
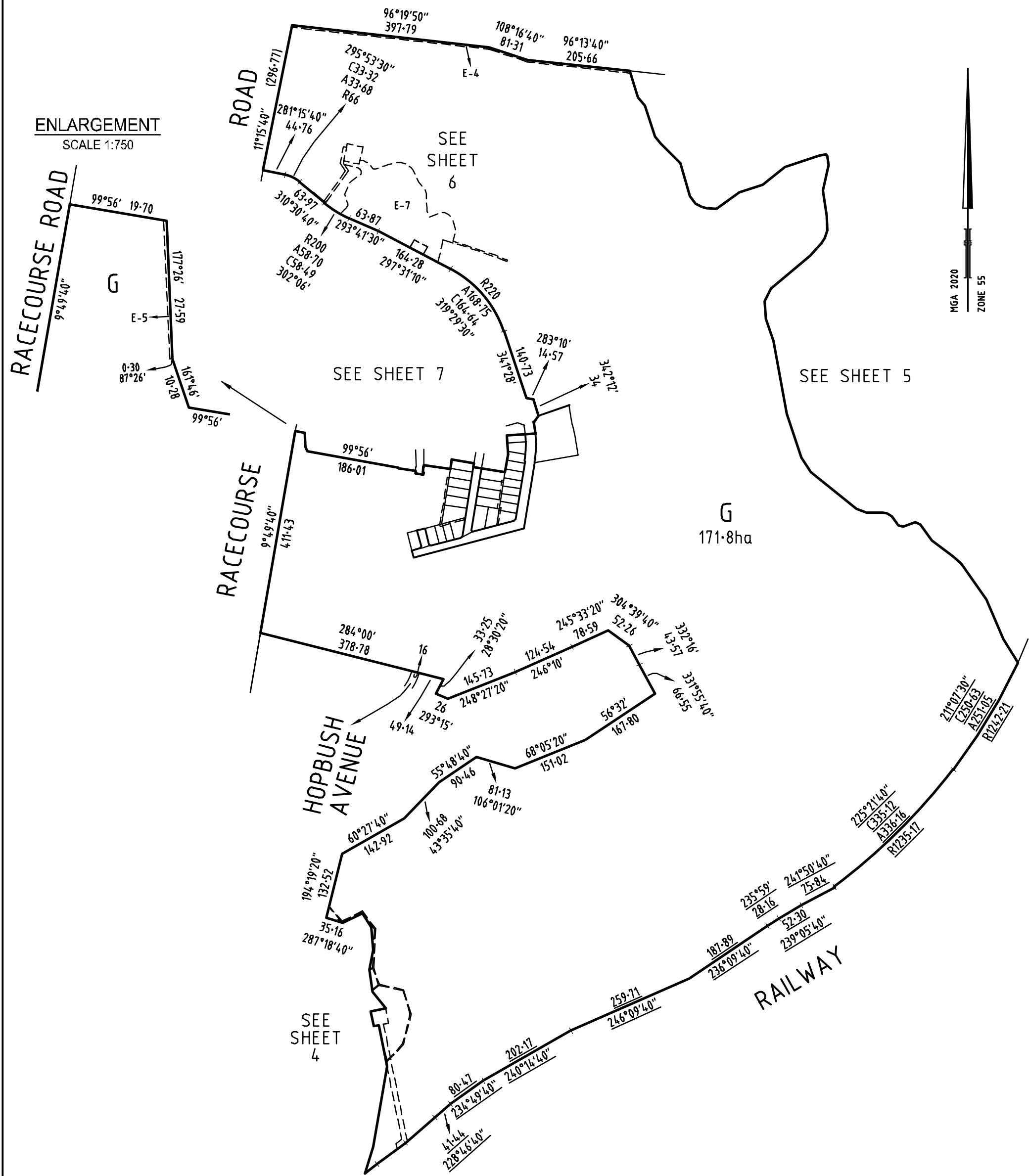


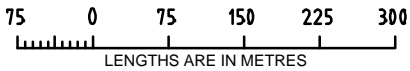
| | | | | | | | |
|--|---------|--|----------------------------------|--|--------------|--|--|
| PLAN OF SUBDIVISION | | | EDITION 1 | | PS 909593C | | |
| LOCATION OF LAND | | | | | | | |
| PARISH: BOLLINDA, BULLA BULLA AND BUTTLEJORRK WJT CLARKES CROWN SPECIAL SURVEY(PART) | | | | | | | |
| PARISH: BULLA BULLA | | | | | | | |
| SECTION: 21 | | | | | | | |
| CROWN ALLOTMENT: 1 (PART) | | | | | | | |
| PARISH: BOLLINDA | | | | | | | |
| SECTION: 1 | | | | | | | |
| CROWN ALLOTMENT: 3 & 4 (PARTS) | | | | | | | |
| TITLE REFERENCE: C/T VOL FOL ... | | | | | | | |
| LAST PLAN REFERENCE: LOT F on PS 906055Y | | | | | | | |
| POSTAL ADDRESS: 250 RACECOURSE ROAD (at time of subdivision) SUNBURY 3429 | | | | | | | |
| MGA2020 CO-ORDINATES: E: 300 250 ZONE: 55 | | | | | | | |
| (of approx centre of land in plan) N: 5 840 880 | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| 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 700 and A to F (all inclusive) have been omitted from this plan. | | | |
| ROAD R-1 RESERVE No.1 | | HUME CITY COUNCIL HUME CITY COUNCIL | | | | | |
| 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 Nos. 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 DETAILS | | | | |
| SHERWOOD GRANGE ESTATE - STAGE 7 (27 LOTS) | | | | AREA OF STAGE - 3.886ha | | | |
| <div><div><div></div><div></div></div><div>spiire</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: 305953SV00-V1 | | ORIGINAL SHEET SIZE: A3 | SHEET 1 OF 8 | | |
| | | Licensed Surveyor: Stephen Anthony Motta Version: 1 | | | | | |

| | | | | |
|---|--|--|--|---|
| | | | | PS 909593C |
| EASEMENT INFORMATION | | | | |
| LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road) | | | | |
| Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited / In Favour of |
| A-1 | SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES) | 0.30 | PS 842475D | LAND IN THIS PLAN |
| 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 | SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES) | 0.30 | PS 842444Q | THE RELEVANT ABUTTING LOT ON PS 842444Q |
| E-6 | SEWERAGE | SEE PLAN | PS 832946V | GREATER WESTERN WATER CORPORATION |
| E-6 | SUPPLY OF WATER (THROUGH UNDERGROUND PIPES) | SEE PLAN | PS 832946V | GREATER WESTERN WATER CORPORATION |
| E-6 | POWERLINE | SEE PLAN | PS 832946V - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000 | JEMENA ELECTRICITY NETWORKS (VIC) LTD |
| E-7 | 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-8 | SEWERAGE | SEE PLAN | PS 832946V | GREATER WESTERN WATER CORPORATION |
| E-9 | 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-9 | DRAINAGE | SEE PLAN | PS 832946V | HUME CITY COUNCIL |
| E-10 | SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES) | 0.30 | PS 906055Y | THE RELEVANT ABUTTING LOT ON THIS PLAN |
| E-11 | SEWERAGE | SEE PLAN | THIS PLAN | GREATER WESTERN WATER CORPORATION |
| E-11 | DRAINAGE | SEE PLAN | THIS PLAN | HUME CITY COUNCIL |
| E-12 | SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES) | 0.30 | THIS PLAN | THE RELEVANT ABUTTING LOT ON THIS PLAN |
| E-13 | SEWERAGE | 0.30 | THIS PLAN | GREATER WESTERN WATER CORPORATION |
| E-13 | DRAINAGE | 0.30 | THIS PLAN | HUME CITY COUNCIL |
| E-13 | SUPPORT (STRUCTURAL SUPPORT RIGHTS FOR RETAINING WALL PURPOSES) | 0.30 | THIS PLAN | THE RELEVANT ABUTTING LOT ON THIS PLAN |
| | | | | |
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SURVEYOR'S FILE REF: 305953SV00-V1

SCALE 1: 7500



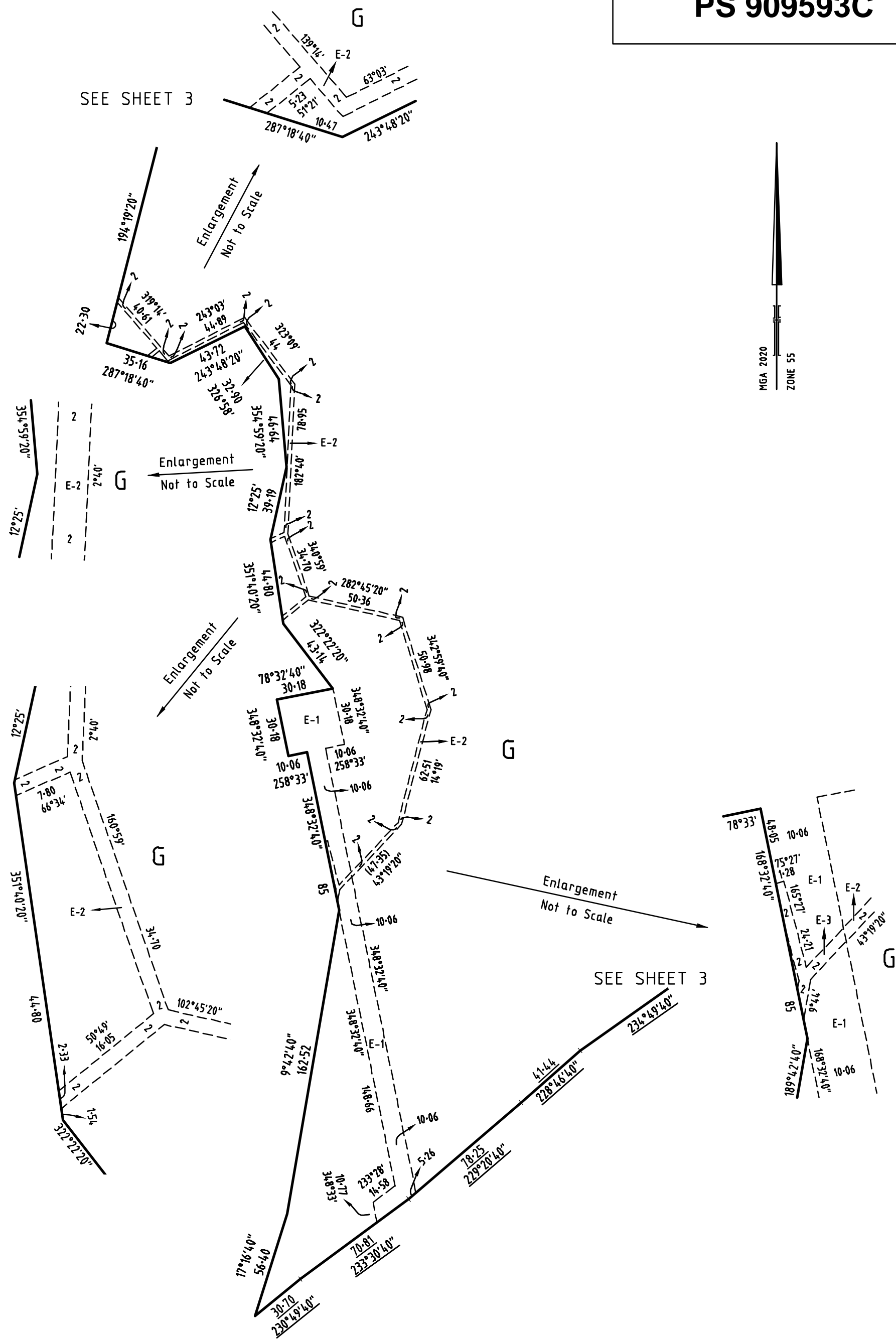
ORIGINAL SHEET SIZE: A3

SHEET 3



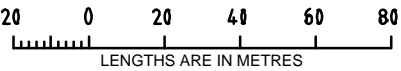
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Version: 1



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SCALE 1: 2000



ORIGINAL SHEET SIZE: A3

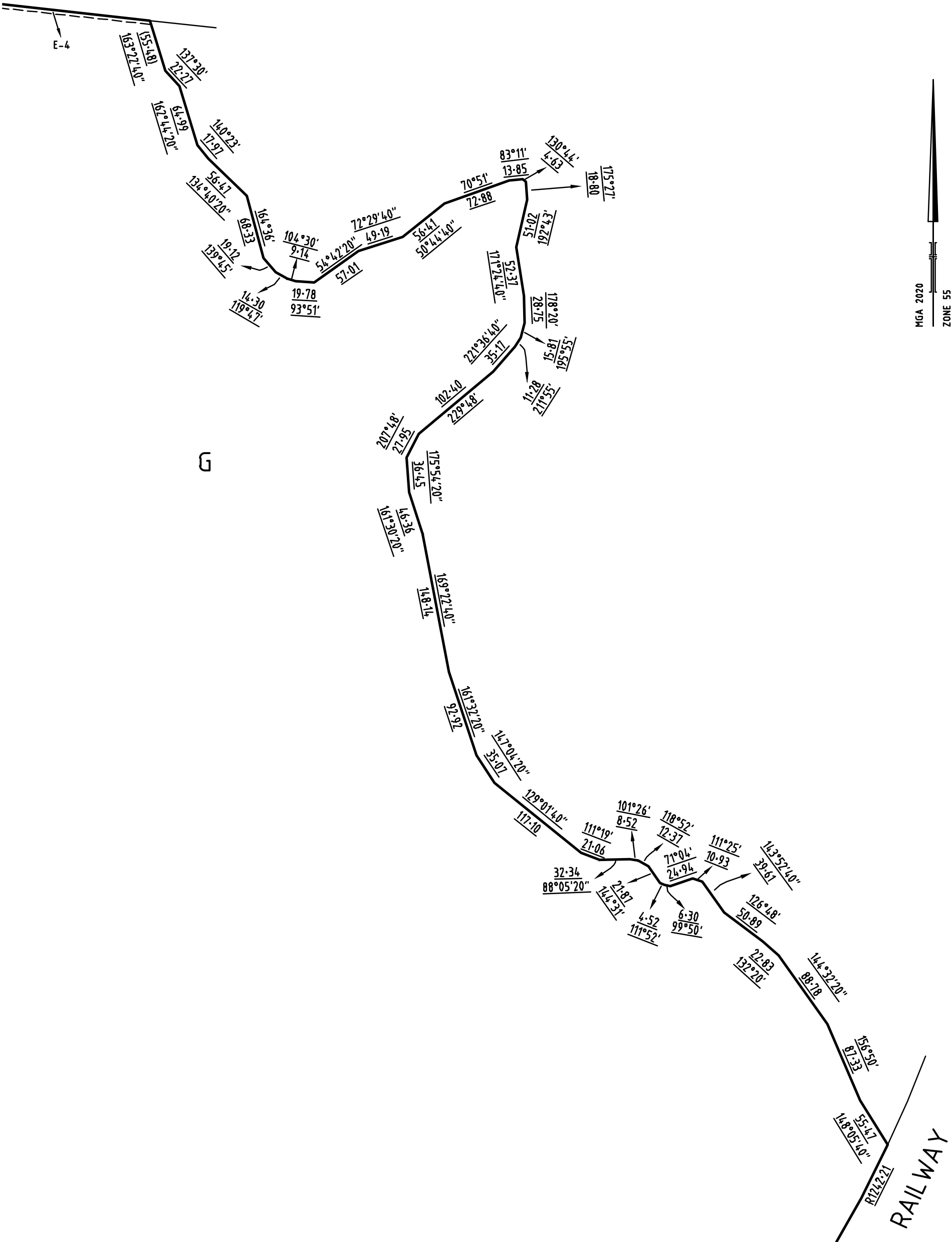
SHEET 4



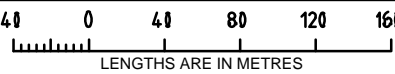

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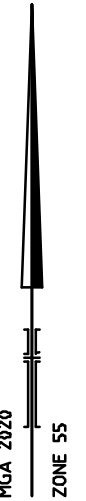
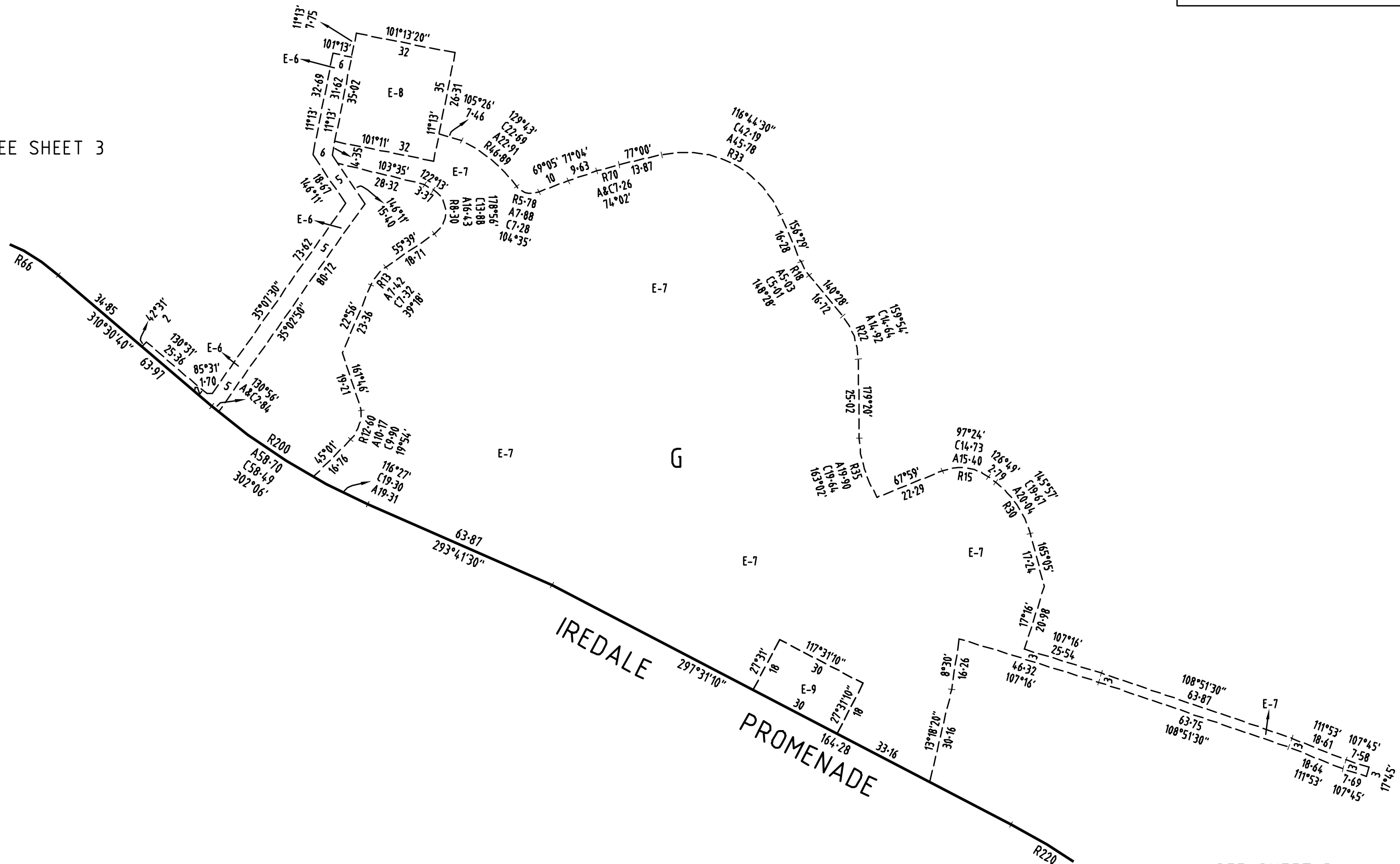
SEE SHEET 3



SEE SHEET 3

| | | | |
|---|---|----------------------------|---------|
| SURVEYOR'S FILE REF: 305953SV00-V1 | SCALE 1: 4000  LENGTHS ARE IN METRES | ORIGINAL SHEET SIZE: A3 | SHEET 5 |
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SEE SHEET 3



SEE SHEET 3

SURVEYOR'S FILE REF: 305953SV00-V1

SCALE 1: 1250

12.5 0 12.5 25 37.5 50

LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 6

spiire

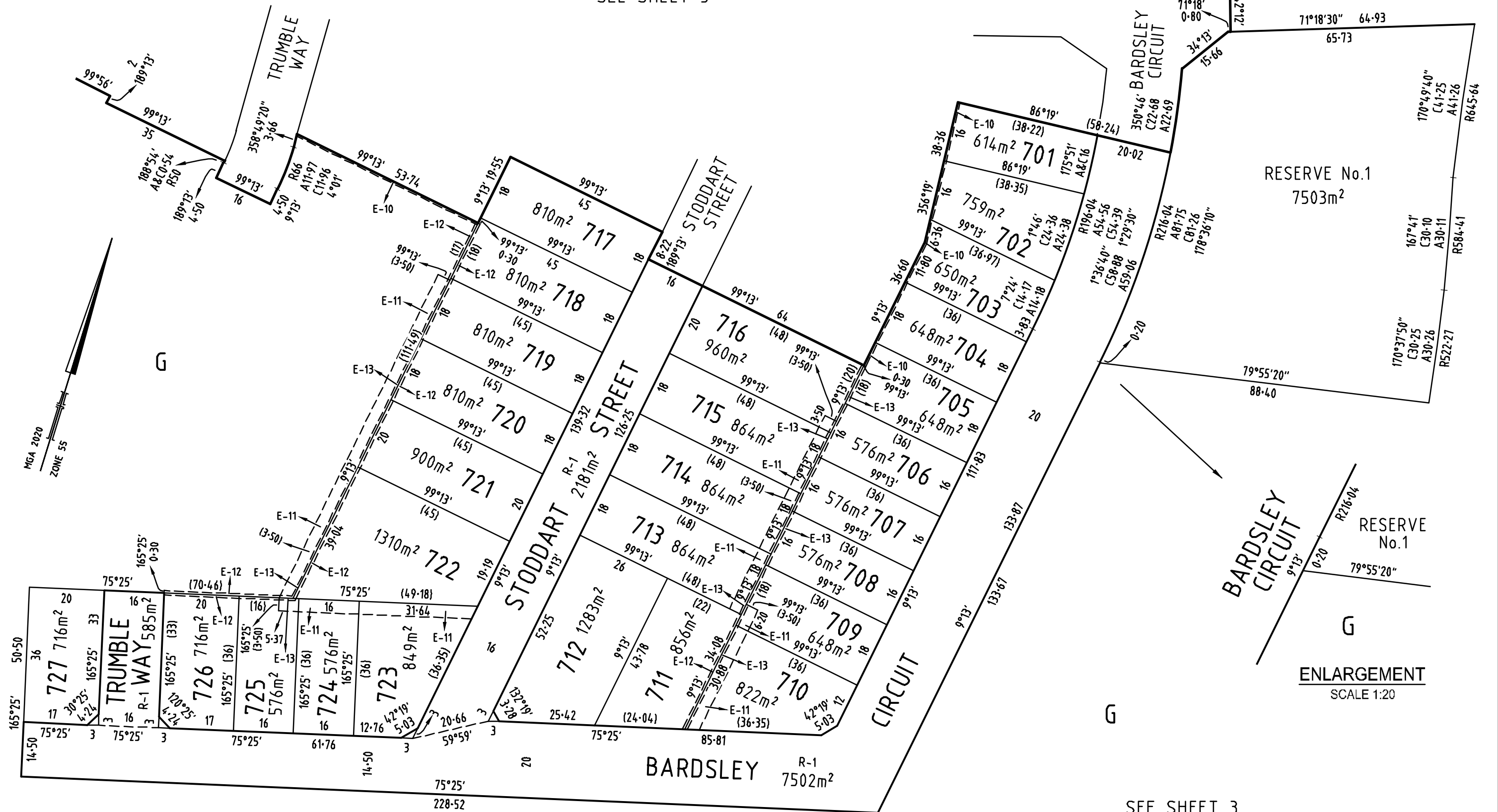
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Version: 1

PS 909593C

71°18' 0.80 34.2°12 71°18'30" 64.93


SEE SHEET 3



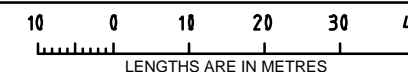
SEE SHEET 3

SURVEYOR'S FILE REF: 305953SV00-V1

SCALE
1:1000



LENGTHS ARE IN METRES



ORIGINAL SHEET
SIZE: A3

SHEET 7

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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 701 to 727 (both inclusive) on this plan
Land to be Burdened: Lots 701 to 727 (both 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 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 701 to 727 (both inclusive) on this plan
Land to be Burdened: Lots 701 to 727 (both 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.