

<b>PLAN OF SUBDIVISION</b>	EDITION 1	<b>PS846548F</b>
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<p><b>LOCATION OF LAND</b>          PARISH: MICKLEHAM          TOWNSHIP: -          SECTION: -          CROWN ALLOTMENT: -          CROWN PORTIONS: 11A (PART)          TITLE REFERENCE: C/T VOL .... FOL ...</p> <p>LAST PLAN REFERENCE: LOT B ON PS846544P</p> <p>POSTAL ADDRESS: 1960 MICKLEHAM ROAD,          (at time of subdivision) MICKLEHAM, VIC. 3064</p> <p>MGA2020 CO-ORDINATES: E: 312 740      ZONE: 55          (of approx centre of land in plan)      N: 5 840 850</p>	
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<b>VESTING OF ROADS AND/OR RESERVES</b>	<b>NOTATIONS</b>
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IDENTIFIER	COUNCIL / BODY / PERSON	
ROAD R-1 RESERVE No. 1	HUME CITY COUNCIL HUME CITY COUNCIL	<p>Land being subdivided is enclosed within thick continuous lines.</p> <p>This is a SPEAR plan.</p> <p>Lots 1 to 1400 (all inclusive), A, and B have been omitted from this plan.</p> <p><u>Other purpose of this plan</u></p>

<b>NOTATIONS</b>	
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DEPTH LIMITATION : DOES NOT APPLY	
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<p><b>SURVEY:</b> This plan is based on survey (PS846540X)</p> <p><b>STAGING:</b> This is not a staged subdivision Planning Permit No. P22453  This survey has been connected to permanent marks Nos. 4 &amp; 11  In Proclaimed Survey Area No. 74</p>	<p>To remove that part of Easement E-5 created in PS846544P that lies within Roads on this plan by agreement of all interested parties via section 6 (1) (k) (iv) of the Subdivision Act 1988.</p>
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<b>EASEMENT INFORMATION</b>
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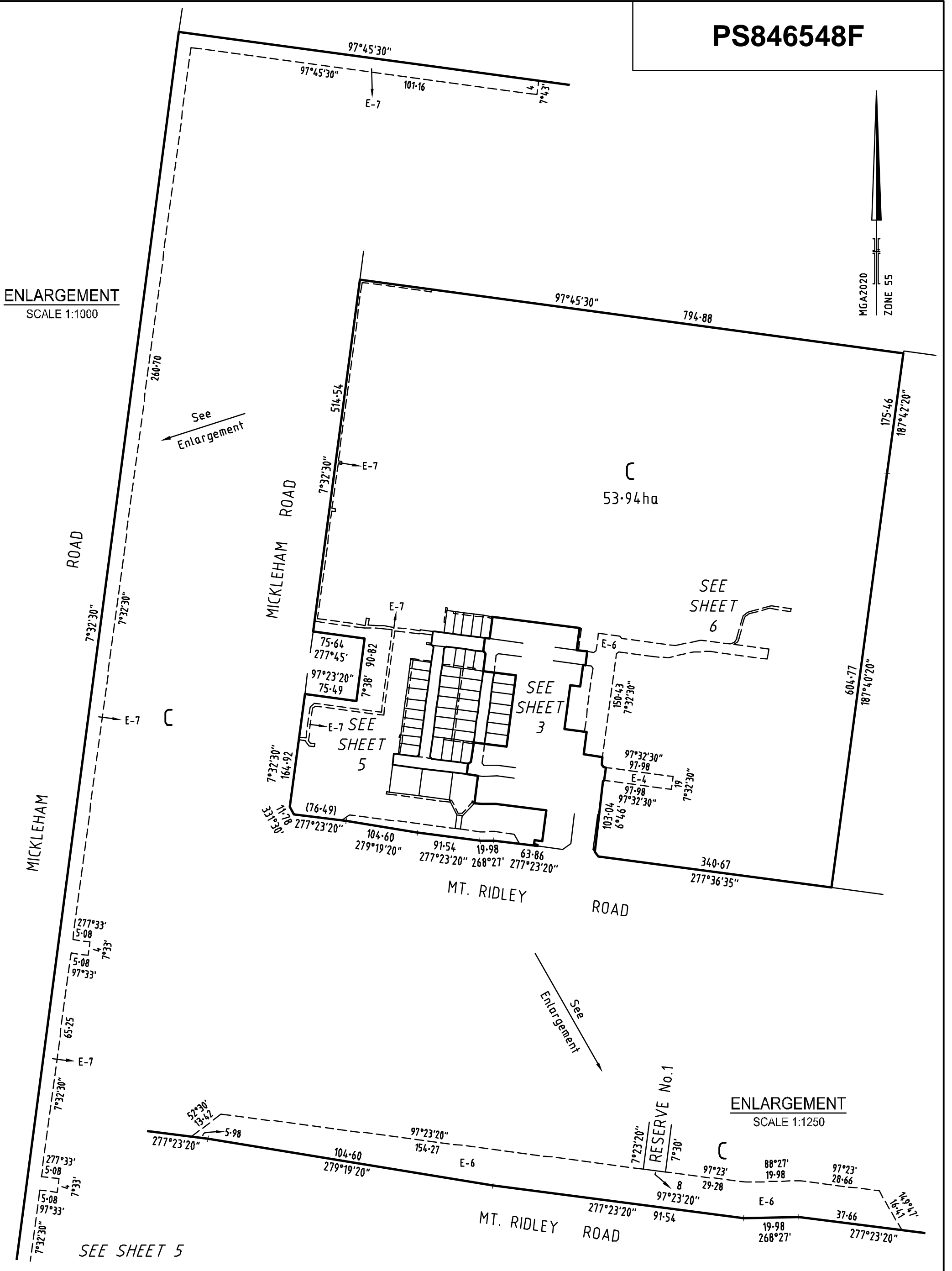
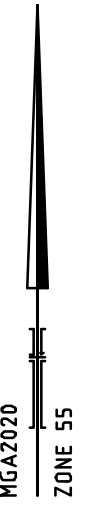
LEGEND: A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)
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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-1	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-3	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-4	SEWERAGE	SEE DIAG	PS846544P	YARRA VALLEY WATER CORPORATION
E-5	DRAINAGE	SEE DIAG	PS846544P	HUME CITY COUNCIL
E-5	SEWERAGE	SEE DIAG	PS846544P	YARRA VALLEY WATER CORPORATION
E-6	DRAINAGE	SEE DIAG	PS846544P	HUME CITY COUNCIL
E-7	GAS SUPPLY	SEE DIAG	PS846544P	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-7	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	PS846544P	YARRA VALLEY WATER CORPORATION
E-8	POWERLINE	2	PS846540X - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LIMITED

<b>BOTANICAL ESTATE - STAGE 14 (46 LOTS)</b>	<b>AREA OF STAGE - 3.255ha</b>
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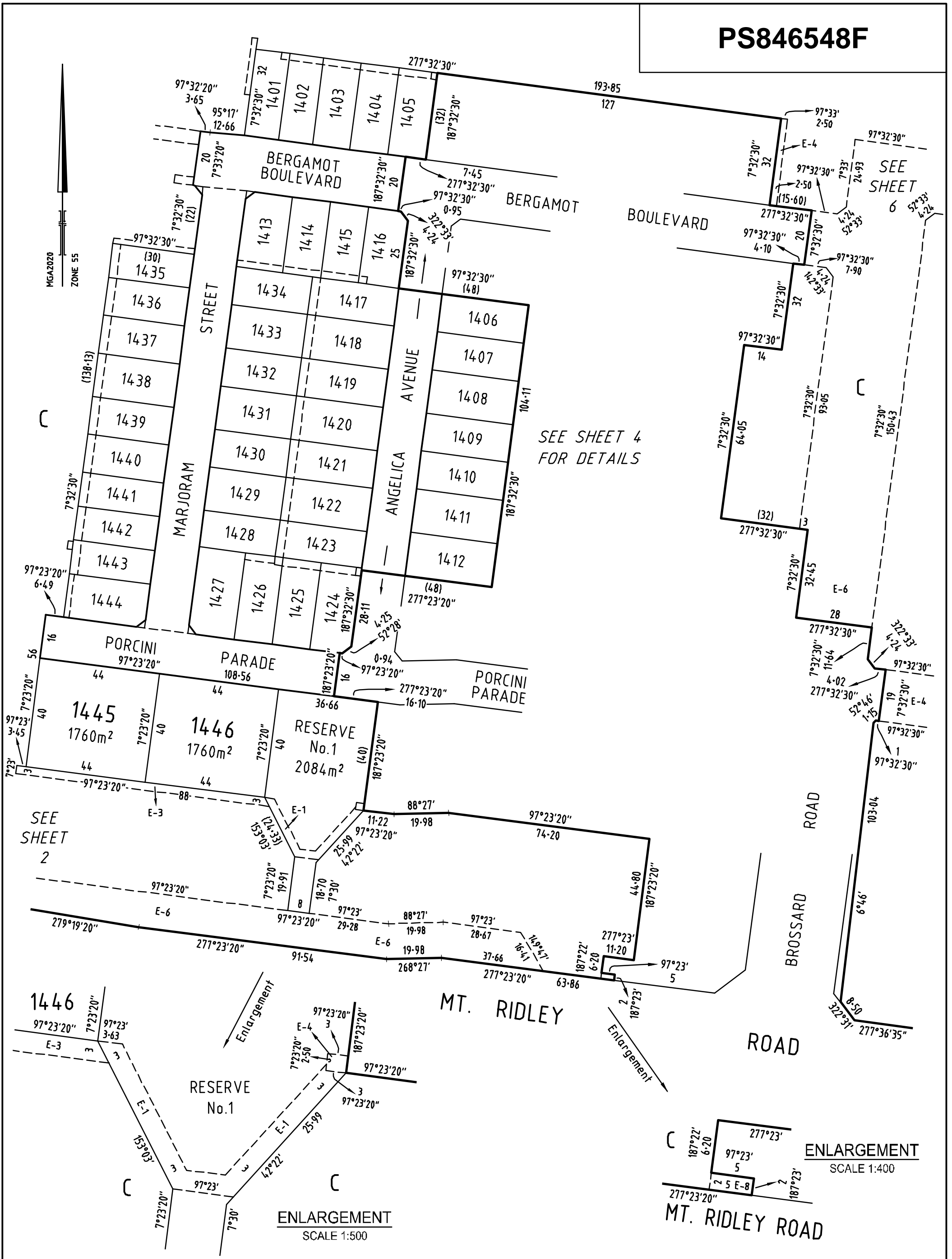
 <p>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</p>	<p>SURVEYORS FILE REF: <b>308306SV00</b></p> <p>Licensed Surveyor: Stephen Anthony Motta Version: 8</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 1 OF 7</p>
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ENLARGEMENT  
SCALE 1:1000



ENLARGEMENT  
SCALE 1:1250

SURVEYOR'S FILE REF: 308306SV00	SCALE 1: 5000 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
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 12.5 0 12.5 25 37.5 50  
 LENGTHS ARE IN METRES

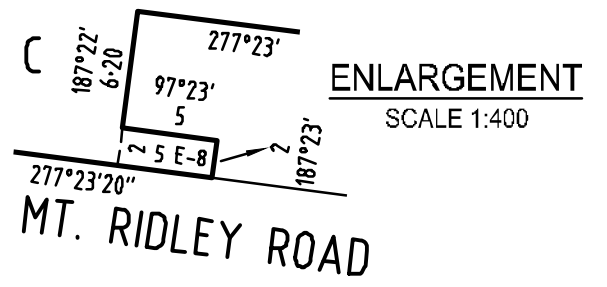
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SHEET 3



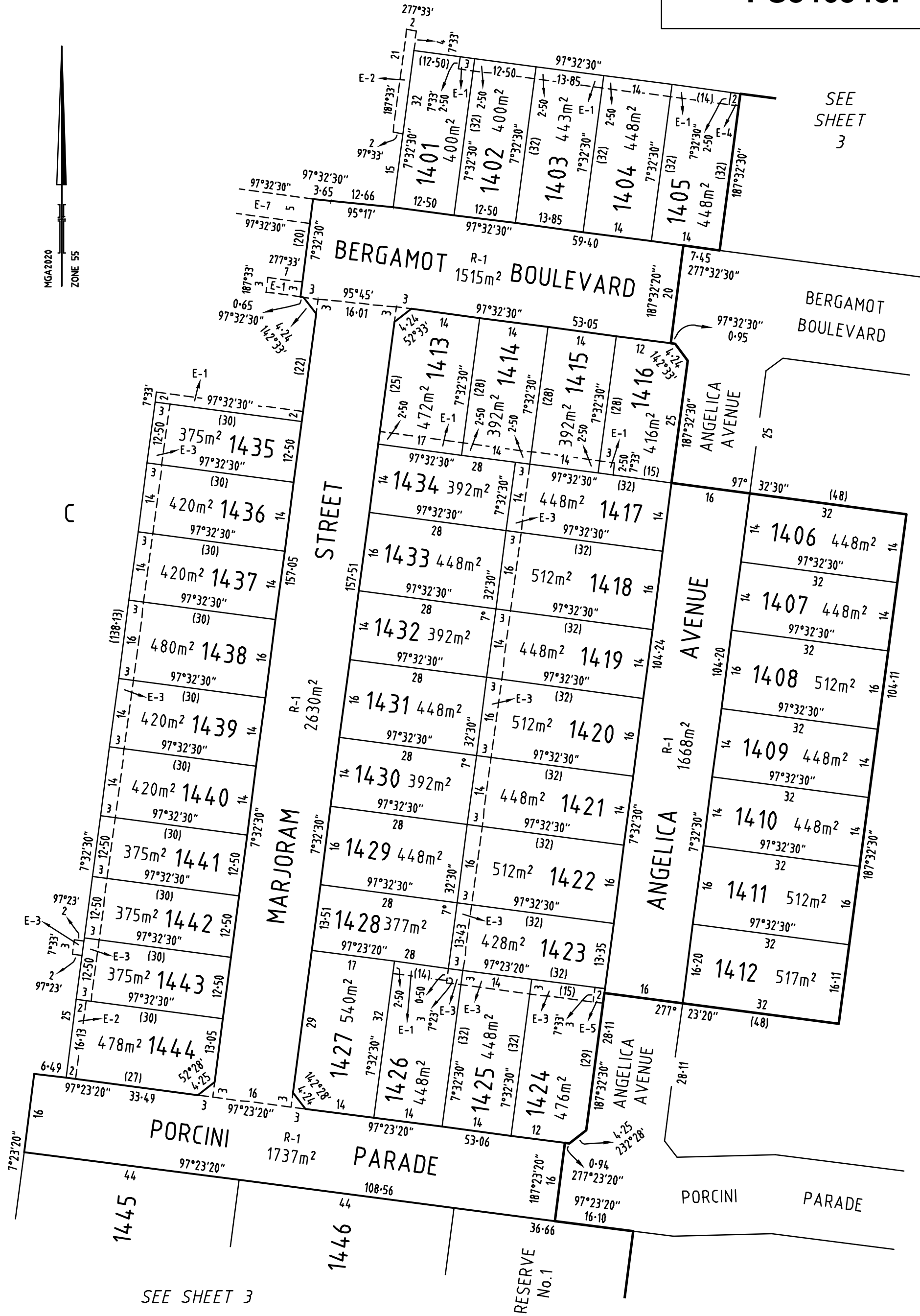
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MGA2020  
ZONE 55



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SCALE 1: 750

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

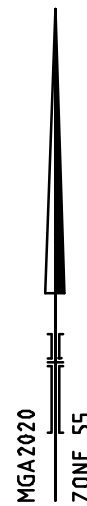
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SHEET 4



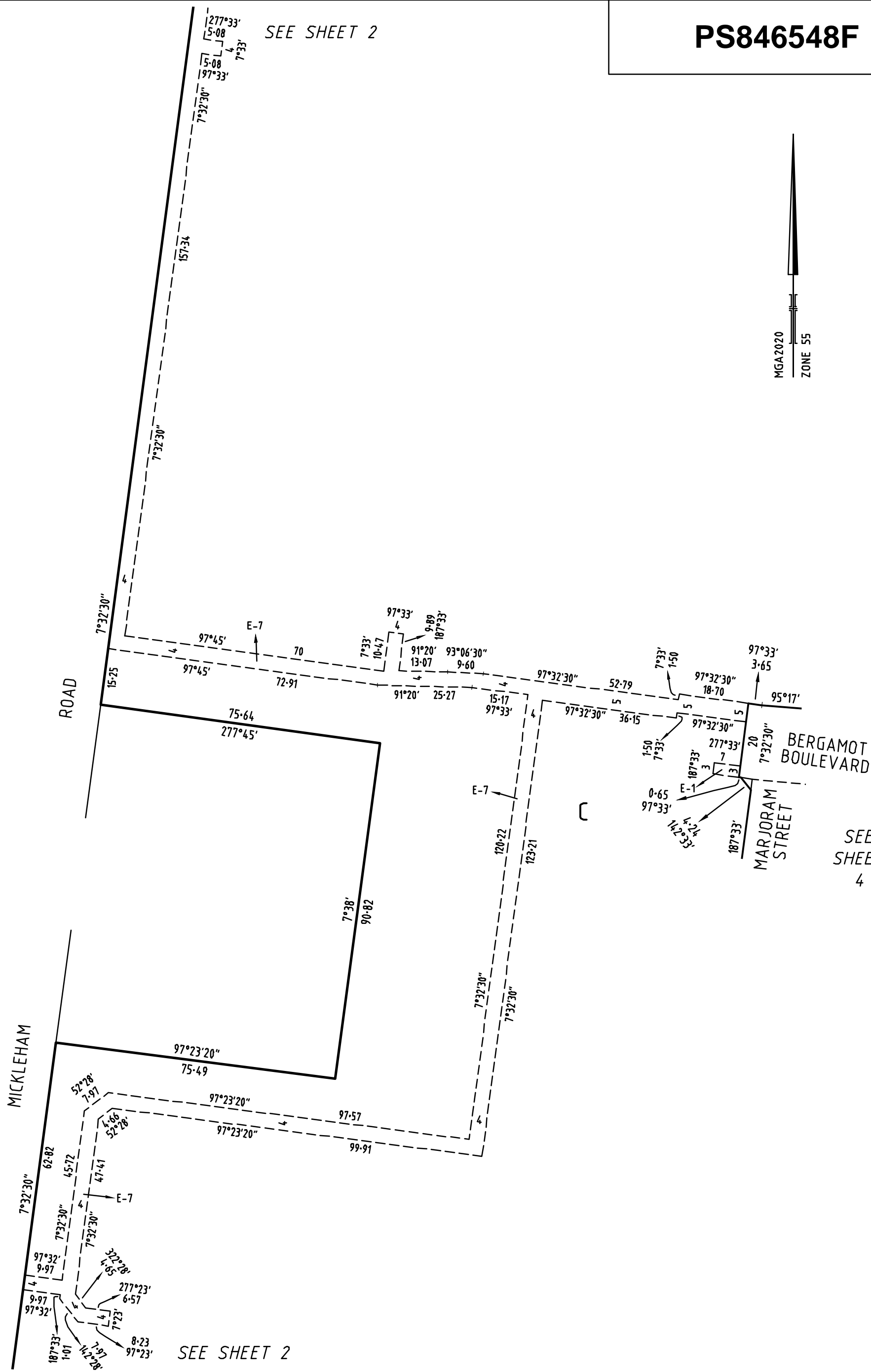
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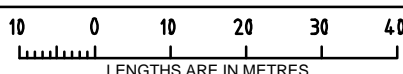
SEE SHEET 2

SEE SHEET 4



SURVEYOR'S FILE REF: 308306SV00

SCALE  
1: 1000



ORIGINAL SHEET  
SIZE: A3

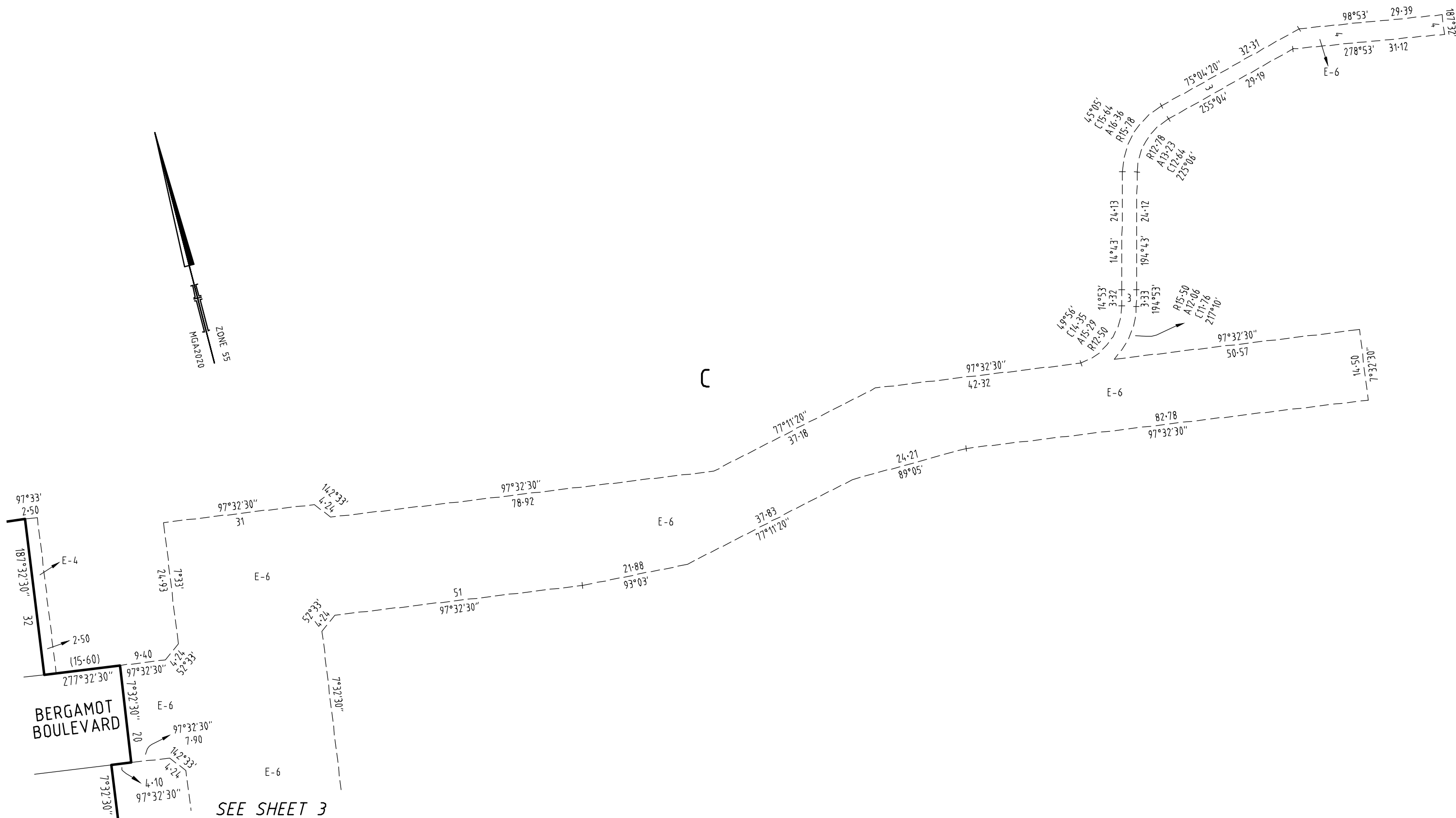
SHEET 5



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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 6

**CREATION OF RESTRICTION A**

The following restriction is to be created upon registration of Plan of Subdivision No. PS846548F (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 1401 to 1444 (all inclusive) on this plan.

Land to be Burdened: Lots 1401 to 1444 (all 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 AA9233, 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 AA9233, 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. PS846548F (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 1445 to 1446 (all inclusive) on this plan.

Land to be Burdened: Lots 1445 to 1446 (all 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 AA9233, 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 AA9233, 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.

SURVEYOR'S FILE REF: 308306SV00

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SHEET 7



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