

PLAN OF SUBDIVISION	EDITION 1	PS909595X
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LOCATION OF LAND
 PARISH: MICKLEHAM
 TOWNSHIP: -
 SECTION: -
 CROWN ALLOTMENT: -
 CROWN PORTIONS: 11A, 13 & 16 (PARTS)
 TITLE REFERENCE: C/T VOL FOL ...

LAST PLAN REFERENCE: LOT D ON PS846556G

POSTAL ADDRESS: 1960 MICKLEHAM ROAD,
 (at time of subdivision) MICKLEHAM, VIC. 3064

MGA2020 CO-ORDINATES: E: 312 540 ZONE: 55
 (of approx centre of land in plan) N: 5840 740

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL / BODY / PERSON
RESERVE No.1	HUME CITY COUNCIL

NOTATIONS

Land being subdivided is enclosed within thick continuous lines.

This is a SPEAR plan.

Lots 1 to 2100, and A to J (all inclusive) have been omitted from this plan.

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. -

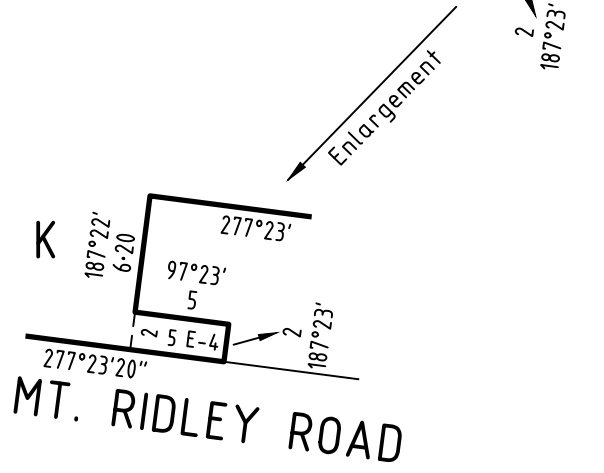
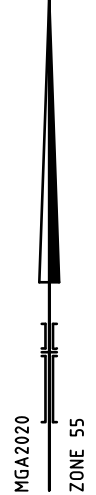
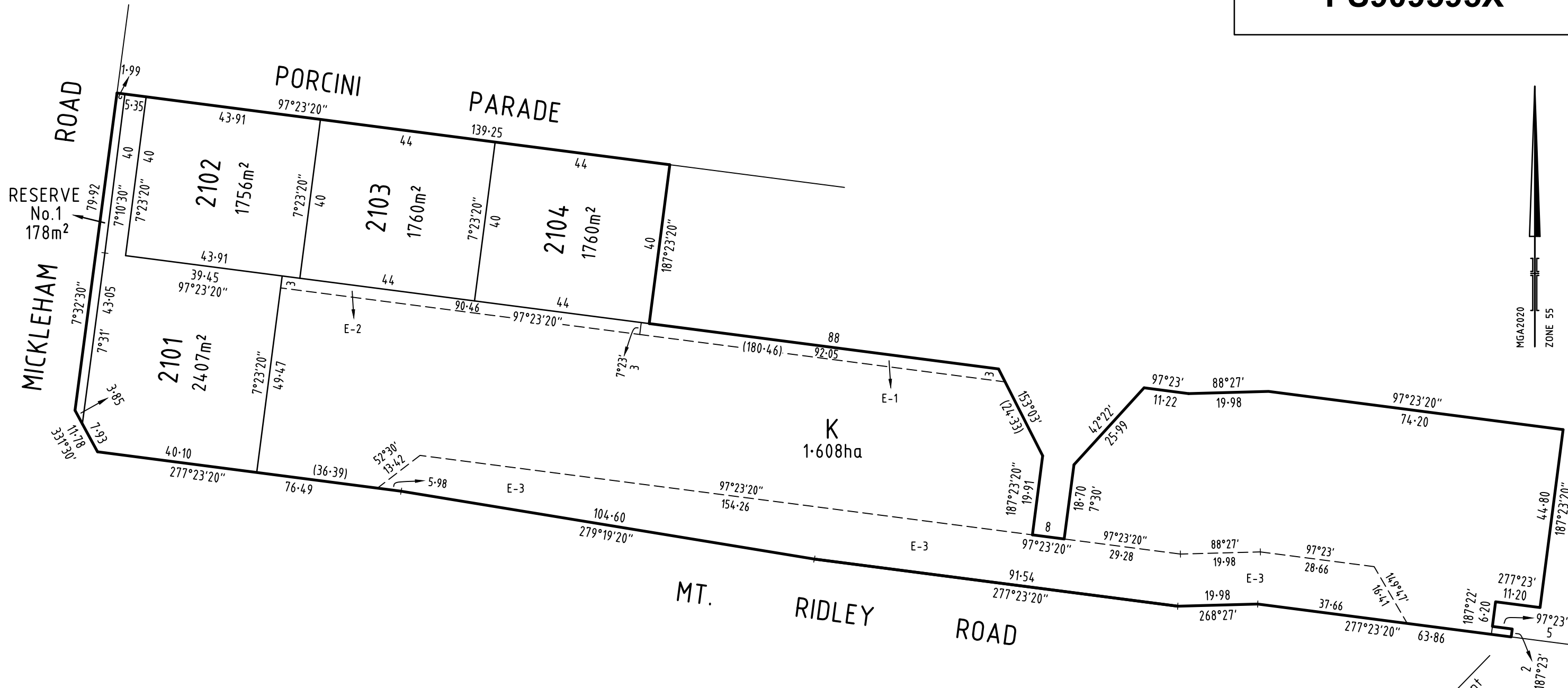
EASEMENT INFORMATION

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	3	PS846548F	YARRA VALLEY WATER CORPORATION
E-1	DRAINAGE	3	PS846548F	HUME CITY COUNCIL
E-2	SEWERAGE	3	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE	3	THIS PLAN	HUME CITY COUNCIL
E-3	DRAINAGE	SEE DIAG	PS846544P	HUME CITY COUNCIL
E-4	POWERLINE	2	PS846540X - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LIMITED

BOTANICAL ESTATE - STAGE 21 (4 LOTS) **AREA OF STAGE - 0.786ha**

<p>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</p>	SURVEYORS FILE REF: 308731SV00	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
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ENLARGEMENT
SCALE 1:400

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS909595X (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 2101 to 2104 (all inclusive) on this plan.

Land to be Burdened: Lots 2101 to 2104 (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 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) 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: 308731SV00

ORIGINAL SHEET
SIZE: A3

SHEET 3



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