


PLAN OF SUBDIVISION			EDITION 1	PS921375T
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: — SECTION: PART OF CROWN SECTION 74 (KNOWN AS CARDINIA CREEK PRE-EMPTIVE RIGHT) CROWN ALLOTMENT: — TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS921374V (LOT W) POSTAL ADDRESS: 70S SMITHS LANE (at time of subdivision) CLYDE NORTH 3978 MGA CO-ORDINATES: E: 359 390 ZONE: 55 (of approx centre of land in plan) N: 5 781 950 GDA 94			COUNCIL NAME: CASEY CITY COUNCIL	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		LOT 1 TO 3400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION A AFFECTING LOTS 3431 TO 3458 (BOTH INCLUSIVE) SEE SHEET 6. FOR RESTRICTION B AFFECTING LOTS 3401 TO 3430 (BOTH INCLUSIVE) SEE SHEET 6.	
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.: 34 No. of Lots: 58 + Lot X PHASE AREA: 2.836ha				
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, E-3	DRAINAGE	SEE DIAG.	THIS PLAN	CASEY CITY COUNCIL
E-3, E-4	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION
E-2	DRAINAGE	SEE DIAG.	PS921369N	CASEY CITY COUNCIL
E-5	PARTY WALL	0.15	THIS PLAN	THE RELEVANT ABUTTING LOT ON THIS PLAN
 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au			SURVEYORS FILE REF: 1101438 /34 1101438-34-PS-V4.DWG	ORIGINAL SHEET SIZE: A3 SHEET 1 OF 6
			LICENSED SURVEYOR: JAMES ARTHUR WIGGINS VERSION 4, DATE: 11/12/2025	

MGA94 ZONE 55

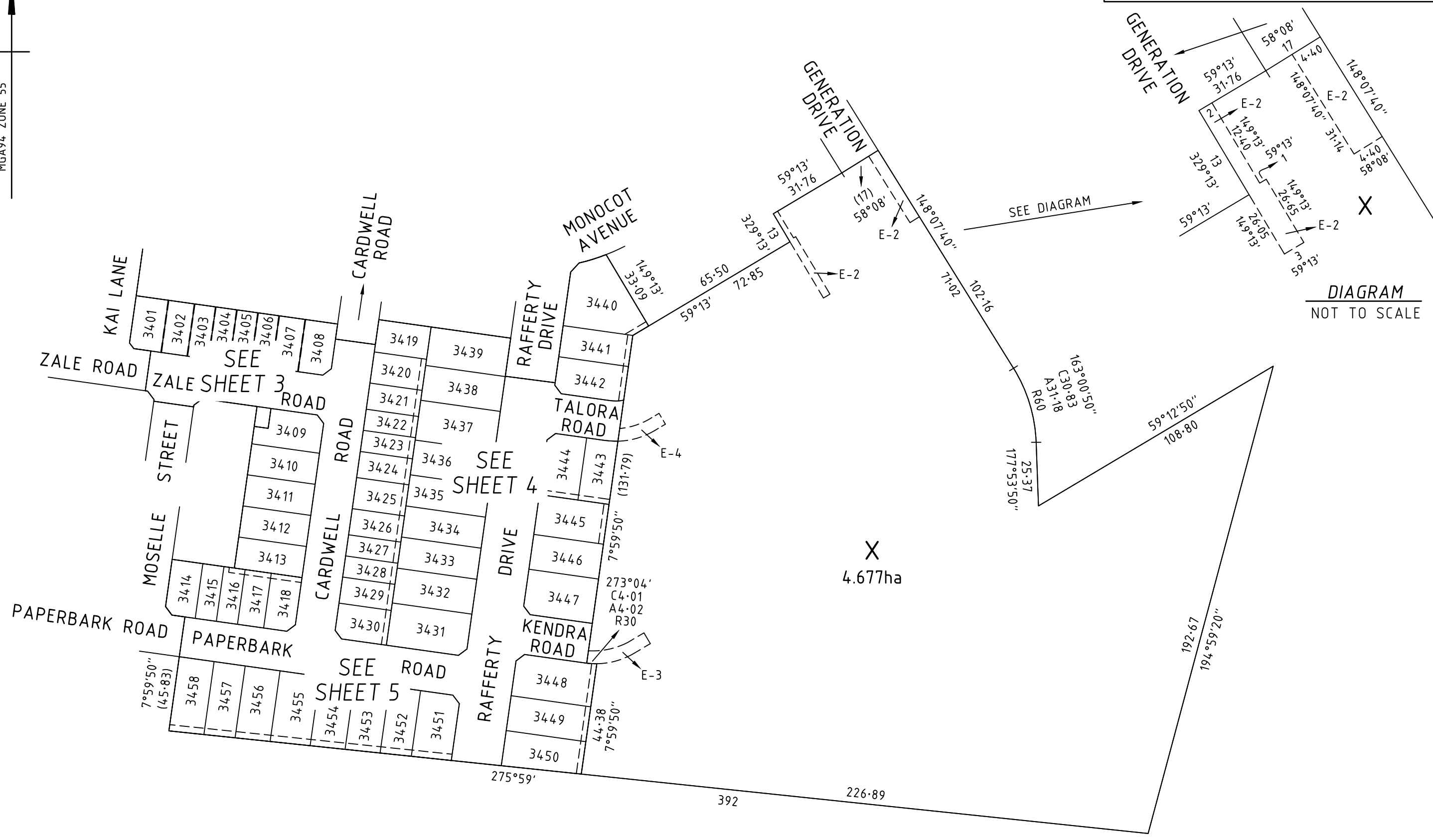


DIAGRAM
NOT TO SCALE

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development & environment consultants
Melbourne ph : 03 9524 8888
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SURVEYORS REFERENCE
1101438/34

SCALE
1 : 1500

15 0 15 30 45 60
LENGTHS ARE IN METRES

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
VERSION 4, DATE: 11/12/2025

ORIGINAL SHEET SIZE: A3

SHEET 2



MGA94 ZONE 55



MOSELLE STREET

ZALE R1 RESERVE No.1 ROAD

CARDWELL ROAD

ZALE ROAD

KAI LANE

3401 271m² 3402 220m² 3403 179m² 3404 179m² 3405 179m² 3406 179m² 3407 220m² 3408 269m² 3409 359m² 3410 339m² 3411 340m² 3412 340m² 3413 340m² 3414 3415 3416 3417 3418 3419 3420 3421 3422 3423 3424 3425 3426 3427 3428 3429 3430

SEE SHEET 5

SEE SHEET 4

SEE SHEET 4

SEE SHEET 5



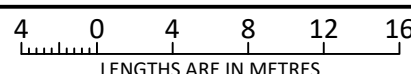
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SURVEYORS REF
1101438/34

SCALE
1 : 400



ORIGINAL SHEET
SIZE: A3

SHEET 3

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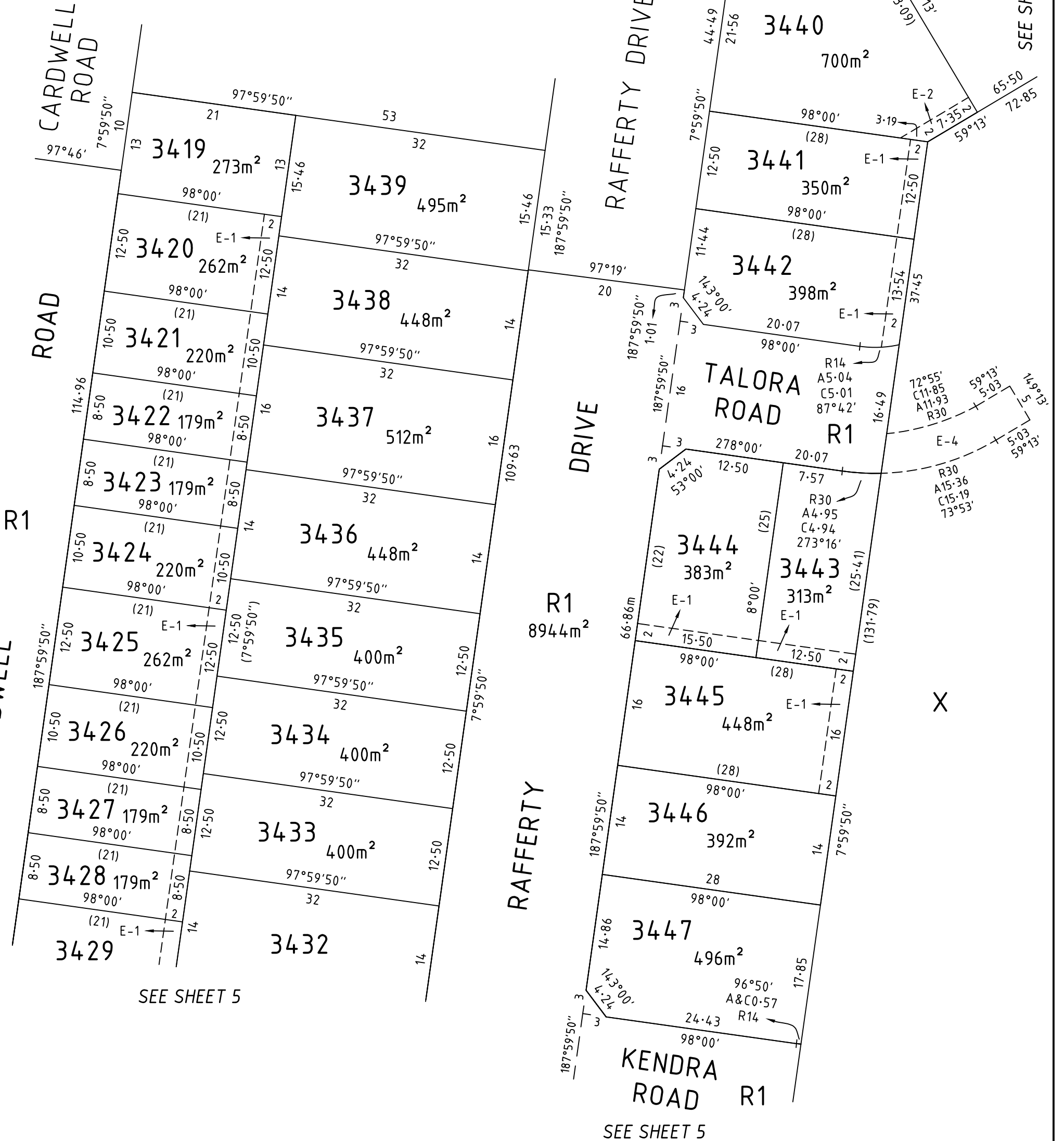
MGA94 ZONE 55

MONOCOT AVENUE

SEE SHEET 2

SEE SHEET 3

CARDWELL ROAD



SEE SHEET 5

SEE SHEET 5



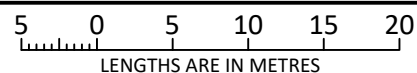
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SURVEYORS REF
1101438/34

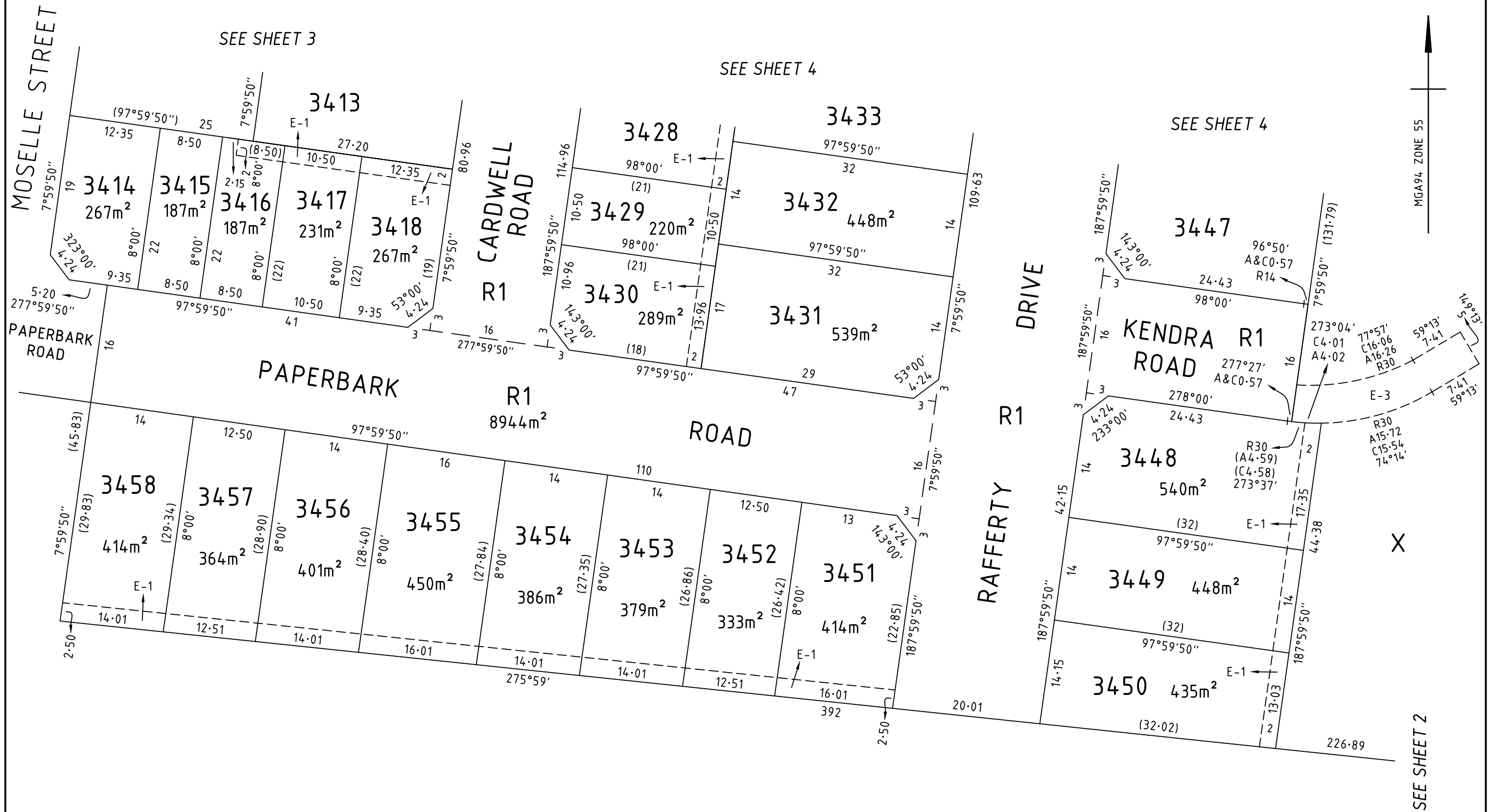
SCALE
1 : 500



ORIGINAL SHEET
SIZE: A3

SHEET 4

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VERSION 4, 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.

PS921375T

CREATION OF RESTRICTION 'A'

LAND TO BE BURDENED: LOTS 3431 TO 3458 (BOTH INCLUSIVE) ON THIS PLAN

LAND TO BE BENEFITED: LOTS 3401 TO 3458 (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 30/11/2036

CREATION OF RESTRICTION 'B'

LAND TO BE BURDENED: LOTS 3401 TO 3430 (BOTH INCLUSIVE) ON THIS PLAN

LAND TO BE BENEFITED: LOTS 3401 TO 3458 (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

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EXPIRY DATE

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT ON 30/11/2036



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ORIGINAL SHEET
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SHEET 6

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