
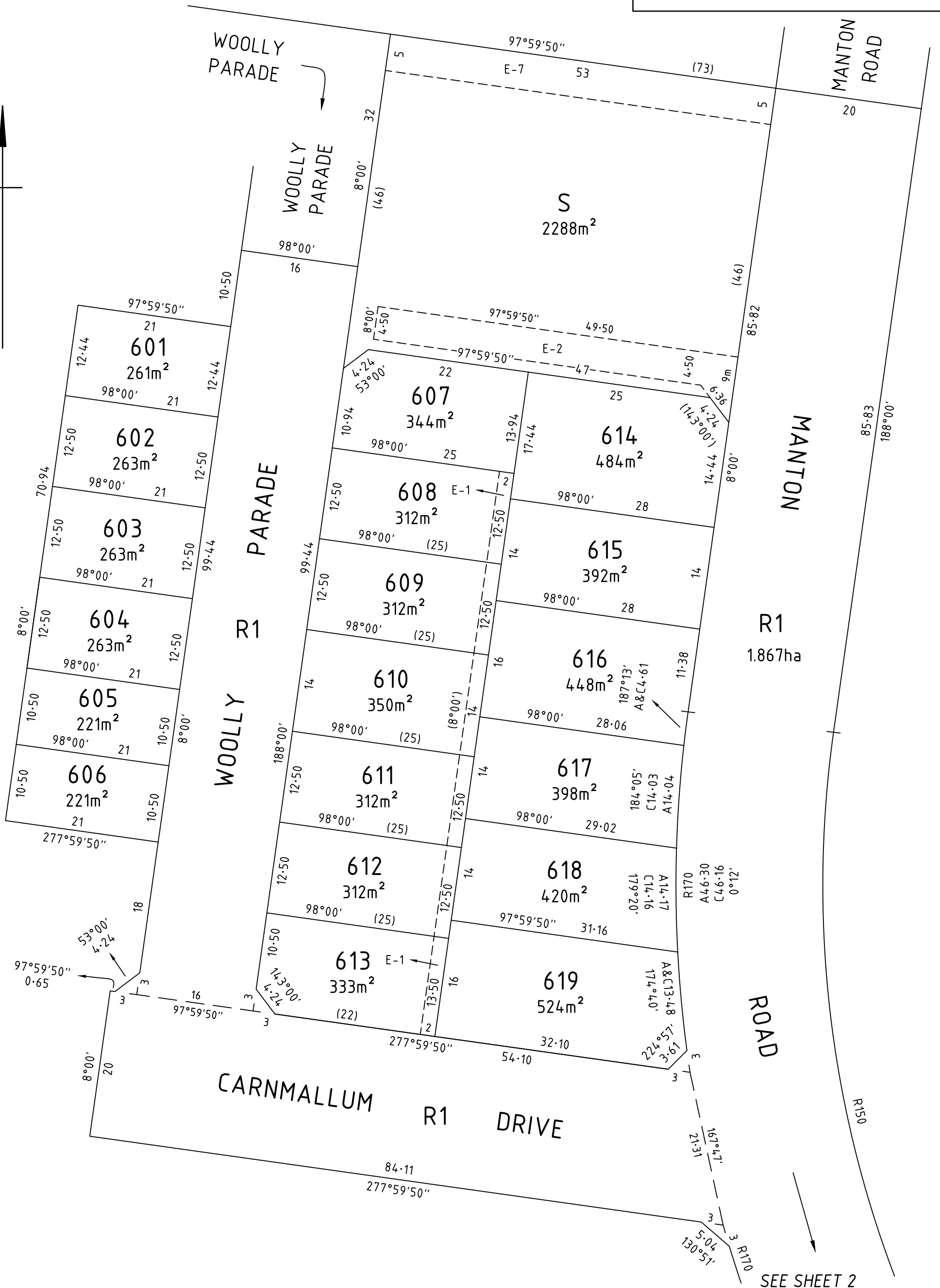
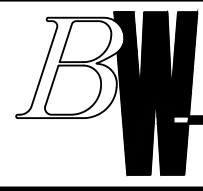


PLAN OF SUBDIVISION		EDITION 1	PS837124P	
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: — SECTION: PART OF CROWN SECTION KNOWN AS CARDINIA CREEK PRE-EMPTIVE RIGHT CROWN ALLOTMENT: 73(PT) TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS848742Y (LOT Q) POSTAL ADDRESS: 70S SMITHS LANE (at time of subdivision) CLYDE NORTH 3978 MGA CO-ORDINATES: E: 358 110 ZONE: 55 (of approx centre of land in plan) N: 5 781 220 GDA 94		Council Name: Casey City Council Council Reference Number: SubA00296/21 Planning Permit Reference: PInA00038/19 SPEAR Reference Number: S176371P Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Michele Scarlett for Casey City Council on 07/03/2022		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 TO 600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 601 TO 619 (BOTH INCLUSIVE) SEE SHEET 4. FOR RESTRICTION B AFFECTING LOTS 614 AND 619 SEE SHEET 4. FOR RESTRICTION C AFFECTING LOTS 601 TO 606 (BOTH INCLUSIVE) SEE SHEET 4. OTHER PURPOSE OF PLAN: 1) TO REMOVE THAT PART OF DRAINAGE EASEMENT CREATED AS E-7 AND E-13 ON PS833955P CONTAINED WITHIN WOOLLY PARADE, MANTON ROAD AND CARNMALLUM DRIVE ON THIS PLAN. 2) TO REMOVE THAT PART OF THE OF CARRIAGEWAY EASEMENT CREATED AS E-9 AND E-13 ON PS824453R CONTAINED WITHIN MANTON ROAD ON THIS PLAN. GROUND FOR REMOVAL OF EASEMENT: 1) AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988) 2) CARRIAGEWAY EASEMENT NO LONGER AFFECTS VIDE SCHEDULE 5, SECTION 14 OF THE ROAD MANAGEMENT ACT 2004.	
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. PInA00038/19 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.: 6B No. of Lots: 19 + Lot S PHASE AREA: 2.511ha				
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, E-2	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF CASEY
E-2	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION
E-7	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	5	THIS PLAN	SOUTH EAST WATER CORPORATION
E-7	SUPPLY OF GAS	5	THIS PLAN	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-7	POWERLINE	5	THIS PLAN SECTION 88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
E-7	DRAINAGE	5	PS833955P	CITY OF CASEY
 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 1101438/6B 1101438-6B-PS-V5.DWG Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (5), 07/03/2022, SPEAR Ref: S176371P		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 4



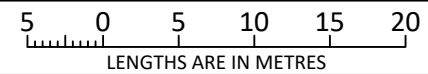
SEE SHEET 2



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

SURVEYORS REF
1101438/6B

SCALE
1 : 500



ORIGINAL SHEET
SIZE: A3

SHEET 3

Digitally signed by: James Arthur Wiggins, Licensed Surveyor,
Surveyor's Plan Version (5),
07/03/2022, SPEAR Ref: S176371P

Digitally signed by:
Casey City Council,
07/03/2022,
SPEAR Ref: S176371P

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 601 TO 619 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 601 TO 619 (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. PlnA00038/19.

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. PlnA00038/19.

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 614 AND 619

LAND TO BE BENEFITED: LOTS 601 TO 619 (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 601 TO 606 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 601 TO 619 (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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SURVEYORS REF
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SHEET 4

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