


PLAN OF SUBDIVISION		EDITION 1	PS 912522J	
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 L ON PS 909557G POSTAL ADDRESS: 1960 MICKLEHAM ROAD, (at time of subdivision) MICKLEHAM, VIC. 3064 MGA2020 CO-ORDINATES: E: 313 170 ZONE: 55 (of approx centre of land in plan) N: 5841 100				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Land being subdivided is enclosed within thick continuous lines This is s SPEAR plan. Lots 1 to 2300 and A to L (all inclusive) have been omitted from this plan. <u>Other purpose of this plan:</u> To remove that part of the Sewerage easement created in PS 846579T now contained in Buckwheat Walk on this plan. To remove that part of the Drainage and Sewerage easements created in PS 909557G now contained in Ancho Road, Cassia Way and Vindaloo Road on this plan. To remove that part of the Drainage easements created in PS846579T, PS909557G and PS846544P, now contained in Reserve No.3 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 Nos.1 to 5 RESERVE No.6	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LIMITED			
NOTATIONS				
DEPTH LIMITATION : DOES NOT APPLY				
SURVEY: This plan is based on survey (BP 3614L) 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
SEE SHEET 2 FOR EASEMENT INFORMATION				
BOTANICAL ESTATE - STAGE 23 (71 LOTS)			AREA OF STAGE - 13.48ha	
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		Licensed Surveyor: Stephen Anthony Motta Version: 4		SHEET 1 OF 7

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	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-3	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-4	GAS SUPPLY	SEE DIAG	PS 846544P	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-4	WATER SUPPLY	SEE DIAG	PS 846544P	YARRA VALLEY WATER CORPORATION
E-6	SEWERAGE	SEE DIAG	PS 846579T	YARRA VALLEY WATER CORPORATION
E-7	DRAINAGE	SEE DIAG	PS 909557G	HUME CITY COUNCIL
E-8	SEWERAGE	SEE DIAG	PS 909557G	YARRA VALLEY WATER CORPORATION
E-9	SEWERAGE	SEE DIAG	PS 909557G	YARRA VALLEY WATER CORPORATION
E-9	DRAINAGE	SEE DIAG	PS 909557G	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	SEWERAGE	SEE DIAG	PS 846579T	YARRA VALLEY WATER CORPORATION
E-12	GAS SUPPLY	SEE DIAG	THIS PLAN	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-12	WATER SUPPLY	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION

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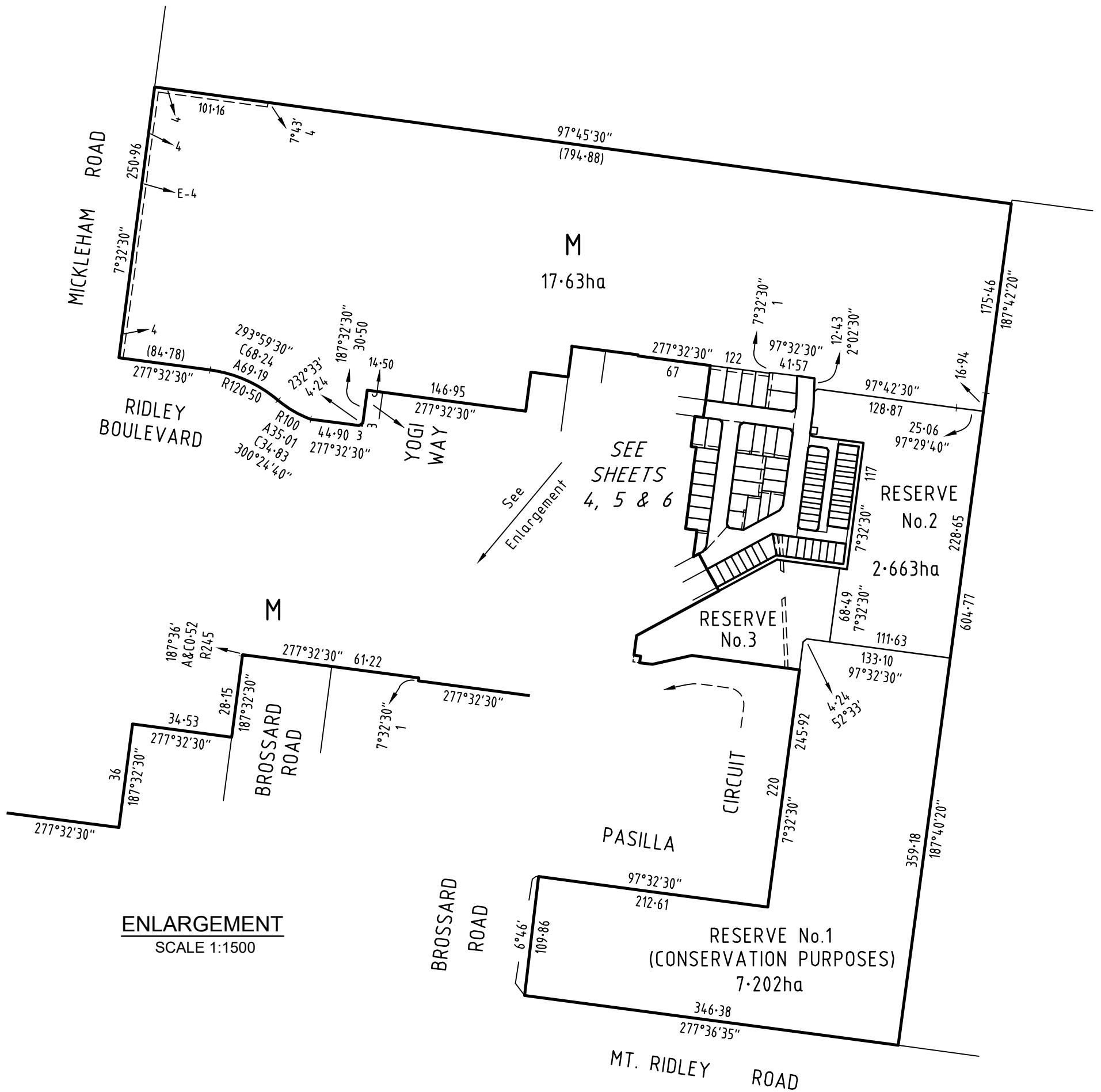
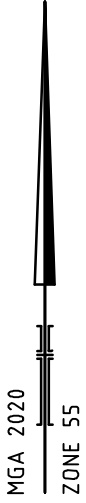
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SHEET 2



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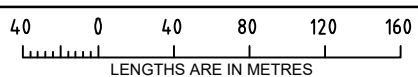
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ENLARGEMENT
SCALE 1:1500

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SCALE
1: 4000



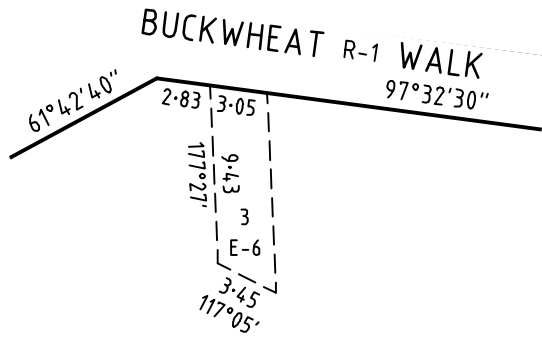
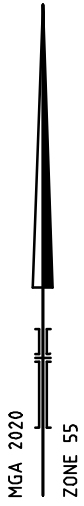
ORIGINAL SHEET
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SHEET 3



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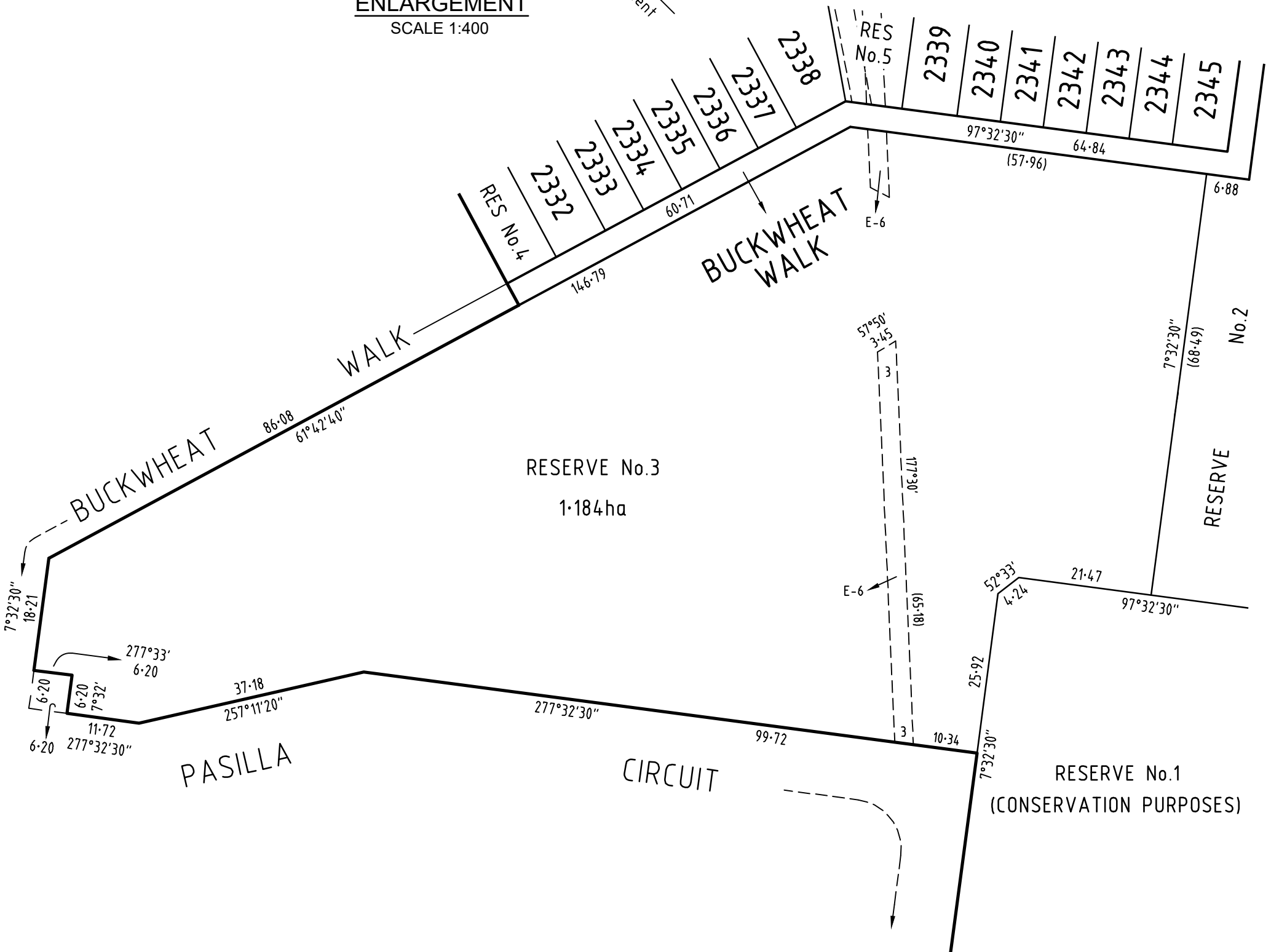
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RESERVE No.3

SEE SHEET 5

ENLARGEMENT
SCALE 1:400



SEE SHEET 3

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

ORIGINAL SHEET SIZE: A3

SHEET 4

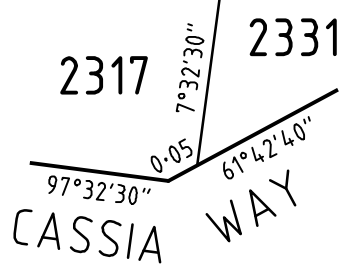
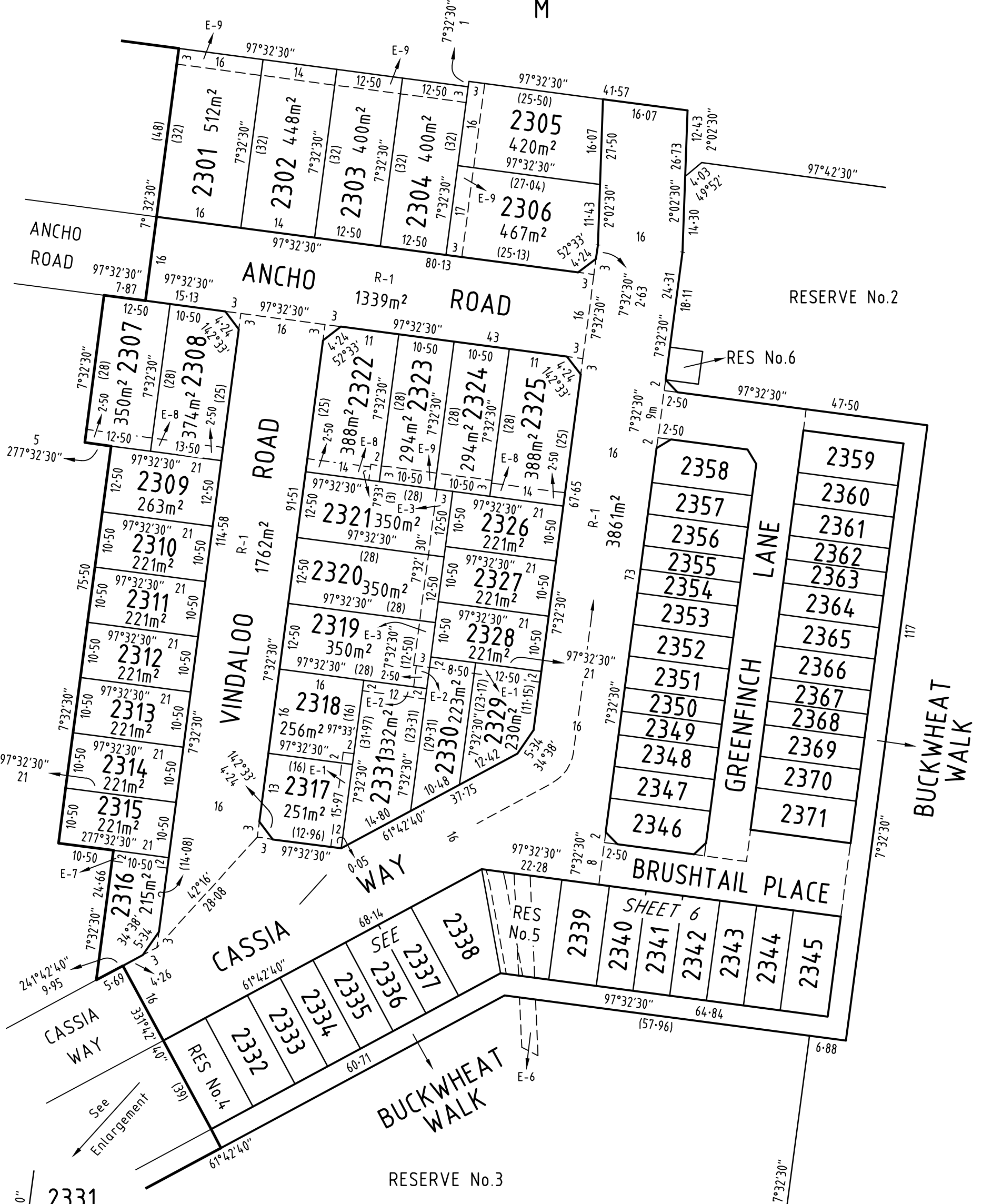
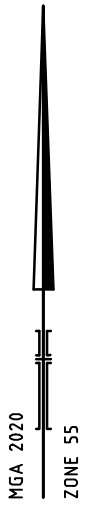


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SEE SHEET 3

M



SEE SHEET 4

SURVEYOR'S FILE REF: 308733SV00

SCALE 1: 750

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 5

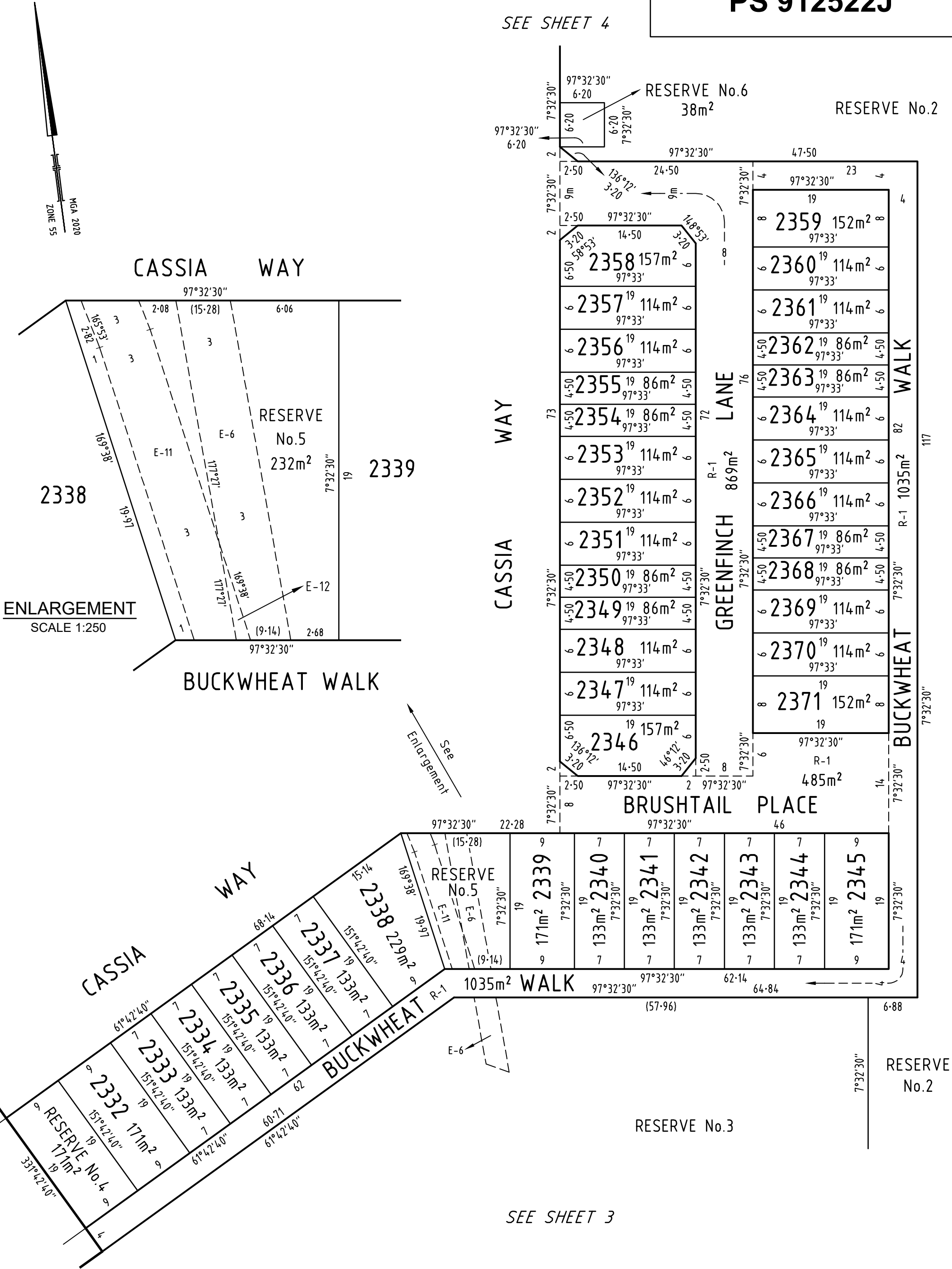


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RESERVE No.2



ENLARGEMENT
SCALE 1:250

See
Enlargement

SEE SHEET 3

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS912522J (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 2301 to 2371 (both inclusive) on this plan.

Land to be Burdened: Lots 2301 to 2371 (both 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) 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. PS912522J (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 2309 to 2318, 2323, 2324, 2326 to 2330 and 2332 to 2371 (all inclusive) on this plan.

Land to be Burdened: Lots 2309 to 2318, 2323, 2324, 2326 to 2330 and 2332 to 2371 (all inclusive) on this plan.

Lots 2309 to 2318, 2323, 2324 and 2326 to 2330 (all inclusive) are defined as Type A lots under the Small Lot Housing Code.

Lots 2332 to 2371 (both inclusive) are defined as Type B 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 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

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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