


<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS909557G</b>	
<b>LOCATION OF LAND</b> PARISH: MICKLEHAM TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 11A, 13 & 16 (PARTS) TITLE REFERENCE: C/T VOL .... FOL ...  LAST PLAN REFERENCE: LOT J ON PS906060G  POSTAL ADDRESS: 1960 MICKLEHAM ROAD, (at time of subdivision) MICKLEHAM, VIC 3064 MGA94 CO-ORDINATES: E: 313 010      ZONE: 55 (of approx centre of land in plan)      N: 5 841 130				
<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 2100 and A to K (all inclusive) have been omitted from this plan.  <u>Other purpose for this plan:</u>  To remove part of easement E-3 on PS 906060G now contained in Ridley Boulevard and Brossard Road on this plan.  To remove part of easement E-4 on PS 846579T now contained in Buckwheat Way and Reserve No.2 on this plan.  To remove part of easement E-3 (drainage) on PS906011V, contained in Reserve No.1 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	HUME CITY COUNCIL			
RESERVE No.1	HUME CITY COUNCIL			
RESERVE No.2	HUME CITY COUNCIL			
<b>NOTATIONS</b>				
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. -				
<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
			SEE SHEET 2	
BOTANICAL ESTATE - STAGE 22 (63 LOTS)			AREA OF STAGE - 3.599ha	
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**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-4	GAS SUPPLY	SEE DIAG	PS846544P	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-4	WATER SUPPLY	SEE DIAG	PS846544P	YARRA VALLEY WATER CORPORATION
E-5	DRAINAGE	SEE DIAG	PS846579T	HUME CITY COUNCIL
E-6	SEWERAGE	SEE DIAG	PS846579T	YARRA VALLEY WATER CORPORATION
E-7	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-8	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-9	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-9	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-10	DRAINAGE	SEE DIAG	PS846544P	HUME CITY COUNCIL
E-11	GAS SUPPLY	SEE DIAG	THIS PLAN	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-11	WATER SUPPLY	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-12	DRAINAGE	SEE DIAG	PS901653E	HUME CITY COUNCIL
E12	SEWERAGE	SEE DIAG	PS846579T	YARRA VALLEY WATER CORPORATION
E-13	DRAINAGE	SEE DIAG	PS846544P	HUME CITY COUNCIL
E-13	SEWERAGE	SEE DIAG	PS846579T	YARRA VALLEY WATER CORPORATION
E-14	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-14	SEWERAGE	SEE DIAG	PS846544P	YARRA VALLEY WATER CORPORATION

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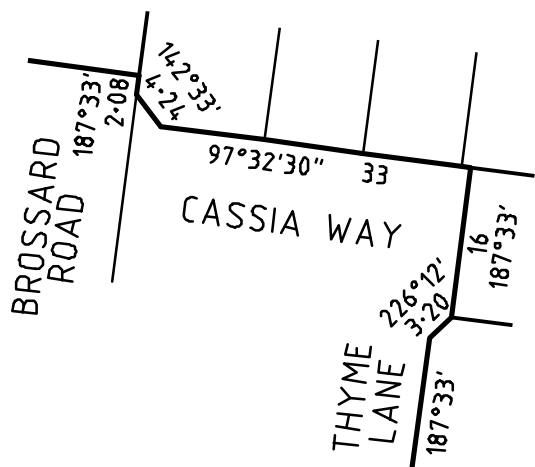
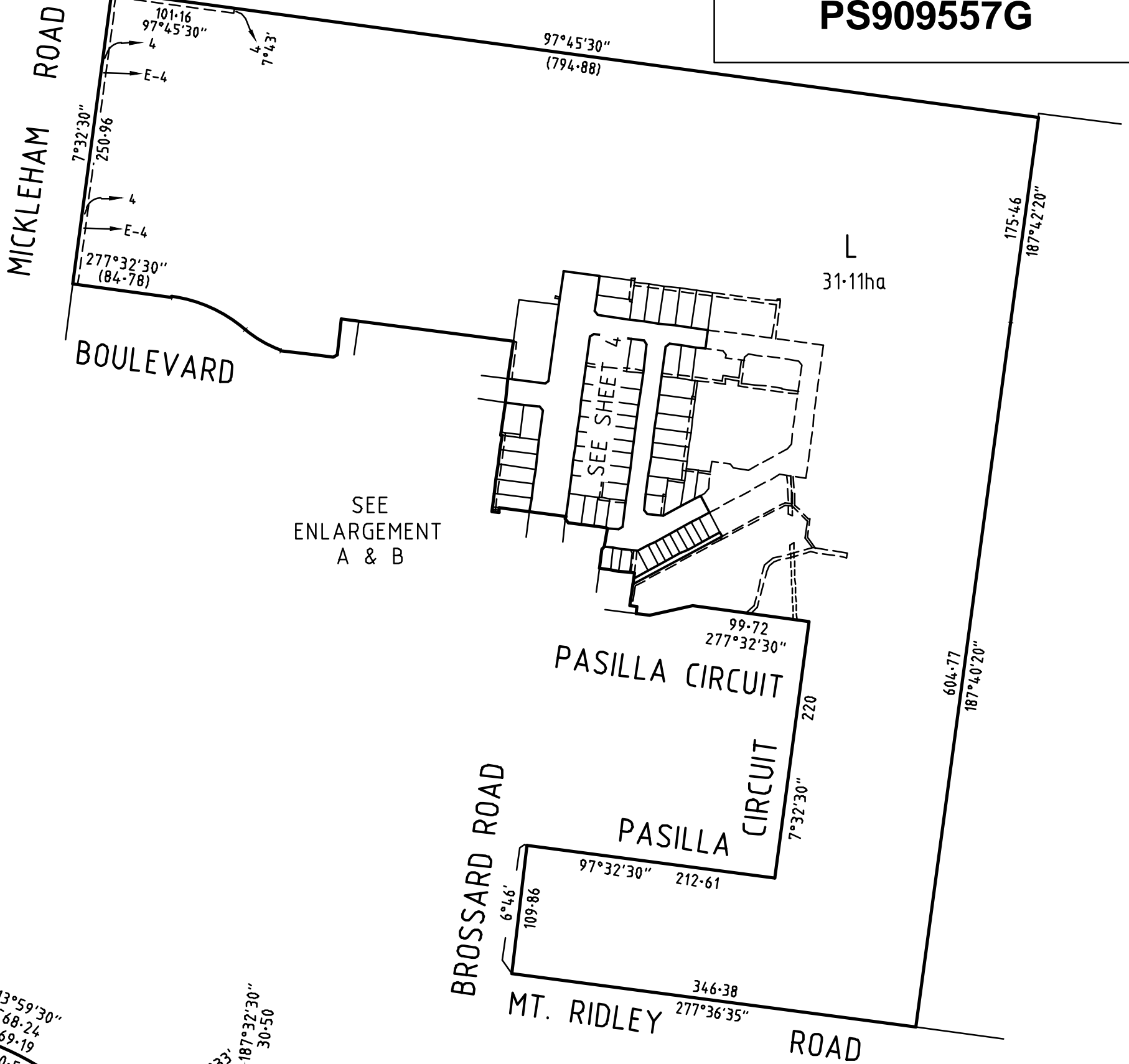
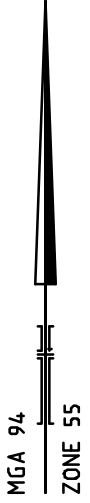
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SHEET 2



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ENLARGEMENT B  
SCALE 1:800

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SCALE 1:4000  
40 0 40 80 120 160  
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

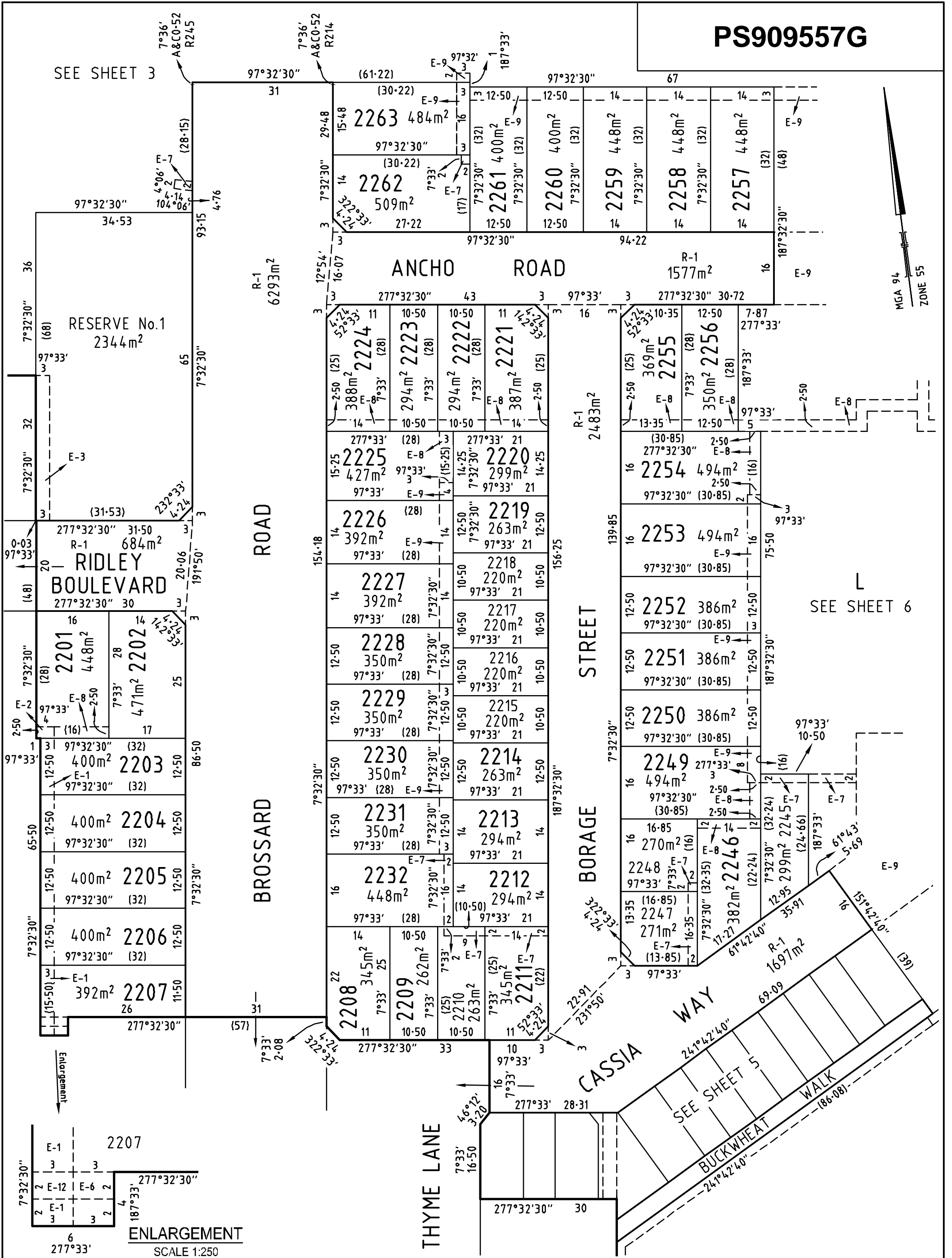
SHEET 3



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SEE SHEET 3



SEE SHEET 6

SURVEYOR'S FILE REF: 308732SV00

SCALE 1: 750

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 4



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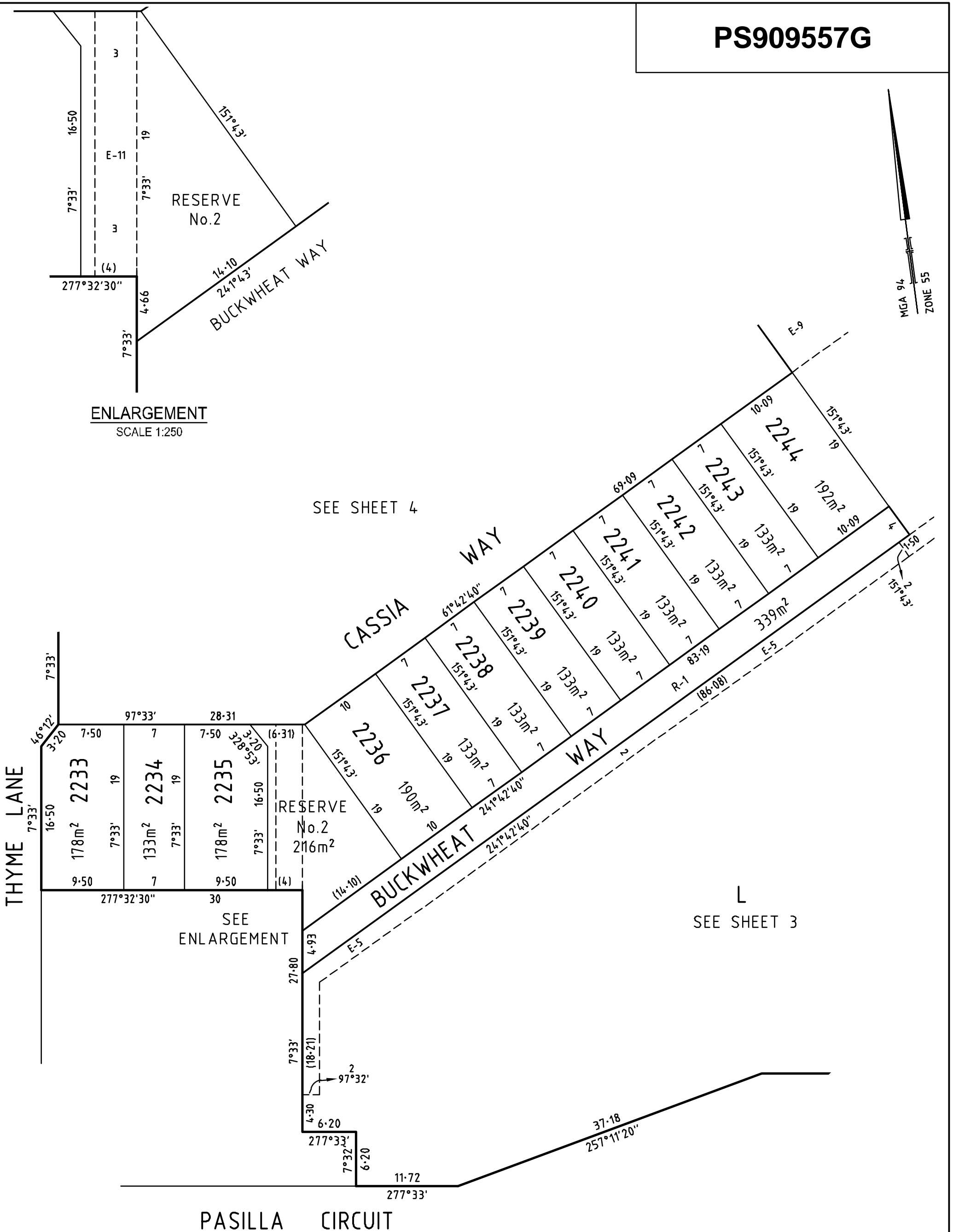
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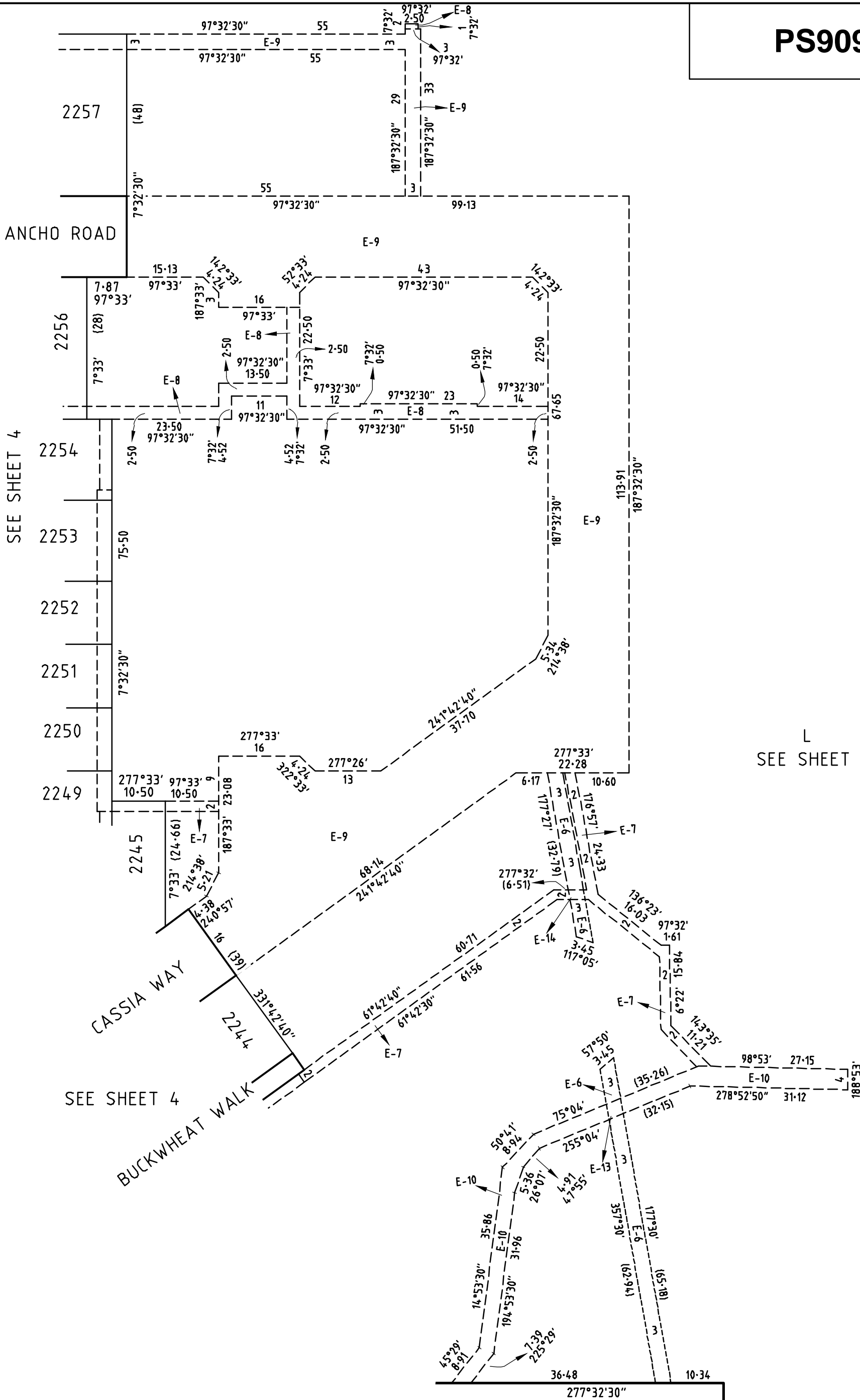


ENLARGEMENT  
SCALE 1:250

SEE SHEET 4

L  
SEE SHEET 3





L  
SEE SHEET 3

SURVEYOR'S FILE REF: 308732SV00

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

ORIGINAL SHEET  
 SIZE: A3

SHEET 6



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CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS909557G (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 2201 to 2263 (both inclusive) on this plan.

Land to be Burdened: Lots 2201 to 2263 (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 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. PS909557G (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 2209, 2210, 2212 to 2220, 2222, 2223, 2233 to 2245, 2247 and 2248 (all inclusive) on this plan.

Land to be Burdened: Lots 2209, 2210, 2212 to 2220, 2222, 2223, 2233 to 2245, 2247 and 2248 (all inclusive) on this plan.

Lots 2209, 2210, 2212 to 2220, 2222, 2223, 2233 to 2235, 2245, 2247 and 2248 (all inclusive) are defined as Type A lots under the Small Lot Housing Code.

Lots 2236 to 2244 (all inclusive) are defined as Type B lots under the Small Lot Housing Code.

**DESCRIPTION OF RESTRICTION**

The registered proprietor or proprietors for the time being of any burdened lot subject to the 'Small Lot Housing Code' 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 Building 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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