
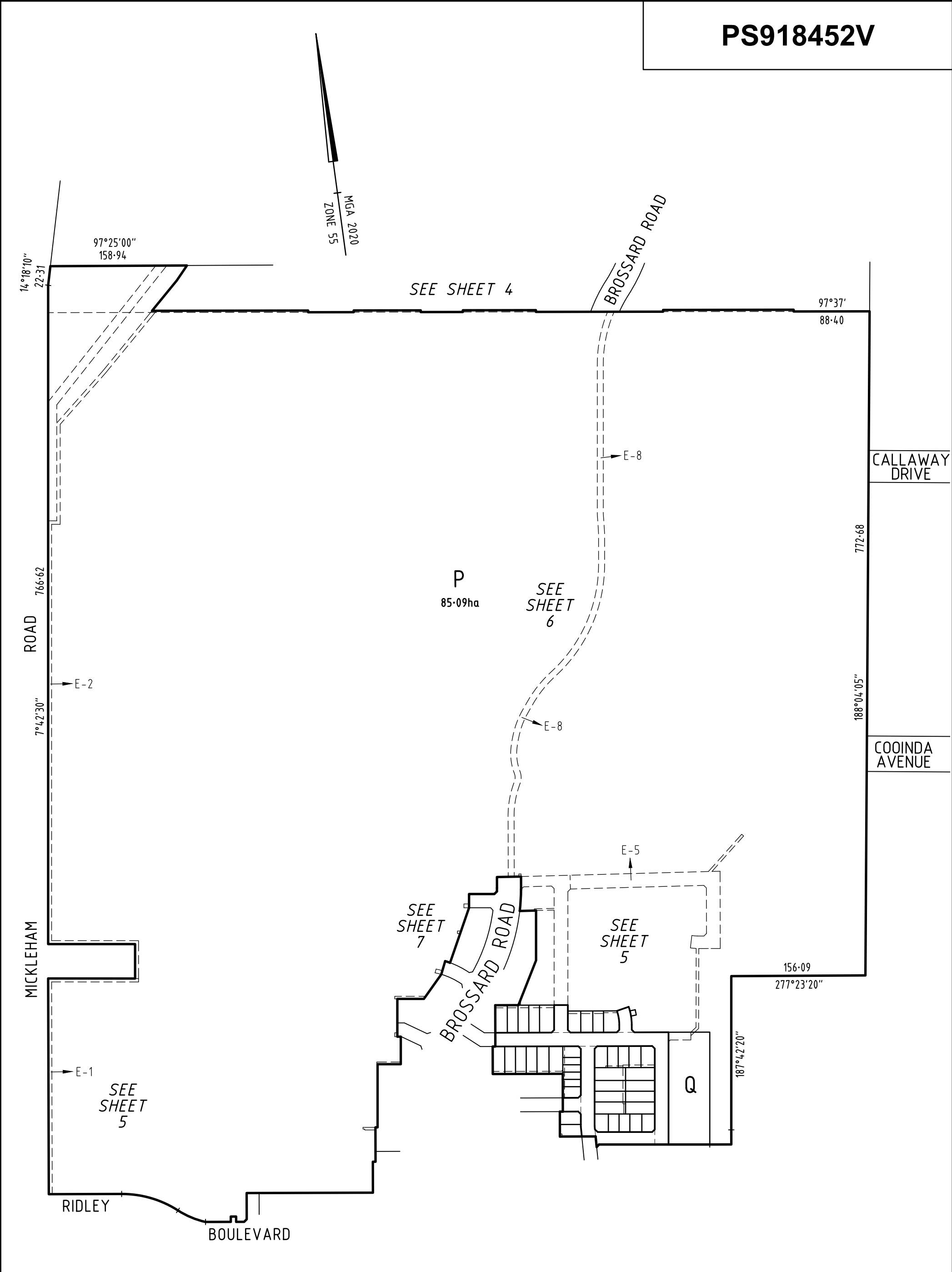


PLAN OF SUBDIVISION			EDITION 1		PS918452V	
LOCATION OF LAND PARISH: MICKLEHAM TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 11A, 13 & 16 (PARTS) TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT N ON PS915747R POSTAL ADDRESS: 2040 MICKLEHAM ROAD, (at time of subdivision) MICKLEHAM, VIC. 3064 MGA 2020 CO-ORDINATES: E: 313 200 ZONE: 55 (of approx centre of land in plan) N: 5 841 300						
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 2600 and A to O (all inclusive) have been omitted from this plan. <u>Other purpose of this plan:</u> To remove that part of the Sewerage easement E-6 created in PS915747R now contained in Cassia Way on this plan. To remove that part of the Drainage and Sewerage easement E-7 created in PS915747R now contained in Fairywren Road, Bronzewing Road, and Riceflower Road 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 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. P24173 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			
BOTANICAL ESTATE - STAGE 26 (41 LOTS)			AREA OF STAGE - 2.428ha			
 <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>		SURVEYORS FILE REF: 310892SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 9	
		Licensed Surveyor: Stephen Anthony Motta Version: 3				

				PS918452V
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	GAS SUPPLY	4	PS846544P	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-1	WATER SUPPLY	4	PS846544P	YARRA VALLEY WATER CORPORATION
E-2	GAS SUPPLY	4	INSTRUMENT No. AW912665W	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-2	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	4	INSTRUMENT No. AW912665W	YARRA VALLEY WATER CORPORATION
E-3	TRANSMISSION OF ELECTRICITY	4	INSTRUMENT No. F657301	STATE ELECTRICITY COMMISSION OF VICTORIA
E-3	GAS SUPPLY	4	INSTRUMENT No. AW912665W	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-3	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	4	INSTRUMENT No. AW912665W	YARRA VALLEY WATER CORPORATION
E-4	TRANSMISSION OF ELECTRICITY	SEE DIAG	INSTRUMENT No. F657301	STATE ELECTRICITY COMMISSION OF VICTORIA
E-5	DRAINAGE	SEE DIAG	PS915747R	HUME CITY COUNCIL
E-6	SEWERAGE	SEE DIAG	PS915747R	YARRA VALLEY WATER CORPORATION
E-7	DRAINAGE	SEE DIAG	PS915747R	HUME CITY COUNCIL
E-7	SEWERAGE	SEE DIAG	PS915747R	YARRA VALLEY WATER CORPORATION
E-8	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAGRAM	PS915747R	YARRA VALLEY WATER CORPORATION
E-19	DRAINAGE	2	THIS PLAN	HUME CITY COUNCIL
E-20	DRAINAGE	3	THIS PLAN	HUME CITY COUNCIL
E-20	SEWERAGE	3	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-21	SEWERAGE	2	THIS PLAN	YARRA VALLEY WATER CORPORATION
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<div><div><div>spiire</div></div><div><div>414 La Trobe Street</div><div>PO Box 16084</div><div>Melbourne Vic 8007</div><div>T 61 3 9993 7888</div><div>spiire.com.au</div></div></div>	Licensed Surveyor: Stephen Anthony Motta Version: 3		

ENLARGEMENT
SCALE 1:1000

Exaggeration
Not to Scale

P

MGA 2020
ZONE 55

ENLARGEMENT
SCALE 1:250

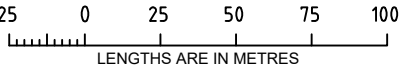
Enlargement

SEE
SHEET
3

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SCALE
1: 2500



ORIGINAL SHEET
SIZE: A3

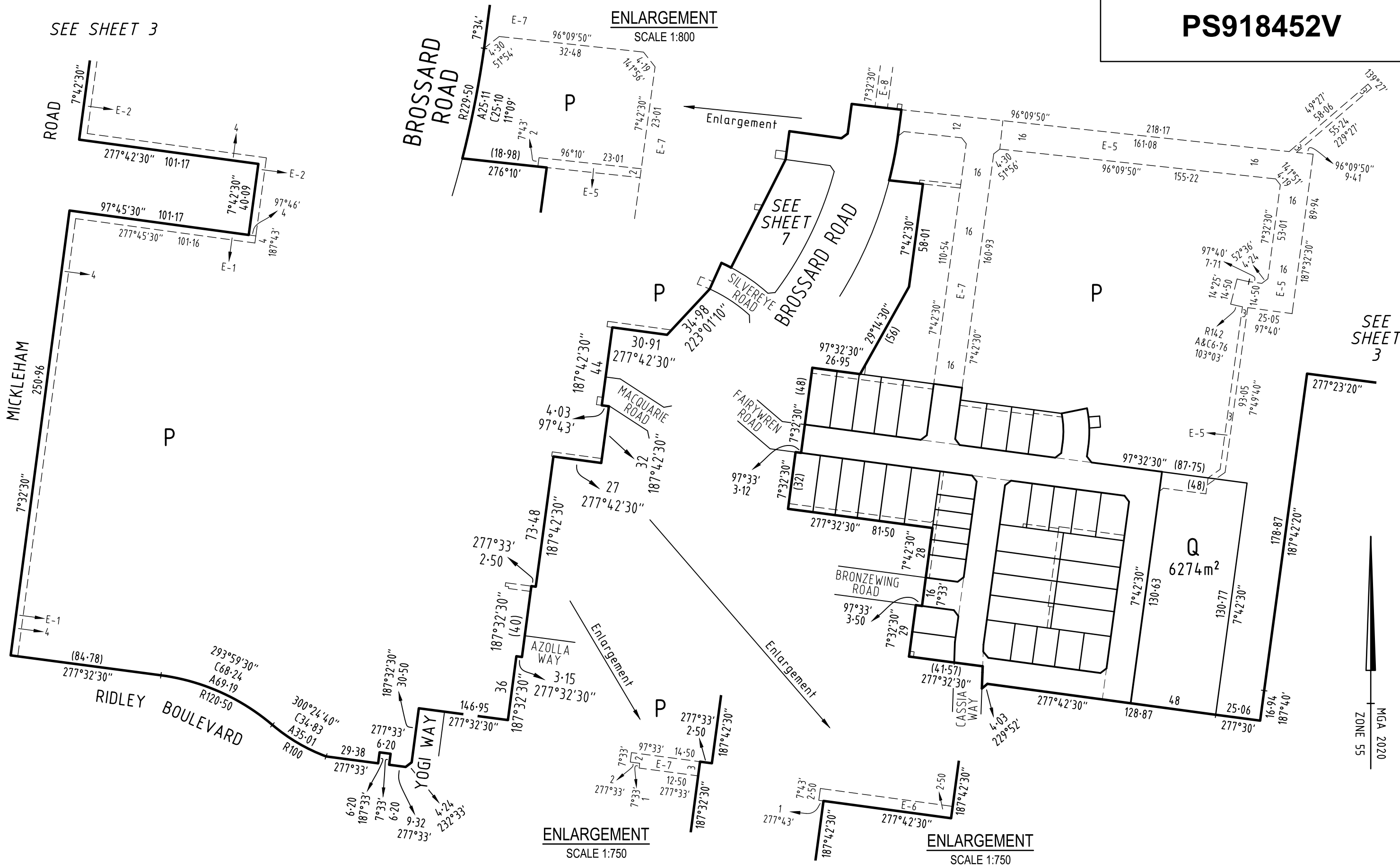
SHEET 4



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SEE SHEET 3



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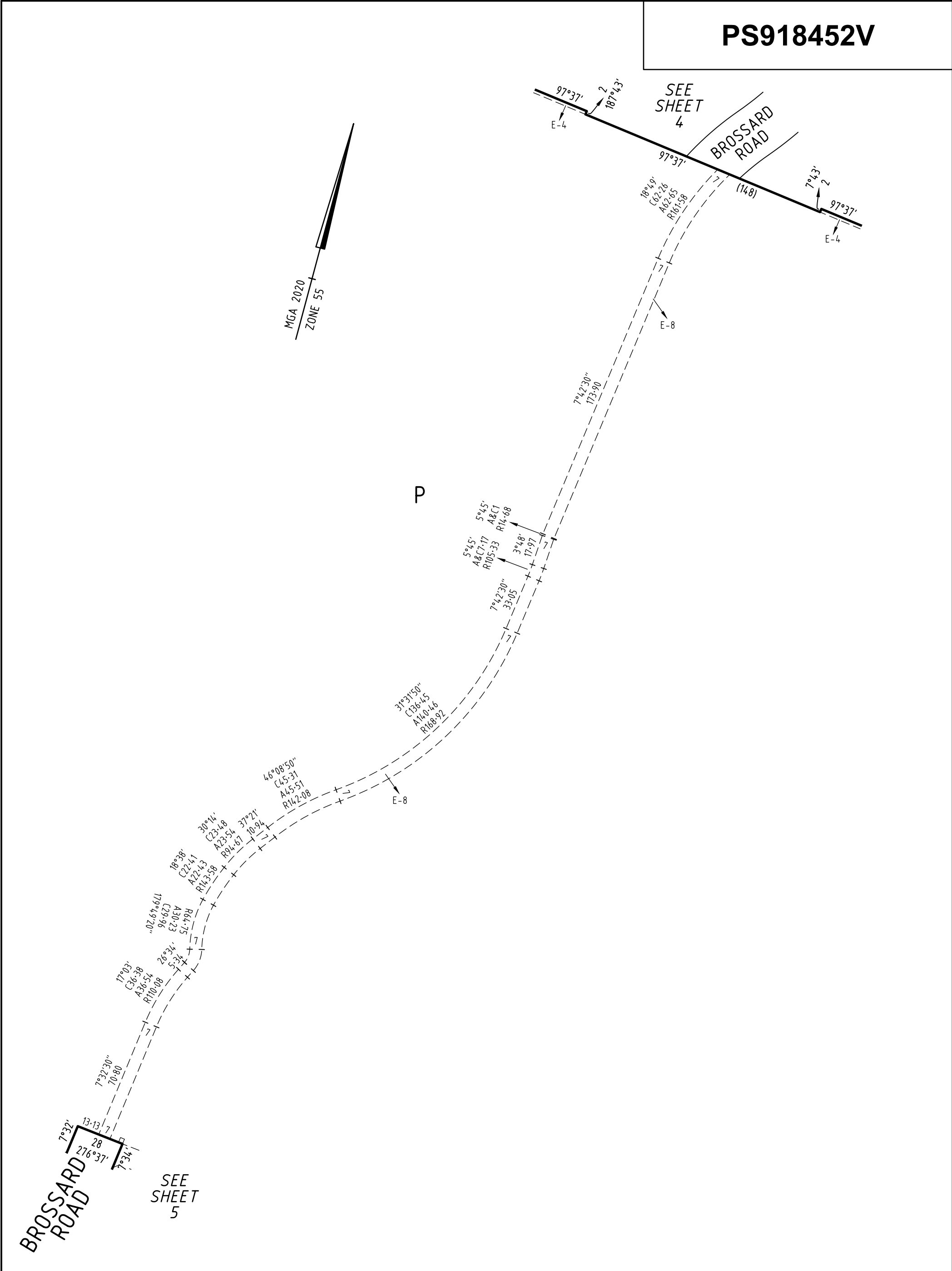
LENGTHS ARE IN METRES

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Version: 3

ORIGINAL SHEET
SIZE: A3

SHEET 5

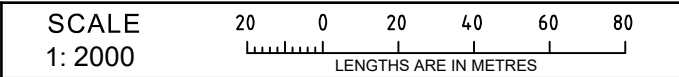
PS918452V



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SCALE
1: 2000

LENGTHS ARE IN METRES



ORIGINAL SHEET
SIZE: A3

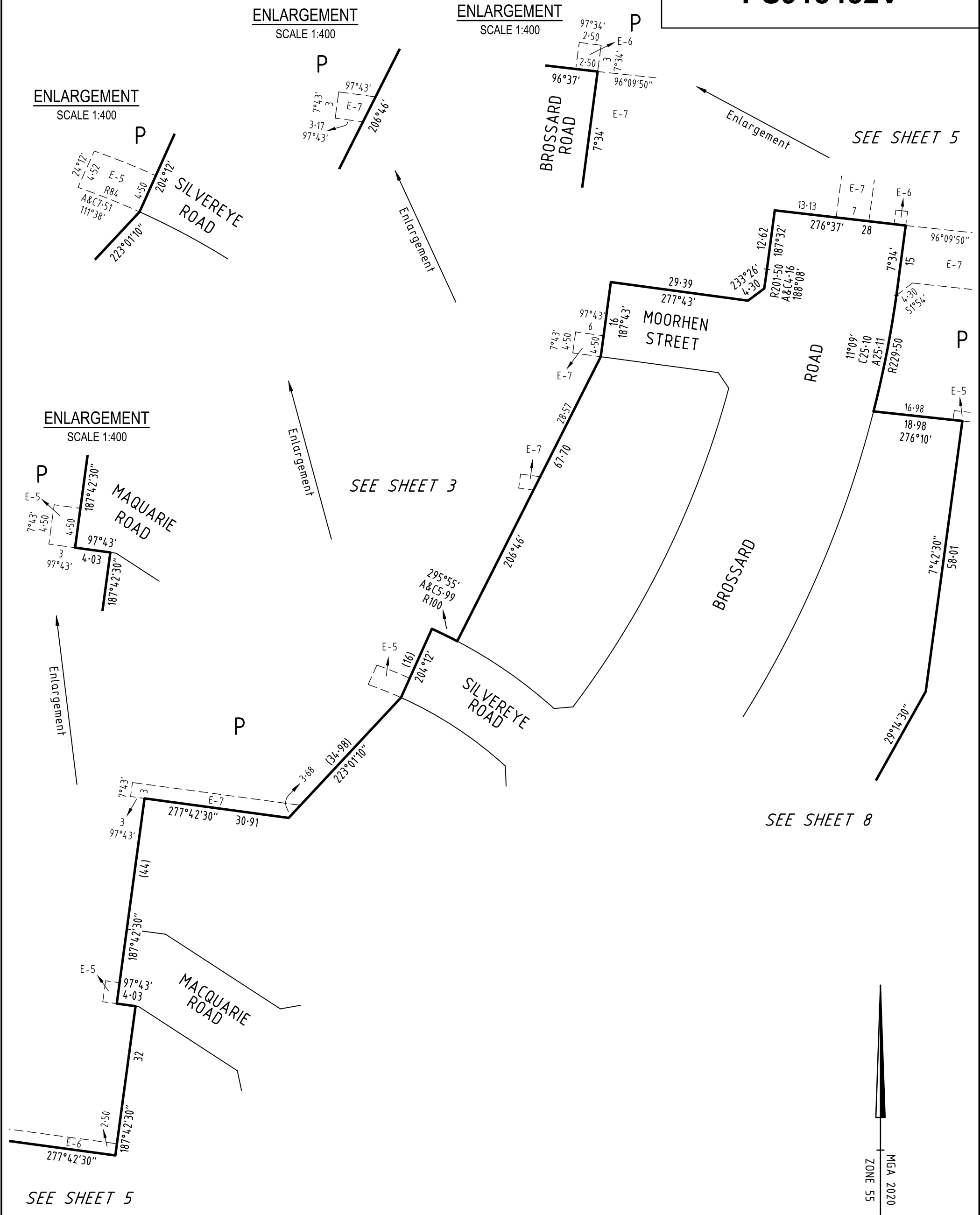
SHEET 6



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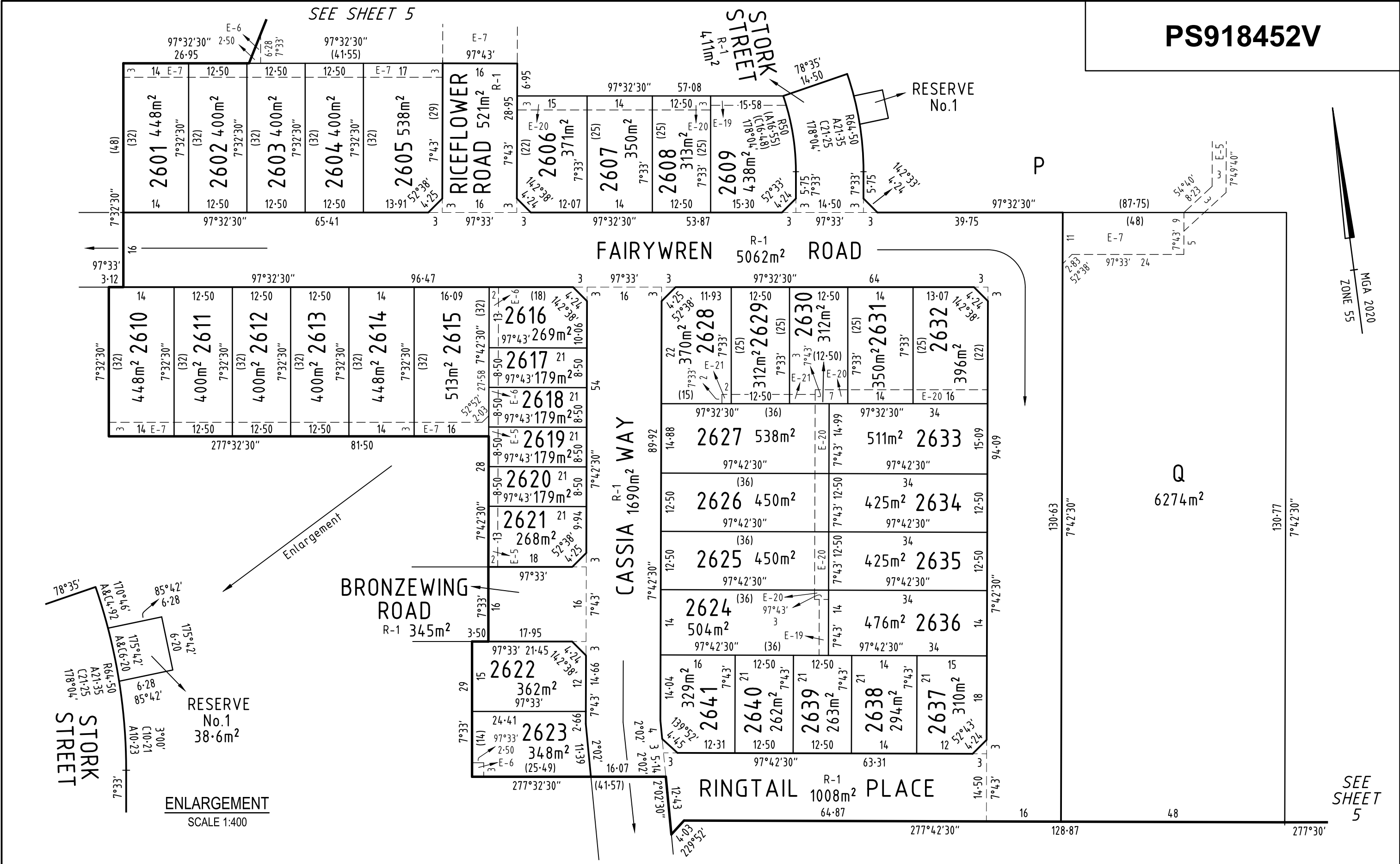
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SEE
SHEET
5



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SCALE
1: 750

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

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Version: 3

ORIGINAL SHEET
SIZE: A3

SHEET 8

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS918452V (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 2601 to 2641 (both inclusive) on this plan.
Land to be Burdened: Lots 2601 to 2641 (both inclusive) on this plan.

DESCRIPTION OF RESTRICTION

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. PS918452V (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 2616 to 2621, and 2638 to 2640 (all inclusive) on this plan.
Land to be Burdened: Lots 2616 to 2621, and 2638 to 2640 (all inclusive) on this plan.

Lots 2616 to 2621, and 2638 to 2640 (all inclusive) are defined as Type A lots under the Small Lot Housing Code.

DESCRIPTION OF RESTRICTION

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.