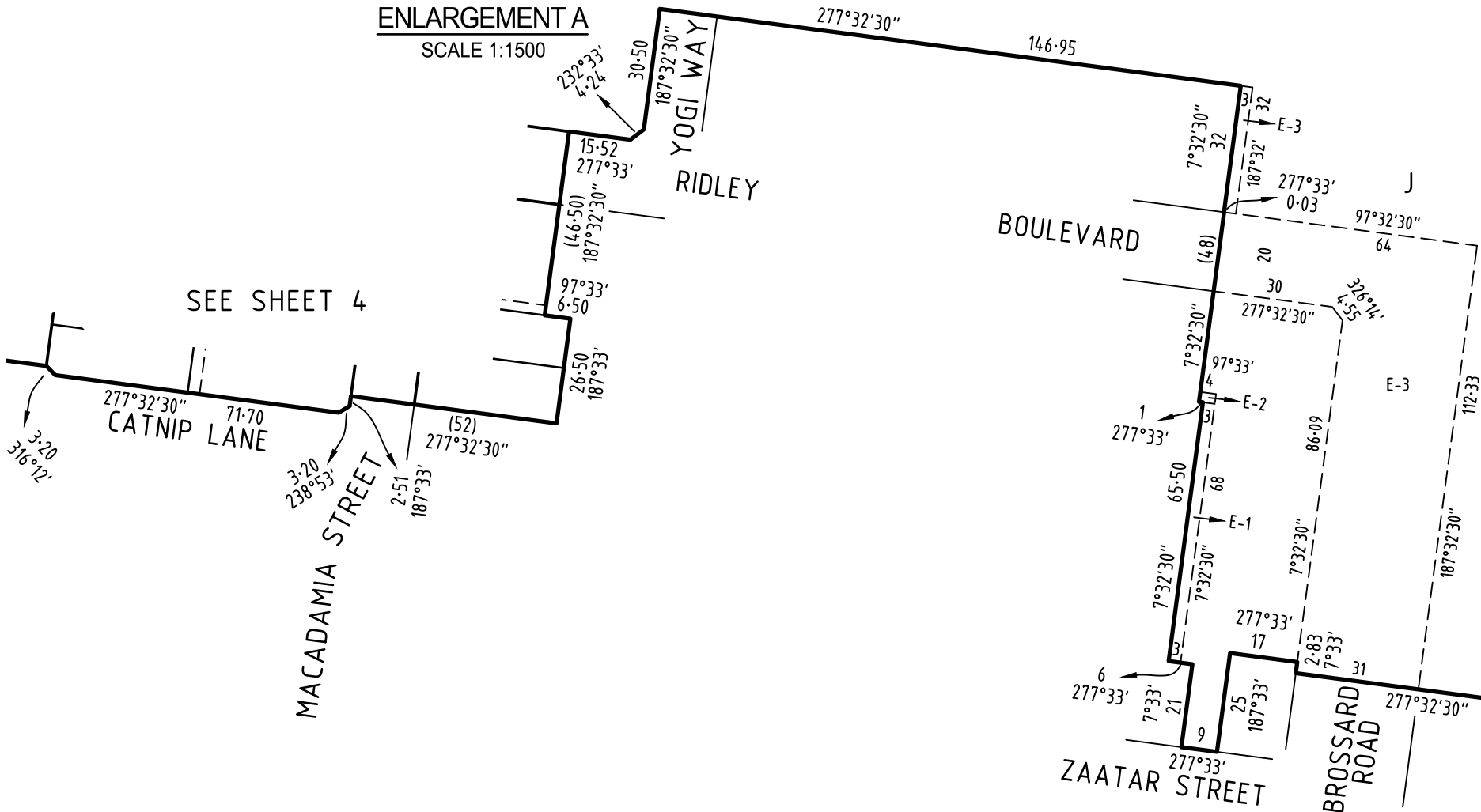
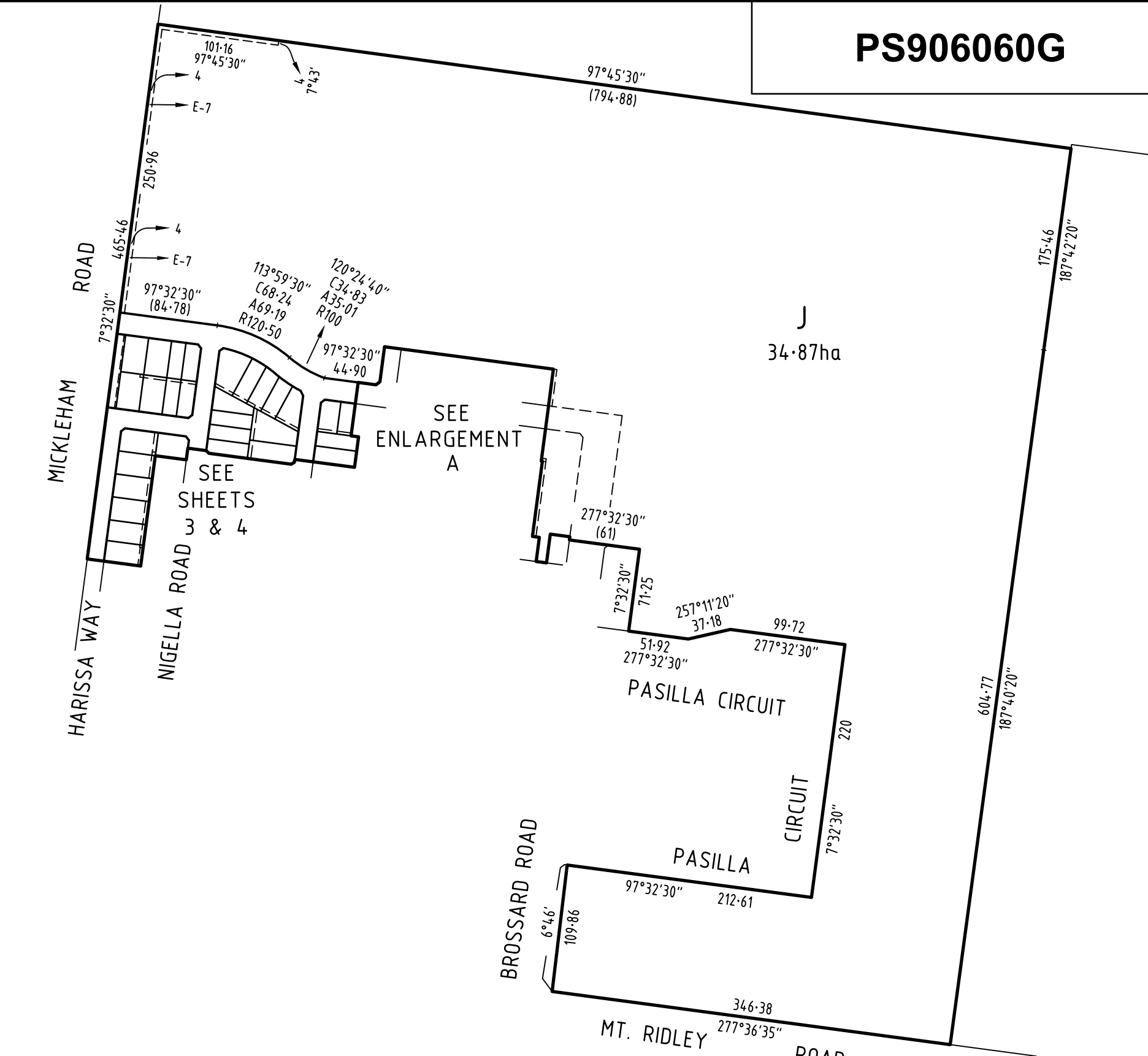
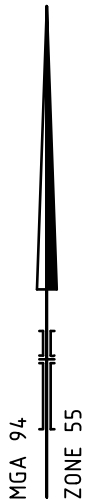
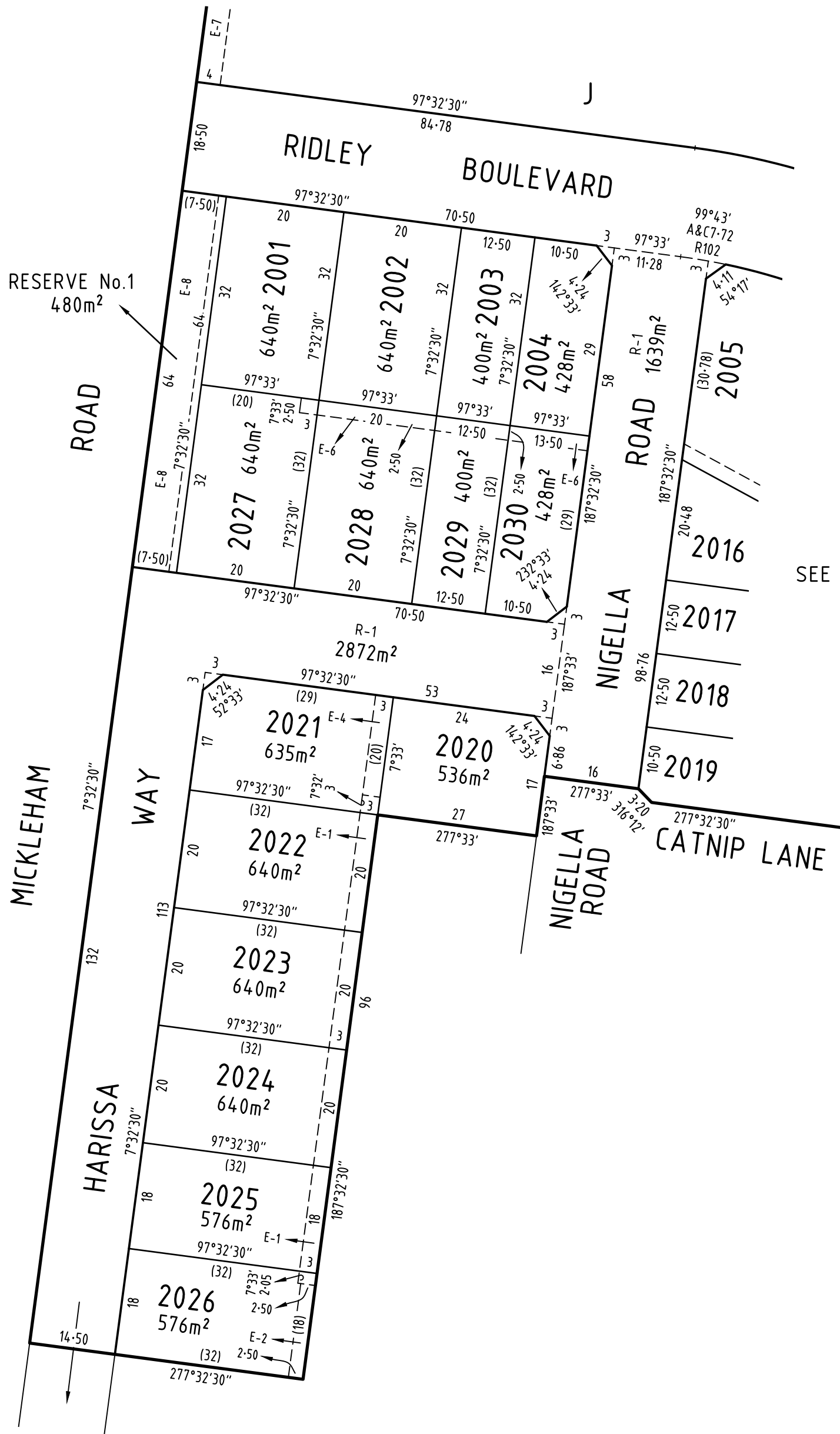


PLAN OF SUBDIVISION			EDITION 1	PS906060G	
LOCATION OF LAND PARISH: MICKLEHAM TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 11A, 13 & 16 (PARTS) TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT H ON PS906011V POSTAL ADDRESS: 1960 MICKLEHAM ROAD, (at time of subdivision) MICKLEHAM, VIC 3064 MGA94 CO-ORDINATES: E: 312 630 ZONE: 55 (of approx centre of land in plan) N: 5 841 160					
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 2000 and A to I (all inclusive) have been omitted from this plan. <u>Other purpose for this plan:</u> To remove part of easements E-2 and E-6 on PS906011V now contained in Harissa Way, Nigella Road and Macadamia Street on this plan. To remove part of easement E-5 on PS846544P now contained in Reserve No.1, Ridley Boulevard, and Harissa Way on this plan. <u>Grounds of 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 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-1	SEWERAGE	SEE DIAG	PS901653E	YARRA VALLEY WATER CORPORATION	
E-1	DRAINAGE	SEE DIAG	PS901653E	HUME CITY COUNCIL	
E-2	SEWERAGE	SEE DIAG	PS901653E	YARRA VALLEY WATER CORPORATION	
E-3	SEWERAGE	SEE DIAG	PS906011V	YARRA VALLEY WATER CORPORATION	
E-3	DRAINAGE	SEE DIAG	PS906011V	HUME CITY COUNCIL	
E-4	DRAINAGE	PS906011V	PS901653E	HUME CITY COUNCIL	
E-5	SEWERAGE	3	THIS PLAN	YARRA VALLEY WATER CORPORATION	
E-5	DRAINAGE	3	THIS PLAN	HUME CITY COUNCIL	
E-6	SEWERAGE	2.50	THIS PLAN	YARRA VALLEY WATER CORPORATION	
E-7	GAS SUPPLY	SEE DIAG	PS846544P	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	
E-7	WATER SUPPLY	SEE DIAG	PS846544P	YARRA VALLEY WATER CORPORATION	
E-8	GAS SUPPLY	6.2	THIS PLAN	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	
E-8	WATER SUPPLY	6.2	THIS PLAN	YARRA VALLEY WATER CORPORATION	
BOTANICAL ESTATE - STAGE 20 (30 LOTS)			AREA OF STAGE - 2.611ha		
<div><div><div>spiire</div></div><div><div>414 La Trobe Street</div><div>PO Box 16084</div><div>Melbourne Vic 8007</div><div>T 61 3 9993 7888</div><div>spiire.com.au</div></div></div>		SURVEYORS FILE REF: 308730SV00-V4		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
		Licensed Surveyor: Stephen Anthony Motta Version: 4			

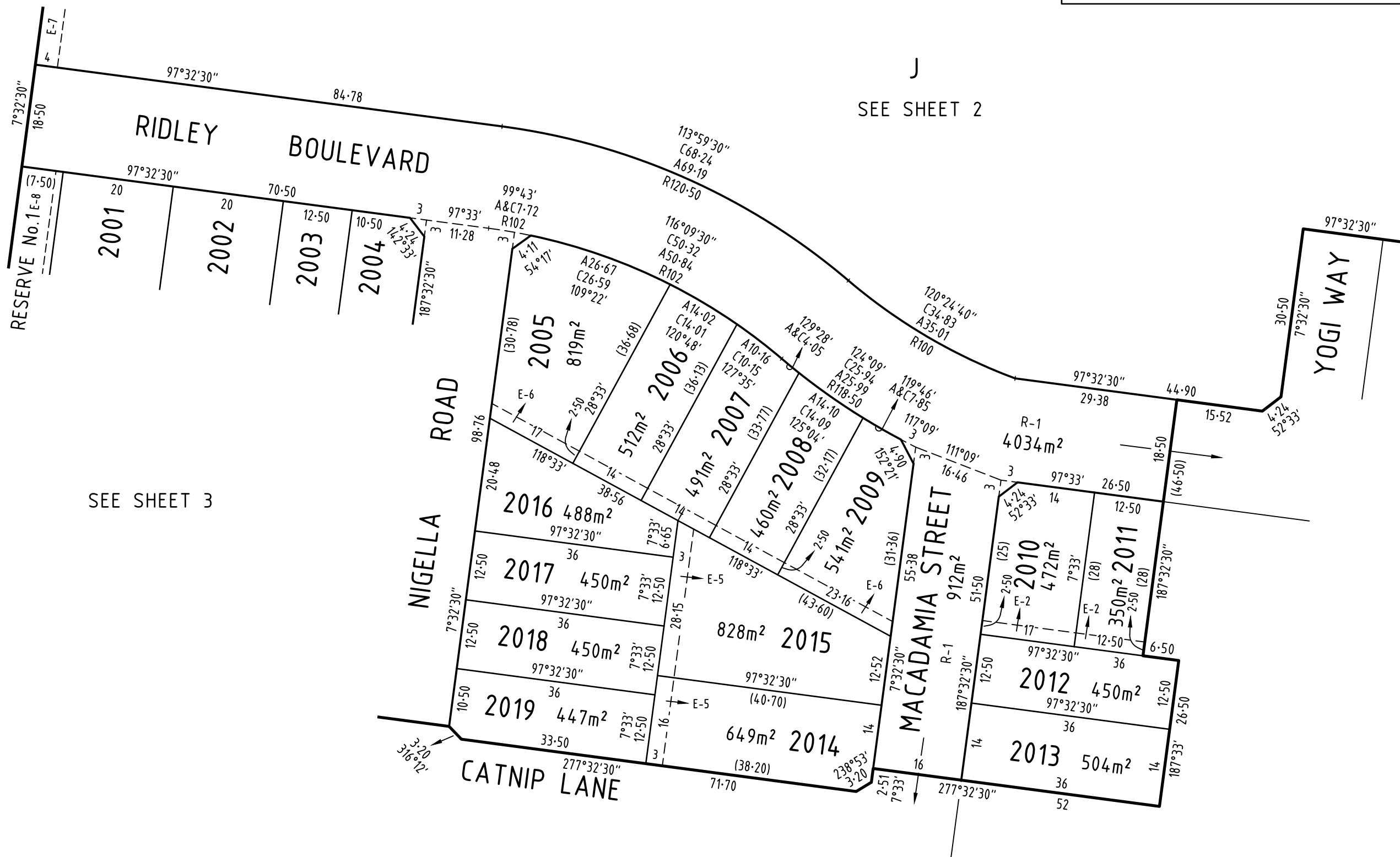
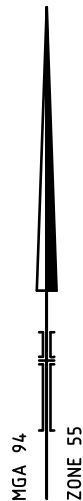


SURVEYOR'S FILE REF: 308730SV00-V4	SCALE 1: 4000 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
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SEE SHEET 4

SURVEYOR'S FILE REF: 308730SV00-V4		SCALE 1: 750		LENGTHS ARE IN METRES		ORIGINAL SHEET SIZE: A3		SHEET 3	
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SEE SHEET 3

J
SEE SHEET 2

SURVEYOR'S FILE REF: 308730SV00-V4		SCALE 1: 750 <div><div></div><div>7.500 0 7.5 15 22.5 30</div><div>LENGTHS ARE IN METRES</div></div>	ORIGINAL SHEET SIZE: A3	SHEET 4
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CREATION OF RESTRICTION A

PS906060G

The following restriction is to be created upon registration of Plan of Subdivision No. PS906060G (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 2003 to 2020 (both inclusive), 2029 and 2030 on this plan.

Land to be Burdened: Lots 2003 to 2020 (both inclusive), 2029 and 2030 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. PS906060G (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 2001, 2002, 2021 to 2028 (both inclusive) on this plan.

Land to be Burdened: Lots 2001, 2002, 2021 to 2028 (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 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: 308730SV00-V4		ORIGINAL SHEET SIZE: A3	SHEET 5
 <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>	Licensed Surveyor: Stephen Anthony Motta Version: 4		