

PLAN OF SUBDIVISION	EDITION 1	PS837139A
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LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: — SECTION: PART OF CROWN SECTION KNOWN AS CARDINIA CREEK PRE-EMPTIVE RIGHT CROWN ALLOTMENT: 73(PT) TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS837138C (LOT U) POSTAL ADDRESS: (at time of subdivision) 70S SMITHS LANE CLYDE NORTH 3978 MGA CO-ORDINATES: E: 358 510 ZONE: 55 (of approx centre of land N: 5 781 630 GDA 94 in plan)	COUNCIL NAME: CITY OF CASEY
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS
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IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R1 ROAD R2 RESERVE No.1	CITY OF CASEY CITY OF CASEY AUSNET ELECTRICITY SERVICES PTY LTD	LOTS 1 TO 800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 801 TO 834 (BOTH INCLUSIVE) SEE SHEET 3. FOR RESTRICTION B AFFECTING LOTS 801 SEE SHEET 3. FOR RESTRICTION C AFFECTING LOTS 809, 810, 811, 812, 813, 822, 823, 824, 825 AND 826, SEE SHEET 3.

NOTATIONS	
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DEPTH LIMITATION: DOES NOT APPLY

This is a SPEAR plan.
STAGING:
This is not a staged subdivision.
Planning Permit No. PInA00824/19
SURVEY:
This plan is based on survey.
This survey has been connected to permanent marks No(s). 68, 77 & 176
In Proclaimed Survey Area No. 71

Estate: Smiths Lane Phase No.: 8 No. of Lots: 34 PHASE AREA: 2.529 ha
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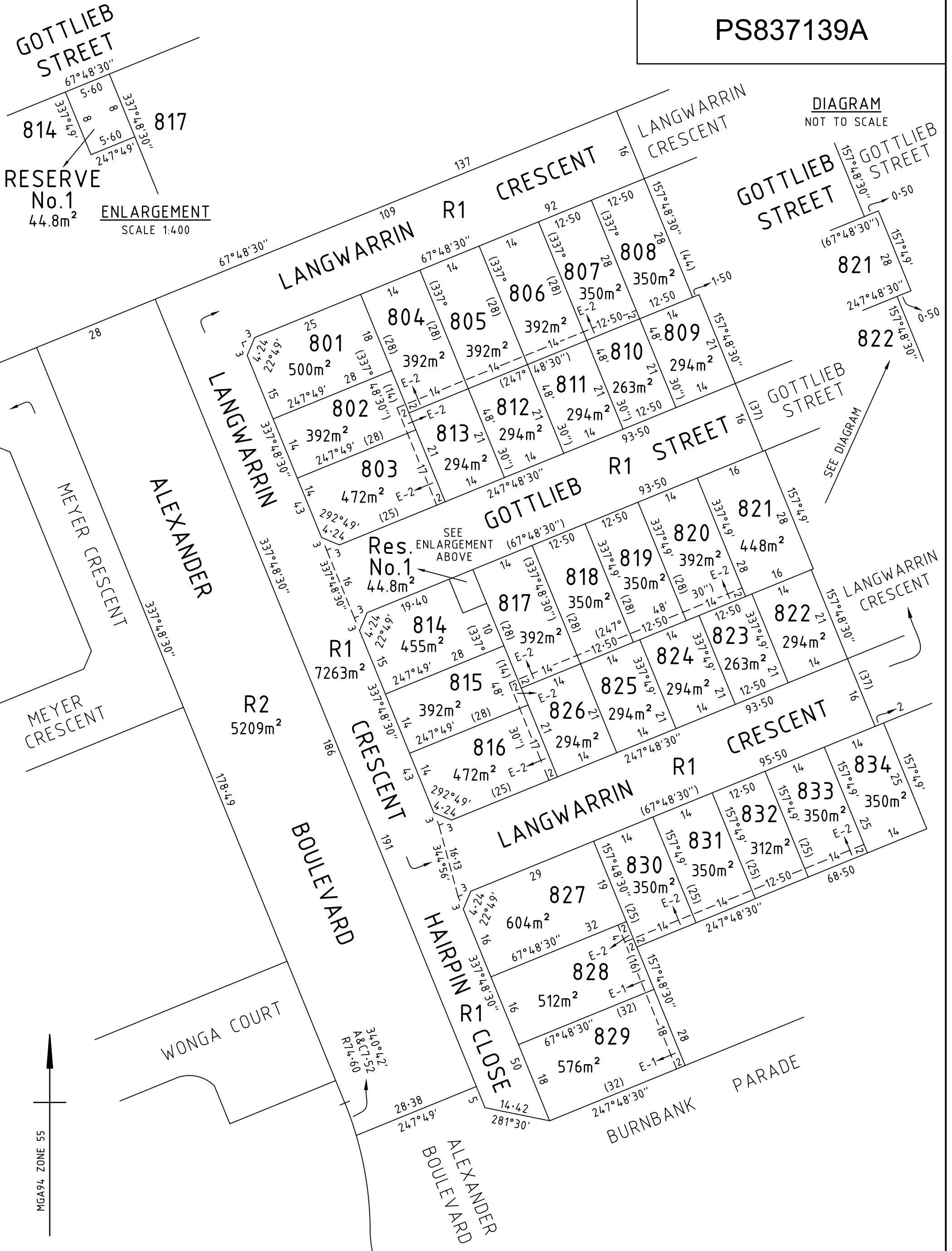
EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	2	PS837138C	CITY OF CASEY
E-2	DRAINAGE	2	THIS PLAN	CITY OF CASEY

Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS FILE REF: 1101438/8 1101438-08-PS-V6.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
	LICENSED SURVEYOR: JAMES ARTHUR WIGGINS VERSION 6, DATE: 24/06/2020		

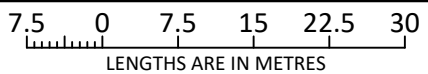
DIAGRAM
NOT TO SCALE



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SURVEYORS REF
1101438/8

SCALE
1 : 750



ORIGINAL SHEET
SIZE: A3

SHEET 2

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
VERSION 6, DATE: 24/06/2020

CREATION OF RESTRICTION 'A'

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

LAND TO BE BURDENED: LOTS 801 TO 834 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 801 TO 834 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT BUILD OR PERMIT ANY OTHER PERSON UNDER ITS CONTROL OR DIRECTION TO:

- 1) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING, STRUCTURE OR FENCE OTHER THAN A BUILDING, STRUCTURE OR FENCE IN ACCORDANCE WITH THE DESIGN GUIDELINES ENDORSED BY THE CITY OF CASEY UNDER PLANNING PERMIT No. PlnA00824/19.

A COPY OF THE DESIGN GUIDELINES IS AVAILABLE UPON REQUEST AT WEBSITE <https://portal.smithslane.mirvac.com>

- 2) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE OUTSIDE THE BUILDING ENVELOPE APPLIED TO THE LOT ON THE BUILDING ENVELOPE PLAN ENDORSED UNDER PLANNING PERMIT No. PlnA00824/19.

A COPY OF THE BUILDING ENVELOPE PLAN IS AVAILABLE UPON REQUEST AT WEBSITE <https://portal.smithslane.mirvac.com>

- 3) CONSOLIDATE OR SEEK TO CONSOLIDATE ANY BURDENED LOT WITH ANOTHER LOT OR PART OF A LOT.

- 4) SUBDIVIDE OR SEEK TO SUBDIVIDE ANY BURDENED LOT.

VARIATION

ANY VARIATION TO BUILDING ENVELOPES OR CONSENT TO BUILD OUTSIDE ANY BUILDING ENVELOPE WILL REQUIRE APPROVAL FROM THE CITY OF CASEY.

EXPIRY DATE

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

CREATION OF RESTRICTION 'B'

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

LAND TO BE BURDENED: LOTS 801

LAND TO BE BENEFITED: LOTS 801 TO 834 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION

EXCEPT WITH THE WRITTEN CONSENT OF MIRVAC AND IN ALL OTHER INSTANCES 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:

DOUBLE STOREY CONSTRUCTION

- 1) BUILD OR ALLOW TO BE BUILT ON THE LOT A DWELLING HOUSE UNLESS IT IS TWO (2) STOREYS.

EXPIRY DATE

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

CREATION OF RESTRICTION 'C'

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BURDENED LAND.

LAND TO BE BURDENED: 809, 810, 811, 812, 813, 822, 823, 824, 825 AND 826

LAND TO BE BENEFITED: LOTS 801 TO 834 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN SHALL NOT CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE OTHER THAN A BUILDING OR STRUCTURE THAT IS IN ACCORDANCE WITH A "TYPE A" LOT UNDER THE SMALL LOT HOUSING CODE PURSUANT TO CLAUSE 72.04 OF THE CASEY PLANNING SCHEME.

EXPIRY DATE

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.



Beveridge Williams
development & environment consultants

Melbourne ph : 03 9524 8888

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SURVEYORS REF
1101438/8

ORIGINAL SHEET
SIZE: A3

SHEET 3

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
VERSION 6, DATE: 24/06/2020