

PLAN OF SUBDIVISION	EDITION 1	PS915523Q
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<p>LOCATION OF LAND</p> <p>PARISH: CRANBOURNE</p> <p>TOWNSHIP: —</p> <p>SECTION: PART OF CROWN SECTION 74 (KNOWN AS CARDINIA CREEK PRE-EMPTIVE RIGHT)</p> <p>CROWN ALLOTMENT: —</p> <p>TITLE REFERENCE: VOL. FOL.</p> <p>LAST PLAN REFERENCE: PS912244L (LOT E)</p> <p>POSTAL ADDRESS: 70S SMITHS LANE (at time of subdivision) CLYDE NORTH 3978</p> <p>MGA CO-ORDINATES: E: 358 130 ZONE: 55 (of approx centre of land in plan) N: 5 781 800 GDA 94</p>	<p>Council Name: Casey City Council</p> <p>Council Reference Number: SubA00200/23 Planning Permit Reference: PlnA00824/19 SPEAR Reference Number: S216293S</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>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</p> <p>Digitally signed by: Michele Scarlett for Casey City Council on 07/03/2024</p>
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS
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IDENTIFIER	COUNCIL/BODY/PERSON	<p>LOT 1 TO 2224 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>LOT F COMPRISES FOUR PARTS</p> <p>FOR RESTRICTION A AFFECTING LOTS 2225 TO 2252 (BOTH INCLUSIVE) SEE SHEET 6.</p> <p>FOR RESTRICTION B AFFECTING LOTS 2243 AND 2248 SEE SHEET 6.</p> <p>FOR RESTRICTION C AFFECTING LOTS 2230 AND 2231 SEE SHEET 6.</p>
ROAD R1 RESERVE NO. 1	CASEY CITY COUNCIL CASEY CITY COUNCIL	

NOTATIONS	OTHER PURPOSE OF PLAN:
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<p>DEPTH LIMITATION: DOES NOT APPLY</p> <p>This is a SPEAR plan.</p> <p>STAGING: This is not a staged subdivision. Planning Permit No. PlnA00824/19</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> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;"> <p>Estate: Smiths Lane Phase No.: 22B No. of Lots: 28 + Lot F PHASE AREA: 7.105ha</p> </div>	<p>TO REMOVE THE SEWERAGE EASEMENT CREATED AS E-35 ON PS839562C CONTAINED WITHIN VILLA DORIA DRIVE ON THIS PLAN.</p> <p>AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)</p>
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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	DRAINAGE	2	THIS PLAN	CASEY CITY COUNCIL
E-7, E-8	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	6	PS912244L	SOUTH EAST WATER CORPORATION
E-2, E-4	ELECTRICITY TRANSMISSION	SEE DIAG.	J452651	STATE ELECTRICITY COMMISSION OF VICTORIA
E-3, E-6, E-7, E-8, E-10, E-14, E-15, E-18, E-33, E-36, E-39, E-40, E-41, E-42	ELECTRICITY TRANSMISSION	SEE DIAG.	SECTION 103 STATE ELECTRICITY COMMISSION ACT 1958 AND SECTION 49 LAND COMPENSATION ACT. L201627T	STATE ELECTRICITY COMMISSION OF VICTORIA
E-4, E-6, E-8, E-10, E-14, E-15, E-18, E-39, E-42	SUPPLY OF ELECTRICITY	SEE DIAG.	C/E AD17153H	TXU ELECTRICITY LIMITED
E-10	DRAINAGE	SEE DIAG.	PS833955P	CASEY CITY COUNCIL
E-14	POWERLINE	SEE DIAG.	PS833955P SEC 88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
E-15	DRAINAGE	SEE DIAG.	PS837136G	CASEY CITY COUNCIL
E-18	POWERLINE	SEE DIAG.	PS837137E SEC 88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
E-40	DRAINAGE	SEE DIAG.	PS839562C	CASEY CITY COUNCIL
E-33, E-39	CARRIAGEWAY	SEE DIAG.	PS839562C	CASEY CITY COUNCIL
E-35, E-36	SEWERAGE	SEE DIAG.	PS839562C	SOUTH EAST WATER CORPORATION
E-41, E-42	DRAINAGE	SEE DIAG.	PS915509J	CASEY CITY COUNCIL

<p>Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au</p>	<p>SURVEYORS FILE REF: 1101438 /22B 1101438-22B-PS-V3.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 (3), 20/07/2023, SPEAR Ref: S216293S</p>		

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LOT F COMPRISES FOUR PARTS - TOTAL AREA 8.208ha

PS915523Q

MGA94 ZONE 55

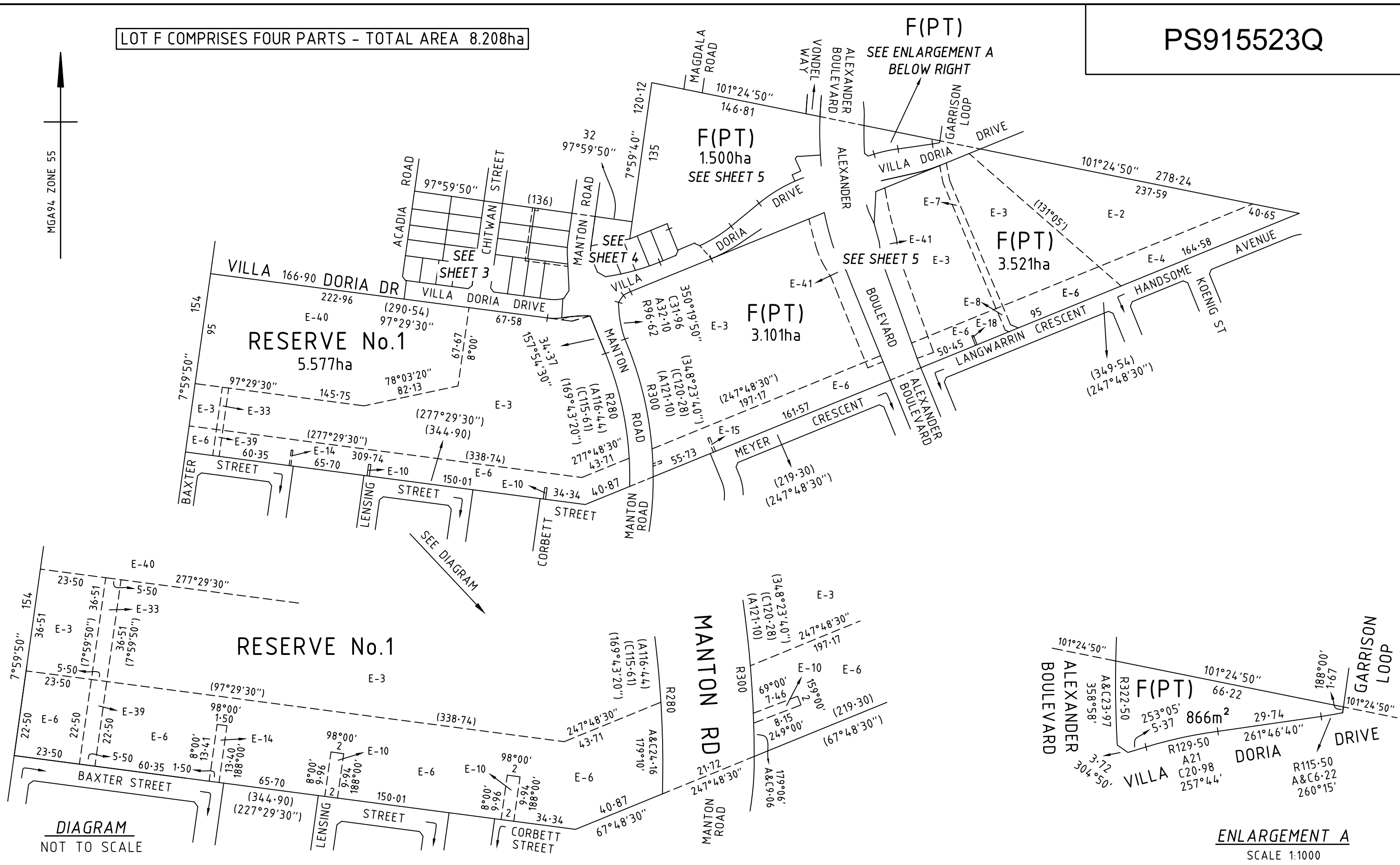


DIAGRAM
NOT TO SCALE

ENLARGEMENT A
SCALE 1:1000

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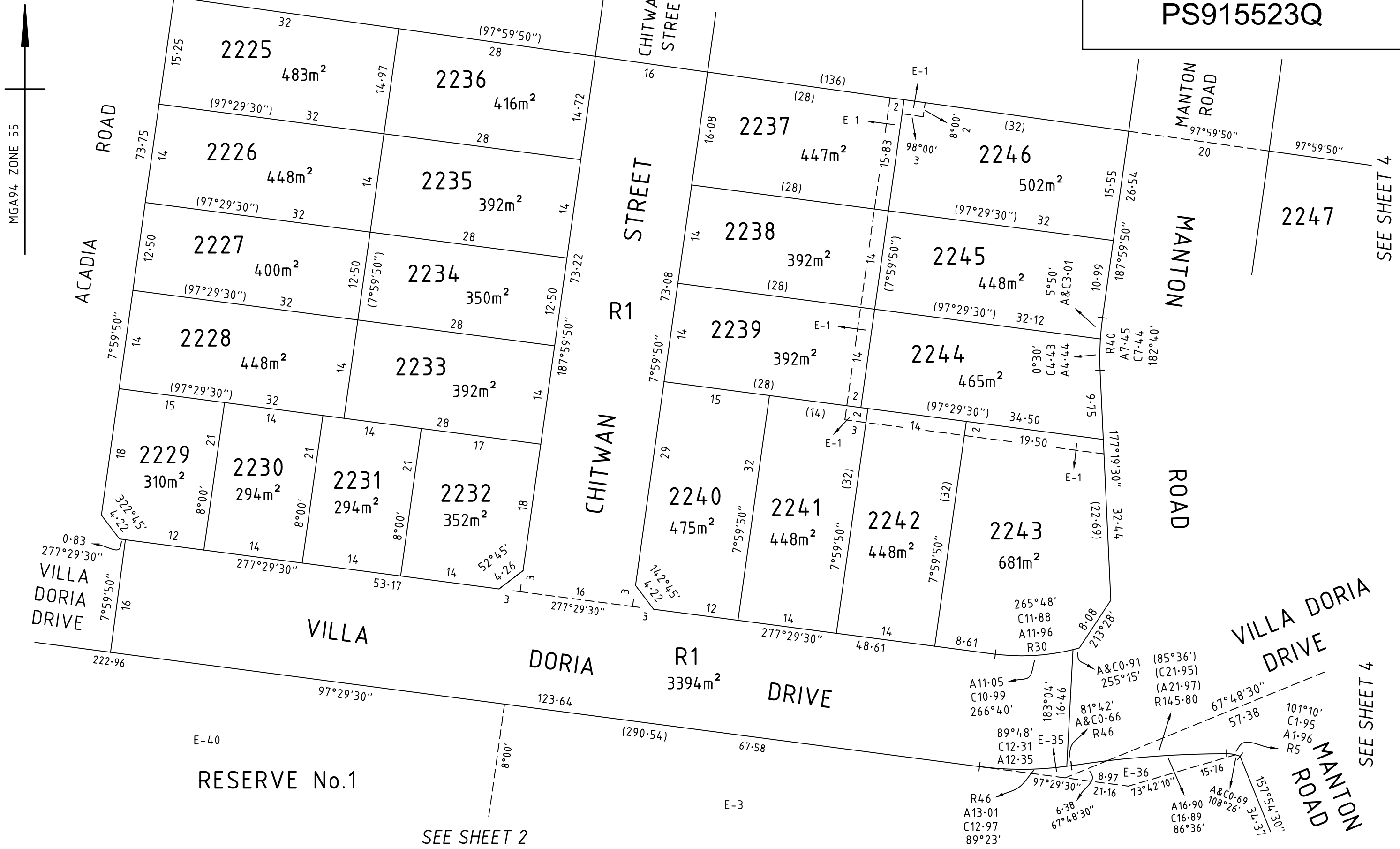
SURVEYORS REFERENCE	1101438/22B
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MGA94 ZONE 55

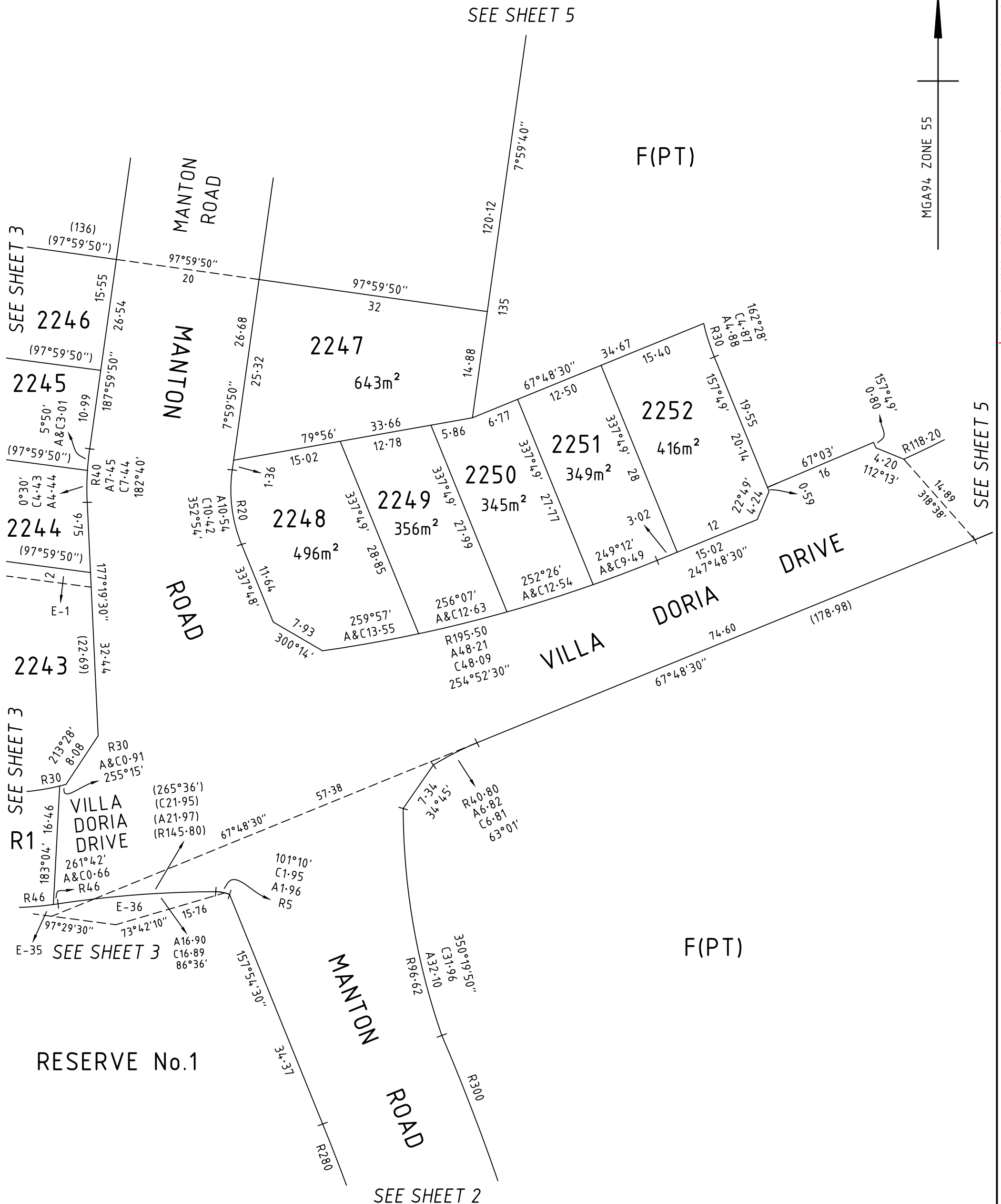
SEE SHEET 4

SEE SHEET 4

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SURVEYORS REFERENCE 1101438/22B	SCALE 1 : 500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
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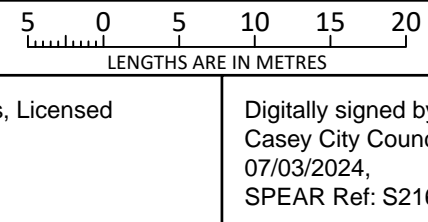
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SCALE
1 : 500



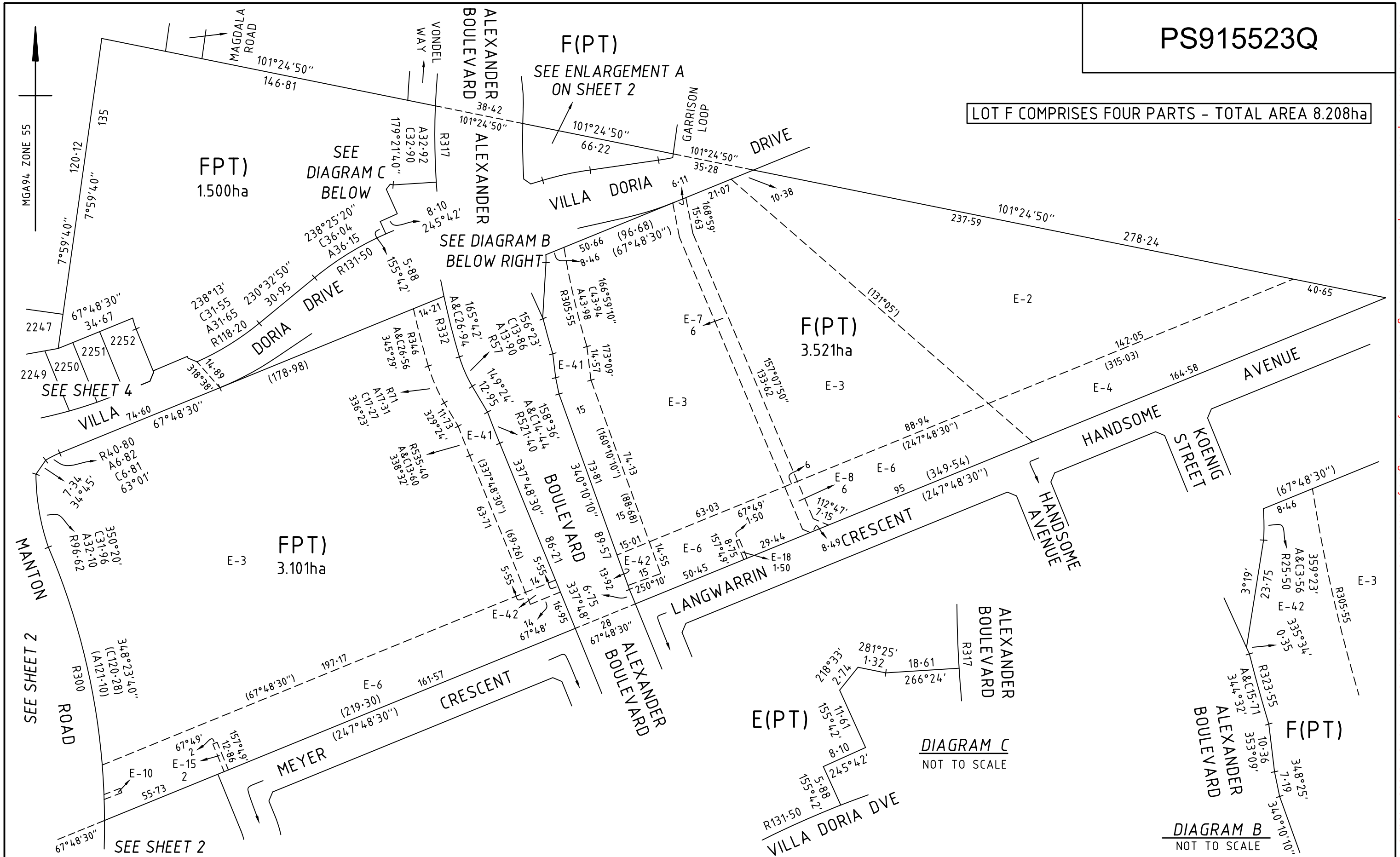
ORIGINAL SHEET
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SHEET 4

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LOT F COMPRISES FOUR PARTS - TOTAL AREA 8.208ha



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SURVEYORS REFERENCE	1101438/22B
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SCALE	1 : 1500
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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 2225 TO 2252 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 2225 TO 2252 (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. PlnA00824/19.

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. PlnA00824/19.

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 BENEFITED LAND.

LAND TO BE BURDENED: LOTS 2243 AND 2248

LAND TO BE BENEFITED: LOTS 2225 TO 2252 (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: LOT 2230 AND 2231


LAND TO BE BENEFITED: LOTS 2225 TO 2252 (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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