

<b>PLAN OF SUBDIVISION</b>	EDITION 1	<b>PS 842444Q</b>
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**LOCATION OF LAND**  
 PARISH: BOLLINDA, BULLA BULLA AND BUTTLEJORRK  
 WJT CLARKES CROWN SPECIAL SURVEY(PART)  
 TOWNSHIP: -  
 SECTION: -  
 CROWN ALLOTMENT: -  
 CROWN PORTION: -  
 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: 300 000 ZONE: 55  
 (of approx centre of land in plan) N: 5 840 872

<b>VESTING OF ROADS AND/OR RESERVES</b>	<b>NOTATIONS</b>
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IDENTIFIER	COUNCIL / BODY / PERSON
ROAD R-1	HUME CITY COUNCIL
RESERVE No.1	HUME CITY COUNCIL
RESERVE No.2	JEMENA ELECTRICITY NETWORKS (VIC) LIMITED

This is a SPEAR Plan.  
 Land being subdivided is enclosed within thick continuous lines  
 Lot A is not the subject of this survey

<b>NOTATIONS</b>
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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

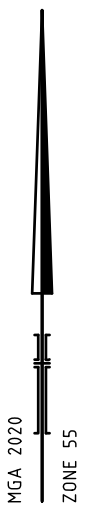
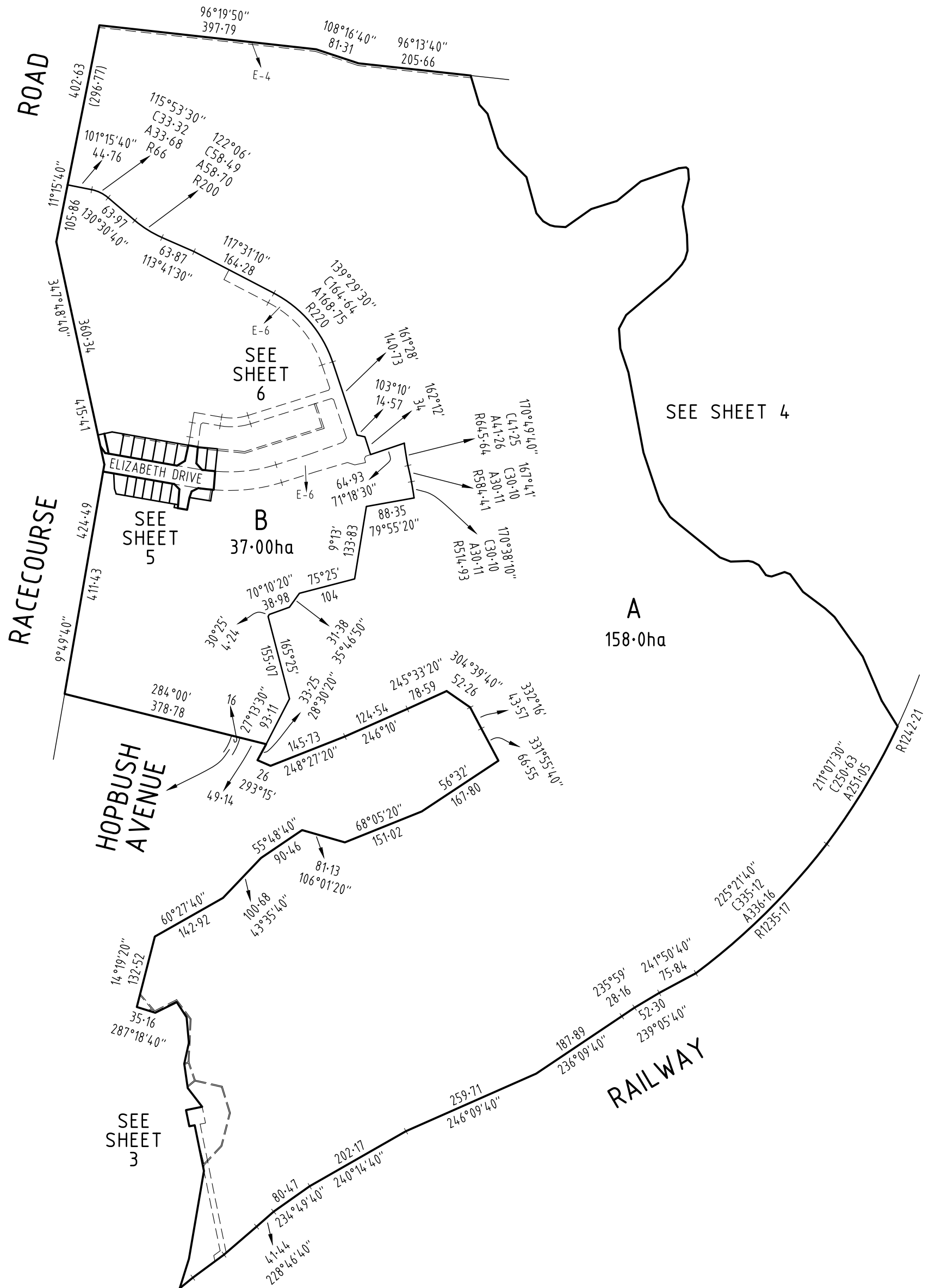
<b>EASEMENT INFORMATION</b>
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LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

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	3	THIS PLAN	HUME CITY COUNCIL
E-5	SEWERAGE	3	THIS PLAN	WESTERN REGION WATER CORPORATION
E-6	DRAINAGE	SEE PLAN	THIS PLAN	HUME CITY COUNCIL
E-6	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN REGION WATER CORPORATION
E-7	SEWERAGE	2	THIS PLAN	WESTERN REGION WATER CORPORATION

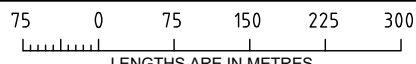
<b>SHERWOOD GRANGE ESTATE - STAGE 1 (17 LOTS)</b>	<b>AREA OF STAGE - 2.146ha</b>
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SCALE



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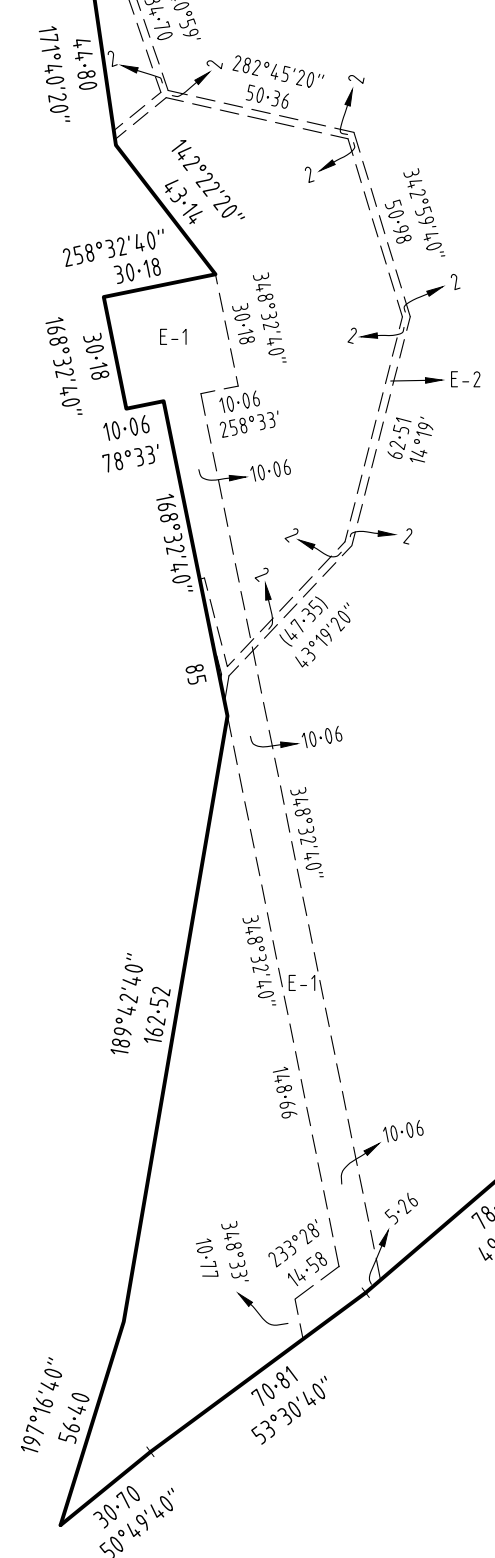
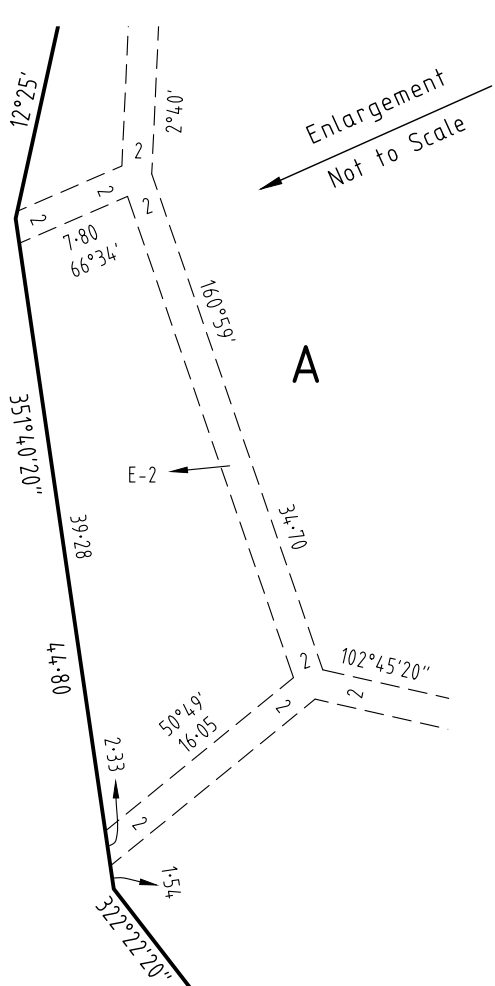
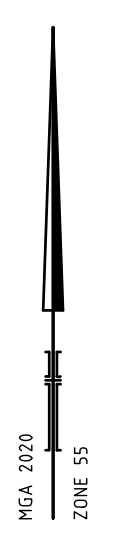
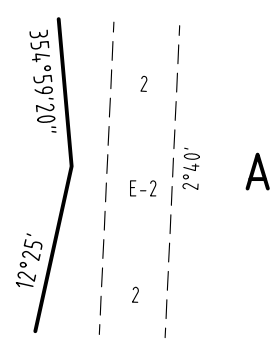
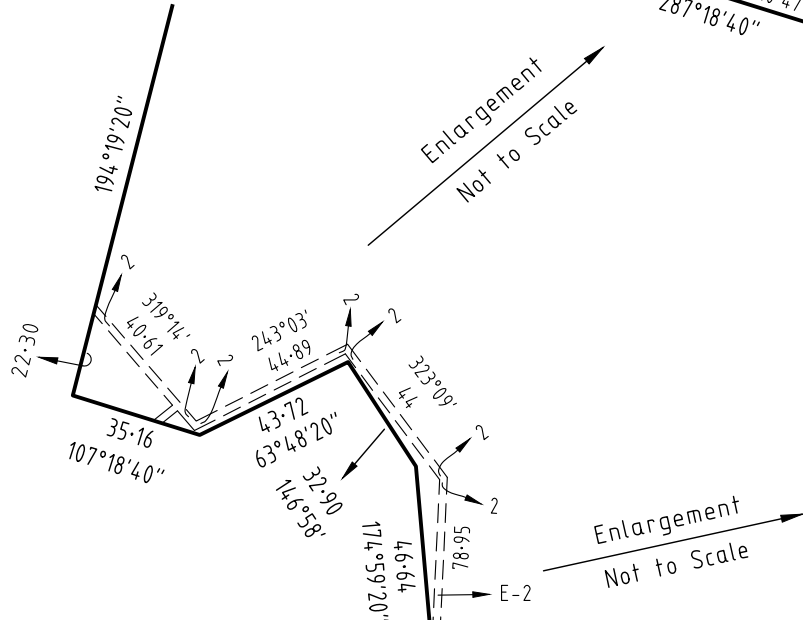
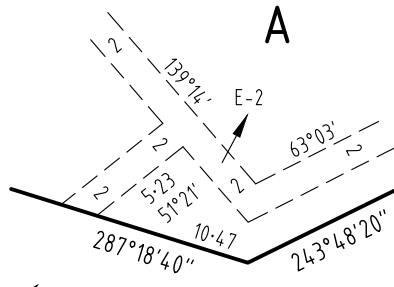
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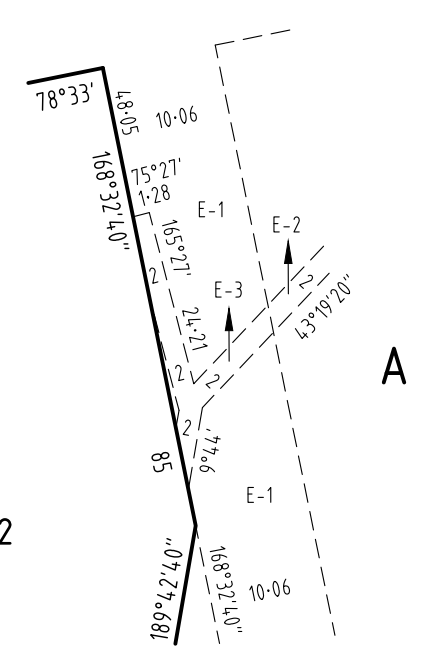
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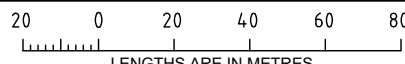

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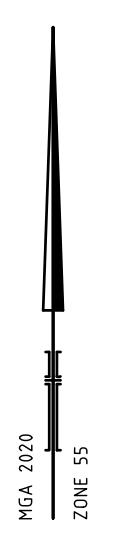
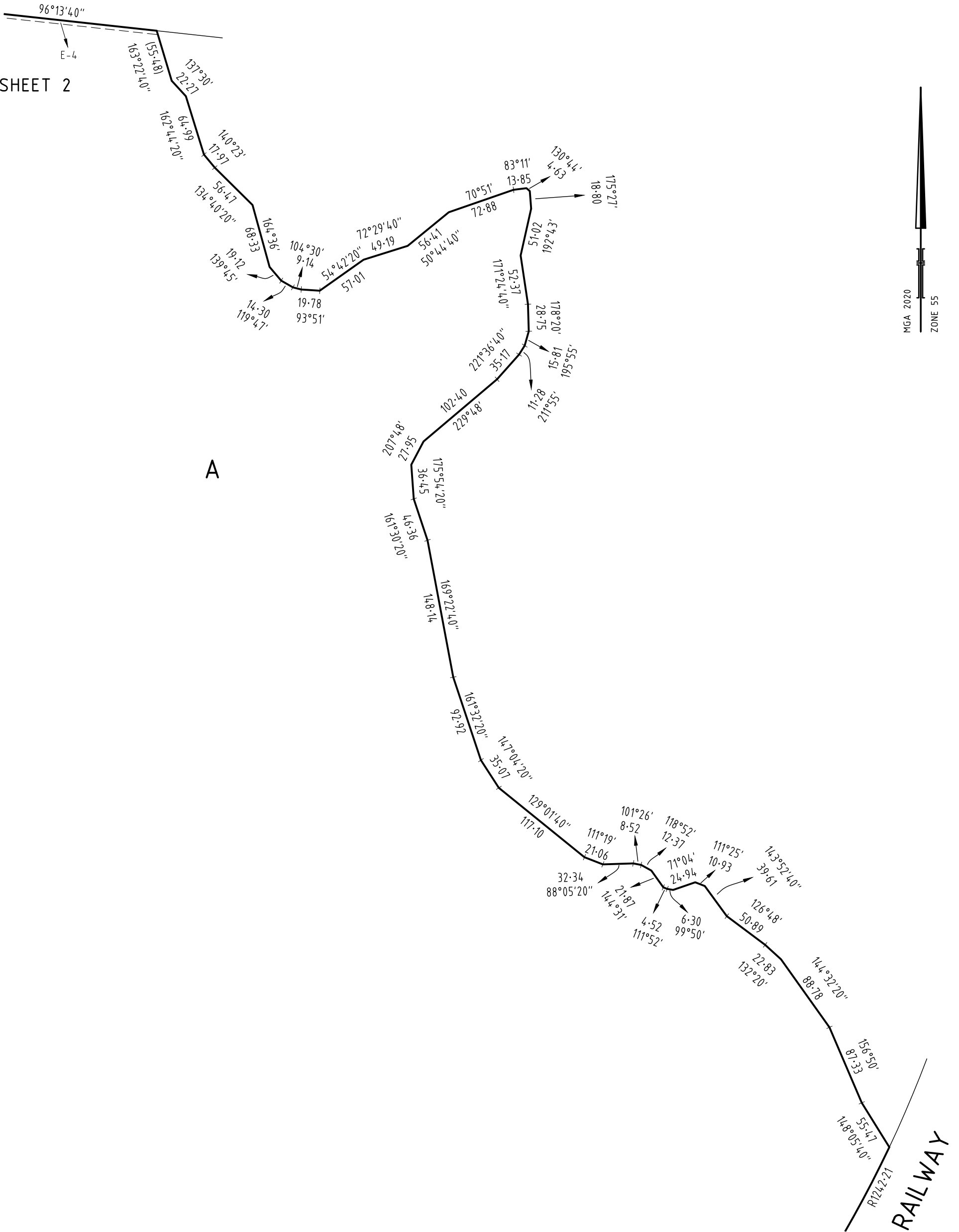


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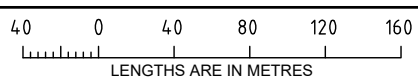


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SHEET 4

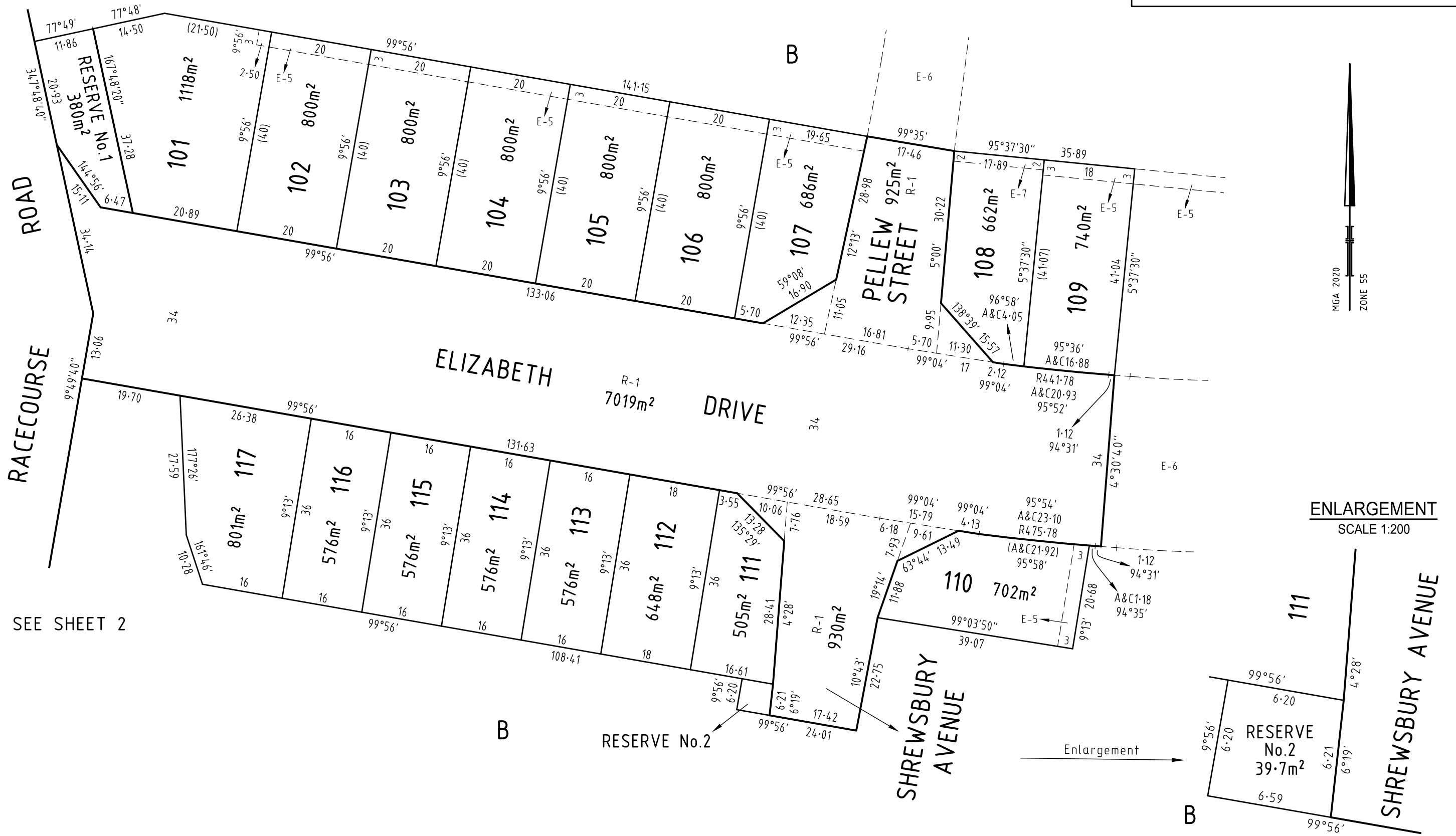


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ENLARGEMENT  
SCALE 1:200

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LENGTHS ARE IN METRES

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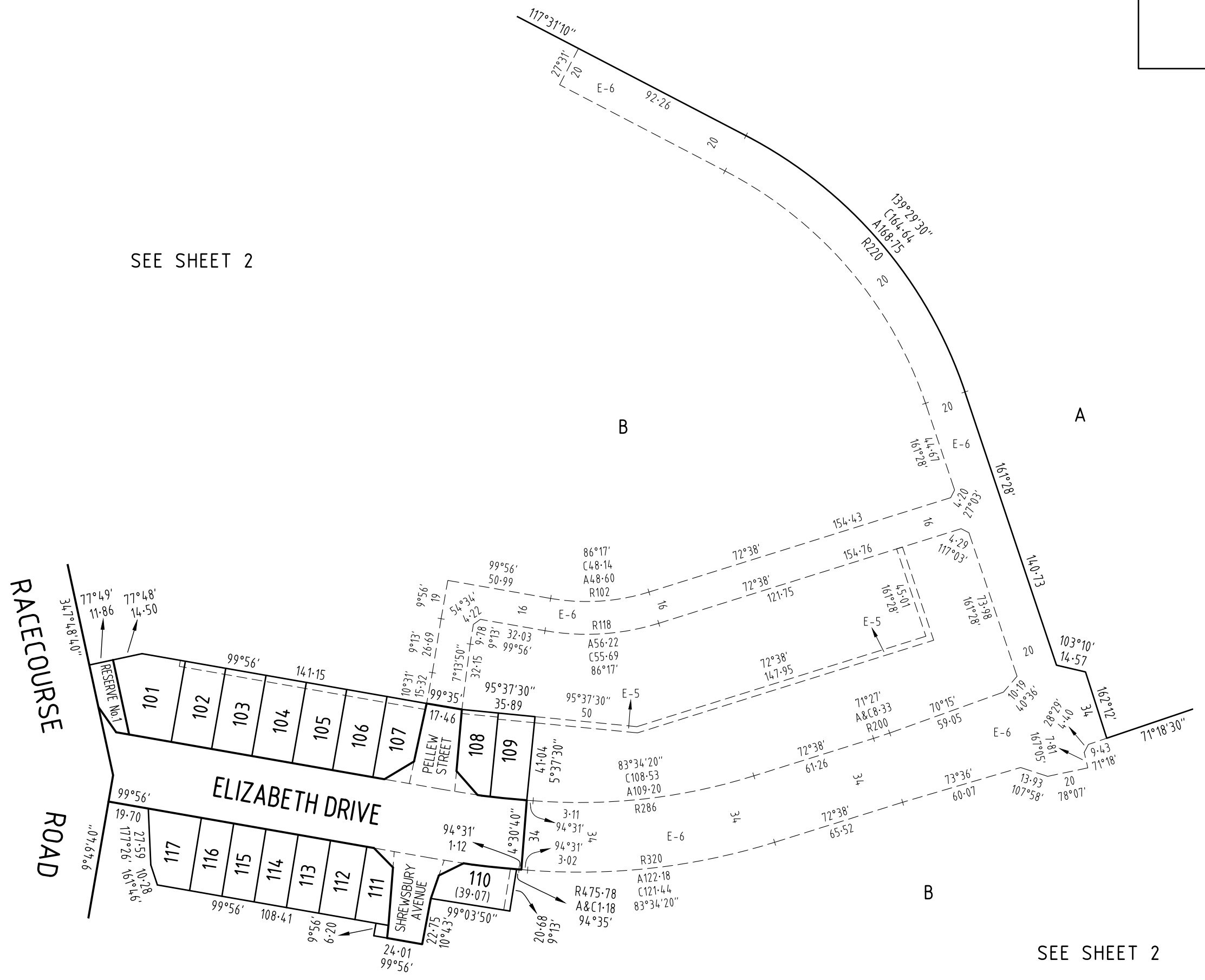
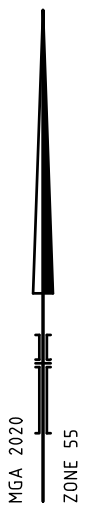
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SCALE 1: 2000

LENGTHS ARE IN METRES

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SHEET 6

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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 117 (all inclusive) on this plan

Land to be Burdened: Lots 101 to 117 (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 101 to 117 (all inclusive) on this plan

**Land to be Burdened:** Lots 101 to 117 (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 117 (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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