

PLAN OF SUBDIVISION		EDITION 1	PS904411P	
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 63 (PT) CROWN PORTION: — TITLE REFERENCE: VOL.12483 FOL.000 LAST PLAN REFERENCE: PS904401S (LOT D) POSTAL ADDRESS: 105 SMITHS LANE (at time of subdivision) CLYDE NORTH 3978 MGA CO-ORDINATES: E: 357 430 ZONE: 55 (of approx centre of land in plan) N: 5 781 410 GDA 94		Council Name: Casey City Council SPEAR Reference Number: S185393P		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 TO 3900 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 3901 TO 3984 (BOTH INCLUSIVE) SEE SHEET 5. FOR RESTRICTION B AFFECTING LOT 3972 SEE SHEET 5. FOR RESTRICTION C AFFECTING LOTS 3905, 3906, 3933 TO 3938 (BOTH INCLUSIVE), 3949, 3950 AND 3951 SEE SHEET 5. OTHER PURPOSE OF PLAN: 1) TO REMOVE THAT PART OF DRAINAGE EASEMENT CREATED AS E-4 ON PS904401S CONTAINED WITHIN MORROW STREET ON THIS PLAN. 2) TO REMOVE THAT PART OF SEWERAGE EASEMENT CREATED AS E-4 ON PS904401S CONTAINED WITHIN MORROW STREET ON THIS PLAN. 3) TO REMOVE THAT PART OF CARRIAGEWAY EASEMENT CREATED AS E-1 ON PS904400U CONTAINED WITHIN MORROW STREET AND GIPPSLAND AVENUE ON THIS PLAN. GROUND FOR REMOVAL OF EASEMENT: 1) & 2) AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988) 3) CARRIAGEWAY EASEMENT NO LONGER AFFECTS VIDE SCHEDULE 5, SECTION 14 OF THE ROAD MANAGEMENT ACT 2004.	
ROAD R1 RESERVE No.1	CITY OF CASEY AUSNET ELECTRICITY SERVICES PTY LTD			
NOTATIONS		DEPTH LIMITATION: DOES NOT APPLY 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 Estate: Smiths Lane Phase No.: 39 No. of Lots: 84 + Lot E PHASE AREA: 4.493ha		
NOTATIONS				
DEPTH LIMITATION: DOES NOT APPLY				
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 E-3, E-5 E-5, E-6	CARRIAGEWAY DRAINAGE SEWERAGE DRAINAGE SEWERAGE	6 SEE DIAG. SEE DIAG. SEE DIAG. SEE DIAG.	PS904400U PS904401S PS904401S THIS PLAN THIS PLAN	LOT B ON PS904400U CITY OF CASEY SOUTH EAST WATER CORPORATION CITY OF CASEY SOUTH EAST WATER CORPORATION
 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 1101438/39 1101438-39-PS-V2.DWG Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (2), 28/08/2023, SPEAR Ref: S185393P		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 5

PS904411P

62

MGA94 ZONE 55

SMITHS LANE

CLARA DRIVE

AUTY WAY

WILLEY ROAD

SEE SHEET 3

GULING RISE

WEBSTER STREET

SEE SHEET 4

MARQUESS CRESCENT

GIPPSLAND AVENUE

MORROW STREET

172-20 STREET

SMITHS LANE

E 19.76ha

SEE DIAG. B

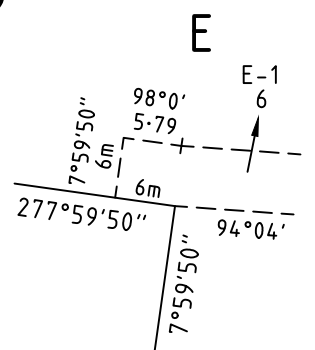


DIAGRAM B NOT TO SCALE

SEE SHEET 3

DIAGRAM A NOT TO SCALE



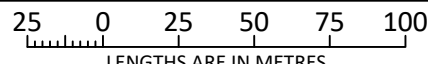
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SURVEYORS REF
1101438/39

SCALE
1 : 2500



ORIGINAL SHEET
SIZE: A3

SHEET 2

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SURVEYORS REFERENCE	1101438/39
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SCALE	1 : 750
LENGTHS ARE IN METRES	0 7.5 15 22.5 30
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ORIGINAL SHEET SIZE: A3	SHEET 3
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SURVEYORS REFERENCE	1101438/39
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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 3901 TO 3984 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 3901 TO 3984 (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 3972

LAND TO BE BENEFITED: LOTS 3901 TO 3984 (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 3905, 3906, 3933 TO 3938 (BOTH INCLUSIVE), 3949, 3950 AND 3951

LAND TO BE BENEFITED: LOTS 3901 TO 3984 (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