


PLAN OF SUBDIVISION			EDITION 1	PS935395J
LOCATION OF LAND			COUNCIL NAME: CASEY CITY COUNCIL	
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:	PS935377L (LOT D)			
POSTAL ADDRESS: (at time of subdivision)	70S SMITHS LANE CLYDE NORTH 3978			
MGA CO-ORDINATES: (of approx centre of land in plan)	E: 358 790 N: 5 780 800	ZONE: 55 GDA 94		
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 TO 4700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOT F COMPRISES TWO PARTS. FOR RESTRICTION AFFECTING LOTS 4701 TO 4713 (BOTH INCLUSIVE) SEE SHEET 5.	
RESERVE No.1	CASEY CITY COUNCIL			
NOTATIONS				
DEPTH LIMITATION: DOES NOT APPLY				
<p>This is a SPEAR plan.</p> <p>STAGING: This is not a staged subdivision. Planning Permit No. PA24-0412</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>				
<p>Estate: Smiths Lane Phase No.: 47A No. of Lots: 13 + Lot E & F PHASE AREA: 3174m²</p>				
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-2	DRAINAGE	2	THIS PLAN	CASEY CITY COUNCIL
E-1, E-4	SEWERAGE	SEE DIAG.	PS931763C	SOUTH EAST WATER CORPORATION
E-3, E-4	POWERLINE	SEE DIAG.	PS931763C (SECTION 88 ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICITY SERVICES PTY LTD
E-12	SEWERAGE	SEE DIAG.	PS833955P	SOUTH EAST WATER CORPORATION
E-25	DRAINAGE	SEE DIAG.	PS848742Y	CASEY CITY COUNCIL
 Beveridge Williams Development and Infrastructure Consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au			SURVEYORS FILE REF: 1101438/47A 1101438-47A-PS-V1.DWG	ORIGINAL SHEET SIZE: A3 SHEET 1 OF 5
			LICENSED SURVEYOR: JAMES ARTHUR WIGGINS VERSION 1, DATE: 17/03/2026	

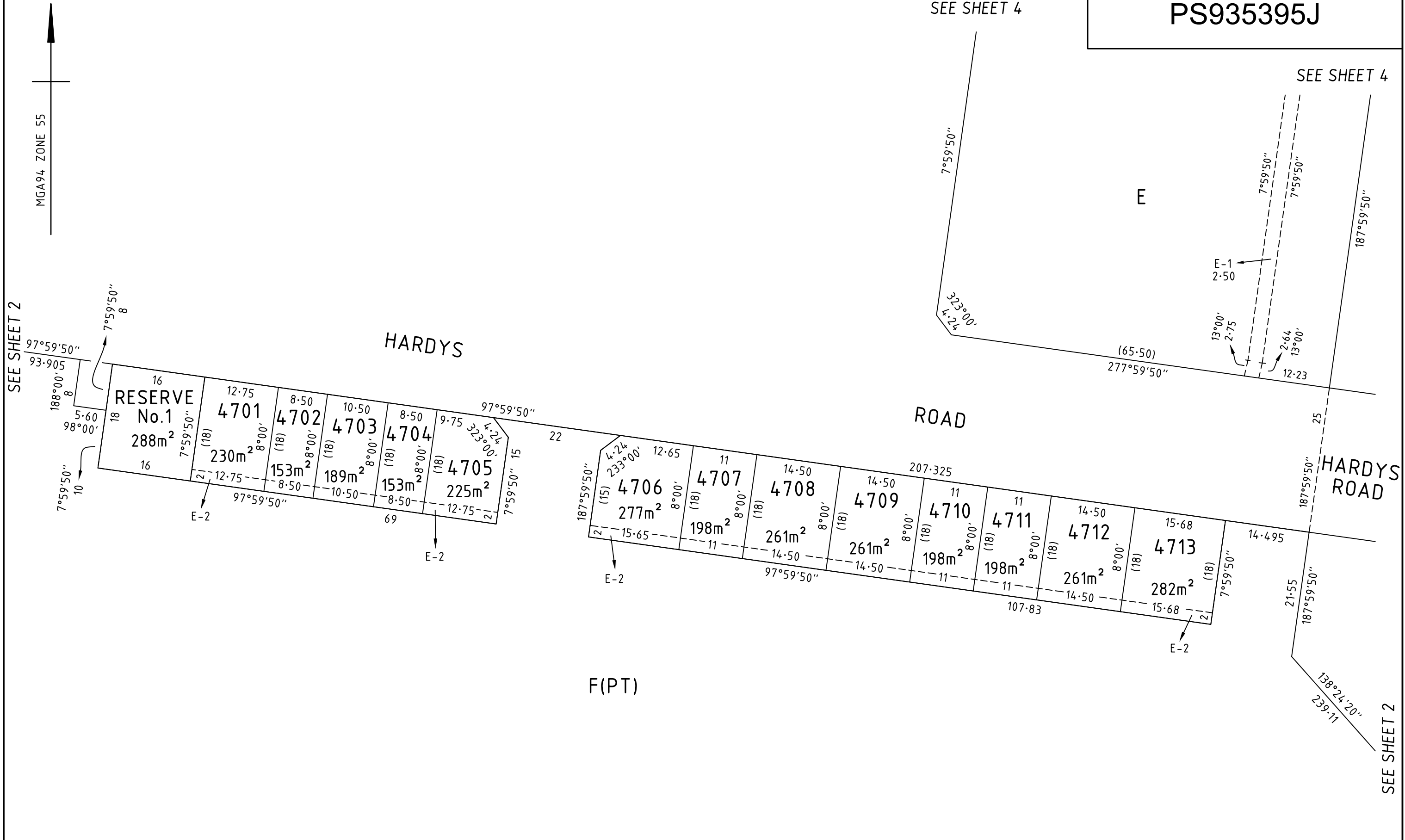
PS935395J

SEE SHEET 4

SEE SHEET 4

MGA94 ZONE 55

SEE SHEET 2



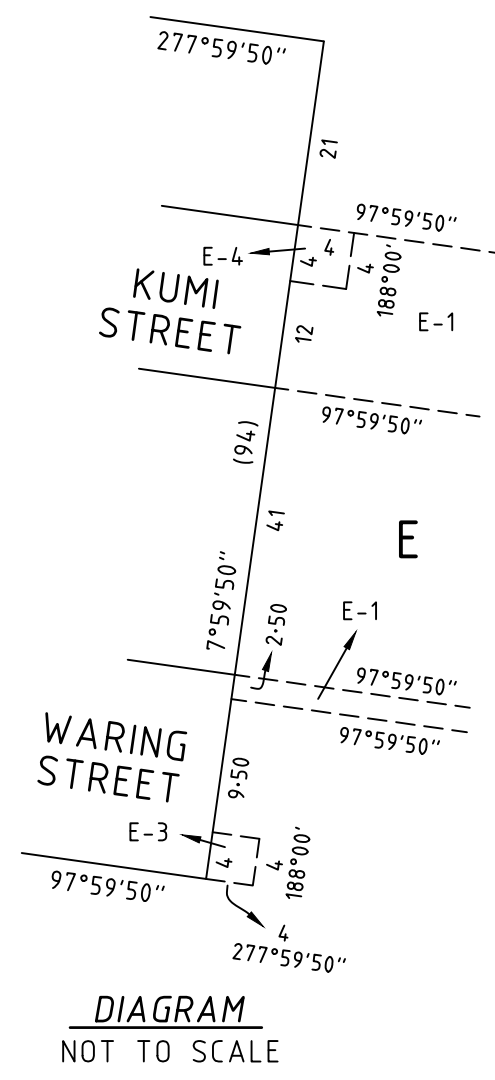
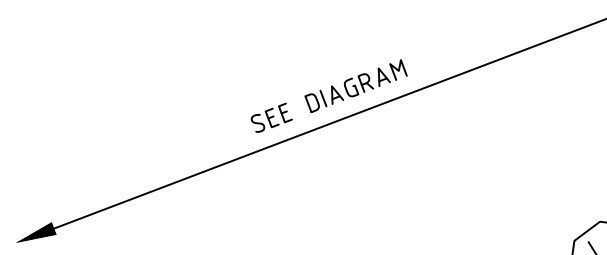
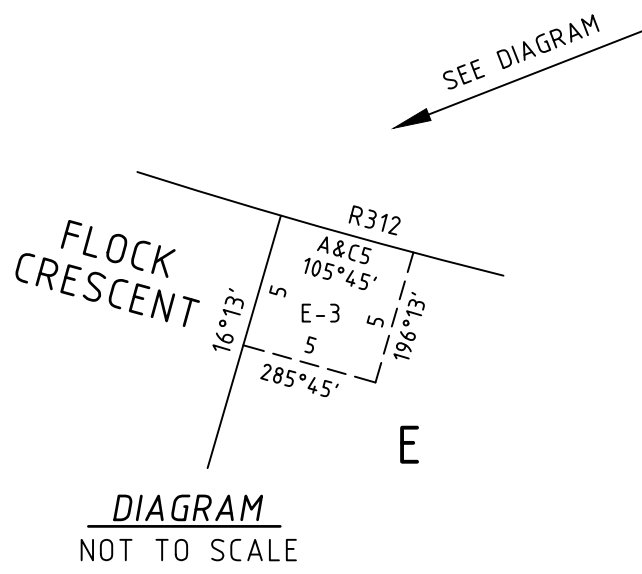
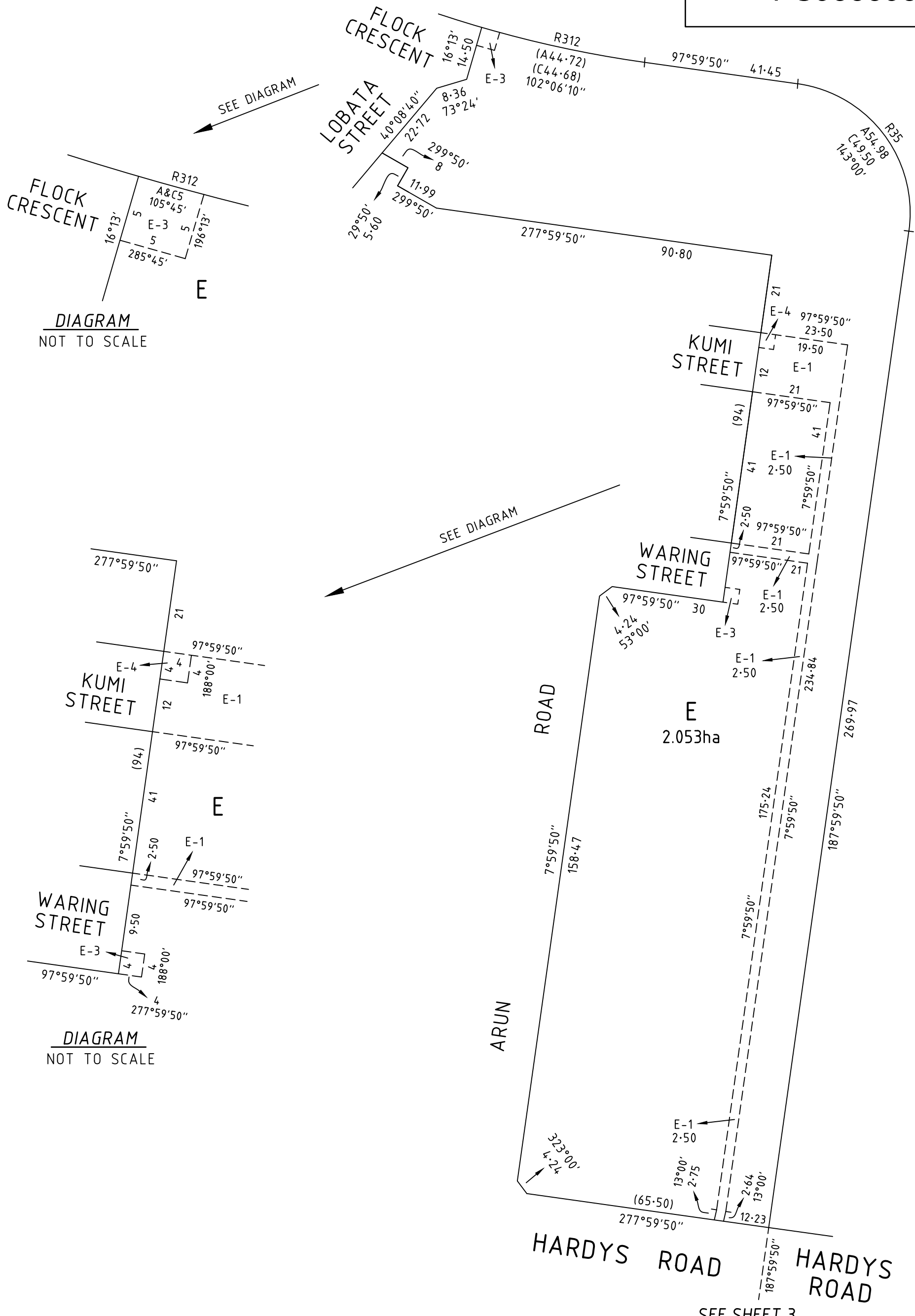
BW Beveridge Williams
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SURVEYORS REFERENCE
1101438/47A

SCALE 1 : 600
 6 0 6 12 18 24
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
SHEET 3

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
VERSION 1, DATE: 17/03/2026



SEE SHEET 3

CREATION OF RESTRICTION

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 4701 TO 4713 (BOTH INCLUSIVE) ON THIS PLAN

LAND TO BE BENEFITED: LOTS 4701 TO 4713 (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 A BUILDING OR STRUCTURE THAT IS IN ACCORDANCE WITH A "TYPE B" LOT UNDER THE SMALL LOT HOUSING CODE PURSUANT TO CLAUSE 72.04 OF THE CASEY PLANNING SCHEME OR ALTERNATIVELY IS IN ACCORDANCE WITH ANY PLANNING PERMIT GRANTED BY THE CASEY CITY COUNCIL TO CONSTRUCT A BUILDING OR STRUCTURE ON A RELEVANT BURDENED LOT.
- 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 CHANGE THE ALLOCATION OF SMALL LOT HOUSING CODE TYPE WILL REQUIRE APPROVAL FROM THE CASEY CITY COUNCIL.

EXPIRY DATE

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT ON 31/04/2037