
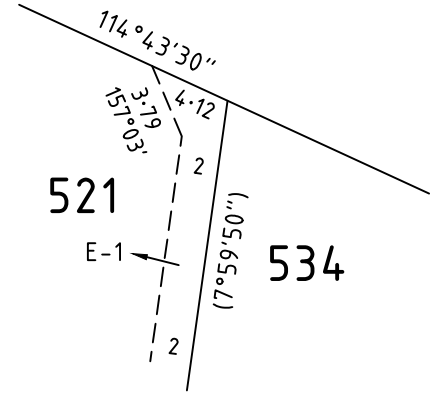
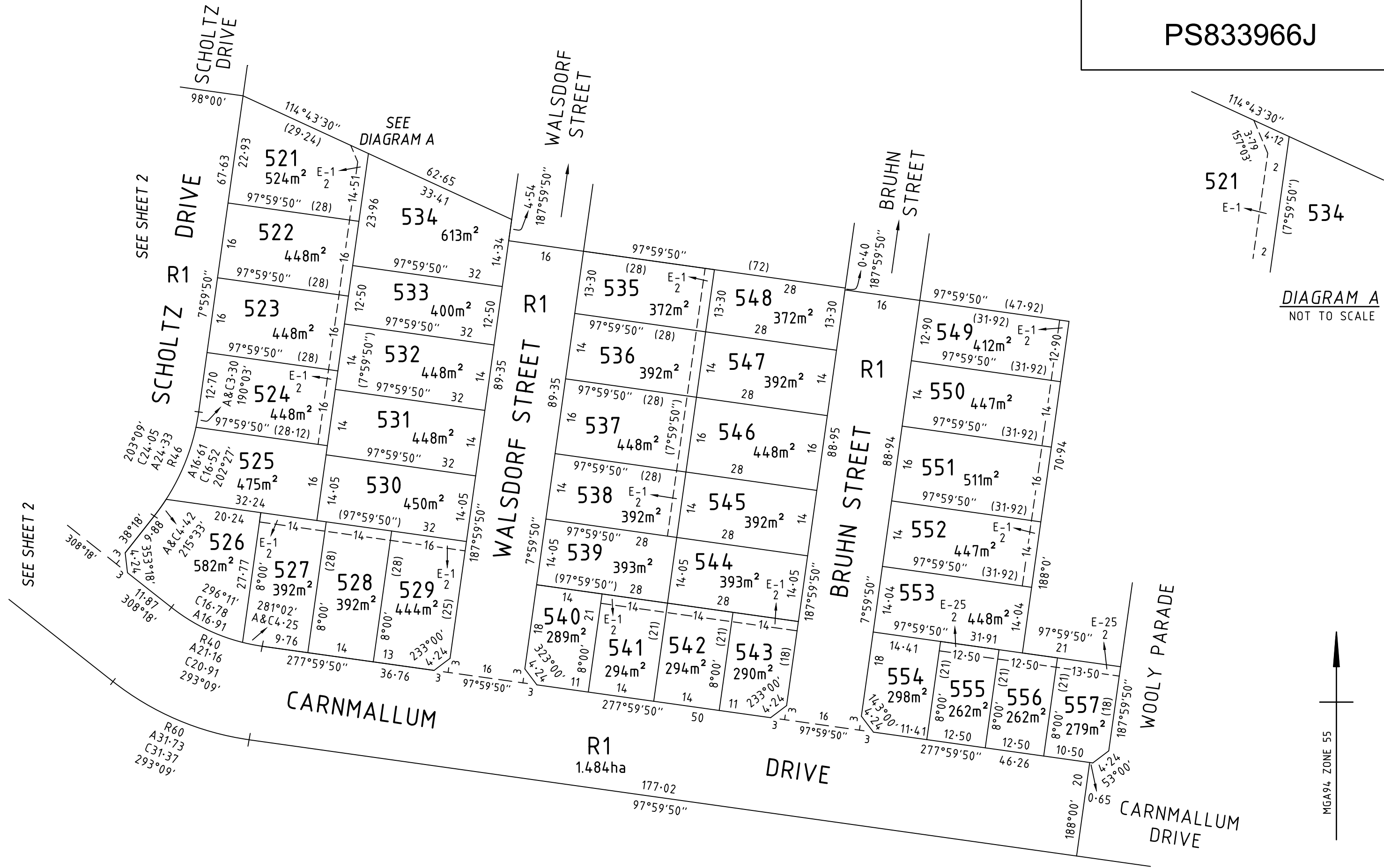


PLAN OF SUBDIVISION		EDITION 1	PS833966J	
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: — SECTION: PART OF CROWN SECTION 74 (KNOWN AS CARDINIA CREEK PRE-EMPTIVE RIGHT) CROWN ALLOTMENT: — TITLE REFERENCE: VOL.12369 FOL.952 LAST PLAN REFERENCE: PS848742Y (LOT R) POSTAL ADDRESS: 90S SMITHS LANE (at time of subdivision) CLYDE NORTH 3978 MGA CO-ORDINATES: E: 357 850 ZONE: 55 (of approx centre of land in plan) N: 5 781 250 GDA 94		Council Name: Casey City Council SPEAR Reference Number: S194438V		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 TO 500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 501 TO 557 (BOTH INCLUSIVE) SEE SHEET 4. FOR RESTRICTION B AFFECTING LOTS 501 AND 503 SEE SHEET 4. FOR RESTRICTION C AFFECTING LOTS 512 TO 517 (BOTH INCLUSIVE), 540 TO 543 (BOTH INCLUSIVE) AND 554 TO 557 (BOTH INCLUSIVE) SEE SHEET 4. OTHER PURPOSE OF PLAN: 1) TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-12 ON PS833955P CONTAINED WITHIN CLEMATIS STREET, WALSDORF STREET AND BRUNH STREET ON THIS PLAN. 2) TO REMOVE THAT PART OF DRAINAGE EASEMENT CREATED AS E-7 ON PS833955P CONTAINED WITHIN CLEMATIS STREET ON THIS PLAN. 3) TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-24 ON PS848742Y CONTAINED WITHIN CARNMALLUM DRIVE ON THIS PLAN. GROUND 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. PlnA00038/19 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.: 5 No. of Lots: 58 PHASE AREA: 4.103ha				
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	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF CASEY
E-2	SEWERAGE	2.5	THIS PLAN	SOUTH EAST WATER CORPORATION
E-7	DRAINAGE	4	PS833955P	CITY OF CASEY
E-25	DRAINAGE	2	PS848742Y	CITY OF CASEY
 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 1101438/5 1101438-5-PS-V6.DWG Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (6), 05/06/2023, SPEAR Ref: S194438V		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 4



SEE SHEET 2

SEE SHEET 2

CARNMALLUM

R1
1.484ha

DRIVE

CARNMALLUM DRIVE

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

SURVEYORS REFERENCE	1101438/5
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SCALE 1 : 750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES
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ORIGINAL SHEET SIZE: A3	SHEET 3
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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 501 TO 557 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 501 TO 558 (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. PInA00038/19.

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. PInA00038/19.

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 501 AND 503

LAND TO BE BENEFITED: LOTS 501 TO 558 (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 512 TO 517 (BOTH INCLUSIVE), 540 TO 543 (BOTH INCLUSIVE) AND 554 TO 557 (BOTH INCLUSIVE),

LAND TO BE BENEFITED: LOTS 501 TO 558 (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
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Melbourne ph : 03 9524 8888

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ORIGINAL SHEET
SIZE: A3

SHEET 4