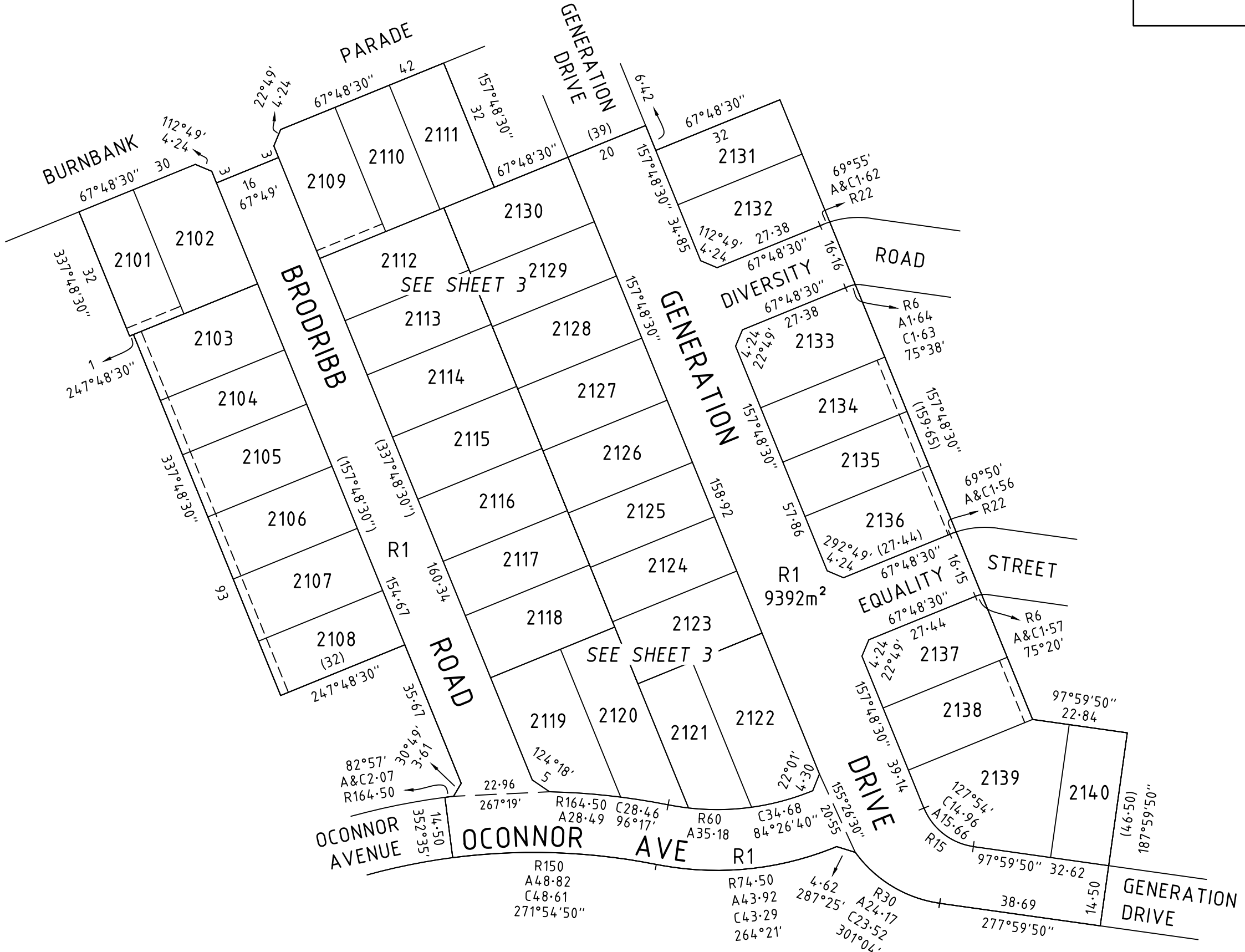


PLAN OF SUBDIVISION		EDITION 1	PS839566T	
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: — SECTION: PART OF CROWN SECTION 74 (KNOWN AS CARDINIA CREEK PRE-EMPTIVE RIGHT) CROWN ALLOTMENT: — TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS839564X (LOT M) POSTAL ADDRESS: BURNBANK PARADE (at time of subdivision) CLYDE NORTH 3978 MGA CO-ORDINATES: E: 358 750 ZONE: 55 (of approx centre of land in plan) N: 5 781 460 GDA 94		COUNCIL NAME: CITY OF CASEY		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		LOT 1 TO 2100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 2101 TO 2140 (BOTH INCLUSIVE) SEE SHEET 4. FOR RESTRICTION B AFFECTING LOTS 2102, 2109, 2119, 2122 AND 2139 SEE SHEET 4. OTHER PURPOSE OF PLAN: 1) TO REMOVE THAT PART OF SEWERAGE EASEMENT CREATED AS E-8 AND E-11 ON PS837142M CONTAINED WITHIN OCONNOR AVENUE AND GENERATION DRIVE ON THIS PLAN. 2) TO REMOVE THAT PART OF DRAINAGE EASEMENT CREATED AS E-8 AND E-17 ON PS837142M CONTAINED WITHIN OCONNOR AVENUE AND GENERATION DRIVE ON THIS PLAN. 3) TO REMOVE THAT PART OF SEWERAGE EASEMENT CREATED AS E-20 ON PS837148Y CONTAINED WITHIN AND GENERATION DRIVE ON THIS PLAN. GROUNDS FOR REMOVAL OF EASEMENT: AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)	
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. 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.: 21 No. of Lots: 40 PHASE AREA: 2.999ha		
DEPTH LIMITATION: DOES NOT APPLY				
NOTATIONS				
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	THIS PLAN	CITY OF CASEY
 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 1101438/21 1101438-21-PS-V4.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4
		LICENSED SURVEYOR: JAMES ARTHUR WIGGINS VERSION 4, DATE: 25/08/2022		



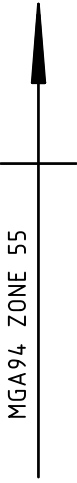
MGA94 ZONE 55

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

SURVEYORS REFERENCE
 1101438/21

SCALE 1 : 1000
 10 0 10 20 30 40
 LENGTHS ARE IN METRES
 LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
 VERSION 4, DATE: 25/08/2022

ORIGINAL SHEET SIZE: A3
 SHEET 2



SEE SHEET 2

SEE SHEET 2

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SURVEYORS REFERENCE
 1101438/21

SCALE 1 : 800
 8 0 8 16 24 32
 LENGTHS ARE IN METRES
 LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
 VERSION 4, DATE: 25/08/2022

ORIGINAL SHEET SIZE: A3
 SHEET 3

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 2101 TO 2140 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 2101 TO 2140 (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. PInA00824/19.

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. PInA00824/19.

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: 2102, 2109, 2119, 2122 AND 2139

LAND TO BE BENEFITED: LOTS 2101 TO 2140 (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.



Beveridge Williams
development & environment consultants

Melbourne ph : 03 9524 8888

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SURVEYORS REF
1101438/21

ORIGINAL SHEET
SIZE: A3

SHEET 4

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
VERSION 4, DATE: 25/08/2021