
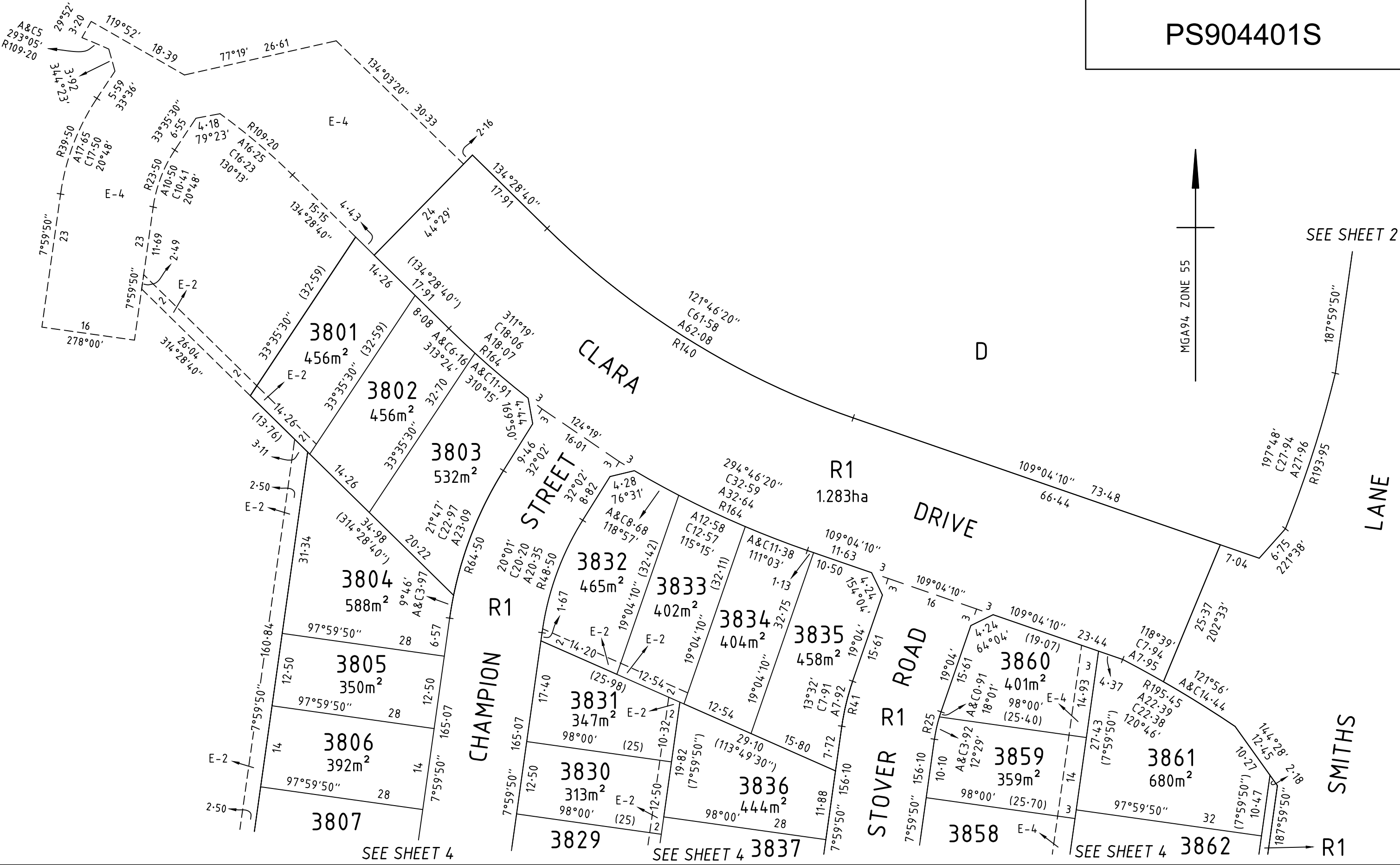


PLAN OF SUBDIVISION		EDITION 1	PS904401S
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 63 (PT) TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS904400U (LOT C) POSTAL ADDRESS: 105 SMITHS LANE (at time of subdivision) CLYDE NORTH 3978 MGA CO-ORDINATES: E: 357 640 ZONE: 55 (of approx centre of land N: 5 781 470 GDA 94 in plan)		Council Name: Casey City Council SPEAR Reference Number: S184272C	
VESTING OF ROADS AND/OR RESERVES		NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		
ROAD R1 RESERVE No.1	CITY OF CASEY AUSNET ELECTRICITY SERVICES PTY LTD		
NOTATIONS		LOTS 1 TO 3800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 3801 TO 3870 (BOTH INCLUSIVE) SEE SHEET 5. FOR RESTRICTION B AFFECTING LOTS 3803, 3835, 3849 AND 3861 TO 3870 (BOTH INCLUSIVE) SEE SHEET 5. FOR RESTRICTION C AFFECTING LOTS 3817, 3818, 3819 AND 3820 SEE SHEET 5.	
DEPTH LIMITATION: DOES NOT APPLY		OTHER PURPOSE OF PLAN: TO REMOVE THAT PART OF CARRIAGEWAY EASEMENT CREATED AS E-1 ON PS904400U CONTAINED WITHIN MORROW STREET ON THIS PLAN.	
This is a SPEAR plan. STAGING: This is not a staged subdivision. Planning Permit No. PlnA01159/16 SURVEY: This plan is based on survey. This survey has been connected to permanent marks No(s). 56, 66, 68, 77, 100, 176, DVA 69/62, DVA 69/86 in Proclaimed Survey Area No. 71		GROUND FOR REMOVAL OF EASEMENT: CARRIAGEWAY EASEMENT NO LONGER AFFECTS VIDE SCHEDULE 5, SECTION 14 OF THE ROAD MANAGEMENT ACT 2004.	
Estate: Smiths Lane Phase No.: 38 No. of Lots: 70 + Lot D PHASE AREA: 3.974ha			

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-2, E-4 E-4	CARRIAGEWAY DRAINAGE SEWERAGE	6 SEE DIAG. SEE DIAG.	PS904400U THIS PLAN THIS PLAN	LOT B ON PS904400U CITY OF CASEY SOUTH EAST WATER CORPORATION

 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS FILE REF: 1101438/38 1101438-38-PS-V5.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
	Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (5), 17/05/2023, SPEAR Ref: S184272C		



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SURVEYORS REFERENCE	1101438/38
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SCALE 1 : 600	
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ORIGINAL SHEET SIZE: A3	SHEET 3
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DIAGRAM
NOT TO SCALE

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SURVEYORS REFERENCE	1101438/38
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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 4
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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 3801 TO 3870 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 3801 TO 3870 (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.

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 3803, 3835, 3849 AND 3861 TO 3870 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 3801 TO 3870 (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 3817, 3818, 3819 AND 3820

LAND TO BE BENEFITED: LOTS 3801 TO 3870 (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.



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ORIGINAL SHEET
SIZE: A3

SHEET 5