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| PLAN OF SUBDIVISION | EDITION 1 | PS915525L |
|----------------------------|------------------|------------------|

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|--|---|--------------------|
| LOCATION OF LAND | Council Name: Casey City Council SPEAR Reference Number: S215068T | |
| PARISH: | CRANBOURNE | |
| TOWNSHIP: | — | |
| SECTION: | PART OF CROWN SECTION 74 (KNOWN AS CARDINIA CREEK PRE-EMPTIVE RIGHT) | |
| CROWN ALLOTMENT: | 73 (PT) | |
| TITLE REFERENCE: | VOL. | FOL. |
| LAST PLAN REFERENCE: | PS915534K (LOT P) | |
| POSTAL ADDRESS: (at time of subdivision) | 70S SMITHS LANE CLYDE NORTH 3978 | |
| MGA CO-ORDINATES: (of approx centre of land in plan) | E: 359 440 N: 5 781 380 | ZONE: 55 GDA 94 |

| | | |
|--|---|--|
| VESTING OF ROADS AND/OR RESERVES | | NOTATIONS |
| IDENTIFIER | COUNCIL/BODY/PERSON | <p>LOT 1 TO 2400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOT Q COMPRISES TWO PARTS. FOR RESTRICTION A AFFECTING LOTS 2401 TO 2432 (BOTH INCLUSIVE) SEE SHEET 6. FOR RESTRICTION B AFFECTING LOT 2430 SEE SHEET 6.</p> <p>OTHER PURPOSE OF PLAN:</p> <ol style="list-style-type: none"> TO REMOVE THE DRAINAGE EASEMENT CREATED AS E-29 AND E-30 ON PS846078S CONTAINED WITHIN CELEVAN STREET AND GENERATION DRIVE ON THIS PLAN. TO REMOVE THE SEWERAGE EASEMENT CREATED AS E-30 ON PS846078S CONTAINED WITHIN GENERATION DRIVE ON THIS PLAN. TO REMOVE THE DRAINAGE EASEMENT CREATED AS E-32 ON PS839562C CONTAINED WITHIN SALTGRASS ROAD ON THIS PLAN. TO REMOVE THE SEWERAGE EASEMENT CREATED AS E-31 ON PS848719T CONTAINED WITHIN GENERATION DRIVE AND SALTGRASS ROAD ON THIS PLAN. <p>GROUND FOR REMOVAL OF EASEMENT: AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)</p> |
| ROAD R1 RESERVE No.1 RESERVE No.2 RESERVE No.3 | CASEY CITY COUNCIL CASEY CITY COUNCIL CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD | |
| NOTATIONS | | |
| DEPTH LIMITATION: DOES NOT APPLY | | |
| <p>This is a SPEAR plan.</p> <p>STAGING: This is not a staged subdivision. Planning Permit No. PA21-0407</p> <p>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</p> | | |
| <p>Estate: Smiths Lane Phase No.: 24 No. of Lots: 32 + Lot Q PHASE AREA: 2.158ha</p> | | |

| 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 | CASEY CITY COUNCIL |
| E-1, E-3 | SEWERAGE | SEE DIAG. | THIS PLAN | SOUTH EAST WATER CORPORATION |
| E-5 | DRAINAGE | 2 | PS848719T | CASEY CITY COUNCIL |
| E-12 | SEWERAGE | SEE DIAG. | PS833955P | SOUTH EAST WATER CORPORATION |
| E-19 | DRAINAGE | SEE DIAG. | PS837148Y | CASEY CITY COUNCIL |
| E-19, E-20 | SEWERAGE | SEE DIAG. | PS837148Y | SOUTH EAST WATER CORPORATION |
| E-21 | DRAINAGE | SEE DIAG. | PS837151L | CASEY CITY COUNCIL |
| E-22 | SEWERAGE | SEE DIAG. | PS837151L | SOUTH EAST WATER CORPORATION |
| E-25 | DRAINAGE | SEE DIAG. | PS848742Y | CASEY CITY COUNCIL |


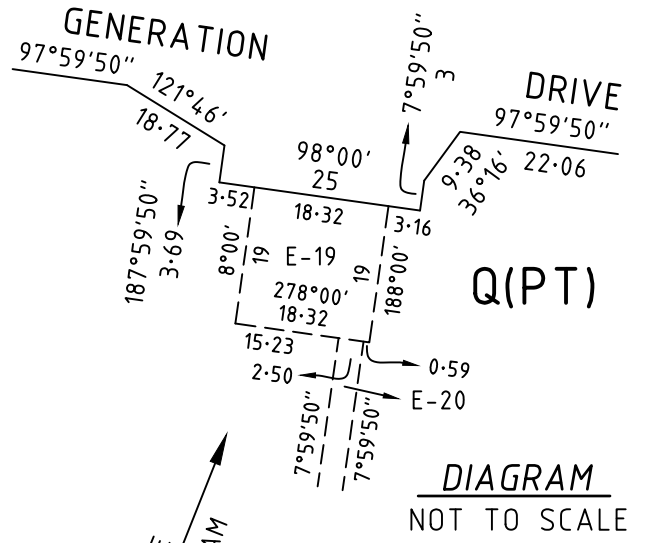
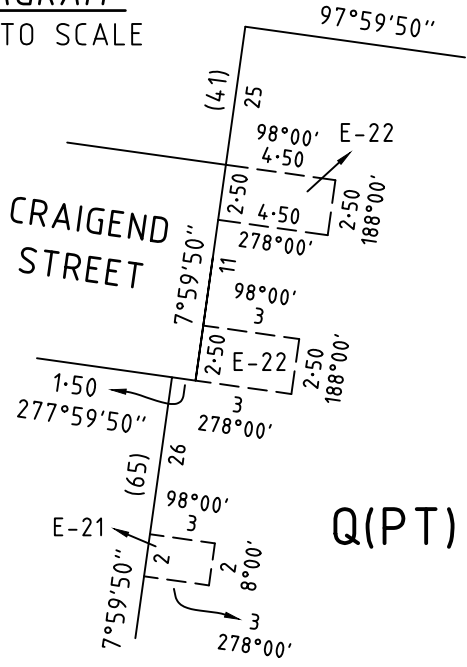
| | | | |
|--|---|------------------------------------|---------------------|
|  <p>Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au</p> | <p>SURVEYORS FILE REF: 1101438 /24 1101438-24-PS-V2.DWG</p> | <p>ORIGINAL SHEET SIZE: A3</p> | <p>SHEET 1 OF 6</p> |
| | <p>Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (2), 27/06/2023, SPEAR Ref: S215068T</p> | | |

DIAGRAM
NOT TO SCALE



GENERATION

97°59'50"

47.83

7°59'50"

28

7°59'50"

139.70

7°59'50"

153.20

97°59'50"

144.20

7°59'50"

144.55

7°59'50"

144.20

7°59'50"

144.20

7°59'50"

144.20

7°59'50"

144.20

7°59'50"

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7°59'50"

144.20

7°59'50"

144.20

7°59'50"

144.20

7°59'50"

144.20

SEE
DIAGRAM
ABOVE

Q(PT)

Q(PT)

SEE SHEET 2

SEE SHEET 5

SEE SHEET 3

SEE SHEET 5

DIAGRAM
NOT TO SCALE



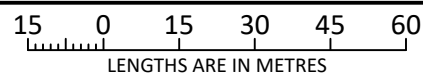
Beveridge Williams
development & environment consultants

Melbourne ph : 03 9524 8888

www.beveridgewilliams.com.au

SURVEYORS REF
1101438/24

SCALE
1 : 1500



ORIGINAL SHEET
SIZE: A3

SHEET 4

Digitally signed by: James Arthur Wiggins, Licensed
Surveyor,
Surveyor's Plan Version (2),
27/06/2023, SPEAR Ref: S215068T

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 2401 TO 2432 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 2401 TO 2432 (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 CASEY CITY COUNCIL UNDER PLANNING PERMIT No. PA21-0407

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. PA21-0407

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 BURDENED LAND.

LAND TO BE BURDENED: LOT 2430

LAND TO BE BENEFITED: LOTS 2401 TO 2432 (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 6