

PLAN OF SUBDIVISION	EDITION 1	PS921369N
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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: PS921351J (LOT M) POSTAL ADDRESS: 70S SMITHS LANE (at time of subdivision) CLYDE NORTH 3978 MGA CO-ORDINATES: E: 359 460 ZONE: 55 (of approx centre of land in plan) N: 5 781 140 GDA 94	COUNCIL NAME: CASEY CITY COUNCIL
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VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	LOT 1 TO 3200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOT 5 COMPRISES FOUR PARTS. FOR RESTRICTION A AFFECTING LOTS 3201 TO 3247 (BOTH INCLUSIVE) SEE SHEET 8. FOR RESTRICTION B AFFECTING LOT 3221 SEE SHEET 8. OTHER PURPOSE OF PLAN: - TO REMOVE THE DRAINAGE EASEMENT CREATED AS E-2 ON PS915525L CONTAINED WITHIN GENERATION DRIVE ON THIS PLAN. - TO REMOVE THE DRAINAGE EASEMENT CREATED AS E-8 ON PS915533M CONTAINED WITHIN GENERATION DRIVE 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	CASEY CITY COUNCIL 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. 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.: 32 No. of Lots: 47 + Lot S PHASE AREA: 2.711ha		

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	PS919014R	CASEY CITY COUNCIL
E-2, E-3	DRAINAGE	SEE DIAG.	THIS PLAN	CASEY CITY COUNCIL
E-3	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION
E-12	SEWERAGE	SEE DIAG.	PS833955P	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 /32 1101438-32-PS-V4.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 8
	LICENSED SURVEYOR: JAMES ARTHUR WIGGINS VERSION 4, DATE: 15/05/2025		

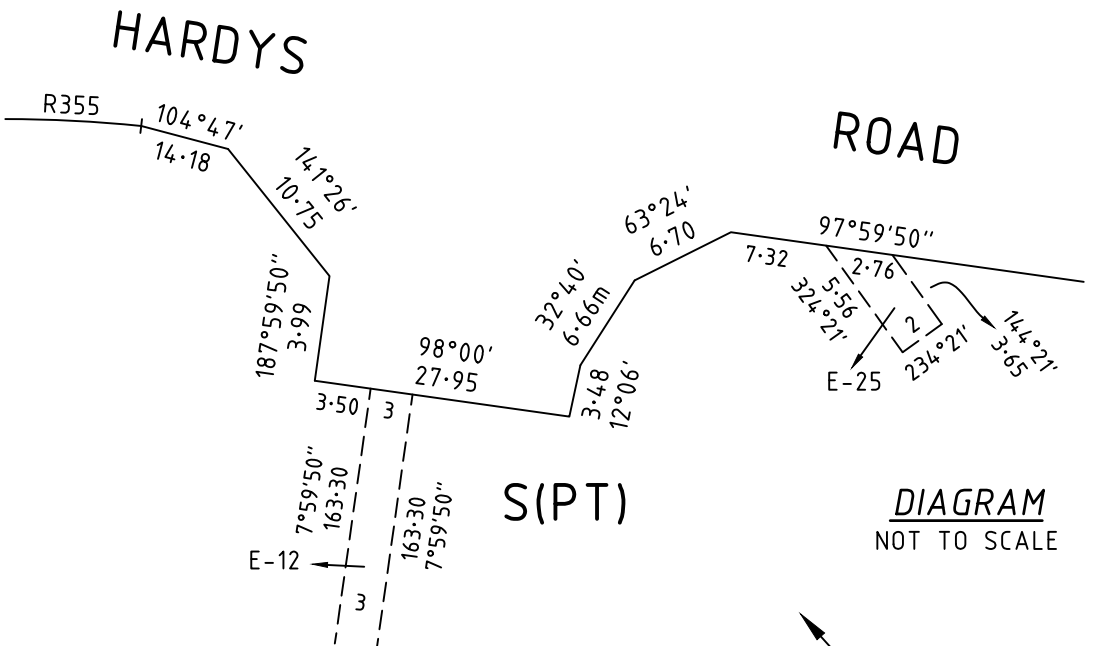


DIAGRAM
NOT TO SCALE

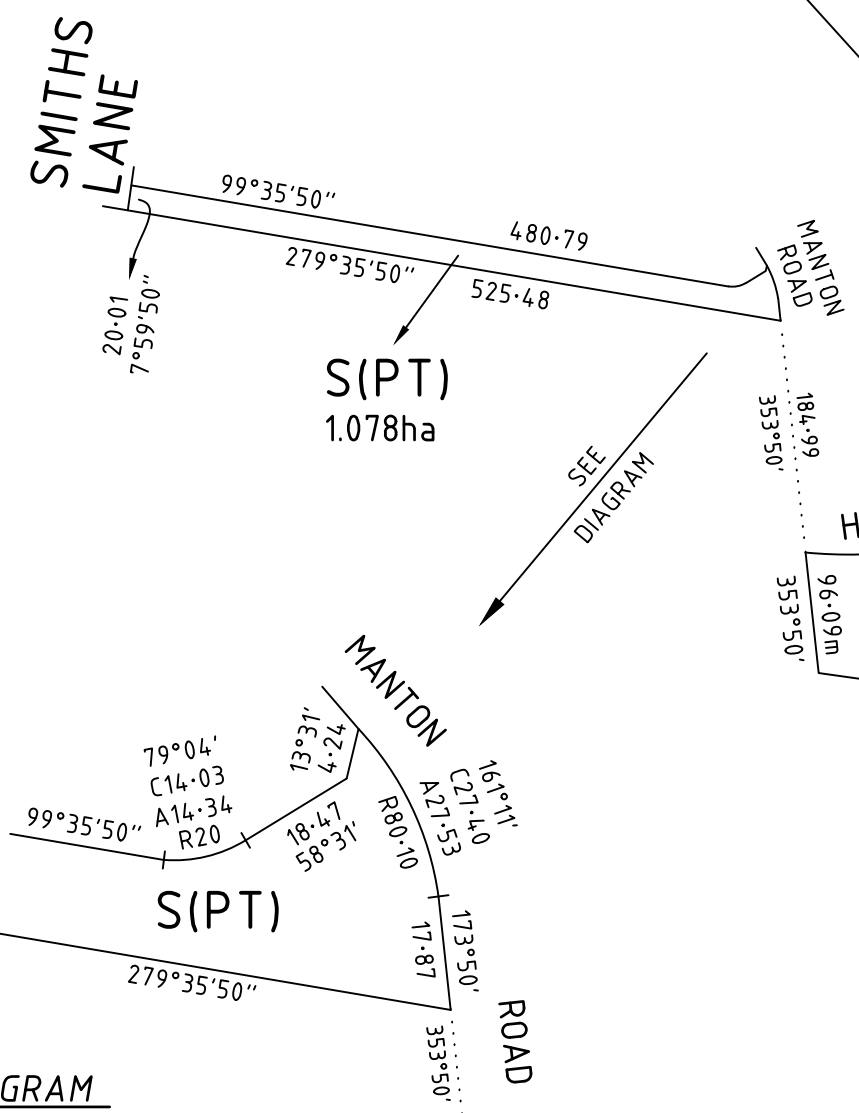
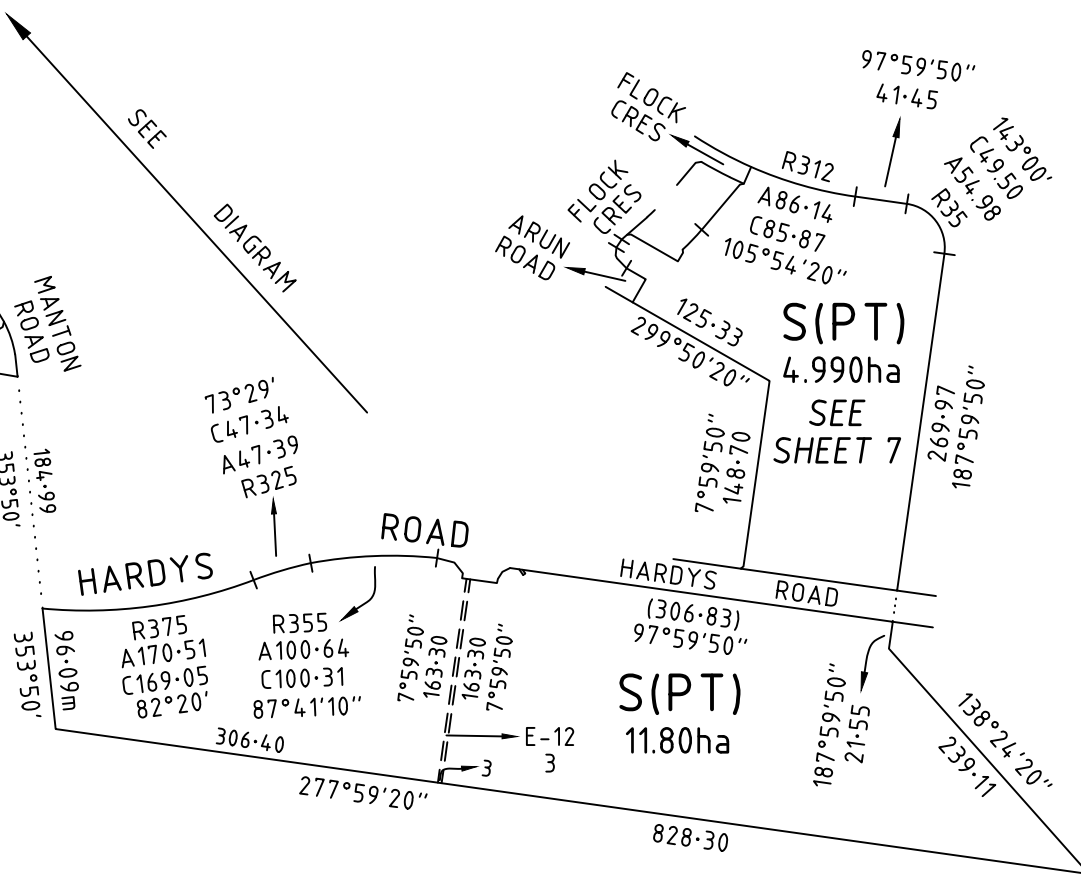
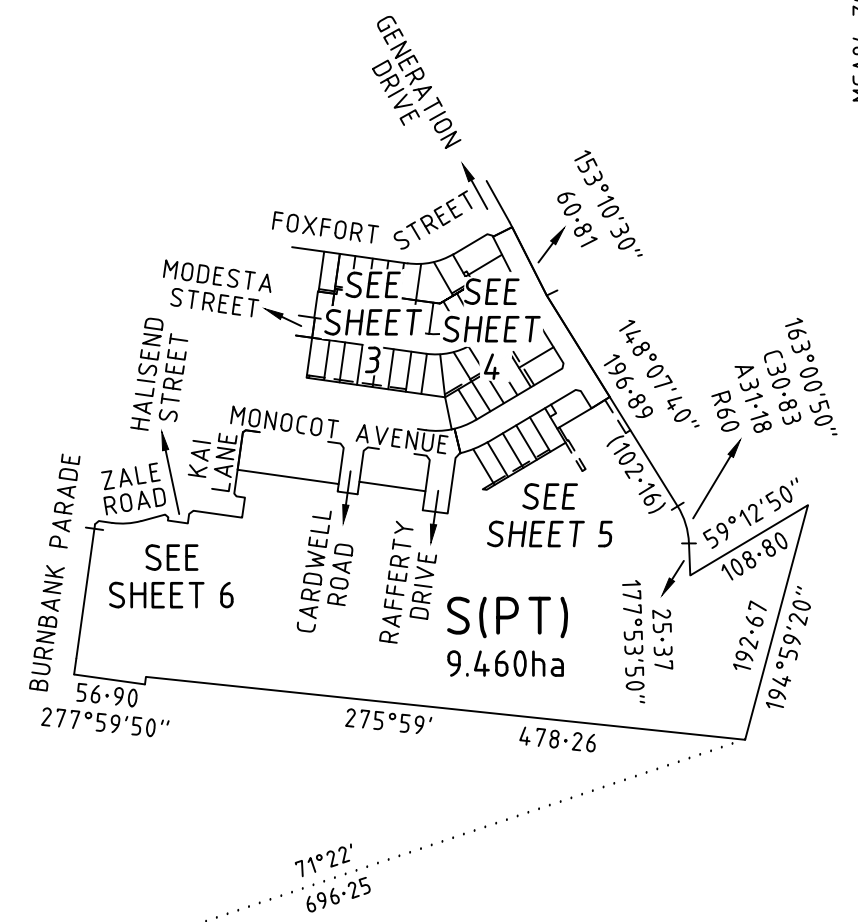


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LOT S COMPRISES FOUR PARTS - TOTAL AREA 27.33ha



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SCALE 1 : 6000	<p>LENGTHS ARE IN METRES</p>
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ORIGINAL SHEET SIZE: A3	SHEET 2
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MGA94 ZONE 55

FOXFORT STREET

STREET

MODESTA STREET

MODESTA R1 STREET
7612m²



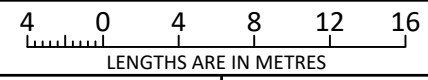
SEE SHEET 4

SEE SHEET 4

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SURVEYORS REF
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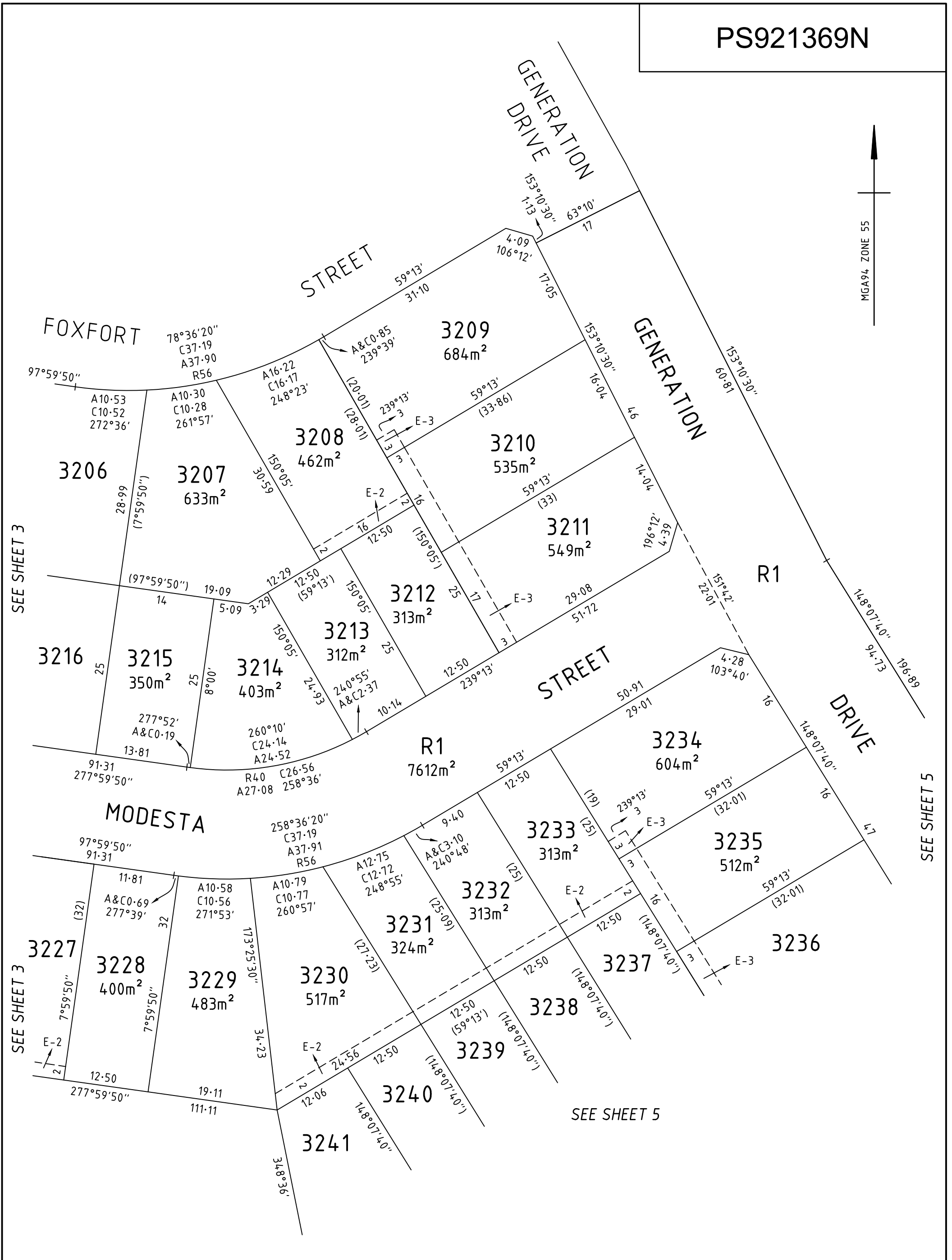
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SIZE: A3

SHEET 3

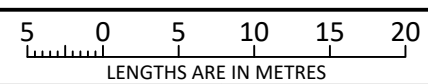
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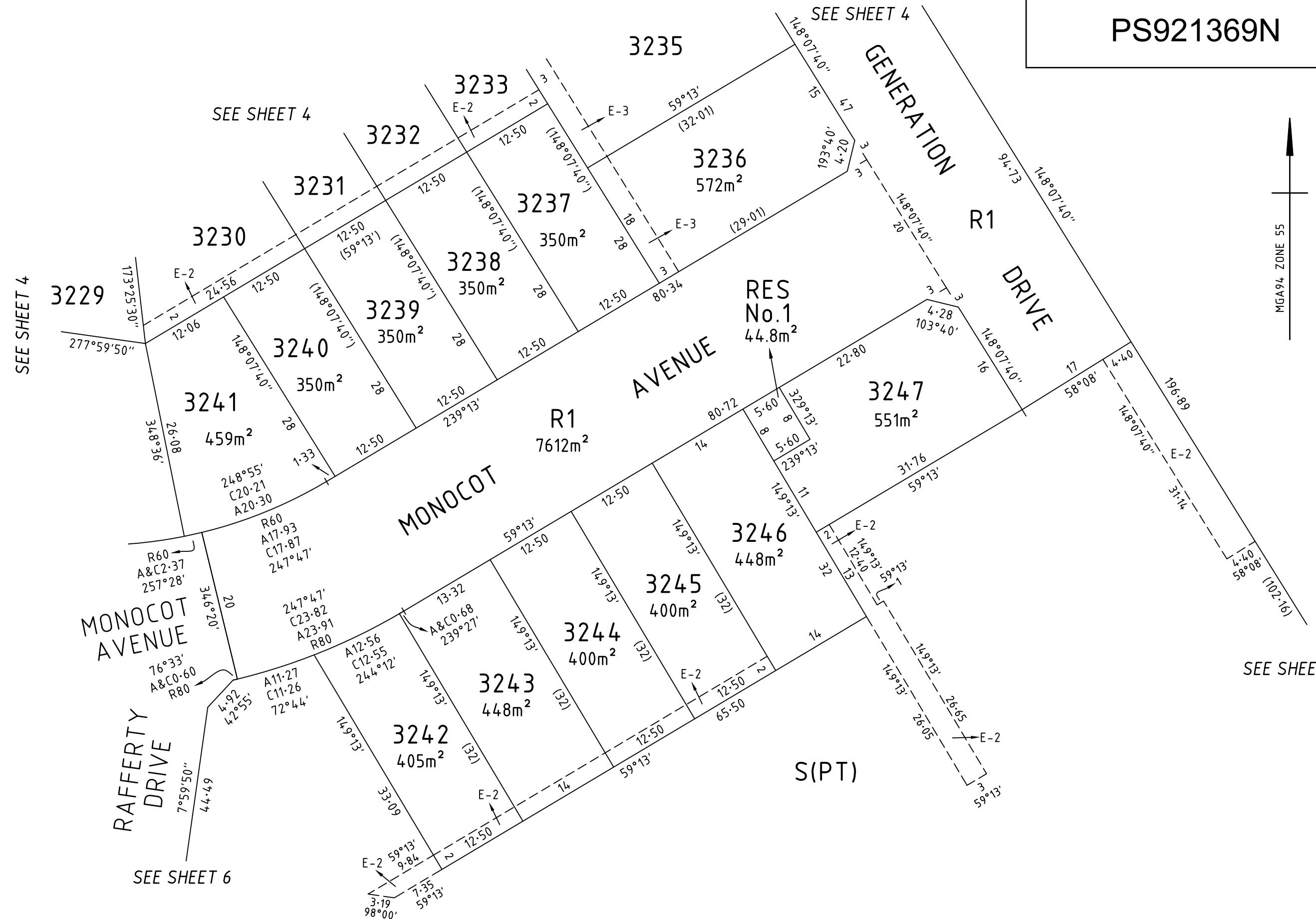
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SHEET 4

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
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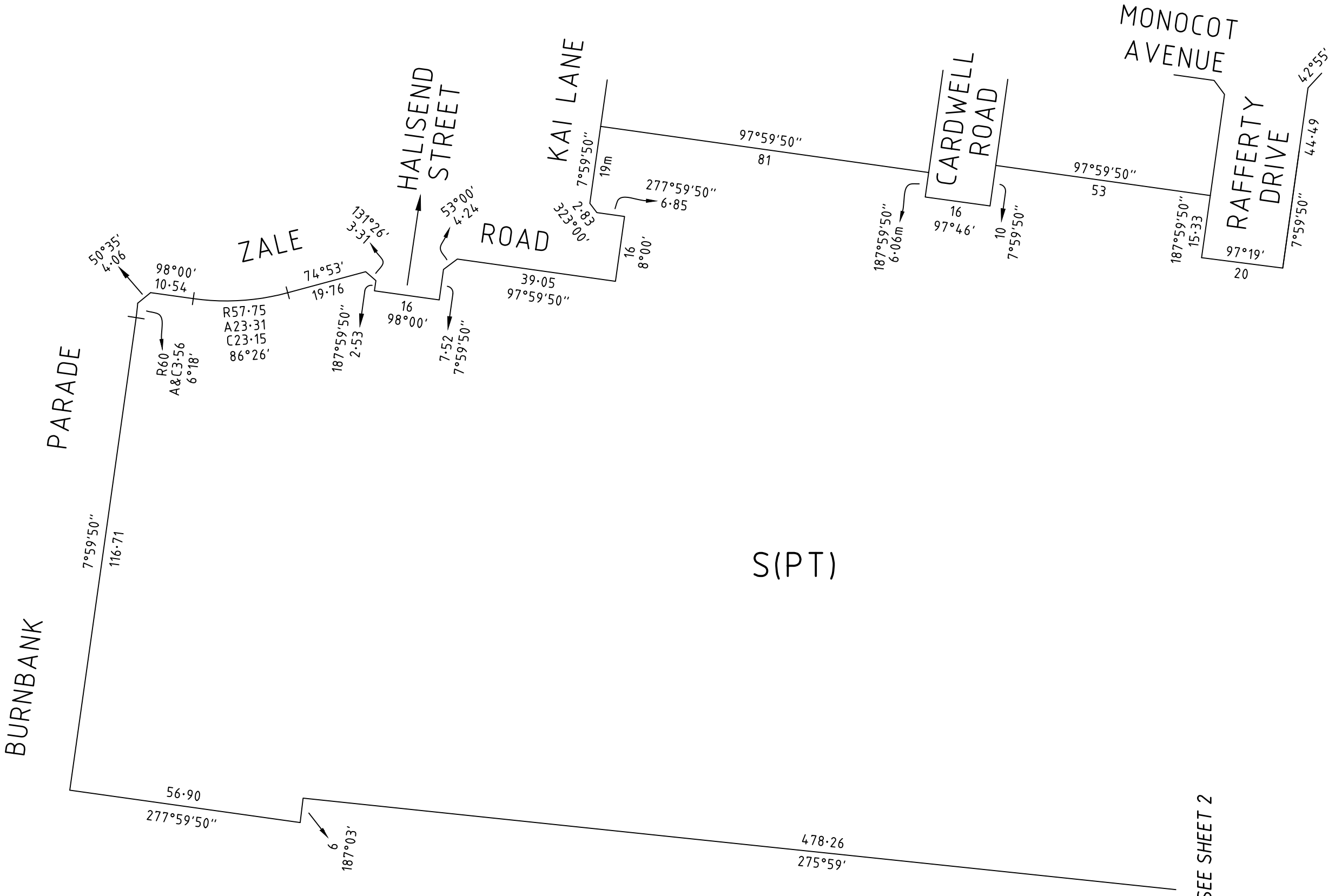


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SCALE 1 : 500	<p>LENGTHS ARE IN METRES</p>
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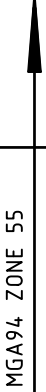
ORIGINAL SHEET SIZE: A3	SHEET 5
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S(P.T)

SEE SHEET 5

SEE SHEET 2



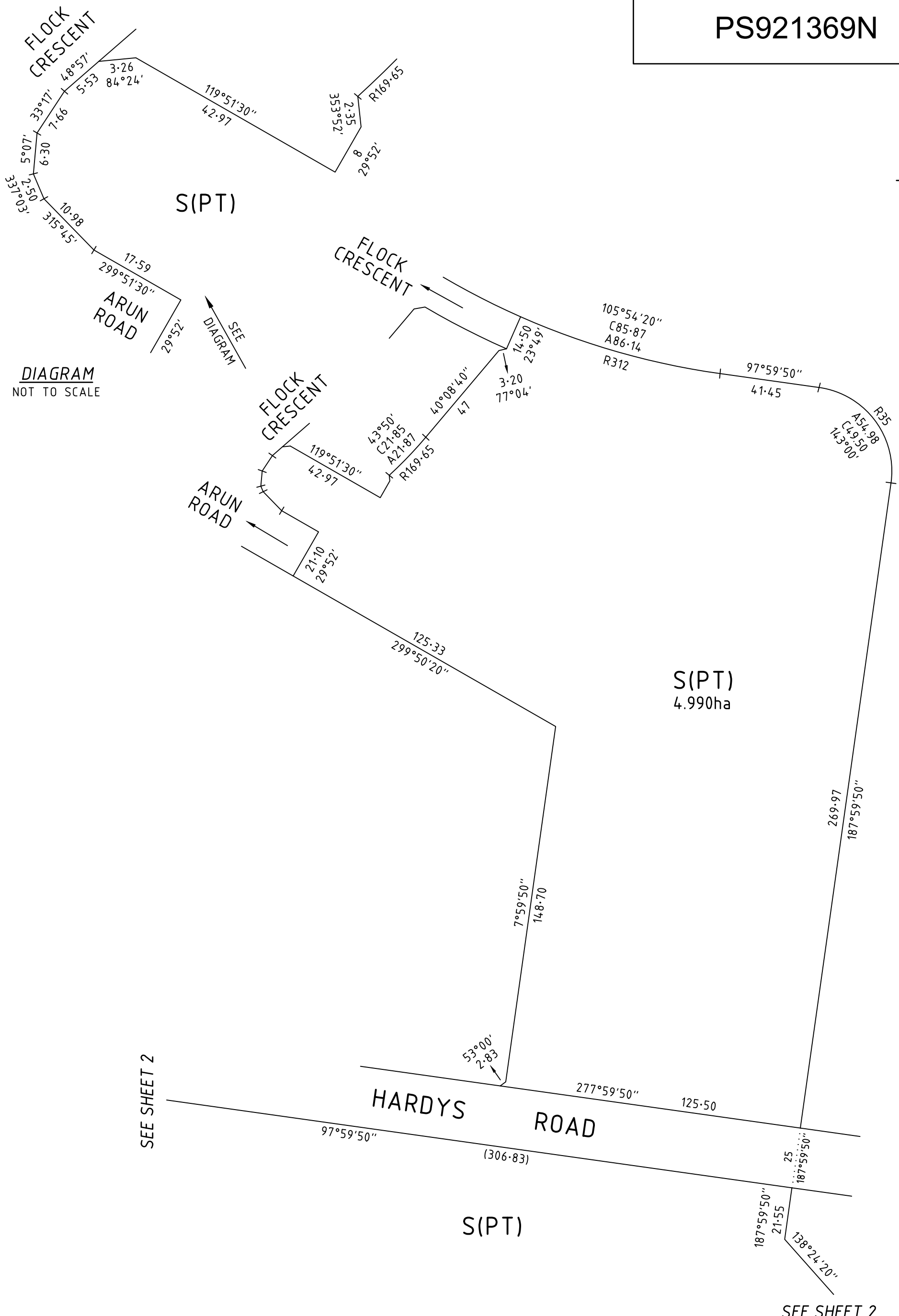
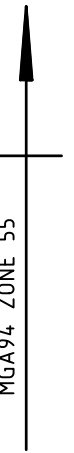
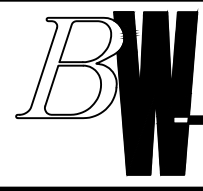


DIAGRAM
NOT TO SCALE

SEE SHEET 2

SEE SHEET 2



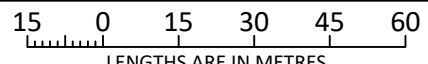
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SCALE
1 : 1500



ORIGINAL SHEET
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SHEET 7

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
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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 3201 TO 3147 (BOTH INCLUSIVE) ON THIS PLAN

LAND TO BE BENEFITED: LOTS 3201 TO 3147 (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: LOT 3221 ON THIS PLAN

LAND TO BE BENEFITED: LOTS 3201 TO 3247 (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.



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SHEET 8

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