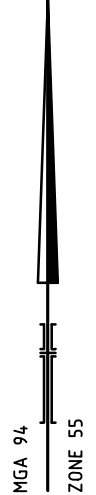
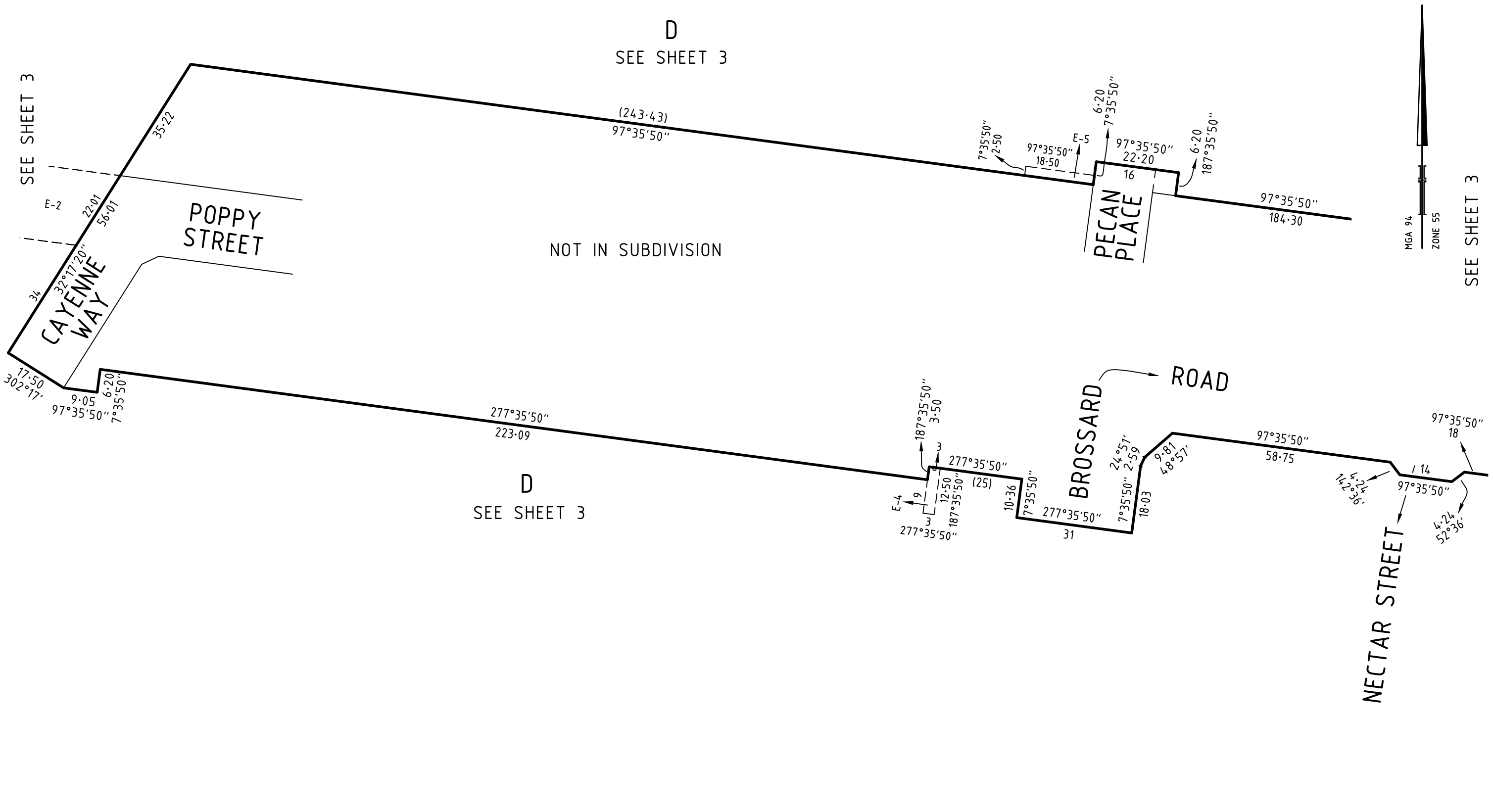
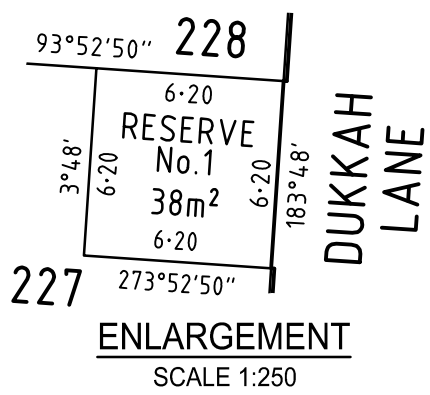
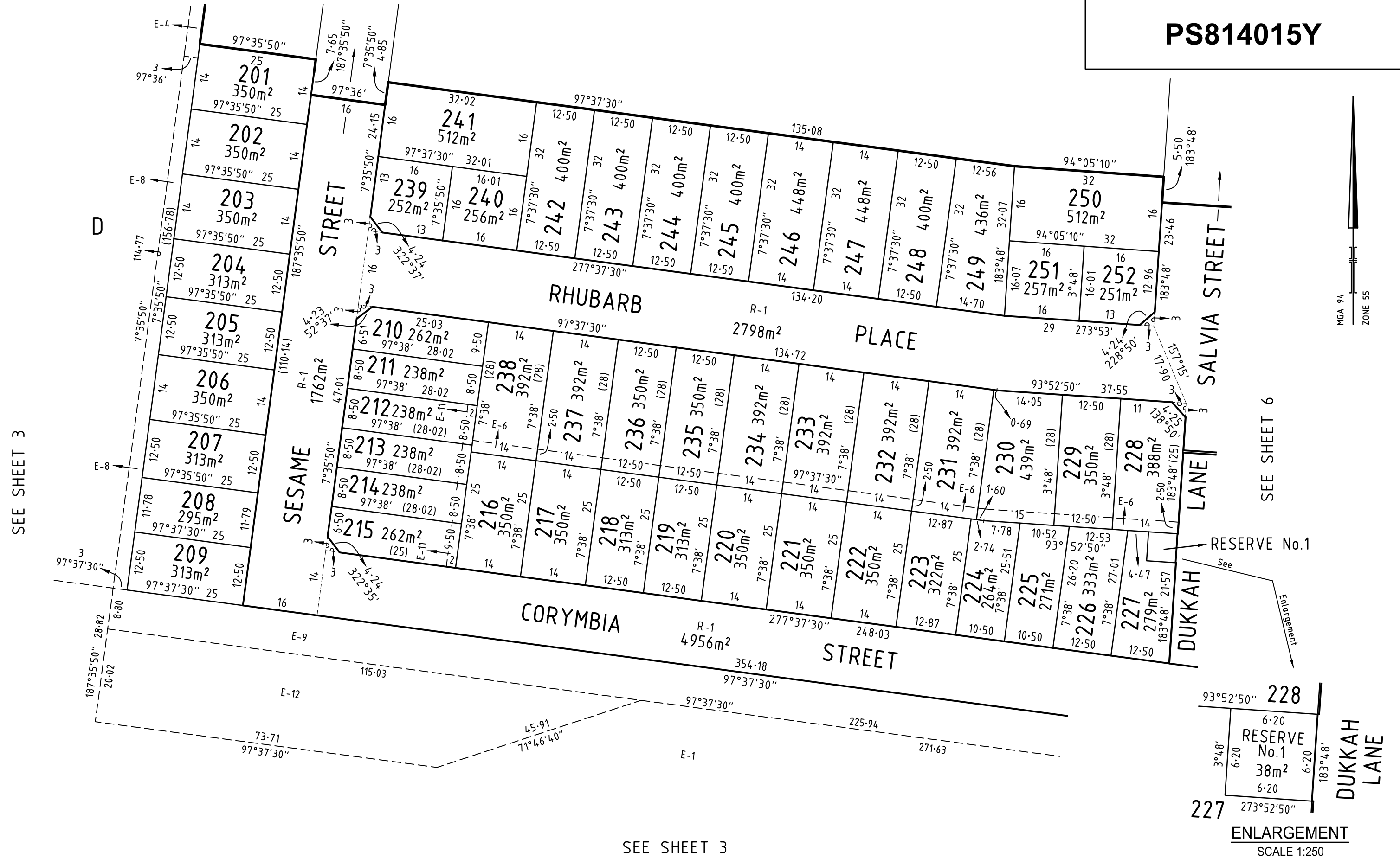
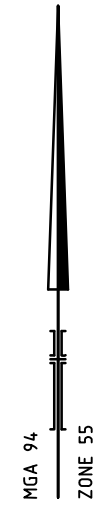


PLAN OF SUBDIVISION		EDITION 1	PS814015Y	
LOCATION OF LAND PARISH: MICKLEHAM TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 16 (PART) TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT C ON PS814014B POSTAL ADDRESS: 2090 MICKLEHAM ROAD (at time of subdivision) MICKLEHAM VIC 3064 MGA94 CO-ORDINATES: E: 313 801 ZONE: 55 (of approx centre of land N: 5 842 257 in plan)				
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 A to C and 1 to 200 (all inclusive) have been omitted from this plan. <u>Other Purpose of Plan:</u> To remove easements E-5 (part) and E-6 (part) created on PS814014B 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	JEMENA ELECTRICITY NETWORKS (VIC) LIMITED			
RESERVE No. 2, 3, 4	HUME CITY COUNCIL			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: This plan is based on survey (PS803939G) STAGING: This is not a staged subdivision Planning Permit No. P20186 This survey has been connected to permanent marks No(s). 5, 11, 21 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
BOTANICAL ESTATE - STAGE 2 (89 LOTS)			AREA OF STAGE - 4.652ha	
 469 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 303982SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Stephen Anthony Motta Version: 8		SHEET 1 OF 11

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	TRANSMISSION OF ELECTRICITY	SEE DIAG.	INSTRUMENT D724903	STATE ELECTRICITY COMMISSION OF VICTORIA
E-2	CARRIAGEWAY	SEE DIAG.	INSTRUMENT No.....	HUME CITY COUNCIL
E-2	POWERLINE	SEE DIAG.	PS814014B - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
E-3	CARRIAGEWAY	31	PS814014B	HUME CITY COUNCIL
E-3	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	31	PS814014B	YARRA VALLEY WATER CORPORATION
E-3	SUPPLY OF GAS	31	PS814014B	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-3	POWERLINE	31	PS814014B - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	JEMENA ELECTRICITY NETWORKS (VIC) LTD
E-3	DRAINAGE	31	PS814014B	HUME CITY COUNCIL
E-3	SEWERAGE	31	PS814014B	YARRA VALLEY WATER CORPORATION
E-3	TELECOMMUNICATIONS (TRANSMISSION OF TELECOMMUNICATION SIGNALS BY UNDERGROUND CABLE)	31	PS814014B	LAND IN THIS PLAN
E-4	SEWERAGE	SEE DIAG.	PS814014B	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	SEE DIAG.	PS814014B	HUME CITY COUNCIL
E-5	SEWERAGE	SEE DIAG.	PS814014B	YARRA VALLEY WATER CORPORATION
E-6	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-7	SEWERAGE	SEE DIAG.	PS814014B	YARRA VALLEY WATER CORPORATION
E-7	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL
E-8	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-8	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL
E-9	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-9	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL
E-9	TRANSMISSION OF ELECTRICITY	SEE DIAG.	INSTRUMENT D724903	STATE ELECTRICITY COMMISSION OF VICTORIA
E-10	SEWERAGE	SEE DIAG.	PS814014B	YARRA VALLEY WATER CORPORATION
E-10	TRANSMISSION OF ELECTRICITY	SEE DIAG.	INSTRUMENT D724903	STATE ELECTRICITY COMMISSION OF VICTORIA
E-11	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL
E-12	DRAINAGE	SEE DIAG.	THIS PLAN	HUME CITY COUNCIL
E-12	TRANSMISSION OF ELECTRICITY	SEE DIAG.	INSTRUMENT D724903	STATE ELECTRICITY COMMISSION OF VICTORIA





SEE SHEET 3

SEE SHEET 6

SEE SHEET 3



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SCALE 1: 750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES
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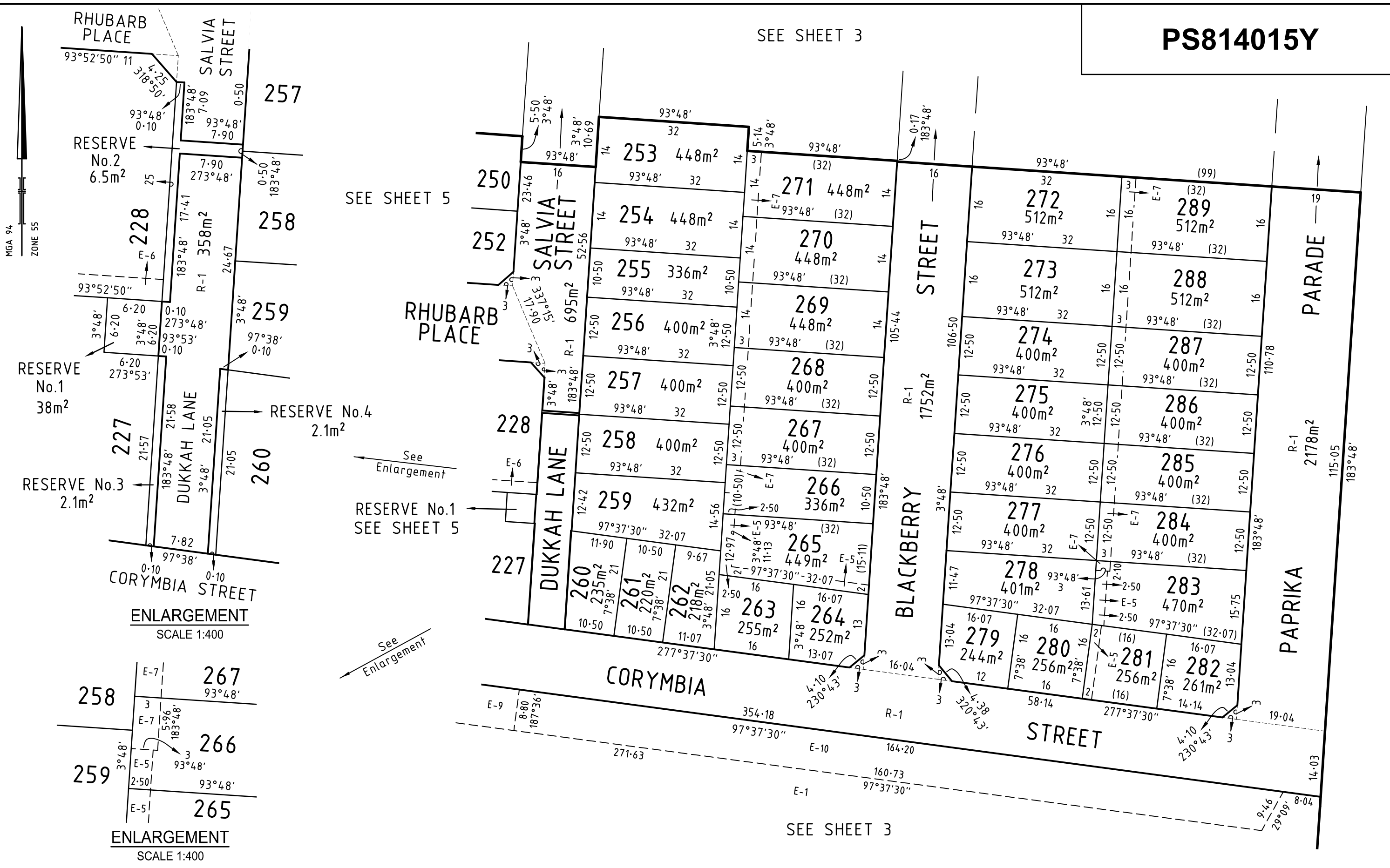
ORIGINAL SHEET SIZE: A3	SHEET 5
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Licensed Surveyor: Stephen Anthony Motta
Ref: 303982SV00
Version: 8

SEE SHEET 3

SEE SHEET 5

SEE SHEET 3



MGA 94
ZONE 55

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS814015Y (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.

TABLE OF LAND BURDENED AND LAND BENEFITED :

Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots
201	202	249	248, 250, 251
202	201, 203	250	249, 251, 252
203	202, 204	253	254, 271
204	203, 205	254	253, 255, 270, 271
205	204, 206	255	254, 256, 269, 270
206	205, 207	256	255, 257, 268, 269
207	206, 208	257	256, 258, 267, 268
208	207, 209	258	257, 259, 266, 267
209	208	259	258, 260, 261, 262, 265, 266
216	213, 214, 215, 217, 238	265	259, 262, 263, 264, 266
217	216, 218, 237	266	258, 259, 265, 267
218	217, 219, 236	267	257, 258, 266, 268
219	218, 220, 235	268	256, 257, 267, 269
220	219, 221, 234	269	255, 256, 268, 270
221	220, 222, 233	270	254, 255, 269, 271
222	221, 223, 232	271	253, 254, 270
223	222, 224, 231	272	273, 289
226	225, 227, 228, 229	273	272, 274, 288
228	226, 227, 229	274	273, 275, 287
229	225, 226, 228, 230	275	274, 276, 286
230	224, 225, 229, 231	276	275, 277, 285
231	223, 224, 230, 232	277	276, 278, 284
232	222, 231, 233	278	277, 279, 280, 283
233	221, 232, 234	283	278, 281, 282, 284
234	220, 233, 235	284	277, 283, 285
235	219, 234, 236	285	276, 284, 286
236	218, 235, 237	286	275, 285, 287
237	217, 236, 238	287	274, 286, 288
238	210, 211, 212, 213, 216, 237	288	273, 287, 289
241	239, 240, 242	289	272, 288
242	240, 241, 243		
243	242, 244		
244	243, 245		
245	244, 246		
246	245, 247		
247	246, 248		
248	247, 249		

CONTINUATION OF RESTRICTION A

DESCRIPTION OF RESTRICTION

Except with the written consent of Satterley Property Group and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision 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 _____, 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 in the Schedule on sheet 10 and 11.

Expiry

- (d) the restrictions specified in paragraphs (a) to (c) (inclusive) shall cease to burden any Lot on the Plan of Subdivision with effect 10 years from the date of registration.

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. PS814015Y (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.

TABLE OF LAND BURDENED AND LAND BENEFITED :

Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots
210	211, 238	263	262, 264, 265
211	210, 212, 238	264	263, 265
212	211, 213, 238	279	278, 280
213	212, 214, 216, 238	280	278, 279, 281
214	213, 215, 216	281	280, 282, 283
215	214, 216	282	281, 283
224	223, 225, 230, 231		
225	224, 226, 229, 230		
227	226, 228		
239	240, 241		
240	239, 241, 242		
251	249, 250, 252		
252	250, 251		
260	259, 261		
261	259, 260, 262		
262	259, 261, 263, 265		

Lots 210 to 215, 224, 225, 227, 239, 240, 251, 252, 260 to 264, 279 to 282 (all inclusive) are defined as Type B lots under the Small Lot Housing Code.

DESCRIPTION OF RESTRICTION

Except with the written consent of Satterley Property Group or Botanical Design Review Panel and in all other instances with the written consent of each and every registered proprietor of a benefiting lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision in the table as a lot subject to the 'Small Lot Housing Code (Type B)' 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 (Type B)' 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.

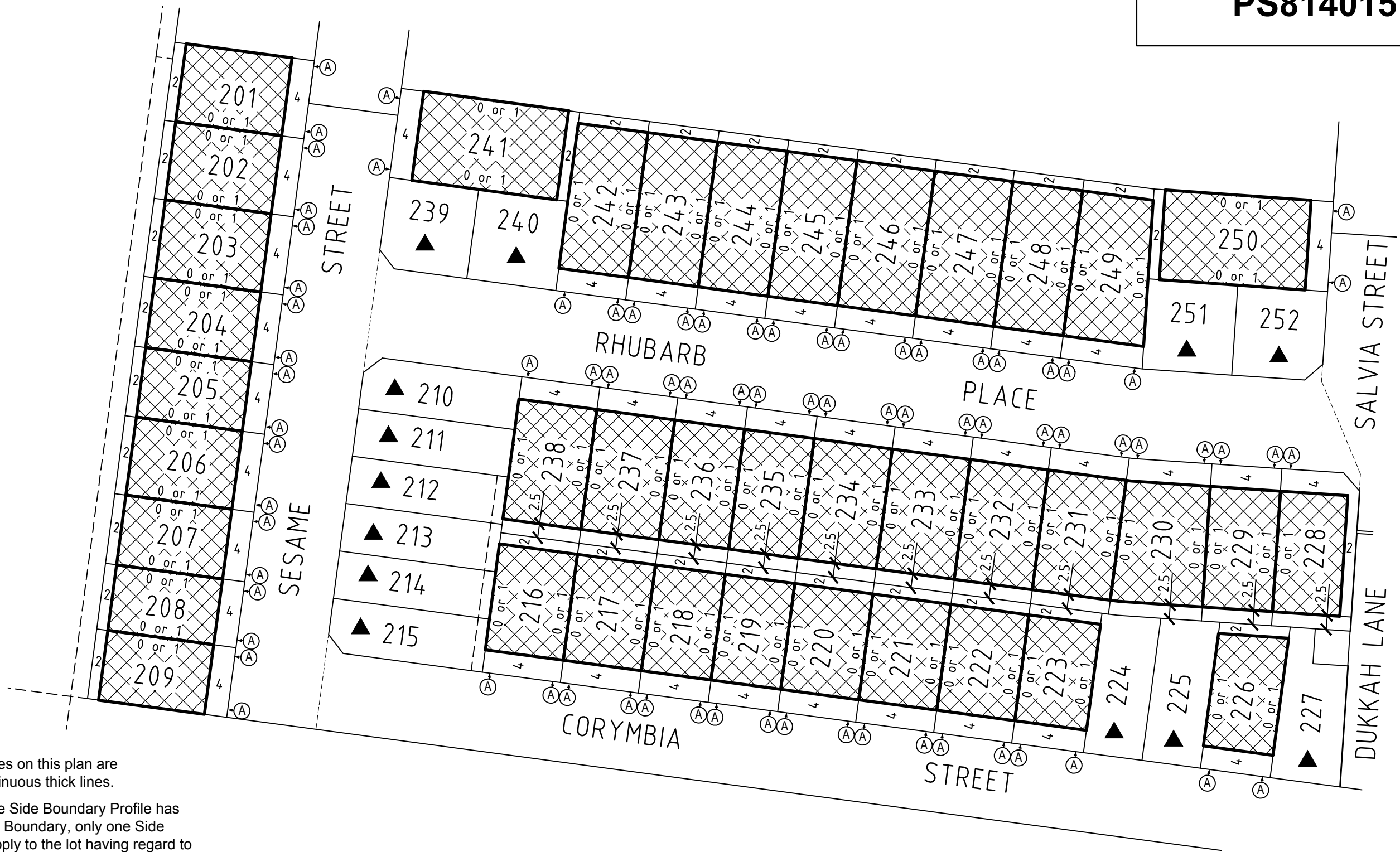
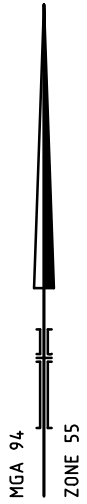


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 Version: 8

ORIGINAL SHEET
 SIZE: A3

SHEET 9



1. The Building envelopes on this plan are shown enclosed by continuous thick lines.
2. Where more than one Side Boundary Profile has been assigned to a Side Boundary, only one Side Boundary Profile is to apply to the lot having regard to the clauses in the notice of restriction affecting the lot.
3. Lots shown thus ▲ are subject to the provisions of the small lot housing code
4. A building on a lot which has two side boundaries denoted as 0 or 1 must be setback at least one metre from one of the two side boundaries

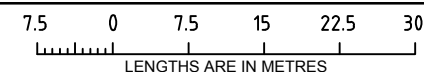
LEGEND

- Building Envelope 
- Side Boundary Profile (see MCP for details) 



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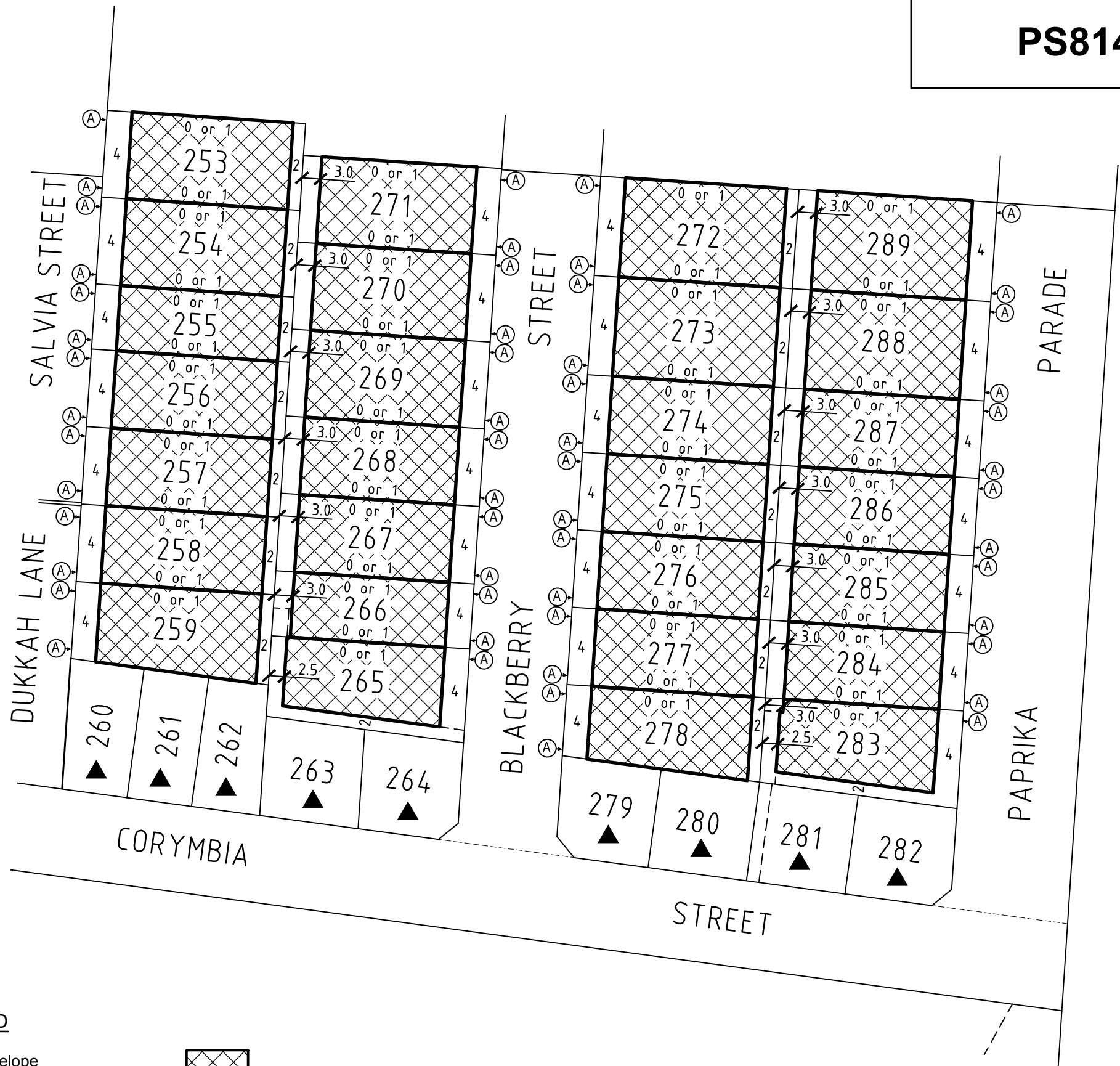
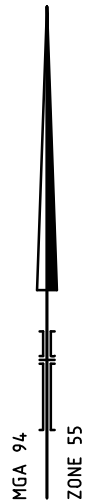
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ORIGINAL SHEET
 SIZE: A3

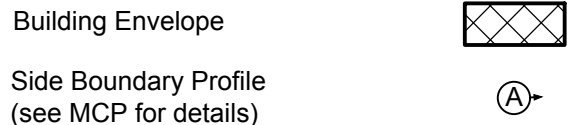
SHEET 10

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 Version: 8



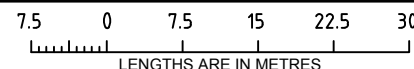
1. The Building envelopes on this plan are shown enclosed by continuous thick lines.
2. Where more than one Side Boundary Profile has been assigned to a Side Boundary, only one Side Boundary Profile is to apply to the lot having regard to the clauses in the notice of restriction affecting the lot.
3. Lots shown thus ▲ are subject to the provisions of the small lot housing code
4. A building on a lot which has two side boundaries denoted as 0 or 1 must be setback at least one metre from one of the two side boundaries

LEGEND



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SCALE 1: 750



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 11

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 Ref: 303982SV00
 Version: 8



**BOTANICAL STAGE 2 -
PEGGING PLAN**

Scale A3 ~~1:1000~~ 0 ~~1000~~ ~~2000~~ ~~3000~~ ~~4000~~
 1 : ~~1000~~
 Lengths are in metres

Co-ordinate Datum	MGA94	Sheet	1	of	1
Drawing No.	303982SV00	Version	8		
CAD Ref. F:\30\303982\303982-SUB\DWG					
Drawn By	SM	Checked By	SM	Date	13/11/17
REV	AMENDMENT	APPROVED	DATE		

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BOTANICAL STAGE 2 - PEGGING PLAN

Scale A3 ~~#####~~ 0 ~~#####~~ ~~###28~~ ~~#####~~
 1 : ~~####~~
 Lengths are in metres

Co-ordinate Datum MGA94 Sheet 1 of 1
 Drawing No. 303982SV00 Version 8
 CAD Ref. F:\30\303982\303982-SUB\DWG
 Drawn By SM Checked By SM Date 13/11/17

REV	AMENDMENT	APPROVED	DATE