


<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS906011V</b>	
<b>LOCATION OF LAND</b> PARISH: MICKLEHAM TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 11A (PART) TITLE REFERENCE: C/T VOL .... FOL ...  LAST PLAN REFERENCE: LOT G ON PS901653E  POSTAL ADDRESS: 1960 MICKLEHAM ROAD, (at time of subdivision) MICKLEHAM, VIC 3064 MGA2020 CO-ORDINATES: E: 312 850      ZONE: 55 (of approx centre of land in plan)      N: 5 841 140				
<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 1900 and A to G (all inclusive) have been omitted from this plan.  <u>Other purpose for this plan:</u>  To remove that part of easement E-4 created on PS901653E within Pomegranate Road and Rue Street on this plan via section 6 (1) (k) (iv) of the Subdivision Act 1988.		
ROAD R-1 RESERVE No.1	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LIMITED			
<b>NOTATIONS</b>				
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				
<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 FOR EASEMENT INFORMATION				
BOTANICAL ESTATE - STAGE 19 (28 LOTS)			AREA OF STAGE - 1.703ha	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 308729SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Stephen Anthony Motta Version: 3		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	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	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-4	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-5	SEWERAGE	SEE DIAGRAM	PS846556G	YARRA VALLEY WATER CORPORATION
E-6	DRAINAGE	SEE DIAG	PS901653E	HUME CITY COUNCIL
E-7	SEWERAGE	SEE DIAGRAM	PS846579T	YARRA VALLEY WATER CORPORATION
E-8	DRAINAGE	SEE DIAGRAM	PS901653E	HUME CITY COUNCIL
E-8	SEWERAGE	SEE DIAGRAM	PS846579T	YARRA VALLEY WATER CORPORATION
E-9	SEWERAGE	SEE DIAGRAM	PS846579T	YARRA VALLEY WATER CORPORATION
E-10	SEWERAGE	SEE DIAGRAM	PS846579T	YARRA VALLEY WATER CORPORATION
E-10	DRAINAGE	SEE DIAGRAM	PS846579T	HUME CITY COUNCIL
E-11	DRAINAGE	SEE DIAGRAM	PS846579T	HUME CITY COUNCIL
E-12	GAS SUPPLY	SEE DIAGRAM	PS846544P	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-12	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAGRAM	PS846544P	YARRA VALLEY WATER CORPORATION
E-13	DRAINAGE	SEE DIAGRAM	PS846544P	HUME CITY COUNCIL
E-14	DRAINAGE	SEE DIAGRAM	PS846544P	HUME CITY COUNCIL
E-14	SEWERAGE	SEE DIAGRAM	PS846579T	YARRA VALLEY WATER CORPORATION

SURVEYOR'S FILE REF: 308729SV00

ORIGINAL SHEET  
SIZE: A3

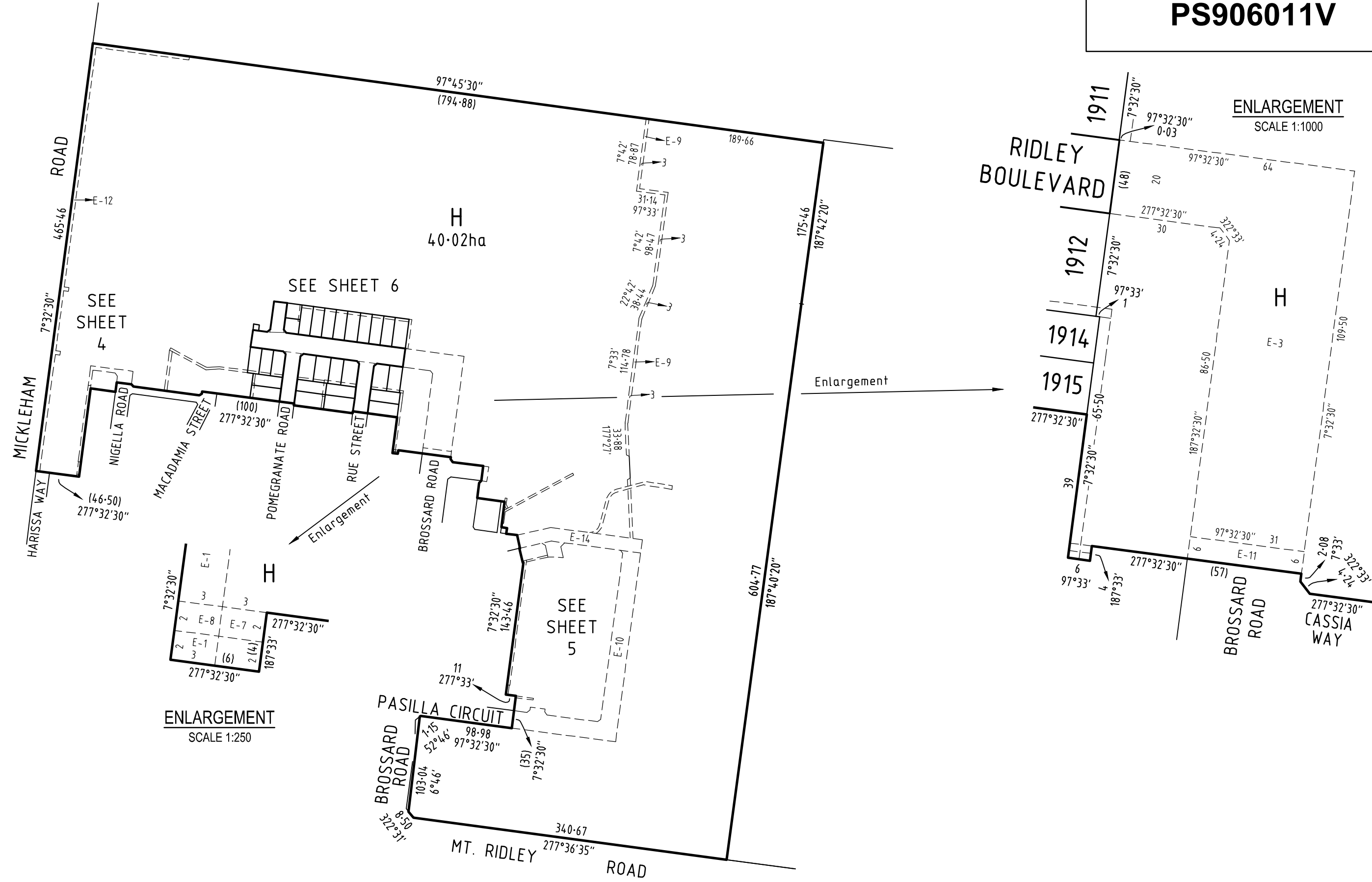
SHEET 2



414 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
spiire.com.au

Licensed Surveyor: Stephen Anthony Motta  
Version: 3

MGA2020  
ZONE 55



ENLARGEMENT  
SCALE 1:250

ENLARGEMENT  
SCALE 1:1000

SURVEYOR'S FILE REF: 308729SV00

**spiire**  
 414 La Trobe Street  
 PO Box 16084  
 Melbourne Vic 8007  
 T 61 3 9993 7888  
 spiire.com.au

SCALE 1: 4000

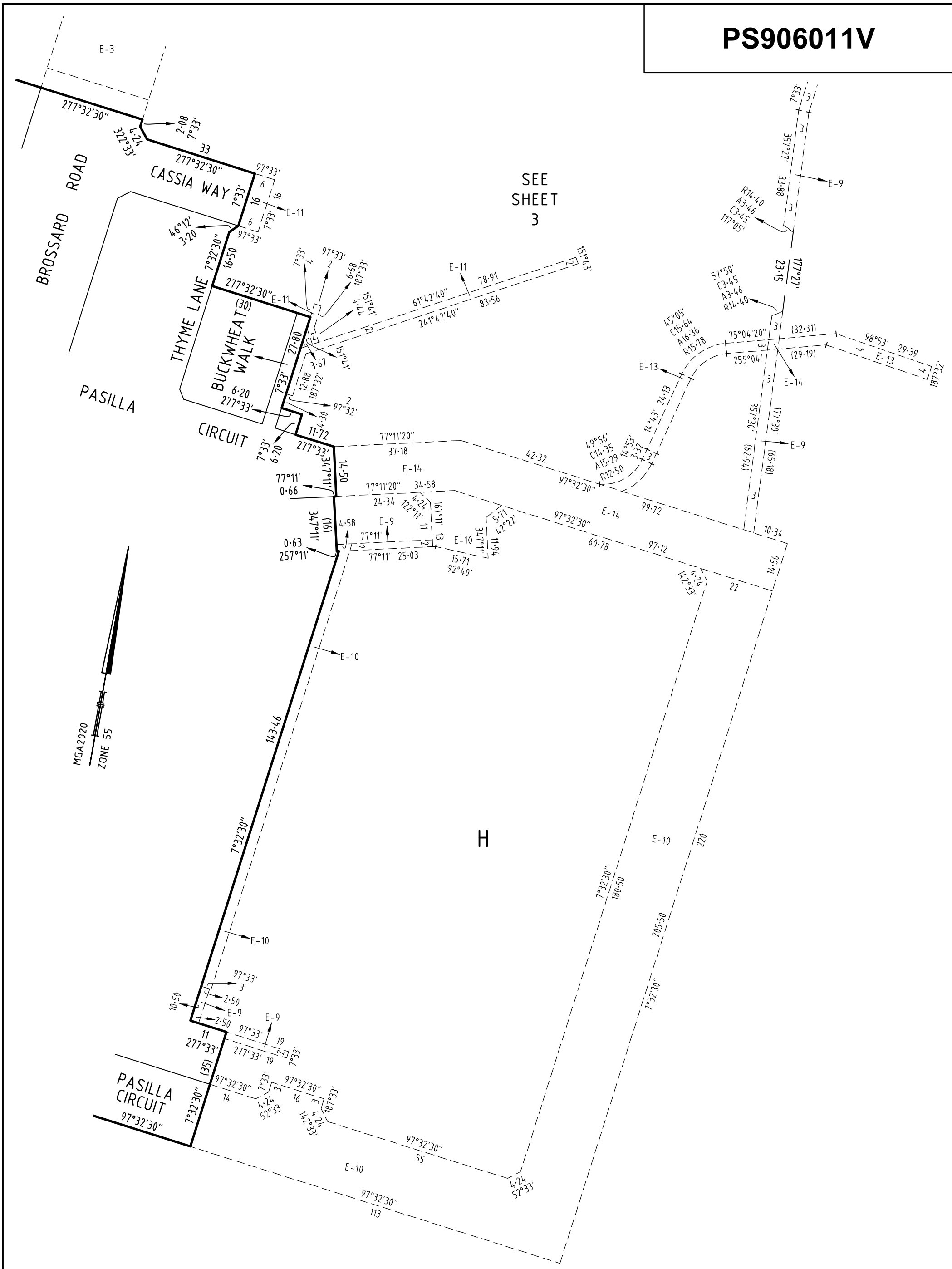
40 0 40 80 120 160  
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 3

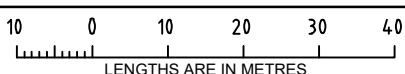
Licensed Surveyor: Stephen Anthony Motta  
 Version: 3





SURVEYOR'S FILE REF: 308729SV00

SCALE  
1: 1000



ORIGINAL SHEET  
SIZE: A3

SHEET 5

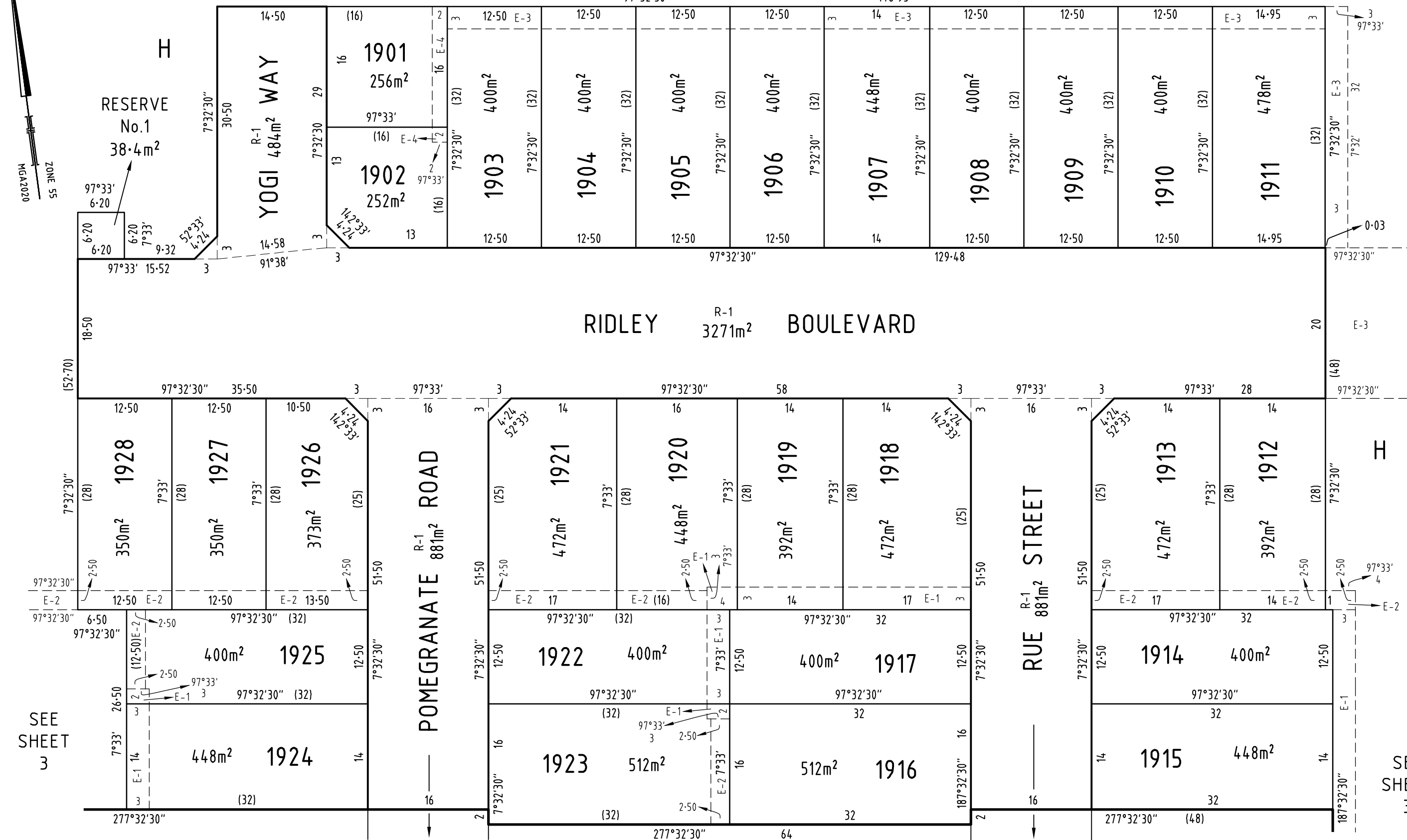
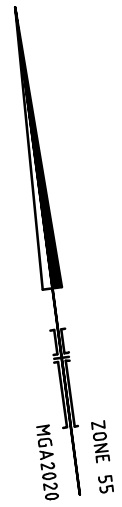


414 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
spiire.com.au

Licensed Surveyor: Stephen Anthony Motta  
Version: 3

SEE SHEET 3

PS906011V

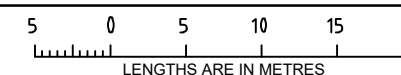


SURVEYOR'S FILE REF: 308729SV00



414 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
spiire.com.au

SCALE  
1: 500



ORIGINAL SHEET  
SIZE: A3

SHEET 6

Licensed Surveyor: Stephen Anthony Motta  
Version: 3

**CREATION OF RESTRICTION A**

The following restriction is to be created upon registration of Plan of Subdivision No. PS906011V (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 1901 to 1928 (both inclusive) on this plan.

Land to be Burdened: Lots 1901 to 1928 (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 AA9924, 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 AA9924, 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. PS906011V (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 1901 to 1902 (all inclusive) on this plan.

Land to be Burdened: Lots 1901 to 1902 (all inclusive) on this plan.

Lots 1901 to 1902 (all inclusive) are defined as Type A 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**

- (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.

SURVEYOR'S FILE REF: 308729SV00

ORIGINAL SHEET  
SIZE: A3

SHEET 7



414 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
spiire.com.au

Licensed Surveyor: Stephen Anthony Motta  
Version: 3