

PLAN OF SUBDIVISION	EDITION 1	PS919014R
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LOCATION OF LAND 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: PS919013T (LOT T) POSTAL ADDRESS: 70S SMITHS LANE (at time of subdivision) CLYDE NORTH 3978 MGA CO-ORDINATES: E: 359 320 ZONE: 55 (of approx centre of land in plan) N: 5 781 100 GDA 94	Council Name: Casey City Council Council Reference Number: SubA00351/23 Planning Permit Reference: PA21-0407 SPEAR Reference Number: S223255E 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 or 18A 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 02/08/2024
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS
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IDENTIFIER	COUNCIL/BODY/PERSON	LOT 1 TO 2800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOT V COMPRISES TWO PARTS. FOR RESTRICTION A AFFECTING LOTS 2801 TO 2853 (BOTH INCLUSIVE) SEE SHEET 7. FOR RESTRICTION B AFFECTING LOTS 2809, 2810 & 2825 TO 2831 (BOTH INCLUSIVE) SEE SHEET 7. FOR RESTRICTION C AFFECTING LOTS 2805 & 2821 SEE SHEET 7. OTHER PURPOSE OF PLAN: 1) TO REMOVE THE DRAINAGE EASEMENT CREATED AS E-1 ON PS915525L CONTAINED WITHIN BLOOM STREET ON THIS PLAN. 2) TO REMOVE THE SEWERAGE EASEMENT CREATED AS E-1 AND E-3 ON PS915525L CONTAINED WITHIN BLOOM STREET, MONOCOT AVENUE AND BURNBANK PARADE ON THIS PLAN. 3) TO REMOVE THE DRAINAGE EASEMENT CREATED AS E-4 ON PS915532P CONTAINED WITHIN BURNBANK PARADE ON THIS PLAN. 4) TO REMOVE THE SEWERAGE EASEMENT CREATED AS E-4 AND E-5 ON PS915532P CONTAINED WITHIN BURNBANK PARADE ON THIS PLAN. 5) TO REMOVE THAT PART OF THE DRAINAGE EASEMENT CREATED AS E-8 ON PS915533M CONTAINED WITHIN ATWELL ROAD ON THIS PLAN. 6) TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-20 ON PS837148Y CONTAINED WITHIN BURNBANK PARADE ON THIS PLAN. 7) TO REMOVE THE SEWERAGE EASEMENT CREATED AS E-22 ON PS837151L CONTAINED WITHIN DROMORE AVENUE AND BURNBANK PARADE ON THIS PLAN. GROUND FOR REMOVAL OF EASEMENT: AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)
ROAD R1 RESERVE No.1	CASEY CITY COUNCIL CASEY CITY COUNCIL	
NOTATIONS		
DEPTH LIMITATION: DOES NOT APPLY This is a SPEAR plan. STAGING: This is not a staged subdivision. Planning Permit No. PA21-0407 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.: 28 No. of Lots: 53 + Lots V & X PHASE AREA: 4.517ha		

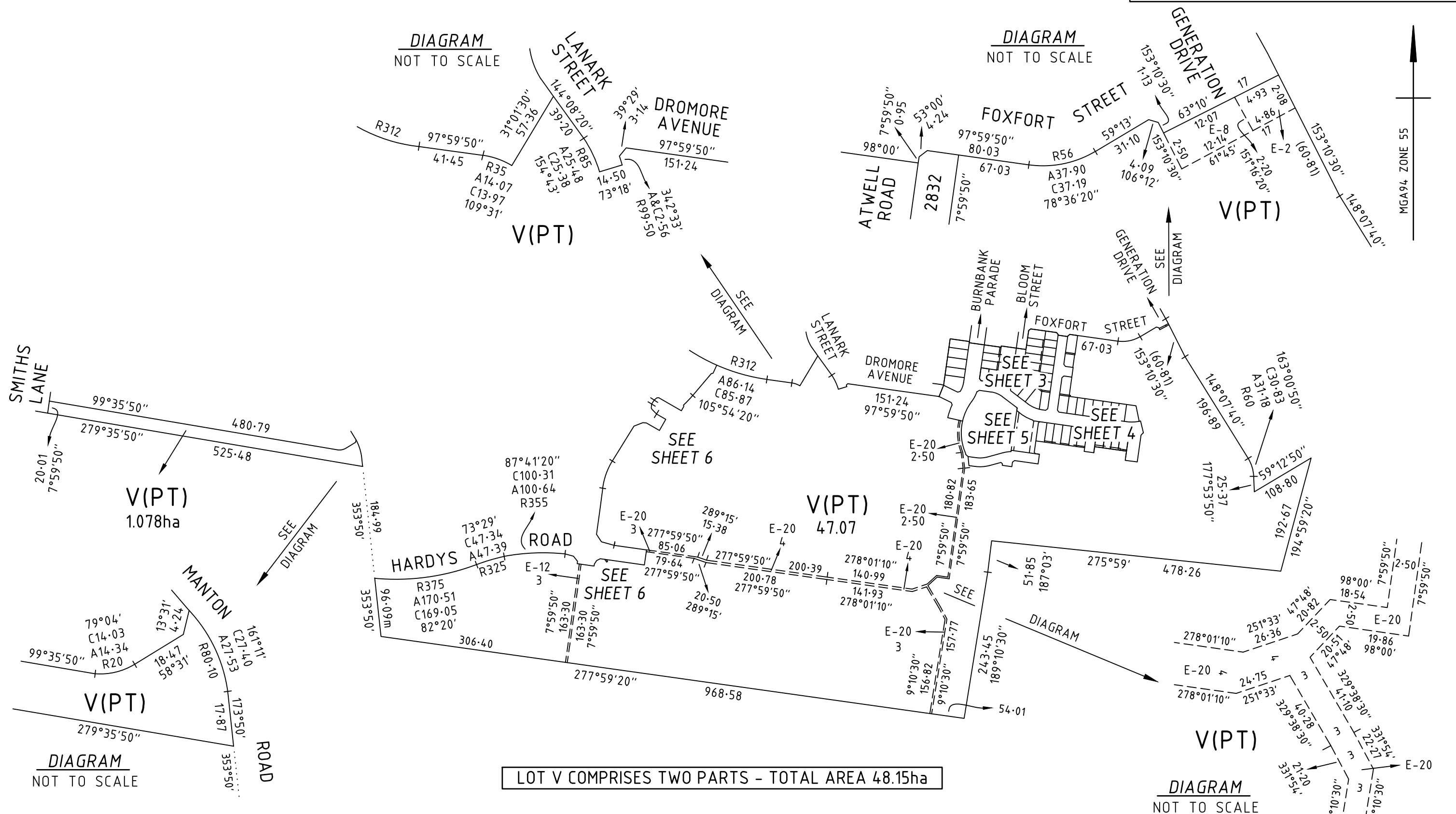
EASEMENT INFORMATION

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-3	DRAINAGE	SEE DIAG.	THIS PLAN	CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION
E-3, E-4	SEWERAGE	SEE DIAG.	THIS PLAN	
E-5	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	4	THIS PLAN	
E-5	SUPPLY OF GAS	4	THIS PLAN	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-2	DRAINAGE	SEE DIAG.	PS915525L	CASEY CITY COUNCIL
E-8	DRAINAGE	SEE DIAG.	PS915533M	CASEY CITY COUNCIL
E-12	SEWERAGE	SEE DIAG.	PS833955P	SOUTH EAST WATER CORPORATION
E-20	SEWERAGE	SEE DIAG.	PS837148Y	SOUTH EAST WATER CORPORATION
E-25	DRAINAGE	SEE DIAG.	PS848742Y	CASEY CITY COUNCIL

Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS FILE REF: 1101438 /28 1101438-28-PS-V4.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7
	Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (4), 08/07/2024, SPEAR Ref: S223255E		

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LOT V COMPRISES TWO PARTS - TOTAL AREA 48.15ha

MG94 ZONE 55

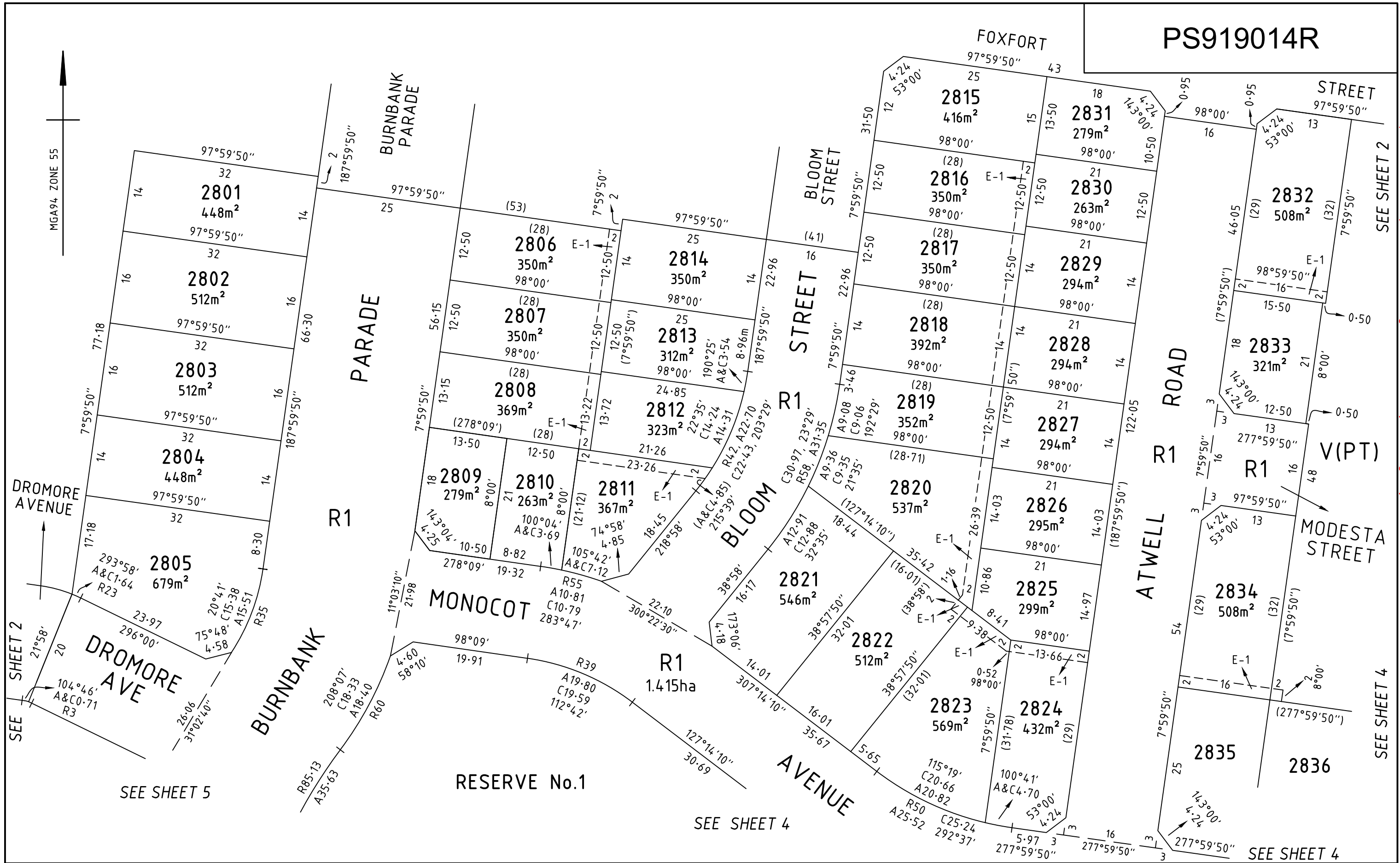
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 development & environment consultants
 Melbourne ph : 03 9524 8888
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SURVEYORS REFERENCE	1101438/28
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ORIGINAL SHEET SIZE:	A3
SHEET	2
Digitally signed by:	Casey City Council, 02/08/2024, SPEAR Ref: S223255E

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PS919014R

FOXFORT

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SURVEYORS REFERENCE	1101438/28
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SCALE 1 : 600	6 0 6 12 18 24 LENGTHS ARE IN METRES
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MGA94 ZONE 55



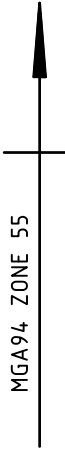
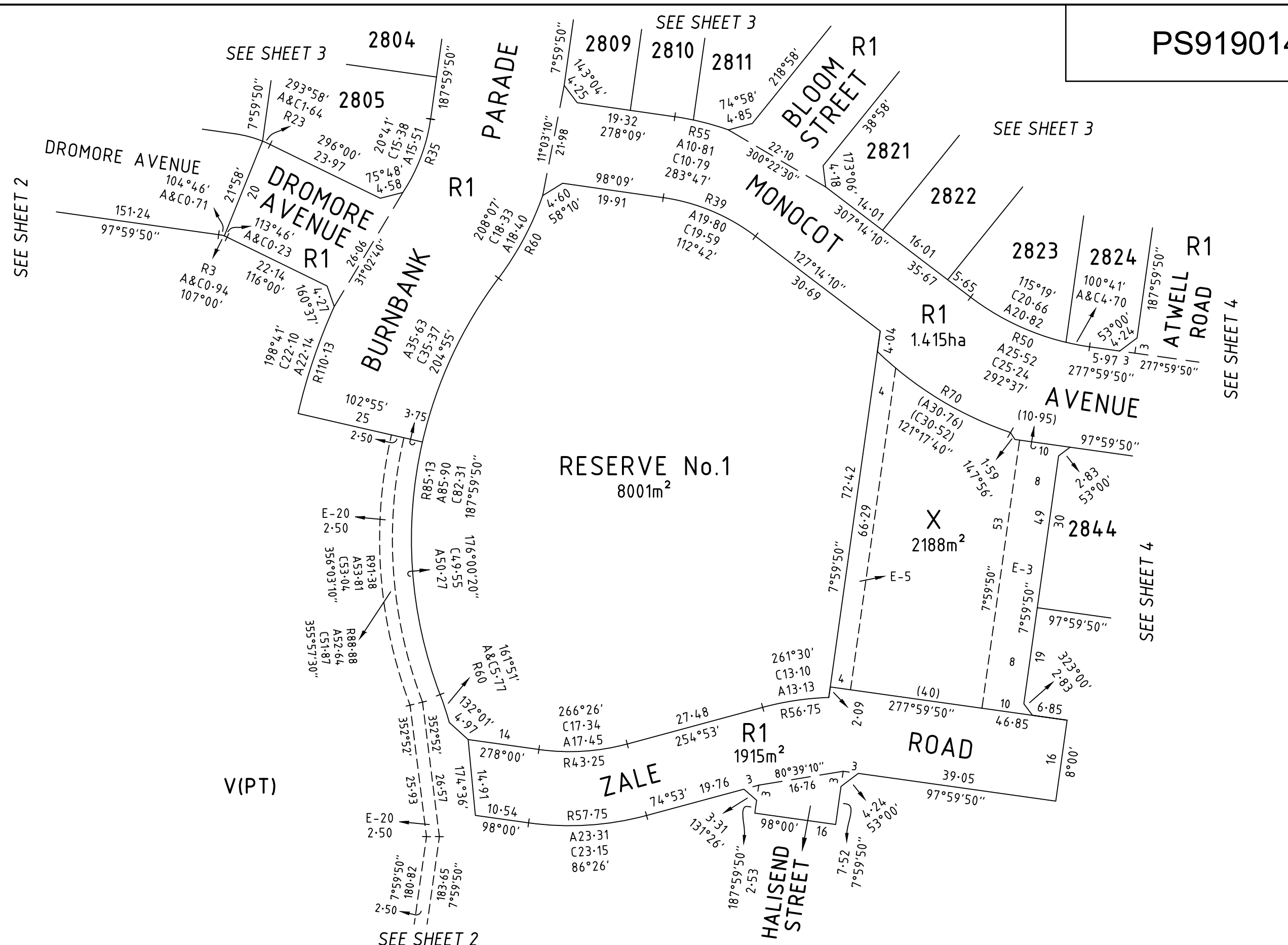
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SURVEYORS REFERENCE	1101438/28
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SCALE 1 : 600	<p>LENGTHS ARE IN METRES</p>
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ORIGINAL SHEET SIZE: A3	SHEET 4
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SEE SHEET 2

SEE SHEET 3

SEE SHEET 3

SEE SHEET 3

SEE SHEET 4

SEE SHEET 4

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SURVEYORS REFERENCE	1101438/28
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SCALE 1 : 750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES
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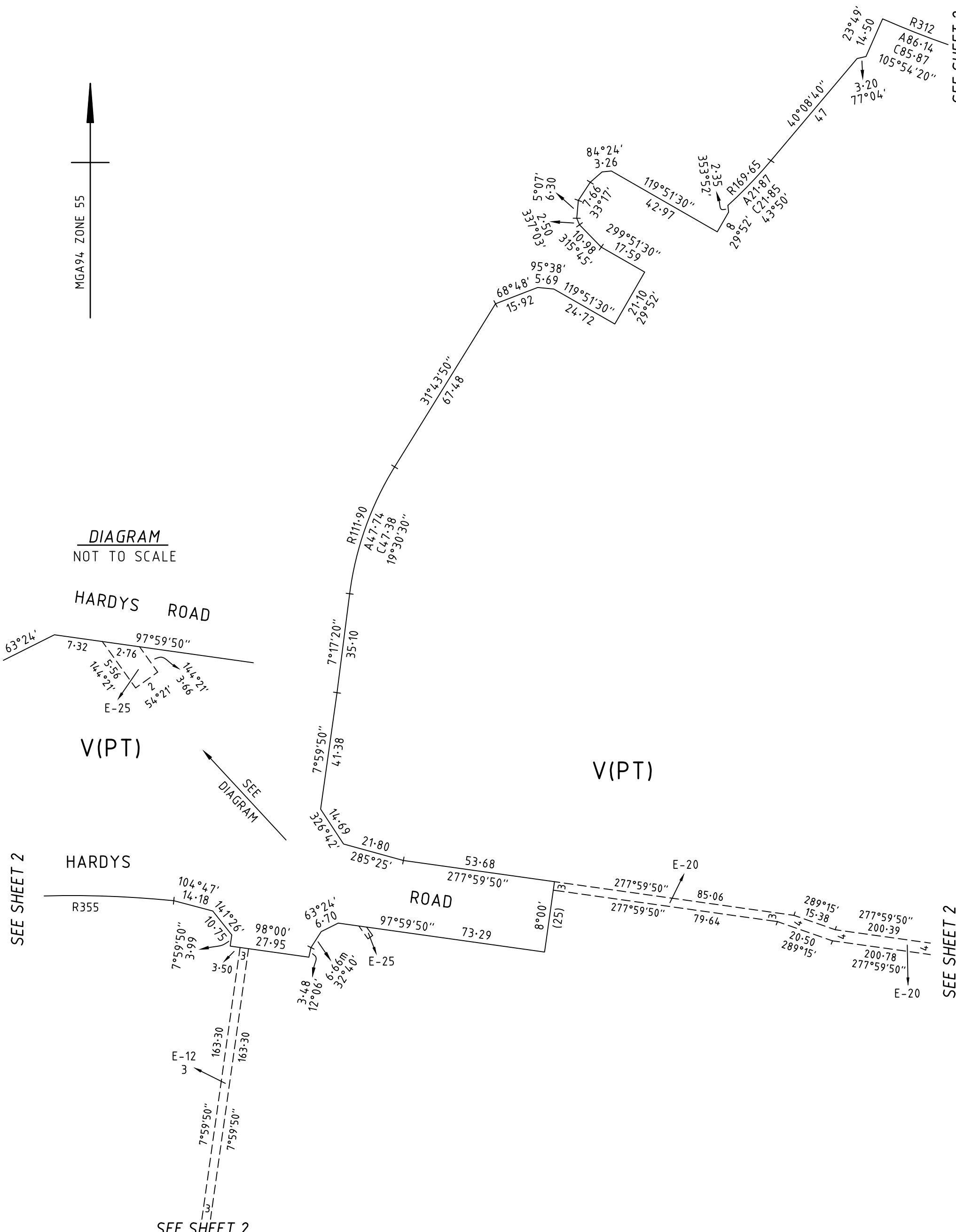
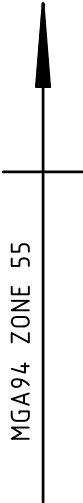


DIAGRAM
NOT TO SCALE

HARDYS ROAD

V(PT)

V(PT)

HARDYS ROAD

SEE SHEET 2

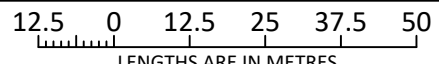
SEE SHEET 2

SEE SHEET 2

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SURVEYORS REF
1101438/28

SCALE
1 : 1250



ORIGINAL SHEET
SIZE: A3

SHEET 6

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Surveyor's Plan Version (4),
08/07/2024, SPEAR Ref: S223255E

Digitally signed by:
Casey City Council,
02/08/2024,
SPEAR Ref: S223255E

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 2801 TO 2853 (BOTH INCLUSIVE) ON THIS PLAN.

LAND TO BE BENEFITED: LOTS 2801 TO 2853 (BOTH INCLUSIVE) ON THIS PLAN.

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 CASEY CITY COUNCIL.

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: LOTS 2809, 2810 AND 2825 TO 2831 (BOTH INCLUSIVE) ON THIS PLAN.

LAND TO BE BENEFITED: LOTS 2801 TO 2853 (BOTH INCLUSIVE) ON THIS PLAN.

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.

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 BENEFITED LAND.

LAND TO BE BURDENED: LOTS 2805 AND 2821 ON THIS PLAN

LAND TO BE BENEFITED: LOTS 2801 TO 2853 (BOTH INCLUSIVE) ON THIS PLAN

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.