
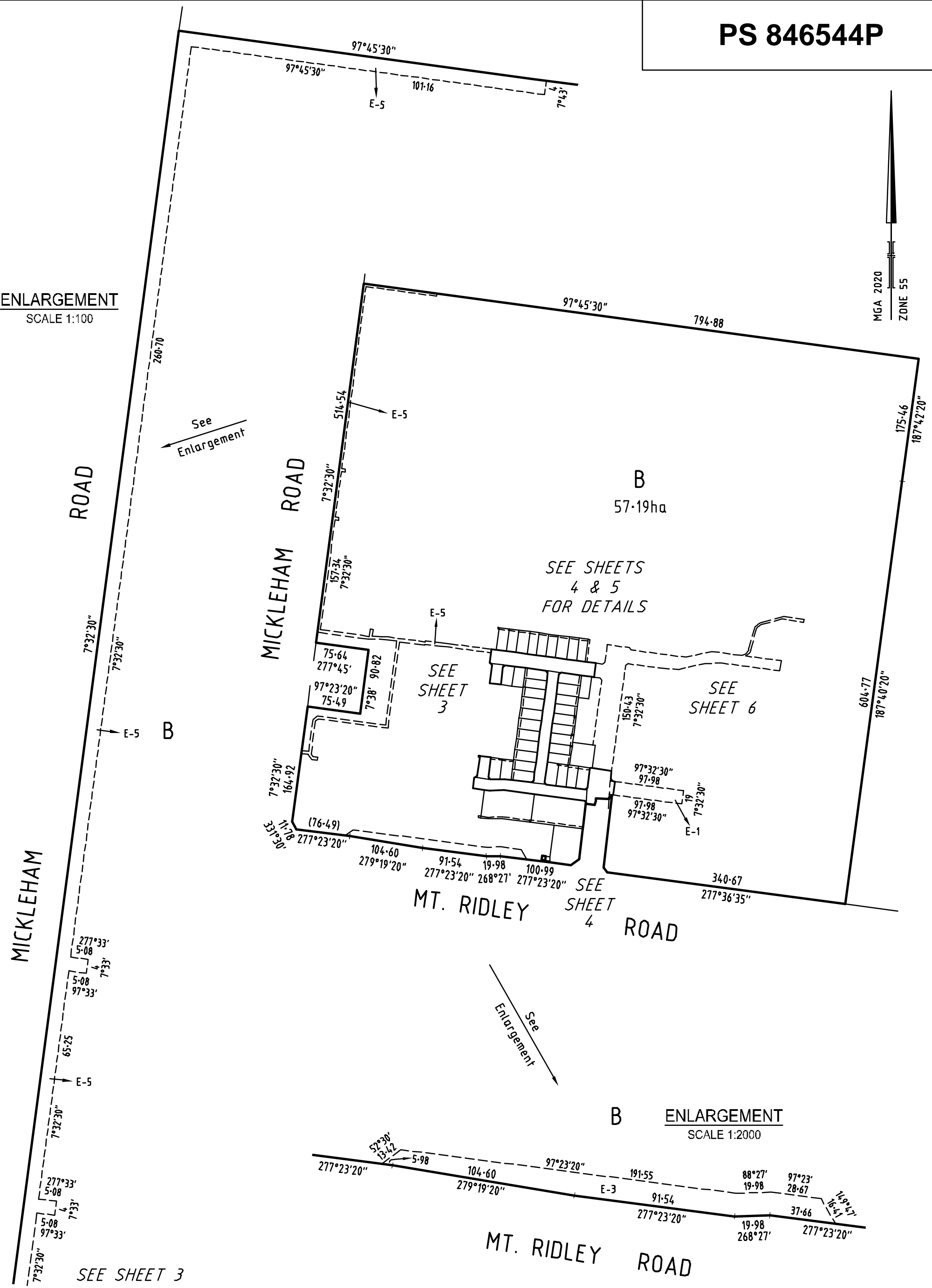


PLAN OF SUBDIVISION			EDITION 1	PS 846544P
LOCATION OF LAND PARISH: MICKLEHAM TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTIONS: 11A (PART) TITLE REFERENCE: C/T VOL 12490 FOL 066 LAST PLAN REFERENCE: LOT A ON PS846540X POSTAL ADDRESS: 1960 MICKLEHAM ROAD, (at time of subdivision) MICKLEHAM, VIC. 3064 MGA2020 CO-ORDINATES: E: 312 860 ZONE: 55 (of approx centre of land in plan) N: 5840 800				
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 1300 (both inclusive) and Lot A have been omitted from this plan.	
ROAD R-1	HUME CITY COUNCIL			
RESERVE No.1	HUME CITY COUNCIL			
RESERVE No.2	JEMENA ELECTRICITY NETWORKS (VIC) LIMITED			
NOTATIONS				
DEPTH LIMITATION : DOES NOT APPLY				
SURVEY: This plan is based on survey PS846540X STAGING: This is not a staged subdivision Planning Permit No. P22453 This survey has been connected to permanent marks No(s). 4 & 11 In Proclaimed Survey Area No. 74				
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	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-5	GAS SUPPLY	SEE DIAG	THIS PLAN	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-5	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-7	POWERLINE	2	PS846540X - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LIMITED
E-8	POWERLINE	2	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LIMITED
BOTANICAL ESTATE - STAGE 13 (41 LOTS)			AREA OF STAGE - 3.722ha	
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		Licensed Surveyor: Stephen Anthony Motta Version: 12		SHEET 1 OF 7

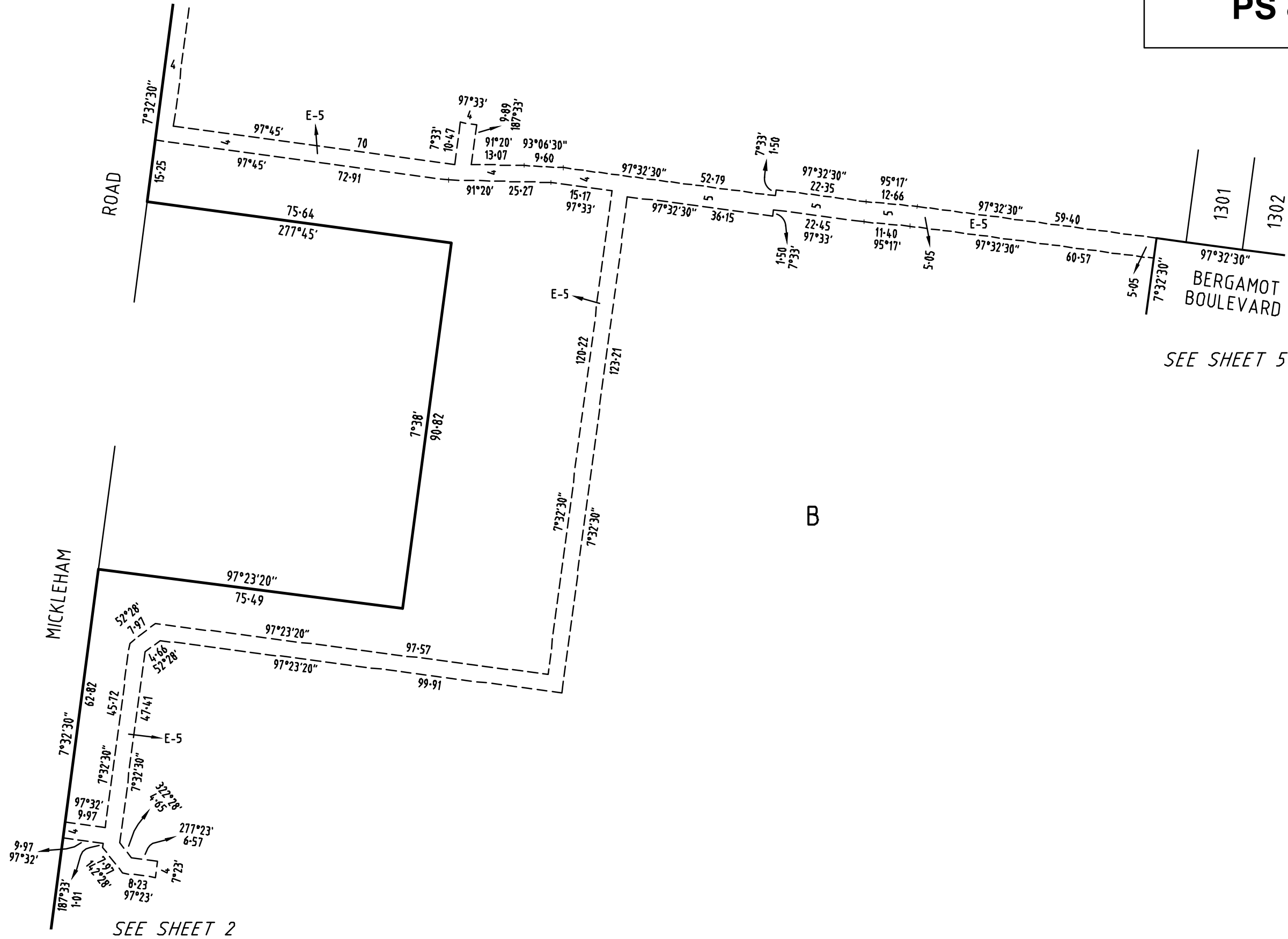
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SCALE 1:100

MGA 2020
ZONE 55

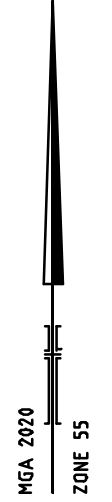


ENLARGEMENT
SCALE 1:2000

SEE SHEET 2



SEE SHEET 5



B

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SCALE 1:1000

 LENGTHS ARE IN METRES

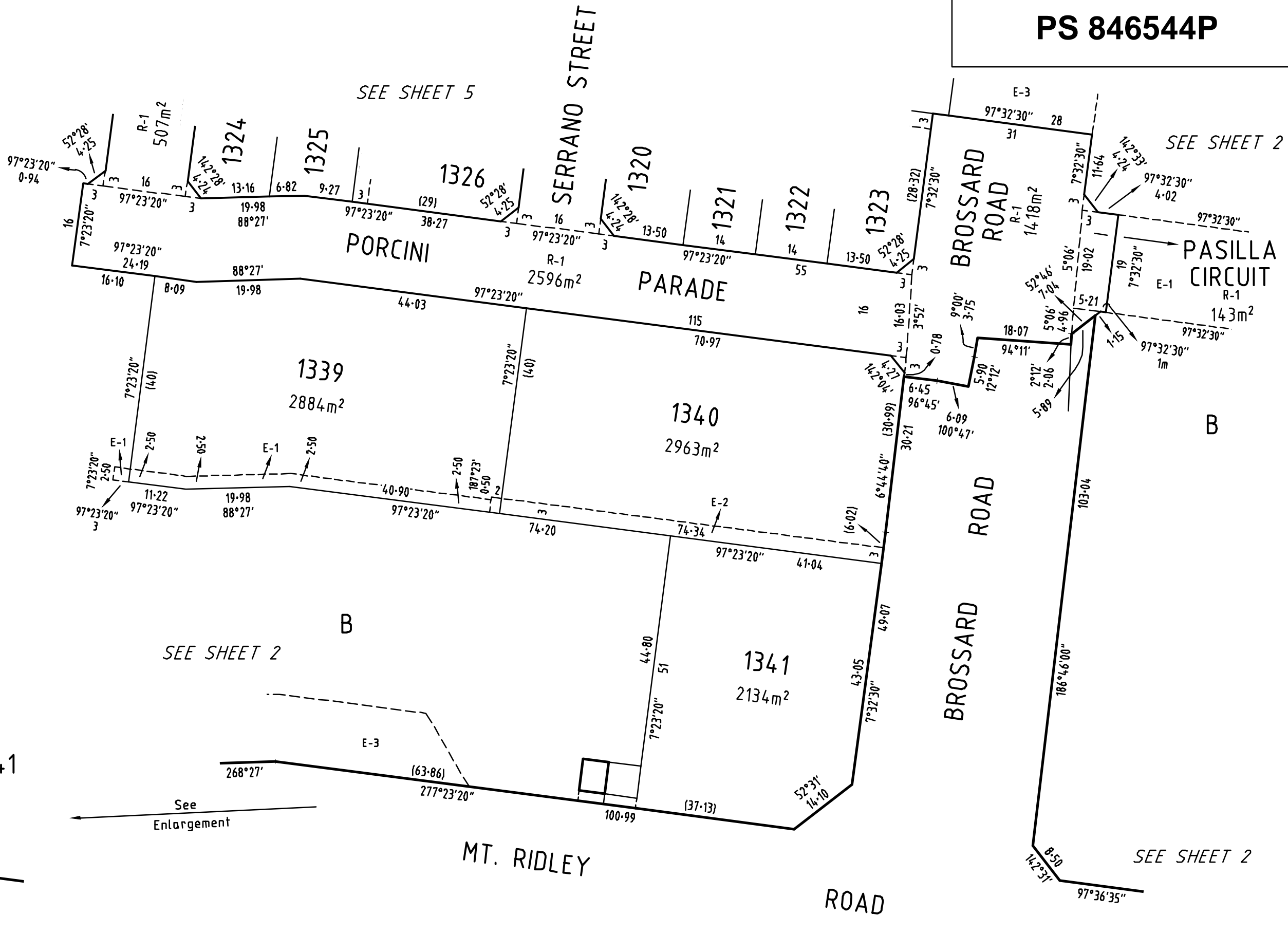
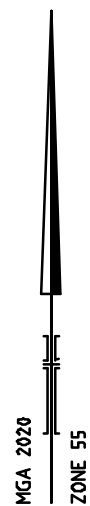
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SHEET 3

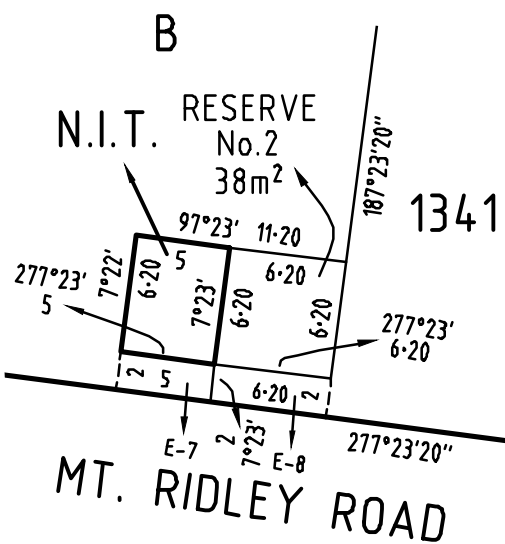


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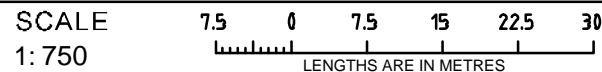
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ENLARGEMENT
SCALE 1:400



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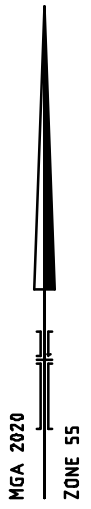
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SHEET 4

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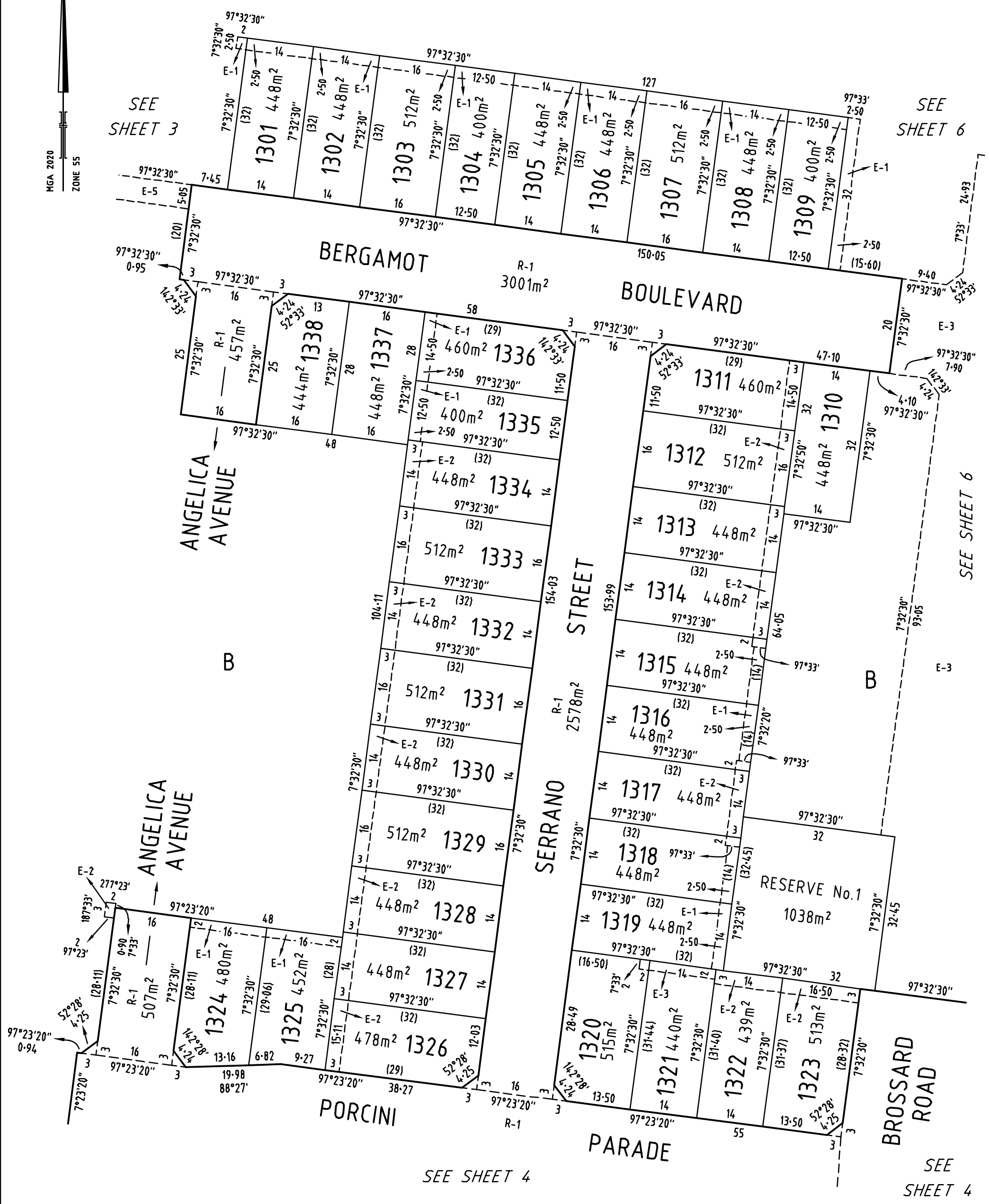
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SEE SHEET 3

SEE SHEET 6



SEE SHEET 4

SEE SHEET 4

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

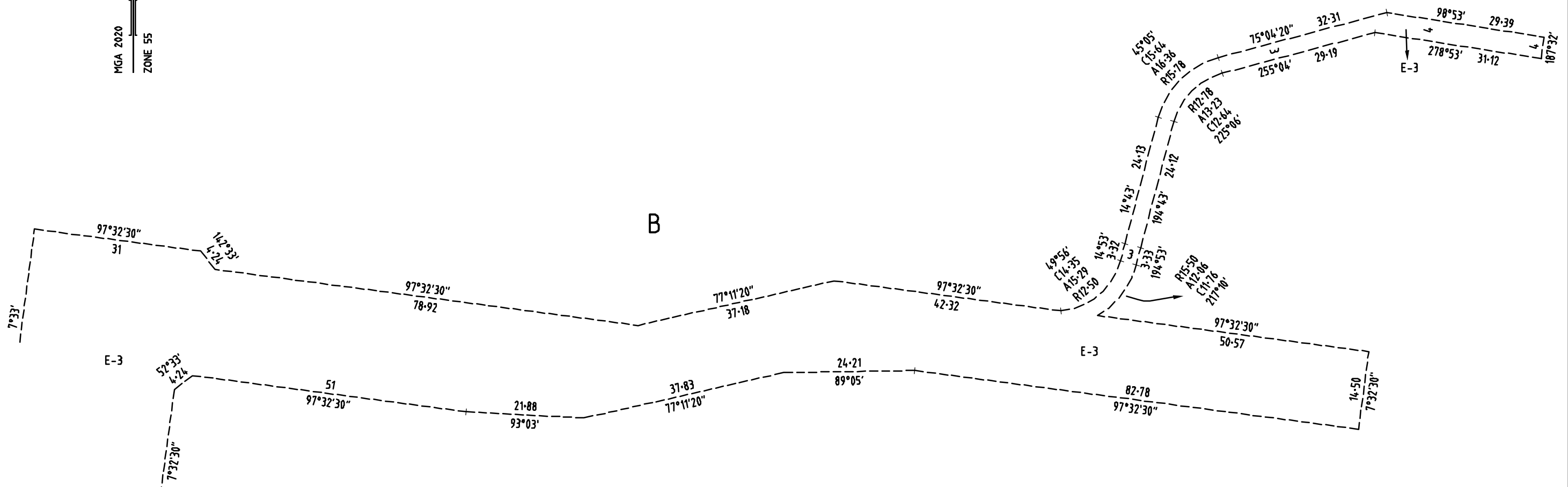
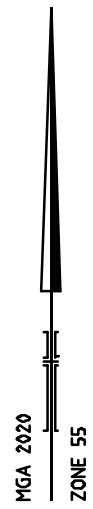
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SHEET 5



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SCALE 1: 750

LENGTHS ARE IN METRES

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 SIZE: A3

SHEET 6

CREATION OF RESTRICTION A

PS 846544P

The following restriction is to be created upon registration of Plan of Subdivision No. PS846544P (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 1301 to 1338 (both inclusive) on this plan.

Land to be Burdened: Lots 1301 to 1338 (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 AA9234, 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 AA9234, 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. PS846544P (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 1339 to 1341 (both inclusive) on this plan.

Land to be Burdened: Lots 1339 to 1341 (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 AA9234, 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 AA9234, 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 paragraph (b) 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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