


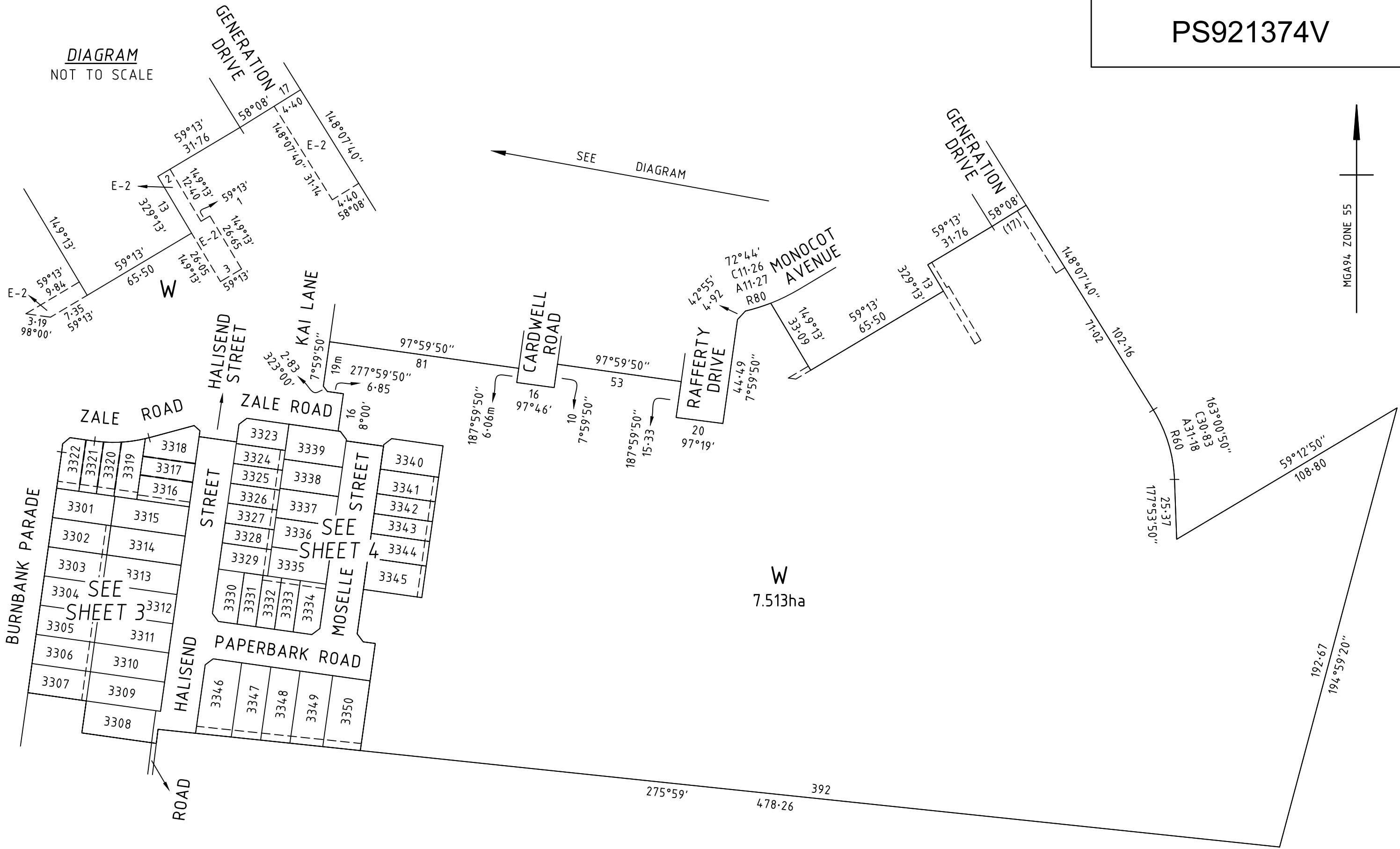
<b>PLAN OF SUBDIVISION</b>			EDITION 1	PS921374V
<b>LOCATION OF LAND</b> <b>PARISH:</b> CRANBOURNE <b>TOWNSHIP:</b> — <b>SECTION:</b> PART OF CROWN SECTION 74 (KNOWN AS CARDINIA CREEK PRE-EMPTIVE RIGHT) <b>CROWN ALLOTMENT:</b> — <b>TITLE REFERENCE:</b> VOL. FOL. <b>LAST PLAN REFERENCE:</b> PS921369N (LOT S) <b>POSTAL ADDRESS:</b> 15S ZALE ROAD (at time of subdivision) CLYDE NORTH 3978 <b>MGA CO-ORDINATES:</b> E: 359 250 ZONE: 55 (of approx centre of land in plan) N: 5 780 920 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 3300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 3301 TO 3315 (BOTH INCLUSIVE) AND LOTS 3346 TO 3350 (BOTH INCLUSIVE) SEE SHEET 5. FOR RESTRICTION B AFFECTING LOTS 3316 TO 3345 (BOTH INCLUSIVE) SEE SHEET 5.	
ROAD R1	CASEY CITY COUNCIL			
<b>NOTATIONS</b>				
DEPTH LIMITATION: DOES NOT APPLY				
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.: 33 No. of Lots: 50 + Lots W PHASE AREA: 1.913ha				
<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 EXCEPT THOSE FOR THE PURPOSES OF SEWER AND WATER SUPPLY APPLY TO LOTS 3323 TO 3334 (BOTH INCLUSIVE) AND LOTS 3340 TO 3345 (BOTH INCLUSIVE) ON THIS PLAN.				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-2 E-1, E-3 E-1 E-4	DRAINAGE DRAINAGE SEWERAGE PARTY WALL	SEE DIAG. SEE DIAG. SEE DIAG. 0.15	PS921369N THIS PLAN THIS PLAN THIS PLAN	CASEY CITY COUNCIL CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION THE RELEVANT ABUTTING LOT ON THIS PLAN
 <b>Beveridge Williams</b> development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au			SURVEYORS FILE REF: 1101438 /33 1101438-33-PS-V6.DWG	ORIGINAL SHEET SIZE: A3 SHEET 1 OF 5
			LICENSED SURVEYOR: JAMES ARTHUR WIGGINS VERSION 6, DATE: 11/12/2025	

DIAGRAM  
NOT TO SCALE

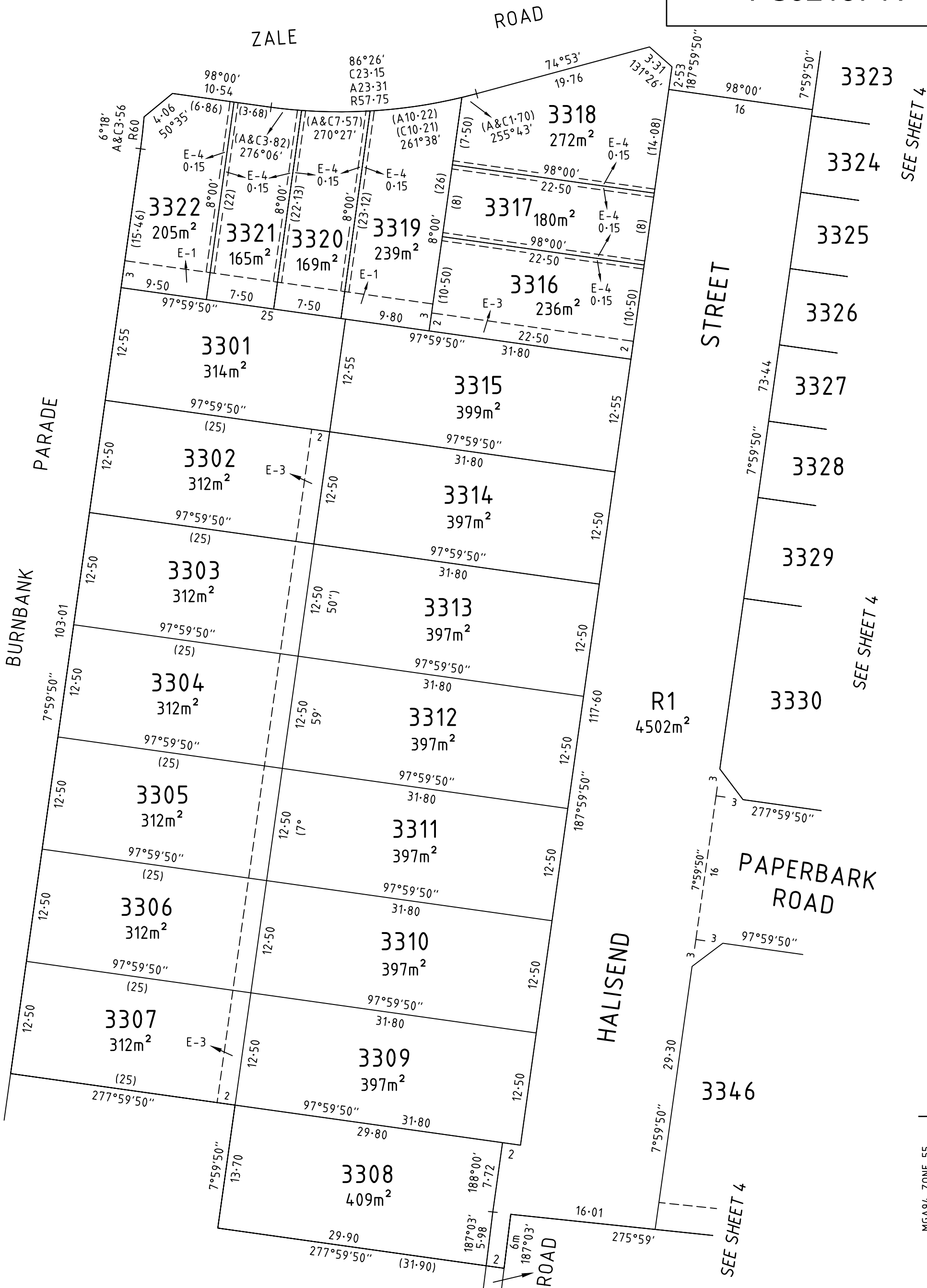


W  
7.513ha

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Melbourne ph : 03 9524 8888  
www.beveridgewilliams.com.au

SURVEYORS REFERENCE	1101438/33
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SCALE 1 : 1500	<p>LENGTHS ARE IN METRES</p>	ORIGINAL SHEET SIZE: A3	SHEET 2
LICENSED SURVEYOR: JAMES ARTHUR WIGGINS VERSION 6, DATE: 11/12/2025			



SEE SHEET 4

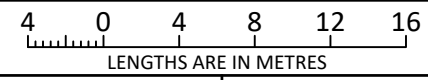
SEE SHEET 4

SEE SHEET 4

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SURVEYORS REF  
1101438/33

SCALE  
1 : 400



ORIGINAL SHEET  
SIZE: A3

SHEET 3

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS  
 VERSION 6, DATE: 11/12/2025

PS921374V

ZALE ROAD

SEE SHEET 3

STREET

STREET

MOSELLE

R1

PAPERBARK ROAD

R1  
4502m<sup>2</sup>

ROAD

W

HALISEND

SEE SHEET 4

SEE SHEET 2



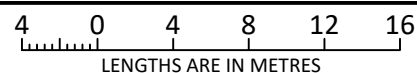
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SURVEYORS REF  
1101438/33

SCALE  
1 : 400



ORIGINAL SHEET  
SIZE: A3

SHEET 4

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS  
VERSION 6, DATE: 11/12/2025

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.

PS921374V

## CREATION OF RESTRICTION 'A'

LAND TO BE BURDENED: LOTS 3301 TO 3315 (BOTH INCLUSIVE) AND LOTS 3346 TO 3350 (BOTH INCLUSIVE) ON THIS PLAN

LAND TO BE BENEFITED: LOTS 3301 TO 3350 (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 30/10/2036

## CREATION OF RESTRICTION 'B'

LAND TO BE BURDENED: LOTS 3316 TO 3345 (BOTH INCLUSIVE) ON THIS PLAN

LAND TO BE BENEFITED: LOTS 3301 TO 3350 (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 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 30/10/2036



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LICENSED SURVEYOR: JAMES ARTHUR WIGGINS  
VERSION 6, DATE: 11/12/2025

ORIGINAL SHEET  
SIZE: A3

SHEET 5