
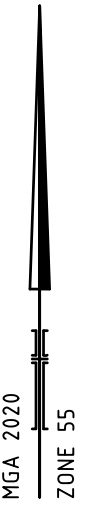
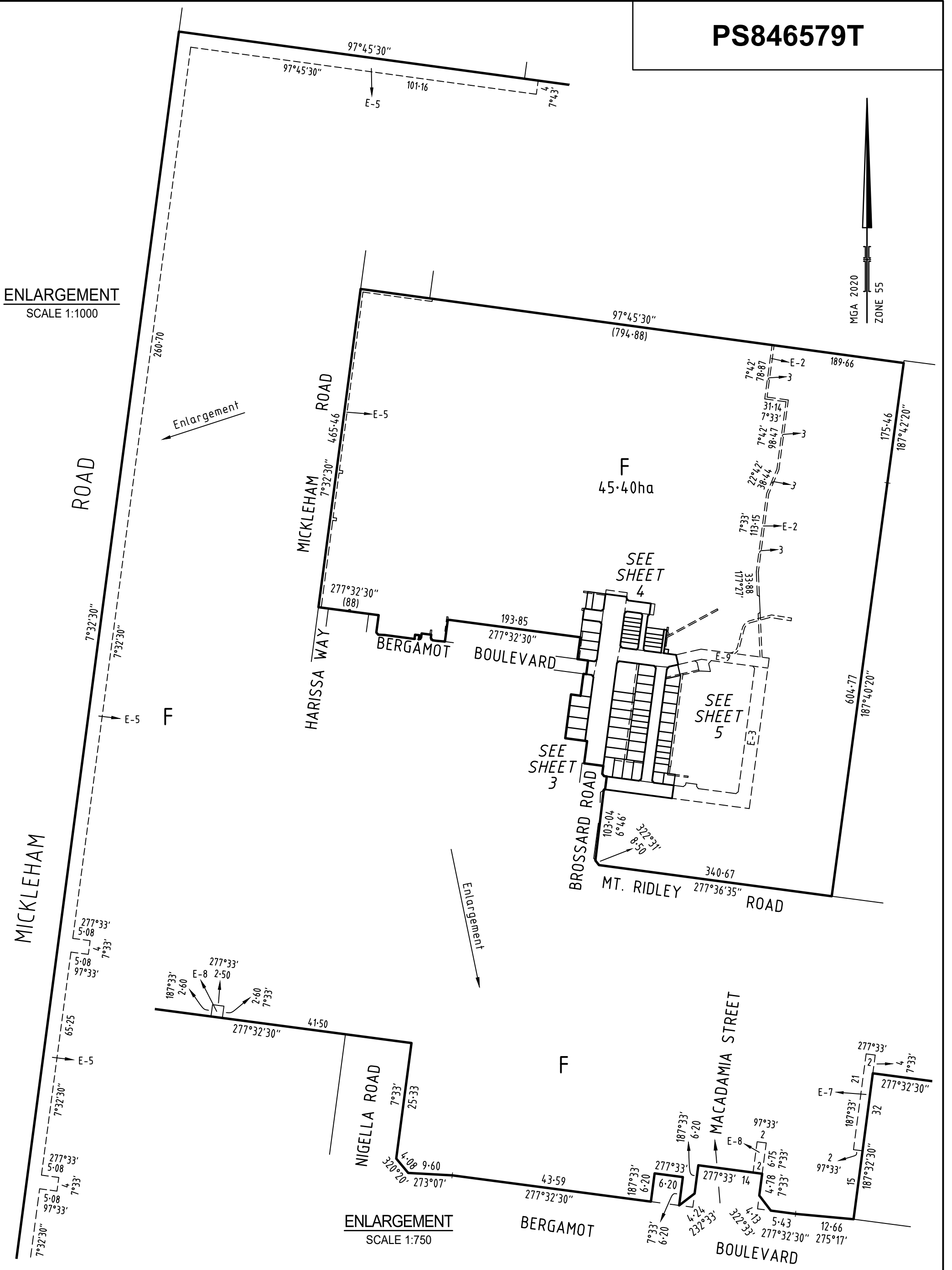


PLAN OF SUBDIVISION		EDITION 1		PS846579T	
LOCATION OF LAND PARISH: MICKLEHAM TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 11A (PART) TITLE REFERENCE: C/T VOL 12505 FOL 390 LAST PLAN REFERENCE: LOT E ON PS846556G POSTAL ADDRESS: 1960 MICKLEHAM ROAD, (at time of subdivision) MICKLEHAM, VIC 3064 MGA2020 CO-ORDINATES: E: 312 940 ZONE: 55 (of approx centre of land in plan) N: 5 841 025					
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 1600 and A to E (all inclusive) have been omitted from this plan. <u>Other Purpose of Plan:</u> To remove part of easements E-1 and E-3 created on PS846544P now contained in roads on this plan. <u>Grounds for 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	JEMENA ELECTRICITY NETWORKS (VIC) LIMITED				
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	
E-1	SEWERAGE	SEE DIAG	PS846544P	YARRA VALLEY WATER CORPORATION	
E-2	SEWERAGE	SEE DIAG	THIS PLAN	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	GAS SUPPLY	SEE DIAG	PS846544P	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	
E-5	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG	PS846544P	YARRA VALLEY WATER CORPORTATION	
E-6	DRAINAGE	SEE DIAG	PS846544P	HUME CITY COUNCIL	
E-7	DRAINAGE	SEE DIAG	PS846548F	HUME CITY COUNCIL	
E-8	SEWERAGE	SEE DIAG	PS846556G	YARRA VALLEY WATER CORPORATION	
E-9	DRAINAGE	SEE DIAG	PS846544P	HUME CITY COUNCIL	
E-9	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION	
BOTANICAL ESTATE - STAGE 16 (62 LOTS)			AREA OF STAGE - 3.581ha		
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 308308SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
		Licensed Surveyor: Stephen Anthony Motta		Version: 8	



ENLARGEMENT
SCALE 1:1000



ENLARGEMENT
SCALE 1:750

SURVEYOR'S FILE REF: 308308SV00

SCALE 1: 5000
50 0 50 100 150 200
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

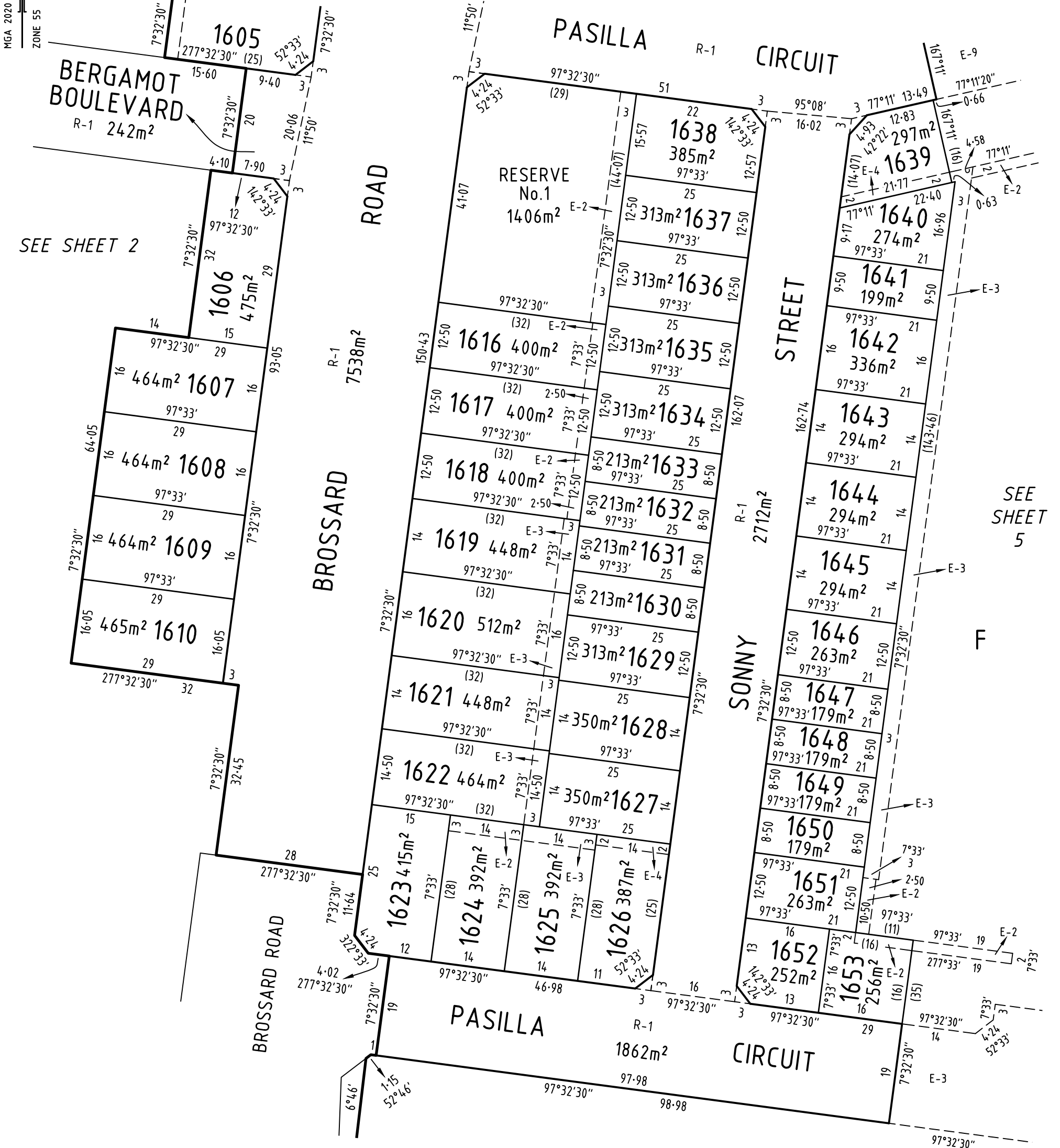
SHEET 2



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

Licensed Surveyor: Stephen Anthony Motta
Version: 8

SEE SHEET 4



SEE SHEET 2

SEE SHEET 5

SEE SHEET 2

SURVEYOR'S FILE REF: 308308SV00

SCALE 1: 750

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

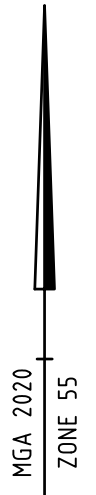
ORIGINAL SHEET SIZE: A3

SHEET 3



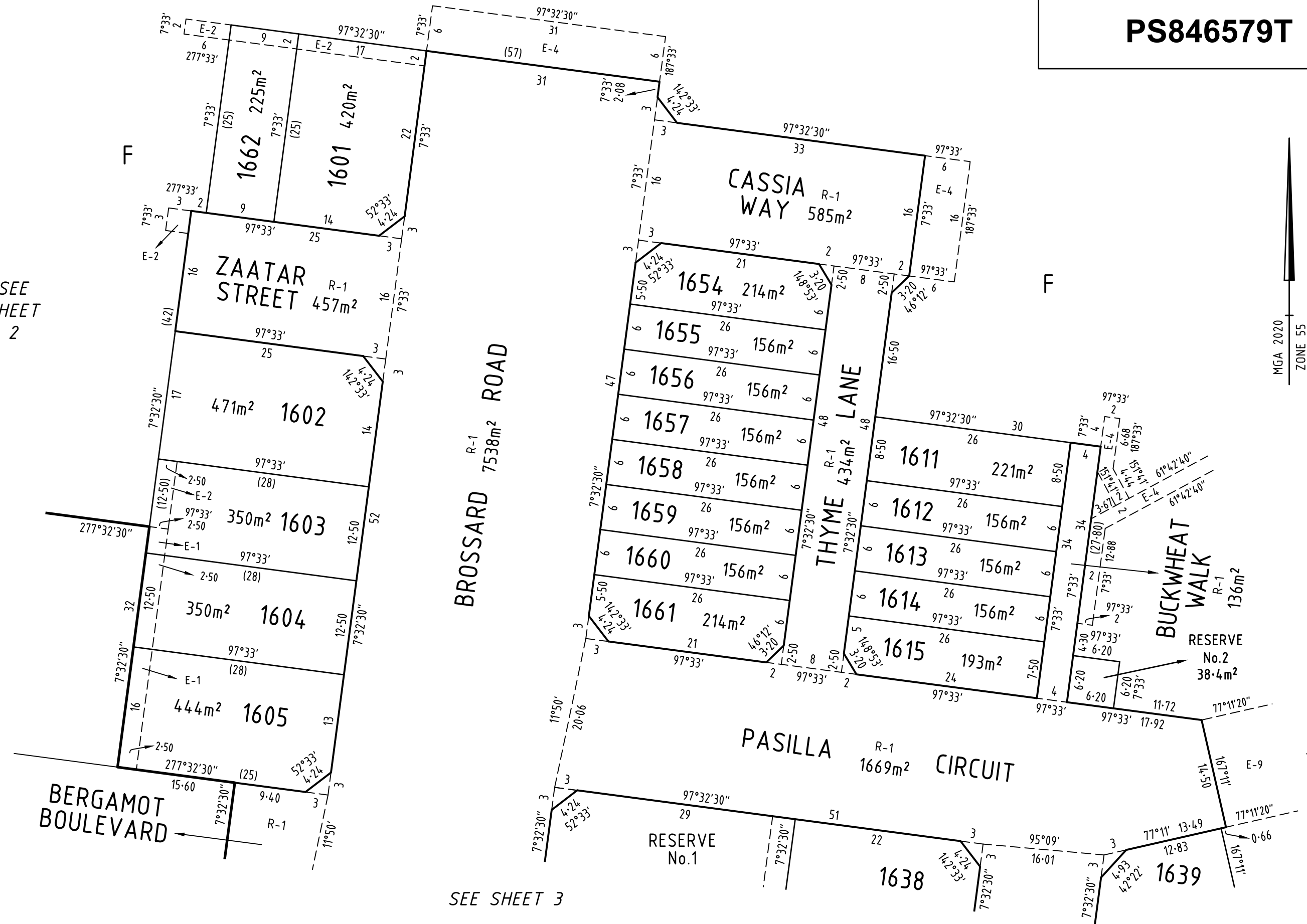
414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

Licensed Surveyor: Stephen Anthony Motta
Version: 8



SEE SHEET 2

SEE SHEET 5



SEE SHEET 3

SURVEYOR'S FILE REF: 308308SV00

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

SCALE 1: 500

LENGTHS ARE IN METRES

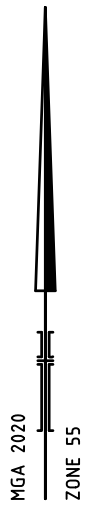
ORIGINAL SHEET SIZE: A3

SHEET 4

Licensed Surveyor: Stephen Anthony Motta
 Version: 8

SEE SHEET 2

PS846579T



SEE SHEET 4

BUCKWHEAT WALK
PASILLA CIRCUIT

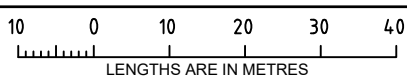
SEE SHEET 3

PASILLA CIRCUIT

F

SURVEYOR'S FILE REF: 308308SV00

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: 8

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS846579T (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 1601 to 1662 (both inclusive) on this plan.

Land to be Burdened: Lots 1601 to 1662 (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 AA9926, 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 AA9926, 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. PS846579T (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 1611 to 1615, 1630 to 1633, 1639 to 1641, 1643 to 1662 (all inclusive) on this plan.

Land to be Burdened: Lots 1611 to 1615, 1630 to 1633, 1639 to 1641, 1643 to 1662 (all inclusive) on this plan.

Lots 1630 to 1633, 1639 to 1641, 1643 to 1653 and 1662 (all inclusive) are defined as Type A lots under the Small Lot Housing Code.

Lots 1611 to 1615 and 1654 to 1661 (all inclusive) are 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 on the Plan of Subdivision 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: 308308SV00		ORIGINAL SHEET SIZE: A3	SHEET 6
 <p>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</p>	Licensed Surveyor: Stephen Anthony Motta Version: 8		