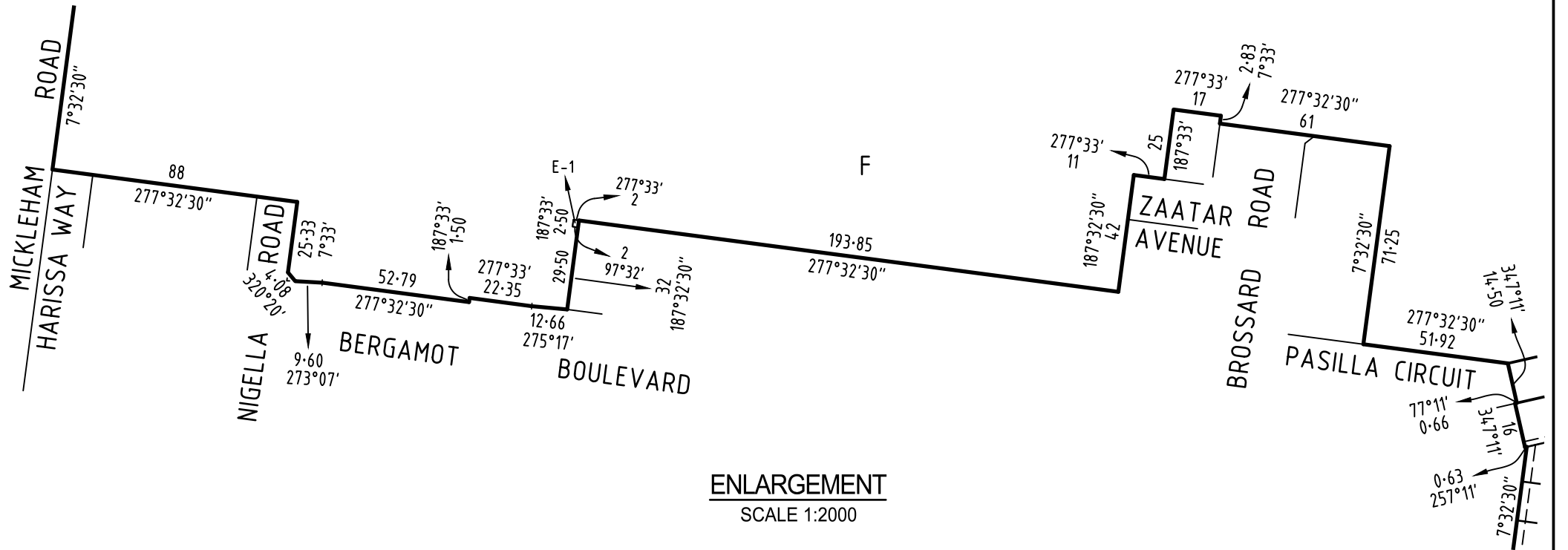
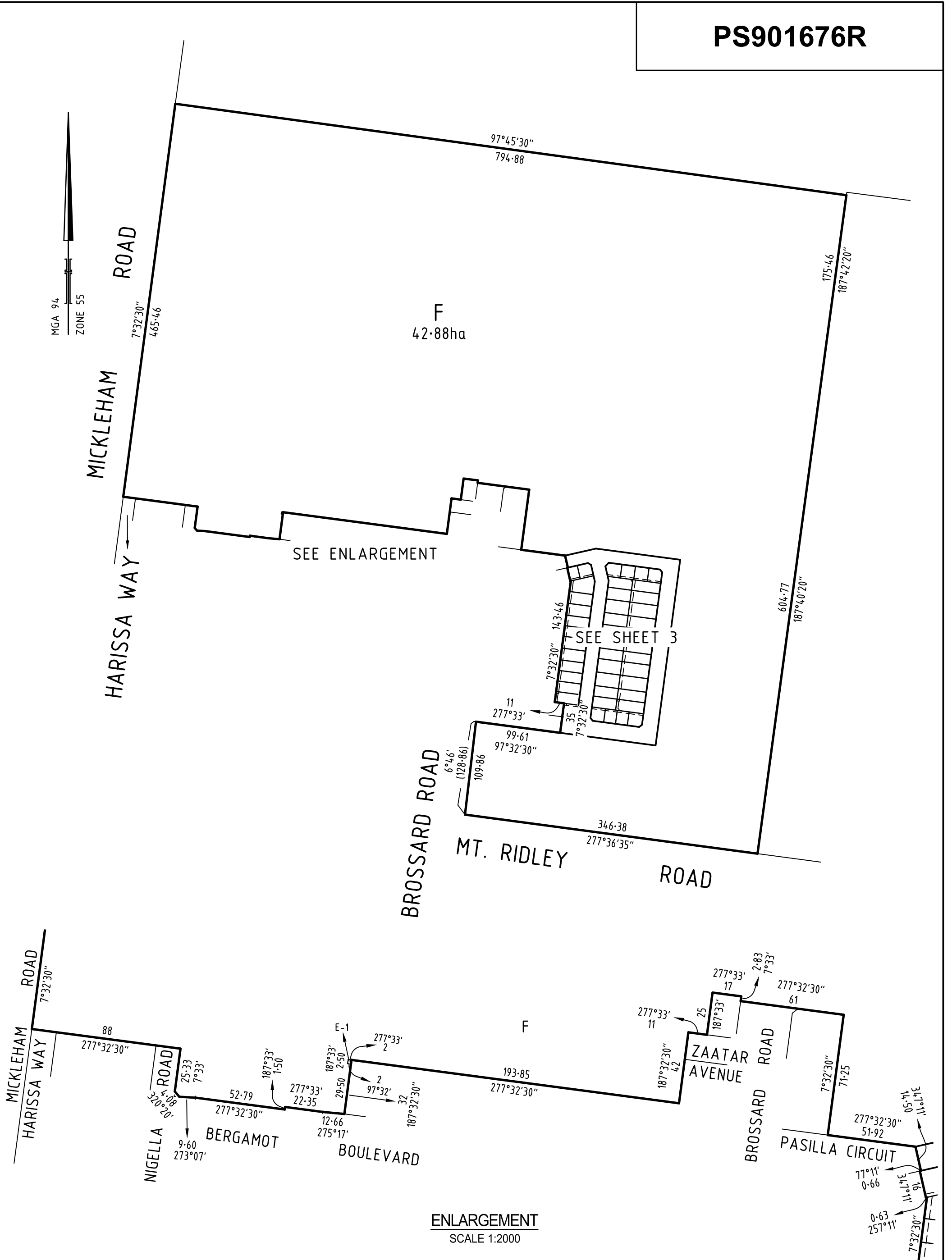
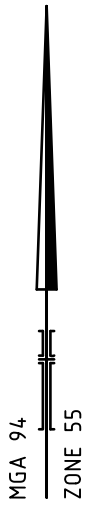


PLAN OF SUBDIVISION		EDITION 1	PS901676R	
LOCATION OF LAND PARISH: MICKLEHAM TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 11A, 13 & 16 (PARTS) TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT E ON PS846579T POSTAL ADDRESS: 1960 MICKLEHAM ROAD, (at time of subdivision) MICKLEHAM, VIC 3064 MGA94 CO-ORDINATES: E: 313 100 ZONE: 55 (of approx centre of land in plan) N: 5 840 830				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Land being subdivided is enclosed within thick continuous lines. This is a SPEAR plan. Lots 1 to 1700 and A to E (all inclusive) have been omitted from this plan.		
ROAD R-1	HUME CITY COUNCIL			
NOTATIONS				
DEPTH LIMITATION : DOES NOT APPLY				
SURVEY: This plan is based on survey (BP3614L) STAGING: This is not a staged subdivision Planning Permit No. P22453 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
E-2	SEWERAGE	SEE DIAG	PS846579T	YARRA VALLEY WATER CORPORATION
E-3	SEWERAGE	SEE DIAG	PS846579T	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	SEE DIAG	PS846579T	HUME CITY COUNCIL
E-4	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-5	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-6	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-6	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
BOTANICAL ESTATE - STAGE 17 (44 LOTS)			AREA OF STAGE - 2.697ha	
414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 303997SV00-V2		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Stephen Anthony Motta Version: 2		SHEET 1 OF 4



SURVEYOR'S FILE REF: 303997SV00-V2

SCALE 1: 4000

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

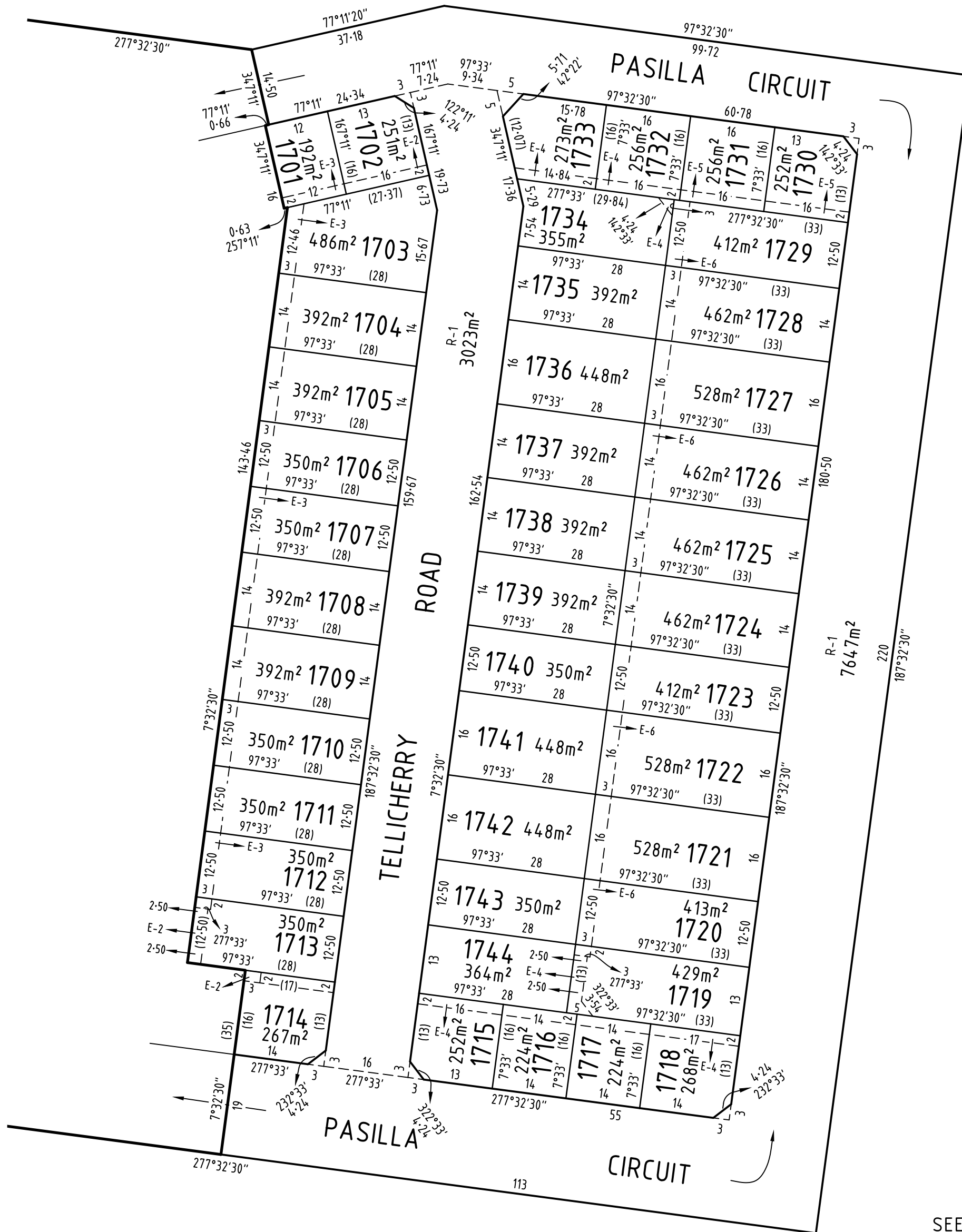
SHEET 2



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 Version: 2

F
SEE SHEET 2



F
SEE SHEET 2

SURVEYOR'S FILE REF: 303997SV00-V2

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

ORIGINAL SHEET SIZE: A3

SHEET 3



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CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS901676R (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 1701 to 1744 (both inclusive) on this plan.

Land to be Burdened: Lots 1701 to 1744 (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 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.

CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS901676R (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 1701 to 1702, 1714 to 1718 and 1730 to 1733 (all inclusive) on this plan.

Land to be Burdened: Lots 1701 to 1702, 1714 to 1718 and 1730 to 1733 (all inclusive) on this plan.

Lots 1701 to 1702, 1714 to 1718 and 1730 to 1733 (all inclusive) are defined as Type A lots under the Small Lot Housing Code.

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened lot subject to the 'Small Lot Housing Code' shall not:

Small Lot Housing Code

- (a) build or permit to be built or remain on the lot any building or structure that has not been constructed in accordance with the 'Small Lot Building Code' unless in a accordance with a planning permit granted to construct a dwelling on the lot.

Expiry

- (b) the restriction in paragraphs (a) shall cease to have effect under the issue of the Certificate of Occupancy for the whole of the dwelling on this 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.

SURVEYOR'S FILE REF: 303997SV00-V2

ORIGINAL SHEET
SIZE: A3

SHEET 4



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