


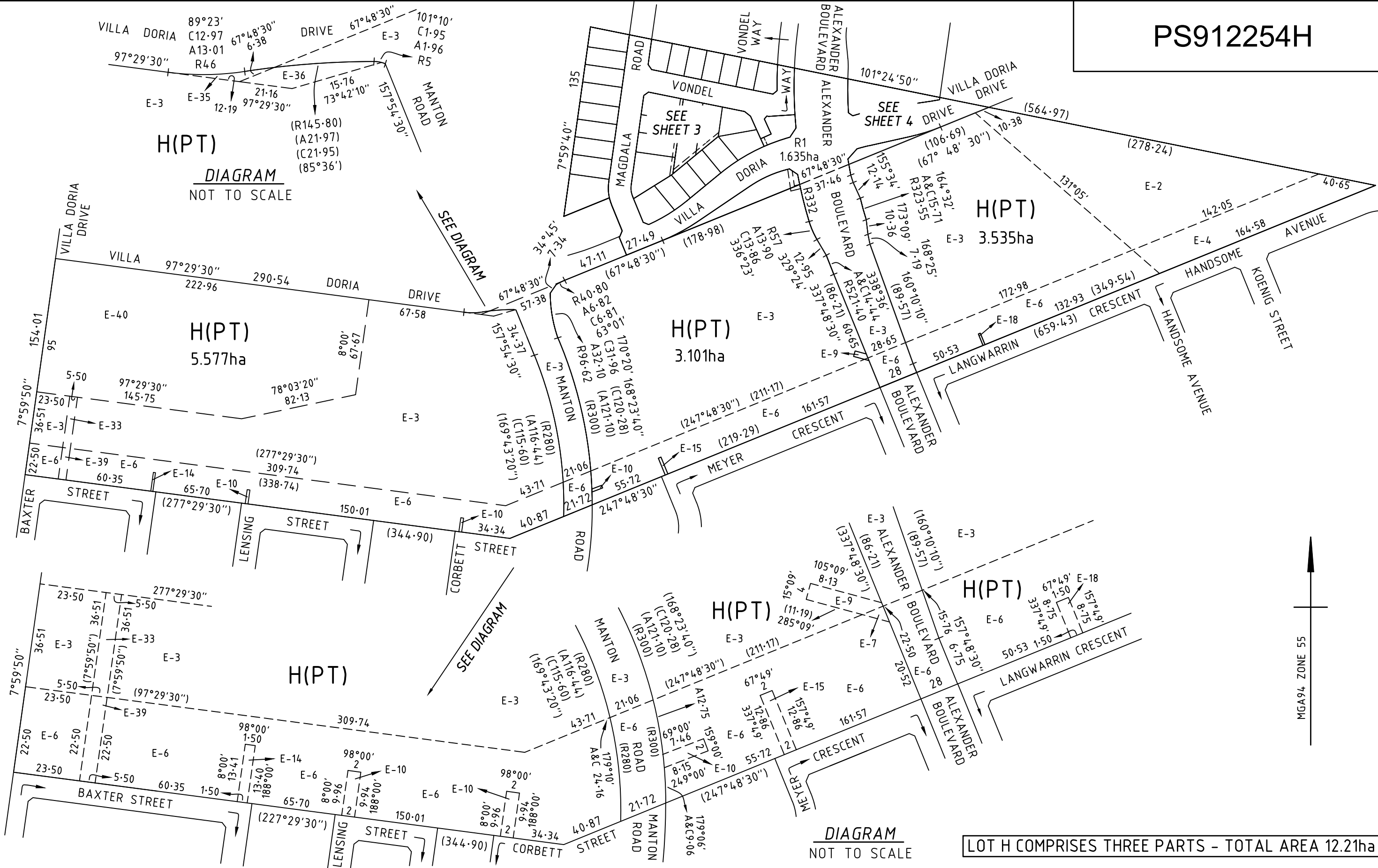
PLAN OF SUBDIVISION		EDITION 1	PS912254H
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: — SECTION: PART OF CROWN SECTION 74 (KNOWN AS CARDINIA CREEK PRE-EMPTIVE RIGHT) CROWN ALLOTMENT: — TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS912244L (LOT E) POSTAL ADDRESS: 70S SMITHS LANE (at time of subdivision) CLYDE NORTH 3978 MGA CO-ORDINATES: E: 358 270 ZONE: 55 (of approx centre of land in plan) N: 5 781 860 GDA 94		COUNCIL NAME: CITY OF CASEY	
VESTING OF ROADS AND/OR RESERVES		NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	LOT 1 TO 2300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 2301 TO 2329 (BOTH INCLUSIVE) SEE SHEET 5. FOR RESTRICTION B AFFECTING LOTS 2310 TO 2315 (BOTH INCLUSIVE), 2326 AND 2327 SEE SHEET 5. LOT H COMPRISES THREE PARTS.	
ROAD R1	CITY OF CASEY		
RESERVE No.1	CITY OF CASEY		
RESERVE No.2	CITY OF CASEY		
RESERVE No.3	CITY OF CASEY		
NOTATIONS			
DEPTH LIMITATION: DOES NOT APPLY			
This is a SPEAR plan. STAGING: This is not a staged subdivision. Planning Permit No. PlnA00824/19 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.: 23 No. of Lots: 29 + Lots J & H PHASE AREA: 2.851ha			

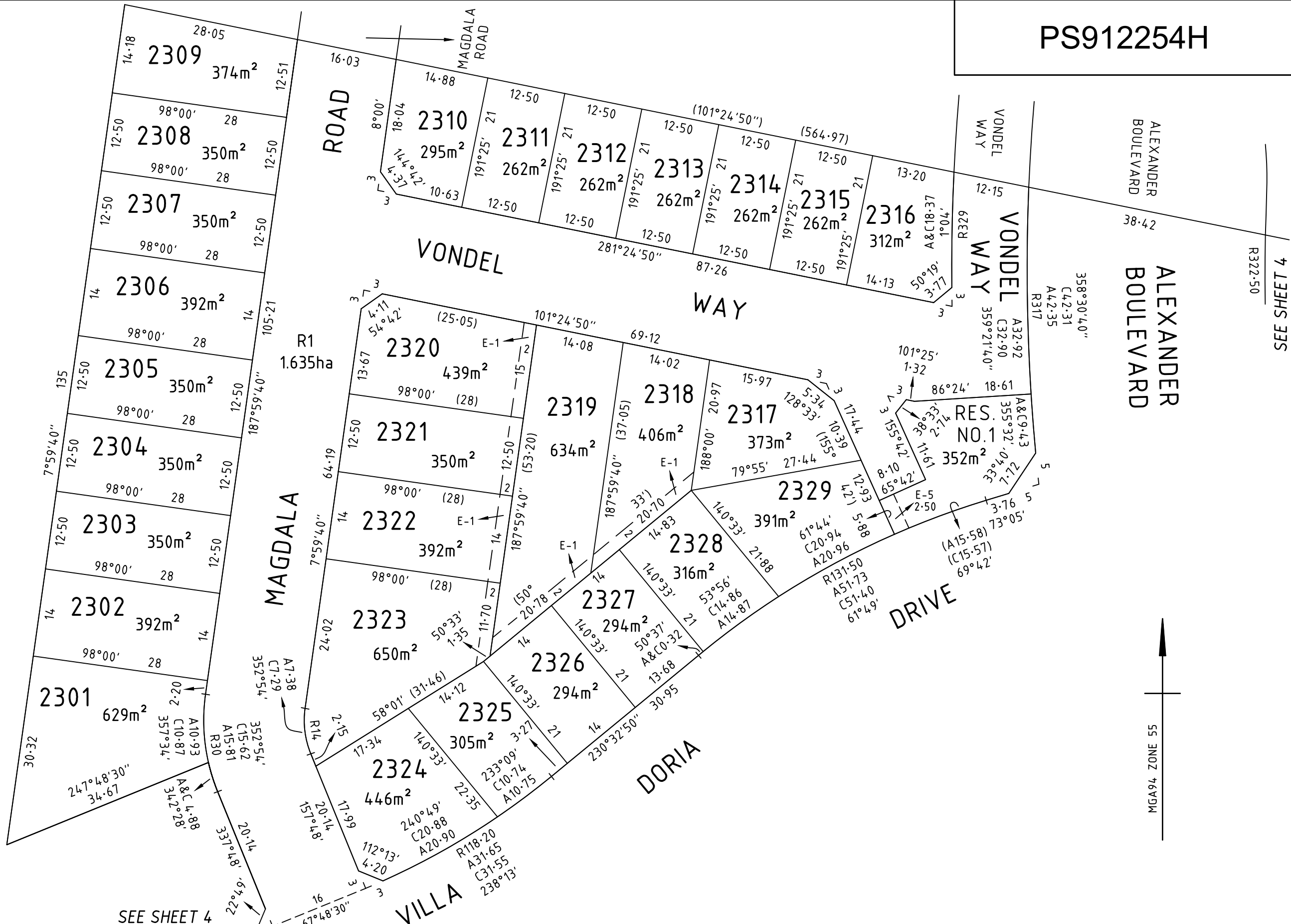
EASEMENT INFORMATION

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-7, E-9 E-2, E-4 E-3, E-6, E-7, E-9, E-10, E-14, E-15, E-18, E-33, E-36, E-39, E-40 E-4, E-6, E-7, E-10, E-14, E-15, E-18, E-39	DRAINAGE ELECTRICITY TRANSMISSION ELECTRICITY TRANSMISSION	SEE DIAG. SEE DIAG. SEE DIAG.	THIS PLAN J452651 SECTION 103 STATE ELECTRICITY COMMISSION ACT 1958 AND SECTION 49 LAND COMPENSATION ACT. L201627T C/E AD17153H	CITY OF CASEY STATE ELECTRICITY COMMISSION OF VICTORIA STATE ELECTRICITY COMMISSION OF VICTORIA
E-5 E-10 E-14	SUPPLY OF ELECTRICITY SEWERAGE DRAINAGE POWERLINE	SEE DIAG. 2.50 SEE DIAG. SEE DIAG.	THIS PLAN PS833955P PS833955P SEC 88 ELECTRICITY INDUSTRY ACT 2000	TXU ELECTRICITY LIMITED SOUTH EAST WATER CORPORATION CITY OF CASEY AUSNET ELECTRICITY SERVICES PTY LTD
E-15 E-18	DRAINAGE POWERLINE	SEE DIAG. SEE DIAG.	PS837136G PS837137E SEC 88 ELECTRICITY INDUSTRY ACT 2000	CITY OF CASEY AUSNET ELECTRICITY SERVICES PTY LTD
E-40 E-33, E-39 E-35, E-36	DRAINAGE CARRIAGEWAY SEWERAGE	SEE DIAG. SEE DIAG. SEE DIAG.	PS839562C PS839562C PS839562C	CITY OF CASEY 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 /23 1101438-23-PS-V1.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
	LICENSED SURVEYOR: JAMES ARTHUR WIGGINS VERSION 1, DATE: 15/08/2022		



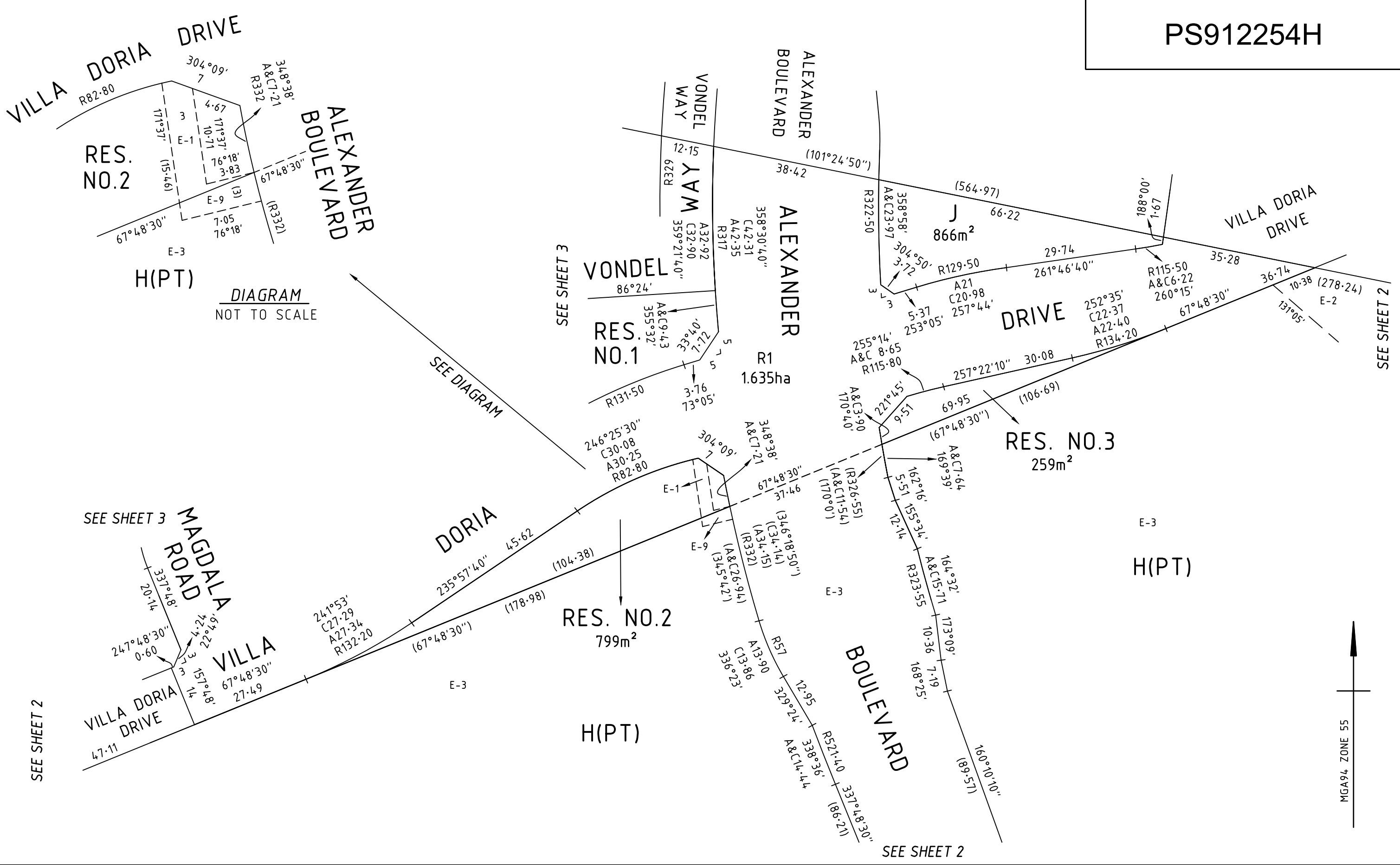


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 development & environment consultants
 Melbourne ph : 03 9524 8888
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SURVEYORS REFERENCE	1101438/23
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SCALE 1 : 600	<p>LENGTHS ARE IN METRES</p>
LICENSED SURVEYOR: JAMES ARTHUR WIGGINS VERSION 1, DATE: 15/08/2022	

ORIGINAL SHEET SIZE: A3	SHEET 3
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SURVEYORS REFERENCE	1101438/23
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SCALE 1 : 800	<p>LENGTHS ARE IN METRES</p>
LICENSED SURVEYOR: JAMES ARTHUR WIGGINS VERSION 1, DATE: 15/08/2022	

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 2301 TO 2329 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 2301 TO 2329 (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. PInA00824/19.

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. PInA00824/19.

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 BURDENED LAND.

LAND TO BE BURDENED: LOTS 2310 TO 2315 (BOTH INCLUSIVE), 2326 AND 2327

LAND TO BE BENEFITED: LOTS 2301 TO 2329 (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
development & environment consultants

Melbourne ph : 03 9524 8888

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SURVEYORS REF
1101438/23

ORIGINAL SHEET
SIZE: A3

SHEET 5

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
VERSION 1, DATE: 15/08/2022