

PLAN OF SUBDIVISION	EDITION 1	PS837152J
----------------------------	------------------	------------------

LOCATION OF LAND	Council Name: Casey City Council SPEAR Reference Number: S168810E
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: PS837151L (LOT J)	
POSTAL ADDRESS: 70S SMITHS LANE (at time of subdivision) CLYDE NORTH 3978	
MGA CO-ORDINATES: (of approx centre of land in plan)	E: 359 100 ZONE: 55 N: 5 781 500 GDA 94

VESTING OF ROADS AND/OR RESERVES	NOTATIONS
---	------------------

IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 1300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOT K COMPRISES TWO PARTS FOR RESTRICTION A AFFECTING LOTS 1301 TO 1359 (BOTH INCLUSIVE) SEE SHEET 5. FOR RESTRICTION B AFFECTING LOTS 1305, 1340, 1350 SEE SHEET 5. FOR RESTRICTION C AFFECTING LOTS 1301, 1315, AND 1329 TO 1334 (BOTH INCLUSIVE), SEE SHEET 5.
ROAD R1	CITY OF CASEY	

NOTATIONS	
------------------	--

DEPTH LIMITATION: DOES NOT APPLY


This is a SPEAR plan.
STAGING:
This is not a staged subdivision.
Planning Permit No. PlnA00824/19
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.: 13
No. of Lots: 59 + Lot K
PHASE AREA: 3.127ha

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-17	DRAINAGE	SEE DIAG.	PS837142M	CITY OF CASEY
E-1, E-2	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF CASEY
E-2	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION
E-20	SEWERAGE	2.50	PS837148Y	SOUTH EAST WATER CORPORATION

 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS FILE REF: 1101438/13 1101438-13-PS-V5.dwg	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
	Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (5), 19/07/2021, SPEAR Ref: S168810E		

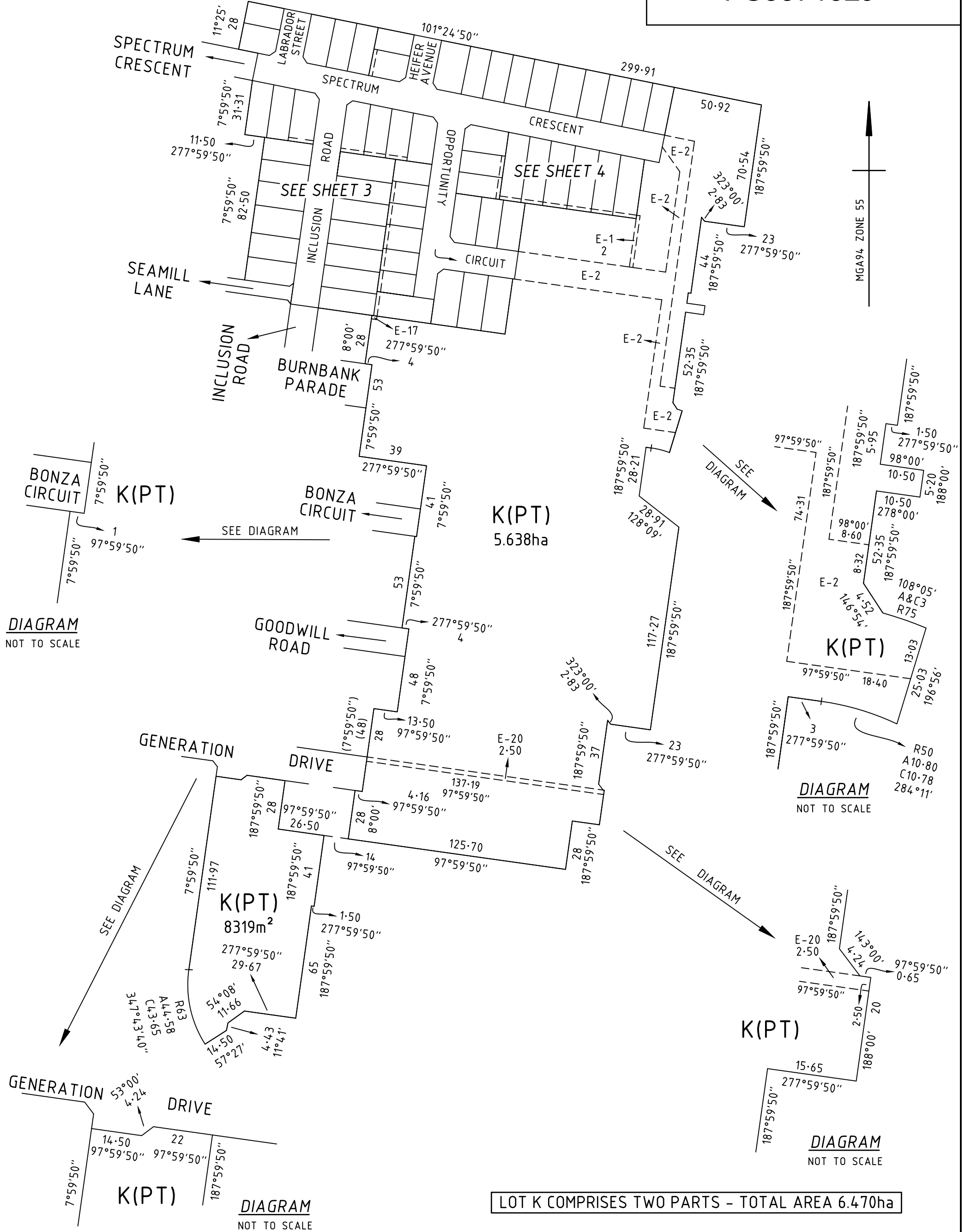
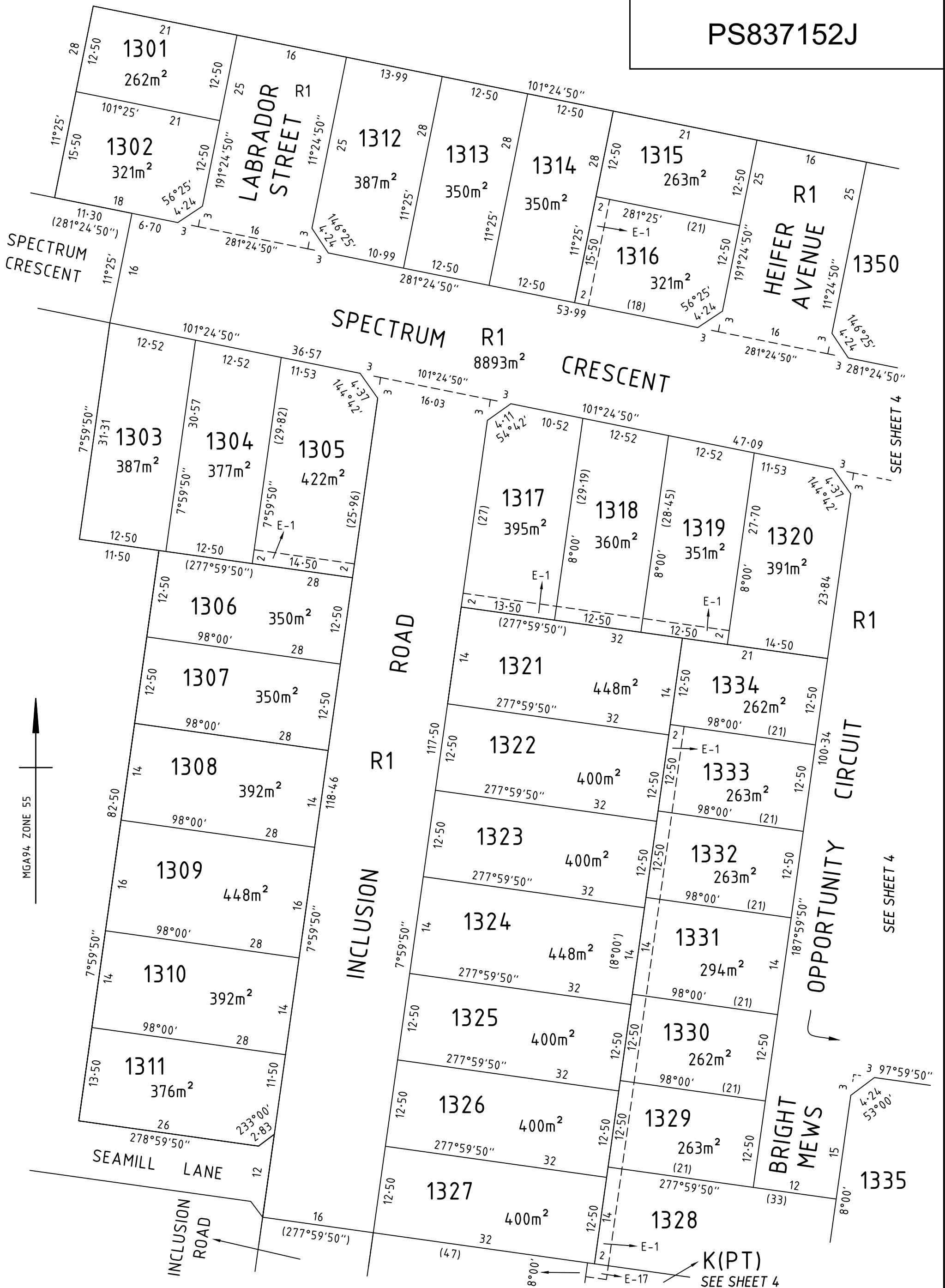


DIAGRAM NOT TO SCALE

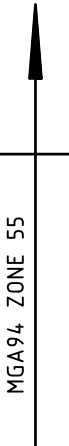
DIAGRAM NOT TO SCALE

DIAGRAM NOT TO SCALE

LOT K COMPRISES TWO PARTS - TOTAL AREA 6.470ha



MGA94 ZONE 55



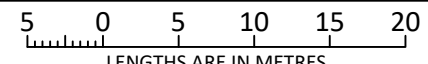
SEE SHEET 4

SEE SHEET 4

BW Beveridge Williams
 development & environment consultants
 Melbourne ph : 03 9524 8888
 www.beveridgewilliams.com.au

SURVEYORS REF
1101438/13

SCALE
1 : 500



ORIGINAL SHEET
SIZE: A3

SHEET 3

Digitally signed by: James Arthur Wiggins, Licensed Surveyor,
 Surveyor's Plan Version (5),
 19/07/2021, SPEAR Ref: S168810E

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 1301 TO 1359 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 1301 TO 1359 (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 1305, 1340 AND 1350

LAND TO BE BENEFITED: LOTS 1301 TO 1359 (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: LOTS 1301, 1315, AND 1329 TO 1334 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 1301 TO 1359 (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

www.beveridgewilliams.com.au

SURVEYORS REF
1101438/13

Digitally signed by: James Arthur Wiggins, Licensed
Surveyor,
Surveyor's Plan Version (5),
19/07/2021, SPEAR Ref: S168810E

ORIGINAL SHEET
SIZE: A3

SHEET 5