

PLAN OF SUBDIVISION		EDITION 1	PS901653E	
LOCATION OF LAND PARISH: MICKLEHAM TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 11A (PART) TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT F on PS846579T POSTAL ADDRESS: 1960 MICKLEHAM ROAD, (at time of subdivision) MICKLEHAM, VIC 3064 MGA2020 CO-ORDINATES: E: 312 780 ZONE: 55 (of approx centre of land in plan) N: 5 841 000				
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 1800, 1842, 1843, and A to F (all inclusive) have been omitted from this plan. <u>Other purpose of this plan</u> To remove by agreement Easement E-3 created on PS846556G that lies in Macadamia Street within this plan via section 6(1)(k)(iv) of the Subdivision Act 1988. To remove by agreement Easement E-2 created on PS846579T that lies in Zaatar Street within this plan via 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			
RESERVE No.3	HUME CITY COUNCIL			
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 Nos. 4 & 11 In Proclaimed Survey Area No. 74				
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 18 (56 LOTS)			AREA OF STAGE - 3.676ha	
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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	DRAINAGE	SEE DIAGRAM	PS846548F	HUME CITY COUNCIL
E-2	SEWERAGE	SEE DIAGRAM	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE	SEE DIAGRAM	THIS PLAN	HUME CITY COUNCIL
E-3	DRAINAGE	SEE DIAGRAM	THIS PLAN	HUME CITY COUNCIL
E-4	SEWERAGE	SEE DIAGRAM	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-5	SEWERAGE	SEE DIAGRAM	PS846579T	YARRA VALLEY WATER CORPORATION
E-6	DRAINAGE	SEE DIAGRAM	THIS PLAN	HUME CITY COUNCIL
E-6	SEWERAGE	SEE DIAGRAM	PS846579T	YARRA VALLEY WATER CORPORATION
E-7	SEWERAGE	SEE DIAGRAM	PS846579T	YARRA VALLEY WATER CORPORATION
E-8	SEWERAGE	SEE DIAGRAM	PS846579T	YARRA VALLEY WATER CORPORATION
E-8	DRAINAGE	SEE DIAGRAM	PS846579T	HUME CITY COUNCIL
E-9	DRAINAGE	SEE DIAGRAM	PS846579T	HUME CITY COUNCIL
E-10	GAS SUPPLY	SEE DIAGRAM	PS846544P	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-10	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAGRAM	PS846544P	YARRA VALLEY WATER CORPORATION
E-11	DRAINAGE	SEE DIAGRAM	PS846544P	HUME CITY COUNCIL
E-12	DRAINAGE	SEE DIAGRAM	PS846544P	HUME CITY COUNCIL
E-12	SEWERAGE	SEE DIAGRAM	PS846579T	YARRA VALLEY WATER CORPORATION
E-13	SEWERAGE	SEE DIAGRAM	PS846556G	YARRA VALLEY WATER CORPORATION

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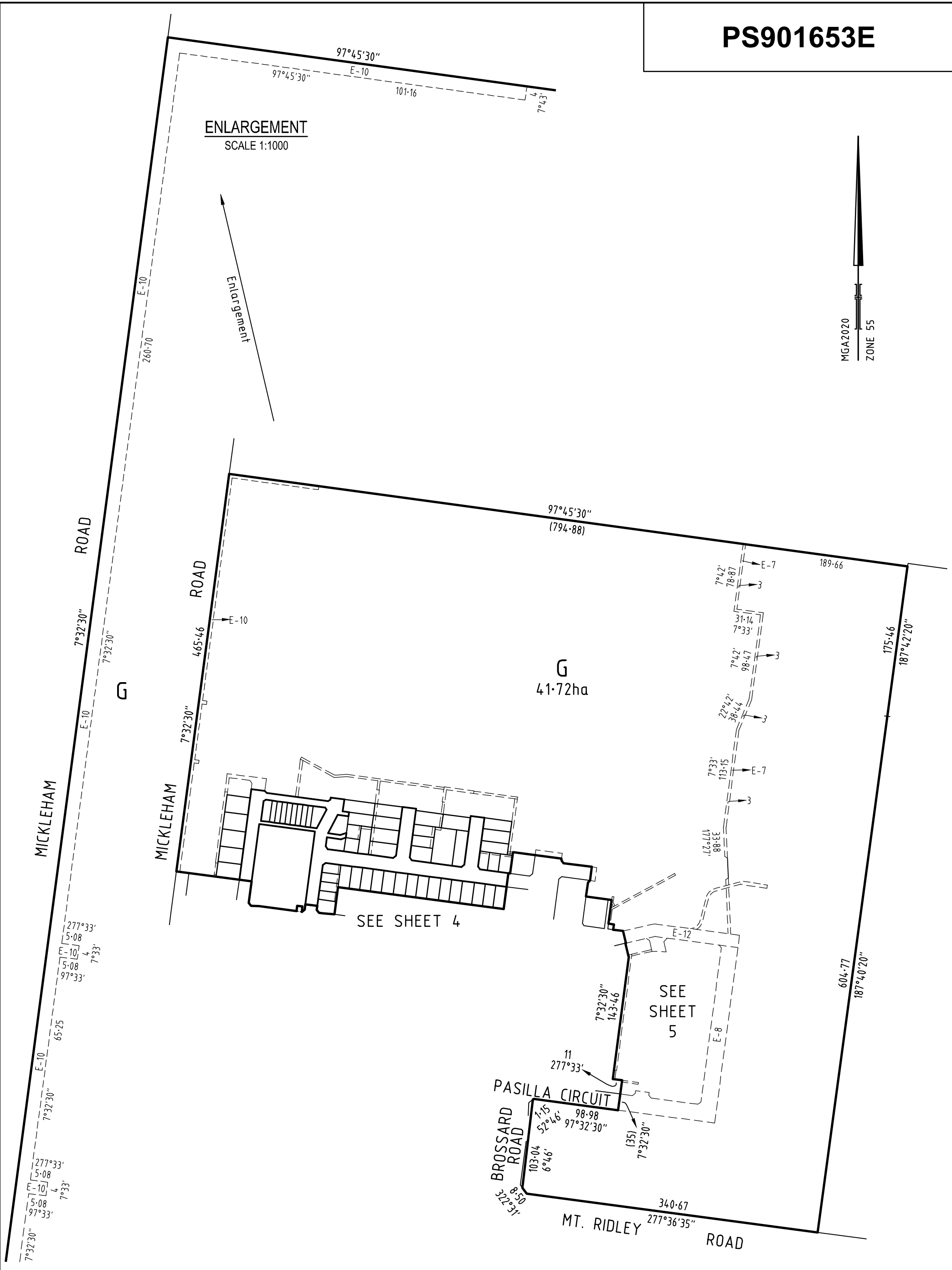
SHEET 2



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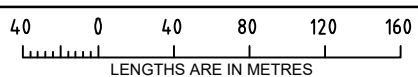
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ENLARGEMENT
SCALE 1:1000



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SCALE
1: 4000



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SIZE: A3

SHEET 3

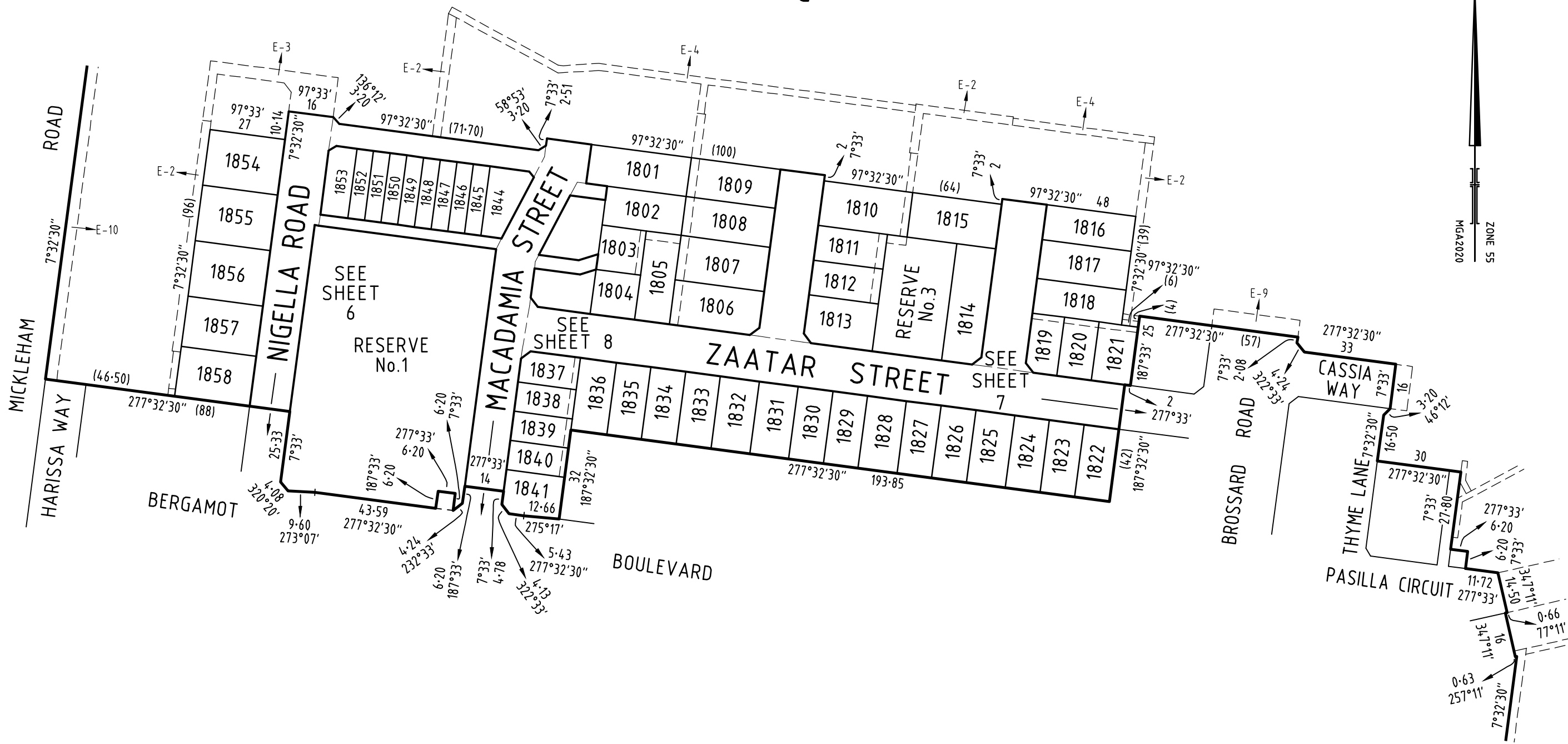


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SEE SHEET 3

G



SEE SHEET 3

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SCALE 1: 1500

LENGTHS ARE IN METRES

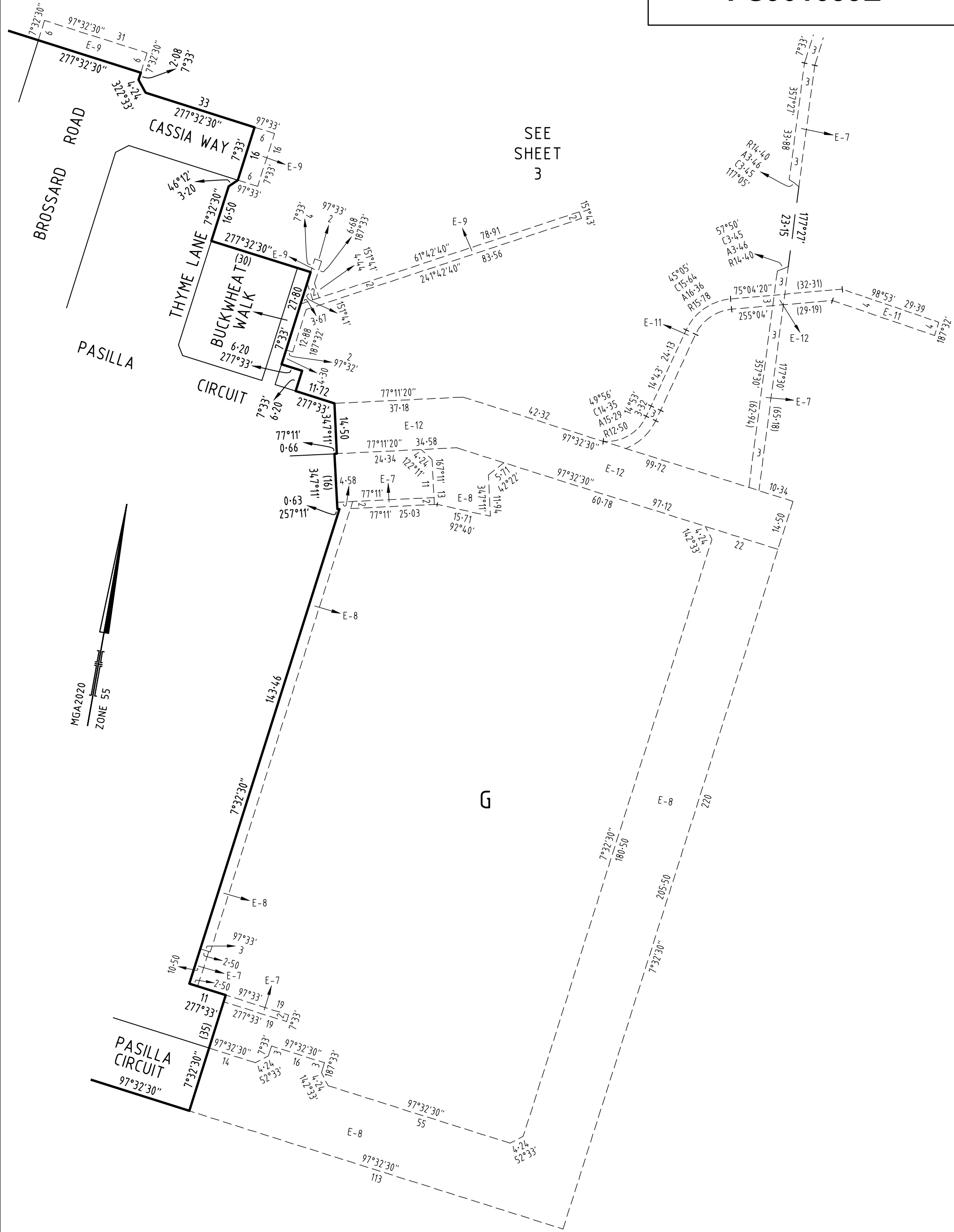
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SHEET 4



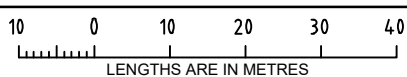
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SCALE
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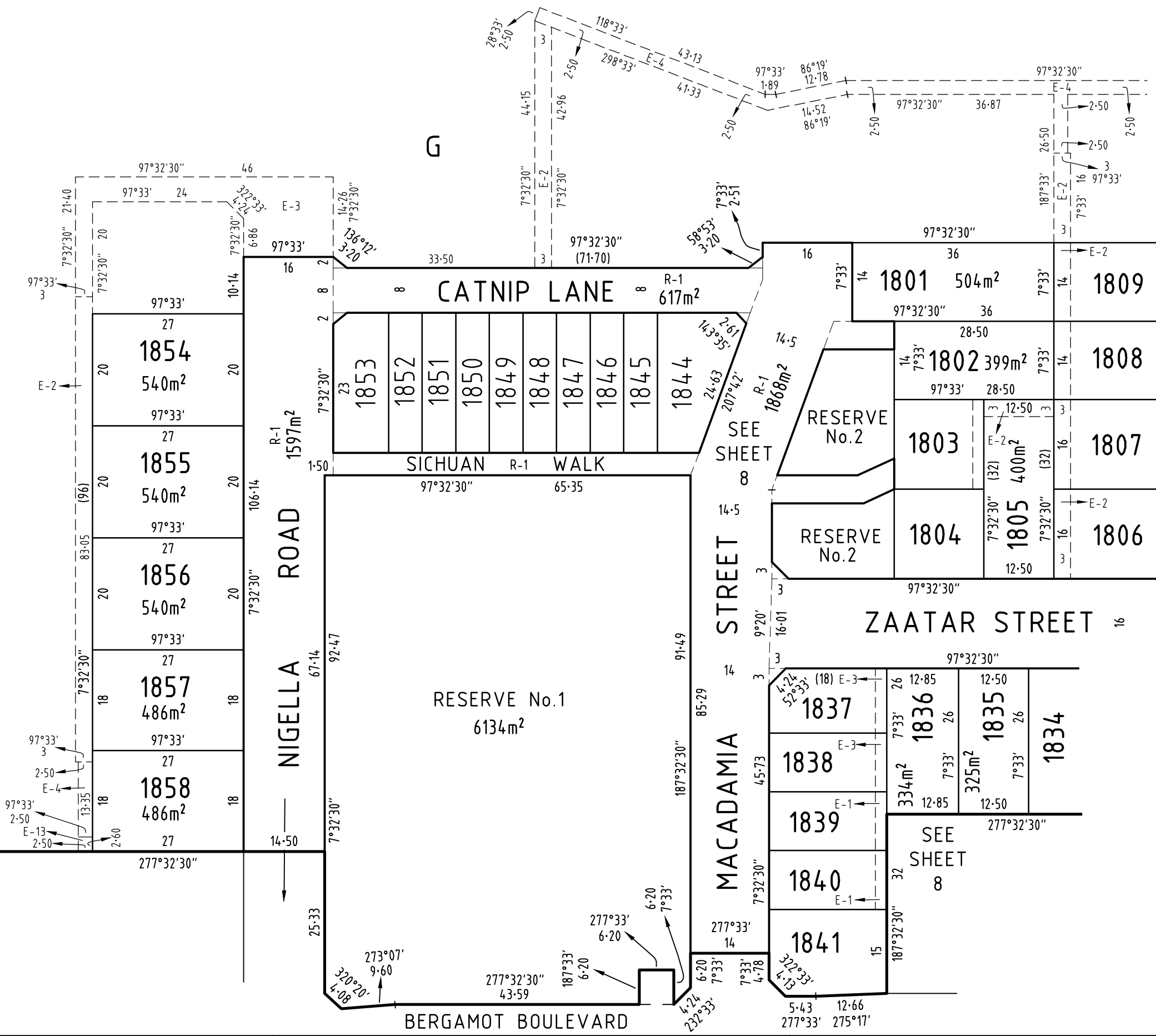
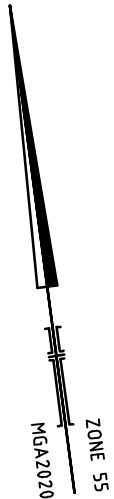
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SHEET 5



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SEE SHEET 7

SEE SHEET 3

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SCALE 1: 750

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

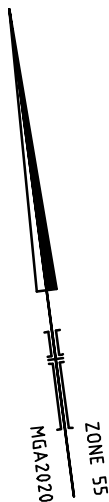
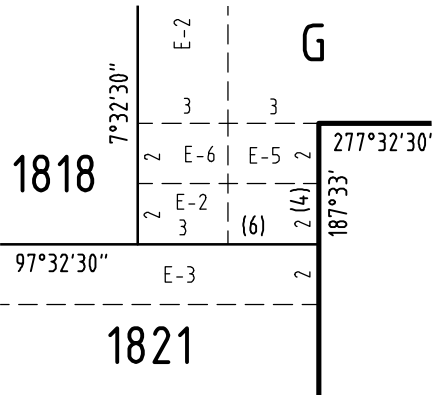
SHEET 6

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SEE SHEET 3

ENLARGEMENT
SCALE 1:250

G

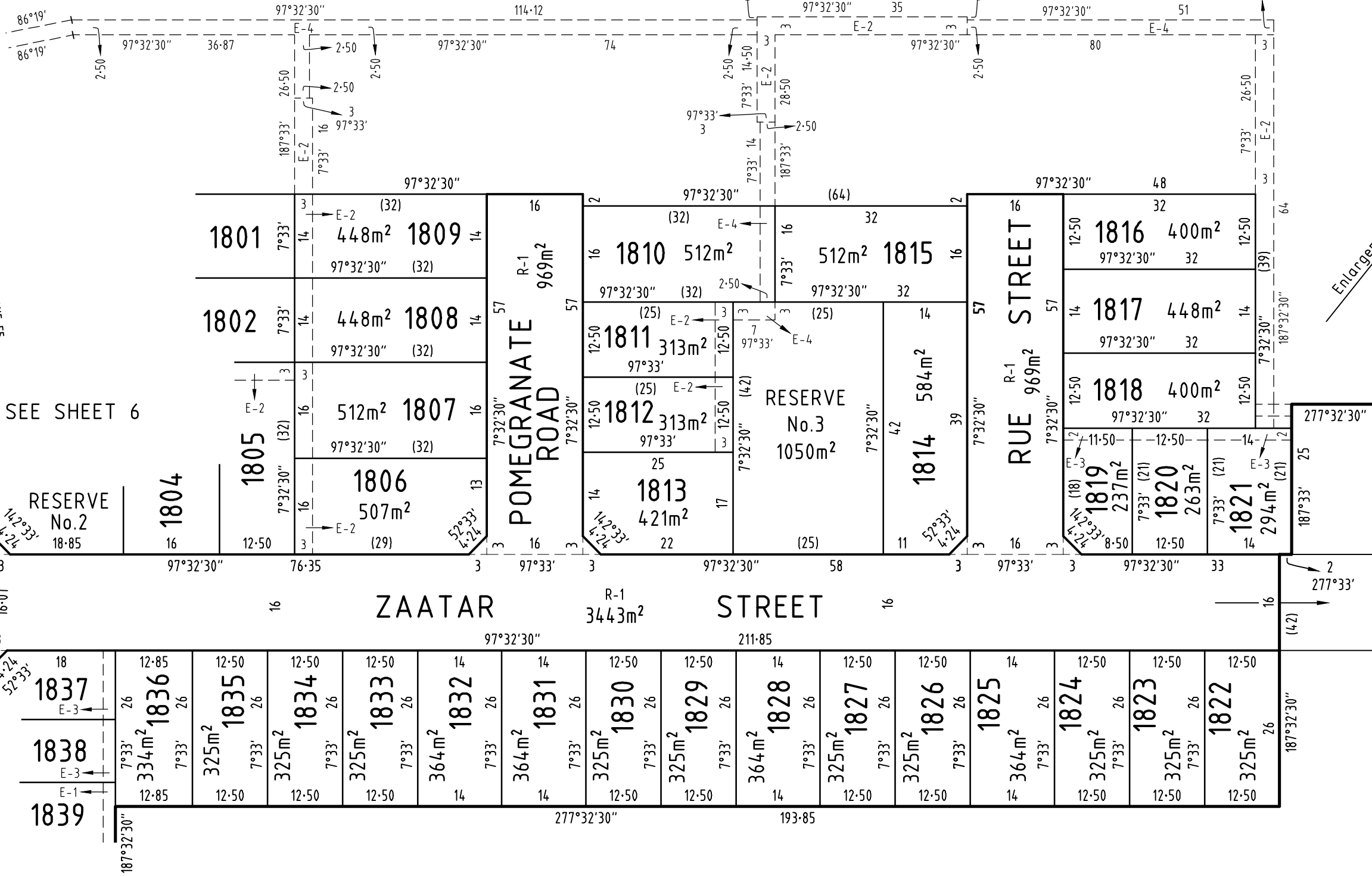
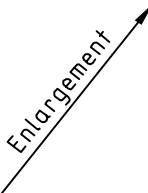


MACADAMIA STREET

POMEGRANATE ROAD

RUE STREET

ZAATAR STREET



SEE SHEET 6

SEE SHEET 4

SURVEYOR'S FILE REF: 308728SV00

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

ORIGINAL SHEET SIZE: A3

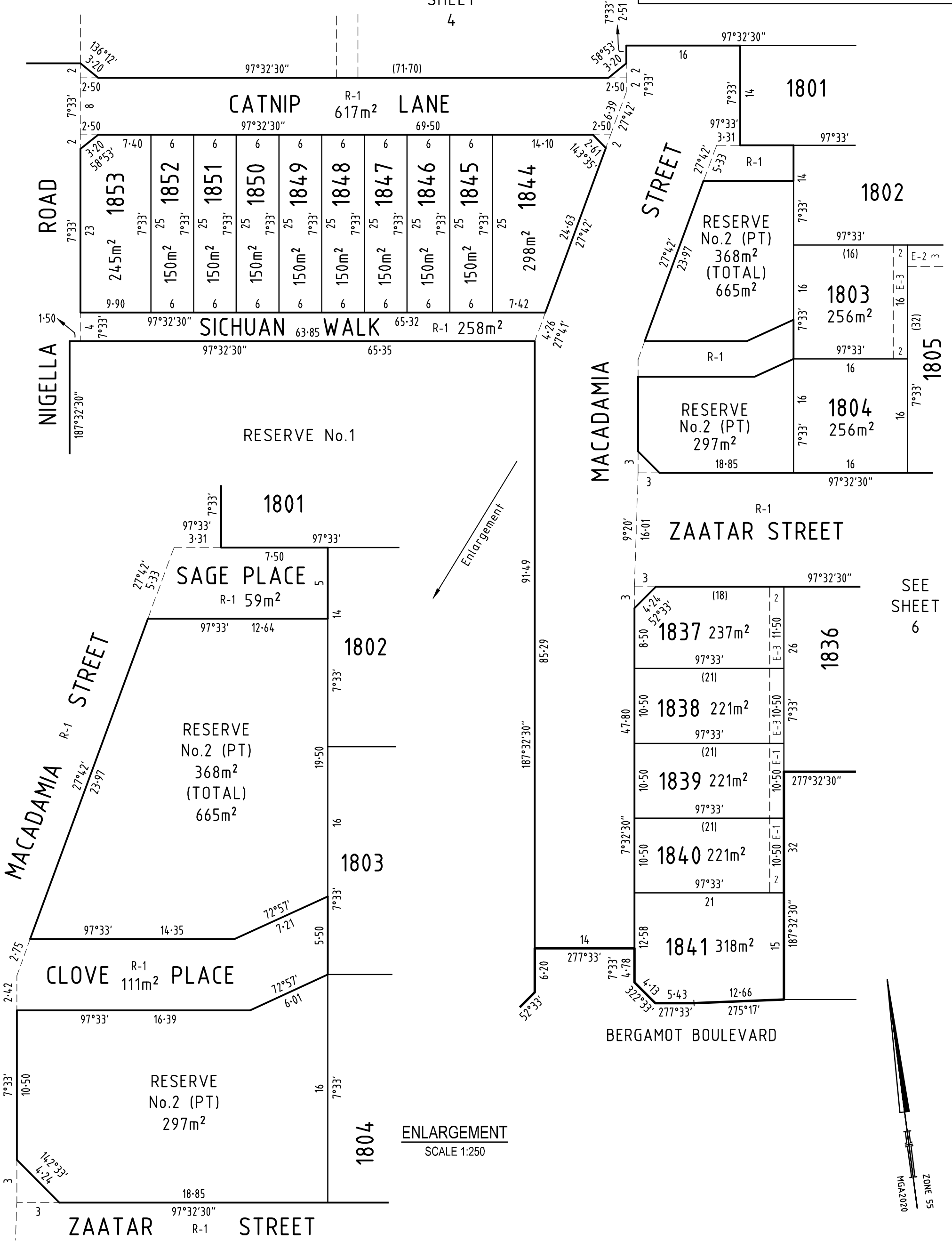
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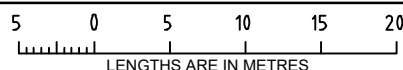
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SEE SHEET 4



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SCALE 1: 500



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SHEET 8



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ZONE 55
 MGV2020

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS901653E (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 1801 to 1841, and 1844 to 1858 (all inclusive) on this plan.

Land to be Burdened: Lots 1801 to 1841, and 1844 to 1858 (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 AA9925 , 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 AA9925 , 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.
- (f) the restrictions specified in paragraph (c) shall cease to burden Lots 1801 to 1841, and 1844 to 1853 (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. PS901653E (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 1803 to 1804, 1819 to 1821, 1837 to 1840, and 1844 to 1853 (all inclusive) on this plan.

Land to be Burdened: Lots 1803 to 1804, 1819 to 1821, 1837 to 1840, and 1844 to 1853 (all inclusive) on this plan.

Lots 1803 to 1804, 1819 to 1821, 1837 to 1840 (all inclusive) are defined as Type A lots under the Small Lot Housing Code.

Lots 1844 to 1853 (all 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 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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