

<b>PLAN OF SUBDIVISION</b>		EDITION 1	PS921351J
<b>LOCATION OF LAND</b> <b>PARISH:</b> CRANBOURNE <b>TOWNSHIP:</b> — <b>SECTION:</b> PART OF CROWN SECTION 74 (KNOWN AS CARDINIA CREEK PRE-EMPTIVE RIGHT) <b>CROWN ALLOTMENT:</b> 73 (PT) <b>TITLE REFERENCE:</b> VOL. FOL. <b>LAST PLAN REFERENCE:</b> PS921350L (LOT J) <b>POSTAL ADDRESS:</b> 70S SMITHS LANE (at time of subdivision) CLYDE NORTH 3978 <b>MGA CO-ORDINATES:</b> E: 359 085 ZONE: 55 (of approx centre of land in plan) N: 5 780 750 GDA 94		COUNCIL NAME: CASEY CITY COUNCIL	
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON	LOT 1 TO 3069 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOT M COMPRISES THREE PARTS. FOR RESTRICTION A AFFECTING LOTS 3070 TO 3111 (BOTH INCLUSIVE) SEE SHEET 10. FOR RESTRICTION B AFFECTING LOTS 3112 TO 3198 (BOTH INCLUSIVE) SEE SHEET 10. <b>OTHER PURPOSE OF PLAN:</b> 1) TO REMOVE THE SEWERAGE EASEMENT CREATED AS E-3 ON PS921350L CONTAINED WITHIN ROCKFIELD CIRCUIT ON THIS PLAN. 2) TO REMOVE THAT PART OF SEWERAGE EASEMENT CREATED AS E-20 ON PS837148Y CONTAINED WITHIN AUSTRALIS DRIVE, BURNBANK PARADE AND HARDYS ROAD ON THIS PLAN. <b>GROUND FOR REMOVAL OF EASEMENT:</b> AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)	
ROAD R1 RESERVE No.3 RESERVE No.4	CASEY CITY COUNCIL CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD		
<b>NOTATIONS</b>			
<b>DEPTH LIMITATION: DOES NOT APPLY</b>			
This is a SPEAR plan. <b>STAGING:</b> This is not a staged subdivision. Planning Permit No. PA21-0407 <b>SURVEY:</b> 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.: 31 No. of Lots: 130 + Lots M, Q & R PHASE AREA: 6.038ha			


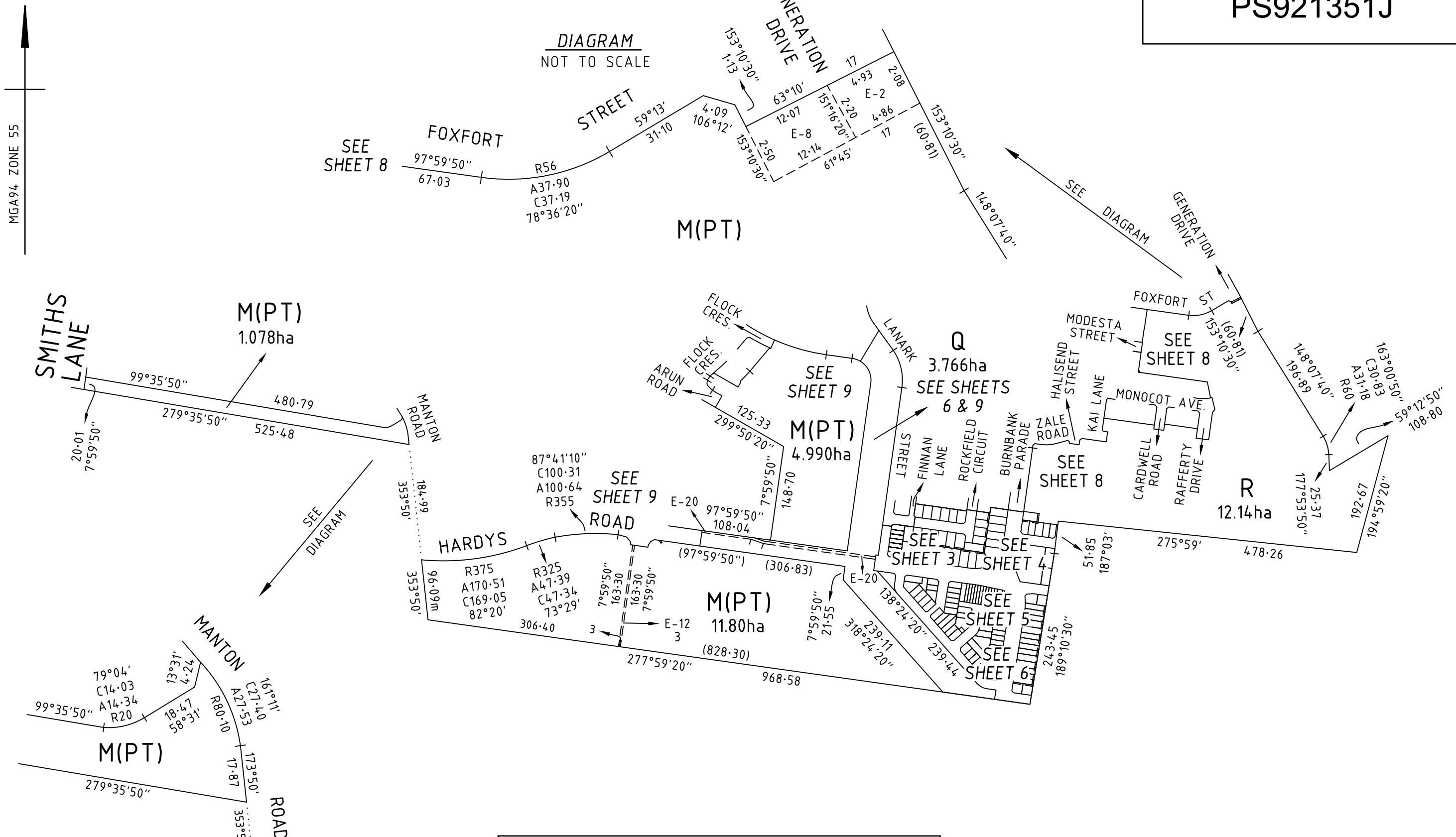
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
EASEMENTS AND RIGHTS IMPLIED BY SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO LOTS 3192 TO 3198 (BOTH INCLUSIVE) ON THIS PLAN, EXCEPT FOR THE PURPOSE OF SEWERAGE AND WATER SUPPLY.				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	2	PS919014R	CASEY CITY COUNCIL
E-2	DRAINAGE	SEE DIAG.	PS915525L	CASEY CITY COUNCIL
E-3	DRAINAGE	SEE DIAG.	THIS PLAN	CASEY CITY COUNCIL
E-6	PARTY WALL	0.15	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
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
 <b>Beveridge Williams</b> development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 1101438 /31 1101438-31-PS-V8-PRELIM.DWG		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 10
		LICENSED SURVEYOR: JAMES ARTHUR WIGGINS VERSION 10, DATE: 19/06/2025		

DIAGRAM  
NOT TO SCALE



LOT M COMPRISES THREE PARTS - TOTAL AREA 17.87ha

DIAGRAM  
NOT TO SCALE

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SURVEYORS REFERENCE	1101438/31
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SCALE 1 : 6000	<p>60 0 60 120 180 240 LENGTHS ARE IN METRES</p>
LICENSED SURVEYOR: JAMES ARTHUR WIGGINS VERSION 10, DATE: 19/06/2025	

ORIGINAL SHEET SIZE: A3	SHEET 2
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SEE SHEET 9

PS921351J

MGA94 ZONE 55



Q

SEE SHEET 4

SEE SHEETS 2 & 9

SEE SHEET 4

SEE SHEET 2

SEE SHEET 6

SEE SHEET 6

LANARK STREET

FINNAN LANE

ROCKFIELD CIRCUIT

ROCKFIELD R1 CIRCUIT

LANARK R1 STREET

HARDYS R1 ROAD

ROAD

RES. No.3

MORLEY R1 STREET

WAY

KATENA R1 STREET

REPENS LANE

M(PT)



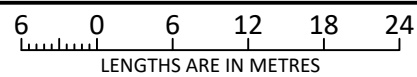
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SURVEYORS REF 1101438/31

SCALE 1 : 600

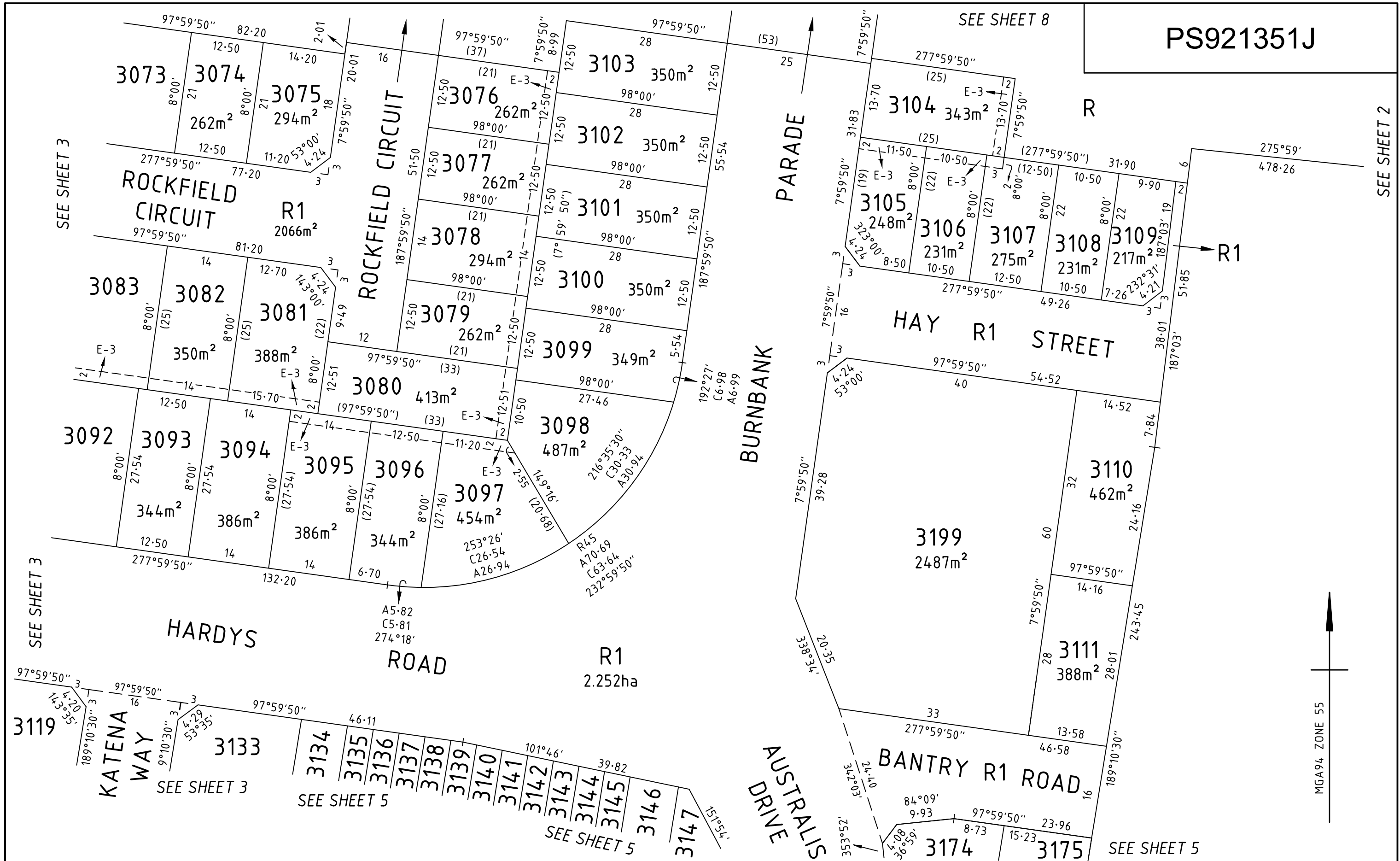


ORIGINAL SHEET SIZE: A3

SHEET 3

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS  
VERSION 10, DATE: 19/06/2025





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SCALE 1 : 600	<p>LENGTHS ARE IN METRES</p>
LICENSED SURVEYOR: JAMES ARTHUR WIGGINS VERSION 10, DATE: 19/06/2025	

ORIGINAL SHEET SIZE: A3	SHEET 4
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SEE SHEET 4

HARDYS ROAD

R1

ROAD

SEE SHEET 4

BANTRY R1 ROAD

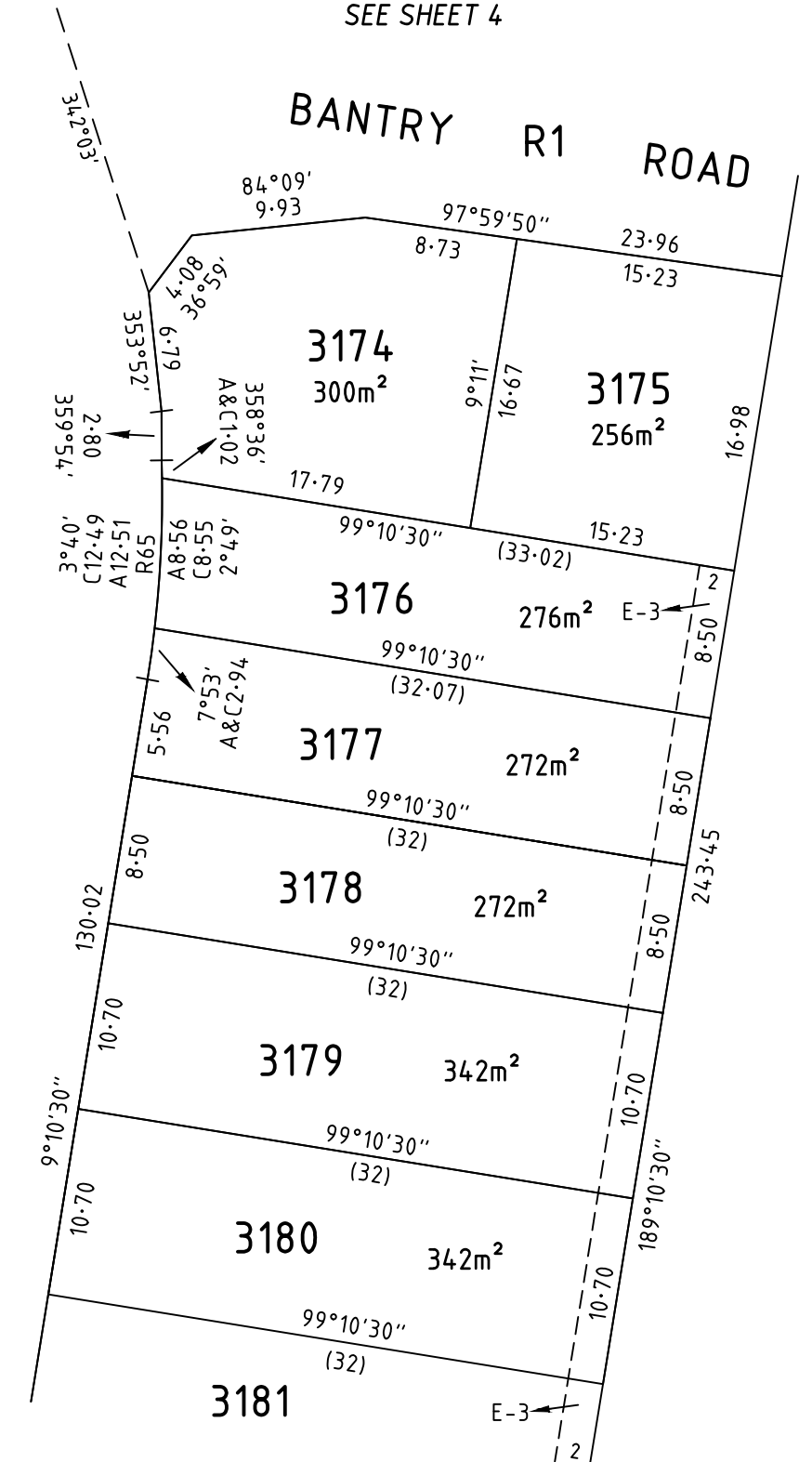
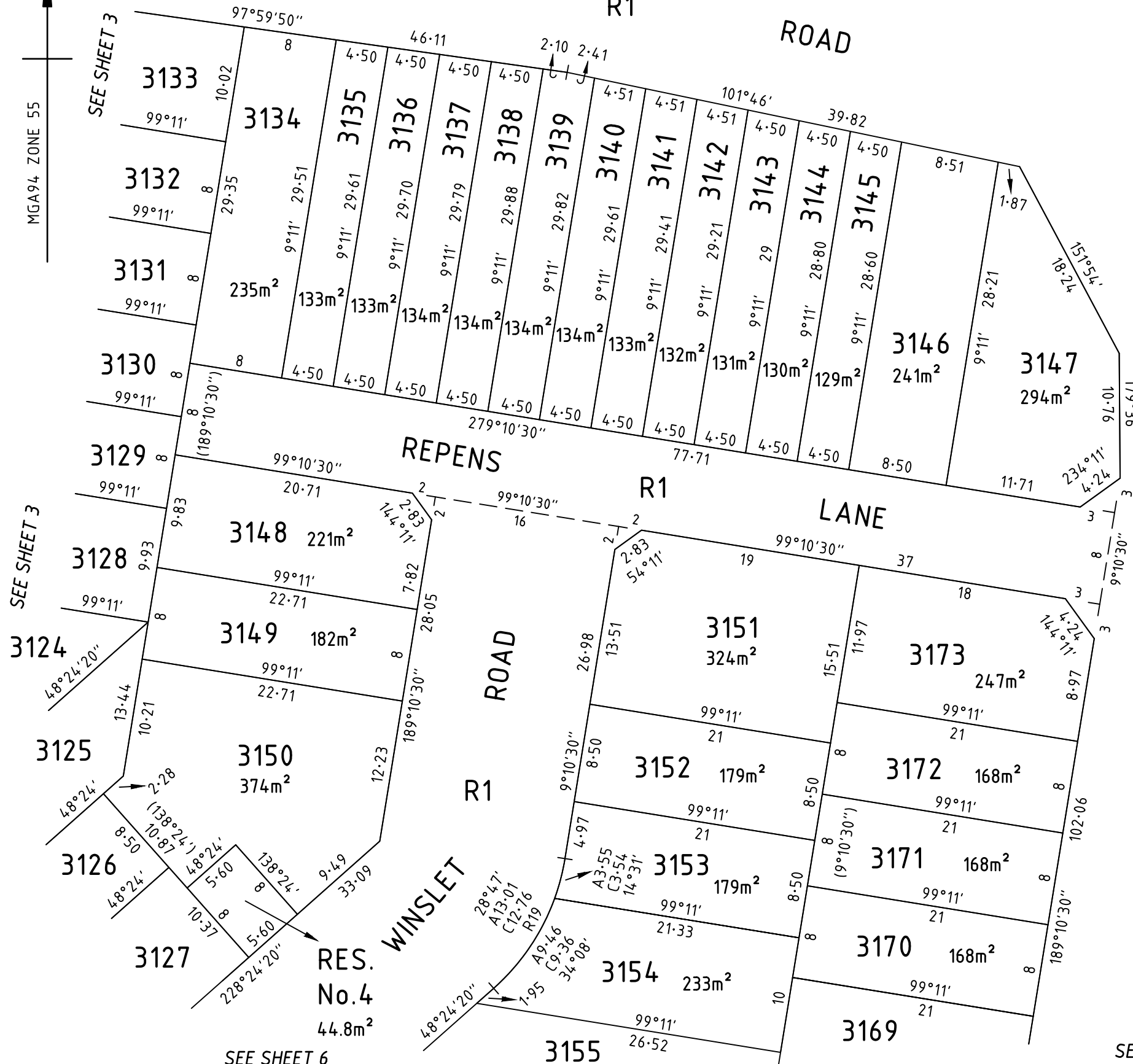
MGA94 ZONE 55

SEE SHEET 3

SEE SHEET 3

DRIVE  
R1  
2.252ha  
AUSTRALIS

SEE SHEET 6



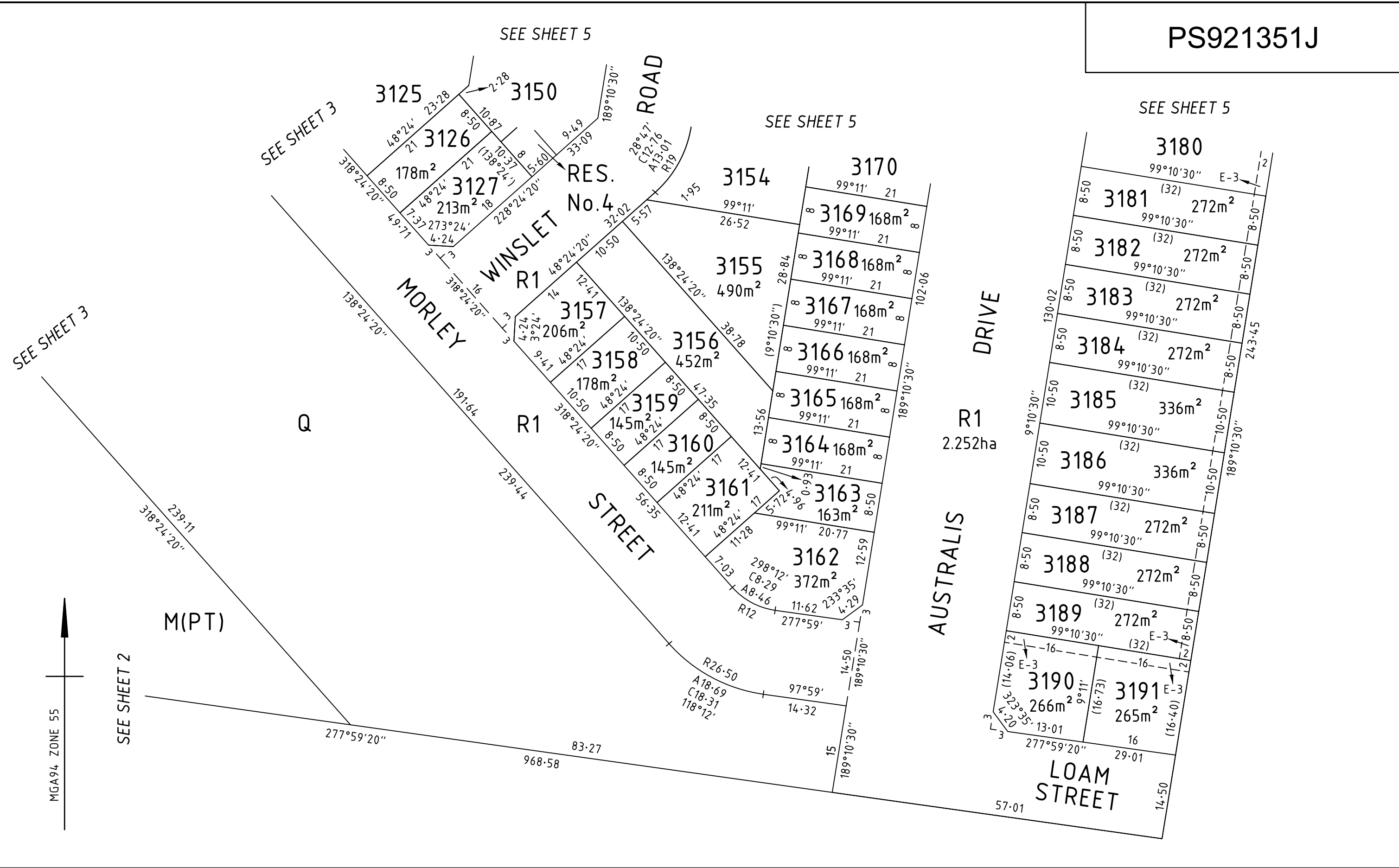
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SURVEYORS REFERENCE  
1101438/31

SCALE 1 : 400  
4 0 4 8 12 16  
LENGTHS ARE IN METRES

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS  
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ORIGINAL SHEET SIZE: A3  
SHEET 5



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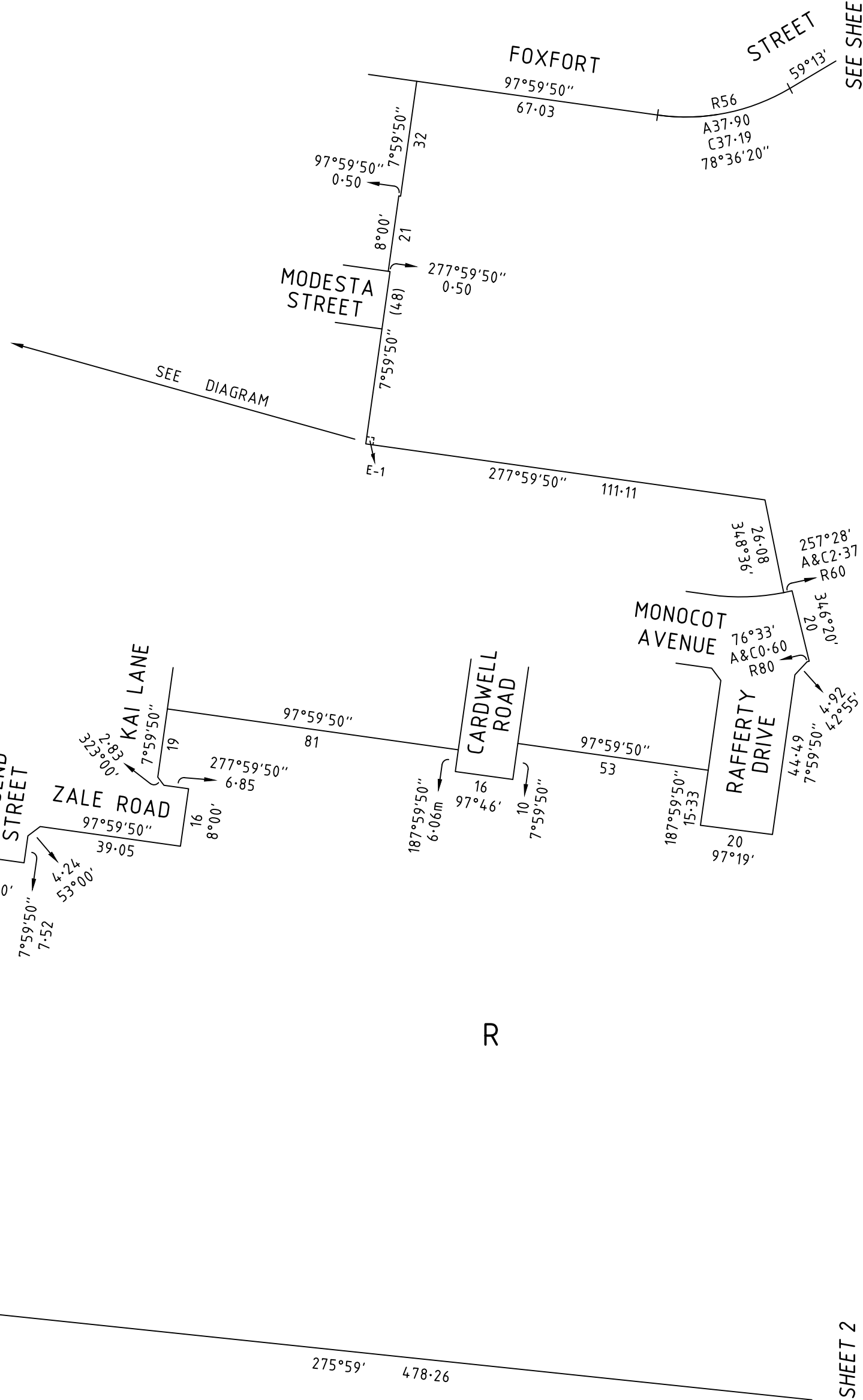
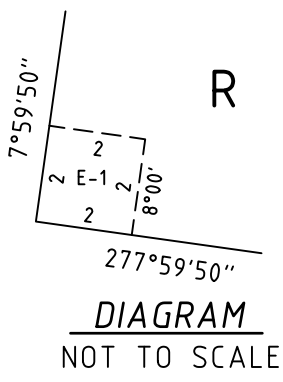
SCALE 1 : 600	<p>LENGTHS ARE IN METRES</p>
LICENSED SURVEYOR: JAMES ARTHUR WIGGINS VERSION 10, DATE: 19/06/2025	

ORIGINAL SHEET SIZE: A3	SHEET 6
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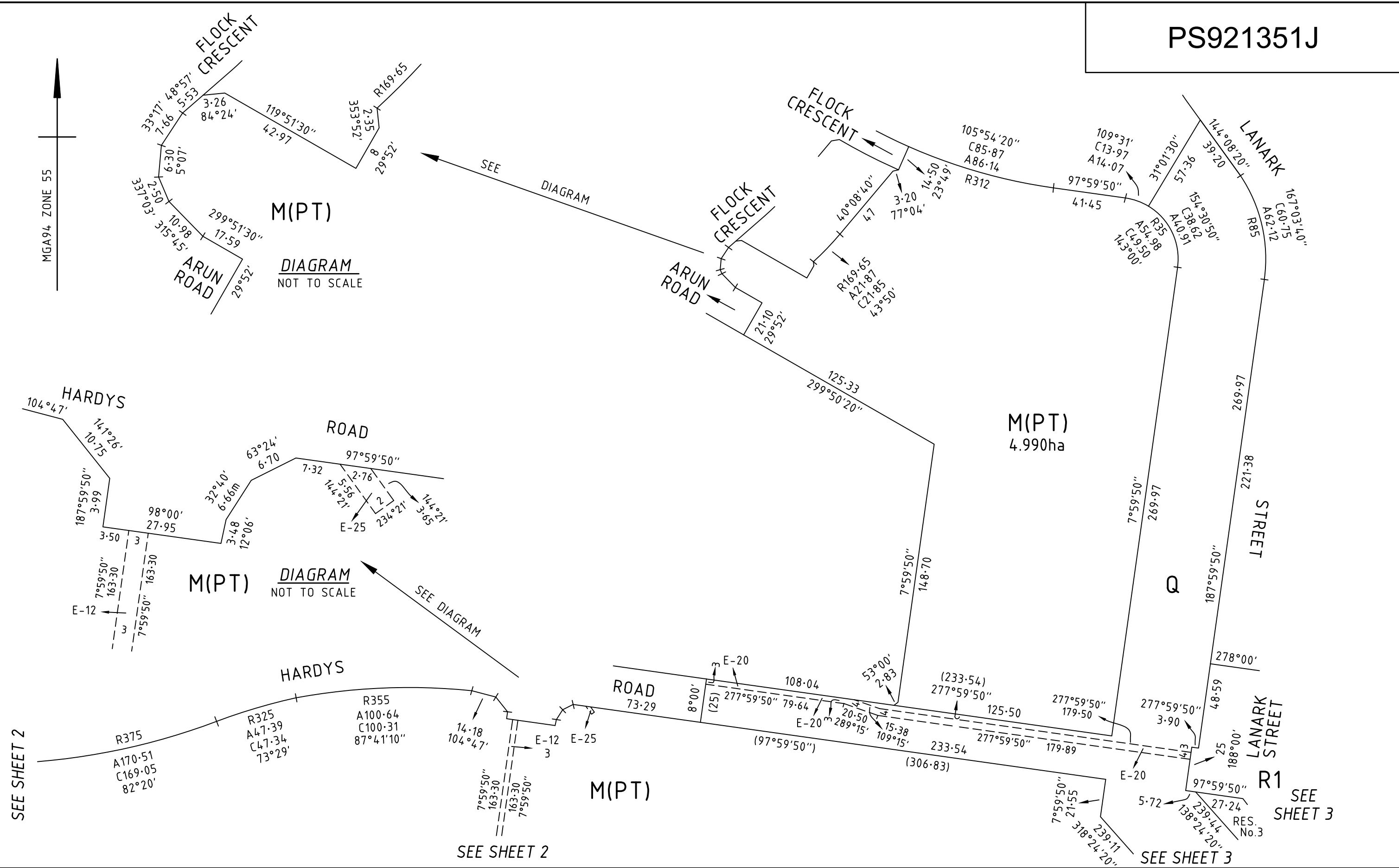




SEE SHEET 2



SEE SHEET 2



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SURVEYORS REFERENCE	1101438/31
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SCALE 1 : 2000	<p>LENGTHS ARE IN METRES</p>
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ORIGINAL SHEET SIZE: A3	SHEET 9
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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.

PS921351J

## CREATION OF RESTRICTION 'A'

LAND TO BE BURDENED: LOTS 3070 TO 3111 (BOTH INCLUSIVE) ON THIS PLAN

LAND TO BE BENEFITED: LOTS 3070 TO 3199 (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 OTHER THAN IN ACCORDANCE WITH THE BUILDING ENVELOPE OR SMALL LOT HOUSING CODE TYPE 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 OR CHANGE TO THE ALLOCATION OF SMALL LOT HOUSING CODE TYPE ON THE ENDORSED BUILDING ENVELOPE PLAN WILL REQUIRE APPROVAL FROM THE CASEY CITY COUNCIL.

### EXPIRY DATE

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT ON 30/06/2036.

## CREATION OF RESTRICTION 'B'

LAND TO BE BURDENED: LOTS 3112 TO 3198 (BOTH INCLUSIVE) ON THIS PLAN

LAND TO BE BENEFITED: LOTS 3070 TO 3199 (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 OR PERMIT ANY OTHER PERSON UNDER ITS CONTROL OR DIRECTION TO:

- 1) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE OTHER THAN IN ACCORDANCE WITH THE BUILDING ENVELOPE OR SMALL LOT HOUSING CODE TYPE 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>

- 2) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING, STRUCTURE, FENCE OR LANDSCAPING ON A BURDENED LOT UNLESS THE PLANS FOR SUCH A BUILDING, STRUCTURE, FENCE OR LANDSCAPING HAVE BEEN APPROVED IN WRITING BY MIRVAC VICTORIA PTY LTD PRIOR TO THE ISSUE OF A BUILDING PERMIT.

- 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.

- 5) CONSTRUCT ANY DWELLING UNLESS IT INCORPORATES DUAL PLUMBING FOR THE USE OF RECYCLED WATER IN TOILET FLUSHING AND GARDEN WATERING SHOULD THE SAID SERVICE BECOME AVAILABLE.

- 6) UNDERTAKE ANY DEMOLITION OR REMOVAL OF ANY APPROVED BUILDING OR IMPROVEMENT (OR PART THEREOF) ON THE BURDENED LOT WITHOUT THE PRIOR WRITTEN APPROVAL FROM MIRVAC VICTORIA PTY LTD AND THE CASEY CITY COUNCIL.

- 7) UNDERTAKE CONSTRUCTION OR MAINTENANCE WORKS ON AN EXISTING APPROVED BUILDING ON A BURDENED LOT UNLESS THE CONSTRUCTION AND/OR MAINTENANCE WORKS MAINTAINS THE EXTERIOR APPEARANCE, MATERIALS AND COLOUR OF THE APPROVED EXISTING BUILDING.

- 8) ERECT OR AFFIX ANY ANTENNA, SATELLITE DISH, RADIO MAST, AIR CONDITIONING PLANT, HEATING PLANT OR EXTERNAL MOUNTED CONDUITS ON ANY PART OF A BURDENED LOT UNLESS THE ERECTED OR AFFIXED ITEM IS NOT VISIBLE FROM THE STREET OR ANY OTHER PUBLIC SPACES.

- 9) ERECT OR AFFIX ANY EXTERNAL SHUTTERS OR WINDOW AWNINGS ON A BUILDING OR DWELLING ON A BURDENED LOT UNLESS THE ERECTED OR AFFIXED EXTERNAL SHUTTER OR WINDOW AWNING IS NOT VISIBLE FROM THE STREET OR ANY OTHER PUBLIC SPACES.

- 10) INSTALL OR AFFIX ANY WINDOW FILM TO A WINDOW OF THE BUILDING ON A BURDENED LOT UNLESS NOT VISIBLE FROM THE STREET OR ANY OTHER PUBLIC SPACES.

- 11) ERECT OR INSTALL ANY CLOTHES DRYING OR AIRING FACILITY ON A BURDENED LOT UNLESS NOT VISIBLE FROM THE STREET OR ANY OTHER PUBLIC SPACES.

- 12) CONSTRUCT OR ERECT ANY SHED, PERGOLA, OR WATER TANK ON A BURDENED LOT UNLESS NOT VISIBLE FROM THE STREET OR ANY OTHER PUBLIC SPACES.

- 13) PARK OR STORE ANY CARAVAN, TRAILER, BOAT, PLANT, MACHINERY OR TRUCK ON A BURDENED LOT UNLESS NOT VISIBLE FROM THE STREET OR ANY OTHER PUBLIC SPACES.

- 14) INSTALL OR AFFIX ANY WINDOW FURNISHINGS TO A WINDOW OF A BUILDING OR DWELLING ON A BURDENED LOT UNLESS THE WINDOW FURNISHING TYPE IS A ROLLER BLIND, VENETIAN BLIND, ROMAN BLIND, CURTAIN, VERTICAL BLIND, TIMBER VENETIAN, OR TIMBER PLANTATION SHUTTER AND THE COLOUR OF THE EXTERNAL FACE OF ALL WINDOW FURNISHINGS IS EITHER BLACK, CHARCOAL, WHITE OR CLEAR-FINISHED CEDAR, OR UNLESS OTHERWISE APPROVED IN WRITING BY MIRVAC VICTORIA PTY LTD.

- 15) ALTER LANDSCAPING ON A BURDENED LOT UNLESS IT ALIGNS WITH MIRVAC VICTORIA PTY LTD'S APPROVED LANDSCAPE PLANS.

### VARIATION

ANY VARIATION TO BUILDING ENVELOPES OR CONSENT TO BUILD OUTSIDE ANY BUILDING ENVELOPE OR CHANGE TO THE ALLOCATION OF SMALL LOT HOUSING CODE TYPE ON THE ENDORSED BUILDING ENVELOPE PLAN WILL REQUIRE APPROVAL FROM THE CASEY CITY COUNCIL.

### EXPIRY DATE

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT ON 30/06/2036.



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development & environment consultants

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SURVEYORS REF  
1101438/31

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VERSION 10, DATE: 19/06/2025

ORIGINAL SHEET  
SIZE: A3

SHEET 10