PLAN	WESTERN REGION WATER CORPORATION
<b>SHERWOOD GRANGE ESTATE - STAGE 2 (29 LOTS)</b>			<b>AREA OF STAGE - 4.195ha</b>	
 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	SHEET 1 OF 5
		Licensed Surveyor: Stephen Anthony Motta Version: 3		



SURVEYOR'S FILE REF: 305946SV00

SCALE  
1: 4000



ORIGINAL SHEET  
SIZE: A3

SHEET 2



414 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
spiire.com.au

Licensed Surveyor: Stephen Anthony Motta  
Version: 3

ENLARGEMENT  
SCALE 1:750



SEE SHEET 2

SEE SHEET 2

SURVEYOR'S FILE REF: 305946SV00

SCALE 1: 1250

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 3



414 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
spiire.com.au

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 201 to 229 (all inclusive) on this plan

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

**DESCRIPTION OF RESTRICTION**

Except with the written consent of the Responsible Authority and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision 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 paragraphs (c) and (d) (inclusive) 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.

<p>SURVEYOR'S FILE REF: <b>305946SV00</b></p>		<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 5</p>
 <p>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</p>	<p>Licensed Surveyor: Stephen Anthony Motta Version: 3</p>		