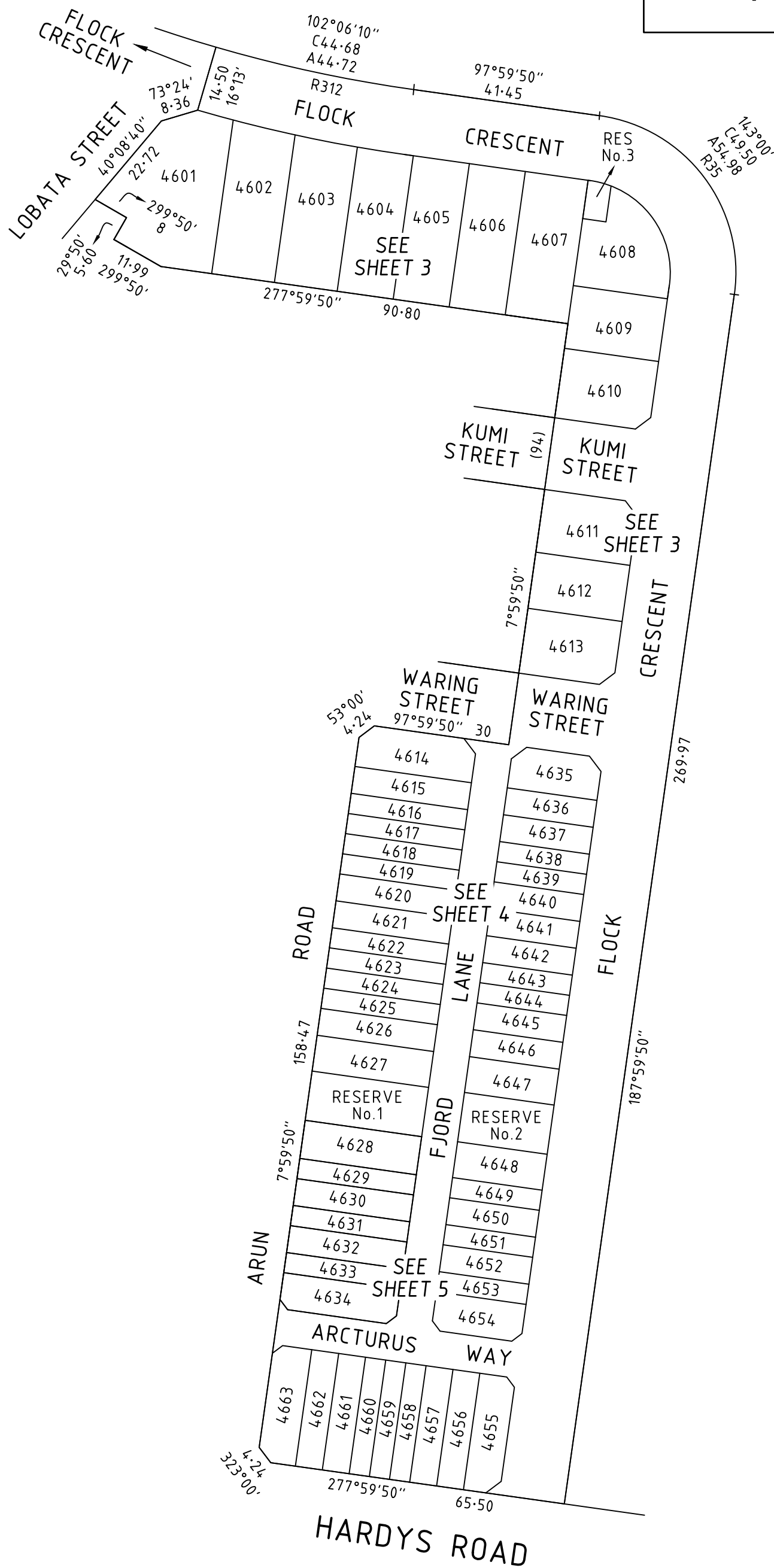
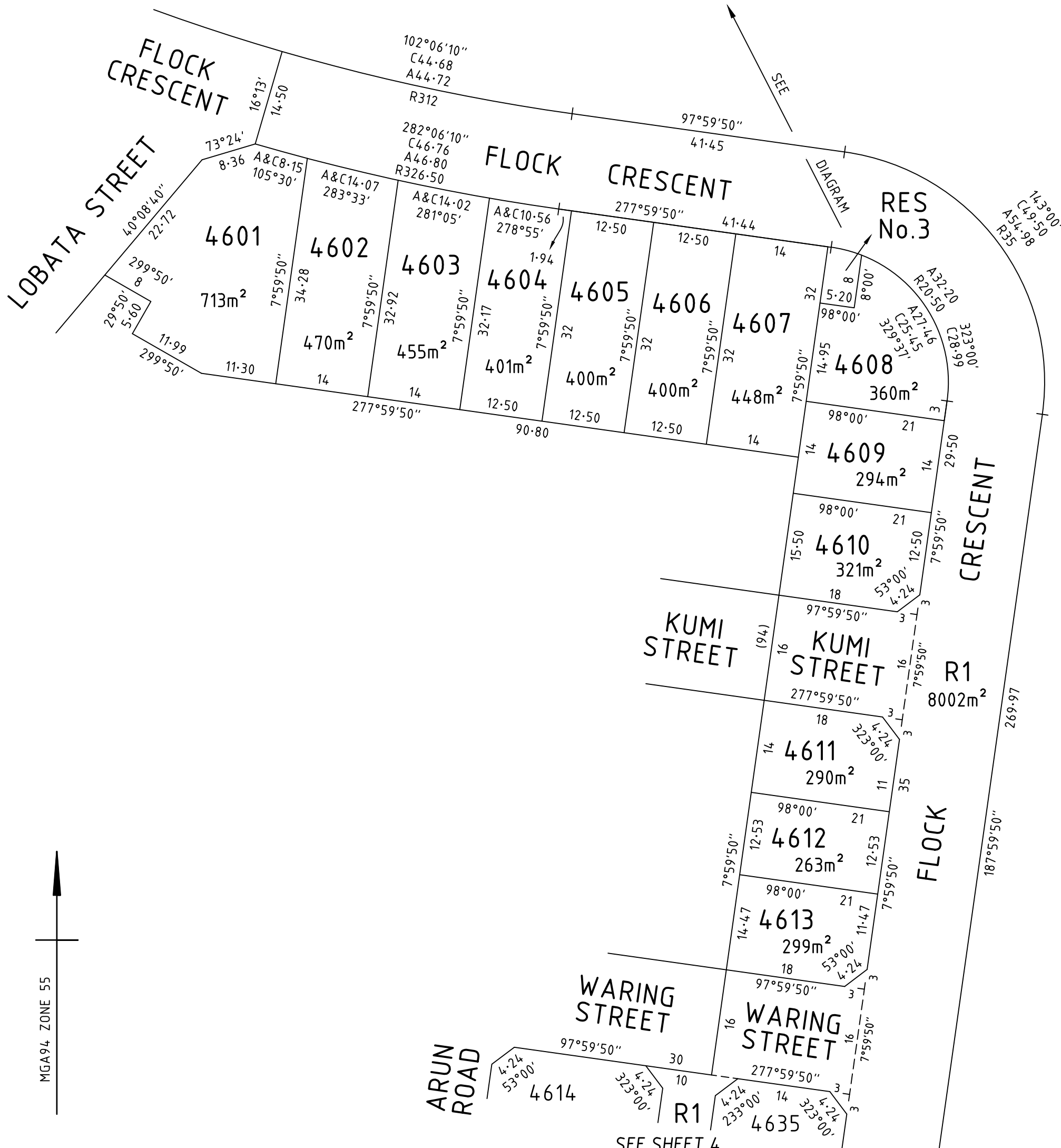
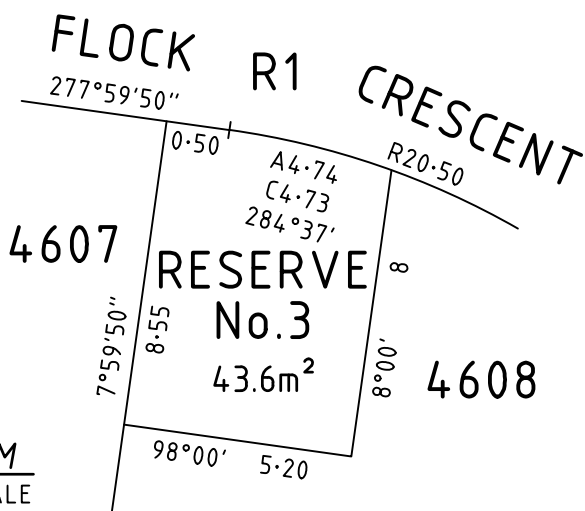


PLAN OF SUBDIVISION			EDITION 1	PS935378J	
LOCATION OF LAND PARISH:CRANBOURNE TOWNSHIP:— SECTION:PART OF CROWN SECTION 74 (KNOWN AS CARDINIA CREEK PRE-EMPTIVE RIGHT) CROWN ALLOTMENT:73 (PT) TITLE REFERENCE:VOL. FOL. LAST PLAN REFERENCE:PS935395J (LOT E) POSTAL ADDRESS: (at time of subdivision)70S SMITHS LANE CLYDE NORTH 3978 MGA CO-ORDINATES: (of approx centre of land in plan)E: 358 900 ZONE: 55 N: 5 780 960 GDA 94			COUNCIL NAME: CASEY CITY COUNCIL		
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 TO 4600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 4601 TO 4613 (BOTH INCLUSIVE) SEE SHEET 6. FOR RESTRICTION B AFFECTING LOTS 4614 TO 4663 (BOTH INCLUSIVE) SEE SHEET 6. OTHER PURPOSE OF PLAN: 1) TO REMOVE THE SEWERAGE EASEMENTS CREATED AS E-1 AND E-4 ON PS931763C CONTAINED WITHIN FLOCK CRESCENT, KUMI STREET AND WARING STREET ON THIS PLAN. 2) TO REMOVE THE POWERLINE EASEMENTS CREATED AS E-3 AND E-4 ON PS931763C CONTAINED WITHIN FLOCK CRESCENT, KUMI STREET AND WARING STREET ON THIS PLAN. GROUND'S FOR REMOVAL OF EASEMENT: AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)		
ROAD R1 RESERVE No.1 RESERVE No.2 RESERVE No.3	CASEY CITY COUNCIL CASEY CITY COUNCIL 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. PA24-0412 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.: 46 No. of Lots: 63 PHASE AREA: 2.053ha					
EASEMENT INFORMATION					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
BW Beveridge Williams Development and Infrastructure Consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 1101438 /46 1101438-46-PS-V2.DWG		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
		LICENSED SURVEYOR: JAMES ARTHUR WIGGINS VERSION 2, DATE: 12/05/2026			





Beveridge Williams

Development and Infrastructure Consultants

Melbourne ph : 03 9524 8888

www.beveridgewilliams.com.au

SURVEYORS REF
1101438/46

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 2, DATE: 12/05/2026



SEE SHEET 5

SEE SHEET 5



Beveridge Williams

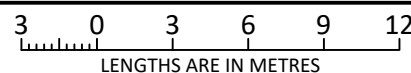
Development and Infrastructure Consultants

Melbourne ph : 03 9524 8888

www.beveridgewilliams.com.au

SURVEYORS REF
1101438/46

SCALE
1 : 300



ORIGINAL SHEET
SIZE: A3

SHEET 4

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
VERSION 2, DATE: 12/05/2026

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4



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.

PS935378J

CREATION OF RESTRICTION ‘A’

LAND TO BE BURDENED: LOTS 4601 TO 4613 (BOTH INCLUSIVE) ON THIS PLAN
LAND TO BE BENEFITED: LOTS 4601 TO 4663 (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. PA24-0412
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. PA24-0412
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 31/03/2037

CREATION OF RESTRICTION ‘B’

LAND TO BE BURDENED: LOTS 4614 TO 4663 (BOTH INCLUSIVE) ON THIS PLAN
LAND TO BE BENEFITED: LOTS 4601 TO 4663 (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. PA24-0412
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 31/03/2037

 Beveridge Williams Development and Infrastructure Consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS REF 1101438/46			ORIGINAL SHEET SIZE: A3	SHEET 6
	LICENSED SURVEYOR: JAMES ARTHUR WIGGINS VERSION 2, DATE: 12/05/2026				