
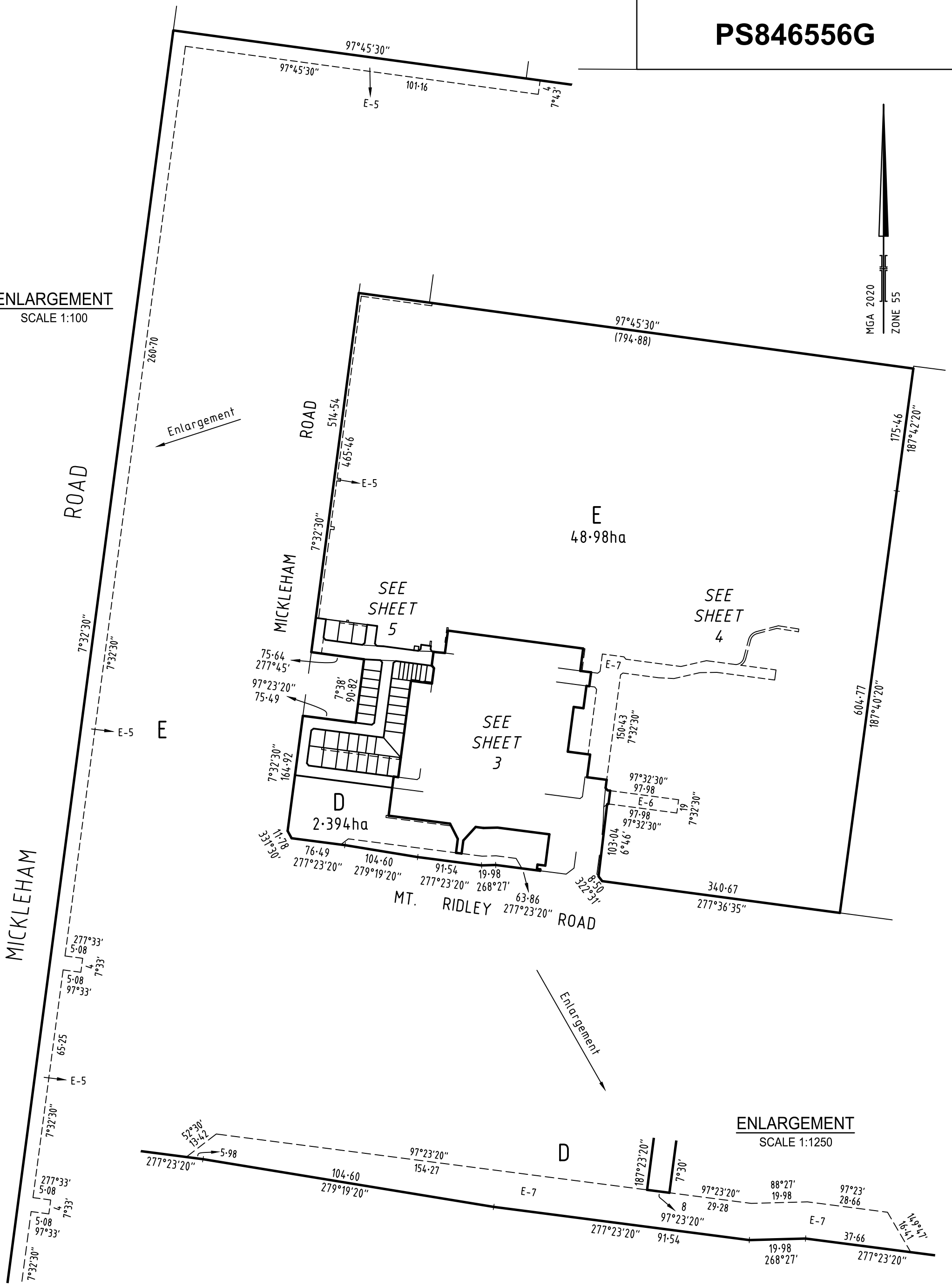
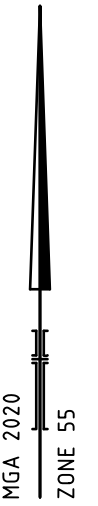


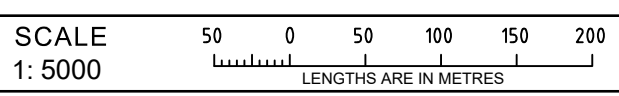
<b>PLAN OF SUBDIVISION</b>			EDITION 1	<b>PS846556G</b>
<b>LOCATION OF LAND</b> PARISH: MICKLEHAM TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTIONS: 11A (PART) TITLE REFERENCE: C/T VOL .... FOL ...  LAST PLAN REFERENCE: LOT C ON PS846548F  POSTAL ADDRESS: 1960 MICKLEHAM ROAD, (at time of subdivision) MICKLEHAM, VIC. 3064 MGA2020 CO-ORDINATES: E: 312 630 ZONE: 55 (of approx centre of land in plan) N: 5 840 830				
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines.  This is a SPEAR plan.  Lots 1 to 1500 (both inclusive), A to C have been omitted from this plan.  <u>Other Purpose of Plan:</u>  To remove that part of easement E-5 created on PS846544P, and that part of easement E-1 created on PS846548F now contained in roads on this plan.  <u>Grounds for Removal of Easement:</u>  By agreement pursuant to Section 6(1)(k)(iv) of the Subdivision Act 1988	
ROAD R-1 RESERVE No.1	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LIMITED			
<b>NOTATIONS</b>				
DEPTH LIMITATION : DOES NOT APPLY				
<b>SURVEY:</b> This plan is based on survey PS846540X  <b>STAGING:</b> 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				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-1	DRAINAGE	SEE DIAG	PS846548F	HUME CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	PS846548F	YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE	SEE DIAG	PS846548F	HUME CITY COUNCIL
E-3	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-4	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-5	GAS SUPPLY	SEE DIAG	PS846544P	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-5	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	PS846544P	YARRA VALLEY WATER CORPORATION
E-6	SEWERAGE	SEE DIAG	PS846544P	YARRA VALLEY WATER CORPORATION
E-7	DRAINAGE	SEE DIAG	PS846544P	HUME CITY COUNCIL
E-8	POWERLINE	SEE DIAG	PS846540X - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LIMITED
E-9	SEWERAGE	SEE DIAG	PS846548F	YARRA VALLEY WATER CORPORATION
<b>BOTANICAL ESTATE - STAGE 15 (40 LOTS)</b>			<b>AREA OF STAGE - 2.566ha</b>	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 308307SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Stephen Anthony Motta Version: 5		SHEET 1 OF 6

ENLARGEMENT  
SCALE 1:100



ENLARGEMENT  
SCALE 1:1250

SURVEYOR'S FILE REF: 308307SV00



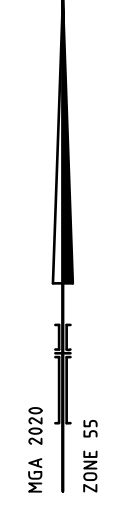
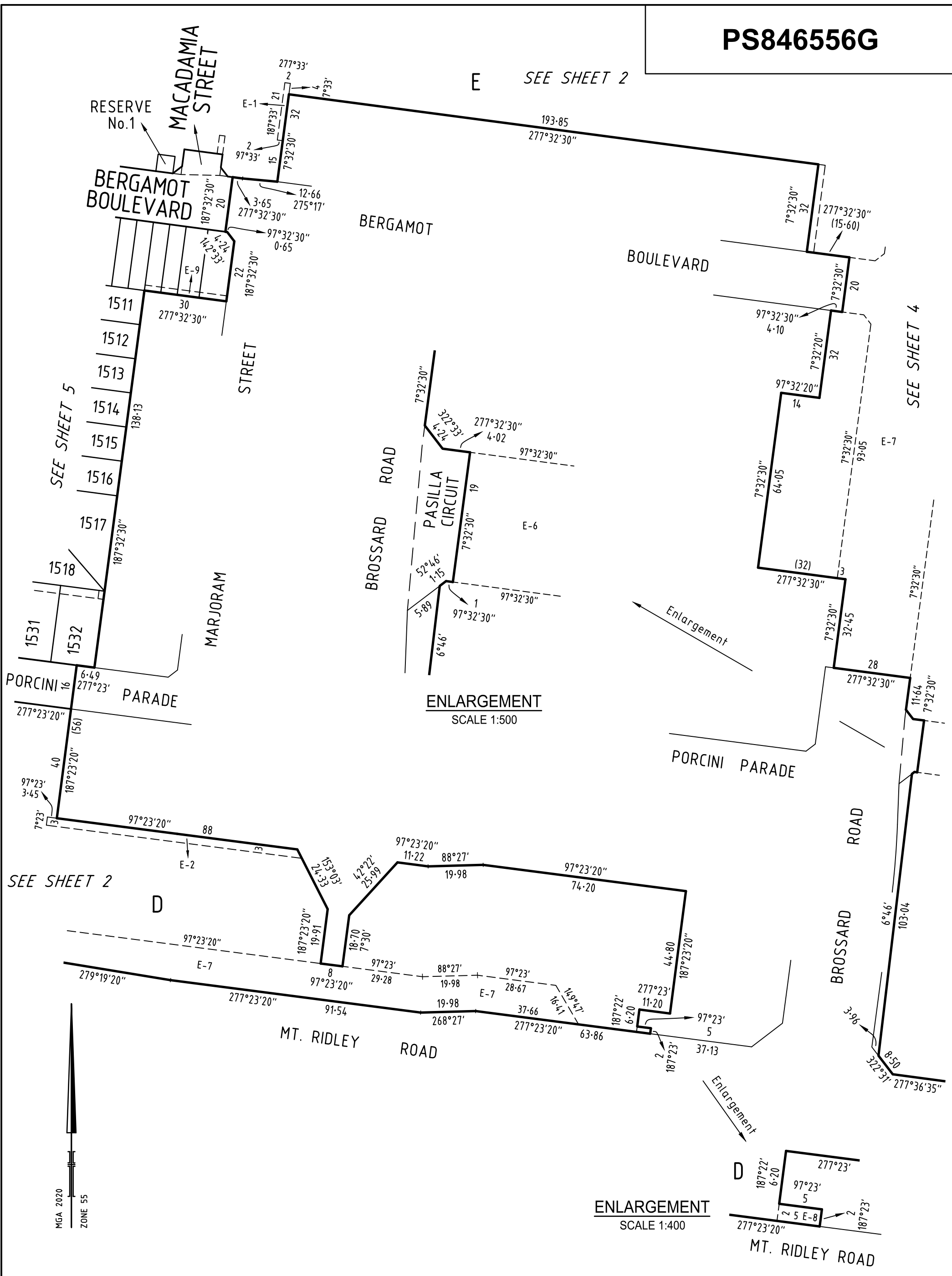
ORIGINAL SHEET  
SIZE: A3

SHEET 2

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E SEE SHEET 2

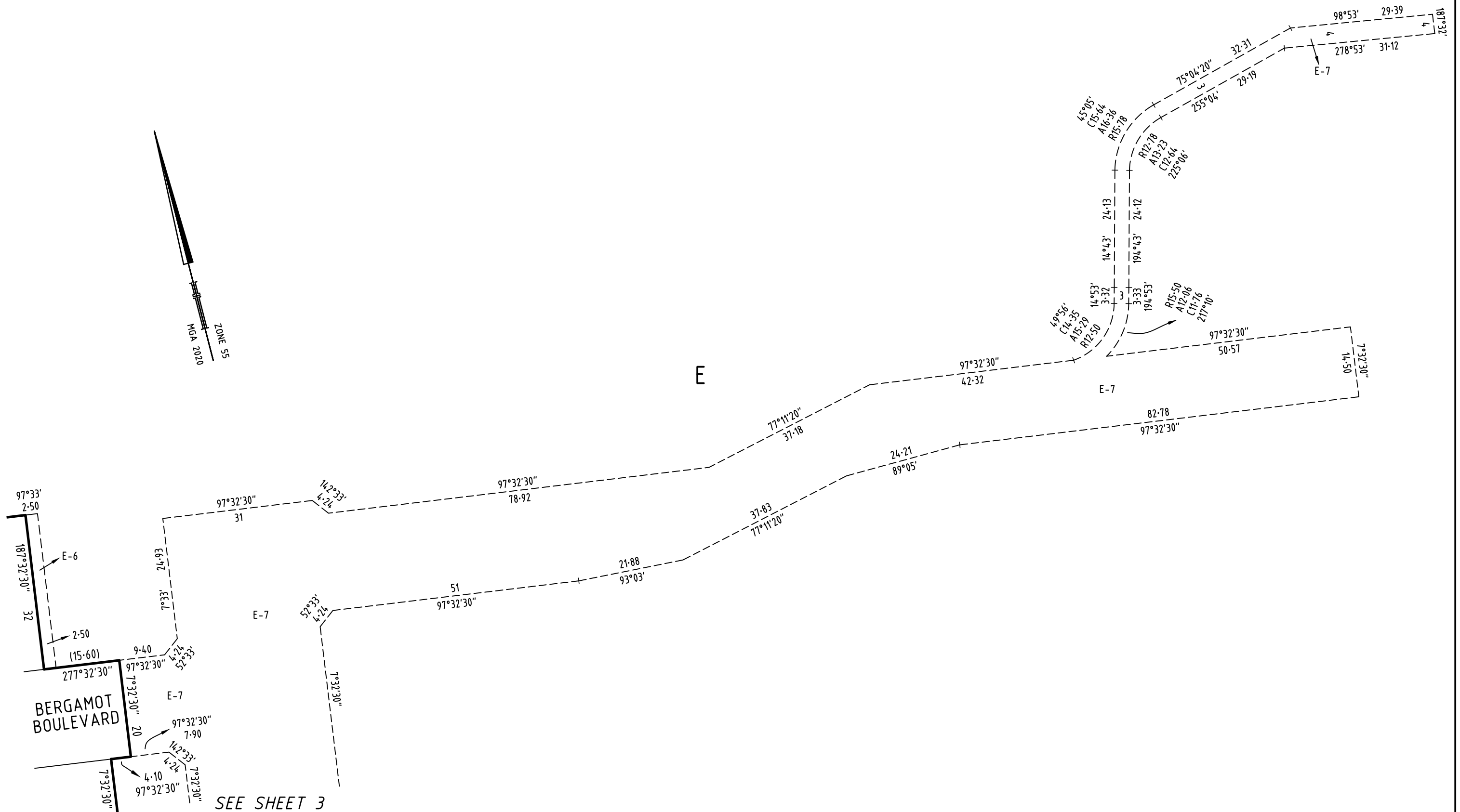
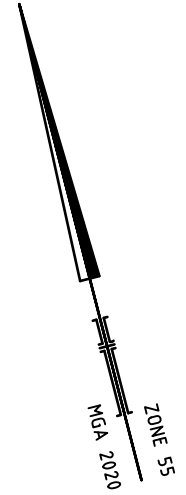


SURVEYOR'S FILE REF: 308307SV00	SCALE 1: 1250 12.5 0 12.5 25 37.5 50 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
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SEE SHEET 5  
 SEE SHEET 4  
 SEE SHEET 2



SEE SHEET 3

SURVEYOR'S FILE REF: 308307SV00

SCALE 1: 750

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 4



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PS846556G

ENLARGEMENT

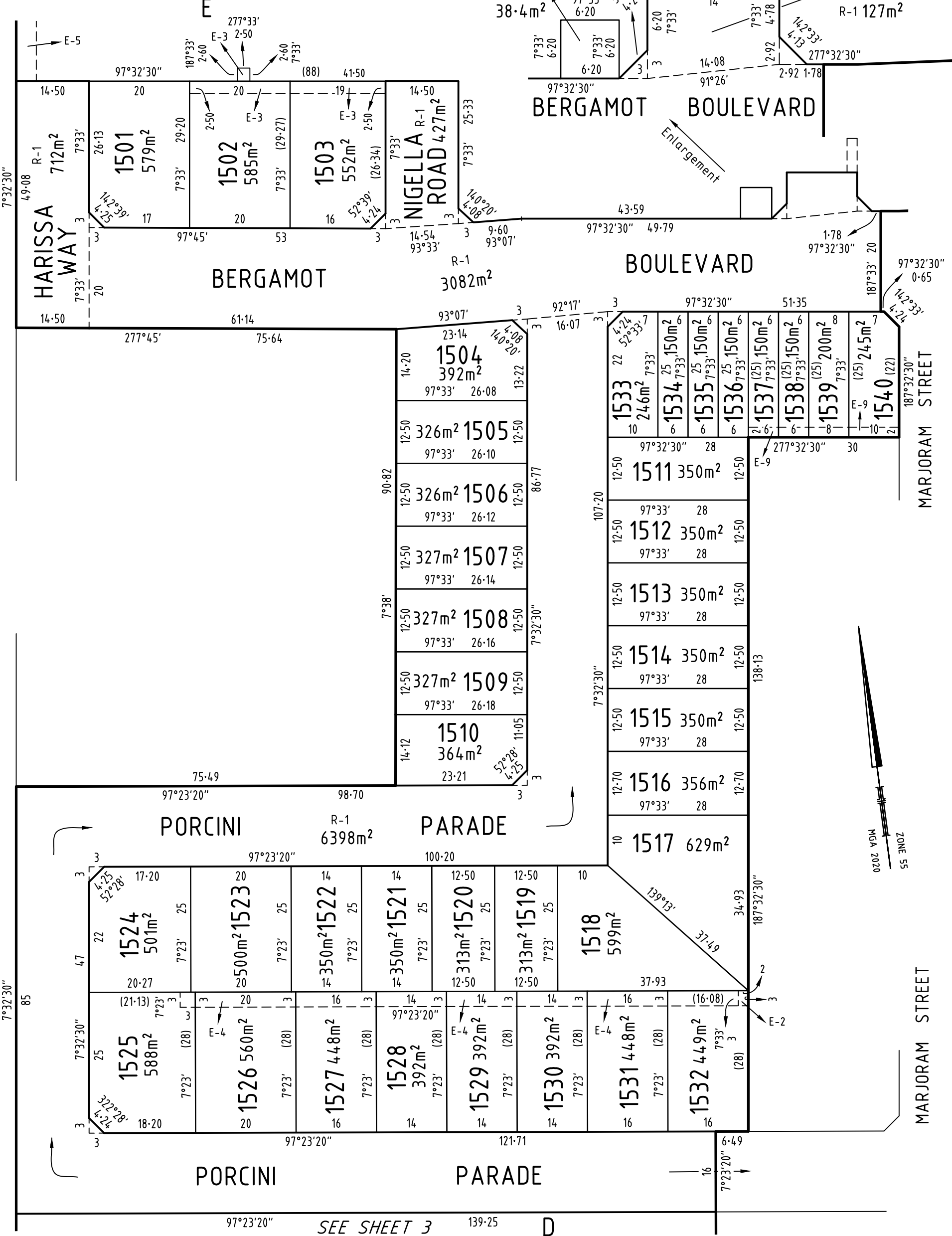
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SEE SHEET 2

RESERVE

No.1  
38.4m<sup>2</sup>

MACADAMIA STREET  
R-1 127m<sup>2</sup>



MICKLEHAM ROAD

BERGAMOT

BOULEVARD

PORCINI

PARADE

PORCINI

PARADE

MARJORAM STREET

MARJORAM STREET

SURVEYOR'S FILE REF: 308307SV00

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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SEE SHEET 3

D

**CREATION OF RESTRICTION A**

The following restriction is to be created upon registration of Plan of Subdivision No. PS846556G (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 1501 to 1540 (all inclusive) on this plan.

Land to be Burdened: Lots 1501 to 1540 (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 AA9232, 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 AA9232, 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) 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.
- (f) the restrictions specified in paragraphs (c) shall cease to burden Lots 1503 to 1522 (all inclusive) and 1527 to 1532 (all inclusive) 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. PS846556G (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 1533 to 1540 (all inclusive) on this plan.

Land to be Burdened: Lots 1533 to 1540 (all inclusive) on this plan.

Lots 1533 to 1540 (all inclusive) on this plan are defined as Type A lots under the Small Lot Housing Code.

**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:

**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 Housing 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.

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SIZE: A3

SHEET 6



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