

PLAN OF SUBDIVISION	EDITION 1	PS906800R
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LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 63 (PT) CROWN PORTION: — TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS904411P (LOT E) POSTAL ADDRESS: 105 SMITHS LANE (at time of subdivision) CLYDE NORTH 3978 MGA CO-ORDINATES: E: 357 420 ZONE: 55 (of approx centre of land N: 5 781 590 GDA 94 in plan)	Council Name: Casey City Council SPEAR Reference Number: S188802B
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VESTING OF ROADS AND/OR RESERVES		NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 4000 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 4001 TO 4035 (BOTH INCLUSIVE) SEE SHEET 6. OTHER PURPOSE OF PLAN: 1) TO REMOVE THAT PART OF DRAINAGE EASEMENT CREATED AS E-4 ON PS904401S CONTAINED WITHIN CLARA DRIVE AND GIPPSLAND AVENUE ON THIS PLAN. 2) TO REMOVE THAT PART OF DRAINAGE EASEMENT CREATED AS E-5 ON PS904411P CONTAINED WITHIN CLARA DRIVE, GIPPSLAND AVENUE, WEBSTER STREET AND KOALA CIRCUIT ON THIS PLAN. 3) TO REMOVE THAT PART OF SEWERAGE EASEMENT CREATED AS E-5 ON PS904411P CONTAINED WITHIN CLARA DRIVE, GIPPSLAND AVENUE, WEBSTER STREET AND KOALA CIRCUIT ON THIS PLAN. GROUNDS FOR REMOVAL OF EASEMENT: AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)	
ROAD R1 RESERVE No.1	CITY OF CASEY CITY OF CASEY		
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.: 40 No. of Lots: 35 + Lot F + G PHASE AREA: 3.751ha			

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	CARRIAGEWAY	6	PS904400U	LOT B ON PS904400U
E-2	DRAINAGE	SEE DIAG.	PS904401S	CITY OF CASEY
E-3, E-5	DRAINAGE	SEE DIAG.	PS904411P	CITY OF CASEY
E-5, E-6	SEWERAGE	SEE DIAG.	PS904411P	SOUTH EAST WATER CORPORATION
E-4	DRAINAGE	2	THIS PLAN	CITY OF CASEY

 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS FILE REF: 1101438/40 1101438-40-PS-V4.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
	Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (4), 19/10/2023, SPEAR Ref: S188802B		

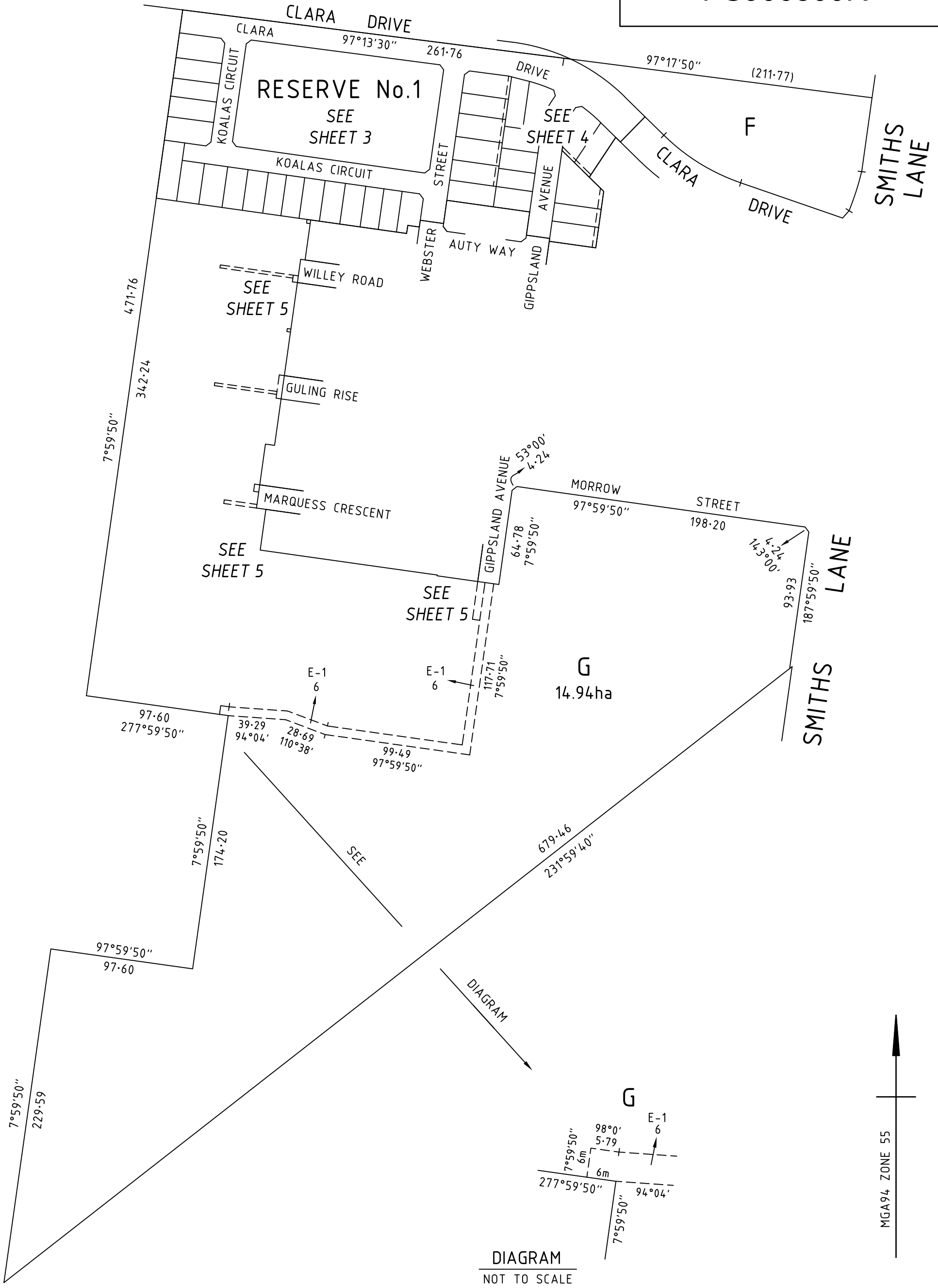
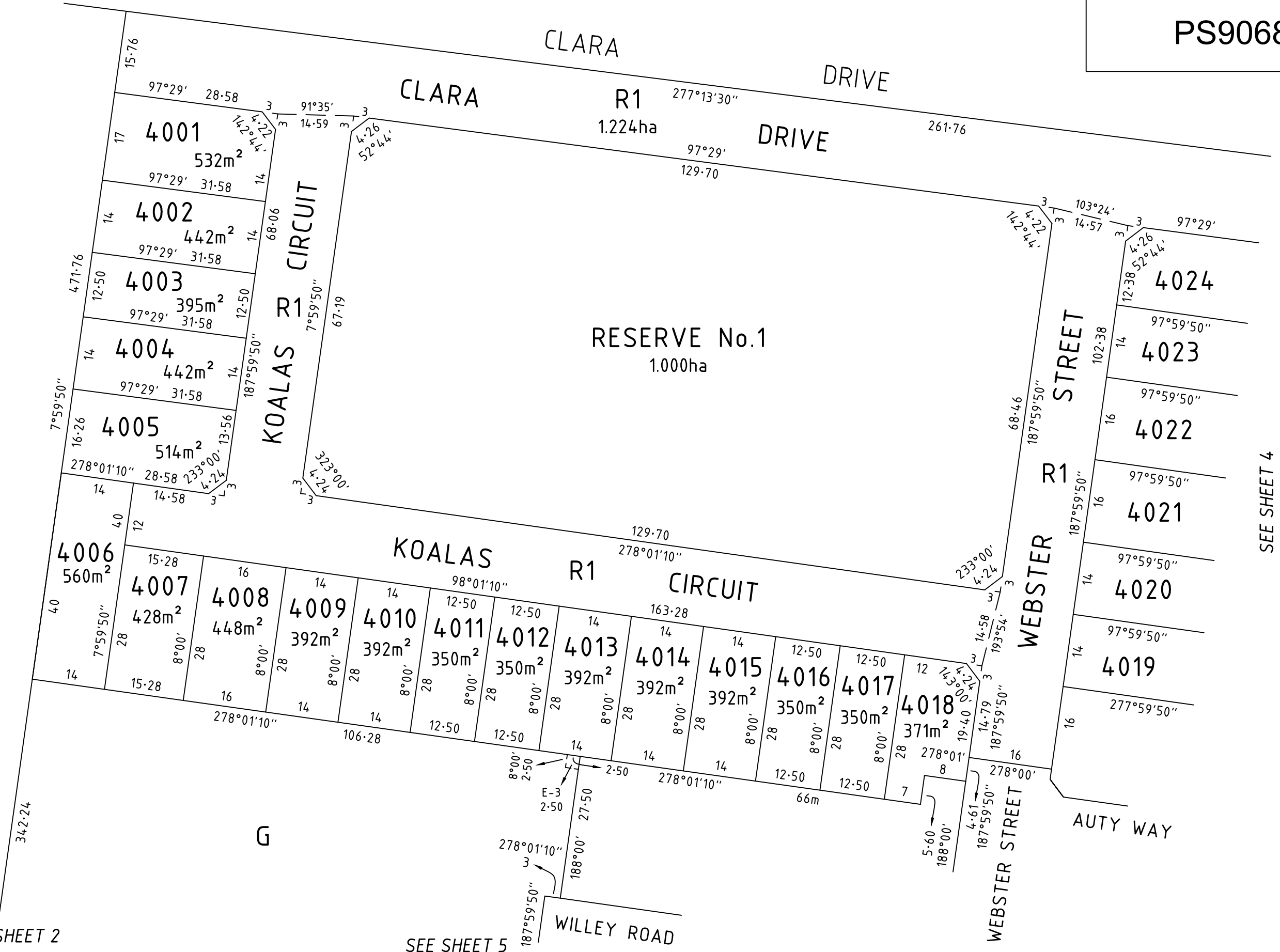
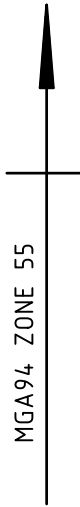


DIAGRAM
 NOT TO SCALE



MGA94 ZONE 55



SEE SHEET 4

SEE SHEET 2

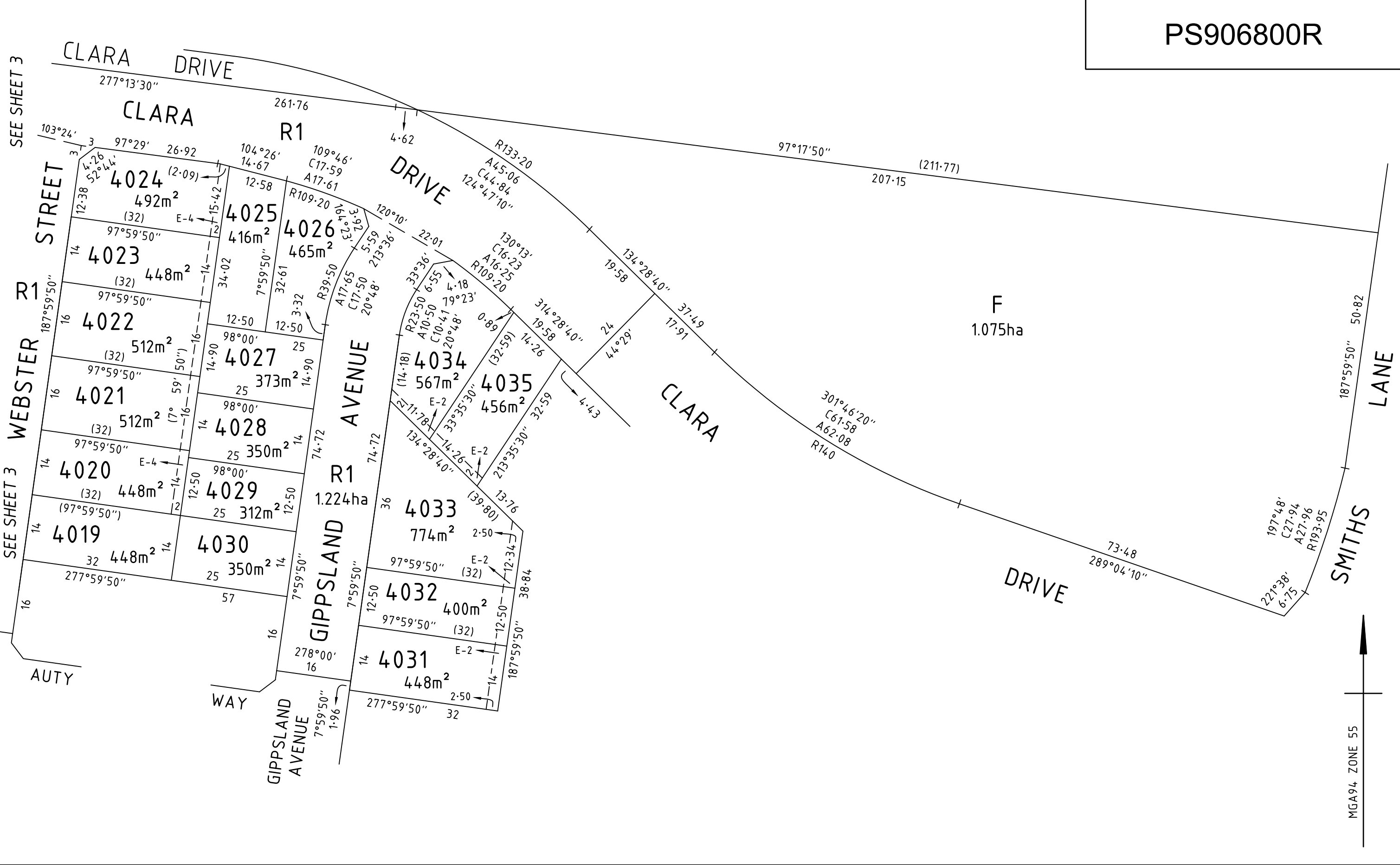
SEE SHEET 5

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SURVEYORS REFERENCE	1101438/40
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SCALE 1 : 750	<p>7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES</p>
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ORIGINAL SHEET SIZE: A3	SHEET 3
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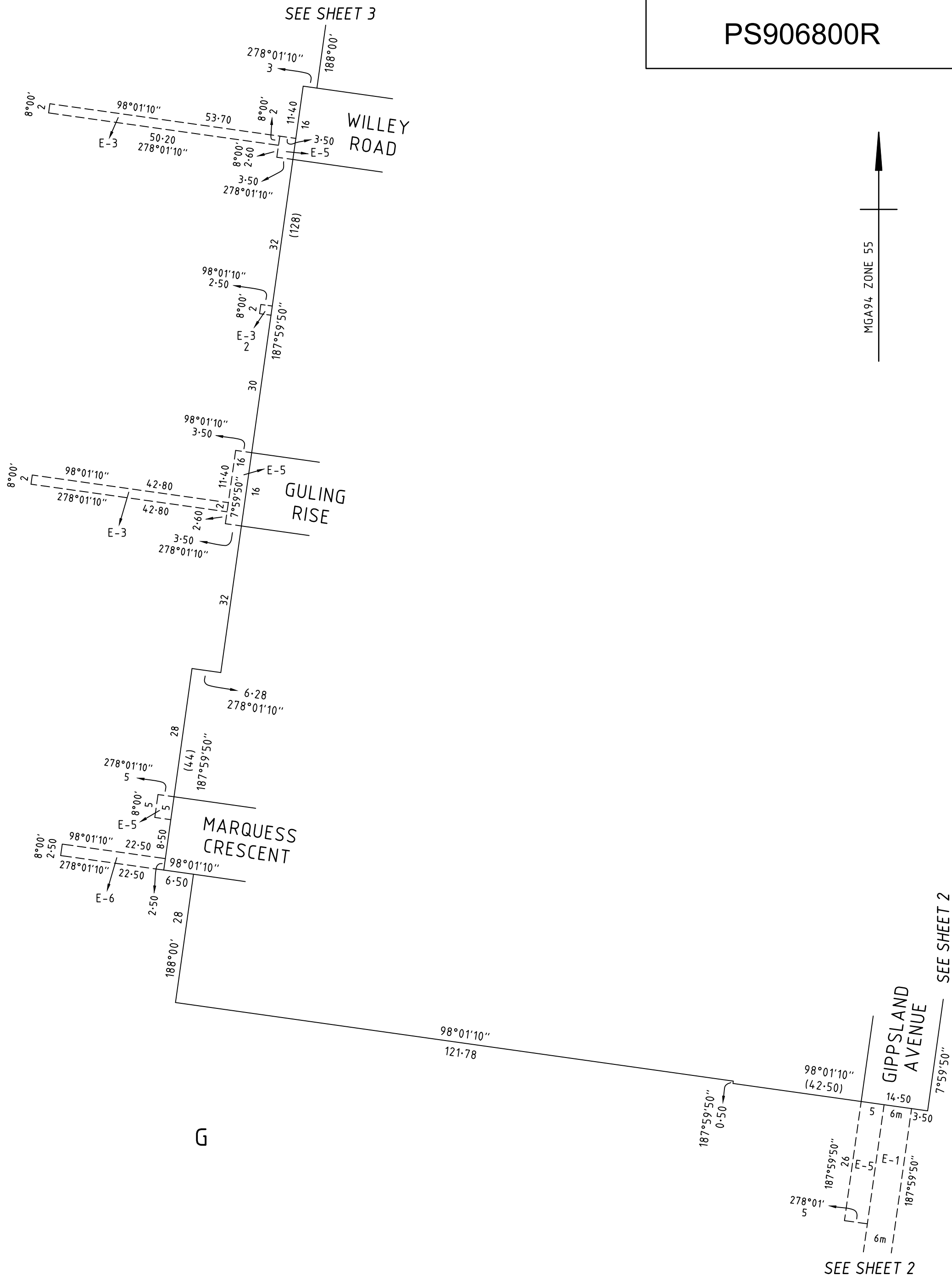
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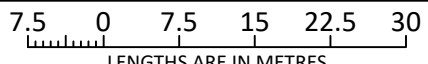
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SURVEYORS REF
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SCALE
1 : 750



ORIGINAL SHEET
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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 4001 TO 4035 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 4001 TO 4035 (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.



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SHEET 6