

PLAN OF SUBDIVISION	EDITION 1	PS904414H
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<p>LOCATION OF LAND</p> <p>PARISH: CRANBOURNE</p> <p>TOWNSHIP: —</p> <p>SECTION: —</p> <p>CROWN ALLOTMENT: 63 (PT)</p> <p>CROWN PORTION: —</p> <p>TITLE REFERENCE: VOL. FOL.</p> <p>LAST PLAN REFERENCE: PS904412M (LOT H)</p> <p>POSTAL ADDRESS: 105S SMITHS LANE (at time of subdivision) CLYDE NORTH 3978</p> <p>MGA CO-ORDINATES: E: 357 340 ZONE: 55 (of approx centre of land in plan) N: 5 781 270 GDA 94</p>	<p>CITY OF CASEY</p>
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS
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IDENTIFIER	COUNCIL/BODY/PERSON	<p>LOTS 1 TO 4200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 4201 TO 4232 (BOTH INCLUSIVE) SEE SHEET 3.</p> <p>OTHER PURPOSE OF PLAN:</p> <p>1) TO REMOVE THAT PART OF THE DRAINAGE EASEMENT CREATED AS E-3 AND E-5 ON PS904411P CONTAINED WITHIN WILLEY ROAD AND GULING RISE ON THIS PLAN.</p> <p>2) TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-5 ON PS904411P CONTAINED WITHIN WILLEY ROAD AND GULING RISE ON THIS PLAN.</p> <p>GROUNDS FOR REMOVAL OF EASEMENT: AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)</p>
ROAD R1	CITY OF CASEY	

NOTATIONS	
<p>DEPTH LIMITATION: DOES NOT APPLY</p> <p>This is a SPEAR plan.</p> <p>STAGING: This is not a staged subdivision. Planning Permit No. PlnA01159/16</p> <p>SURVEY: This plan is based on survey.</p> <p>This survey has been connected to permanent marks No(s). 12, 56, 66, 68, 77, 100, 176, DVA 69/62, DVA 69/86 in Proclaimed Survey Area No. 71</p>	
<p>Estate: Smiths Lane Phase No.: 42 No. of Lots: 32 PHASE AREA: 1.614ha</p>	

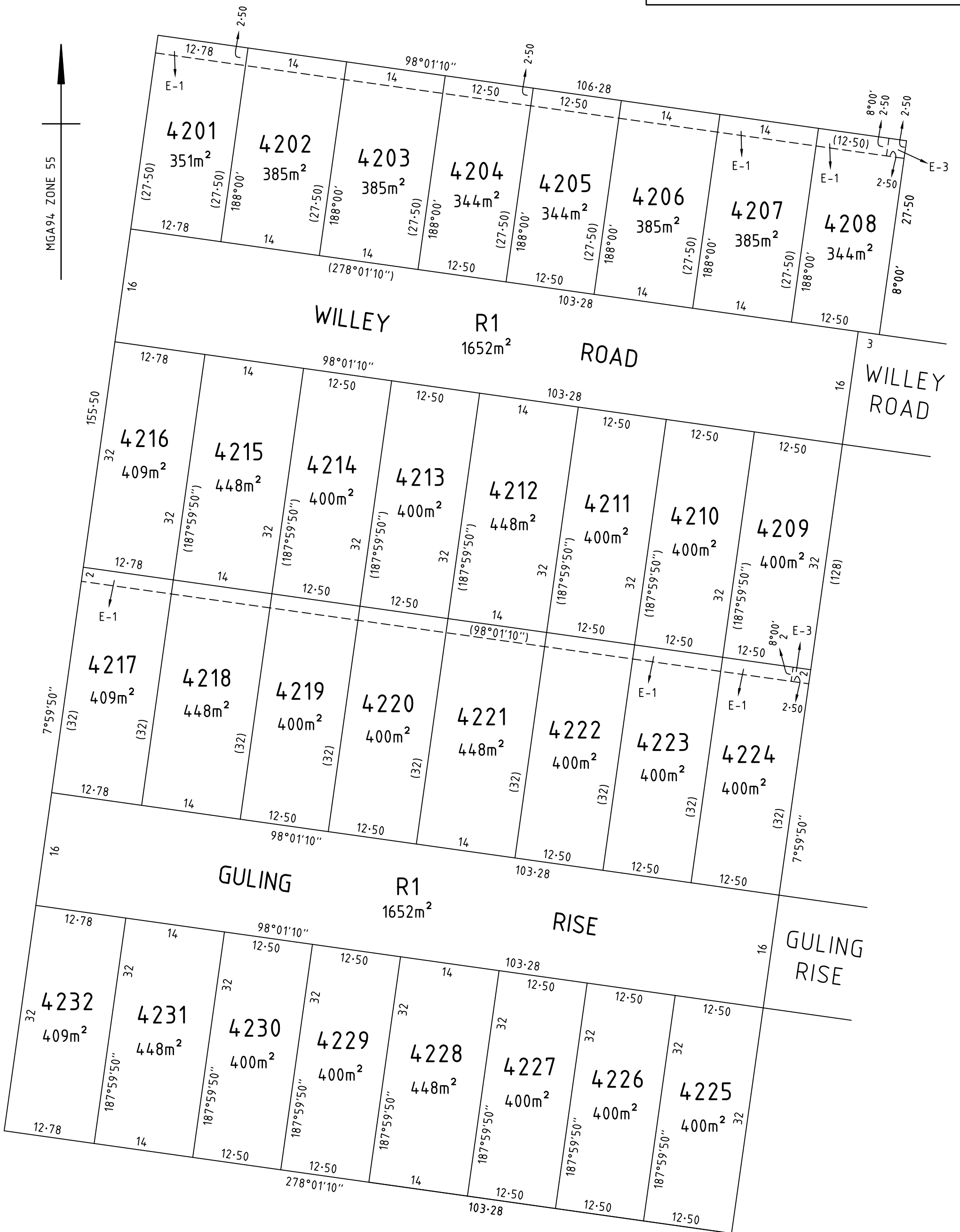
EASEMENT INFORMATION

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 E-3	DRAINAGE DRAINAGE	SEE DIAG SEE DIAG	THIS PLAN PS904411P	CITY OF CASEY CITY OF CASEY

<p>Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au</p>	<p>SURVEYORS FILE REF: 1101438/42 1101438-42-PS-V1.DWG</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 1 OF 3</p>
	<p>LICENSED SURVEYOR: JAMES ARTHUR WIGGINS VERSION 1, DATE: 14/03/2022</p>		

MGA94 ZONE 55



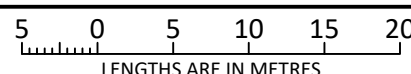
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SURVEYORS REF
1101438/42

SCALE
1 : 500



ORIGINAL SHEET
SIZE: A3

SHEET 2

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
VERSION 1, DATE: 14/03/2022

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 4201 TO 4232 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 4201 TO 4232 (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. PInA01159/16.
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. PInA01159/16.
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.



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SURVEYORS REF
1101438/42

ORIGINAL SHEET
SIZE: A3

SHEET 3

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
VERSION 1, DATE: 14/03/2022