

| | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------|
| PLAN OF SUBDIVISION | | EDITION 1 | PS906060G | |
| LOCATION OF LAND PARISH: MICKLEHAM TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 11A (PART) TITLE REFERENCE: C/T VOL 12554 FOL 862 LAST PLAN REFERENCE: LOT H ON PS906011V POSTAL ADDRESS: 1960 MICKLEHAM ROAD, (at time of subdivision) MICKLEHAM, VIC 3064 MGA94 CO-ORDINATES: E: 312 630 ZONE: 55 (of approx centre of land in plan) N: 5 841 160 | | | | |
| 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 2000 and A to I (all inclusive) have been omitted from this plan. <u>Other purpose for this plan:</u> To remove part of easements E-2 and E-6 on PS906011V now contained in Harissa Way, Nigella Road and Macadamia Street on this plan. To remove part of easement E-5 on PS846544P now contained in Reserve No.1, Ridley Boulevard, and Harissa Way 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 RESERVE No.1 | HUME CITY COUNCIL 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 20 (30 LOTS) | | | AREA OF STAGE - 2.611ha | |
| 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au | | SURVEYORS FILE REF: 308730SV00 | | ORIGINAL SHEET SIZE: A3 |
| | | Licensed Surveyor: Stephen Anthony Motta Version: 5 | | SHEET 1 OF 8 |

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-3 | DRAINAGE | SEE DIAG | PS906011V | HUME CITY COUNCIL |
| E-4 | DRAINAGE | SEE DIAG | PS901653E | HUME CITY COUNCIL |
| E-5 | SEWERAGE | SEE DIAG | PS846556G | YARRA VALLEY WATER CORPORATION |
| E-6 | SEWERAGE | 2.50 | THIS PLAN | YARRA VALLEY WATER CORPORATION |
| E-7 | GAS SUPPLY | SEE DIAG | PS846544P | AUSTRALIAN GAS NETWORKS (VIC) PTY LTD |
| E-7 | SUPPLY OF WATER (THROUGH UNDERGROUND PIPES) | SEE DIAG | PS846544P | YARRA VALLEY WATER CORPORATION |
| E-8 | GAS SUPPLY | 6.20 | THIS PLAN | AUSTRALIAN GAS NETWORKS (VIC) PTY LTD |
| E-8 | SUPPLY OF WATER (THROUGH UNDERGROUND PIPES) | 6.20 | THIS PLAN | YARRA VALLEY WATER CORPORATION |
| E-9 | SEWERAGE | SEE DIAGRAM | PS846579T | YARRA VALLEY WATER CORPORATION |
| E-10 | DRAINAGE | SEE DIAGRAM | PS901653E | HUME CITY COUNCIL |
| E-10 | SEWERAGE | SEE DIAGRAM | PS846579T | YARRA VALLEY WATER CORPORATION |
| E-11 | SEWERAGE | SEE DIAGRAM | PS846579T | YARRA VALLEY WATER CORPORATION |
| E-12 | SEWERAGE | SEE DIAGRAM | PS846579T | YARRA VALLEY WATER CORPORATION |
| E-12 | DRAINAGE | SEE DIAGRAM | PS846579T | HUME CITY COUNCIL |
| E-13 | DRAINAGE | SEE DIAGRAM | PS846579T | HUME CITY COUNCIL |
| E-14 | DRAINAGE | SEE DIAGRAM | PS846544P | HUME CITY COUNCIL |
| E-15 | DRAINAGE | SEE DIAGRAM | PS846544P | HUME CITY COUNCIL |
| E-15 | SEWERAGE | SEE DIAGRAM | PS846579T | YARRA VALLEY WATER CORPORATION |

SURVEYOR'S FILE REF: 308730SV00

ORIGINAL SHEET
SIZE: A3

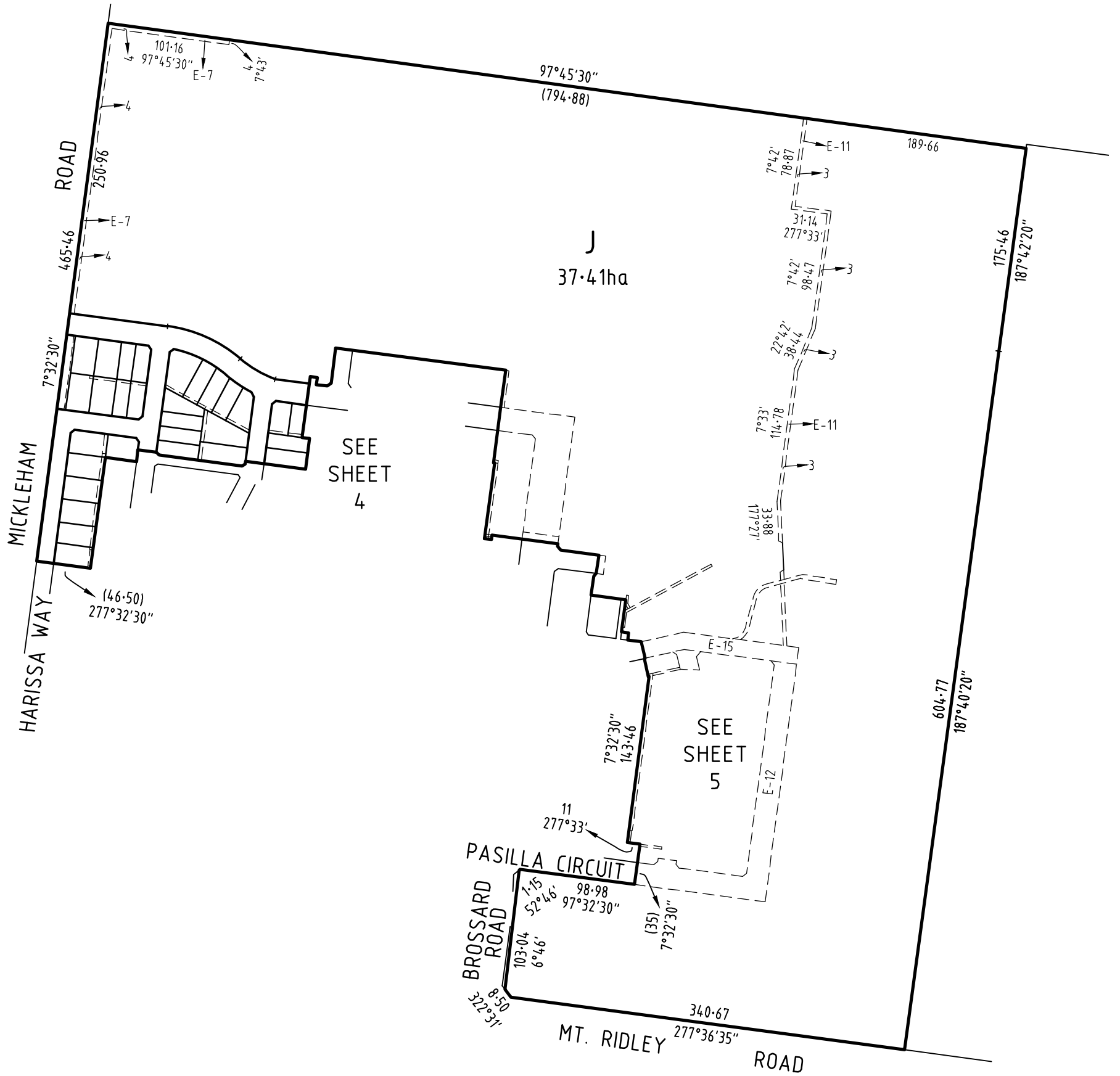
SHEET 2



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

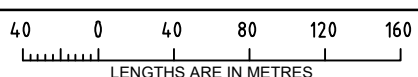
Licensed Surveyor: Stephen Anthony Motta
Version: 5

MGA2020
ZONE 55



SURVEYOR'S FILE REF: 308730SV00

SCALE
1: 4000



ORIGINAL SHEET
SIZE: A3

SHEET 3

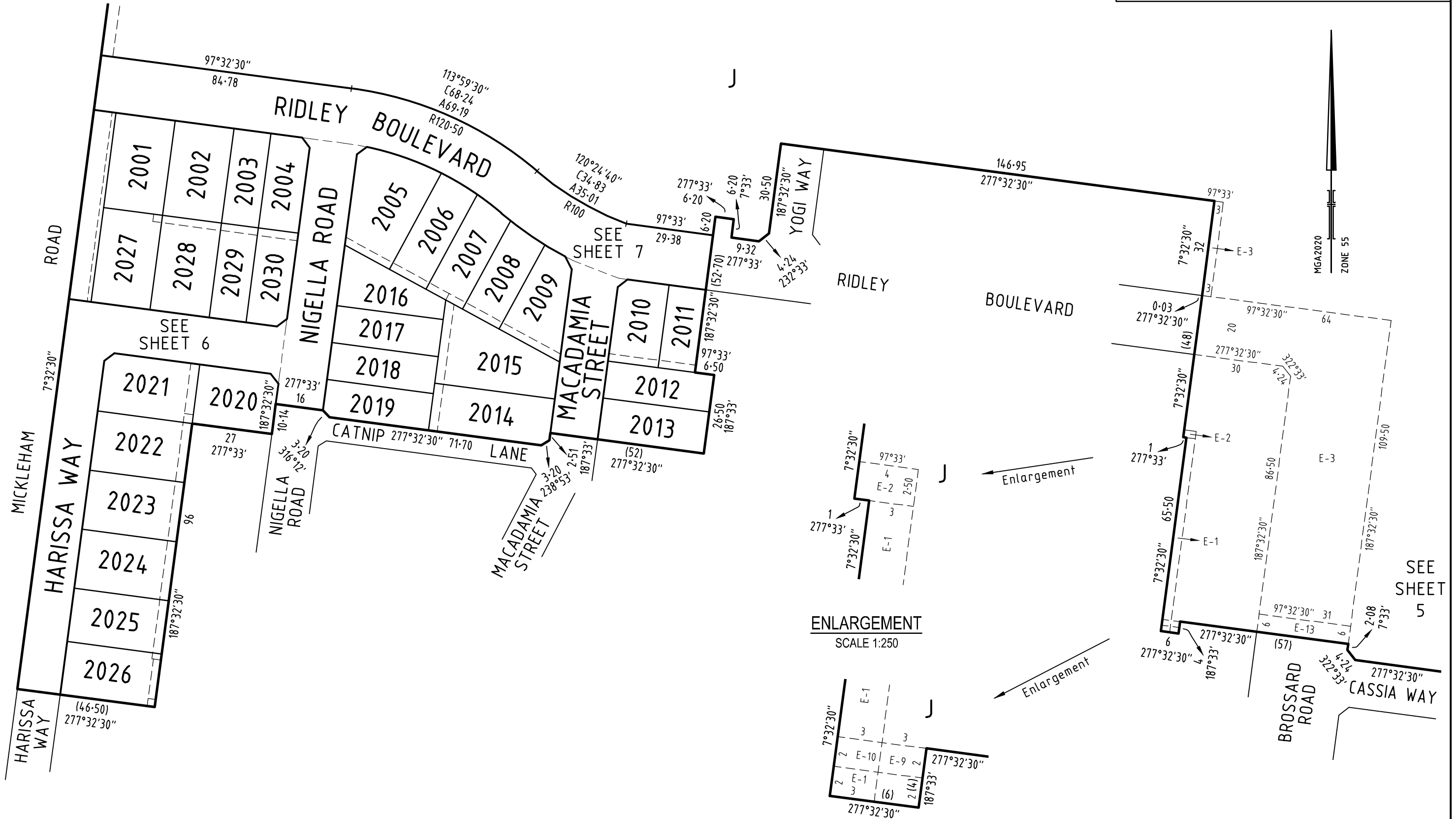


414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

Licensed Surveyor: Stephen Anthony Motta
Version: 5

SEE SHEET 3

PS906060G



SURVEYOR'S FILE REF: 308730SV00

SCALE 1: 1250

12.5 0 12.5 25 37.5 50

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 4

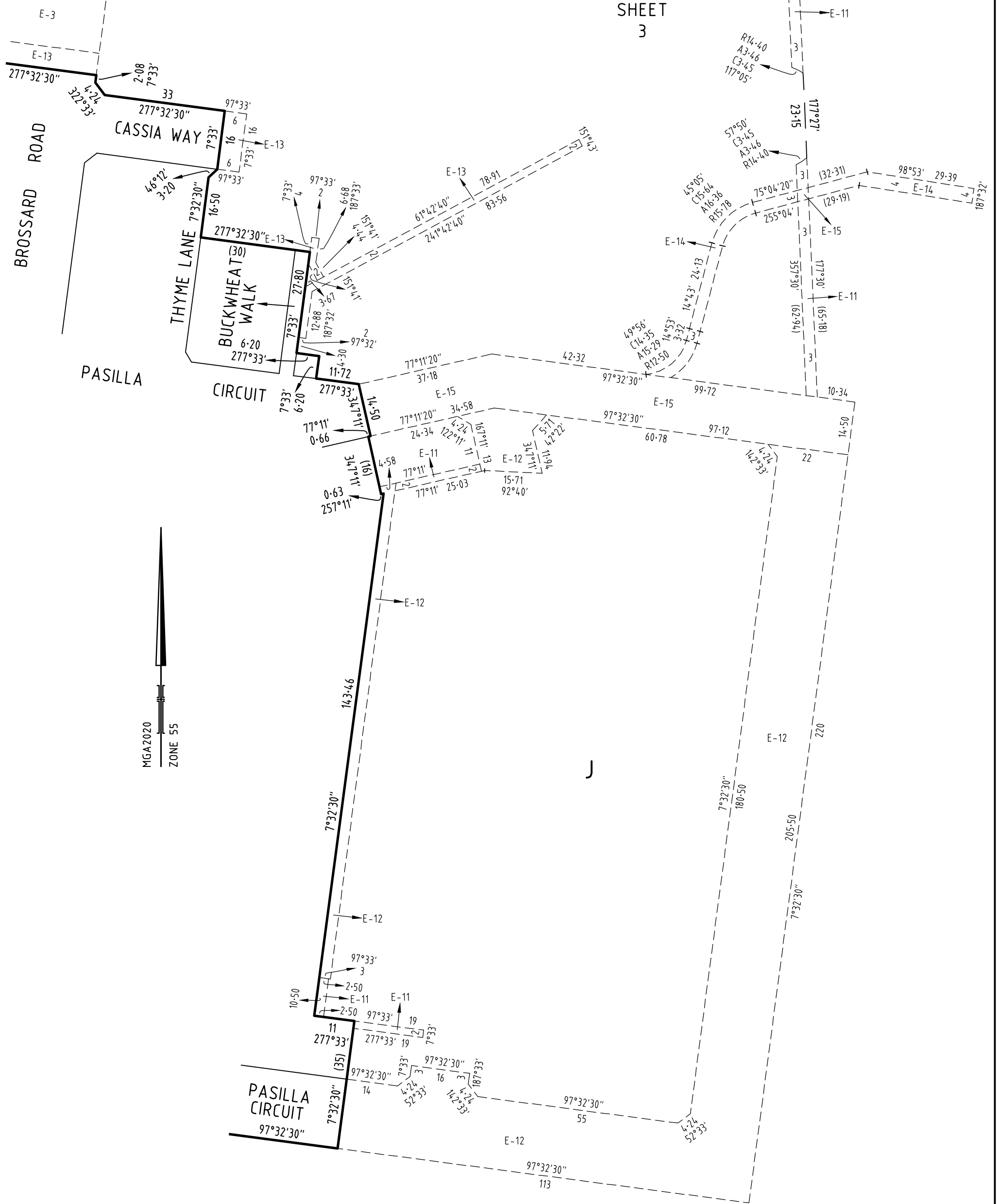


414 La Trobe Street
 PO Box 16084
 Melbourne Vic 8007
 T 61 3 9993 7888
 spiire.com.au

Licensed Surveyor: Stephen Anthony Motta
 Version: 5

SEE SHEET 4

SEE SHEET 3

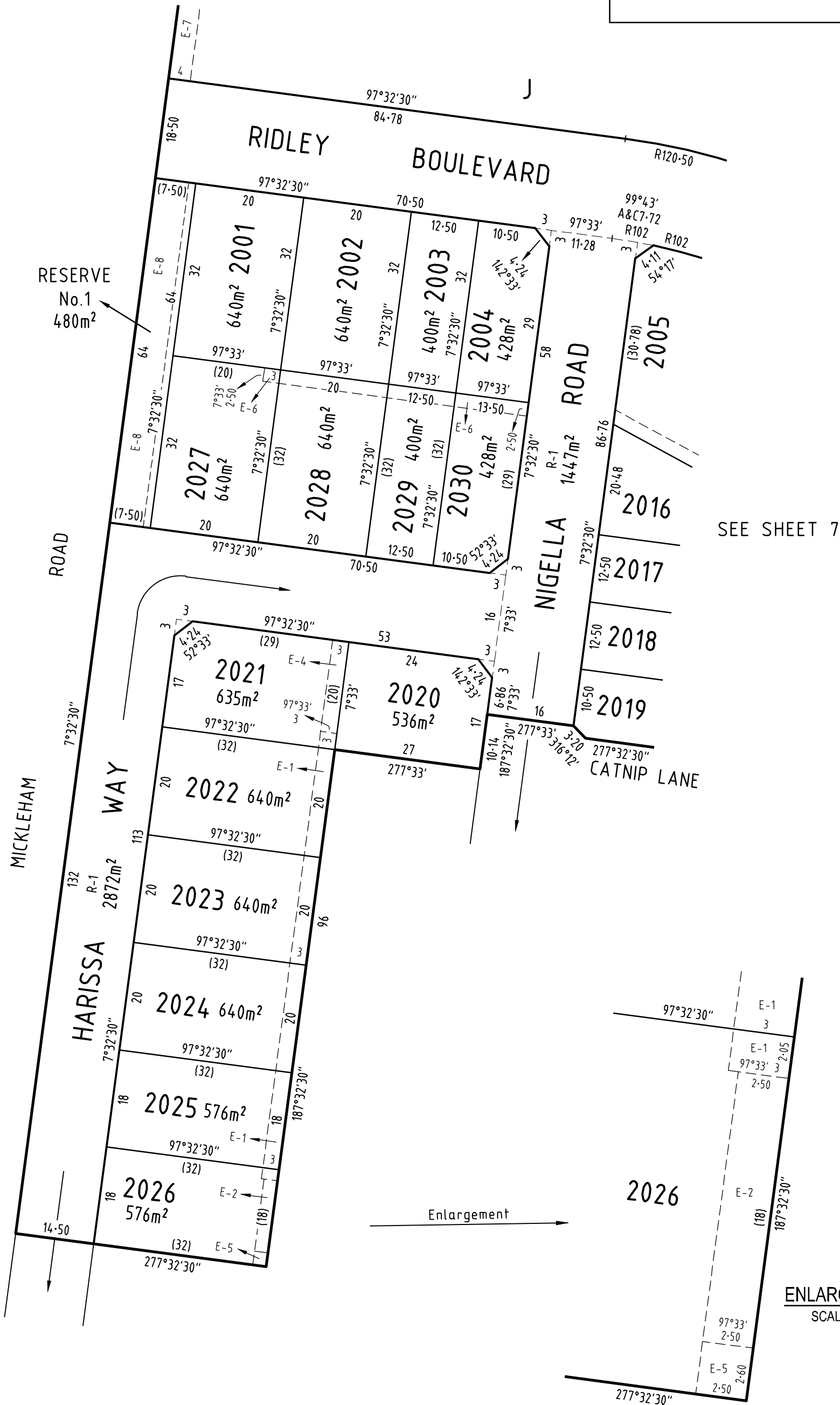


| | | | |
|---------------------------------|------------------------------------------------------------|-------------------------|---------|
| SURVEYOR'S FILE REF: 308730SV00 | SCALE 1: 1000 10 0 10 20 30 40 LENGTHS ARE IN METRES | ORIGINAL SHEET SIZE: A3 | SHEET 5 |
|---------------------------------|------------------------------------------------------------|-------------------------|---------|

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

Licensed Surveyor: Stephen Anthony Motta
 Version: 5

MGA2020
ZONE 55



SURVEYOR'S FILE REF: 308730SV00

SCALE 1: 750

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 6



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

Licensed Surveyor: Stephen Anthony Motta
 Version: 5

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS906060G (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 2003 to 2019 (both inclusive), 2029 and 2030 on this plan.

Land to be Burdened: Lots 2003 to 2019 (both inclusive), 2029 and 2030 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 AA10065, 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 AA10065, 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. PS906060G (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 2001, 2002, 2020 to 2028 (both inclusive) on this plan.

Land to be Burdened: Lots 2001, 2002, 2020 to 2028 (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 AA10065, 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 AA10065, 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.

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: 308730SV00

ORIGINAL SHEET
SIZE: A3

SHEET 8



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

Licensed Surveyor: Stephen Anthony Motta
Version: 5