
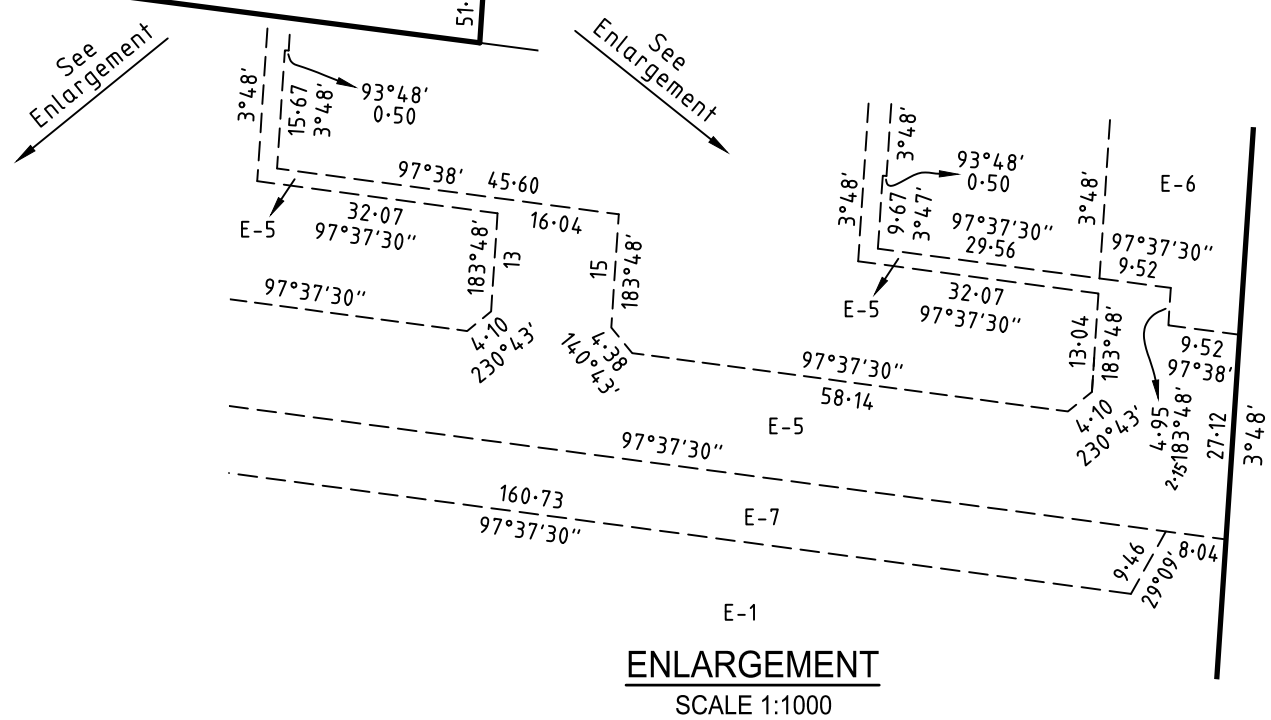
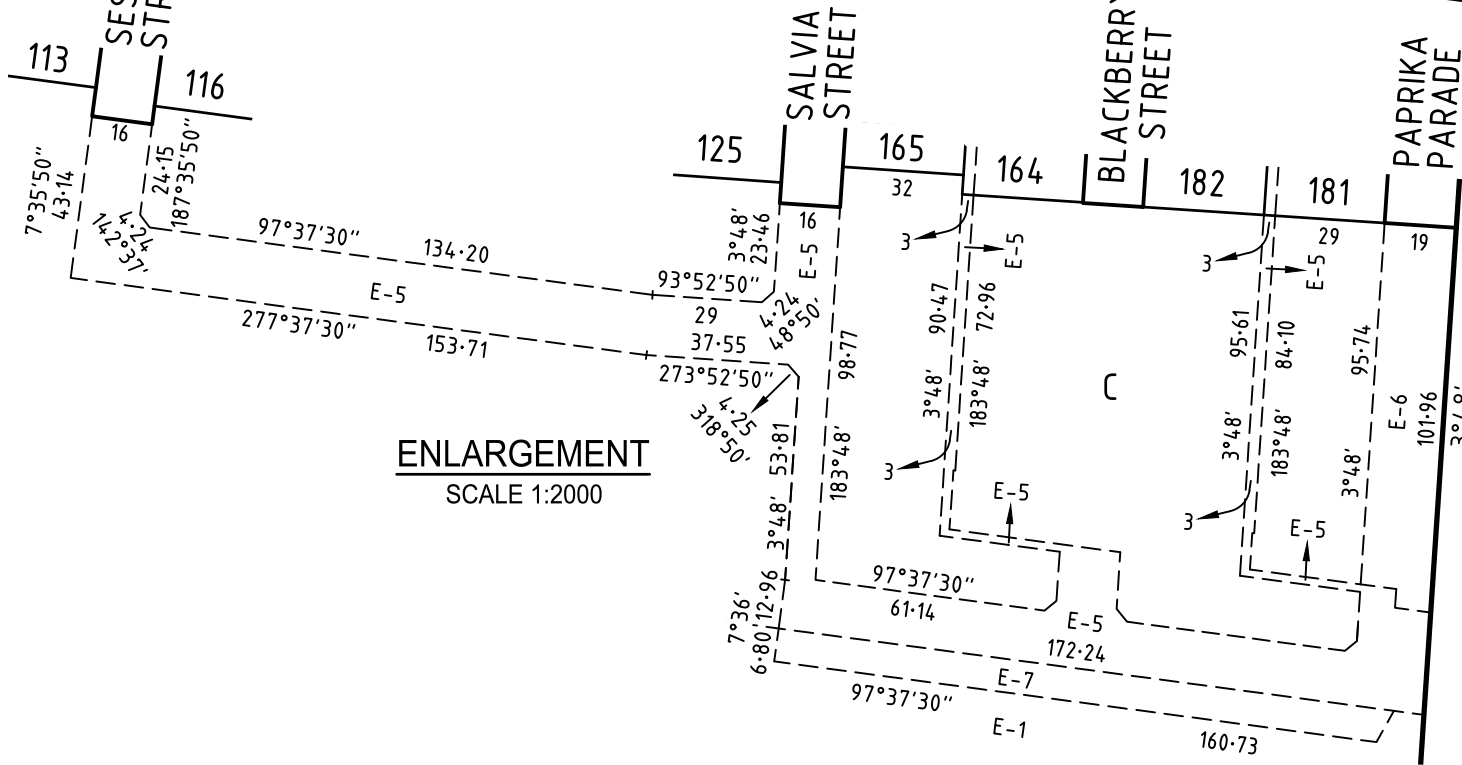
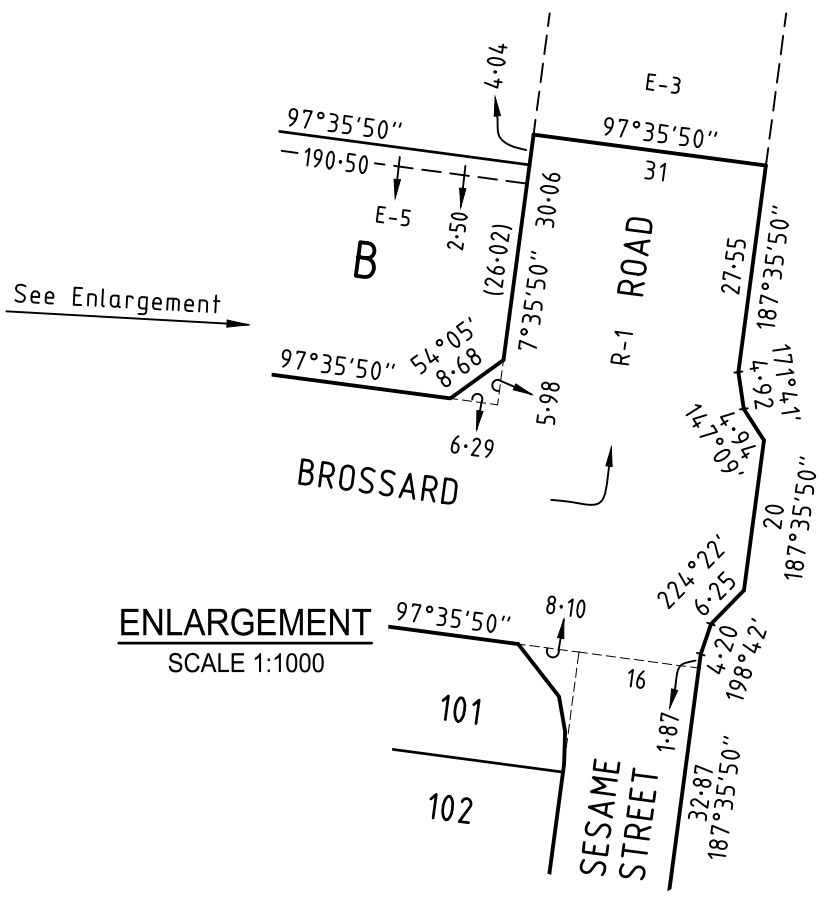
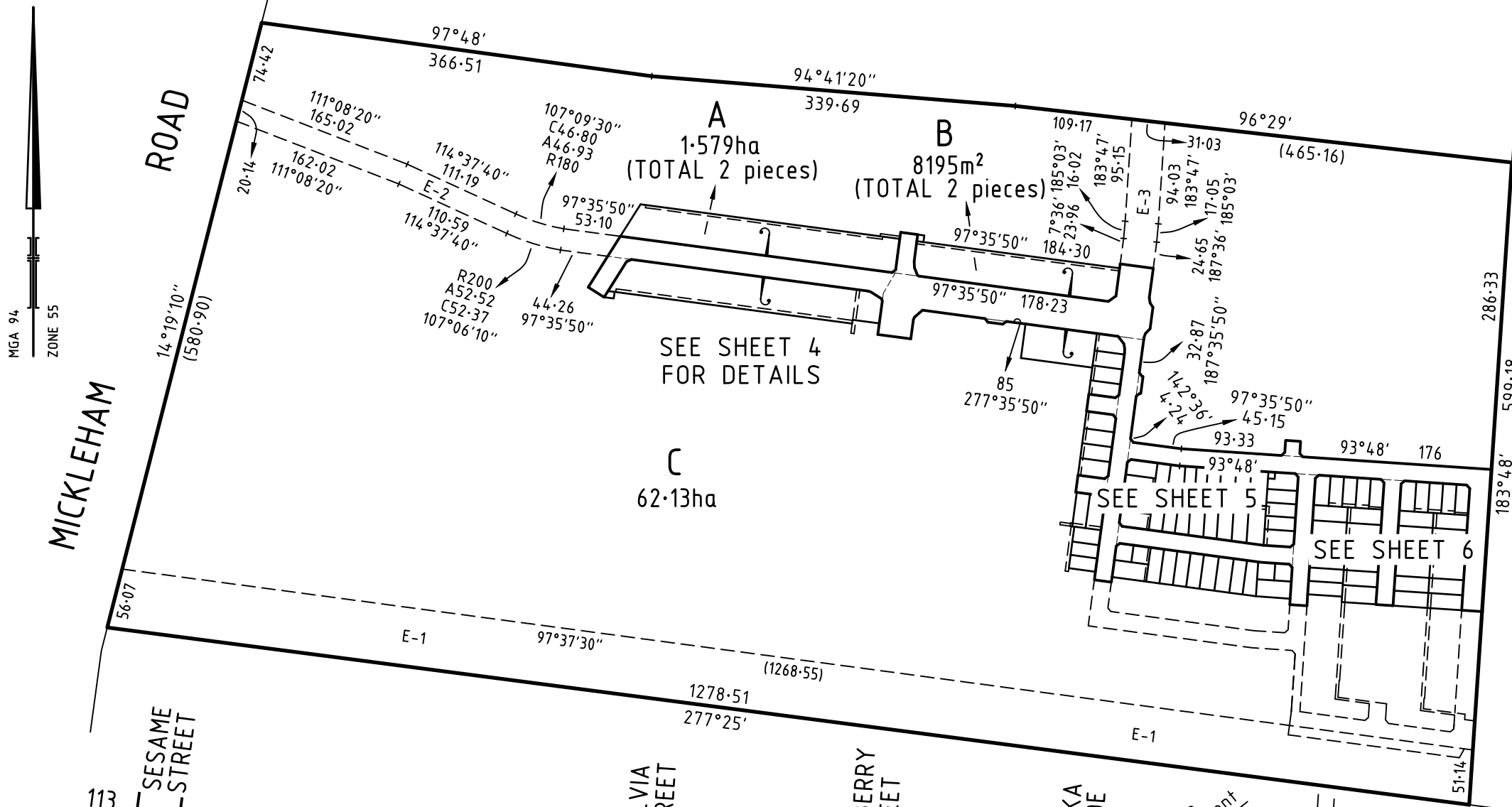


|   |  |  |  |                             |
|---|--|--|--|-----------------------------|
| <b>PLAN OF SUBDIVISION</b>  |  | EDITION 1  | <b>PS814014B</b>   |                             |
| <b>LOCATION OF LAND</b><br>PARISH: MICKLEHAM<br>TOWNSHIP: -<br>SECTION: -<br>CROWN ALLOTMENT: -<br>CROWN PORTION: 16 (PART)<br>TITLE REFERENCE: C/T VOL 11883 FOL 403<br><br>LAST PLAN REFERENCE: LOT 1 ON LP211254G<br><br>POSTAL ADDRESS: 2090 MICKLEHAM ROAD<br>(at time of subdivision) MICKLEHAM VIC 3064<br><br>MGA94 CO-ORDINATES: E: 313 801                      ZONE: 55<br>(of approx centre of land                      N: 5 842 385<br>in plan) |  |  |  |                             |
| <b>VESTING OF ROADS AND/OR RESERVES</b>   |  | <b>Notations</b>                                       |  |                             |
| IDENTIFIER  | COUNCIL/BODY/PERSON  |  | Land being subdivided is enclosed within thick continuous lines.<br><br>Lots 1 to 100 (all inclusive) have been omitted from this plan.<br><br>This is a SPEAR plan. |                             |
| ROAD R-1<br>RESERVE No. 1, 2 & 3  | HUME CITY COUNCIL<br>JEMENA ELECTRICITY NETWORKS (VIC) LIMITED |  |  |                             |
| <b>NOTATIONS</b>  |  |  |  |                             |
| DEPTH LIMITATION DOES NOT APPLY   |  |  |  |                             |
| SURVEY:<br>This plan is based on survey (PS803939G)<br><br>STAGING:<br>This is not a staged subdivision<br>Planning Permit No. P20186<br><br>This survey has been connected to permanent marks No(s). 5, 11, 21<br>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                           |
| <b>BOTANICAL ESTATE - STAGE 1 (87 LOTS)</b>   |  |  | <b>AREA OF STAGE - 7.098ha</b>   |                             |
|  469 La Trobe Street<br>PO Box 16084<br>Melbourne Vic 8007<br>T 61 3 9993 7888<br>spiire.com.au  |  | SURVEYORS FILE REF: 303981SV00                         |  | ORIGINAL SHEET<br>SIZE: A3  |
|   |  | Licensed Surveyor: Stephen Anthony Motta<br>Version: 6 |  | 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.      | THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000 | JEMENA ELECTRICITY NETWORKS (VIC) LTD    |
| E-3   | CARRIAGEWAY   | 31             | THIS PLAN   | HUME CITY COUNCIL                        |
| E-3   | SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)   | 31             | THIS PLAN   | YARRA VALLEY WATER CORPORATION           |
| E-3   | SUPPLY OF GAS   | 31             | THIS PLAN   | AUSTRALIAN GAS NETWORKS (VIC) PTY LTD    |
| E-3   | POWERLINE   | 31             | THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000 | JEMENA ELECTRICITY NETWORKS (VIC) LTD    |
| E-3   | DRAINAGE  | 31             | THIS PLAN   | HUME CITY COUNCIL                        |
| E-3   | SEWERAGE  | 31             | THIS PLAN   | YARRA VALLEY WATER CORPORATION           |
| E-3   | TELECOMMUNICATIONS (TRANSMISSION OF TELECOMMUNICATION SIGNALS BY UNDERGROUND CABLE) | 31             | THIS PLAN   | LAND IN THIS PLAN                        |
| E-4   | SEWERAGE  | SEE DIAG.      | THIS PLAN   | YARRA VALLEY WATER CORPORATION           |
| E-4   | DRAINAGE  | SEE DIAG.      | THIS PLAN   | HUME CITY COUNCIL                        |
| E-5   | SEWERAGE  | SEE DIAG.      | THIS PLAN   | YARRA VALLEY WATER CORPORATION           |
| E-6   | DRAINAGE  | SEE DIAG.      | THIS PLAN   | HUME CITY COUNCIL                        |
| E-7   | SEWERAGE  | SEE DIAG.      | THIS PLAN   | YARRA VALLEY WATER CORPORATION           |
| E-7   | TRANSMISSION OF ELECTRICITY   | SEE DIAG.      | INSTRUMENT D724903  | STATE ELECTRICITY COMMISSION OF VICTORIA |



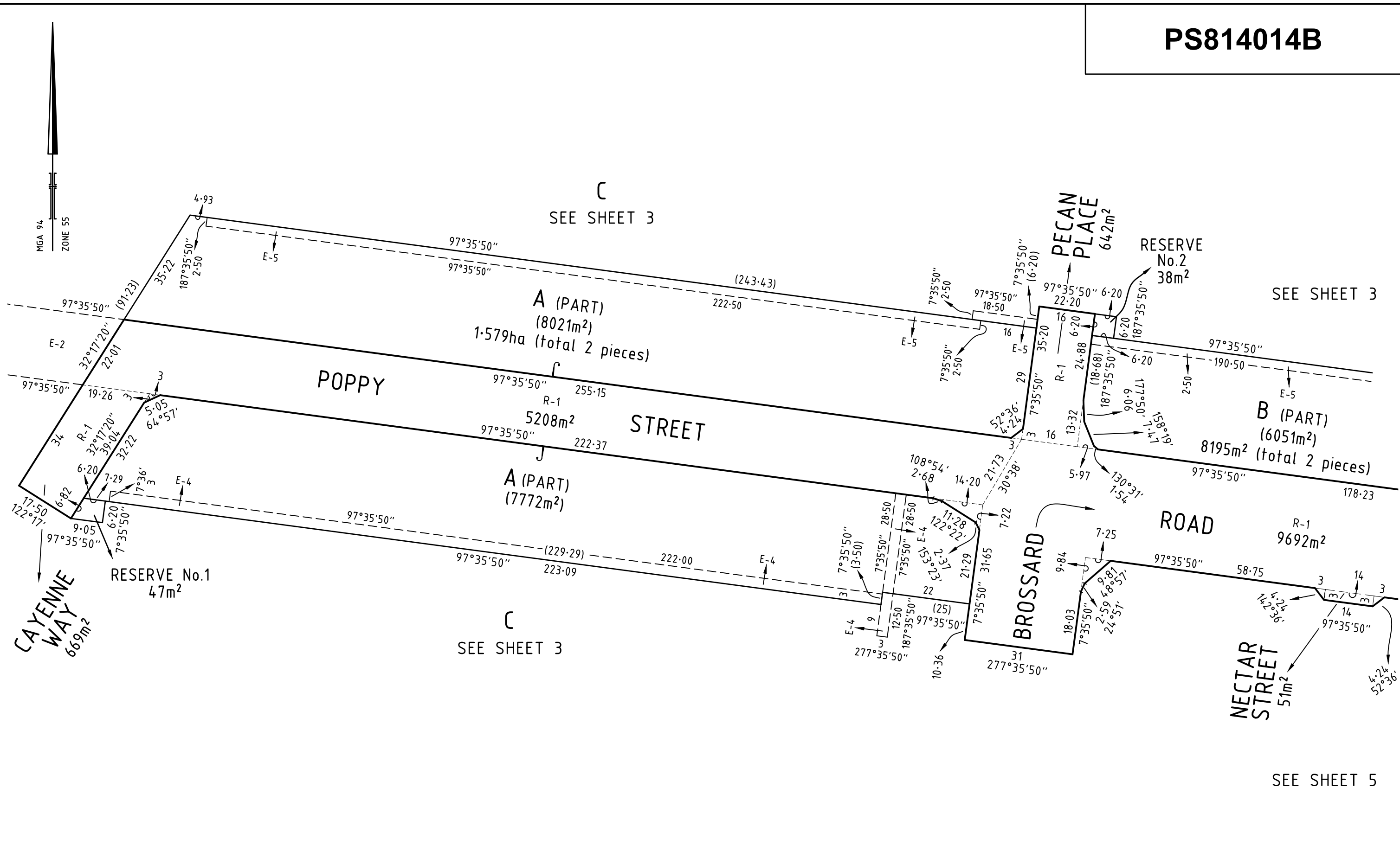
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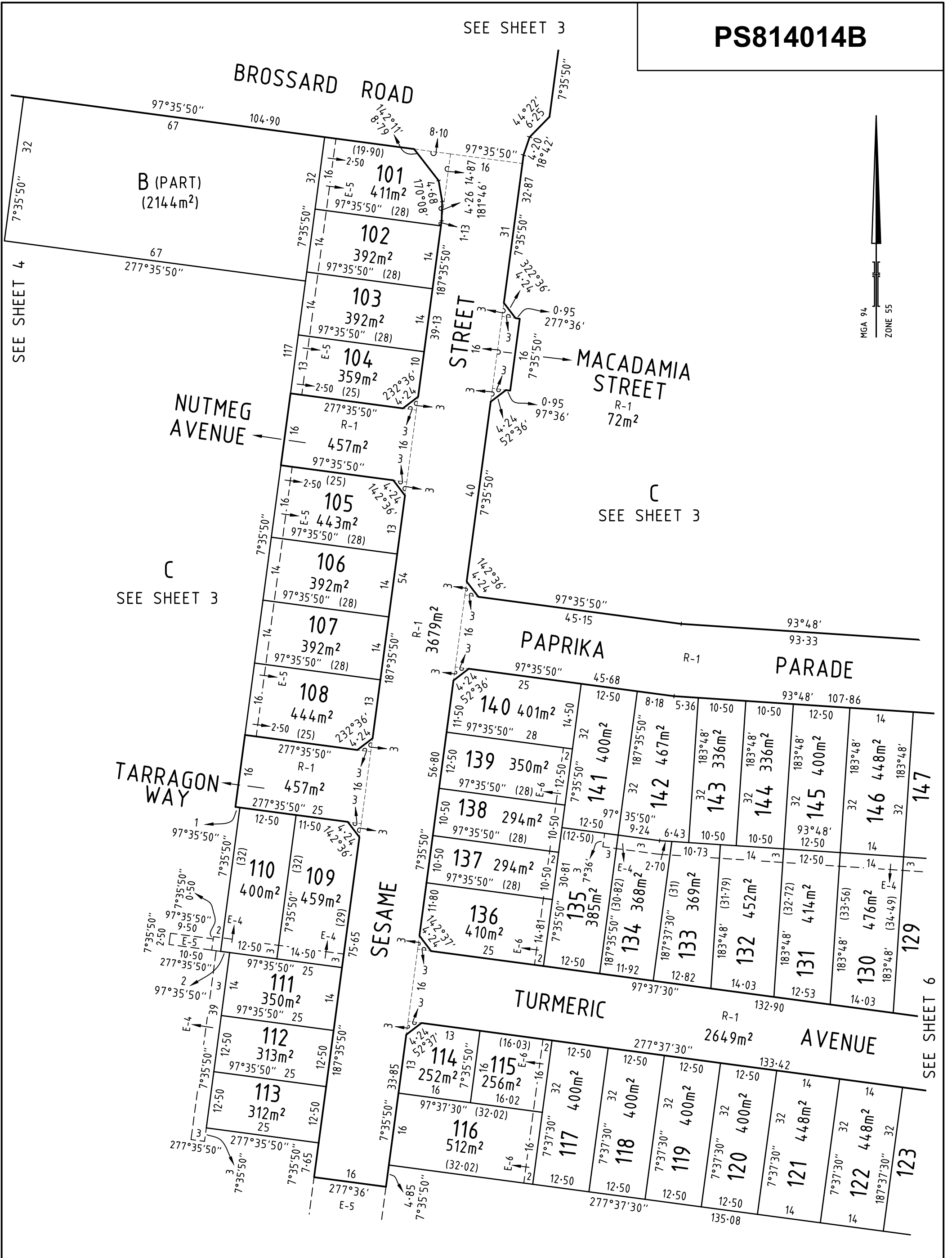
SCALE 1: 5000

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3 SHEET 3

Licensed Surveyor: Stephen Anthony Motta  
 Ref: 303981SV00  
 Version: 6





MGA 94  
ZONE 55

SEE SHEET 4

SEE SHEET 3

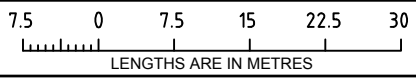
SEE SHEET 3

SEE SHEET 6



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SCALE  
1: 750



ORIGINAL SHEET  
SIZE: A3

SHEET 5

Licensed Surveyor: Stephen Anthony Motta  
Ref: 303981SV00  
Version: 6

SEE SHEET 3

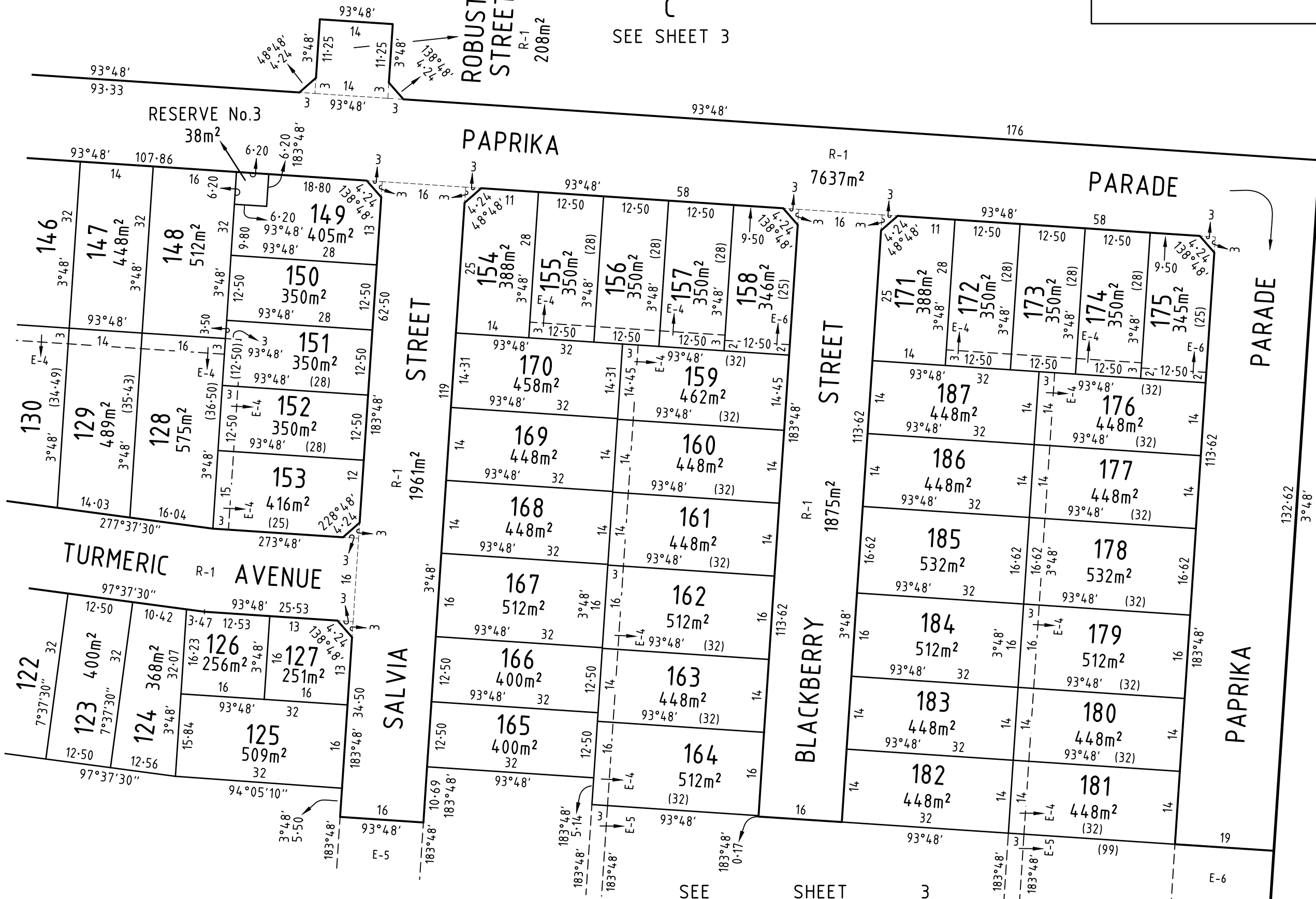
ROBUSTA STREET

PAPRIKA

PARADE

MGA 94  
ZONE 55

SEE SHEET 5

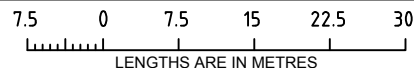


SEE SHEET 3



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SCALE  
1: 750



ORIGINAL SHEET  
SIZE: A3

SHEET 6

Licensed Surveyor: Stephen Anthony Motta  
Ref: 303981SV00  
Version: 6

**CREATION OF RESTRICTION A**

The following restriction is to be created upon registration of Plan of Subdivision No. PS814014B (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          | Burdened Lot No. | Benefited Lots          |
|------------------|-------------------------|------------------|-------------------------|------------------|-------------------------|
| 101              | 102                     | 144              | 132, 143, 145           | 181              | 180, 182                |
| 102              | 101, 103                | 145              | 131, 144, 146           | 182              | 181, 183                |
| 103              | 102, 104                | 146              | 130, 145, 147           | 183              | 180, 182, 184           |
| 104              | 103                     | 147              | 129, 146, 148           | 184              | 179, 183, 185           |
| 105              | 106                     | 148              | 128, 147, 149, 150      | 185              | 178, 184, 186           |
| 106              | 105, 107                | 149              | 148, 150                | 186              | 177, 185, 187           |
| 107              | 106, 108                | 150              | 148, 149, 151           | 187              | 171, 172, 173, 176, 186 |
| 108              | 107                     | 151              | 128, 148, 150, 152      |                  |                         |
| 109              | 110, 111                | 152              | 128, 151, 153           |                  |                         |
| 110              | 109, 111                | 153              | 128, 152                |                  |                         |
| 111              | 109, 110, 112           | 154              | 155, 170                |                  |                         |
| 112              | 111, 113                | 155              | 154, 156, 170           |                  |                         |
| 113              | 112                     | 156              | 155, 157, 159, 170      |                  |                         |
| 116              | 114, 115, 117           | 157              | 156, 158, 159           |                  |                         |
| 117              | 115, 116, 118           | 158              | 157, 159                |                  |                         |
| 118              | 117, 119                | 159              | 156, 157, 158, 160, 170 |                  |                         |
| 119              | 118, 120                | 160              | 159, 161, 169           |                  |                         |
| 120              | 119, 121                | 161              | 160, 162, 167, 168      |                  |                         |
| 121              | 120, 122                | 162              | 161, 163, 166, 167      |                  |                         |
| 122              | 121, 123                | 163              | 162, 164, 165, 166      |                  |                         |
| 123              | 122, 124                | 164              | 163, 165                |                  |                         |
| 124              | 123, 125, 126           | 165              | 163, 164, 166           |                  |                         |
| 125              | 124, 126, 127           | 166              | 162, 163, 164, 165, 167 |                  |                         |
| 128              | 129, 148, 151, 152, 153 | 167              | 161, 162, 166, 168      |                  |                         |
| 129              | 128, 130, 147           | 168              | 160, 161, 167, 169      |                  |                         |
| 130              | 129, 131, 149           | 169              | 159, 160, 168, 170      |                  |                         |
| 131              | 130, 132, 145           | 170              | 154, 155, 156, 159, 169 |                  |                         |
| 132              | 131, 133, 143, 144      | 171              | 172, 187                |                  |                         |
| 133              | 132, 134, 142, 143      | 172              | 171, 173, 187           |                  |                         |
| 134              | 133, 135, 142           | 173              | 172, 174, 176, 187      |                  |                         |
| 135              | 134, 136, 137, 138, 141 | 174              | 173, 175, 176           |                  |                         |
| 136              | 135, 137                | 175              | 174, 176                |                  |                         |
| 139              | 138, 140, 141           | 176              | 173, 174, 175, 177, 187 |                  |                         |
| 140              | 139, 141                | 177              | 176, 178, 186           |                  |                         |
| 141              | 135, 138, 139, 140, 142 | 178              | 177, 179, 185           |                  |                         |
| 142              | 133, 134, 141, 143      | 179              | 178, 180, 184           |                  |                         |
| 143              | 132, 133, 142, 144      | 180              | 179, 181, 183           |                  |                         |

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. PS814014B (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     |
|------------------|--------------------|
| 114              | 115, 116           |
| 115              | 114, 116, 117      |
| 126              | 124, 125, 127      |
| 127              | 125, 126           |
| 137              | 135, 136, 138      |
| 138              | 135, 137, 139, 141 |

Lots 114, 115, 126, 127, 137 and 138 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.

LEGEND

Building Envelope

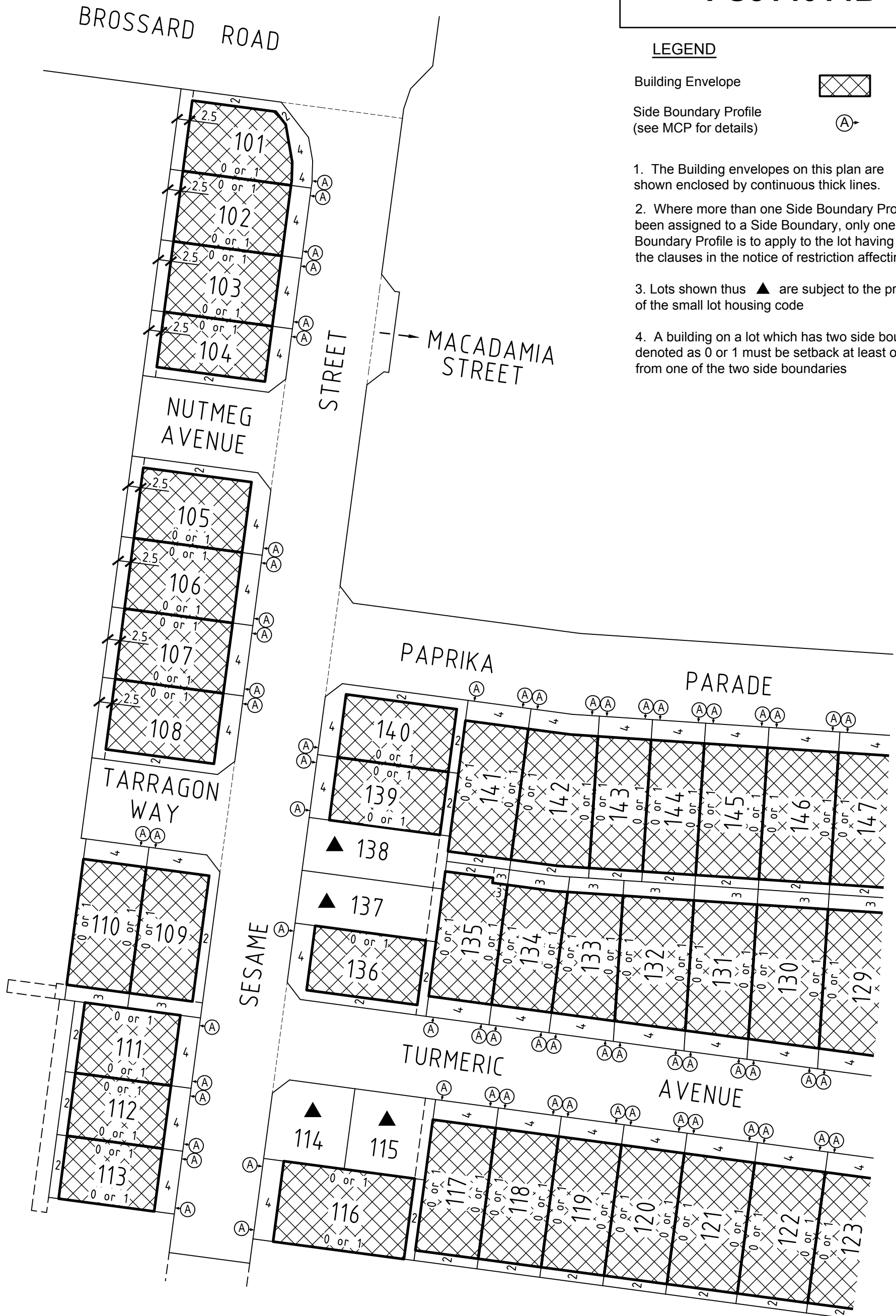


Side Boundary Profile  
(see MCP for details)

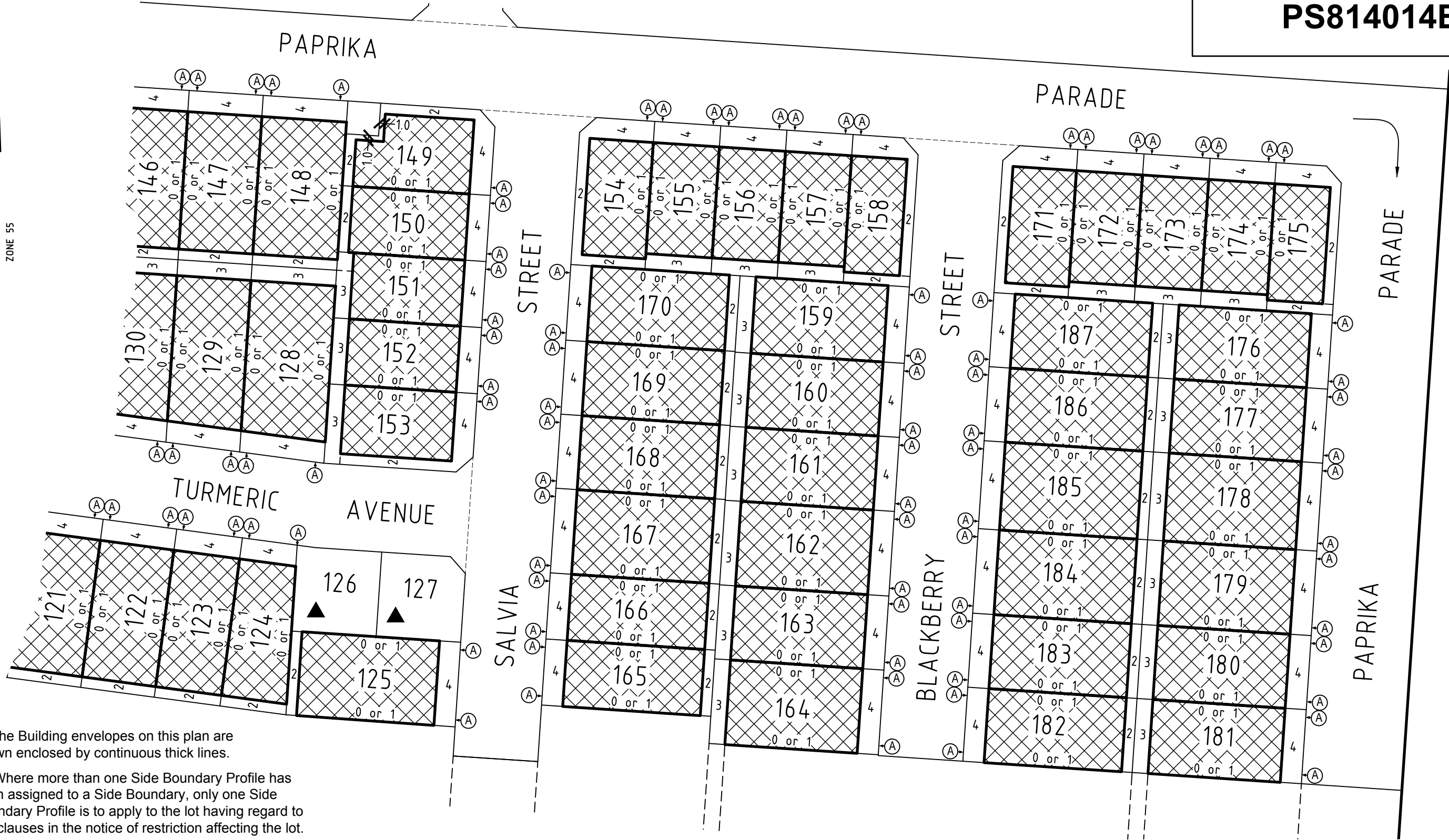


1. The Building envelopes on this plan are shown enclosed by continuous thick lines.
2. Where more than one Side Boundary Profile has been assigned to a Side Boundary, only one Side Boundary Profile is to apply to the lot having regard to the clauses in the notice of restriction affecting the lot.
3. 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

MGA 94  
ZONE 55





MGA 94  
ZONE 55



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

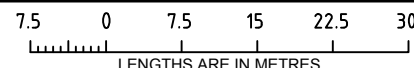
**LEGEND**

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



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LENGTHS ARE IN METRES

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SHEET 11

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