

PLAN OF SUBDIVISION			EDITION 1	PS 915747R			
LOCATION OF LAND PARISH: MICKLEHAM TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 11A, 13 & 16 (PARTS) TITLE REFERENCE: C/T VOL FOL ... VOL FOL LAST PLAN REFERENCE: LOT M ON PS 912522J LOT 1 ON TP947284N POSTAL ADDRESS: 2040 MICKLEHAM ROAD, (at time of subdivision) MICKLEHAM, VIC. 3064 MGA94 CO-ORDINATES: E: 313 060 ZONE: 55 (of approx centre of land in plan) N: 5841 360							
VESTING OF ROADS AND/OR RESERVES			NOTATIONS				
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines This is s SPEAR plan. Lots 1 to 2500 and A to M (all inclusive) have been omitted from this plan.				
ROAD R-1 RESERVE No.1	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LIMITED						
NOTATIONS							
DEPTH LIMITATION : DOES NOT APPLY							
SURVEY: This plan is based on survey (BP 3614L) STAGING: This is not a staged subdivision Planning Permit No. P24173 This survey has been connected to permanent marks No(s). 4, 5 & 11 In Proclaimed Survey Area No. -							
EASEMENT INFORMATION							
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of			
			<i>SEE SHEET 2</i>				
BOTANICAL ESTATE - STAGE 25 (52 LOTS)				AREA OF STAGE - 3.853ha			
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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	GAS SUPPLY	4	PS846544P	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-1	WATER SUPPLY	4	PS846544P	YARRA VALLEY WATER CORPORATION
E-2	GAS SUPPLY	4	INSTRUMENT No ...	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-2	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	4	INSTRUMENT No ...	YARRA VALLEY WATER CORPORATION
E-3	TRANSMISSION OF ELECTRICITY	4	INSTRUMENT No F657301	STATE ELECTRICITY COMMISSION OF VICTORIA
E-3	GAS SUPPLY	4	INSTRUMENT No ...	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-3	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	4	INSTRUMENT No ...	YARRA VALLEY WATER CORPORATION
E-4	TRANSMISSION OF ELECTRICITY	SEE DIAG	INSTRUMENT No F657301	STATE ELECTRICITY COMMISSION OF VICTORIA
E-5	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-6	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-7	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-7	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION

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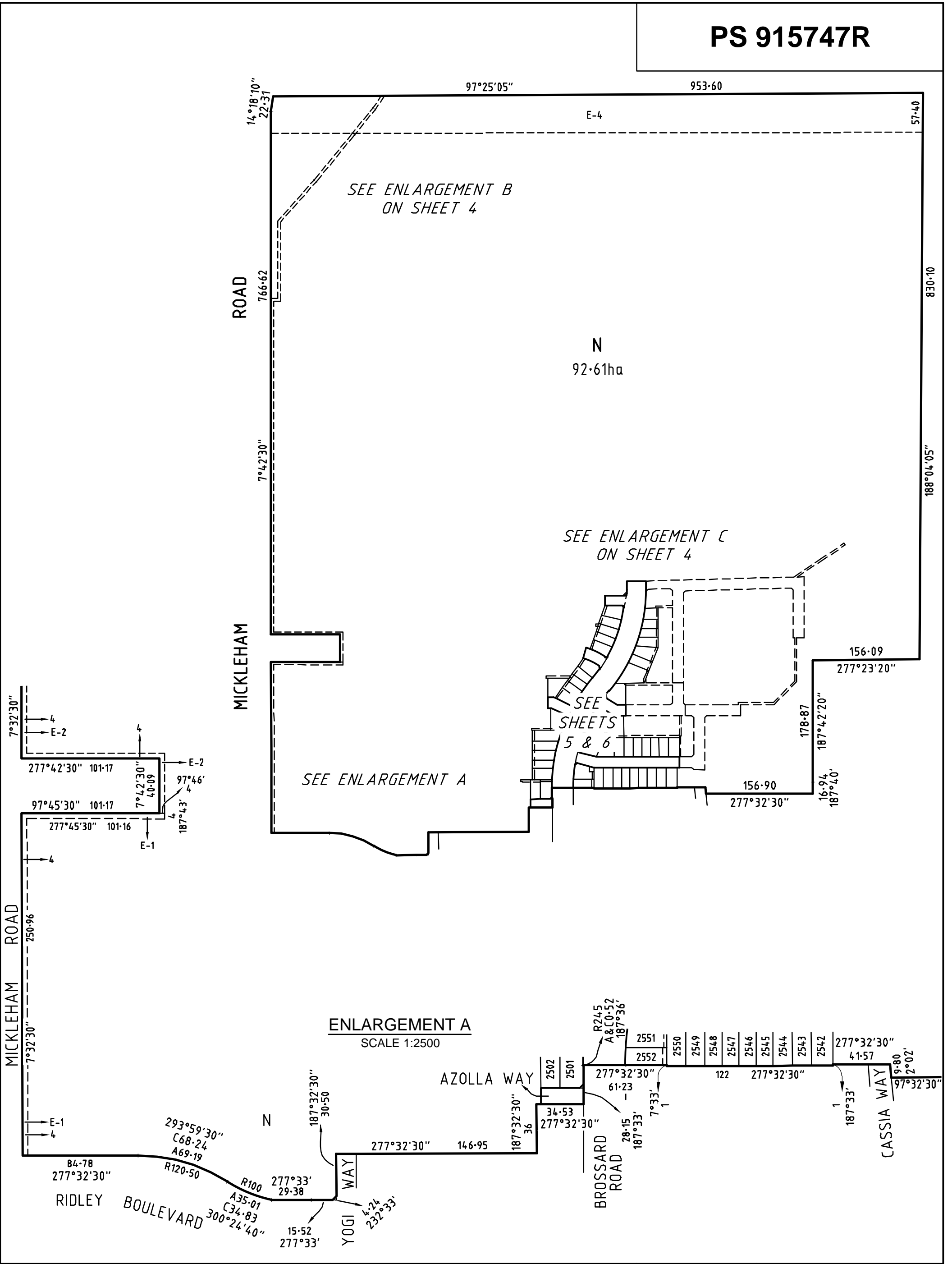
ORIGINAL SHEET
SIZE: A3

SHEET 2



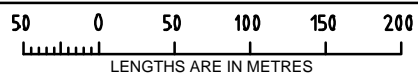
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SCALE
1: 5000



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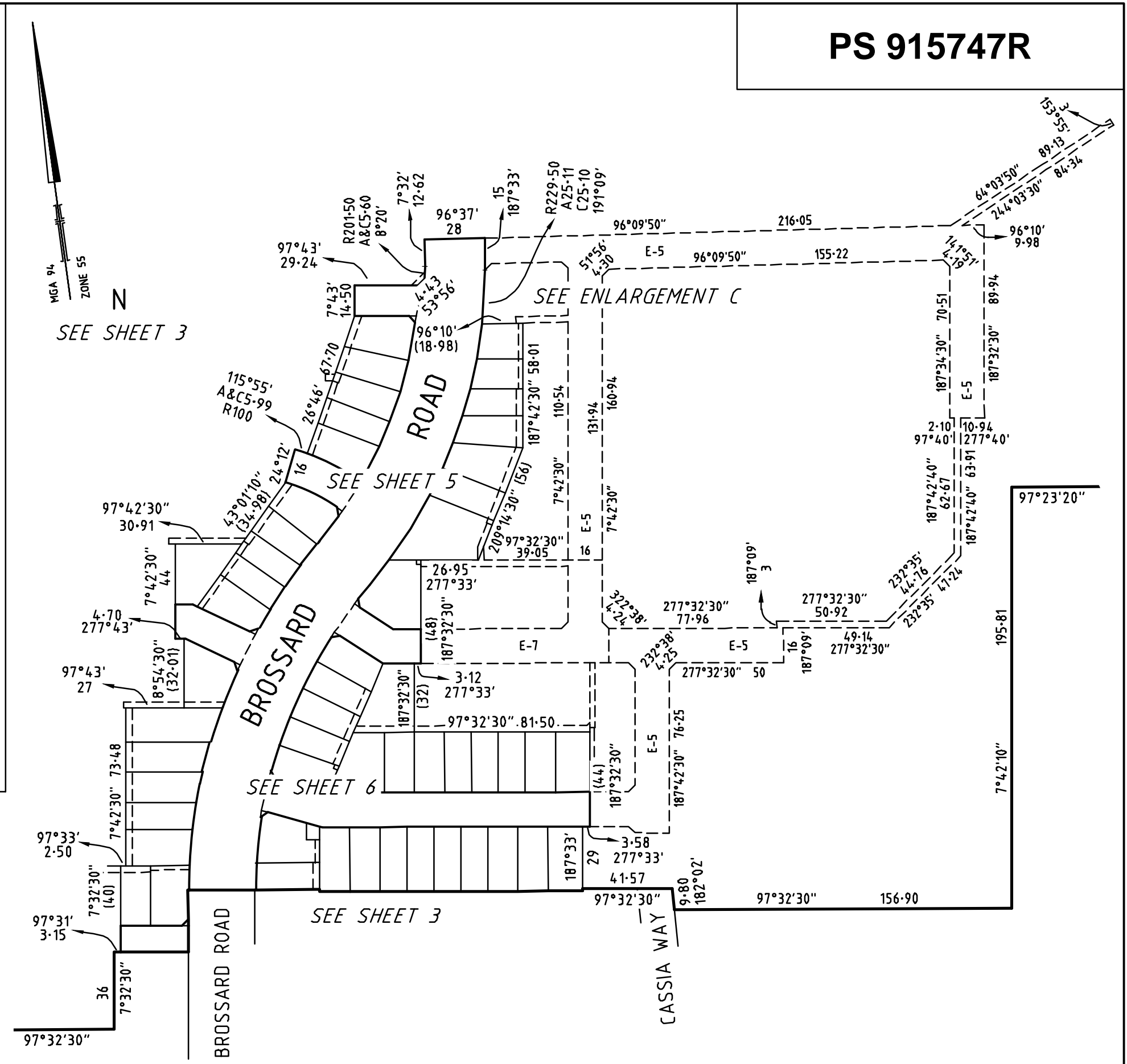
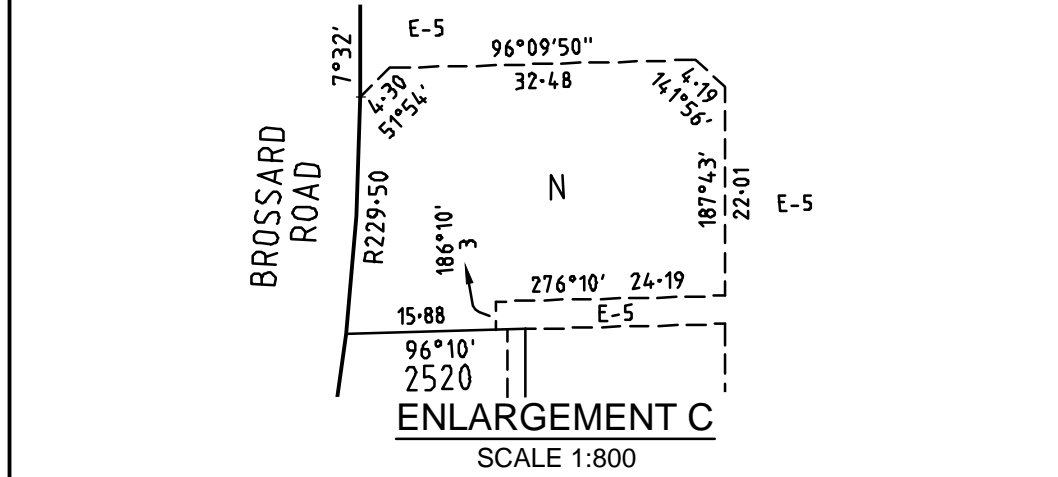
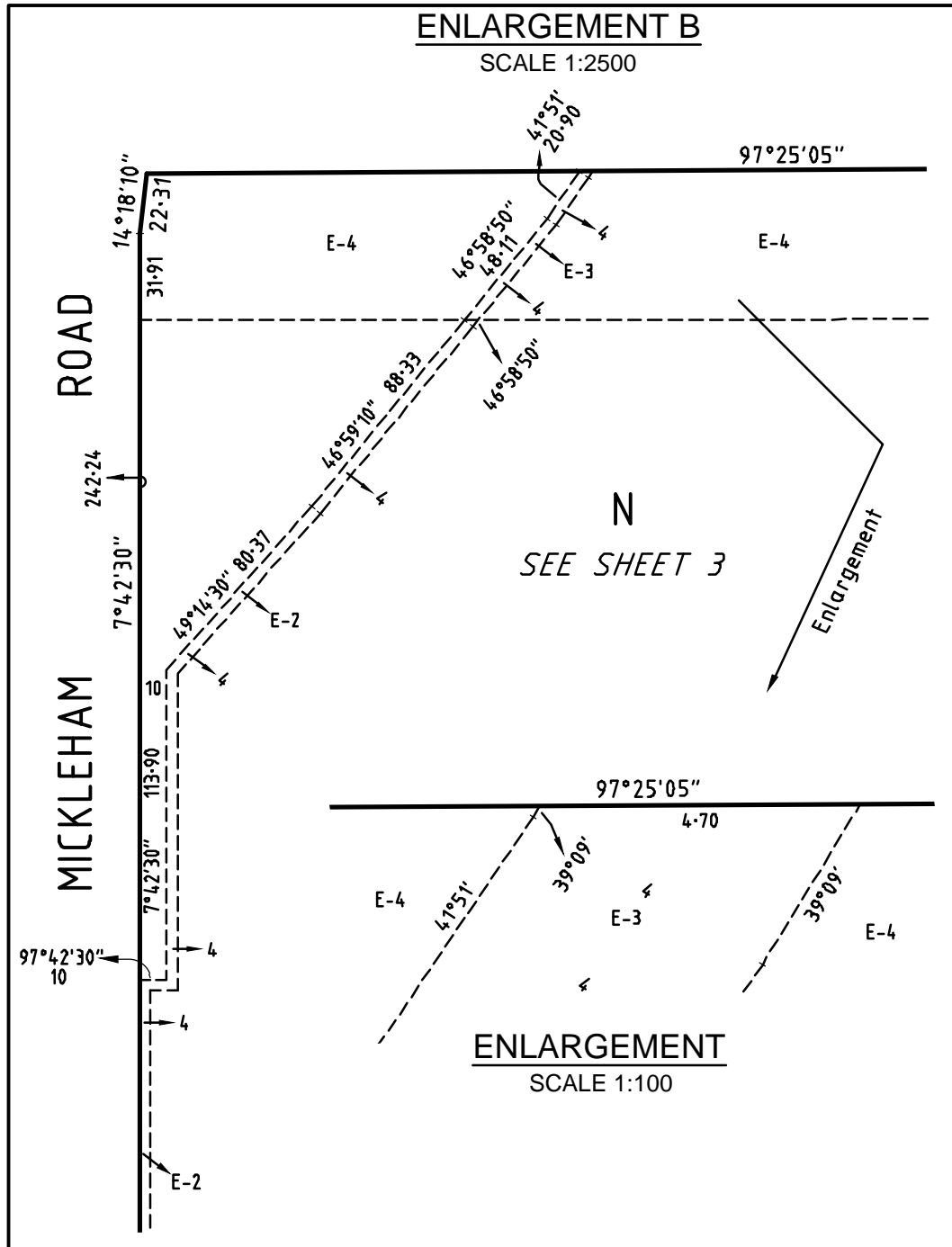
SHEET 3



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SCALE
1: 2000

LENGTHS ARE IN METRES

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ORIGINAL SHEET
SIZE: A3

SHEET 4

MOORHEN STREET

SILVEREYE ROAD

ROAD

FAIRYWREN ROAD

MACQUARIE ROAD

BROSSARD ROAD

ENLARGEMENT
SCALE 1:400

ENLARGEMENT
SCALE 1:400

N
SEE SHEET 3

N
SEE SHEET 3

SEE SHEET 6

MGA 94
ZONE 55

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SCALE 1:750
7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

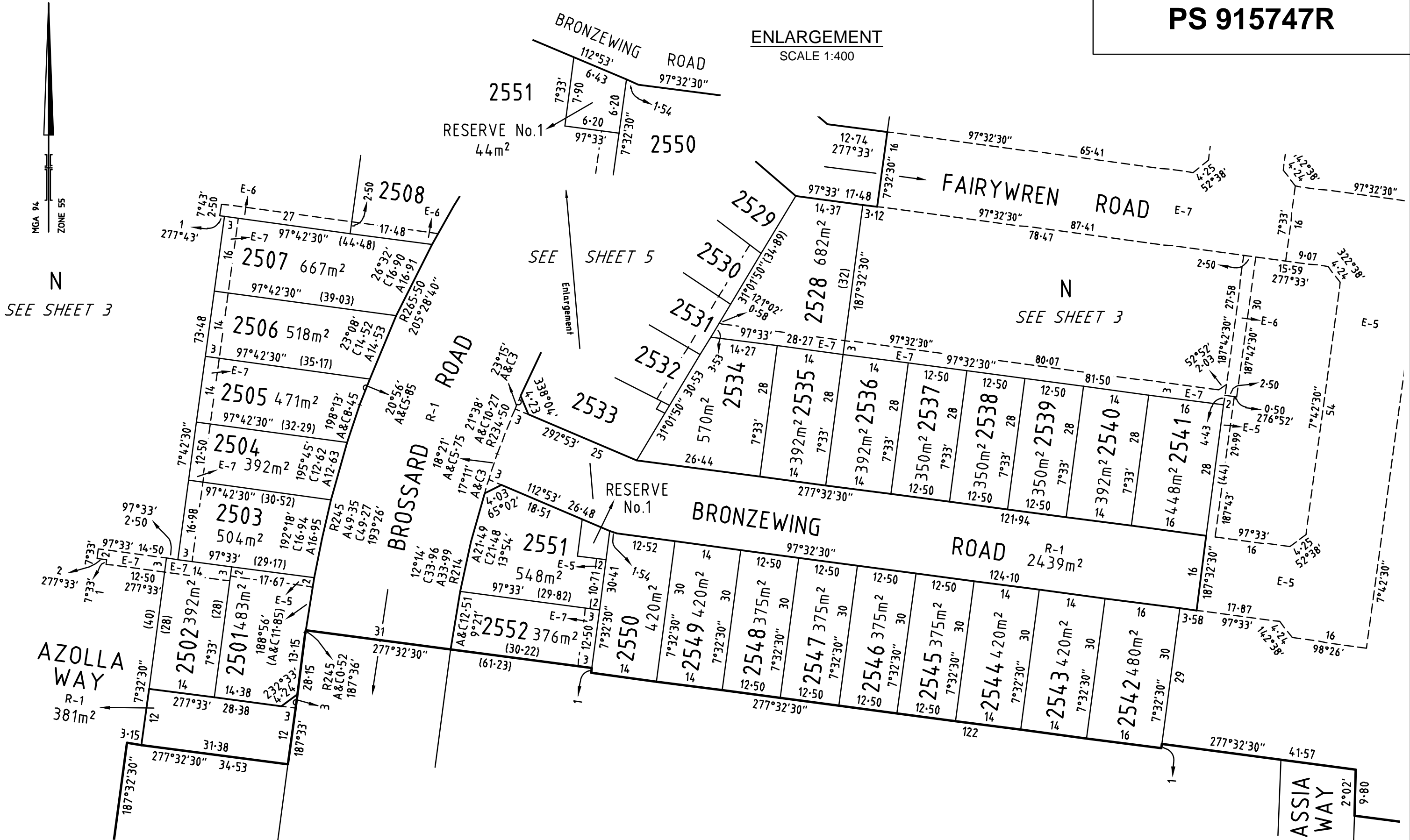
SHEET 5



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ENLARGEMENT
SCALE 1:400



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SCALE 1:750

7.5 0 7.5 15 22.5 30
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 6

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CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS915747R (Plan of Subdivision) 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 2501 to 2552 (both inclusive) on this plan.

Land to be Burdened: Lots 2501 to 2552 (both 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 and MCP

- (a) build or allow to be built on the Lot any building other than a building which has been approved by Satterley Property Group or the Botanical Design Review Panel in accordance with the Botanical Design Guidelines.
- (b) build or allow to be built on the Lot any building other than a building which has been constructed in accordance with the endorsed Memorandum of Common Provisions (MCP) registered in Dealing Number AA....., which MCP is incorporated into this Restriction.


Building Envelopes

- (c) build or allow to be built on the Lot any building other than in accordance with the building envelope plans shown on the Memorandum of Common Provisions (MCP) registered in Dealing Number AA....., which MCP is incorporated into this Restriction as approved by the Responsible Authority or as amended from time to time to the satisfaction of the Responsible Authority.

Expiry

- (d) the restrictions specified in paragraph (a) 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 (b) and (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.

For the purposes of this restriction "Satterley Property Group" means Satterley Mickleham Pty Ltd ACN 612 101 550 or any of its related bodies corporate or associated entities within the meaning of the Corporations Act 2001.

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